

COMMITTEE OF THE WHOLE RECAP

JANUARY 13, 2026

1. CALL TO ORDER – 4:00 pm

2. DISCUSSION TOPICS

- a. Discussion of Proposed Perry West Townhome Sub-Area Development Plan and Amendment to The Highlands Master Development Plan

Council generally supported allowing townhomes on the site, provided additional off-street parking is addressed and preliminary development details align with city standards. The applicant will incorporate Council feedback and return with a finalized development plan for staff review and further consideration at a future City Council meeting.

- b. Presentation of the Neighborhood Improvement Officer - Year in Review and Projects from 2025

Code Enforcement Neighborhood Improvement Officer David Mago reported of significant progress improving city aesthetics, ensuring property and business compliance, and protecting public safety, while balancing homeowner needs and budget constraints. Progress was reported as follows:

- 79 wall/pillar cases: 71 resolved, 1 active, 7 in default; focus on major corridors.
- Large wall projects completed on Old Bingham, 9000 S, and 4800 W with durable CMU walls.
- 45 Conditional Use Permit cases addressed noncompliant businesses, protecting safety and water quality.
- Homeowner coordination on repairs; balancing costs, practicality, and long-term maintenance.
- Streetscape improvements planned; considering uniform wall styles/palettes for citywide consistency.

- c. Discussion of West Jordan City Code Title 7 Chapter 3 and 4 Regarding Parking of Trucks
Council Members Whitelock and Shelton presented proposed updates to the parking ordinance to address enforcement concerns raised by the Police Department. The discussion focused on clarifying truck and trailer definitions, aligning code language with state standards, removing outdated truck route listings in favor of routes designated by the traffic engineer, addressing engine brake use, and refining truck parking regulations particularly limiting parking on residential streets while allowing it in appropriate commercial or industrial areas with distance and safety restrictions.

Council Members generally supported the updates, aiming for clearer, enforceable rules that balance neighborhood impacts, and provide practical considerations for deliveries and overnight parking.

- d. Discussion and Selection of Council Members to Serve on External Boards and Subcommittees

Council Members will serve on the following committees:

INTERNAL COMMITTEES

Youth Council – Bedore, Whitelock, Harris
Selection of Public Art – Lamb, Jacob, Bedore

EXTERNAL COMMITTEES

ULCT Legislative Policy Committee – Jacob and Harris
Salt Lake COG – Shelton
Chamber West Board of Governors/ Board of Directors – Wignall and Jacob
Association of Municipal Councils (AMC) – Bedore and Lamb

SUBCOMMITTEES

Budget & Audit – Harris, Lamb, Wignall
General Plan – Shelton, Wignall, Lamb

- e. Discussion of Business Licensing – Christmas Tree Lots & Arcades
Senior Assistant City Attorney Patrick Boice presented proposed amendments to simplify business licensing by removing special licensing requirements for Christmas tree sales and arcade machines.

Council discussed reducing unnecessary regulatory hurdles, noted minimal enforcement need and limited revenue impact, and reached consensus to eliminate the special regulations while retaining standard business licensing requirements.

- f. Annual Training of Open Public Meetings Act (OPMA)
City Attorney Josh Chandler provided the annual OPMA training, reviewing requirements for open meetings, notice and agenda rules, quorum considerations, appropriate use of closed sessions, and cautions against pre-deliberation or circumventing OPMA. Emphasis was placed on transparency, compliance, and ensuring Council actions are legally valid.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN – 6:20 pm