



Community Development Department
Code Enforcement Division

8000 Redwood Rd
West Jordan, Utah 84088
(801) 256-2107
Email: code.enforcement@westjordan.utah.gov

Parcel #: 27051300460000
Case #: 25-01240

14439687 B: 11602 P: 7641 Total Pages: 11
09/23/2025 11:34 AM By: dsalazar Fees: \$0.00
Rashelle Habbs, Recorder, Salt Lake County, Utah
Return to: WEST JORDAN CITY
8000 S REDWOOD RD WEST JORDAN, UT 84088

Default Judgment

KEVIN KILLPACK

8694 S SUSAN WY
WEST JORDAN UT, 84088
Address Of Violation: 8694 S SUSAN WAY, WEST JORDAN CITY, UT, 84088
Date Of Notice Of Violation: July 02, 2025

Date Of Review: July 21, 2025

Property Description:

LOT 114, PURPLE HILLS NO. 1 5878-0272 6771-1153,1155 7263-0419 8164-2411 8242-0440 8787-8435 8824-5077
8865-8607 8903-9280,9282 8906-6147 9009-5662 9170-1247 10178-2224 10272-1573

Summary Of Notice Of Violation:

June 13, 2025 On 06-13-2025, I was in the area of Susan way and observed this address with (4) city code violations.
Kristopher Good

1. There is a white Homestead Settler camping trailer being stored in the driveway of this address violating city code.
2. There is trash/debris (an old couch, a pile of broken-up concrete, tree trimmings) and other tangible property being stored in the outside open area of this property violating city code.
3. There are weeds/grass growing beyond 12" in height throughout all areas of this property.
4. Trash cans are left out past the garbage pickup day.

Negative contact at front door.

CN was posted to the front door.

Photos were attached to this case.



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July 02, 2025
Kristopher Good

On 07-02-2025, at 1319, I responded to this address for a courtesy inspection. Upon arrival, I observed that the trash cans were no longer being stored on the street. The white Homestead Settler camping trailer had been moved but was still parked in front of the residence violating city code. There is a silver SUV parked behind the camping trailer with the rear passenger tire flat making this an inoperable vehicle violating city code. There is still trash/debris (particle board, pile of broken-up concrete, marifi) and other tangible property being stored in the outside open area of this property violating city code. The weeds/grass on this property are mostly dead giving way to dirt. There are still some grass/weeds taller than 12" in height on this property violating city code.

(1) violation had been resolved and (1) new violations were present. (4) violations were observed:

1. There is still trash/debris (particle board, pile of broken-up concrete, marifi) and other tangible property being stored in the outside open area of this property violating city code.
2. There is still a white Homestead Settler camping trailer being stored in the driveway of this address violating city code.
3. There is an inoperable (rear passenger tire flat) silver SUV being parked/stored in the outside open area of this property (front driveway) violating city code.
4. There are still weeds/grass at a height of 12" or more on this property, to include the fence to the southeast.

NOV was mailed to this address.

Photos were attached to this case.

Further information regarding a default judgment and how to request to set aside a default judgment, as well as the entire Administrative Code Enforcement Procedures can be found online in the West Jordan Municipal Code, at westjordan.utah.gov.



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Kristopher Good

Second inspection.

Date: 07/21/2025

Time: 0934 hours

On 07/21/2025 at approximately 0934 hours, I conducted a second inspection at the above address. Upon arrival, I observed the following:

A black Hummer was parked across the sidewalk and partially on the park strip. While this constitutes a city code violation, this is for informational purposes only, as a Notice of Violation (NOV) has already been issued.

The white Homestead Settler camping trailer remained parked in the front driveway, in violation of city code, which requires such vehicles to be stored to the side or rear of the dwelling, behind the front façade.

A silver SUV, still located behind the camping trailer, had a flat rear passenger-side tire, rendering it inoperable. This constitutes a violation of city code, which requires inoperable vehicles to be repaired, removed, or stored within a completely enclosed structure.

There was continued accumulation of trash, debris, and other tangible items in the open area of the property. Items included particle board, a pile of broken concrete, and marifi, among other miscellaneous materials, violating city code.

The landscaping on the property was in poor condition. Most of the grass and weeds were dead, leaving exposed dirt. However, there were still patches of grass/weeds exceeding 12 inches in height, including along the fence to the southeast, also in violation of city code.

Violations Observed (4 Total):

Continued outdoor storage of trash, debris (e.g., particle board, concrete, marifi), and other tangible property.

White Homestead Settler camping trailer still stored in the driveway in violation of setback and placement regulations.

Inoperable silver SUV (flat rear tire) stored in the open front driveway.

Weeds and grass exceeding 12 inches in height, particularly near the southeast fence line.

Action Taken:

HN was mailed via certified mail to this address.

Photos have been attached to this case for documentation.

August 01, 2025

The certified mail card was signed on 7.29.25 and returned.

TIFFANY EKINS

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Default Judgment

September 19, 2025

Kristopher Good

On 09-19-2025, There was a default hearing held with Judge Newman presiding. The owner was not present during the hearing. The Judge ruled in favor of the city, \$3,000 fine and the ability to abate if necessary.

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Default Judgment

Affirmed Administrative Penalty And Costs:

The responsible person(s), having failed to timely request a hearing, following service of the notice at issue, or having failed to attend and participate in a requested hearing, is hereby found to be in Default in the amount of \$3,165.00. All fees shall be paid to the West Jordan City Finance Department on the First Floor of the West Jordan City Hall, 8000 South Redwood Road, West Jordan, Utah 84088. A default judgment is final and non-appealable. All penalties may be filed with the County recorder as a notice on the listed property, and the City may abate the violations at the owners expense.

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Default Judgment

Required Action By Responsible Person(s):

VIOLATIONS:

5-5-3(e) ~ Trash Can Removal - Must Be Removed From Street The Same Day As Pick Up- Your trash pickup day is Thursday.

Trash cans are left out past the garbage pickup day.

5-3-1(a9) ~ Weeds ~ Must Be No Taller Than 12 Inches In Height

There are weeds/grass growing beyond 12" in height throughout all areas of this property.

07-02-2025, There are still weeds/grass at a height of 12" or more on this property, to include the fence to the southeast.

07-21-2025, There are still areas of weeds and/or grass at a height of 12 inches or more, particularly along the fence on the southeast side of the property. This violation remains unresolved.

13-8-15 ~ Storage Of Trash And Debris - No Person Shall Store, Leave Or Accumulate Junk, Garbage, Trash, Debris Or Other Tangible Personal Property In Any Yard, Open Space Of The Property per city code.

There is trash/debris (an old couch, a pile of broken-up concrete, tree trimmings) and other tangible property being stored in the outside open area of this property violating city code.

07-02-2025, There is still trash/debris (particle board, pile of broken-up concrete, marifi) and other tangible property being stored in the outside open area of this property violating city code.

07-21-2025, There is still trash and debris—including particle board, a pile of broken-up concrete, marifi, and other tangible property—being stored in the outside open area of this property, in violation of city code.

This condition remains unaddressed and is not compliant with regulations governing outdoor storage

13-5B-7(d) ~ Location Of Boats, Trailers, Campers And RVs (1. Any portion of a parked or stored watercraft, trailer, camper, recreational vehicle, or motor home, may be stored in the rear yard and/or side yard and may extend into the front yard but shall not be closer than three feet (3') from the edge of the sidewalk nearest the home or structure, or in the case of no sidewalk, no closer than ten feet (10') from the front property line.

There is a white Homestead Settler camping trailer being stored in the driveway of this address violating city code.

07-02-2025, There is still a white Homestead Settler camping trailer being stored in the driveway of this address violating city code.

07-21-2025, A white Homestead Settler camping trailer continues to be stored in the driveway at this address , in violation of city code, which requires such vehicles to be parked behind the front façade of the dwelling—either at the side or rear of the property.

13-8-2 ~ Storage Of Abandoned, Wrecked, Junk Or Inoperable Vehicles - Parking Or Storing Of Inoperable Vehicles Prohibited per city code.

There is an inoperable (rear passenger tire flat) silver SUV being parked/stored in the outside open area of this property (front driveway) violating city code.

07-21-2025, A silver SUV with a flat rear passenger tire is being parked or stored in the open area of the front driveway at this property, in violation of city code prohibiting the outdoor storage of inoperable vehicles.

REMEDY:

Further information regarding a default judgment and how to request to set aside a default judgment, as well as the entire Administrative Code Enforcement Procedures can be found online in the West Jordan Municipal Code , at westjordan.utah.gov.



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Garbage/trash cans are allowed to be taken curbside the evening before trash pickup day Wednesday evening) and must be removed from curbside on trash pickup day (Thursday).
Cut, trim, and maintain all weeds and grass to below 12 inches in height throughout all areas of the property, including along fence lines and side yards, in accordance with city code.
All trash and debris—including particle board, broken concrete, marifi, and other tangible property—must be properly removed or stored within a completely enclosed structure, in accordance with city code.
This trailer must be stored on the side of the house and may extend into the front yard, provided it remains no closer than three feet (3') from the edge of the sidewalk nearest to the residence.
Per city code, any inoperable vehicles must be repaired, removed, or stored within a completely enclosed structure.

Payment of the monetary penalty does not relieve the responsible person(s) of the duty to correct the violation. Once the violations have been corrected and/or stopped, the responsible person(s) shall request a compliance inspection and a Notice of Compliance form from the Code Enforcement Division to bring this matter to a conclusion. A re-inspection fee of \$165.00 must be paid in advance of scheduling a re-inspection.

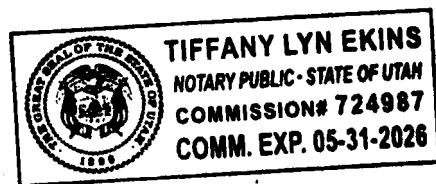
AFFIRMED ADMINISTRATIVE PENALTY AND COSTS:
\$3,000.00 reduced to \$3,000.00 if compliant by .

It is so ordered, this 19 day of September, 2025.

Todd Newman - West Jordan City Administrative Law Judge

Subscribed and sworn before me this 19 day of Sept, 2025

Tiffany Lyn Ekins
Notary public residing in Tooele County. My commission expires on 05/31/2026



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NOTICE OF VIOLATION

KEVIN KILPACK

September 19, 2025

8694 S SUSAN WY
WEST JORDAN UT, 84088

Address Of Violation: 8694 S SUSAN WAY, WEST JORDAN CITY, UT, 84088, West Jordan, UT

Dear Owner,

On Wednesday, July 2, 2025 a Code Enforcement Officer conducted an inspection of the property listed above and found it in violation of West Jordan City code. The violation(s) and remedy are included in the violation section below. A re-inspection will need to be requested by the compliance due date of Wednesday, July 16, 2025. Please call our office at (801) 256-2107 when the violations have been corrected.



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NOTICE OF VIOLATION

VIOLATION:

5-3-1(a9) ~ Weeds ~ Must Be No Taller Than 12 Inches In Height

There are weeds/grass growing beyond 12" in height throughout all areas of this property.

07-02-2025, There are still weeds/grass at a height of 12" or more on this property, to include the fence to the southeast.

07-21-2025, There are still areas of weeds and/or grass at a height of 12 inches or more, particularly along the fence on the southeast side of the property. This violation remains unresolved.

REMEDY:

Cut, trim, and maintain all weeds and grass to below 12 inches in height throughout all areas of the property, including along fence lines and side yards, in accordance with city code.

VIOLATION:

13-8-15 ~ Storage Of Trash And Debris - No Person Shall Store, Leave Or Accumulate Junk, Garbage, Trash, Debris Or Other Tangible Personal Property In Any Yard, Open Space of the property per city code.

There is trash/debris (an old couch, a pile of broken-up concrete, tree trimmings) and other tangible property being stored in the outside open area of this property violating city code.

07-02-2025, There is still trash/debris (particle board, pile of broken-up concrete, marifi) and other tangible property being stored in the outside open area of this property violating city code.

07-21-2025, There is still trash and debris—including particle board, a pile of broken-up concrete, marifi, and other tangible property—being stored in the outside open area of this property, in violation of city code.

This condition remains unaddressed and is not compliant with regulations governing outdoor storage

REMEDY:

All trash and debris—including particle board, broken concrete, marifi, and other tangible property—must be properly removed or stored within a completely enclosed structure, in accordance with city code.

VIOLATION:

13-5B-7(d) ~ Location Of Boats, Trailers, Campers And RVs (1. Any portion of a parked or stored watercraft, trailer, camper, recreational vehicle, or motor home, may be stored in the rear yard and/or side yard and may extend into the front yard but shall not be closer than three feet (3') from the edge of the sidewalk nearest the home or structure, or in the case of no sidewalk, no closer than ten feet (10') from the front property line.

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07-21-2025, A white Homestead Settler camping trailer continues to be stored in the driveway at this address, in violation of city code, which requires such vehicles to be parked behind the front façade of the dwelling—either at the side or rear of the property.

REMEDY:

This trailer must be stored on the side of the house and may extend into the front yard, provided it remains no closer than three feet (3') from the edge of the sidewalk nearest to the residence.



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VIOLATION:

13-8-2 ~ Storage Of Abandoned, Wrecked, Junk Or Inoperable Vehicles - Parking Or Storing Of Inoperable Vehicles Prohibited per city code.

There is an inoperable (rear passenger tire flat) silver SUV being parked/stored in the outside open area of this property (front driveway) violating city code.

07-21-2025, A silver SUV with a flat rear passenger tire is being parked or stored in the open area of the front driveway at this property, in violation of city code prohibiting the outdoor storage of inoperable vehicles.

REMEDY:

Per city code, any inoperable vehicles must be repaired, removed, or stored within a completely enclosed structure.

COMPLIANCE DUE DATE: July 16, 2025

ADMINISTRATIVE PENALTIES COULD BE ASSESSED

If you correct the described violation(s) and seek a City compliance inspection by the DEADLINE noted above, the City will dismiss any and all penalties associated with the cited violations. These penalties will only be dismissed for those violations cited above and do not, unless otherwise stated, remove any penalties associated with any additional Code violations or subsequently noticed City violations.

Possible Penalties: If you fail to comply with the terms and deadlines prescribed in this Notice of Violation you may be subject to following: fines up to \$50.00 a day per violation up to the compliance due date; \$100.00 a day per violation after the compliance due date up to the amount allowed by State Statute; Revocation of Permits; Recordation of the Notice of Violation; Withholding Municipal Permits; Abatement of the violation(s); Cost of Abatement; Administrative Fees; and any other legal remedies.

Kristopher Good
Code Enforcement Official

Office: (801) 256-2107
Cell: 385-395-1318
Contact Numbers For Enforcement Official



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NOTICE OF VIOLATION

Important Information, please read carefully:

- If you need additional time for cure or compliance, you must seek an extension of the deadline in writing from the issuing enforcement official within fourteen (14) business days of the date of this Notice Of Violation.
- Once the violations have been corrected and/or stopped, the responsible person(s) has/have the responsibility to request a compliance inspection and to obtain a Notice Of Compliance to bring this matter to a conclusion.
- To appeal this Notice Of Violation a request for hearing shall be made in writing and filed with the Administrative Law Judge and the City's Manager of Community Preservation within 14 days of receipt of this Notice. The request shall contain the case number, the address of the violation, the mailing address of the responsible person filing the request, the residential address of the responsible person filing the request, and the signature of the responsible person filing the request. The hearing request must be sent either by mail to 8000 S. Redwood Rd. West Jordan, UT 84088 or by email to code.enforcement@westjordan.utah.gov
- Failure to request a hearing as provided shall constitute a waiver of the right to a hearing and a waiver of the right to challenge the action. If no written appeal is filed and if no extension in time is requested then a default order will be issued in the case after 14 calendar days.