



MINUTES OF THE CITY OF WEST JORDAN  
COMMITTEE OF THE WHOLE  
Wednesday, March 20, 2024 – 6:00 PM  
Approved April 10, 2024  
8000 S Redwood Road, 3rd Floor  
West Jordan, UT 84088

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## WORK SESSION 6:00 pm

### 1. CALL TO ORDER

**COUNCIL:** Chair Zach Jacob, Vice Chair Chad Lamb, Council Member Bob Bedore, Council Member Kelvin Green, Council Member Kent Shelton, Council Member Kayleen Whitelock

**STAFF:** Assistant City Attorney Chase Ames, Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, Public Works Director Brian Clegg, Assistant City Administrator Jamie Davidson, Public Works Operations Manager Jason Duffin, Policy Analyst & Public Liaison Warren Hallmark, Code Enforcement Officer Brock Hudson, Assistant Planner Megan Jensen, Senior Planner Tayler Jensen, Judge Ronald Kunz, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Council Office Clerk Cindy Quick, Deputy Police Chief Jeremy Robertson, Police Chief Ken Wallentine

Chair Jacob called the meeting to order at 6:00 pm and noted that Council Member Bloom was absent.

### 2. DISCUSSION TOPICS

**a. Discussion of policy related to West Jordan City Code Title 7 Motor Vehicles & Traffic regarding reclassifying parking violations from a criminal offense to a civil violation**

Council Member Green proposed removing the criminal aspect of parking violations to prioritize civil processes over involving police officers. He pointed out discrepancies between the city ordinance, which hadn't been updated since 2001, and changes in the State code from 2016. He and Council Member Whitelock reviewed the code together.

He sought Council Member approval to update the current ordinance to align with state code, suggesting requiring parking within 12 inches of the curb instead of 18 inches, which mirrored state code provisions.

Discussion regarding specific provisions such as bus zones, whether or not to prohibit parking for more than 72 hours, and how to administer the issuing of tickets, with Council Member Green highlighting proposed changes. Mayor Burton questioned the necessity of including certain details in city code if they were already addressed in state code. Council Members discussed various proposed amendments, including parking restrictions during snow removal months and regulations on parking RVs and trailers on public streets.

Concerns were raised about the potential impact on enforcement and staffing requirements. Council Members debated the effectiveness of transitioning parking violations to civil matters and potential implications for residents.

Council Members expressed mixed opinions on various provisions, with some advocating for further consideration and clarification before making a decision. The discussion concluded with plans to revisit the proposal after additional review and assessment of potential impacts.

Council Member Whitelock asked to move Item 2d forward for discussion. With no objection Chair Jacob moved Item 2d forward.

***d. Discussion regarding possible amendments to West Jordan City Code Section 8-5-2 regarding the costs of sidewalk, curb, and gutter maintenance, repair, and replacement in the city.***

Public Works Director Brian Clegg explained that the proposed amendment aimed to shift sidewalk repair fees from residents to the city in an effort to expedite repairs. Currently, residents are often unwilling to cover repair costs, resulting in delays. He highlighted cases where tree roots caused sidewalk damage and outlined the process for addressing such issues, including trimming roots and, if necessary, removing trees with resident permission. Mr. Clegg emphasized the need for efficient repairs to address safety hazards and mentioned funding from B & C road funds for this purpose.

Council Member Whitelock inquired about potential abuse of the system, to which Mr. Clegg clarified that residents would still be responsible for damage caused by heavy objects on sidewalks. He assured that funding was allocated for repairs without additional budgetary demands for now, however they may need a small increase over time.

Mr. Clegg also mentioned plans to offer reimbursement to residents hiring contractors for repairs, up to a certain amount. The Council expressed support for the amendment, with Council Member Green suggesting collaboration with Chase for further input. Additionally, Mr. Clegg pointed out that the city also offered residents a tree waiver to replace removed trees in their yards.

***b. Discussion of proposed Title 13 amendments, specifically 13-2-3: Definitions.***

Assistant Planner Megan Jensen highlighted the lack of defined regulations for the storage of commercial vehicles in the City Code, which has posed enforcement challenges. Civil Prosecutor Paul Dodd elaborated on a previous case that the city lost due to ambiguous definitions, emphasizing the need for clarity in the code to facilitate enforcement efforts. He expressed concern with lack of consensus in previous attempts to address the issue.

Council Member Green raised concerns that the proposed definition might make various activities illegal, citing examples of residents with work vehicles or trailers that could be

affected. He emphasized the importance of considering the broader implications of the definition on residents' daily activities.

Chair Jacob suggested focusing on defining the storage or parking of commercial vehicles rather than construction or earthmoving equipment. He proposed a weight limit or size requirement to address concerns about large vehicles in residential areas.

The discussion also touched on issues such as height restrictions, the number of vehicles allowed, and the distinction between personal and commercial use. Council Members expressed differing opinions on how to approach the matter, with some advocating for a holistic policy and others prioritizing individual property rights.

Public Works Director Brian Clegg shared examples of cases involving heavy equipment storage and emphasized the need for clear definitions to guide enforcement actions.

In an effort to reach a consensus, Council Member Green suggested temporarily striking certain sections of the code while further reviewing and refining the definitions.

City Administrator Korban Lee recognized the challenge of navigating differing opinions of seven Council Members on the issue. In an effort to gather more insight and reach a consensus, he proposed providing a survey to gauge the opinions of the council members on various aspects of the regulation, which received support from the Council.

***c. Discussion of Station Area Plan – 5600 West Old Bingham Highway***

Senior Planner Tayler Jensen presented plans for the 5600 West Old Bingham Highway Station Area Plan. He highlighted key insights, seeking input from the Council. He outlined the strengths, weaknesses, opportunities, and threats for the station area and asked for ideas on potential amenities or developments in the area.

Council Members expressed various ideas, including the desire for unique attractions such as a Prohibition Bar or an amusement park. They discussed the importance of creating a vibrant and unique space that would attract visitors, potentially incorporating elements like a container park or entertainment and retail establishments.

In terms of process, Council Members expressed support for embracing a bold vision and changing land use to maximize the potential of the area. They discussed the possibility of online engagement through platforms like SurveyMonkey and emphasized the importance of communication and involvement throughout the planning process.

The discussion also touched on the future of the Trax lot, with plans to rezone the area and potentially incorporate it into the second phase of the Mountain View Corridor. Council Members emphasized the importance of involving stakeholders such as UTA, business partners, and Jordan School District in the planning process.

Overall, Council Members expressed a desire to stay involved and informed throughout the development process, emphasizing the importance of communication and collaboration with stakeholders to ensure the success of the project.

#### **4. ADJOURN**

Seeing no further business Chair Jacob adjourned the meeting.

The meeting adjourned at 8:59 pm

*I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 20, 2024. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.*

Cindy M. Quick, MMC  
Council Office Clerk

Approved this 10<sup>th</sup> day of April 2024