



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, July 19, 2023 – 6:00 pm
Approved August 9, 2023

Thomas M. Rees Justice Center
8040 S Redwood Road • West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Chris McConnehey, Vice Chair Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock, Melissa Worthen

STAFF: Assistant City Attorney Chase Ames, Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Assistant City Administrator Jamie Davidson, Code Enforcement Manager Brock Hudson, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Capital Projects Manager David Murphy, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Chair McConnehey called the Committee of the Whole to order at 6:00 pm and noted that all were present except Council Member Pack, who would join soon.

Chair McConnehey was aware there may be citizens in attendance hoping to address the Council.

At 6:01 pm, Council Member Whitelock made a motion to allow public comment at the beginning of the meeting. Vice Chair Bloom seconded the motion, which passed by unanimous vote (6-0).

Comments:

Laurie Taylor, West Jordan resident, said she was concerned about a Kum & Go project approved by the West Jordan Planning Commission, and asked that Council Members treat the situation as if their own homes were involved. Having a gas station behind her home was concerning to her and she asked that the Council consider requiring a higher masonry wall as a buffer to existing residential. Ms. Taylor asked what would happen if Kum & Go were to go out of business.

Jeremy Draford, West Jordan resident, was concerned about safety in relation to the Kum & Go project. He expressed concern that the site would become a place where students would congregate during the school day. Mr. Draford agreed with Ms. Taylor's concerns regarding what would happen if the Kum & Go were to go out of business. He pointed out that there were already several gas stations within a mile radius of the proposed site. He mentioned lighting, crime, and traffic as concerns.

Council Member Pack joined online at 6:06 pm

Chair McConnehey closed public comments at 6:11 pm

2. DISCUSSION TOPICS

a. Presentation of Citywide Survey Results – 2023

Council Office Director Alan Anderson gave a brief introduction of Y2 Analytics and the Citywide survey. Kyrene Gibb, VP of Research for Y2 Analytics, shared key findings of the 2023 Citywide survey and explained survey methodology and sample distribution. She said the overall average quality of life rating across the City was 75 on a 0-100 scale, shared data from responses to specific survey topics, and explained demographics of respondents.

Council Member Green said the impression he got from the survey results was that communications and sense of community were the two areas the City needed to work on.

Council Member Pack arrived in person at 6:50 pm

Mr. Anderson said the plan was to use the 2023 survey as a baseline for future Citywide surveys. Council Member Whitelock asked that the Council have the opportunity to review future survey questions before being sent out.

b. Introduction of a development at 6170 West 7800 South (previously proposed as Bowman's Arrow)

Mayor Burton introduced Kyle Brostrom with Strategy & Business Development. Mr. Brostrom said Strategy & Business Development purchased property at 6170 West 7800 South (86 acres) with a desire to develop a healthcare campus (approximately half of the acreage) with some retail and residential. Mr. Brostrom did not yet have a definitive timeline, but the goal would be to begin with construction of a medical office and outpatient facilities, followed by a hospital, probably in the next three or four years. Responding to a question from Council Member Whitelock, Mr. Brostrom did not know the anticipated water use of the project. He stated that the healthcare campus would be on the southern portion of the property. Mr. Brostrom noted that Strategy & Business Development was not interested in master planning all 86 acres. He said there would be interest in selling the remaining acreage if an interested buyer came forward. Council Member Jacob commented that the school district would need a new high school in the area and suggested the subject location as a possibility.

Council Member Green believed a hospital would be a less intense use with less impact on the neighborhood than previous proposals for the property. He looked forward to seeing the project move forward. Council Member Worthen believed the proposed project would be a great addition to the community.

Chair McConnehey suggested reordering the agenda to take item (d) regarding Kearns Improvement District before (c). There was objection from the Council.

d. Kearns Improvement District Emergency Connection Agreement

Capital Projects Manager David Murphy presented an Emergency Connection Agreement with Kearns Improvement District for emergency planning preparedness for mutual aid during a disaster affecting the water system. He said the use connections would be in the 7000 South 5600 West area, and would only be used in times of emergency. The Kearns Improvement District would build one connection, and West Jordan City would build the other connection.

Council Member Whitelock asked how potential future annexation would affect the Agreement, asked who in the City would be responsible for tracking the 50-year renewal

term, and suggested adding the generic mayor email address as a contact on page six. Council Member Whitelock asked how long installation would take. Mr. Murphy responded that installation would take two weeks or less. He believed the legal concerns could be accommodated, confirmed that periodic meetings already occurred between the City and Kearns Improvement District, and the name on the agreement would change in the event of annexation. Mr. Anderson commented that the Kearns Improvement District was separate from Kearns Township.

Council Member Green believed the mayor, as CEO of the City, should be listed on the Agreement instead of the CAO, but was also comfortable if the Mayor chose someone as a designee. He believed the signature line for the Council Chair should be removed, and a signature line for the Mayor added. Council Member Green said the Council usually voted on a resolution authorizing the Mayor to sign an agreement.

c. Discussion on Proposed Amendments to Business License Code (Title 4 Chapter 1)

Council Office Director Alan Anderson said an ad hoc committee (Council Members Green, Whitelock, and Bloom) met three times with representatives of the Legal Department to discuss proposed amendments to the Business License Code. Council Members Whitelock and Green thanked Mr. Chandler and Mr. Ames from the Legal Department. Council Member Green said the Business License Code was not yet where he wanted it however, it was about 80%, which he believed was a good starting place. Vice Chair Bloom believed the proposed amendments represented a great move in the right direction. Council Members Worthen and McConnehey expressed appreciation to the committee and everyone who worked on the proposed amendments.

Mr. Anderson said the proposed amendments could be brought back for final review and acceptance on August 9, 2023.

3. ADMINISTRATIVE ITEMS

The Council discussed progress of the City Hall Project. Council Member Whitelock suggested scheduling a meeting for Council discussion of the 2023 survey results.

4. ADJOURN

Vice Chair Bloom moved to adjourn the meeting. Council Member Green seconded the motion, which passed by unanimous vote (7-0).

The meeting adjourned at 7:30 pm

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 19, 2023. This document constitutes the official minutes for the West Jordan Committee of the Whole.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 9th day of August 2023