



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, October 18, 2023 – 6:00 pm
Approved November 15, 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: Council Office Director Alan Anderson, Mayor Dirk Burton, Assistant City Administrator Jamie Davidson, City Administrator Korban Lee, Senior Planner Ray McCandless, Assistant City Attorney Duncan Murray, Attendee Warren Hallmark

Chair McConnehey called the meeting to order at 6:00 pm

2. DISCUSSION TOPICS

- a. *Copper Rim – Preliminary Development Plan / Master Development Agreement Amendment; a petition by Matt Dean/C.W. Land Co. requesting a major variation to the Preliminary Master Development Plan for Copper Rim at approximately 7516 South Copper Rim Drive by (1) removing the requirement for 204 age-restricted senior housing units in Phase 9 and replacing it with 133 market-rate multi-family residential townhomes, (2) changing the location and classification of Phase 9 road from a Public Road to Private Driveways, and (3) reconfiguring phase boundaries, relocating lots, changing street connections, removing private alleys, and making other revisions to the adopted Preliminary Development Plan.*

Senior Planner Ray McCandless explained proposed amendments to the Copper Rim Preliminary Development Plan and Master Development Agreement and answered questions from the Council.

Council Member Green commented that four-story residential buildings were not allowed by ordinance and asked how the proposed change from 204 senior housing units to 133 multi-family townhomes would be in the best interest of the city. Council Member Jacob liked the lower density. Council Member Worthen expressed the opinion that West Jordan needed senior housing options and she did not want to cut out the senior housing. Council Member Green asked for the final density of the development. He was willing to look at modifying the ordinance, but not as proposed. He felt the proposal was premature because it did not take into consideration how the PC Zone was written.

Responding to a question from Vice Chair Bloom, Matt Dean with C.W. Land said they had looked at several economic analyses and found that an age-restricted project would not

work at the subject location. The current proposal was to do something different and avoid a failed project. Mr. Dean said the proposed townhome product had been successful in the market. Vice Chair Bloom expressed the opinion that 14-foot-wide driveways would not work. Mr. Dean responded that Daybreak successfully delivered 12-foot-wide driveways. He said the 204 age-restricted units had been planned as rentals, and the 133 townhomes were proposed to be owned.

Council Member Whitelock was opposed to removing the senior housing overlay, and not interested in changing the balanced housing ordinance. She felt the proposed change would lower the number of units but increase the number of vehicles. She was not comfortable approving the current proposal.

Chair McConnehey was hesitant to remove the senior housing overlay and would not want to set a precedent that would undermine the balanced housing overlay in the future. He appreciated the reduction in units with the proposed housing change and preferred adding additional green space. Chair McConnehey appreciated the direction of the proposal and wanted to hear more. He asked why the applicant felt the proposal was an improvement over the original Development Plan, why the relocation of units was not a concern, and why standard lots would be less costly for homeowners to maintain. Mr. Dean suggested the proposal was an improvement in the reduction of overall units and amount of open space, and said alleys were less costly for a homeowner's association to maintain.

Mr. McCandless reported that phasing lines did not work the further they got into the project and the currently proposed phasing lines offered two points of access for looping of roads for each phase. He said original lot widths were found to be incorrect in northern Copper Rim, requiring a shift in lot lines.

Council Member Pack spoke of trying to find a balance between low density, decent price points, and senior housing opportunities. He appreciated the proposed reduction in density but would be hesitant to completely remove the senior housing overlay. Council Member Pack expressed interest in hearing more about the commercial phase. Mr. Dean repeated that they had looked at the senior housing component for the last year, and found it would not work. He said C.W. Land had also analyzed the possibility of small detached housing units, and found the 50-55 units possible would not create the necessary critical mass for the economics to work. Council Member Whitelock said the Council already gave the applicant a big concession in the form of reduced commercial.

Council Member Jacob liked the reduced density, and believed the proposed residential would provide as good a buffer to the higher density across 7000 South as the originally proposed senior housing. He did not believe it was the Council's responsibility to dictate the price of homes developed. He asked about future plans for 7000 South, and made suggestions for concessions in the form of increased road width. Vice Chair Bloom said she would have liked to see statistics backing the decision to move away from the senior housing.

Council Member Green wondered if residents of the proposed townhome product would find it easier to park on 7000 South than in the parking lot, as he had observed at Echo Ridge, and suggested open space should be increased with the decrease in residential units. He did not want to modify the balanced housing ordinance and could not yet see that the proposal would be in the City's best interest. Council Member Jacob said he liked the proposed ordinance amendment but would remove language referring to "best interest of the city".

Chair McConnehey spoke of changes since the Copper Rim development was first considered and discussed. He would be willing to discuss the possibility of modifying the balanced housing ordinance to make townhomes exempt from the PC Zone and perhaps the PRD Zones. Chair McConnehey mentioned unique townhome options that could become a draw for the development. Council Member Green was looking for more creativity to create the best possible development. Chair McConnehey was interested in providing parking that would not encourage residents to park on public streets.

Council Member Pack wanted to see something offered for seniors and young families with different price points. Mr. Dean expressed confidence that the proposed townhome product would attract a wide range of buyer types.

The Council and staff discussed the proposal to shift site access from 7000 South to Copper Rim Drive via a private street in Phase 9. Mr. McCandless explained staff concerns regarding the proposed public street connection between Phase 8 and Falcon Ridge Elementary. Mr. Dean discussed the proposal with the Council.

Council Member Green moved to vote whether or not Council Members supported the proposal to replace 204 senior dwelling units with 133 market-rate townhomes as presented in the agenda packet. Council Member Whitelock seconded the motion.

Council Members Worthen, Whitelock, Green, McConnehey, and Bloom did not support the proposal as presented. Council Members Bloom and Pack requested further discussion. Council Member Jacob expressed support for the proposal as presented.

Chair McConnehey asked if Council Members would be willing to discuss adding townhomes as an exempt housing type for the PC Zone. Five Council Members indicated they were in favor, with two opposed.

b. Discussion of Transportation Projects

East/West Connectivity/9000 South – Assistant City Administrator Jamie Davidson noted that transportation was at the forefront of citizen concerns in relation to sustainability and livability in the city and emphasized that staff took the responsibility seriously. Public Works Director Brian Clegg provided an update regarding transportation planning relative to 9000 South and east/west connectivity. He emphasized that decisions would be made following an environmental impact study process with public feedback opportunities.

Council Member Green asked why the Council was receiving the presentation, since decisions for such a project were the responsibility of the Executive Branch. He commented that if UDOT wanted a road to go through, it would go through whether the City wanted it or not unless the City could offer a good alternative. Council Member Worthen noted that it was the Council's job to listen to and have conversations with the residents. Assistant City Administrator Davidson reported that the City was in the business of building neighborhoods and make them thrive. In contrast, UDOT was in the business of building roads. He explained that the intent of the presentation was to prepare those present for future conversations with UDOT regarding transportation planning, to help positively affect the outcome since the City and UDOT had different focuses. Chair McConnehey noted that residents had recently reached out to Council regarding plans to realign 9000 South from 6100 West to U111.

The Council and staff discussed development and transportation plans and needs. Council Member Jacob questioned how the current alignment of 9000 South had taken place, however he understood that plans change over time, and master plans were not always followed. Council Member Green expressed the opinion that the established process needed to play out without premature Council involvement. Chair McConnehey believed it was important for the Council to be aware of what was happening. Council Member Jacob expressed a desire to look at the situation with a fresh view and decide what would be best for moving forward. Council Member Worthen encouraged individuals to keep suggesting ideas to improve safety moving forward.

Transportation Utility Fee – City Administrator Korban Lee explained that most cities subsidized maintenance of roads through the general fund. Eleven or twelve years ago, a couple cities in the State implemented a Transportation Utility Fee, a monthly fee on homes and commercial properties to assist with the cost of maintaining roads. The legality was subsequently debated in court, and the Utah Supreme Court determined the Transportation Utility Fee to be a tool that cities could use. Mr. Lee asked the Council to keep the Transportation Utility Fee in mind as a possible tool to use in the future, and commented the issue may be discussed by the Legislature during the next session. Vice Chair Bloom thanked Mr. Lee for keeping the Council informed.

c. Discussion of Council Rules related to Council Seniority

Chair McConnehey explained Council seniority was currently defined by length of consecutive years served. He felt the definition was no longer pertinent due to changes in Council Rules, and suggested the definition could be changed or removed. Council Member Whitelock was not comfortable altering the language but would be comfortable removing the definition. Council Member Green expressed a desire to remove the definition. Council Member Pack was willing to continue the conversation if seniority mattered to Council seating on the dais, in light of the potential need to fill a vacancy in coming months. Council Member Jacob said he believed seniority needed to be spelled out if seniority mattered. Chair McConnehey stated seniority did not affect Council seating, and the definition did not drive any action. Responding to a question from Chair McConnehey, Council Members did not appear to object to including deletion of the definition on a future agenda.

3. AMINISTRATIVE ITEMS

Council Member Jacob shared thoughts and ideas from a recent ChamberWest retreat: foster an environment where it was okay to disagree; silence was consent; and establish a spokesperson and abide by decisions of the body.

Council Member Pack reported he had seen a notice from Copper Hills High School that applications were being accepted for the City Youth Council.

4. ADJOURN

Council Member Green moved to adjourn the Committee of the Whole meeting. Chair McConnehey seconded the motion, which passed by unanimous vote (6-0). Council Member Worthen had stepped away from the meeting.

The meeting adjourned at 8:41 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on October 18, 2023. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 15th day of November 2023