



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, December 20, 2023 – 6:00 pm
Approved January 10, 2024**

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

1. CALL TO ORDER

- COUNCIL:** Chair Christopher McConnehey, Vice Chair Pamela Bloom, Rob Bennett, Kelvin Green, Zach Jacob, David Pack, and Kayleen Whitelock (joined at 6:12 pm)
- STAFF:** Council Office Director Alan Anderson, Police Lieutenant Richard Bell, Mayor Dirk Burton, Community Outreach Manager Ariel Campos, City Attorney Josh Chandler, Public Utilities Director Greg Davenport, Assistant City Administrator Jamie Davidson, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Community Development Director Scott Langford, City Administrator Korban Lee, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Police Chief Ken Wallentine

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

2. PLEDGE OF ALLEGIANCE

Kaye Hayden led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

- a. Recognition and Appreciation of West Jordan City Employee**
Police Chief Ken Wallentine recognized West Jordan City Police Detective Troy Strong for his service on the Internet Crimes Against Children (ICAC) Task Force, and being named the affiliate ICAC Investigator of the Year for the State of Utah. The Utah ICAC Task Force Commander spoke of the mission of the ICAC, the 170 Utah investigators dedicated to the mission, and the good work Detective Strong had done for the children of Utah. Chair McConnehey thanked Detective Strong and members of the Police Department.
- Council Member Whitelock joined the meeting at 6:12 pm.*
- b. Resolution No. 23-073, 23-075, and 23-076 providing advice and consent to appoint John Roberts (23-073), Emily Gonzalez (23-075), and Thomas Hollingsworth (23-076) to serve on the Planning Commission**
Mayor Burton introduced and recommended John Roberts, Emily Gonzalez, and Thomas Hollingsworth for appointment to the Planning Commission. The Mayor explained how

openings on City committees and commissions were advertised, and Mr. Roberts, Ms. Gonzalez, and Mr. Hollingsworth shared how they heard about the opportunity to serve. Mayor Burton introduced and recommended Michael Wilson for appointment to the Board of Adjustment (next agenda item). Mr. Wilson shared how he learned of the opportunity.

Council Member Pack said the Mayoral Appointments Subcommittee was grateful for everyone willing to step up and serve the community, and said the Subcommittee had no reservations regarding the recommended appointments. Council Member Pack asked if the Mayor had statistics regarding how many individuals applied, and asked if staff helped the Mayor make the recommendations. Mayor Burton said Community Outreach Manager Ariel Campos filtered applications for qualifications, and brought the applications to the Mayor for review. Mayor Burton said he conducted the interviews and made the final decisions regarding recommendations. Fourteen applications were received.

c. Resolution No. 23-074 providing advice and consent to appoint Michael Wilson to serve on the Board of Adjustments

MOTION: Council Member Green moved to APPROVE Resolution No. 23-073, 23-074, 23-075, and 23-076 providing advice and consent to appoint John Roberts (23-073), Emily Gonzalez (23-075), Thomas Hollingsworth (23-076) to serve on the Planning Commission, and Michael Wilson (23-074) to serve on the Board of Adjustments.

Chair McConnehey seconded the motion.

The vote was recorded as follows:

YES: Chris McConnehey, Pamela Bloom, Rob Bennett, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

The Council took the opportunity to shake hands and take photographs with the volunteers.

4. PUBLIC COMMENT

Chair McConnehey opened the public comment period at 6:27 pm.

Comments:

Ann Marie Barrett, Bingham Creek Library Manager, said she loved the community and the Bingham Creek Library, and announced upcoming events.

Chair McConnehey closed public comments at 6:32 pm.

5. REPORTS TO COUNCIL

a. City Council Reports

Council Member Green thanked the West Jordan Police Department for helping him recently and thanked the Public Works Department.

b. Council Office Report

None

c. Mayor's Report

Mayor Dirk Burton reported on recent events and experiences, and spoke of upcoming community events. All City offices would be closed on December 25 and 26, 2023, and January 1, 2024.

Chair McConnehey noted that former-Council Member Worthen had joined online, and said he knew she would have approved of the Mayor's Office efforts for Christmas for pets.

d. City Administrator's Report

None

6. PUBLIC HEARINGS

a. Ordinance No. 23-44 amending West Jordan City Code 13-13-5 Water Efficiency Standards to meet State Requirements and Jordan Valley Water Conservancy District Standards

Council Office Director Alan Anderson explained that proposed amendments to City Code were drafted to meet State requirements and Jordan Valley Water Conservancy District (JVWCD) standards. If not passed, citizens would not be eligible for rebates, and the City's ability to negotiate water rates would be impacted. Mr. Anderson reported the Planning Commission reviewed the ordinance and forwarded a positive recommendation.

Chair McConnehey opened a public hearing at 6:41 pm.

Comments:

None

Chair McConnehey closed the public hearing at 6:41 pm.

MOTION: Council Member Green moved to APPROVE Ordinance No. 23-44 amending West Jordan City Code 13-13-5 Water Efficiency Standards to meet State Requirements and Jordan Valley Water Conservancy District Standards.

Council Member Bennett seconded the motion.

The vote was recorded as follows:

YES: Chris McConnehey, Pamela Bloom, Rob Bennett, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

- b. **(The applicant requested the proposal be continued to a later date) Ordinance No. 23-45 a petition from Barrett Peterson/Peterson Development for a Master Development Agreement/Plan for Copper Meadows approximately 76.21 acres located at approximately 8200 South Stokesley Drive subject to the approval of Ordinance No. 23-46 amending the General Plan Land Use Map for Copper Meadows from Future Park, Public Facilities, and Very Low-Density Residential to Low-Density Residential and a Rezone from Very Low-Density Single Family Residential Zone(VLSFR), Public Facilities Zone(P-F) and Low-Density Single Family Residential Zone (LSFR) to the Planned Community Zone (PC)***

Senior Planner Tayler Jensen outlined a petition from Barrett Peterson for a Master Development Agreement/Plan (MDA/P), General Plan Land Use Map (GPLUM) amendment, and rezone for Copper Meadows. The Planning Commission reviewed and discussed the petition on December 6, 2023, and unanimously recommended denial of all three proposals (5-0).

Jeff Seamon, representing Peterson Development, said the applicant agreed with staff that the three acres should be annexed into the City as part of the development, that the Planned Community Zone (PC) was appropriate, and that changing the future land use to Low-Density was appropriate. He said the applicant was still working with staff through issues related to the MDA, and the MDA was not finalized. Mr. Seamon requested a continuance to continue working out deal points until possibly middle of February. He said inclusion of the item on the agenda before the MDA was ready was a result of miscommunication.

Chair McConnehey opened a public hearing at 6:50 pm.

Comments:

Jake McNinch thanked the Council, Planning Commission, and staff for their time reviewing the proposal. He thanked the Planning Commission for their recommendation of denial, and asked that Council Members each vote against the proposal as the proposal went against several City Codes and guiding principles in the West Jordan General Plan. Mr. McNinch said the residents were prepared for a referendum if the proposal was approved. He presented a petition with 588 constituent signatures in opposition to the Peterson Copper Meadows Development. Mr. McNinch expressed the opinion the proposed development would adversely affect, and would not be compatible with existing neighborhoods.

Rich Willy referred to comments from Council Member Jacob outside of Council meeting, and said it appeared to him that Council Member Jacob had a conflict of interest with regard to Peterson Development. Mr. Willy expressed the opinion that a continuation vote should not occur that evening, and said Peterson was a sophisticated party who knew what they were doing.

Sean Fielding, West Jordan resident, said the residents were opposed to the request for continuance, and asked that the Council vote no. He referred to City Code regarding

reapplication following a denial, and said an application could not be resubmitted for one year.

Katie Fielding, West Jordan resident, asked why the Council would take action on an MDA that both parties had not agreed to. She asked the Council to vote against the continuance and against the proposal.

Brian Jones, West Jordan resident, said Copper Meadows only had 75 of the minimum 200 undeveloped acres required for Planned Community Zone. He pointed out the Council had received 580 signatures from residents around the proposed development indicating belief in an adverse effect.

Collette Farr, West Jordan resident, outlined City Code Section 13-5c-5. She said she moved to the Sycamore neighborhood because she wanted space and wanted to get away from city congestion.

Travis Montague, West Jordan resident, stated the Copper Meadows Development as proposed would not be compatible with the Jordan Hills or Sycamore neighborhoods. He asked the Council to trust City staff that the proposed development was not compatible.

Josh Sekowski, West Jordan resident, asked the Council to consider that the Jordan Hills neighborhood had larger lots that followed the traditional pattern of development. He repeated that a large number of residents believed the proposed development would have a negative impact on the neighborhood. Mr. Sekowski asked that the developer take the recommendation of the Planning Commission and plan for a different type of home.

Kiersten Erikson, West Jordan resident, said Copper Meadows would not be compatible with the Hyde Point neighborhood directly to the east.

Mandy Hamberg, West Jordan resident, said Copper Meadows would not be compatible with what Jones Ranch had proposed along the Oquirrh Mountains. She said Copper Meadows would be twice as dense, and asked why Peterson would not be held to the same parameters as Ivory. Ms. Hamberg asked the Council to vote against the PC Zone.

Christian Crook, West Jordan resident, expressed the opinion that the Copper Meadows proposal was too many and too much. He said the defined purpose of the PC Zone was to facilitate a mixture of housing types, and should include a mix of residential and commercial.

Jared Hodgkin, West Jordan resident, referred to topography and open space requirements, and said the PC Zone would not be appropriate. He asked the Council to uphold City Code and vote against the PC Zone.

Greg Kitchen, West Jordan resident, said the requirement for open space would force the developer to annex land on the western border that would not be usable, accessible, or functional. He asked the Council to uphold Code Section 13-5c-6, and vote against the PC Zone.

Brian Warner, West Jordan resident, said the PC Zone was not appropriate for the land. He shared open space requirements and acreage data, and asked the Council to deny the proposal.

Trent Thacker, West Jordan resident, referred to the low-density residential listed for the

area in the current Land Use Map and General Plan, and expressed the opinion that going from low-residential to medium density would be too much change.

Brian Thatcher, West Jordan resident, commented that the current West Jordan Land Use Map was updated and adopted earlier that year, and asked what the purpose of the Land Use Map would be if it was not honored shortly after adoption. He asked the Council to uphold the recently adopted Land Use Map, and said the proposed amendment would not constitute an improvement, but would solely benefit the developer.

Michelle Christensen, Sandy City resident, said those in attendance would prove Copper Meadows would not be in harmony with many guiding principles in the General Plan. She said land use decisions should be guided by the General Plan.

Shawn McNinch, West Jordan resident, said he had deep concerns with the proposed development. He listed infrastructure-related issues with the proposed Copper Meadows Development, and referred to City Code Title 15-3-1. Mr. McNinch said the development plans would require a water tank to be built, and did not address storm drainage.

Ross Wilcox, West Jordan resident, said the current Land Use Map anticipated a relatively low number of units for the property, and current utility master plans and infrastructure were not sized to service the number of units proposed. He said the Copper Meadows Development would require triple the number of ERUs anticipated by the City, and expressed the opinion that additional infrastructure needed by a development should be paid for by the developer, not the taxpayer.

Michelle McNinch, West Jordan resident, said the Copper Meadows Development proposed outlandish setbacks contrary to West Jordan standard setbacks. She asked the Council to not allow the developer to change the setbacks to fit more units. Ms. McNinch referred to a traffic study submitted by the developer, and said the traffic impact would be significant.

Brett Christensen, Sandy City resident, said the developer had talked a lot about affordable housing, but said he did not believe the proposed units would be affordable “starter homes”. He referred to the proposal that the required moderate income housing component of the project would be met through accessory dwelling units (ADUs), and said the required 5% must come from primary dwelling units. Mr. Christensen said the developer had stressed urgency in moving forward to help the current housing crisis, but pointed out the development would not be able to move forward quickly due to several infrastructure issues. He referred to the number of units already entitled within the community.

Blake Williams, West Jordan resident, referred to City Code and pointed out flaws in the developer’s application process. He asked that the developer resubmit the application following denial, and said the developer had wasted valuable time in the Planning Commission and community by not researching how to properly submit an application. Mr. Williams asked the Council to hold the developer to the standard set for the City.

Nate Vorhees, West Jordan resident, expressed the opinion that development in a PC Zone should provide benefits of a PC Zone, but said he felt the proposed rezone was being used as a method to remove land that was not easy to use. Mr. Vorhees said he had not seen

any benefit to the City from the plan, and expressed the opinion that a four-week continuance would not help.

Brian Ericson, West Jordan resident, said the Planning Commission recommended denial, and there was no reason for the proposal to be approved. He said snow removal was a big problem that needed to be considered.

Lisa Cox, West Jordan resident, said the residents had proven with factual data that the PC Zone was not appropriate for the land and not compatible with surrounding neighborhoods, shown multiple ways the proposal failed to meet the spirit of General Plan objectives, shown infrastructure problems, and shown flaws in the developer's proposal and application process. She asked that the Council vote against the proposal and any motions that would impede denial.

Ashley Raines-Parshall, West Jordan resident, reminded the Council that the Planning Commission held a public hearing and voted 5-0 to recommend denial of all parts of the proposal. She said comments made by Council Member Jacob were concerning, and asked the Council to not grant a continuance.

Chair McConnehey closed the public hearing at 7:46 pm.

Council Member Whitelock felt the residents brought up many legitimate points, including the hillside. She said it was her impression at a previous work session that a majority of the Council had wanted to see a Geotech study, but such a study was not included. She said she knew Peterson Development had done some great things for West Jordan, but she was ready to go with denial of the current proposal because she did not believe it fit.

Council Member Green emailed a document titled Issues and Objections to the Council that he wanted included in the record. No objection was raised. Council Member Green said he would not vote for a continuance. He expressed the opinion that annexation needed to be an integral part of the plan, said he agreed with residents regarding compatibility issues, but said he believed the PC Zone was appropriate for the area. Council Member Green emphasized the need to follow the existing Hillside Ordinance, said he would vote against a private utility in an HOA neighborhood, and said he believed there was a problem with the submitted open space calculations and inconsistencies with the ERU calculations. Council Member Green expressed the opinion that the submitted plan would not work, and said he would be comfortable with a motion to remand the application back through the process.

Council Member Jacob noted that his Facebook comments had not been taken as intended. He said in his 11 years on the Planning Commission and City Council he had never seen a developer ask for more time and not get more time. Council Member Jacob said the application was incomplete, said he agreed there were compatibility issues, and said he was willing to give the applicant time to make it work.

MOTION: Council Member Jacob moved to refer the application back to staff to be modified and changed and go back through the process, including Planning Commission with another public hearing.

Council Member Green seconded the motion.

Vice Chair Bloom said she agreed with a lot of the points made, and thanked those in attendance for working to make the community better. Council Member Pack said he appreciated the obvious dedication of the residents in attendance and said he did not necessarily disagree with what had been stated. Council Member Pack wanted to share positive aspects of the proposed development that residents not in attendance had shared with him, and said he knew some of the residents had been afraid of the social backlash if they attended to share their viewpoints. He said he respected the recommendation of the Planning Commission, but pointed out the Planning Commission had not discussed or voted on a motion for continuance or referral. Council Member Pack expressed the hope that everyone could be open-minded. He spoke of the need for a variety of housing types and affordable housing options. Council Member Pack said it was his view the developer had tried in good faith to remediate specific concerns of residents and the Planning Commission and said he did not see why it would matter if the plan came back in four weeks or a year if the intent was to address concerns. He said in fifteen years he had never seen a motion to deny a developer a continuance if requested, and commented on the differing focus of the at-large Planning Commission and a district-specific Council seat. Council Member Pack spoke in favor of allowing the application to go back through the process.

Council Member Whitelock felt referring the application back through the process was just another way for a continuance. She said she saw the same thing occur in the past, and believed the residents were not listened to in the past before the application had been approved. Council Member Whitelock said she did not believe the proposed development would be better for West Jordan or would help with affordable housing. She commented that many residents attended to share their opinions, and said she struggled with the idea that some residents were afraid to attend and voice different opinions. Council Member Whitelock said the application had problems on many levels, which the developer admitted, and said she did not have a problem with a denial and the ability to submit a different plan in a year. She said she would vote against the motion.

Council Member Bennett knew everyone on the Council was a person of integrity. He was interested in what was best for West Jordan City. Council Member Bennett had driven through the area and did not believe the proposed development was the right development for the subject area at that time. He said his primary concern was the topography, and would like to see the Geotech aspects addressed. He said he would vote against the motion.

Council Member Green said no matter what the Council voted for that evening; the residents had won because they had been heard. He believed postponement was fair in the current situation. Council Member Green said the residents had not said anything he disagreed with, and the developer knew where the Council stood.

Chair McConnehey said he would vote in favor of the motion because he wanted the Council to stay connected with the application. He believed postponement was fair. He suggested the City's process needed to be modified to allow a developer to alter a plan

and address concerns before coming to the City Council if the Planning Commission recommended denial.

The vote was recorded as follows:

YES: Chris McConnehey, Pamela Bloom, Kelvin Green, Zach Jacob, David Pack

NO: Rob Bennett, Kayleen Whitelock

ABSENT:

The motion passed 5-2.

At 8:32 pm, Council Member Green moved to take a five-minute break. Chair McConnehey seconded the motion, which passed by unanimous vote (7-0).

The Council reconvened at 8:39 pm. Chair McConnehey looked for a motion to reopen the public hearing regarding Copper Meadows following the remaining public hearings that evening to include an individual online who had wished to comment.

- c. *Ordinance No. 23-42 a petition from Dave Tolman for a rezone of 2.17 acres of The Cottages at Parker Place subdivision from R-3-8 (SHO) Zone (Multi-family residential 8 units per acre with a Senior Housing Overlay) to R-3-8 Zone (Multi-family Residential 8 units per acre) and Ordinance No. 23-43 amending The Cottages at Parker Place Development Plan***

Assistant Planner Mark Forsythe oriented the Council with a petition from Dave Tolman for a rezone to remove a Senior Housing Overlay (SHO) from Multi-family Residential, and an amended Development Plan for the Cottages at Parker Place. He said the Planning Commission motion to make a positive recommendation failed (3-4). Mr. Forsythe showed a concept plan with recommendations from staff incorporated since review by the Planning Commission.

Candida Benson, representing Liberty Homes, said she was a West Jordan resident and would not represent Liberty Homes that evening if she did not believe the proposed development would benefit the City. She said she had signatures of agreement from 22 of the surrounding neighbors.

Ms. Benson oriented the Council with proposed changes to The Cottages at Parker Place Development. She said with the deletion of the Senior Housing Overlay, Liberty Homes could: sell the existing homes to families of all ages; complete the two lots with foundations; build a parking area and tot lot on Lot 12; and build new homes on five undeveloped lots with more than two bedrooms, more driveway, and significantly larger private yard area.

Ms. Benson said Liberty Homes had tried very hard for multiple years to make the existing Development Plan work, but the market had changed and the senior housing market currently had a lot of uncertainty. She said she believed Liberty Homes had made a good faith effort making improvements to the development, and felt it was a unique situation with no units having sold. Ms. Benson said Liberty Homes knew it was not West Jordan's

responsibility to make the development whole, but said she knew senior housing developers across the state were having to look at other options. She pointed out that more parking would be possible without the SHO, and spoke of Liberty Homes' efforts to be a good neighbor. Ms. Benson emphasized that purchasing a home in The Cottages at Parker Place would require signing an acknowledgement of the neighboring Drake Farm.

Ms. Benson answered questions from the Council. Council Member Whitelock commented that parking was not allowed on City streets during winter months, so parking would not be possible on Drake Lane in winter. She said parking was a big concern, and referred to the 10-foot driveways on the existing homes. Responding to a question from Council Member Green, Ms. Benson said Gary Cannon owned the detention pond on the south side of the road. She said additional drains not included in the original landscaping plan were recently added to deal with runoff. She said draining into the detention pond was part of the original agreement.

Responding to a question from Council Member Green, Ms. Benson said setbacks previously granted by the Board of Adjustment would only be kept on the existing homes. Stephen McCutchen, Land Planning Consultant, said the proposal would comply with the current setback requirements approved for the site. Council Member Green asked if parking could be banned on both sides of Drake Lane, and staff responded it could. Duncan Murray said the setback variance granted was valid for 12 months.

Chair McConnehey opened a public hearing at 9:10 pm.

Comments:

Janette Drake, West Jordan resident and co-owner of Drake Family Farms, said she had been to numerous public meetings regarding the development since 2017, and said she had expected to be treated better than she had. Ms. Drake listed problems experienced by her family since development began. She said she hoped the Council would stick with the original design and not remove the SHO. Ms. Drake said there were frequently delivery trucks and horse trailers and tools going up and down Drake Lane. She suggested people would not want to park vehicles on Drake Lane because they would eventually get hit.

Chelsea Clark with Liberty Homes said she was so sorry that the Drakes had been through a lot with the development. She said Liberty Homes was told by staff that the 10-foot setback allowance would stay with the land; however, Liberty Homes was willing to increase the setbacks and driveways with the SHO removed. She said Liberty Homes was also willing to give up one lot for a parking lot and tot lot. Ms. Clark said studies had shown that senior housing developments did not tend to generate less traffic than traditional neighborhoods because of children boarding with parents. She said she felt bad for the Drakes, and believed the proposal would result in a better situation for them.

Dave Clark, Sandy City resident, summarized that with the SHO in place, the only parking available would be along the south side of Drake Lane, unless the City prohibited parking along both sides of Drake Lane, in which case there would be no parking.

Andy Hopner, West Jordan resident, said there had been a lot of talk about affordable housing that evening, but said the only thing he saw being accomplished with the retirement community was driving property values down. He said he believed Liberty

Homes had met all the qualifications to have the proposed change, and encouraged the Council to approve the proposal.

Dan Drake, West Jordan resident and co-owner of Drake Family Farms, said the project was poorly planned and impossible. He said a constant stream of parking along Drake Lane was a bad idea. Mr. Drake expressed concern regarding right-of-way access. He said he did not plan to ever develop his property. Mr. Drake expressed the opinion that the development was a nightmare that never should have been approved, and said he hoped they would still be able to drive up and down the road to continue their business. He thanked Liberty Homes for the beautiful wall and for finally cutting the curb.

Chair McConnehey closed the public hearing at 9:23 pm.

Council Member Green said he was part of the Planning Commission when the property was rezoned to R-3-8 with an SHO. He said if hindsight were 20/20, he would never have voted for the project. He said the detention agreement between Liberty Homes and Gary Cannon was unclear, and said he believed parking needed to be banned on both sides of Drake Lane. Council Member Green quoted from Utah Municipal Code regarding waivers of land use ordinance stating a variance could only be applied to a parcel of property, not 14 parcels. He quoted from minutes of a previous Board of Adjustment meeting when the applicant claimed economic hardship, and said it was not the role of the Board of Adjustment to grant variances due to economic hardship, and the variance would have expired more than a year ago anyway. Council Member Green said he would not vote in favor of a nonconforming neighborhood where at least three lots did not meet the minimum lot requirement of the zone. He suggested the tot lot should be moved further east.

Council Member Jacob believed it was not up to him as a Council Member to determine if the Board of Adjustment followed the law. He said the question before the Council was to determine whether or not the SHO should be removed, which would determine who could buy the homes. He said the requested amendments were generally better than what was there, regardless of what could have been there, and said he was in favor of the proposal.

Council Member Whitelock believed this was an opportunity to work with the developer to have a better product. She said she was concerned about parking.

Council Member Bennett asked if the Council could approve the recommended rezone but refer the parking issue back to staff or the Planning Commission to be improved before the project moved forward. Mr. Murray said the Council had two ordinances for consideration, one regarding a zone change and one regarding an amended development plan. He said under State law the Council needed very clear language in a motion so they knew what they were voting on. He suggested the matter could be postponed to allow time to clearly draft the language.

Staff responded to a question from Council Member Pack about driveways and parking counts. Council Member Pack said he would be interested in knowing the thoughts behind the dissenting Planning Commission votes. He said he believed prohibiting parking on the

south side of Drake Lane was a good idea. Council Member Pack said he would be amenable to lifting the SHO with conditions.

Chair McConnehey said he believed the City's process needed to be altered to allow changes to be made to a proposal before presentation to the Council if the Planning Commission forwarded a negative recommendation.

Council Member Green said a detention agreement needed to be included. He said he was sure the variance had expired and that related language should be struck from the Development Agreement. He said he did not want to approve a R-3-8 development with nonconforming lots.

MOTION: Council Member Green moved to POSTPONE – Ordinance No. 23-42 a petition from Dave Tolman for a rezone of 2.17 acres of The Cottages at Parker Place subdivision from R-3-8 (SHO) Zone (Multi-family residential 8 units per acre with a Senior Housing Overlay) to R-3-8 Zone (Multi-family Residential 8 units per acre) and Ordinance No. 23-43 amending The Cottages at Parker Place Development Plan – to be brought back to the Council no later than 120 days.
Council Member Whitelock seconded the motion.

Council Member Jacob said he would vote in favor of the motion because it would give everyone another chance to take a look. Council Member Pack said he believed 120 days was adequate time and asked if the Council wanted to add conditions of approval. Council Member Green said the developer would hopefully take the feedback given and tweak the Development Plan to be compliant with R-3-8 (referring to setbacks and lot sizes).

Responding to a question from Council Member Jacob, Council Member Green said he would be willing to vote for the rezone, but not the Development Plan at that time. Staff advised that it would be unwise to consider them separately as they went hand-in-hand.

The vote was recorded as follows:

YES: Pamela Bloom, Rob Bennett, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock

NO: Chris McConnehey

ABSENT:

The motion passed 6-1.

7. CONSENT ITEMS

a. Approve Meeting Minutes

- **November 29, 2023 – Special City Council Meeting**
- **December 6, 2023 – Board of Canvassers Meeting**

Council Member Green moved to approve the consent agenda. Council Member Bloom seconded the motion, which passed by unanimous vote (7-0).

8. COUNCIL MEETING WRAP UP

a. City Council Remarks

Chair McConnehey asked to suspend rules to reopen the public hearing. Seeing no objection, Chair McConnehey reopened the meeting for public comment at 9:56 pm.

Comments:

None

Chair McConnehey closed public comments at 9:58 pm.

Council Member Whitelock left the meeting at 9:58 pm.

Council Member Green –

- Thanked outgoing Council Members and their families for their service and their friendship and wished them the best in the future.

Alexandra Eframo, West Jordan resident, wished everyone a Merry Christmas and Happy New Year.

Council Member Jacob –

- Thanked outgoing Council Members and said it had been good getting to know them.

Vice Chair Bloom –

- Thanked outgoing Council Members for their help, support, and service to the City.

b. Council Administrative Items

None

c. Recognition of Departing Council Members

Council Office Director Alan Anderson recognized Robert Bennett, David Pack, and Christopher McConnehey for their service on the City Council, and presented gifts. He spoke of shared experiences, and expressed appreciation for their support.

d. Outgoing Council Member Closing Remarks

Council Member Robert Bennett said he was grateful to observe the peaceful transfer of power. He said the Mayor and staff had made West Jordan the best place to live in Utah.

Council Member David Pack said sitting on the Council had been an incredible journey, expressed appreciation for the honor to serve, and wished incoming Council Members good luck.

Chair Christopher McConnehey thanked his incredible wife for supporting him in serving on the Council. He spoke of changes in his personal life over the last 12 years, and said life and the City continued to move forward, improve, and get better. He said it had been a privilege to sit with so many people who had the goal and desire to improve the quality of life in West Jordan. Chair McConnehey thanked those he had served with, thanked staff,

and spoke of City projects during his time on the Council. He said he looked forward to serving in additional capacities in the future.

9. ADJOURN

Council Member Bennett moved to adjourn the meeting.

Council Member Pack seconded the motion.

The vote was recorded as follows:

YES: Pamela Bloom, Rob Bennett, David Pack

NO: Kelvin Green, Zach Jacob, Chris McConnehey

ABSENT:

The motion tied 3-3 showing reluctance for their time together to end.

Council Member Jacob made a second motion to adjourn. Vice Chair Bloom seconded the motion, which passed by majority vote (5-1), with Chair McConnehey dissenting.

The meeting adjourned at 10:31 pm

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on December 20, 2023. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 10th day of January 2024