



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, March 27, 2024 – 6:00 pm
Approved April 24, 2024
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

CITY COUNCIL MEETING 6:00 PM

1. CALL TO ORDER

COUNCIL: Chair Zach Jacob, Vice Chair Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Community Engagement/Government Affairs Manager Tauni Barker, City Attorney Josh Chandler, Public Works Director Brian Clegg, Assistant City Administrator Jamie Davidson, Public Services Director Cory Fralick, City Planner/Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Parks Manager Dave Naylor, Council Office Clerk Cindy Quick

Chair Jacob called the meeting to order and noted that Council Member Bloom was participating via Zoom.

2. PLEDGE OF ALLEGIANCE

Charlie McConnehey led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

a. Resolution No. 24-012 a joint resolution expressing appreciation to West Jordan's Representatives at the State Legislature

Community Engagement/Government Affairs Manager Tauni Barker was pleased to join the Council in expressing appreciation to West Jordan's Representatives at the State Legislature. Council Member Whitelock thanked the Representatives for the work they did on West Jordan's behalf at the Capital, and outside the Capital.

MOTION: Vice Chair Lamb moved to APPROVE Resolution No. 24-012, a joint resolution expressing appreciation to West Jordan's Representatives at the State Legislature.

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

4. PUBLIC COMMENT

Chair Jacob opened the public comment period at 6:08 pm.

Comments:

Steve Jones spoke in opposition to Resolution No. 24-014, which would approve an employee contract with a severance clause in excess of three months. He expressed the opinion that six months was too long.

Chair Jacob closed public comments at 6:12 pm.

5. REPORTS TO COUNCIL

a. City Council Reports

Council Member Green reported attending a recent neighborhood meeting and thanked Community Engagement/Government Affairs Manager Tauni Barker for successfully managing the meeting and communications with the residents. Council Member Green believed it had been a good opportunity to connect with residents of the neighborhood. He promised the Council would be sensitive to the neighborhood as the 9000 South project continued and would try to come up with good solutions to make the neighborhood safer and quieter.

Council Member Bedore echoed Council Member Green's comments about the recent neighborhood meeting and was grateful for the opportunity to visit with residents.

Council Member Shelton felt the neighborhood meeting at Antelope Canyon went well. He reported on a meeting with members of the Jordan School District Board of Education, a ride-along with Code Enforcement, and a lunch with Utah Foundations.

b. Council Office Report

Council Office Director Alan Anderson reported that Youth Council Members would be assisting at the City Easter Egg Hunt scheduled for Saturday, March 30. He also noted recruitment efforts were underway for next school year's Youth Council. He pointed out final touches recently completed in Council Chambers.

c. Mayor's Report

Mayor Dirk Burton thanked members of the Council for attending the 9000 South meeting. He reported attending a meeting of the Utah Chiefs of Police Association, where two West Jordan officers received awards. Mayor Burton commented that stucco repair work would begin on the Thomas Reese Justice Building, and spoke of an event attended by Economic Development. He explained that "temporary dead end" signs indicated planned access for future development, and spoke of a recent event with the Governor. Mayor Burton reported on upcoming community events.

d. City Administrator's Report

Public Services Director Cory Fralick gave a progress update regarding the progress of the Wheels Park, Ron Wood Master Plan, City Entry Way design project, and Xeriscaping at City Hall.

6. PUBLIC HEARINGS

- a. *Ordinances related to the Jones Landing North development, 53.4 acres located at 6835 West New Bingham Highway*
 - *Ordinance No. 24-13 requesting a Master Development Agreement/Plan*
 - *Ordinance No. 24-14 a General Plan Land Use Map amendment from Light Industrial and Future Park to Southwest Quadrant, and rezone from Agriculture 20-acre minimum lots (A-20) and Light Manufacturing (M-1) to the Southwest Quadrant Mixed-Use Zone (SWQ-MU)*

Senior Planner Tayler Jensen explained requests for Future Land Use Map Amendment and rezone of property located at 6835 West New Bingham Highway. He said both an independent traffic study and the City Traffic Engineer had indicated there would be little to no traffic from the apartment project cutting through adjacent single-family neighborhoods. The extension of Wells Park Road and 6700 West were likely to draw traffic from Echo Ridge, reducing residential traffic on 6400 West. Mr. Jensen showed planned connections to public trails.

Mr. Jensen displayed conceptual design images for the development while noting the proposed design standards met and exceeded City design standards. The Development Review Committee (DRC) and Planning Commission found the design standards to be acceptable and recommended approval. The residential component would be phase one of the development, with additional residential and commercial following. Mr. Jensen said the Planning Commission recommended approval of all three applications (Master Development Agreement, General Plan Amendment, and Rezone).

Assistant City Attorney Duncan Murray recommended correction of specific language in the documents. Council Member Green suggested setbacks should be clarified on page 8 of the Master Development Plan. Council Member Whitelock commented that an image in the packet showed a semi-truck in a roundabout, and expressed concern that a roundabout and semi-trucks were not a good match. Mr. Jensen explained the City Traffic Engineer verified that a semi-truck would be able to go through the designed roundabout.

Council Member Whitelock expressed concern that parking areas designated for the park would be used as overflow for the apartments, and asked how parking would be controlled. She would prefer the commercial component to be first in the phasing. She expressed appreciation for information provided by the applicant not usually included in Council packets. Responding to a question from Council Member Green, City Planner Larry Gardner explained the adjacent park was factored into the plan as a buffer for residential.

Ben Seastrand with the Gardner Group said the applicant was willing to make any change needed at the site plan level to mitigate concerns of traffic going through Echo Ridge. He emphasized the applicant wanted to be a good neighbor. Mr. Seastrand explained it was critical for the commercial component of the development that the roundabout work for semi-trucks. He said development would take place in one phase, starting on the north end and working south. The park would be developed as neighboring residential was developed. Mr. Seastrand said the commercial would be built-to-suit. Responding to a question from Chair Jacob, Mr. Seastrand felt confident the applicant could brainstorm a solution to the parking concerns expressed. He suggested perhaps the HOA could monitor

parking lots at the park, and said the applicant was trying to park the development “to market” to avoid the necessity for street parking.

Chair Jacob opened a public hearing at 7:08 pm.

Comments:

Steve Jones, resident, believed there was an issue with parking. He suggested the estimated 1.4 vehicles per unit was too low. Mr. Jones felt that roundabouts in West Jordan were too small, and emphasized the City needed to ensure adequate roundabouts.

Chris McConnehey, resident, suggested a snowplow with the blade down being able to go through a roundabout without damage to infrastructure would be a good test for roundabout adequacy.

Chair Jacob closed the public hearing at 7:11 pm.

Council Member Green wanted the public to be able to use the park, and expressed concern that the parking lot would likely be used by vehicles from the apartments. He expressed the opinion that traffic calming measures were needed at intersections of Wells Park Road/Lea Heather Way and Wells Park Road/6400 West. He spoke of noise caused by engine brakes and refrigerator trucks, and suggested engine brakes and on-street parking should be banned from Prosperity Road to 6900 West.

Vice Chair Lamb was in favor of the rezone and agreed with Council Member Green regarding noise. Vice Chair Lamb encouraged the applicant to mitigate potential frustration to residents that may occur if 9540 South were open to the apartments. Council Member Whitelock said she had already heard from residents of the area concerned about noise from trucks and agreed with Council Member Green.

Chair Jacob spoke in favor of the concepts presented that evening, and said the details and concerns raised had more to do with the site plan than the proposed rezone and Master Development Plan/Agreement. Chair Jacob expressed confidence that the issues mentioned could be worked out with staff and the Planning Commission. Council Member Green commented that the MDP was passed by ordinance, and the site plan was not. He wanted some of the concerns addressed in generality in the MDP.

Commissioner Bloom was in favor of the proposal and appreciated the hard work that had gone into it.

Council Member Green moved to approve Ordinance No. 24-13 approving a Master Development Agreement/Plan, with the following amendments:

- Under Commercial Design Standards on pages 4 and 5, DRC should be amended to read “Zoning Administrator (for minor deviations)”;
- Amend line 17 of Ordinance No.24-13 to Gardner West Jordan L.C.; and
- Add to the Master Development Agreement that traffic calming measures will be placed at Wells Park Road and Lea Heather Way, and Wells Park Road and 6400 West, with no engine brakes or on-street parking between

Prosperity Road and 6900 West, and a traffic calming measure at 9540 South where it exits the development.

Council Member Whitelock seconded the motion.

City Attorney Josh Chandler did not think the City was in the position to include an expectation or requirement that the applicant place traffic calming measures on Wells Park Road. He said such an expectation would be possible on property the applicant was developing, but not on an existing road. Council Member Green responded that the Master Development Plan showed the applicant would be responsible for that stretch of the road. He argued that the traffic calming measures would be directly related to the impact of new development on an existing neighborhood. Vice Chair Lamb disagreed, and expressed the opinion that the responsibility of traffic mitigation on the road was on the City.

Chair Jacob commented that Wells Park Road was included in the MDP as being part of the project, and asked if the applicant proposed to make changes to the road. Senior Planner Tayler Jensen responded that the applicant had indicated willingness to place traffic calming measures. He asked if the Council would be willing to rely on the advice of the City Traffic Engineer regarding traffic calming measures or would require additional direction. Chair Jacob pointed out differences in the marked roads on different images included in the MPD. Council Member Green believed the traffic calming measures needed to be left to the engineers. He expressed the opinion that the developer should bear some of the cost of the effects of the development. He pointed out that his motion did not define what the traffic calming measures should be.

Chair Jacob would not vote in favor of the motion on the table but would vote in favor of a motion to approve as suggested by staff, because he believed the items added by Council Member Green could be addressed later if they became a problem. Council Member Whitelock commented that the developer and staff had only considered the specific area of the development and not beyond, which she knew had consequences. She said the Council needed to be cognizant of the fact that developments had impact on surrounding areas, and pointed out the development in front of them would not come before the Council again. Council Member Whitelock would rather West Jordan was proactive than reactive. Council Member Green agreed and said the Council approved developments all the time and heard about traffic problems later.

Council Member Bedore could see both sides of the issue and he would rather fix things now than later. He asked if language would be included to indicate that the City would put the proper studies in place to be proactive.

City Administrator Korban Lee suggested the motion should be limited to traffic measures within the development. He said the City would study the need for traffic calming measures outside the development and said development impact fees could be used for off-site traffic calming if needed. Mr. Lee stated existing City traffic calming standards required evidence of a need for traffic calming measures.

Council Member Green believed the development would have traffic impacts and was trying to solve the impacts. He felt the right traffic calming measures would enhance the

project and enhance the area. Council Member Whitelock asked if an agreement between the City and the developer could be included in the MDA. Mr. Chandler responded the City could agree to something, but was not in a position to require something off-site of the developer. The City could ask, but not require.

At the request of the Chair, Cindy Quick read aloud the motion made by Council Member Green. Council Member Green agreed to the following amendment:

- **Add to the Master Development Agreement that traffic calming measures will be placed at Wells Park Road and Lea Heather Way, and no engine brakes or on-street parking between Prosperity Road and 6900 West.**

Assistant City Administrator Jamie Davidson believed it was important to remember that the City already had traffic calming standards in place, to be applied and adhered to across the entire City. He suggested including traffic calming measures in the MDA would create a problematic double standard. Mr. Davidson emphasized the City did not yet know the traffic volumes, speeds, pedestrians, or possible accidents that would occur along the road, and said all those factors helped to determine if traffic calming was warranted.

MOTION: Vice Chair Lamb moved to Call the Question. Chair Jacob seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kent Shelton

NO: Kelvin Green, Kayleen Whitelock

ABSENT:

The motion passed 5-2.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-13 approving a Master Development Agreement/Plan with the following amendments: the DRC amended to read "Zoning Administrator (for minor variations)", amend line 17 of the ordinance to Gardner West Jordan L.C., and add traffic calming measures will be placed on Wells Park Road at Lee Heather, with no engine breaks or on-street parking between Prosperity Road and 6900 West.

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: Kelvin Green

NO: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kent Shelton, Kayleen Whitelock

ABSENT:

The motion failed 6-1.

MOTION: Vice Chair Lamb moved to APPROVE Ordinance No. 24-13 approving a Master Development Agreement/Plan with the following amendments:

- Under Commercial Design Standards on pages 4 and 5, DRC should be amended to read Zoning Administrator (for minor variations);
- Amend line 17 of Ordinance No. 24-13 to Gardner West Jordan L.C.

Council Member Bloom seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kent Shelton, Kayleen Whitelock

NO: Kelvin Green

ABSENT:

The motion passed 6-1.

MOTION: Council Member Shelton moved to APPROVE Ordinance No. 24-14 a General Plan Land Use Map amendment from *Light Industrial and Future Park* to Southwest Quadrant, and rezone from *Agriculture 20-acre minimum lots (A-20) and Light Manufacturing (M-1)* to the Southwest Quadrant Mixed-Use Zone (SWQ-MU), with the following amendment:

- Amend line 15 of Ordinance No. 24-14 to Gardner West Jordan L.C.

Vice Chair Lamb seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kent Shelton, Kayleen Whitelock

NO: Kelvin Green

ABSENT:

The motion passed 6-1.

b. Resolution No. 24-010 to approve a Service in Lieu of Fees agreement for the use of Ron Wood Baseball complex and Veterans Memorial Park Baseball complex in the amount of \$40,250 for Copper Hills Baseball League for the 2024 and 2025 seasons and end-of-season tournaments

Council Office Director Alan Anderson explained the Copper Hills Baseball League had provided service in lieu of fees during the baseball season for several years. Council Member Green pointed out the prepared resolution did not include language authorizing the Mayor to sign an agreement. Mr. Chandler responded the documents were sufficient as prepared. The Council could authorize waiving of fees without needing to direct the Mayor to sign the document.

Staff answered questions from the Council. Council Member Green commented that City ordinance required the Council to receive and review a report from entities receiving monetary or non-monetary assistance from the City (or delegate someone else to receive

and review in their place) and suggested the requirement should be included in the resolution. Mr. Chandler responded that the delegation of that authority could be included in the resolution but was not necessary. Council Member Shelton thought the League would love to give a report to the Council.

Chair Jacob opened a public hearing at 7:58 pm.

Comments:

Landon Potter, President of West Jordan Copper Hills Baseball League, thanked the Council for their support. He reported the League served 800 youth in West Jordan, had 16 volunteers on the Board, and worked with over 207 volunteer coaches.

Chris McConnehey, resident, expressed support for the requested Service in Lieu of Fees agreement, and thanked the League for all they had done in the past. He encouraged approval from the Council.

Chair Jacob closed the public hearing at 8:00 pm.

Vice Chair Lamb thanked representatives of the League for being in attendance, and said he appreciated the opportunities for youth in the City provided by the League. Council Member Green expressed the opinion that little league baseball was important and said he did not want West Jordan to be one of the cities in which fees were increased to a point that discouraged participation.

Mr. Anderson said Mr. Potter had indicated willingness to give a report to the Council following the baseball season in 2025.

MOTION: Chair Jacob moved to APPROVE Resolution No. 24-010 for a Service in Lieu of Fees agreement for the use of Ron Wood Baseball complex and Veterans Memorial Park Baseball complex in the amount of \$40,250 for Copper Hills Baseball League for the 2024 and 2025 seasons and end-of-season tournaments.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

c. Resolution No. 24-013 authorizing a fee waiver in the amount of \$9,804 for the non-profit 501(c)3 Jordan Education Foundation for the Challenge Obstacle Run

Council Office Director Alan Anderson oriented the Council with a fee waiver request from the Jordan Education Foundation for a Challenge Obstacle Run. He said the event would require a Mass Gathering Permit and include services totaling \$9,804 (Police, Fire, etc.). Mr. Anderson said a deposit had been paid, and reported the total fee waivers approved by the Council would remain below 1% of City revenues. He reported the Jordan

Education Foundation had contributed more than 500 hours of service to community activities and events.

Jason Casto, Jordan Education Foundation Volunteer Board member, said the Foundation put on the event every year to help raise money for classroom grants. He said the Foundation had been able to approve \$6.9 million in classroom grants in the last seven years. Mr. Casto spoke of grant contributions to specific schools. He said the Foundation had always had support from the Council, and said the volunteer opportunities had deepened with the community visibility provided.

Chair Jacob opened a public hearing at 8:13 pm.

Comments:

Chris McConnehey, resident, shared that with his sons being on the spectrum, he appreciated the good done by the Foundation in schools within the City. He believed the application met the requirements of a Service in Lieu of Fees.

Chair Jacob closed the public hearing at 8:15 pm.

Council Member Green said he participated in the event in the past, and the Foundation did an amazing job. Council Member Whitelock said she would support the request because of the service provided. She pointed out that Jordan School District, Jordan Education Foundation, and Jordan Education Association were different entities.

Council Member Shelton believed such events build community and identity in West Jordan. Council Member Bloom thanked the Foundation for strengthening the community and bringing residents together with opportunities to serve.

MOTION: Council Member Bloom moved to APPROVE Resolution No. 24-013 authorizing a fee waiver in the amount of \$9,804 for the non-profit 501(c)3 Jordan Education Foundation for the Challenge Obstacle Run.
Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

7. BUSINESS ITEMS

a. Resolution No. 24-014 authorizing the Mayor to execute an employment agreement with a severance clause in excess of three months

City Administrator Korban Lee presented a proposed resolution to authorize the Mayor to execute an employment agreement for Paul Jerome in June. He said the proposed severance provision was the same as was currently in place for the position, and said

2.5% of City employees currently met established conditions for the severance provision proposed.

Council Member Shelton thanked Mr. Jerome for taking the risk of leaving a secure job and moving to a new city. He understood the concerns that had been voiced and would vote in favor. Council Member Green did not like severance agreements and said many government employees served at will without severance packages. He acknowledged that severance packages were currently standard practice in Utah municipalities to attract employees and emphasized that the severance package would only take effect if the employee was terminated without cause. He would support the proposed resolution because it was standard practice.

Council Member Bedore shared personal experience with protection from a severance package and said he would vote in favor. Council Member Whitelock did not agree with severance packages and said the residents had spoken against them. Her opinion had nothing to do with Mr. Jerome personally. She believed her job was to speak for the residents and would vote against the proposed resolution. Council Member Bloom believed severance packages could help attract the best and the brightest and said she would vote in favor.

Chair Jacob shared personal experience with being let go without real cause at the whim of a new CEO. He commented that jobs in government were inherently different because the employer, the mayor, could change every four years. Chair Jacob emphasized that the severance provision would only take effect if the employee was let go without good cause.

MOTION: Chair Jacob moved to APPROVE Resolution No. 24-014 authorizing the Mayor to execute an employment agreement with Paul Jerome as Assistant City Administrator and a severance clause in excess of three months.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton

NO: Kayleen Whitelock

ABSENT:

The motion passed 6-1.

8. CONSENT ITEMS

a. Approve Meeting Minutes

- *March 13, 2024 – Regular City Council Meeting*

MOTION: Vice Chair Lamb moved to APPROVE the consent agenda as listed.

Chair Jacob seconded the motion.

The vote was recorded as follows:

YES: **Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock**

NO:

ABSENT:

The motion passed 7-0.

9. ADJOURN

Seeing that all business items were completed, Chair Jacob adjourned the meeting at 8:36 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 27, 2024. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 24th day of April 2024