



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, April 24, 2024 – 6:00 pm
Approved May 8, 2024
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

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

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, Senior Planner Tayler Jensen, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Senior Management Analyst Jeremy Olsen, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Police Chief Ken Wallentine

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

2. PLEDGE OF ALLEGIANCE

Scott Langford led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

a. *Recognition of West Jordan Police Department*

Police Chief Wallentine recognized Detective Sullivan for being nominated by his peers to be named Officer of the Year, Officer Trujillo for receiving a purple heart, and Officer Miguel Rodriguez for receiving second place at a national K9 Officer competition. The Chief thanked the officers for their dedicated service in the community, and the Council offered congratulations.

b. *Recognition of Copper Hills Girls Wrestling Team for taking State in Region 6A*

Chair Jacob recognized the Copper Hills Girls Wrestling Team for taking first place in the 6A State Championship. The Coach spoke proudly of the team and their hard work and sportsmanship. The Council offered congratulations.

4. PUBLIC COMMENT

Chair Jacob opened the public comment period at 6:12 pm.

Comments:

Wes Jemmett, West Jordan resident, asked if a particular rezone had been approved, and asked to see on a map where 1950 West would extend to Gardner Lane. Mr. Jemmett commented that the glass recycling bin that used to be near the public pool was no longer there, and Chair Jacob responded the bin was now at the Public Works Building.

Chair Jacob closed public comments at 6:14 pm.

5. REPORTS TO COUNCIL

a. City Council Reports

Council Member Whitelock said the Council received an email regarding Meals on Wheels and asked if the Council wanted to add a discussion of the program to a future agenda.

Council Member Green voiced appreciation in attending a recent Utah League of Cities and Towns (ULCT) Conference with other Council Members. He encouraged students in attendance to apply to participate on the West Jordan Youth Council. Council Member Green conveyed best wishes to Fire Chief Dave Bower who recently retired.

Chair Jacob spoke of the recent ULCT Conference in St George and shared his key takeaway was inspired by keynote speaker Noelle Pikus Pace: "You go where you look." He found new resolve to focus on where the city wants to go.

b. Council Office Report

Policy Analyst & Public Liaison Warren Hallmark announced the City was recruiting for next year's Youth Council. The current Youth Council was scheduled to present a report at the May 22, 2024, City Council meeting.

c. Mayor's Report

Mayor Dirk Burton reported that the Sikh Temple of Utah presented an award to the City at a recent Vaisakhi Celebration. The Mayor showed a photograph of new secure bike racks inside City Hall and reported on a Truck Ranch groundbreaking. Mayor Burton provided updates on road construction projects and Google Fiber and Century Link projects and spoke of upcoming events in the community.

d. City Administrator's Report

Fire Chief Maxfield invited the Council to upcoming Fire Department events. Council Member Green commented that May 4, 2024, was West Jordan Fire Fighters Day.

City Administrator Korban Lee announced an Art in the Park event on Saturday, April 27, 2024. Mr. Lee provided an update regarding the status of air conditioning in City Hall.

6. PUBLIC HEARINGS

a. Ordinance No. 24-17 a petition by McArthur Homes requesting a rezone of 16.36 acres of property from A-1 Zone (Agriculture 1-acre lots) to R-1-8C Zone (Single-family Residential 8,000 square foot lots) for Pierson Farms located at 1996 and 1986 West Gardner Lane

Associate Planner Mark Forsythe oriented the Council with a request to rezone property located at 1996 and 1986 West Gardner Lane from A-1 Zone (Agriculture 1-acre lots) to R-1-8C Zone (Single-family Residential 8,000 square foot lots). He said staff believed the request was in line with the Future Land Use Map and said the Planning Commission forwarded a positive recommendation. The proposed development would not be a planned community and would need to meet existing City ordinances. Mr. Forsythe emphasized that the decision that evening was limited to the requested rezone and said road and traffic impact issues would be addressed later at the Planning Commission level.

Council Member Green said the Council changed City ordinance to require submission of a concept plan with a rezone request and asked that the concept plan be displayed for the benefit of citizens in attendance. Council Member Whitelock commented that the "C" should not have been included with the "R-1-8" in the packet, and Community Development Director Scott Langford agreed, stating the "C" referred to minimum house sizes, which the City no longer had authority to enforce. Responding to a question from Chair Jacob, Mr. Forsythe said the concept plan was not binding at the rezone stage.

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

Comments:

Janna Pierce, West Jordan resident, lives next to the proposed development. She said most houses/lots in the area were larger and said she would like the lots in the proposed development to be larger as well. She asked if the builder planned to install a fence to keep dust down and control rodents.

Jen Sorensen, West Jordan resident, lives at the north end of the subject property. She said she believed it was important for the Council to be aware of the type of houses that would be built when making the decision. Ms. Sorensen expressed concern for traffic if the proposed plan went forward and asked the Council not to approve the R-1-8 Zone.

Bernell Kirkman, West Jordan resident, said he owned property adjoining the proposed development. He said he had driven through communities built by the developer, said the developer was a first choice for him for the project, and said he believed affordability was a big deal in the current market. Mr. Kirkman expressed support for the proposed rezone.

Andrea Cristianson, West Jordan resident, said she lived in the subject neighborhood. She pointed out different sizes of homes in the area, and said she believed lots in the proposed development should be at least a fifth of an acre but would prefer quarter acre lots. Ms. Cristianson expressed the opinion that homes were not affordable in the current market and said the neighbors did not want 8,000 square foot lots on the subject property. She expressed the opinion that 1950 West should not go through.

Chad Maines, West Jordan resident in the subject neighborhood, said his major concern was for traffic flow. He asked about public zoning notices and expressed the opinion that proposed zoning changes needed to be publicly noticed. Mr. Maines said he would like to see more speed bumps on 1950 West if the proposed zoning was approved.

Jeff Bigelow, West Jordan resident in the subject neighborhood, said he lived on an 8,000 square foot lot and had for 30 years. Mr. Bigelow said he did not believe the proposed 8,000 square foot lots were an issue. He said he believed the concerns about 1950 West were valid, and said he believed speed bumps would address the problem. Mr. Bigelow said he believed most of the traffic would go to Gardner Lane, and said he supported the proposed McArthur Homes community.

Chair Jacob closed the public hearing at 7:03 pm.

John Gassman with McArthur Homes agreed that affordability was an issue. He said the proposed development would not be entry-level homes. He said two developments that were similar to the planned development with the same zoning were Bateman Farms and Boulder Ranch. Mr. Gassman said a traffic study had already been done and the developer was aware that traffic calming features would be needed. He said McArthur Homes wanted to add to the neighborhood and build quality homes for West Jordan families.

Referring to a public comment, Council Member Whitelock asked if a construction barrier would be put up to minimize dust and rodents. Mr. Gassman described the initial construction stages and said there was a chance some kind of silt fence would be installed. He said the developer wanted to be a good neighbor. He said concerns of one neighboring horse property owner about child safety had been noted. Responding to a question from Council Member Whitelock, Mr. Gassman said the plan was for McArthur Homes to build the homes. He said McArthur Homes did not plan on putting anything in place to control rentals but did not anticipate that homes in the high \$800,000s would end up as rental properties. Mr. Gassman said the plan was for some of the lots to include ADUs, but not the majority.

Vice Chair Lamb said a previous subdivision approved by the Council was sold by the developer and turned into rental units, and said he hoped McArthur Homes would not do the same. Vice Chair Lamb asked about phasing, and Mr. Gassman said the plan was to design for two phases, split north/south, and said the phasing would be dependent on the economy and needs of the current owners. He said the intention was for McArthur Homes to build single-family homes.

Council Member Green said he lived in an R-1-8 Zone and felt R-1-8 was a good zone. He said the proposed development was the type of development that could help the housing crisis and would not make things worse. He said the Legislature wanted more density per acre. Council Member Green said he understood the concerns about 1950 West, and pointed out that a curve would be necessary, which was a built-in traffic calming feature. He said he was adamant that traffic calming features would be necessary on 1950 West and asked that the developer incorporate traffic calming features into the design even though the City could not impose such a condition. Council Member Green said he felt the proposed development would be great.

Vice Chair Lamb said he was encouraged that the proposal was for R-1-8 homes instead

of townhomes. He said he lived in an R-1-8 Zone, and felt it was a good fit for the subject area.

Council Member Bedore said the subject property was in his District. He said two of his previous homes had been adjacent to fields that were eventually developed with homes and said he could relate to how the residents felt. Council Member Bedore said he currently lived in a duplex situation that was basically R-1-8 on Fairway Drive, and he dealt with a lot of traffic. He emphasized that the proposed change was more desirable than what the Legislature wanted cities to approve and expressed concern that if the Legislature saw West Jordan deny R-1-8, the State would possibly force higher density. Council Member Bedore said he believed the proposed rezone was a responsible change and said he would work with the residents going forward to ensure the safest details.

Council Member Whitelock said she believed R-1-8 was the right zone, but said she was concerned that she had not often seen the Planning Commission go against what staff recommended. She said she was concerned the development would not get the traffic calming measures needed. Council Member Whitelock said she had been encouraged to hear the Governor recently say what was needed in Utah were single-family homes where residents could build wealth. She said most of the concerns she had heard were related to traffic. She said she personally believed the R-1-8 Zone was right for the subject property, but also believed she was the residents' voice.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-17, a rezone of 16.36 acres of property from A-1 to R-1-8C Zone for Pierson Farms located at 1996 and 1986 West Gardner Lane, amending lines 27 and 41 removing the "C" so it reads only R-1-8.

Council Member Shelton seconded the motion.

Responding to concern expressed by Vice Chair Lamb, City Attorney Josh Chandler concurred that removing the "C" designation was fine because it was not enforceable. He said he felt leaving it in would not cause a problem, but removing it provided greater clarity.

The vote was recorded as follows:

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

NO: Kayleen Whitelock

ABSENT: Pamela Bloom

The motion passed 5-1.

b. Ordinance No. 24-18 a petition by Robbie Thomson/Utah Land Company for a rezone of 9.75 acres of property from A-5 Zone (Agriculture 5-acre minimum lots) to R-1-8 Zone (Single-family residential 8,000 square foot minimum lots) for Taylor Farms located at 7218 South Temple Drive (1300 West)

Senior Planner Tayler Jensen oriented the Council with the proposed rezone from A-5 to R-1-8 for Taylor Farms located at 7218 South Temple Drive and showed that R-1-8

matched surrounding properties. He said the application did not involve subdivision, complied with the General Plan, and was compatible with neighboring properties. Mr. Jensen said the existing veterinary office was considered legal non-conforming, and the rezone would not increase the non-conformity. He showed a concept map, and said roads and lot layout would be addressed at the subdivision stage. He said the Planning Commission reviewed the petition and recommended approval. Mr. Jensen suggested the planned development would increase connectivity in the neighborhood.

Council Member Green said he did not like non-conforming uses, and asked if there was a way to make the veterinary office a conforming use. Mr. Jensen said the use would need to be added as a permitted use in the R-1-8 Zone.

Vice Chair Lamb said he lived just south of the subject neighborhood. He commented that a school access for Heartland Elementary had been closed off at the location years ago, and asked if the access could be opened again with the development.

Chair Jacob opened a public hearing at 7:41 pm.

Comments:

Sam Crop, West Jordan resident, said he lived on the corner of the field. He said he was not opposed to the rezone. He said he would like to see a happy medium between the concept map shown and the surrounding neighborhoods. Mr. Crop said traffic was a concern, and suggested 1470 West end in a cul-de-sac.

Debbie Rubberman, West Jordan resident, said she lived next to the subject property. She said she understood the property owner had the right to develop. Ms. Rubberman said the property was probably one of the premier places to develop in West Jordan, and said she believed the development should include green space.

Lyn, West Jordan resident, said she was concerned about the height of the homes. She said she liked the park idea.

Jeremy Brewster, West Jordan resident, said he had nothing against the rezone, but had an issue with the proposed traffic flow. Mr. Brewster expressed concern that nothing would be done to slow traffic. He questioned the City's public notice practices.

Jacob Barns, West Jordan resident north of the proposed development, said he appreciated the proposed minimum of 8,000 square feet for lots. He expressed concern regarding water in the neighborhood and the potential for flooding.

Chris McConnehey, West Jordan resident, spoke in favor of the proposed rezone, he believed it fit with the surrounding neighborhoods and felt it would help with several existing issues in the area. Mr. McConnehey thanked the developer for pitching something reasonable.

Chair Jacob closed the public hearing at 7:52 pm.

Robbie Thomson, representing the property owner, said it was his job to protect the property owner's rights, request zoning for the highest and best use, and then go to the market for a builder. Mr. Thomson said he would prefer an R-1-6 Zone but acknowledged that R-1-6 was not in line with the General Plan. He said he believed R-1-8 would allow for a great project that would benefit the neighborhood and said he would talk to the eventual builder about a cul-de-sac.

Vice Chair Lamb asked that Taylor Farms not become a rental development. Council Member Whitelock said she appreciated that the property owners would look for a builder to build single-family homes for people to buy, not rent. Council Member Green said the Council was sensitive to ground water issues, and said staff were aware of what was required to handle storm water correctly. He asked the Planning Commission and staff to make sure traffic safety measures were included. Council Member Green commented that Taylor Farms would be the type of neighborhood in which the Council could not require green space. Council Member Shelton said he liked the suggestion for a cul-de-sac at the west end of the development.

MOTION: Council Member Shelton moved to APPROVE a rezone of 9.75 acres of property from A-5 to R-1-8 Zone for Taylor Farms located at 7218 South Temple Drive.

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: **Pamela Bloom**

The motion passed 6-0.

c. Resolution No. 24-016 authorizing a waiver of fees in the amount of \$562.50 for Tiny Tim's Foundation for Kids a non-profit 501(c)3 organization

Chair Jacob explained the applicant had canceled the event, and a fee waiver would not be needed. A public hearing had been noticed and would be held.

Chair Jacob opened a public hearing at 8:03 pm.

Comments:

Chris McConnehey said he appreciated the Tiny Tim's Foundation and was sad to hear the event was canceled. He suggested the Foundation submit for service in lieu of fees in the future as they provided a great deal of service to the community.

Chair Jacob closed the public hearing at 8:05 pm.

MOTION: Council Member Whitelock moved to TABLE Resolution No. 24-016 approving a fee waiver of park rental fees at Veteran's Memorial Park in

the amount of \$562.50 to Tiny Tim's Foundation for Kids for a Car Show to be held on June 8, 2024.

Vice Chair Lamb seconded the motion.

Council Office Director Alan Anderson clarified that a motion to table was appropriate in the situation. Council Member Whitelock said Tiny Tim's was a great organization, and said she also favored service in lieu of fees. Responding to a question from Vice Chair Lamb, Mr. Anderson said the event was cancelled with no indication it would be held later in the year.

The vote was recorded as follows:

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

NO:

ABSENT: Pamela Bloom

The motion 6-0.

d. Resolution No. 24-017 approving the Annual Action Plan for the Community Development Block Grant 2024 Program Year and authorizing the Mayor to sign all associated program agreements.

Senior Management Analyst Jeremy Olsen oriented the Council with the Annual Action Plan for the CDBG 2024 Program Year. Council Member Whitelock said she appreciated all the work that went into the program and asked if staff had reached out to the Olene Walker Housing Loan Fund. Mr. Olsen said they had not reached out to the Olene Walker Housing Loan Fund and said changes would occur to the program in the next year.

Chair Jacob opened a public hearing at 8:09 pm.

Comments:

Josie White, Development Director at South Valley Services (SVS), expressed appreciation for the recommendation to fund SVS for another year. She provided an update on SVS.

Chair Jacob closed the public hearing at 8:11 pm.

MOTION: Council Member Green moved to APPROVE Resolution No. 24-017 approving the Annual Action Plan for the Community Development Block Grant 2024 Program Year and authorizing the Mayor to sign all associated program agreements.

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Pamela Bloom

The motion passed 6-0.

e. *Resolution No. 24-015 authorizing the Mayor to execute a lease agreement with South Valley Services to utilize space in City Hall*

Community Outreach Manager Ariel Campos said it had been a pleasure to work with SVS in preparation for the group leasing space at City Hall. He said the space was remodeled with SVS in mind and said SVS would reimburse the City for construction costs incurred during the remodel by monthly installments over a period of ten years.

Council Member Green felt a less-than-fair-market-value lease amount was similar to a fee waiver, and asked if the Council Office had a record of the value of the lease to use in calculating total waivers granted. It was noted that the amount was \$18,000 per year.

Chair Jacob opened a public hearing at 8:17 pm.

Comments:

Josie White with SVS said the City Hall location would enable SVS to serve thousands of survivors, in addition to the 500 served at the shelter. She said it was a prime location, enabling many people to get help.

Nitu Boyd, SVS Program Director, said he was grateful to the Council for allowing SVS to use the space, and grateful to the Mayor for visiting SVS staff.

Chris McConnehey, West Jordan resident, said he agreed that City Hall was in a prime location in the Salt Lake Valley, and encouraged Council support. He said SVS had done so much good for so many people.

Chair Jacob closed the public hearing at 8:21 pm.

Mayor Burton spoke of the advantages of the City Hall location.

MOTION: Vice Chair Lamb moved to APPROVE Resolution No. 24-015 authorizing the Mayor to execute a lease agreement with South Valley Services to utilize space in City Hall.

Council Member Shelton seconded the motion.

Vice Chair Lamb thanked Ms. White for the service she provided the community.

The vote was recorded as follows:

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

NO:

ABSENT: Pamela Bloom

The motion passed 6-0.

7. BUSINESS ITEMS

a. *Resolution No. 24-018 adopting fireworks restrictions for 2024*

Deputy Fire Chief Chris Trevino presented the fireworks restriction map currently available on the City website, and said his department recommended keeping the same restrictions for the 2024 fireworks season.

Council Member Whitelock said the City now had a lot of people living west of 5600 West, and many had reached out to her to express that the City used the same map over and over again, and did nothing about enforcement, so the residents went ahead with fireworks in the restricted neighborhoods. She said she knew there had been a restrictions map that included areas west of 5600 West in the past, and asked if the Fire Department would consider amending the map to include some areas west of 5600 West.

Chief Trevino said a zig zag line could be drawn, but enforcement would become more difficult. He said he would be happy to take the question back to the Fire Marshal for discussion. Chief Trevino said the information was due at the State by May 1st. Council Office Director Alan Anderson said Council Leadership had asked that the topic be brought back after the summer season for further dialogue and deliberation. He confirmed the May 1, 2024, deadline.

Council Member Green asked if there were places in the City, such as designated parking lots, where fireworks could be allowed for those who lived in restricted areas. Chief Trevino said he did not have a definite answer but supposed it could be possible anywhere that fireworks were not restricted. Council Member Shelton expressed support for continuing discussion after the summer season. Vice Chair Lamb said he suspected there were just as many residents not wanting fireworks west of 5600 West as were in favor. Chair Jacob said the map needed to be carefully reviewed and discussed at a later time but needed to be passed for the 2024 season.

MOTION: Chair Jacob moved to APPROVE Resolution No. 24-018 prohibiting the use of ignition sources, including fireworks, explosive devices, and open flames, in certain areas that historically constitute a hazardous environmental condition.

Vice Chair Lamb seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Pamela Bloom

The motion passed 6-0.

8. CONSENT ITEMS

a. *Approve Meeting Minutes*

- *March 27, 2027 – Regular City Council Meeting*

- *March 27, 2027 – Committee of the Whole Meeting*

MOTION: Council Member Green moved to APPROVE Consent Items as listed.

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Pamela Bloom

The motion passed 6-0.

9. ADJOURN

Seeing no further business on the agenda, Chair Jacob adjourned the meeting at 8:40 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 24, 2024. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 8th day of May 2024