



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, May 08, 2024 – 6:00 pm
Approved May 22, 2024
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Zach Jacob (*joined at 7:02 pm*), Vice Chair Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Public Services Director Cory Fralick, City Planner / Zoning Administrator Larry Gardner, Assistant City Administrator Paul Jerome, Policy Analyst & Public Liaison Warren Hallmark, City Administrator Korban Lee, Fire Chief Derek Maxfield, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Vice Chair Lamb called the meeting to order at 6:00 pm, and noted that Chair Jacob would join later in the meeting.

2. PLEDGE OF ALLEGIANCE

Becky Condie led participants in the Pledge of Allegiance.

3. PUBLIC COMMENT

Vice Chair Lamb opened the public comment period at 6:01 pm.

Comments:

David McClain, West Jordan resident, said he enjoyed the Mountain View Corridor biking trail. He expressed concern about the pavement quality on the trail over time, and asked the City to maintain the pavement. Mr. McClain also requested the City provide trash cans along the trail.

Jared Jax, West Jordan resident, expressed concern about a neighbor operating a commercial rental business on residential property on Otter Creek Drive. He said the property was an eye sore, and said the Code Enforcement Department informed him the individual did not have a business license for the commercial rental business. Mr. Jax said he felt frustrated the City had taken no action with the direct violation, and suggested the process for dealing with illegal businesses needed to improve.

Vice Chair Lamb closed public comments at 6:06 pm.

4. REPORTS TO COUNCIL

a. City Council Reports

Council Member Whitelock thanked the students in attendance, and encouraged them to register to vote at 18.

Council Member Bloom said she had enjoyed attending ground breakings and ribbon cuttings for local businesses in the community, and spoke of the importance of supporting local businesses.

Council Member Green thanked the West Jordan Fire Department for events on West Jordan Firefighters' Day, and spoke of the upcoming West Jordan Police Day and National Police Memorial Day.

Vice Chair Lamb commented on the amazing art displayed on the first floor of City Hall.

b. Council Office Report

Council Office Director Alan Anderson commented on finishing touches completed in Council Chambers. Policy Analyst Warren Hallmark mentioned applications were currently being accepted for the West Jordan Youth Council.

c. Mayor's Report

Mayor Burton reported on recent events, and spoke of upcoming events in the community. Mayor Burton provided an update on current construction projects. He answered questions regarding the Big Bend project, as well as communication efforts for potential water leaks.

d. City Administrator's Report

Public Works Utility Manager Greg Davenport provided an update on water line projects and a solid waste line project. Public Services Director Cory Fralick updated the Council regarding the Street Light Department and efforts to prevent copper theft, and reported on park and landscaping projects.

5. PUBLIC HEARINGS

a. Ordinance No. 24-15 amendments to West Jordan City Code Section 8-5-2 regarding the costs of sidewalk, curb, and gutter maintenance, repair, and replacement in the City right of way

Public Works Director Brian Clegg oriented the Council with proposed amendments to Code Section 8-5-2 to specify the City would bear the cost of maintenance, repair, and replacement of sidewalk, curb, and gutter in public right of way in the interest of public safety. Mr. Clegg said the Planning Commission reviewed the amendments and forwarded a positive recommendation. He spoke of damage caused by park strip trees, and said the City had a recommended tree list for residents to reference. Mr. Clegg emphasized the sidewalk, curb, and gutter project would take several years, and explained that when a tree was removed, property owners would be given a tree voucher to encourage planting a new tree.

Vice Chair Lamb opened a public hearing at 6:44 pm.

Comments:

Ryan Wilkinson said he did not really care about the subject issue. He believed however, that the Council Members cared more about broken sidewalks than environmental issues

in the community that had not been addressed. Mr. Wilkinson spoke of toxic lead waste emitted into the air originating from the South Valley Regional Airport, and said to his knowledge the Council had not fought expansion of the airport.

Vice Chair Lamb closed the public hearing at 6:48 pm.

Council Member Whitelock expressed support for the proposed amendments.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-15 amending West Jordan City Code Section 8-5-2 regarding the costs of sidewalk, curb, and gutter maintenance, repair, and replacement in the city right of way.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Zach Jacob

The motion passed 6-0.

b. Ordinance No. 24-22 amending West Jordan City Code Section 13-5L-7 regarding Townhomes in PCH Zone (Planned Community Hillside) regulations for minimum interior lot widths (frontages) and minimum building side yard setbacks

City Planner/Zoning Administrator Larry Gardner oriented the Council with proposed amendments to Code Section 13-5L-7 regarding frontages and side yard setbacks in the Planned Community Hillside (PCH) Zone. He explained the Wood Ranch developer brought to staff's attention that distances approved in City ordinance and in the Wood Ranch Master Development Agreement differed, although both documents were approved at the same time. The Wood Ranch Development was currently the only development using the PCH Zone.

Vice Chair Lamb opened a public hearing at 6:54 pm.

Comments:

Gary Langston with Third Cadence and the Wood Ranch Development, expressed support for the proposed ordinance, and said he felt the City was a good partner. He said the desire with the amendments was to clarify inconsistencies and avoid confusion in the future.

Ryan Wilkinson said he had been studying toxic levels of lead emissions coming from the South Valley Regional Airport for some time, and suggested residents get checked if possible.

Vice Chair Lamb closed the public hearing at 6:59 pm.

Council Member Whitelock said while she wanted to honor what was approved in the MDA, she did not want to continue the setbacks in the future. She proposed referencing

two different tables in Code with footnotes, one applicable to applications approved prior to June of 2024, and one applicable to applications moving forward. She spoke of the risk of home fires spreading with homes close together, and referred to undeveloped land on the west side of the City that could potentially use the PCH Zone. Council Member Green said he agreed with Council Member Whitelock's proposal, and requested reference to a specific date (June 1, 2024). He expressed concern with five-foot side yards.

Chair Jacob arrived at 7:02 pm.

Council Member Shelton felt side yard setbacks should be at least 10 feet for townhomes built in the future. However, he believed Council Member Whitelock's proposal added unwanted complexity to the Code. Council Member Shelton was not in favor of changing the Code and would vote against the proposed amendments. He commented that the Wood Ranch developer would be able to proceed under the existing MDA.

Council Member Green said he did not think the proposed footnotes would be too complicated, and said he was fine either way. Council Member Bloom expressed support for the footnote, and said she would rather the MDA match the Code in the future. Council Member Shelton said he saw a risk that staff would not notice a footnote in the future, and said he believed it should be a no vote from the Council.

Council Member Bedore said he was interested in seeing a timeline of how the mistake was made and then caught. He said he wanted to make sure the mistake did not become the new code. Council Member Bedore expressed concern that a footnote would set a precedent and open the door for future developers to request the same.

Council Office Director Alan Anderson clarified that an MDA could include negotiated exceptions to Code. Mr. Gardner suggested instead of a footnote, confusion could be avoided by including two tables: one table for pre-June 1, 2024, and the existing table with an effective date of June 1, 2024.

Chair Jacob said the question for him was whether the standard was right for the PCH Zone in the future. He commented that future developers could propose their own changes with their own MDAs, and said he was comfortable with the setbacks stated in Code for the zone. Council Member Green said there was a possibility the PCH Zone could apply to other areas in the future, and said he believed the 22-foot and 10-foot measurements were appropriate, especially considering the mentioned risk of fire spreading. Council Member Green said he wanted the Code and the MDA to match.

MOTION: Council Member Green moved to ADOPT the proposed amended land use table in 13-5L as the historical table, and readopt the current table in 13-5L effective June 1, 2024.

Council Member Whitelock seconded the motion.

Chair Jacob expressed the opinion that using two tables was messy, and suggested the proposed footnote would be better. Council Member Whitelock expressed support for using two tables as suggested by staff. Council Member Bedore suggested using two lines

on one table instead of two tables. City Attorney Chandler said he did not have concerns with either two tables or two lines on one table from a legal perspective, and preferred both options over footnotes.

Chair Jacob said he would rather leave the ordinance as it was and leave the MDA as legal non-conforming, as suggested by Council Member Shelton. Council Member Shelton said he was in favor of 10-foot setbacks and 22-foot lot widths going forward.

The vote was recorded as follows:

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

NO: Zach Jacob

ABSENT:

The motion passed 6-1.

6. BUSINESS ITEMS

a. Receipt and acceptance of the Mayor's Tentative Budget for the City of West Jordan, Utah for Fiscal Year 2025

Mayor Dirk Burton thanked the Council for their input on the budget at a previous meeting. Mayor Burton said the FY 2025 Tentative Budget looked to the future. Administrative Services Director Danyce Steck explained the format of the FY 2025 Tentative Budget, and commented that the City received an award for the FY 2024 Budget. Ms. Steck shared a work session schedule for Council review and discussion of the FY 2025 Tentative Budget, and spoke of new legislation affecting the budget process.

Ms. Steck said the FY 2025 Tentative Budget included a recommended Sales Tax Revenue Bond Issuance for \$10-\$12 million to fund multi-purpose fields and other park improvements.

Council Member Bloom said she had liked seeing line items for each department budget in previous years, and expressed the opinion that not having that information would impact the Council's ability to influence proper allocation of funds. Ms. Steck explained that individual departments were limited by the total amount allocated to a department budget, but not restricted in how the total allocation was used. She said the Council had authority to approve the overall amount allocated, but not individual line items. Council Member Whitelock said she understood the frustration expressed by Council Member Bloom, and asked how the Council could obtain information regarding individual items in department budgets. Ms. Steck responded that staff had added a lot of narrative to the budget.

Ms. Steck explained that many of the fund budgets included a five-year financial projection, and defined "limited revenue" as used in the General Fund Budget (expected sales tax collection in excess of 5%, Google fiber permit fees, delinquent tax collection, and police officer funding grants). Ms. Steck said the inflation factor for the Mountain-West Region for calendar year 2023 was 4.48%. The Mayor's Tentative Budget for FY

2025 proposed a property tax increase of 3.5%. Ms. Steck listed new employee positions included in the Tentative Budget, and said the budget included a 2% cost of living adjustment for employee compensation.

MOTION: Council Member Green moved to ACCEPT the Mayor's Tentative Budget for the City of West Jordan, Utah for Fiscal Year 2025.
Vice Chair Lamb 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. CONSENT ITEMS

a. Approve Meeting Minutes

- *April 10, 2024 – Regular City Council Meeting*
- *April 10, 2024 – Committee of the Whole Meeting*
- *April 24, 2024 – Regular City Council Meeting*

MOTION: Council Member Green moved to APPROVE minutes for the April 10, 2024 meetings.
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.

8. ADJOURN

Seeing no further business Vice Chair Lamb adjourned the meeting at 8:32 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 8, 2024. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 22nd day of May 2024