



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, June 12, 2024 – 6:00 PM
Approved June 26, 2024
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

WORK SESSION 6:00 pm

1. CALL TO ORDER

- COUNCIL:** Chair Zach Jacob, Vice Chair Chad Lamb, Council Member Bob Bedore, Council Member Pamela Bloom, Council Member Kelvin Green, Council Member 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, Assistant City Administrator Jamie Davidson, Public Services Director Cory Fralick, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Attendee Paul Jerome, Attendee David Murphy

Chair Jacob called the meeting to order at 6:01 pm

2. DISCUSSION TOPICS

- a. Discussion regarding a petition from Susan Lund requesting a Rezone and Master Development Agreement to add the Senior Housing Overlay Zone (SHO) to approximately 1.77 acres of property for a conceptual development, Serenity Senior Housing, located at the northeast corner of the intersection of Redwood Road and 8660 South.*

Senior Planner Tayler Jensen presented a proposal for the property at 8600 S Redwood Road, currently zoned for professional office use, seeking approval for a Senior Housing Overlay (SHO). The concept plan included a three-story building with podium parking and 58 dwelling units. Council discussions revolved around whether to support the SHO, the appropriateness of the density, and concerns about potential future changes to the development.

Council Member Green expressed skepticism about the success of SHO developments in the area and raised concerns about the possibility of future requests to convert the housing into regular apartments if the SHO concept failed.

Chair Jacob emphasized the importance of trusting the proposed plan and stated that any future changes would require going through a rezoning process.

Council Member Whitelock sought clarification on the feasibility of the project, particularly in terms of market demand and long-term viability. She also inquired about studies showing the project's distinction from previous SHO proposals.

Architect BJ Lund responded, outlining their shift from an office development to exploring the SHO option, contingent upon viability studies. He emphasized their commitment to pursuing the project only if it proved financially feasible.

The discussion broadened to include considerations of traffic impact, potential zoning changes, and the application of the Balanced Housing Ordinance. Council members expressed varying levels of support, with concerns about traffic, housing ordinances, and the appropriateness of the SHO designation for the area.

Ultimately, the council acknowledged the need for further exploration and directed Senior Planner Jensen to initiate discussions on potential text amendments for multi-family zoning along Redwood Road. This approach would require a thorough review process, including community input and adherence to zoning regulations.

The next steps involved Senior Planner Jensen coordinating with council directives to proceed with potential zoning amendments and further project evaluations to address community concerns and regulatory requirements.

b. Discussion regarding a petition by The Boyer Company & Peterson Development requesting a Future Land Use Map Amendment, Rezone, and a Master Development Plan/Agreement. Changing the Future Land Use designation for approximately 19.32 acres of property to High Density Residential, as well adding the Interchange Overlay Zone (IOZ) for a conceptual development, Merced Creek, located at the intersection of 5600 West and New Bingham Highway.

Senior Planner Tayler Jensen presented a proposal for the Future Land Use Map Amendment, Rezone, and the addition of an Interchange Overlay Zone. The concept plan featured large buildings with parking near the MVC (Mountain View Corridor), including a deed-restricted open space and bike and running trail system. Council discussions focused on density support, reduced parking allowance, preferred building concepts, allowable building heights, and the need for detailed commercial plans.

Council Member Green expressed concerns about the lack of detailed information regarding the future commercial aspects of the project, stressing the need for clarity.

Administrator Korban clarified that the applicant sought the IOZ zone, which necessitated integration with adjacent RDA (Redevelopment Agency) properties. Council members deliberated on potential conflicts of interest and the need for cohesive rezoning efforts.

During the council discussion on the reduced parking proposal, members deliberated over potential adjustments to accommodate additional parking spaces. The applicant assured the council of their commitment to meeting city standards and addressing community needs, emphasizing the project's adherence to regulations.

Council members expressed specific concerns regarding the trailhead at 5600 West and proposed installing a monument sign to clearly designate it and welcome public use.

This suggestion aimed to ensure accessibility and enhance community engagement with the trail system associated within the development.

Council Member Bedore emphasized safety and community integration, advocating for designated areas that foster a sense of security.

Council consensus leaned toward supporting the proposed density with further parking details to be refined later. They acknowledged the project's suitability for the neighborhood but emphasized the importance of robust planning and community engagement.

Administrator Lee sought council approval to extend an option on a property piece, with discussions also touching on UDOT partnerships and public space management responsibilities.

Ultimately, the council supported the IOZ zoning designation and expressed a need for continued collaboration on commercial planning, parking solutions, and community integration to ensure the project's success.

c. Discussion on the Utah Community Renewable Energy Act (CREA)

Chair Jacob introduced the Community Renewable Energy Act disclosing that O2 Utah, a company related to the topic was a client of his. Despite this connection, however, he does not receive compensation based on whether cities choose to participate in the program or not.

Chair Jacob introduced Christopher Thomas who works for Salt Lake City in their Sustainability Department and Member of the CREA Board along with Mayor Silvestrini from Millcreek.

Christopher Thomas outlined that the Utah Renewable Communities initiative is a coalition of 18 communities partnering with Rocky Mountain Power (RMP) to implement a new clean energy program. He emphasized the program's goal of achieving net-100 clean energy consumption by 2030, supporting clean energy development, and reducing air pollution. Despite challenges and recent setbacks with RMP's renewable energy plans, the program intends to move forward with acquisitions of utility-scale clean energy and integration into PacifiCorp's transmission resources.

Mayor Silvestrini clarified that participation would involve opting into purchasing clean energy credits, with residents having the option to opt out of the program if desired. He highlighted that Millcreek had already committed financially to support initial legal and consulting costs, emphasizing community support and environmental benefits as driving factors.

Council members raised concerns about the financial implications and the opt-out nature of the program, with Council Member Green particularly wary of committing taxpayer funds to an initiative with uncertain costs to residents. Other members, such as Council Member Bloom, expressed support for the program's environmental benefits and the opportunity for community involvement in sustainable practices.

Discussion also touched upon the governance structure of the program, voting rights among participating communities based on electricity usage, and the legislative context that mandates an opt-out framework.

After deliberation, Chair Jacob proposed a straw poll to gauge initial support for proceeding with the application process by July 15th. Council Member Bloom, Lamb, Bedore, and Jacob indicated initial support. Mayor Burton noted that he would not feel comfortable signing the application.

To formalize the decision, Council Member Jacob noted that he would provide a resolution for action at the first meeting in July, allowing for a public vote on whether to proceed with joining the Utah Renewable Communities program. Council Member Green suggested holding a public hearing at that meeting to gather further community input.

Overall, while there were concerns about costs and the opt-out mechanism, there was also recognition among council members of the program's potential benefits in advancing clean energy goals and community sustainability efforts.

*Chair Jacob convened the meeting for a break at 8:36 pm
The meeting reconvened at 8:46 pm*

d. Fiscal Year 2025 Tentative Budget Discussion

Chair Jacob noted this discussion was the final opportunity, reminding council members if they did not adopt the tentative budget by June 30th, the current tentative budget as proposed would automatically become the adopted budget.

Budget & Management Analyst Rebecca Condie provided updates from the County regarding the certified tax rate. She outlined the past five years rates, with the 2024 rate set at .001331. If the council chooses to add a 3.5% increase, the rate would be .001378. Ms. Condie presented a chart showing associated dollars: the city would receive \$19,283,277, with new growth revenue almost doubling the planned amount at \$817,285. Without an increase, revenue would be \$20,855,652, while with the 3.5% increase, it would be \$21,559,172. Council Member Lamb referenced his own tax bill, explaining that he might save money even with a tax increase, suggesting that many residents might pay less than they did last year. Council Member Green noted that the impact of tax changes would vary, with some residents paying more and others less. Ms. Condie confirmed this variability and provided numbers for average home values, emphasizing that property taxes are assessed at 55% of home value.

Council Member Green was of the opinion that city government had expanded beyond new growth, hiring more staff than the increase in new revenue would typically support. Chair Jacob contended that rising costs necessitate these hires, while Council Members Lamb and Bloom highlighted the benefits of reducing burnout and turnover among staff. The discussion then turned to whether the city should continue expanding its workforce at the current rate.

City Administrator Korban Lee highlighted that the Council and Mayor prioritize community aesthetics, addressing issues that, while appearing to be on public property, are often on private property. Examples included the entryways to subdivisions and subdivision walls. There was a consensus on the need to hire a code enforcement officer, with Council Members Jacob and Bloom strongly supporting the addition of a new hire to address these aesthetic issues.

The Council briefly reviewed a list of requested budget changes, including items such as interpreter costs for courts, fire turnout gear, and IT equipment for new employees. Chair Jacob felt the list was comprehensive but wanted further discussion on the fee schedule.

The Dumpster Program was discussed, and costs were outlined. The annual cost of the program is \$40,000, serving 3,350 vehicles and collecting 104 dumpsters, including 15 dumpsters of green waste. With landfill costs at \$24 per ton and an average of 2.52 tons, costs were \$60.48. Overhead costs were \$40.61. Consequently, the overall cost for dumpster rental this year was \$243.66.

Council Member Whitelock raised concerns regarding the impact of corporate ownership of homes on the housing market, proposing a tiered business license fee to discourage entities from purchasing multiple homes. Council Members Lamb and Bloom supported studying the issue further, though Green and Bedore cautioned that any additional fees might be passed on to renters. Council members agreed that the issue was concerning and proposed collaborating with experts to find a solution.

Council Member Whitelock questioned the disparity between park and facility rental fees, feeling that park rentals seemed disproportionately high. Public Services Director Cory Fralick explained that fees for larger groups accounted for increased cleanup and damage costs. He also noted that staff was working on a way for adults to reserve fields in the city. Council Member Whitelock questioned the fee for colored maps and council consensus was to review and possibly update fees to reflect current costs.

The Council discussed lot line adjustments and the associated fees, prompted by a specific case where former Council Member McConnehey encountered issues. Council Member Green emphasized the need for a fair and consistent process for fee waivers, while Chair Jacob suggested addressing the broader neighborhood issues related to lot lines.

Council Member Bloom left at 10:08 pm

Chair Jacob proposed introducing a Transportation Utility Fee to address the city's significant unfunded liability for road maintenance. City Administrator Korban Lee explained that while the need is evident, implementing such a fee requires a comprehensive study to justify the cost. Council Member Green and others stressed the importance of a reasonable basis for the fee to withstand legal challenges. Chair Jacob suggested starting with a small fee, similar to the streetlight fee, to fund the necessary studies and begin now to address the issue. Chair Whitelock was willing to collect fees for a year while they figured out the correct amount.

Chair Jacob concluded the discussion by confirming proposed changes in the tentative budget and maintaining a 3.5% increase with any overage to CIP. Council Member Green requested that the city narrative for the Utah National Guard should be listed with 801 employees.

3. ADJOURN

Chair Jacob adjourned the meeting at 10:46 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 12, 2024. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 26th day of June 2024