



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, September 18, 2024 – 6:00 pm
Approved October 9, 2024
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

WORK SESSION

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, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Public Services Director Cory Fralick, Policy Analyst & Public Liaison Warren Hallmark, City Administrator Korban Lee, Fire Chief Derek Maxfield, Council Office Clerk Cindy Quick, Assistant City Administrator Paul Jerome, Senior Planner Tayler Jensen, Attendee Brock Hudson, Attendee Patrick Boice

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

2. DISCUSSION TOPICS

a. Discussion and Progress Report on the 5600 West Old Bingham Highway Station Area Plan

Senior Planner Tayler Jensen provided an updated regarding the 5600 West Station Area Plan (SAP) which was set to be adopted by the end of the year. He hoped to obtain Council feedback prior to presenting it to the public. Mr. Jensen emphasized that the city did not have control over any of the land in the area and infrastructure improvements would be but the responsibility of developers. The SAP would provide a framework for future infrastructure and development. He reviewed the project timeline and goals with the Council.

Consultant Emily Burrowes presented the project vision, which included light industrial, mixed-use, and high-density developments. A major feature in the plan was the "Brickline," which will serve as a key connector between the TRAX station and Bingham Creek Regional Park. The plan included crosswalks, bike lanes, and enhanced accessibility to create a destination area. Street sections were shown to highlight safety measures for pedestrians, and ideas for event-based street closures were discussed.

A portion of the area falls within South Jordan, which has its own gateway plan and chose not to coordinate on this project. However, a public survey would be offered to collect feedback after the SAP was made available to the public and surrounding communities. Policy recommendations include the use of the TSOD overlay district for density and land use adjustments. Council Member Green asked if closing the corridor to automobile traffic had been considered. Ms. Burrowes said the option could be explored.

The project includes plans for dedicated spaces for the Jordan School District, which would benefit from a land swap with UTA. Some council members, like Kent Shelton, expressed reservations about this, arguing that prime station-area land could be used more effectively for warehousing or development.

The plan envisions a vibrant, mixed-use area along Old Bingham Highway, encouraging vehicle, cyclist, and pedestrian access while accommodating development. Concerns about the feasibility of pedestrian crossings at the TRAX line were raised, but UTA has been involved in the planning, and no significant issues have emerged.

Highlighted features include:

- Mixed-use development focused on retail, entertainment, and residential areas.
- Entertainment uses that could accommodate large facilities, such as indoor swimming and youth hockey, as suggested by Tayler.
- Potential hospitality uses, such as hotels and conference centers.
- Dense residential buildings ranging from 4 to 10 stories, with accompanying community and civic spaces.
- Industrial space for warehousing needs.

The council offered significant feedback on various aspects of the plan. Council Member Bloom hoped they could create unique areas to encourage people to visit for an experience. Chair Jacob and Council Member Green raised concerns about the location of parking lots and suggested moving entertainment-focused developments closer to the TRAX station to make the area more attractive to visitors. Green referenced Japan's train station-centric development as an inspiration for creating a bustling, commercial area around the station. Council Member Bedore suggested a balance between family-friendly entertainment and options for older crowds, proposing ideas like converting warehouses into multi-use entertainment spaces.

The meeting concluded with further discussions about specific land parcels and next steps. Ms. Burrowes thanked the Council for their feedback and City Administrator Korban Lee suggested incorporation a plan for land that abutted existing single-family residential as well.

b. Discussion of possible amendments to the City of West Jordan Firework Restriction Map for 2025

Fire Chief Derek Maxfield expressed gratitude to the Council for having this discussion early and thanked GIS Administrator Clint Hutchings for preparing an interactive map. He provided a brief history of fireworks restrictions in the city, noting that while some Council Members have advocated for a total ban, the current map, restricts fireworks primarily on the west side and has been in place for several years. He mentioned that one of the biggest challenges was enforcement and safety. Referring to the request to review and recommend changes to the firework restriction map for 2025, he proposed moving the restriction to U111, as it serves as a clear boundary and would make enforcement easier.

The Council looked at the Unified Fire Authority (UFA) Firework Restriction Map and discussed various issues surrounding fireworks. Council Chair Jacob pointed out inconsistencies with no restrictions in open fields areas like the one near Albertson's property, while less dangerous residential areas faced restrictions.

Council Member Green suggested designating a specific location, such as Ron Wood Park, where residents living in a restricted areas could enjoy their fireworks. Council Members discussed the idea of banning fireworks completely west of U111. Chair Jacob suggested that educating the public might be a more effective approach rather than restriction. Council Member Green proposed holding individuals liable for the costs of putting out fires caused by fireworks suggesting it may encourage more caution when using fireworks. While the idea had some merit, City Attorney Josh Chandler felt that identifying causation could be tricky. Council Member Shelton expressed support for extending the restrictions to U111, while Council Member Green voiced concerns about certain areas, including 9400 S and 6400 W.

Council Member Bedore noted that there was no regulation regarding the size of educational signs at fireworks stands and suggested that better signage or flyers could help educate the public. There was discussion around potential legislation to require more stringent education and restrictions at the point of sale. However, Council Member Whitelock expressed reluctance to burden small business owners with the responsibility of providing that information, suggesting instead that the city take on the task of educating residents.

Council Office Director Alan Anderson suggested Council refer the map to staff for adjustments based on direction that evening and bring back the 2025 Firework Restriction Map for review and approval sometime in March or April 2025. Chief Maxfield thanked the Council for the discussion.

c. Presentation of proposed Veterans Memorial Park Master Plan

Parks Project Manager Tyler Crawford showed a list of priorities for Veterans Memorial Park provided by the Council and presented a comprehensive plan for park expansion, featuring a central loop, splash pads, play areas, expanded rodeo grounds, gardens, monument parks, and improved traffic flow. The plan also addressed event parking demands, the relocation of baseball fields, and established a food truck plaza.

Council Member Green raised concerns about the extensive asphalt proposed and stormwater management. He suggested a multi-use space that could include tennis or basketball courts. Mr. Crawford acknowledged that parking was a top request but noted the possibility of integrating these ideas. Council discussed increasing the visibility of the fairgrounds, relocating the baseball fields, potential multi-use spaces, and Council Member Whitelock proposed the idea of adding an amphitheater in areas labeled for mounding/screening.

Mr. Crawford noted that roads in the proposed plan were designed to improve traffic flow through the park. Mr. Lee added that adding the proposed parking lots would allow for the closure of Ring Road to use the area for events and recreation, allowing it to become an amenity.

Referring to the southeast area, Mr. Crawford highlighted the rodeo grounds as a significant focus, with plans to double seating capacity and create an inviting plaza. A food truck plaza would be included, and the possibility of hosting equestrian activities outside the rodeo was discussed. Council members also debated whether the rodeo grounds' floor should be concrete for additional event use.

Council Members suggested switching the location of the area proposed for sport courts with the new parking lot across the gateway road, located in the northeast area. Council Member Green asked staff to ensure the area designated for food trucks would have necessary hook-ups and generator space.

Mr. Crawford reviewed the cost estimates for the park expansion, totaling \$29,175,000, and mentioned that delaying action could significantly increase costs. Chair Jacob inquired about the timeline for the project and potential disruptions to park usage. Mr. Crawford explained that phasing the project would be necessary to allow continued park access during construction. Council Member Bedore requested costs to add a stage and amphitheater area be included in the plan. Council Members emphasized the need for thoughtful planning, particularly regarding multi-use areas, traffic flow, and maintaining the park's functionality during the expansion process.

d. Discussion regarding deferred maintenance costs of city road surfacing

Assistant Engineer Krista Reister explained the Pavement Condition Index (PCI) where road conditions are rated from 0 (failed) to 100 (new), noting the city's average PCI at 53. She shared various levels of road deterioration and associated repair costs emphasizing the need for preventative maintenance and presented a plan for pavement preservation in West Jordan.

Ms. Reister said maintaining the current level of spending for asphalt preservation would bring the mean PCI from 53 to 33 over the next ten years. The unfunded roadway maintenance backlog would increase from the current \$124 million to \$255 million in ten years. She pointed out that increasing the budget now, even by a small amount, would save the city millions of dollars over the next decade. Ms. Reister said staff could continue to look at funding scenario options, and suggested residents could be polled regarding desired level of service.

The Council and staff discussed road maintenance methods, advancements, and costs. Ms. Reister said the City saved a lot of money by doing much of the maintenance work in-house, but some projects needed to be contracted out. Council Member Green asked if the city could stretch available dollars by investing in equipment and crews. Chair Jacob asked how much would need to be in the budget to maintain the current PCI of 53. City Administrator Korban Lee asked if it would be more fiscally responsible to fund maintaining current level of service, or to fully fund the required maintenance.

Mr. Lee suggested scheduling another meeting to discuss realistic options for increasing resources available.

e. Discussion of proposed amendments to Title 17 (Alcohol Licensing)

Senior Assistant City Attorney Patrick Boyce explained the State controlled alcohol licensing, and the City issued permits. Mr. Boyce recommended simplifying Title 17 to be more user friendly with clearer authority for the Licensing Department. He said the proposed amendments reduced Title 17 from around 33 pages to 8 pages and asked the Council for direction.

Council Member Green expressed support for the simplified Title 17 and shared the opinion that Title 17 needed to refer to Title 16 regarding license revocation. Mr. Boyce agreed that reference to Title 16 needed to be added.

Council Member Whitelock suggested changing language in 17-2-4E to clarify temporary closure versus permanent closure. The Council discussed extending the closure timelines from the current 10-day regulation to a 30-60 day period. Staff would investigate related State provisions. Council Member Whitelock suggested clarifying acceptable identification for alcohol permits to align with state definitions. Council Member Bloom noted that State regulations did not recognize foreign forms of identification for purchase of alcohol. A majority of the Council appeared to support bringing proposed amendments to a future Council meeting with changes discussed that evening.

f. Discussion of proposed amendments to Title 7 – Parking

Senior Assistant City Attorney Patrick Boyce presented proposed amendments to Title 7 regarding parking and explained proposed changes to the fee schedule. He said many of the proposed amendments would bring Title 7 into compliance with State Code. Council Member Green expressed support for the proposed amendments.

Mr. Boyce spoke of enforcement highlighting the need for additional personnel and time to implement the program. The Council discussed proposed amendments and advocated for public education. Council Member Whitelock noted necessary grammatical edits and planned to coordinate with staff after the meeting.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

At 9:57 pm, Council Member Green moved to adjourn the meeting. Chair Jacob seconded the motion, which passed by unanimous vote (7-0).

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 18, 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 9th day of October 2024