



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, November 13, 2024 – 6:00 pm
Approved December 4, 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, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Community Affairs / Events Manager Ashley Dupler, Public Services Director Cory Fralick, Policy Analyst & Public Liaison Warren Hallmark, Code Enforcement Manager Brock Hudson, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Council Office Clerk Cindy Quick

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

2. DISCUSSION TOPICS

a. Discussion regarding 2025 Western Stampede Plans and Budget

Community Affairs/Events Manager Ashley Dupler noted that 2025 would be the platinum year for the Western Stampede (70th anniversary). She outlined the budget for 2025 and explained plans to add an entertainment stage and breakaway roping in 2026 with a requested budget increase. The Council and staff discussed options for a stage and where it might fit into the Veterans Memorial Park Master Plan. Public Services Director Cory Fralick expressed concern regarding the storage of a permanent stage and mentioned the option of renting a stage. Council Member Whitelock preferred to purchase a permanent stage rather than an annual rental and thought the Council had already approved funding a stage.

Ms. Dupler shared cost estimates for stage options. Mayor Burton believed it would be possible to have a permanent stage built by July 2025. Chair Jacob preferred to find a location within the Park Master Plan for a permanent stage noting his second preference would be to purchase a portable stage. Mayor Burton commented that renting would provide flexibility. Council Member Bloom suggested staff find out the timing of providing a permanent stage and if the timing was not feasible for 2025, plan to rent a stage for 2025. Council Member Bedore believed approval of the Master Plan was needed before a permanent stage was added.

Council Office Director Alan Anderson said \$200,000 was allocated in the FY2025 Budget for building a permanent stage at Veterans Memorial Park. Mr. Fralick was not sure

\$200,000 would be enough. The Council and staff discussed potential uses for a stage during the Western Stampede. Council Member Whitelock wanted to ensure the Western Stampede provided something for everyone in the community.

Ms. Dupler presented possible additions to the 2025 Western Stampede, and answered questions from the Council. The Council and staff discussed involving a citizen committee and increasing the amount of community volunteers. Council Member Whitelock asked that staff inform the Council of the cost of installing a concrete floor prior to the budget season. Responding to a question from Council Member Shelton, Mr. Fralick said an overall plan for the arena was needed before decisions could be made for individual elements such as bleachers.

Mr. Fralick said staff would put together cost estimates and timelines for a stage, and work on the question of storage. City Administrator Korban Lee said Mr. Fralick's current priority was Ron Wood Park, and his workload was very full. Mr. Lee said staff would do their best, but he wanted the Council to manage expectations. Council Member Bedore suggested the main priority should be figuring out where a stage would fit on the Master Plan. Council Member Whitelock believed the Council should be given an expected timeline for projects when funding is approved. Chair Jacob agreed. Council Member Green suggested staff present optional resources such as additional funding or hiring contractors that would enable projects to move forward if staff did not have the in-house bandwidth.

Mr. Lee noted that most capital projects involved a multi-year process. Council Member Whitelock believed communication was an issue. Chair Jacob felt the Council assumed that items approved in a budget would be completed in that budget year and expressed frustration with the lack of communication to the Council. Council Member Green agreed.

Council requested that staff bring back cost estimates and potential locations for a permanent stage and that the communication gaps be addressed at the upcoming January retreat to ensure Council is fully informed on project progress and constraints.

b. Discussion of replacing the Board of Adjustment with an Administrative Law Judge

Senior Assistant City Attorney Patrick Boice proposed dissolving the Board of Adjustment (BOA) in favor of an Administrative Law Judge (ALJ) noting that the BOA met quarterly at a minimum. Vice Chair Lamb reflected on his two years of service on the Board of Adjustment, questioning its necessity since it operates under strict, inflexible rules. He expressed support for dissolving the board. Mr. Boice said rigid regulations for the board were set by the State. Council Member Green expressed support for the process available with an ALJ.

Council Member Bloom expressed interest in the experience of other cities that had made the same change, and asked the cost difference to the city for a BOA verses an ALJ. She wondered if an ALJ process would result in fewer legal challenges for the City. Mr. Boice did not know of any cities that had moved away from a BOA in favor of an ALJ, and subsequently moved back to a BOA. He also noted that West Jordan was one of the few cities in the state that used a BOA to make such decisions. Mr. Boice estimated an ALJ would be half the cost of the BOA.

Council Member Bloom wondered if a hybrid model would be possible and expressed interest in feedback from other BOA members. Mr. was not sure a hybrid model would be possible. Community Development Director Scott Langford believed the feedback shared by Vice Chair Lamb was representative of other BOA members. He said the Mayor had reached out and found that they loved the City and loved being part of building the community, but did not really see value in the BOA. Mayor Burton commented that some of the BOA members would want to remain involved in the community in other ways.

Mr. Boice said staff would draft appropriate Code if the Council were supportive. Council Members Green, Whitelock, Bloom and Shelton expressed support.

c. Discussion of a proposed budget amendment for Meadowlark Lane Traffic Calming Improvements

Council Member Green reported that traffic had been a serious issue on Meadowlark Lane. He and Council Members Whitelock, Bedore, and Bloom proposed a budget amendment to use \$30,000 from Council Contingency for traffic calming measures.

Assistant City Administrator Paul Jerome shared data collected on Meadowlark Lane explaining that established warrants had not been met, however staff believed traffic speeds justified doing something. Mr. Jerome said staff prepared four options that could build on each other if necessary, noting that the fourth option was the only measure that would require a budget amendment. Public Works Director Brian Clegg presented a phased plan with four options: radar feedback signs, lane-narrowing with striping and bike refuges, plastic bollards with painted bulb-outs, and, finally, permanent solutions like mini traffic circles or speed tables. He suggested implementing one option at a time to gauge effectiveness. Mr. Jerome said the proposed options would be presented to the neighborhood.

The Council and staff discussed a possible mid-year budget amendment if the fourth option became necessary. Mr. Jerome said staff could move forward with the first option following the neighborhood meeting. Council Member Bloom suggested identifying other high traffic areas that could benefit from any funds remaining. Council Member Whitelock asked for a follow up report and the outcome of the discussion after the neighborhood meeting took place.

d. Discussion regarding strategies to address affordable housing

Council Member Whitelock mentioned attending a class regarding affordable housing at the ULCT Conference where a graphic was shown with a carport. She commented that homes built in the 1950s were built with carports and not garages. She believed home ownership was vitally important for stability in the community and suggested homes built with carports could provide a more affordable option.

Council Member Bloom felt that homes with carports could cater to demographics that included young professionals, single-parent families, or older adults looking to downsize. She spoke of potential benefits to removing the garage requirement, and suggested implementing a pilot program that could be reevaluated in a few years. Council Member Green expressed support for eliminating the garage requirement to allow carports, and

suggested another possibility for improving affordability could be narrowing the bulk standard from 85 feet to 60 feet.

Chair Jacob liked reducing regulations for the most part but did not think removing garage requirements would affect affordable housing. He felt smaller lots did not necessarily lead to more affordable houses. Council Member Shelton spoke in support of giving builders the option to build carports instead of garages.

Community Development Director Scott Langford believed building homes with garages was a matter of image and aesthetics. He expressed the opinion that the aesthetics did have an impact on the image of a community. Mayor Burton believed the Utah League of Cities and Towns was looking at the option as something to take to the Legislature stating the idea was to retain the option of adding a garage at a later date. Council Member Green liked the idea of narrow lots with long driveways that would provide space to build a detached garage in the back if desired.

Mr. Langford shared neighborhoods that could be used as case studies. He said a lot of code enforcement calls came from those neighborhoods that were directly tied to carports and things stored outside. From a planning perspective, Mr. Langford said many variances that had been approved over the years were related to carport-to-garage conversions that did not meet City setback requirements. Council Member Bloom commented that HOAs would play a big part in whether residents stored items in carports. Council Member Whitelock emphasized that off-street parking should be required.

Chair Jacob was in favor of reducing regulation and letting the market decide what was desired. Mr. Langford said developers liked certainty and predictability. He said removing the garage requirement across residential zones would be simple. Council Member Bloom liked the suggestion to review setbacks.

City Administrator Korban Lee said he had thought the purpose that evening was to discuss removing garage requirements for infill projects, and asked for clarification. Mr. Jerome commented that preserving the character of a neighborhood was an important part of infill projects. He suggested compatibility was not such an issue with new development. Chair Jacob suggested opening the option Citywide to see what would happen, with the intention to reevaluate. Council Member Bloom suggested adding guardrails.

Council Member Green suggested staff take what they heard that evening and put together a proposal to reduce regulations with the goal to reduce house costs. A majority of the Council expressed support for implementing changes that would be applicable Citywide.

Mr. Lee commented that some developments already had affordable housing entitlements, and asked if the change discussed would apply to those developments. Mr. Langford said such developments would need to reapply under the new Code.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

Chair Jacob adjourned the meeting at 8:05 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on November 13, 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 4th day of December 2024