



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, December 04, 2024 – 6:00 pm
Approved December 18, 2024
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

CITY COUNCIL MEETING

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, City Attorney Josh Chandler, Public Works Director Brian Clegg, Public Utilities Director Greg Davenport, 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, Council Office Clerk Cindy Quick, Police Chief Ken Wallentine, Economic Development Director David Dobbins, Assistant City Administrator Paul Jerome, Senior Planner Tayler Jensen, Senior Assistant City Attorney Patrick Boice

Chair Jacob called the meeting to order at 6:00 pm and noted that Council Member Pamela Bloom had not yet joined the meeting.

2. PLEDGE OF ALLEGIANCE

Rob Bennett led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

a. West Jordan Police Department Badge Pinning Ceremony

Chief Ken Wallentine supervised a badge pinning ceremony for six officers: Christofer Chavez, Colton Gordon, Jonathan Guerra, Brady Peters, Tyler Seewer, and Griffin Winward. Chief Wallentine expressed confidence the officers would uphold their duties with great faith and vigor. The Council congratulated the officers and took the opportunity for photographs.

Council Member Bloom joined the meeting remotely at 6:07 pm.

4. PUBLIC COMMENT

Chair Jacob opened the public comment period at 6:10 pm.

Comments:

Jake McNinch, West Jordan resident, questioned why the Copper Meadows Development was

on the agenda ten business days after it was postponed by the Council with several issues needing to be fixed. Mr. McNinch said he wanted the development done correctly, wanted the issues fixed, and asked the Council to vote for postponement.

Brian Ericson, West Jordan resident, said he was in attendance because of the hard work neighbors had done to shed light on what the Copper Meadows project would do to his neighborhood. Mr. Ericson said he believed the issues needed to be fixed before the project was approved.

Amy Motta, Salt Lake City resident, said she volunteered with a non-profit called Bailing Out Benji. She spoke of a news article about an individual who had purchased a puppy and later found the dog had undisclosed health issues. Ms. Motta said the article was an example of the shady business practices of the pet store owner, and encouraged people to adopt from a shelter, an animal rescue center, or a reputable breeder.

Nathan Vorhies thanked Council Members for willingness to discuss issues with residents, and thanked staff for communication. Mr. Vorhies asked the Council to postpone approval of the Copper Meadows project or vote against the project that evening. He said he did not appreciate that the item was on the agenda again so soon.

Blake Williams, West Jordan resident in the Sycamores neighborhood, said he did not agree with the developer that the proposed project was the only way to develop the land profitably. He said a previous user of the land caused damage that needed to be addressed before the property was developed. Mr. Williams expressed concern that the citizens were getting discouraged and giving up. He said water, parking, driveways, and annexation were issues that needed to be fixed, and asked the Council to postpone or vote no.

Christian Cook, West Jordan resident in the High Point development, asked the Council to postpone the Copper Meadows agenda item or vote no that evening. He said he had not heard a coherent, compelling reason the property should be rezoned.

Rob Bennett, West Jordan resident, referred to agenda item 7b regarding failure of candidates to file campaign financial disclosure reports. He said transparency was important and encouraged the Council to vote in favor of the proposed ordinance.

Josh Shreiber, West Jordan resident in the Sycamores neighborhood, said he felt resident comments were misunderstood at the previous meeting. He said residents were frustrated with the proposal to develop the same type of high-density situations they moved to the neighborhood to get away from. Mr. Shreiber said he did not believe the proposed project represented the best that could be done for the beautiful piece of land. He said he wanted the Council and residents to be able to be proud of the development.

Brian, West Jordan resident in High Point, said the trails in West Jordan were very limited, and proposed the city look for Federal and County money to be able to convert the old rail tracks into a nice trail to connect the community together.

Shawn Fielding, West Jordan resident in High Point, praised Council Member Whitelock for her willingness to listen to the people. He said the Council were voted into their positions to listen

to what the constituents wanted. Mr. Fielding expressed the opinion that the property near High Point was not the right place for the proposed Copper Meadows development. He said the residents did not want it there. Mr. Fielding said the current zoning needed to stay, and asked the Council to vote no.

Beau Swenson, West Jordan resident in High Point, praised Council Member Whitelock for reaching out. He said he felt it was devious to place Copper Meadows on the agenda ten business days after postponement and said something did not feel right. Mr. Swenson said the residents were tired, and it was sad they were giving up. He stated that people who lived in high density had different values and goals and should be placed near other people with similar goals and needs and wants, and emphasized he did not believe they were lesser people. He asked the Council to vote no.

Ashley Raines-Parshall, West Jordan resident in the High Point neighborhood, said she did not feel Council Member Jacob represented the residents. She reminded the Council that the residents had concerns with Copper Meadows and asked the rest of the Council to protect their neighborhoods and maintain the current designation and plan.

Chair Jacob closed public comments at 6:42 pm.

5. REPORTS TO COUNCIL

a. City Council Reports

Council Member Whitelock said she appreciated the high school students in attendance.

Council Member Shelton expressed gratitude for the new police officers and their families. He spoke of recent visits and facility tours, and talked about the importance of recycling correctly.

Council Member Bedore said he appreciated badge pinning ceremonies and spoke of attending a local theater production.

Vice Chair Lamb thanked staff and the construction company for their hard work on the Community Arts Center, and said he was excited to see the project reaching completion.

b. Council Office Report

Council Office Director Alan Anderson announced the City Council would meet on Tuesdays instead of Wednesdays starting in January 2025. Mr. Anderson said updated software for transcription and closed captioning would be operational soon.

c. Mayor's Report

None

d. City Administrator's Report

City Administrator Korban Lee spoke of volunteers in the community and announced upcoming events in West Jordan. Mr. Lee reported the Community Arts Center may be

completed by May or June of 2025. Responding to a question from Council Member Whitelock, staff said a meeting with Meadowlark Lane residents had been scheduled.

Council Member Green recognized and thanked Public Utilities staff for completing work on 1300 West before Thanksgiving.

e. Sustainability Committee Report

Rachel O’Crowley presented a Sustainability Committee Annual Report. She spoke of the Community Market, Community Garden, and Bike with the Mayor program. Ms. O’Crowley said the Sustainability Committee desired to start a Sustainability Awards program, was working on a seed exchange program, and desired to add Air Quality Monitors around West Jordan. She said the Committee asked that the Council continue to promote and require water conservation through City resources, and said the Committee supported the Water Conservation Plan that would be presented to the Council at the next meeting. Ms. O’Crowley said the Committee was down to only a few active members, and asked for Council help in recruiting additional members.

Council Member Green encouraged Ms. O’Crowley to recruit the Youth Council for help with the Community Garden. Ms. O’Crowley said the Sustainability Committee was working on plans for more hiking trails in West Jordan.

6. PUBLIC HEARINGS

a. Ordinance No. 24-55 amending the General Plan Future Land Use Map for 6.23 acres at 6676 and 6686 S Redwood Road, adding 'Potential Residential Overlay District (ROD)' designation

City Planner/Zoning Administrator Larry Gardner presented proposed amendments to the General Plan Future Land Use Map for 6.23 acres at 6676 and 6686 South Redwood Road, to add a ‘Potential Residential Overlay District’ designation. Mr. Gardner explained the amendment would bring the City into compliance with Strategy F of the Moderate Income Housing Report sent to the State.

Council Member Green suggested the State would be more likely to accept the designation without the word ‘potential.’ Mr. Gardner said he agreed with the suggestion, and expressed the opinion that ROD was a wonderful tool for the location. Chair Jacob said he agreed with the suggestion to remove the word ‘potential.’

Chair Jacob opened a public hearing at 7:12 pm.

Comments:

Chris McConnehey, West Jordan resident, said he believed the area would be a good place to try the zone, and expressed hope that a developer would be willing to follow the zone. He expressed support.

Chair Jacob closed the public hearing at 7:13 pm.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-55 amending the General Plan Future Land Use Map for 6.23 acres at 6676 and 6686 S Redwood Road adding the Residential Overlay District (ROD) designation and removing the word 'potential' from lines 15 and 27 of the Ordinance.

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.

b. Ordinance No. 24-54 amending City Code Section 13-5I-5 (City Center Zones) regarding Residential Density, moderate income housing requirements, and maximum density limits

City Planner/Zoning Administrator Larry Gardner said the proposed amendments to City Code regarding City Center Zones were intended to satisfy Strategy G of the Moderate Income Housing Report to be in compliance with State expectations. Responding to a question from Council Member Green, Mr. Gardner said the intention was to rewrite the ordinance in the next year. Council Member Green suggested taking the opportunity to look at form-based zoning and simplify the Code.

Chair Jacob opened a public hearing at 7:21 pm.

Comments:

None

Chair Jacob closed the public hearing at 7:22 pm.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-54 amending City Code Section 13-5I-5 (City Center Zones) regarding Residential Density, moderate income housing requirements, and maximum density limits.

Council Member Shelton 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. BUSINESS ITEMS

a. Ordinance No. 24-47 a Master Development Agreement/Plan for Copper Meadows (76.21 acres at 8200 S. Stokesley Dr.) and Ordinance No. 24-48 amending the General Plan Land Use Map to Low-Density Residential and Rezone to Planned Community Zone (PC)

Chair Jacob said the two proposed ordinances were reviewed and postponed by the Council at the previous Council meeting. Council Member Green said his motion to postpone at the last meeting was to clear up a few questions he had. He said his questions regarding the detention pond and open space had been answered. He said he had wondered if the developer would be amenable to moving some of the buildings around, and wanted clarification regarding the gravel pit. Council Member Green said he found a discrepancy with some of the acreage while researching the gravel pit, which had since been resolved. Council Member Green said he had met with and pushed Peterson Development since the last meeting. He showed an image depicting landscaping and usability of the detention pond that he proposed to be included in the Copper Meadows MDP as Amendment 1.

He presented the following language as Amendment 2:

Peterson Development will seed areas designated as natural open space with appropriate seeding mixture determined in consultation with the Utah Conservation Division or other appropriate state agency.

Council Member Green proposed an amendment to design standards as Amendment 3:

As development proceeds, Peterson Development agrees to determine the feasibility of changing the design of town homes currently depicted to look more like single family homes (estate or mansion homes). Any changes in design standards in the current town home configuration to look more like single family homes is considered a minor deviation in the MDP.

Council Member Green said his issues with the project would be resolved with the three proposed amendments. Council Member Whitelock said it was important to her to listen to residents. She said she would motion to postpone because she did not feel the Council had had enough time for open discussion with the residents. Council Member Whitelock said she felt the three proposed amendments were great, but she would like to work out additional changes with Peterson Development.

Council Member Whitelock moved to POSTPONE Ordinance No. 24-47 a Master Development Agreement/Plan for Copper Meadows (76.21 acres at 8200 S. Stokesley Dr.) and Ordinance No. 24-48 amending the General Plan Land Use Map to Low-Density Residential and Rezone to Planned Community Zone (PC) for Copper Meadows (76.21 acres at 8200 S Stokesley Dr).

The motion failed for lack of a second.

Council Member Green emphasized that his motion at the previous meeting to postpone was made because he had questions, and the questions had been cleared up. He said in

the four public hearings held, he had heard nothing but “no” from residents, with no solutions offered. Council Member Green said he had received no response to his offer two months ago to meet with residents to discuss concerns. He stated the existing zone was no longer used in City Code and needed to change no matter what. He said he had heard residents say they wanted R-1-8 on the property, which would allow 380 units in the project, and pointed out Peterson Development was proposing 318 units. Council Member Green said the land would be developed whether or not the neighboring residents wanted it. He said the reduction in density to 4.2 units per acre was a direct result of listening to the residents and spoke of the importance of proposing meaningful solutions.

Council Member Green said there was no demonstrable proof that town homes would bring down existing property values. He said the annexation issue already cleared the Planning Commission stage. He said the rail line mentioned was outside West Jordan City. Council Member Green spoke of the difficulty of balancing competing interests. He said the Legislature was looking at cities and the way they rezoned and said he did not want to paint a target on West Jordan by voting the project down. He suggested the residents may like alternative plans less than the proposed plan. He pointed out Jones Ranch to the south was authorized for up to 10 units per acre. Council Member Green expressed willingness to sponsor an RCA to modify the MDP based on valid input.

Council Member Shelton said the State Legislature was considering by-right zoning, which would take away power from cities to zone property and control what was built. He said he was not a fan of the proposed cluster housing, but pointed out the proposed density was lower than in most neighborhoods in the city. Council Member Shelton said if the Council voted down the proposal, it would give the State Legislature a large arrow in their quiver for passing by-right zoning. With by-right zoning, developers would be able to develop 7-8 units per acre without permission from the City. Council Member Shelton said there were several elements of the proposed development he did not like, but he would vote in favor out of a desire to do what was best for the city.

Vice Chair Lamb said he did not want to postpone a decision again because it had already been discussed for over a year. He spoke of what the Legislature could do if the Council voted against the proposal. Vice Chair Lamb said the developer planned to put the nicer, more expensive units near the Sycamores neighborhood, and spoke of the need for more affordable homes in the city. Vice Chair Lamb said he believed the end result could be worse if the Council voted against the proposal that evening.

Council Member Bedore said he believed the neighborhood meeting that had been planned for the next evening would have provided false hope. He said he suspected Peterson Development would not have attended the neighborhood meeting. Council Member Bedore emphasized that residents did not own him just because they voted for him or contributed to his campaign. He agreed the Council worked for the residents, and said the Council did the work and took the time to research and understand all sides of every issue that most residents did not want to do. He said the only things that owned his vote were his conscience and the Constitution. Council Member Bedore said he did not want a target on the city, and said he was there to do what he believed was best for the

City. He said he did not think the parties involved would have changed their minds if the Council had waited two weeks.

Council Member Whitelock said she agreed with much of what had been said. She said the Legislature had been hyper focused on development and density for several years. Council Member Whitelock said she did not think decisions by the Legislature would necessarily provide something better or worse. She said Peterson Development had been willing to make some changes in the last ten days, and believed Peterson may be willing to make additional changes. She said her goal in setting up the meeting planned for the next evening had been to find compromise so all parties could be happier.

Council Member Bloom said she appreciated all the work and the time spent regarding the agenda item.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-47 a Master Development Agreement/Plan for Copper Meadows (76.21 acres at 8200 S. Stokesley Dr.), incorporating Amendments 1-3 as provided to the Council.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

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

NO: Kayleen Whitelock

ABSENT:

The motion passed 6-1.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-48 amending the General Plan Land Use Map to Low-Density Residential and Rezone to Planned Community Zone (PC) for Copper Meadows (76.21 acres at 8200 S Stokesley Dr).

Council Member Shelton seconded the motion.

The vote was recorded as follows:

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

NO: Kayleen Whitelock

ABSENT:

The motion passed 6-1.

b. Ordinance No. 24-52 amending West Jordan City Code Section 1-15-4 (G) regarding Failure to File Campaign Finance Reports

Council Member Bloom left the meeting at 8:11 pm.

Council Office Director Alan Anderson explained the proposal to amend Section 1-15-4 (G) to clarify that failure to file campaign finance reports on time would result in not being able to file declaration of candidacy for two elections.

Council Member Shelton expressed support and acknowledged that Mayor Burton had indicated he was not in favor of the proposed amendment. Vice Chair Lamb said he would vote against the proposed amendment because he was fine with the language that had already been passed.

Mayor Burton stated he believed people should follow the rules, but felt the penalty was stronger than was necessary.

MOTION: Council Member Whitelock moved to APPROVE Ordinance No. 24-52 amending West Jordan City Code Section 1-15-4 (G) regarding Failure to File Campaign Finance Reports.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

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

NO: Chad Lamb

ABSENT: Pamela Bloom

The motion passed 5-1.

c. Resolution No. 24-041 amending City Council Policies and Procedures

Policy Analyst & Public Liaison Warren Hallmark explained proposed changes to formatting and language of Council Policies and Procedures.

Council Member Whitelock said she did not want to remove the Chair's ability to allow five minutes for public comment for those representing a group. Chair Jacob commented that occasionally someone would ask for more time and say they were representing a group, and then everyone else in the group also took the time to speak. The idea behind allowing additional time for a spokesperson was that the spokesperson would speak for the whole group. Council Member Green said he would be comfortable with allowing five minutes for a spokesperson to speak if those they were representing had previously signed something indicating approval for the spokesperson to speak for them. Council Member Shelton agreed with Council Member Whitelock. Council Member Whitelock said she was not in favor of limiting resident input. She said she agreed that sometimes advantage was taken and the allowance was abused, but said she would rather give the time than take it away. Council Member Bedore expressed agreement.

MOTION: Council Member Whitelock moved to APPROVE Resolution No. 24-041 amending City Council Policies and Procedures, with the exception of deleting the five minutes for a group, which would remain.

Council Member Shelton 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

- *November 13, 2024 – Committee of the Whole Meeting*

MOTION: Vice Chair Lamb moved to APPROVE Consent Items as listed.

Council Member Green 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. CLOSED MEETING

- a. **MOTION:** Council Member Green moved to convene in a closed session to discuss the purchase, exchange, or lease of real property; or the sale of real property, including any form of a water right or water shares as provided by Utah Code Annotated §52-4-205.

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.

The closed session began at 8:32 pm.

Those present during the closed session included: Council Members Bob Bedore, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock; Mayor Dirk Burton; City Administrator Korban Lee; Assistant City Administrator Paul Jerome; City Attorney Josh Chandler; Public Works Director Brian Clegg; Real Property Administrator David Clemence; Policy Analyst & Public Liaison Warren Hallmark; Council Office Clerk Cindy Quick; and Council Office Director Alan Anderson.

City Council Members discussed the purchase, exchange, or lease of real property as follows:

Property #1: 8:35 to 8:50 pm

Council Member Shelton moved to adjourn the closed session. Vice Chair Lamb seconded the motion, which passed by unanimous vote (6-0).

The closed meeting adjourned at 8:51 pm.

10. ADJOURN

Council Member Green moved to adjourn the meeting. Council Member Whitelock seconded the motion, which passed by unanimous vote (6-0).

The meeting adjourned at 8:53 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on December 4, 2024. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 18th day of December 2024