

**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCILWORKSHOP**

Wednesday, March 6, 2019

6:00 p.m.

**Community Room 1st Floor
8000 South Redwood Road
West Jordan, Utah 84088**

COUNCIL: Mayor Jim Riding and Council Members Alan Anderson, Dirk Burton, Chad R. Lamb, and Kayleen Whitelock. Council Member Zach Jacob arrived at 6:13 p.m. Councilmember Chris M. McConnehey was excused.

STAFF: David Brickey, City Manager; Korban Lee, Assistant City Manager; Melanie Briggs, City Clerk; Paul Coates, Economic Development Manager; Scott Langford, Community Development Director; Brian Clegg, Public Works Director; Dave Murphy, Capital Projects Manager;

I. CALL TO ORDER

The meeting began at 6:00 p.m.

The Pledge of Allegiance was led by Councilmember Whitelock.

II. DISCUSSION ITEMS

**PRESENTATION AND DISCUSSION REGARDING THE CITY CENTER STATION
AREA PLAN LOCATED AT 7800 – 8040 SOUTH REDWOOD ROAD**

Paul Coates provided a background on the history of the City Center Project.

Don Arambula, PC, Leland Consulting Group, addressed the areas of discussion.

- Project Management
- Summary of meetings
- Stakeholders – Jordan School District, UTA, UDOT, and the West Jordan City
- Ideal Transit Oriented Development
- Station Radius – ¼ mile walking distance

Councilmember Jacob arrived at 6:13 p.m.

- Mix of uses
 - o Dining
 - o Retail
 - o Business
 - o Street Design priorities
 - o Design streets for most vulnerable
 - o Transit-supportive streets
- Existing Policies and Regulations
- Future Land Use
- TSOD Zoning
 - o Density
 - o Height

- UTA TOD Design Guidelines
 - Short to medium lengths
 - Grid design
 - Park-and-Ride
 - Integrated Facilities
- Existing Roadway Conditions
- Redwood Road Master Plan
- Future Scenario for Bike Corridor
- Market Analysis – commute patterns
- Multi-Family Market
- Recommended Development Program
 - Housing
 - Retail
 - Housing
 - Office
 - Hotel
- Providing Housing for the next generation
- Constraints

Councilmember Lamb left the meeting at 7:00 p.m.

The Council and those in attendance discussed the progression of the City Center development. The Council addressed their concerns with the proposed plan for the area. They voiced their concerns with the proposal.

Councilmember Jacob left the meeting at 7:24 p.m.

The Council and staff discussed the purpose of the meeting was to provide UTA a concept plan for a presentation March 20. The development would work best in multiple phases. The Council agreed the block system would work. Staff stressed in order for UTA to become a partner, the Council must agree to multi-family.

UTA representative provided information regarding what would be needed for the area to be designated as a TOD Area.

The Council in attendance were in agreement to present the concept plan to UTA at the March 20 meeting.

DISCUSSION REGARDING ZONE 5 WATER TANK FINANCING

Rob Wall reviewed the question: 'If water was not available, should the City allow developers to build water tanks at their cost and then have the City pay back the cost over time with impact fees.' During the Strategic Plan the majority of the Council were in favor of this process. He stated this potential was currently being proposed by a developer. The City was currently working with the Developer on the Master Development Plan for the Oquirrh Mountain West Developer. The Developer had proposed to complete the water infrastructure at an estimated cost of \$8 million. He stated the purpose of the discussion was to have Council's agreement.

The Council and staff addressed who would be completing the construction on the water tank. Rob Wall suggested the City complete the construction.

Kent Hogan stated they would like to be the builder of the water tank, with the City completing the approval process.

The Council in attendance were in agreement to proceed with the proposal.

III. ADJOURN

MOTION: Councilmember Anderson moved to adjourn. Councilmember Burton seconded the motion and it passed 4-0 in favor.

The meeting adjourned at 8:21 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

JIM RIDING
Mayor

ATTEST:

MELANIE BRIGGS, MMC
City Clerk

Approved this 13th day of March 2019