

**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL AND PLANNING COMMISSION
WORKSHOP**

Wednesday, April 30, 2019

6:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Jim Riding, and Council Members Alan Anderson, Dirk Burton, Chad R. Lamb, Chris M. McConnehey, and Kayleen Whitelock. Councilmember Zach Jacob arrived at 6:27 p.m.

PLANNING COMMISSION: Chair Matt Quinney, and Planning Commissioners Bob Bedont, Corbin England, Kelvin Greene, Trish Hatch, Nichole Luthi, and Jay Thomas.

STAFF: Korban Lee, Assistant City Manager; Rob Wall, City Attorney, Jamie Brooks, Deputy City Clerk; Scott Langford, Community Development Director; Larry Gardner, City Planner, and Kent Page, Senior Planner,

CALL TO ORDER

Mayor Riding called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by West Jordan High School student Logan Twitchell.

I. CENSUS UPDATE

Larry Gardner provided some background information regarding the U.S. Census

- Conducting a census count was included in Article I of the U.S. Constitution
- The 2010 Census resulted in increased representation for Utah
- There was a direct correlation between Census figures and the amount of federal funding provided to Utah. For example, in FY2016 \$5,694,470,987 in grant funds was awarded based on census data.
- West Jordan had 24,389 residents who were considered part of a “hard to count” population and it was estimated that without that number participating in the Census, Utah had previously lost an estimated \$45 million dollars in federal funding
- Census data would not be associated with specific individuals until *76 years after the data was gathered*

II. OVERVIEW OF RECENT LAND USE TRENDS

-Building Permits / New Construction

- 1417 building permits issued in FY 2018-2019. That number was up from 381 in FY 2017-2018

-Noteworthy Commercial / Industrial Developments

- Aligned Energy, Phase II – 222,693 sq. feet
- Bedrock Quartz Expansion – 93,319 sq. feet
- Granger Medical Clinic – 14,721 sq. feet

- SVWR Grit Handling Facility – 7,333 sq. feet
- Olympus Office Building – 5,739 sq. feet
- Bank of America - 4216 sq. feet
- Quick Quack Car Wash – 3,567 sq. feet
- Forever 21 – Existing
- Kohl's Remodel – Existing
- G4CE – Existing (old Kmart building)

Commissioner Greene wished to make it clear to the public that the property occupied by Aligned Energy was zoned more than 40 years ago. There was a fair amount of public outcry about it, as if it was newly zoned, when in fact it was zoned long ago.

There was a similar outcry regarding developments in both South Jordan and Midvale that were near the West Jordan border. Unfortunately, the City of West Jordan had no authority regarding projects outside the City limits, even if West Jordan residents were heavily impacted by them.

-Large Master Plans

- Bowman – unknown number of dwelling units
- Copper Rim – 753 dwelling units
- Harper – 430 dwelling units
- Jones Ranch – 1,912 dwelling units
- M. Jones – undetermined number of dwelling units
- V. Jones – undetermined number of dwelling units
- OMR – 1,196 dwelling units
- Oquirrh West – 435 dwelling units
- Woods – undetermined number of dwelling units

The Council, Commission and Staff discussed the possibility of increased commercial development in addition to residential. Scott Langford explained the various aspects of the Future Land Use Map and pointed out that it was important to keep in mind that legislative decisions to alter the General Plan had consequences on City infrastructure.

Scott Langford also explained that a Visioning Study was being conducted by a consultant hired by various municipalities in the southwest corner of the Salt Lake Valley. The study would examine future infrastructure needs.

Those gathered discussed the need to ensure that commercial development kept up with residential development.

III. THE IMPORTANCE OF THE GENERAL PLAN

Larry Gardner provided information regarding solutions to some of the City's design challenges. He asked if the City Council and Planning Commission had a desire to change the City's design standards.

Those in attendance discussed their desire to establish minimum design standards for the City. This would help to create a sustainable atmosphere. They wished to have some of the standards updated but to retain some as well.

IV. WOODS PROPERTY DISCUSSION

Scott Langford turned the time over to Rich Sonntag, Senior Vice President of Community Development at Daybreak. Mr. Sonntag explained what his firm was envisioning for the Woods Property, including the potential annexation of some nearby unincorporated property. He sought feedback from the City Council and Planning Commission regarding a very general, theoretical vision for the Woods property.

Korban Lee suggested having Staff outline the pros and cons of splitting the property between water and sewer service and then providing that information to the City Council in the very near future. That way, the City Council could examine their own comfort level with the idea. Mayor Riding suggested that a split of water and sewer service could be acceptable to the City.

Rob Wall pointed out that the bigger legal issue was the question of annexation. It would be very problematic for the City if only part of the proposed development were within West Jordan City limits.

V. DISCUSSION REGARDING LINK BETWEEN LAND USE AND MUNICIPAL FINANCES

Scott Langford presented a short video from Urban 3 which was designed to help communities make better decisions through an understanding of data, economics and public policy.

Korban Lee addressed the fact the fiscal impact of land use development on the City. He pointed out that the cost of almost every service provided by the City increased with every lane mile. He felt the City should begin addressing the long-term fiscal impacts of development decisions.

VI. CLARIFICATION REGARDING THE POTENTIAL INTERCHANGE OVERLAY ZONE

Form Based Code? Cap and Grade Exempt?

Larry Gardner explained some of the differences between a form-based code and the traditional euclidian code. He indicated that South Jordan's Daybreak Community was the pre-eminent example of form-based code in Utah. It was more of a *community* than a customary subdivision. The focus was more on building design than the building use—design around the building rather than existing standards. West Jordan had an opportunity to use form-based code on the development of the west side of the City.

Scott Langford explained that staff was not suggesting using form-based code throughout the entire City. Instead, he was suggesting the possibility of using it strategically in the potential Interchange Overlay Zone (IOZ) and asked the Council and Commission to provide feedback regarding where they felt IOZ's would be appropriate.

Councilmember McConnehey wished to state on the record that because density impacted the entire City, any amenities that resulted in a density credit for a high-density development should be available for use by the entire City.

VII. LAND USE Q & A AND GENERAL DISCUSSION IF NEEDED

No further discussion took place

VIII. ADJOURN

The meeting adjourned at 8:18 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:

JAMIE BROOKS, CMC
Deputy City Clerk

Approved this 22nd day of May 2019

DRAFT