

**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL WORK SESSION**

Wednesday, January 15, 2020

6:00 p.m.

Schorr Gallery

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Chair Chris McConnehey, and Councilmembers Kelvin Green, Zach Jacob, Chad Lamb, David Pack, Kayleen Whitelock, and Melissa Worthen.

STAFF: Mayor Dirk Burton; Korban Lee, Chief Administrative Officer
David Brickey, City Council Transition Advisor; Tangee Sloan, Deputy City Clerk; Scott Langford, Community Development Director; Brian Clegg, Public Works Director; Dave Murphy, Engineering Manager; Danyce Steck, Finance Director.

VISITORS: Richard Sonntag, Daybreak Communities Senior VP for Community Development; Steven James, Daybreak Communities Director of Planning and Community Design; Rulon Dutson, Daybreak Communities Director of Community and External Relations

I. CALL TO ORDER

Chair McConnehey called the meeting to order at 6:00 p.m.

II. WORK SESSION

**CITY COUNCIL DISCUSSION OF THE 600 PLUS ACRES KNOWN AS
“WOOD RANCH” (WEST OF U-111), INCLUDING CONSIDERATION
OF A MASTER DEVELOPMENT PLAN, WATER AND SEWER
SERVICES, THE USE OF PUBLIC INFRASTRUCTURE DISTRICTS
(PID), AND ANNEXATION ISSUES**

Richard Sonntag with Daybreak Communities explained that Wood Ranch would differ from Daybreak in that Daybreak was a largescale community with over 4,000 acres, and Wood Ranch would be an intimate community of just over 600 acres. Wood Ranch would focus on clusters of homes with the advantage of foothills recreation in close proximity. The goal was to apply the principles that were used in Daybreak to a new application to fill an unmet need. Mr. Sonntag said they had been working on the development plan for about a year, and received Planning Commission approval in August of 2019.

Steven James with Daybreak Communities showed examples of the village style of neighborhood design proposed for Wood Ranch. He emphasized a focus on walkability, connectivity, and access. Mr. James explained that nearly half of the project would be open

space. Responding to a question from Councilmember Whitelock, Mr. James said that quality construction would be key, and stated that Daybreak would not invite contractors with a history of poor quality to participate. The HOA would be the entity that would work with the City after development was complete.

Councilmember Worthen asked about the impact the development would have on City streets and parks departments. A Daybreak representative responded that the impact on the streets department would be the same as any other new development. The impact on the parks department might be less than with a traditional park considering the planned trails and open space design. It was emphasized that all “lanes” would be owned and maintained by the HOA, not by the City.

Councilmember Worthen commented that tight lanes can become a problem for emergency responders. One of the Daybreak representatives responded that emergency responders are good at getting their vehicles where they need to go. He explained that narrower lanes help to slow traffic, and said they had learned some lessons with previous projects that would contribute to a positive product.

Dave Murphy showed maps of the northwest quadrant of the City. He explained existing water infrastructure, and stated that additional reservoirs would be needed to serve Wood Ranch in Zone 7. The element that would use the most water in Wood Ranch would be open space and residential yards. He stated that the City’s current build plan would address existing City water needs (fire storage, operational storage, water pressure needs, water audits) and the gap in the water system. Sewer development along 7400 South was not included in the build plan, but would be needed for portions of the Wood Ranch project. Mr. Murphy stated the City’s current build plan and funding may not be in sequence with the development timeline for Wood Ranch. A Daybreak representative stated that the City’s build plan was taken into account when the development timeline was put together. Daybreak worked with the Kearns Improvement District to arrange service through 2024 to accommodate the portion of the project that would not have service through West Jordan. He said the Wood Ranch project would not put pressure on the City’s build plan.

Danyce Steck shared a personal experience that demonstrated to her that Daybreak Communities puts a lot of pressure on their builders to deliver a quality product. She gave a presentation about Public Infrastructure Districts (PID) – a local government financing entity with the power to impose taxes or assessments on future users of infrastructure to repay debt issued on that infrastructure.

DISTINCTIONS OF PIDs

- Formation requires 100% consent of property owners and any voters in the PID boundaries

- Broad powers to finance public infrastructure that will be owned by the city
- Debt issued by a PID is not a liability of the city
- Debt is repaid from the limited property taxes or assessments imposed by the PID
- Infrastructure is turned over to the city as soon as it is constructed
- Prohibited from any maintenance or operation of the infrastructure

GOVERNING DOCUMENT

May include:

- Limitations on the mill levy
- Limitations on the debt that may be issued
- Lifespan
- Ability to leverage with other financing tools
- Types of improvements allowed
- Reporting requirements
- Dissolution if no activity in certain timeframe
- Procurement guidelines
- Board transitioning

Enforcement:

- Contractually through an Interlocal Agreement entered into between the Creating Entity and the PID

Cost:

- Creating Entity and property owner will each be represented by counsel at the expense of the property owner.

INFRASTRUCTURE ALLOWED

- Street improvements
- Water infrastructure
- Wastewater infrastructure
- Storm drain infrastructure
- Park and recreation improvements
- Public buildings of any nature
- Other public infrastructure set forth in Section 11-14-103

Staff clarified that a PID governing document would be completely separate from City Code. Ms. Steck emphasized that community education would be needed to explain to citizens that a PID would not represent double taxation. The governing document would need to be clear regarding disclosure requirements. The Council was cautioned against allowing a PID so large that the City could not raise property taxes, and advised to remember that whatever a PID created would be infrastructure the City would have to own and maintain.

Councilmember Jacob asked what the alternative would be. A representative of Daybreak responded that without a PID, the project as proposed could not be done by a developer

like Daybreak. Ms. Steck commented that with a PID, a developer would be freed-up to provide a higher level of amenities. Councilmember Jacob said he felt another work session would be needed for a follow-up discussion.

Korban Lee pointed out that some of the proposed Wood Ranch property was in West Jordan City, and some of the property was in unincorporated Salt Lake County. He commented that it made sense to develop the entire project under one jurisdiction. Mr. Lee explained State law regarding annexation. Annexation of two parcels for Wood Ranch would create an island of unincorporated County land between West Jordan City and West Valley City. The potential unincorporated island contains 776 homes. Residents in the potential unincorporated island were asked by Staff to participate in a survey, with 224 responses. The survey asked where the residents of the unincorporated area tell people they live: 82% said they tell people they live in West Jordan, 15% said they tell people they live in Salt Lake County, 1.8% tell people they live in West Valley City, and 1% tell people they live in Kearns. When asked what city they use for their mailing address, 92% responded that they use West Jordan City. When asked about the possibility of annexation to West Jordan City, 78% said they were in favor, 11.5% said they were neutral, and 11% said they were opposed.

If the unincorporated island were annexed to West Jordan City, the City would gain 776 homes, ownership and maintenance responsibility for streets and parks, and approximately \$255,000 in property tax income. Mr. Lee emphasized that taxable value per acre makes a huge difference in the long-term financial sustainability of a city. A traditional subdivision with cul-de-sacs does not have a high taxable value per acre, and costs more to maintain than the taxes brought in. The unincorporated island would be such an area. However, Mr. Lee pointed out that the unincorporated area would eventually be annexed to either West Valley City or West Jordan City. He said he met with the West Valley City Manager, who indicated West Valley City was not interested.

Mr. Lee reported that Salt Lake County voted 8-1 in favor of allowing West Jordan to annex the two parcels for Wood Ranch, with the condition that the unincorporated island would eventually also be annexed by West Jordan.

Councilmember Pack said he would be comfortable moving forward with discussions. Councilmember Green said he believed the annexation would be an opportunity for West Jordan to attract a commercial element to that end of the City. Councilmember Whitelock asked about the crime rate in the unincorporated areas. Councilmember Jacob said he was in favor of proceeding with the annexation and further discussions regarding Wood Ranch.

Chair McConnehey said he liked the direction presented, and said he felt the biggest questions were priority and timing of a PID and annexation. Staff suggested the Council

become familiar and comfortable with the development materials provided by Daybreak.

Mr. Sonntag said Daybreak Communities would need to have an MDA to cover the Wood Ranch project and full entitlements in place in April in order to close the deal. Mr. Langford said the Council would discuss the PCFB Zone in more detail with the Planning Commission on January 29, 2020.

III. CLOSED SESSION
DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE,
OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL

MOTION: Councilmember Green moved to go into a closed session for the discussion of the character, professional competence, or physical or mental health of an individual, and adjourn from there. Councilmember Whitelock seconded the motion.

A roll call vote was taken

Councilmember Green	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Yes
Chair McConnehey	Yes
Councilmember Pack	Yes
Councilmember Worthen	Yes
Councilmember Whitelock	Yes

The motion passed 7-0.

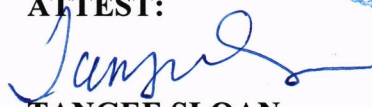
The closed meeting adjourned at 10:07 p.m.

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.




CHRISTOPHER MCCONNEHEY
Council Chair

ATTEST:


TANGEE SLOAN
Deputy City Recorder

Approved this 26th day of February 2020