



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 9/22/2021

Presenter: Alan R. Anderson

Deadline of item : 9/22/2021

Department Sponsor: Council Office

Agenda Type: Consent

Time Requested:

(Council may elect to provide more or less time)

9. CONSENT ITEMS

a. Approve Meeting Minutes

- August 24, 2021 – Truth in Taxation City Council Meeting
- August 25, 2021 – Work Session and Regular City Council Meeting
- August 31, 2021 – City Council and Planning Commission Meeting
- September 8, 2021 – Work Session and Regular City Council Meeting



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL
TRUTH IN TAXATION HEARING**

Tuesday August 24, 2021 - 6:00 pm
Waiting Formal Approval

West Jordan City Council Chambers • 8000 S Redwood Road • West Jordan, UT 84088

COUNCIL: Chair Zach Jacob, Vice-Chair Kelvin Green, Chad Lamb, Christopher McConnehey, David Pack, Kayleen Whitelock, and Melissa Worthen

STAFF: Council Office Director Alan R. Anderson, Community Engagement & Government Affairs Director Tauni Barker, Mayor Dirk Burton, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, and City Attorney Robert Wall

TRUTH IN TAXATION HEARING 6:00 PM – Council Chambers

1. CALL TO ORDER

Chair Jacob called the meeting to order at 6:01 pm

2. PLEDGE OF ALLEGIANCE

Mayor Burton led participants in the pledge of allegiance

3. PUBLIC HEARINGS

a. Truth in Taxation

Administrative Services Director Danyce Steck explained the process the city was required to go through for truth in taxation. She reported that the value for the city overall went up 9% and the tax rate fell by 9% to give the city the same amount of dollars for the dollars of the value in our city. The City does receive more property tax revenue when new growth takes place, however, that increase is based on the same rate as the previous year.

Historically the City has done two property tax increases: an increase in 2012 of 17% for inflation, and the first increase since 1988; and an increase in 2018 of 18% to add 9 firefighters and 8 police officers.

A property tax statement was reviewed pointing out that 55% of property tax goes to schools, 22% goes to the county, 16% goes to the City, 7% goes to the water districts, and less than 1% goes to Mosquito Abatement. The statement of an elected official was used as an example to show how the tax rate would change if the proposed increase was approved.

A chart comparing property tax rates for each city in the county was shown. It was noted that West Jordan is a full service city and the revenue received brings in enough to pay for 70% of the police department employees but none of the fire department employees. The chart also showed the amount of property tax that would be paid for an average home valued at \$380,000 in comparison to other cities in the county.

Property tax funds would be used for the public safety compensation plan adjustment. Residents have asked that the council approve small incremental increases regularly rather than large increases periodically, like those that have taken place in the past. The proposed increase would help sustain the five year public safety compensation plan. Other uses for the funds would go towards maintenance of city parks, roads, and buildings, as well as community improvements such as pickleball courts, trails, road overlays, etc.

It was noted that the best practices for property tax moving forward would be to set a foundation that will be used as a guide for the City to adjust property tax on a more regular basis. It should allow a public process for constituents to address the Council and for the Council to think about the future and the needs of the City. Historically the Council has only adjusted the property tax in response to a necessity and not in anticipation. Ms. Steck felt that it was best to address the inflation on a regular basis. Additional adjustments may be needed to maintain or increase service level demands such as the need to increase police compensation.

Council Member David Pack asked for clarification regarding the residential reduction on the fair market value of homes. The response was that the assessed value was reduced by 45% so you are only paying 55% of the full market value of your home.

Council Chair Zach Jacob opened the hearing at 6:25 PM

Citizen Comments:

Brian Nevell, a resident, reported that his income went up by 1.6% in 2020, and only 1.3% in 2021 being that he is retired and lives on a fixed income. The proposal for property tax increase was more than the increase to his income. He wondered how he would cover the proposed increase. He asked the Council to remember those on a fixed income noting that his income did not go up as much as the reported inflation. He mentioned that even though he did not improve his home, his tax rate still went higher. He did agree that money should be used to pay for city services and voiced thanks for West Jordan police officers.

Jaime Bevilhymer, a resident for over 40 years, felt it was risky to increase taxes during an election year and believed taxes were already high enough. Being a widow on a fixed income did not allow her the ability to make improvements on her home. She reported that her water and sewer bill was high enough. She was of the opinion that the City plead poverty when it was simply not true and believed the budget was well above what was actually needed. She noted that most of the information shared was based on information received from her sister, Melanie, who worked for the city for 30 years. Even though residents cut back their spending when they were unable to pay their bills, the City continually charges it's citizens for whatever they want. She believed the meeting was being held too late in the month and that citizens were upset and were not being heard. She asked that the Council allocate the money better and run an honest, fair, and transparent city. She pleaded for citizens to hear comments made and know what was happening with their money.

Council Member Kayleen Whitelock commented that the date for holding the Truth in Taxation hearing was provided by the County.

Matt Arbinger, representing several citizens of the city, voiced his concerns regarding the proposed increase. He shared details of how tough the past year had been. He supported an increase in the compensation for the police and fire department, however, he was not in favor of the property tax increase. He would prefer that the city lower park maintenance or street maintenance.

Craig Heath voiced concern regarding an article in the West Jordan Journal by Erin Dixon. He was concerned with comments made in the article for allocation of the funds that will be received for the proposed increase. He was not in favor of using the funds for an increase in IT. He would rather see it go to the Fire and Police Department or even be used for a homeless shelter. He would also like to see the money spent in public outreach. He felt there was a lack of concern for resident desires.

Council Chair Zach Jacob closed the hearing at 6:38 PM

Council Chair Zach Jacob reminded public that the discussion and vote regarding the proposed increase would take place at the next Council meeting on August 25, 2021.

Ms. Steck explained a best practice was that staff not count on a tax increase and instead dedicate funds to one time places, like the IT reserve fund and risk management fund. She confirmed that reserves would

reduce our insurance rates. However, things had changed over the last several weeks with the need for a better police compensation plan. The proposed property tax increase would include that police compensation plan and redirect reserves to cover the increase; 100% of the proposed increase would be dedicated to the compensation plan. She appreciated that property tax was paid with hard earned tax dollars and made efforts to be as transparent as possible. Everything from office supplies, fuel, and dispatch services were outlined in the budget. Property tax rates had not increased since 2018 and staff and council understood it was a difficult request.

Council Member Kayleen Whitelock thanked residents for taking time to come to the meeting and share their views. She found it very helpful to hear from them. She also thanked the West Jordan Police Officer presence during the meeting.

Council Member Melissa Worthen noted that the proposed increase would affect them individually as well. She did not like increasing taxes, however, she did not want to decrease services. The majority of the budget pays for employees and she believed that they were the foundation of the city. If the city did not have good people, they would not have a good city. She reported that she did not want to lose good people. She asked residents to reach out to the Council. She personally reached out to many residents to ask them for their opinions regarding decisions that come before the Council. She reported that there were many grants available for people on a fixed income. It was also reported that every email received by the Council gets answered, even if the answer given isn't the answer wanted. She had heard from many residents that they preferred having small incremental increases in property tax rates rather than large increases of 18%.

Vice Chair Kelvin Green echoed Council Member Whitelock's comments and thanked residents for participating and providing input regarding the proposal. He felt the decision would be tough to make.

Council Member Chris McConnehey thanked participants and was grateful for their thoughts and perspectives. He commented on many who had attended meetings on multiple occasions and felt their concerns were very valid. It was a tough decision to make.

4. ADJOURN

Council Member McConnehey moved to adjourn the meeting and Council Member Worthen seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 6:48 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 24, 2021. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this _____ day of _____ 2021



MINUTES OF THE CITY OF WEST JORDAN CITY COUNCIL WORK SESSION

Wednesday, August 25, 2021 - 5:30 pm
Waiting Formal Approval

West Jordan City Council Chambers • 8000 S Redwood Road • West Jordan, UT 84088

COUNCIL: Chair Zach Jacob, Vice-Chair Kelvin Green, Chad Lamb, Christopher McConnehey, David Pack, Kayleen Whitelock, and Melissa Worthen

STAFF: IT Director Robert Allred, Council Office Director Alan R. Anderson, Community Engagement & Government Affairs Director Tauni Barker (5:50 p.m.), Mayor Dirk Burton, Public Works Director Brian Clegg, City Planner/Zoning Administrator Larry Gardner, Sr PC Specialist Rodney Glore, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, and City Attorney Robert Wall (5:50 p.m.)

CALL TO ORDER

Chair Jacob called the work session to order at 5:30 pm and noted the work session was open to the public, available remotely via Zoom, and streamed live on YouTube.

A. City Center Overview

The area adjacent to the City Center TRAX Station is an existing redevelopment project area, created to improve the tax base and enhance the area. The first step to accomplishing those goals was to formulate and gain consensus on a vision for the area. In consultation with Utah Transit Authority (UTA) and Wasatch Front Regional Council (WFRC), the City was approved for a grant to obtain the services of a consultant to create a Station Area Plan (SAP) with the following project tasks:

- (1) existing conditions assessment;
- (2) constraints and opportunities map;
- (3) redevelopment analysis;
- (4) stakeholder engagement and preferred vision;
- (5) strategic recommendations; and
- (6) City Council presentation.

Economic Development Director Chris Pengra shared responses from a survey on which citizens specifically requested a transit-oriented, dynamic downtown City Center, and suggested the area (particularly land used by the School District) was underutilized. The Council and Mr. Pengra discussed prior planning efforts for the area and the possibility of the School District relocating. Mr. Pengra pointed out the School District would need to have a net benefit from any change. Vice Chair Green said he did not believe the School District needed to necessarily leave the property they were on for improvement to take place. He argued that employees of the School District at that location helped support other businesses in the area. Council Member Whitelock said she agreed.

Council Member McConnehey shared a concern voiced by developers in the past that commercial redevelopment of the City Center may be challenging due to the presence of other commercial

developments in the area, specifically Gardner Village and Jordan Landing, and commercial development of the City Center may result in challenges for those other developments.

Mr. Pengra outlined a proposed vision for the West Jordan City Center:

- Regional Amenity
- Entertainment Focus
- Mixed-Use Urban Downtown:
 - Dense, urban city center
 - Mix of residential, commercial, and entertainment
- Walking & Biking-Oriented:
 - Safe pedestrian connections
 - Links to regional amenities

Vice Chair Green commented that use of the word “dense” would cause concern for many citizens. He referred to Water Street in Charlottesville, Virginia as an example of what he envisioned for the City Center. Council Member Worthen added that Pearl Street in Boulder, Colorado was similar. Staff explained the SAP was modeled after Orenco Station in Hillsboro, Oregon. It was suggested that Sugarhouse was a good example of the proposed plan.

Mr. Pengra said he did not have specific designs on which entities would fill space in the City Center, but he believed the space needed to be more efficient from a tax production perspective. He commented that the changes proposed to create the desired environment would be expensive, and suggested the land would need to be more productive in terms of generating tax revenue.

Mr. Pengra said he believed one of the SAP’s strengths was in creation of more open space to connect different uses. He emphasized the grid layout with short block lengths was intentional to provide connectivity and walkability. Council Member Worthen suggested developing something like Station Park in Farmington. Council Member McConnehey responded the City Center area did not have enough space for something like Farmington Station Park. He pointed out the City Center area already had many existing businesses and uses, including a mobile home park.

Vice Chair Green predicted that the amount of multi-family housing proposed would cause traffic congestion in the area because the residents would all own and use vehicles, despite the transit-oriented nature of the SAP. Mr. Pengra expressed his professional opinion that if the goal was an urban environment, the proposed SAP had many attributes that would help achieve the goal. He emphasized that developing the City Center to something other than the current state would require density. Chair Jacob said he was comfortable with the proposed density.

Vice Chair Green expressed the opinion that going with the proposed plan would eventually result in elimination of the existing mobile home park. Council Member Worthen said she did not want that to happen. Vice Chair Green said he believed the Council was at a crossroads. He said the Council kept hearing about the importance of affordable housing from the State Legislature, and said he believed the proposed SAP would eventually result in the elimination of a large chunk of affordable housing. Vice Chair Green stated he would not vote for a plan that would result in displacement of current residents of West Jordan City.

Council Member McConnehey said he did not want to jump at a plan that was not right. He expressed the opinion the proposed SAP was the least desirable of the plans presented for the area in recent years. He said he did not like the idea of a parking garage having a big portion of frontage on

Redwood Road, and said he believed having a stop light at every intersection would be awful. Council Member McConnehey said he was against removing the mobile home park.

Mr. Pengra commented the SAP was a big, visionary plan. He said the “re” in redevelopment was difficult to accomplish. Mr. Pengra said he believed the proposed SAP had the ability to transform the City, and make the City Center a destination like Sugarhouse or other areas across the U.S.

Chair Jacob said he would not want the mobile home park to be the hold up. Council Member Lamb said he wanted the focus to be on the portion highlighted in yellow on the arial map shown by Mr. Pengra. Scott Langford stated the area highlighted in yellow was about 25 acres.

Mr. Pengra stated residential would be the first step. Vice Chair Green said he disagreed that residential was needed to spur economic development. He stated there were plenty of people who lived in the area. Mr. Pengra said he did not disagree, and said he believed retail and office could be drawn to the area. However, he questioned whether retail and office would be successful. Vice Chair Green referred to Jordan Valley TOD as an example of developing residential first, with a plan for commercial that did not happen. He said he disagreed with the idea that adding residential would bring commercial.

Council Member McConnehey stated it was disposable income, not the number of roof tops, that supported commercial. He said the current socioeconomic conditions in the area did not lend well to commercial or retail development. Council Member McConnehey said he wanted to work with the School District to figure out what they needed for the next 20-50 years to know how much of the area could be opened up for development. Considering the nearby TRAX Station, he suggested the area would be good for an office building or hotel. Council Member McConnehey said he did not believe committing to a plan for the entire area was the right step.

Chair Jacob said he thought a master plan was the best step. Council Member Whitelock said she would never vote to use eminent domain to remove the mobile home park. She suggested building a theater to create a destination and draw people to the City Center.

Community Development Director Scott Langford explained the resolution on the Council meeting agenda would adopt the proposed SAP and open dialogue with major stakeholders. He emphasized that zoning was already in place for the City Center, and said he appreciated the feedback from the Council.

City Administrator Korban Lee said he had heard eight different visions for the City Center, with a lack of commonality. He said finding commonality would be a process, and suggested the Council table the proposed resolution to a date uncertain. Mr. Pengra said he agreed more conversation needed to take place.

B. New Business

A list of new business items expected to appear on future meeting agendas was included on the work session agenda for review.

Chair Jacob adjourned the work session at 6:52 pm.

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 25, 2021. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this _____ day of _____ 2021

DRAFT



MINUTES OF THE CITY OF WEST JORDAN CITY COUNCIL MEETING

Wednesday, August 25, 2021 – 7:00 pm
Waiting Formal Approval

West Jordan City Council Chambers • 8000 S Redwood Road • West Jordan, UT 84088

COUNCIL: Chair Zach Jacob, Vice-Chair Kelvin Green, Chad Lamb, Christopher McConnehey, David Pack, Kayleen Whitelock, and Melissa Worthen

STAFF: Council Office Director Alan R. Anderson, Community Engagement & Government Affairs Tauni Barker, Mayor Dirk Burton, Public Works Director Brian Clegg, City Planner/Zoning Administrator Larry Gardner, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Senior Planner Ray McCandless, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Assistant and City Attorney Robert Wall

1. CALL TO ORDER

Council Chair Jacob called the meeting to order at 7:01 pm

2. PLEDGE OF ALLEGIANCE

Brian Clegg led participants in the pledge of allegiance.

3. CITIZEN COMMENT

Council Chair Jacob opened the citizen comment period at 7:03 pm

Citizen Comments:

Sherry Warner said she received a letter in the mail about the proposed property tax increase. She said citizens were bombarded every day with marketing materials, most of which went in the trash. She suggested there were other avenues for communication between citizens and City leaders. Ms. Warner said she did not believe the City needed more money to pay for materials that would ultimately end up in the trash. Referring to the need for new police vehicles expressed in the letter, she asked if the City had a maintenance and purchase plan in place for police vehicles, and said she believed officers needed to receive ongoing training for mental health crisis intervention and de-escalation. Ms. Warner said she believed the City needed to spend efforts on training and retaining officers.

Steve Jones said he was a strong proponent of first responders. He said times had changed, and he felt the City was lacking and officers were not being supported. He said the City was slipping back into the mode of training officers and losing them to other agencies because West Jordan did not pay them enough. Mr. Jones referred to the change in government, which cost a lot of money, and said the responsibility was on the Council that the City did not have enough money to pay the officers. He said he expected the Council to correct the problem. He asked if the budget-neutral items were tax-payer neutral.

Melanie Briggs said she had moved to Riverton, Wyoming but still owned a home in West Jordan. She said she was a former resident of West Jordan and a former employee of the City. Ms. Briggs

said she was appalled by the proposed property tax increase and expressed the opinion the money was not needed. She spoke of City needs, particularly public safety, that had been overlooked for many years. Ms. Briggs said she hoped the Council thought long and hard before approving the proposed increase. She said she was grateful she had been able to find herself again after working for the City.

Ann Marie Barrett, Manager of the Bingham Creek Library, spoke of a new service offered by the Library to residents of the community. She expressed appreciation for the opportunity to be part of West Jordan City.

Jamie Bevilhymmer said she did not agree with the proposed property tax increase, and believed the City had the money for what was needed. She expressed support for hiring more police officers. She spoke of the current condition of Constitution Park. She said she had felt the Council talked down to her at a previous meeting, and said she believed the Council had already made up their minds and did not intend to listen to the people.

Jordan Smith, Sergeant for the West Jordan Police Department, thanked the City Council and staff for work done on the budget. He said he believed the updated Police Pay Plan was a step in the right direction, but the work was not done. Sgt. Smith spoke of the current workload and staffing levels in the Police Department. As a resident of West Jordan, he said he believed the proposed inflationary property tax increase was necessary.

Gary Warner said he had been a resident of West Jordan most of his life. He said he had not seen first responder de-escalation of situations in recent years as well as he remembered occurring years ago. He expressed the opinion that current police vehicles were in good repair and did not need to be replaced and expressed the opinion that raising taxes was a failure of leadership. Mr. Warner said he believed the Council needed to manage the budget and perhaps change leadership in the Police Department. He said he had no desire to stay in West Jordan with the tax increase and housing prices as high as they were. Mr. Warner expressed the opinion the Council needed to come up with a plan the residents were happy with.

Alexandra Eframo said she was counting her blessings and asked each person to do the same. She said she was excited so many people were making their opinions heard. Ms. Eframo asked the Council to eliminate the \$5 million in the budget for renovation of City Hall.

Michelle Phillips spoke of the need for citizens to have respect for the police, and for police to have respect for the citizens. She said she was not in favor of the proposed tax increase, and suggested the Council find other ways. Ms. Phillips asked that everyone work together.

Council Chair Jacob closed citizen comments at 7:30 pm

4. EXECUTIVE REPORTS TO COUNCIL

a. Mayor's Report

Mayor Dirk Burton reported the Senior Center celebrated 30 years in their building, spoke of a recent event with the Fire Department, and spoke of an upcoming youth soccer event.

b. City Administrator's Report

City Administrator Korban Lee said a weekly report was distributed to the Council by email.

5. SPECIAL RECOGNITION

a. Diversity and Western Stampede Committee Appointments

Council Chair Jacob introduced individuals proposed for appointment to the Diversity Committee and the Western Stampede Committee. Council Member Pack said the proposed appointments were reviewed by the Subcommittee for Mayoral Appointments with positive recommendations.

MOTION: Council Member Lamb moved to approve Resolution No. 21-039 providing advice and consent for the Mayor's appointment of Calista Solari, Carlos Garcia, and Samantha Tiburcio Escalante to serve on the Diversity Committee, and Bruce Cutler to serve on the Western Stampede Committee. Council Member Whitelock seconded the motion.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	Yes
Council Member Lamb	Yes
Council Member McConnehey	Yes
Council Member Pack	Yes
Council Member Whitelock	Yes
Council Member Worthen	Yes

The motion passed 7-0

6. PUBLIC HEARINGS

a. Addenbrook Phases 2 and 5

Senior Planner Ray McCandless explained the request to amend the Master Development Plan for Phase 2 and Phase 5 of the Addenbrook development to allow two and three-story townhomes, approve updated two and three-story building architecture, and for any new or revised building elevations to be approved by the Design Review Committee.

Mr. McCandless spoke of the possible impact of a third story on the single-family residential to the south (75-foot proposed distance between single-family homes and proposed townhomes). He showed the staff recommendation to the Planning Commission, which would move three-story structures further from single-family residential, and showed the Planning Commission recommendation to keep the entire development at two-story townhomes with updated architecture.

Assistant City Attorney Duncan Murray confirmed the subarea Master Development Plan could be amended without amending the Master Development Agreement for the larger area. Responding to a question from Vice Chair Green, Mr. McCandless said a typical two-story building would have a height of 24-25 feet to the midpoint, and a typical three-story building would have a height of 30-34 feet.

Bryson Garbett, President and CEO of Garbett Homes introduced Rich Welch, VP Land for Garbett Homes. Mr. Welch explained building design elements included in the density buy-up process, and stated the density, site plan, and landscape plan would not change with the Master Development Plan amendment proposed by the applicant. He explained that rear-entry units in the development would be smaller than the front-entry units and adding the proposed third floor to rear-entry units

would provide more living space. Mr. Welch said Garbett Homes understood the reasons for the change recommended by staff, and requested the Council accept the staff recommendation to allow three-story rear-entry units in specific locations.

Responding to a question from Vice Chair Green, Mr. Garbett explained that home prices were very difficult to predict. Mr. Welch requested the Council grant authority to staff to approve the new two-story rear-entry elevations that would be needed. Mr. Welch said he believed the single-family residential neighbors were aware of the proposal from the Planning Commission meeting.

Council Chair Jacob opened a public hearing at 8:10 pm

Citizen Comments:

Dale Vanwagoner said he was concerned about the adverse effect the proposed development would have on his home and other existing homes. He expressed concern that three-story buildings would look like apartments and would become eye-sores. Mr. Vanwagoner said he agreed with the Planning Commissioner who stated he did not see how three-story townhomes would add any value to the City. He requested the Council follow the recommendation of the Planning Commission. Mr. Vanwagoner stated three-story buildings would block his view and devalue his property.

Harmony Mitchell said she lived in the single-family neighborhood adjacent to the proposed development. She said the two-story Master Development Plan for the area was a factor in her decision to purchase a home in West Jordan. She said she believed three-story townhomes would not be cohesive in the neighborhood and asked the Council to side with the residents who already lived there.

Steve Jones said the City had heard a lot about the need for water conservation. He pointed out that ten more feet of water pressure would be needed to pump water to a third-story bathroom, which would put more stress on the City's water system. He expressed the opinion that adding a third-story would take potentially affordable housing and make it unaffordable. He encouraged the Council to stick with the plan approved years ago.

Council Chair Jacob closed the public hearing at 8:19 pm

Council Member Whitelock asked if the Council would be able to restrict plumbing water to the third-story. Mr. McCandless responded that plumbing had not been restricted for any other three-story unit and said he did not see a reason to place such restrictions in this situation.

Council Member Lamb expressed the opinion that the idea of no water on the third floor made no sense. He said he thought the staff recommendation was a good compromise that made more sense than the developer request. Council Member Lamb suggested the one isolated three-story building in the staff recommendation remain two-story to keep all the three-story structures on one side of the development.

Council Member Pack commented there was a delicate balance between property owner rights and developer rights. He said he believed most people agreed the City needed affordable housing but said he had noticed no one seemed to want affordable housing in their backyard. Referring to the question about water, Council Member Pack pointed out that adding a third floor would not involve additional water for landscaping. Council Member Pack said he liked Council Member Lamb's suggestion to keep all three-story structures in the same area.

Vice Chair Green said it was not easy to balance the rights of every property owner in the area. He commented that under typical property law, property owners were not entitled to a view. He pointed out the three-story heights were permitted within the zone and questioned how the Council could deny the request when it was permitted in the zone. Vice Chair Green stated the Council had approved development plan amendments due to changed circumstances for developments in the past, and said he believed a compromise was necessary.

Council Member Worthen said she understood the point of view of the residents, and agreed large buildings were intrusive. Referring to the staff recommendation, she suggested leaving the proposed lone three-story as a three-story structure but change two other proposed three-story structures back to two-story structures so that existing homeowners who expected to have two-story structures behind their homes would still have two-story structures behind and next to their homes.

City Attorney Rob Wall clarified that liability was not an issue for the City in this matter.

Council Chair Jacob said he could see that three-story townhomes would add value to the City in terms of property tax. He said it was his understanding that pumping water to a third floor would not put additional stress on the City water system. Council Chair Jacob said he appreciated that the developer was willing to compromise.

Council Member Pack said he wanted residents to understand the Council had heard them. Council Member Worthen said she would be comfortable not reducing the two proposed three-story structures down to two-story considering the green space/playground between existing residential and the proposed townhomes.

Council Member Pack suggested rearranging placement of the proposed three-story units to allow as many three-story units as possible and keep a buffer of two-story units between existing residential and the three-story units.

Vice Chair Green moved to suspend Council Rules to allow the applicant to answer questions. Council Member McConnehey seconded the motion, which passed by unanimous vote (7-0).

Mr. Welch responded that the suggested change would not be a beneficial change to the project.

Council Member McConnehey said he could support the staff recommendation for a number of reasons. He said he believed allowing some of the three-story units could contribute to affordability for individuals needing a little more space than a two-story, but not able to afford the amount of property that usually came with more living space. Council Member McConnehey said he agreed with Council Member Lamb's suggestion to reduce the one lone proposed three-story structure down to two because of appearance, although he was willing to consider otherwise.

Council Member Whitelock suggested the developer build two-story/three-story split buildings, with the two-story half closest to existing single-family residential. Council Member McConnehey said it was his understanding a split was very cost prohibitive because of Fire Code.

Referring to the recommended motion, Vice Chair Green asked if delegating design approval authority to the Design Review Committee was typical. City Planner/Zoning Administrator Larry

Gardner responded it was outside standard procedure. City Attorney Rob Wall checked City Code regarding the Design Review Committee and stated Code would need to be amended for the proposed delegation of authority. Duncan Murray clarified that in Title 2, the Design Review Committee only had recommendation authority. Responding to a question from Council Chair Jacob, Mr. Murray said staff did not believe the Zoning Administrator had authority to grant or take action on building elevations.

The Council and staff discussed City Code regarding delegation of authority. Mr. Murray clarified that all administrative staff and Planning Commission decisions under current Code were appealable to the Board of Adjustment.

MOTION: Council Chair Jacob moved to approve Ordinance No. 21-30 amending the Master Development Agreement for Addenbrook Phases 2 and 5 as shown under the staff recommendation with the following minor changes:

- **The 10 southernmost units colored red by staff but not by originally requested by the developer, remain two-story; and**
- **Designate that for this development any elevation changes shall be deemed minor for the purposes of City Code and can be approved by the Zoning Administrator.**

Council Member McConnehey seconded the motion for discussion.

City Attorney Rob Wall suggested the motion include reference to Section 13-5J-10E(5) for clarity. Assistant City Attorney Duncan Murray reminded Council Chair Jacob that the motion should be to amend the Master Development Plan, not Master Development Agreement.

MOTION: Council Chair Jacob made a substitute motion to adopt Ordinance No. 21-30 amending the adopted Master Development Plan to allow two- and three-story townhomes in the locations illustrated on the staff recommendation with the exception of the southernmost 10 units and allowing the Zoning Administrator to approve any building elevation changes deemed as minor changes under City Code Section 13-5J-10E(5), for this application only.

Council Member McConnehey seconded the motion for discussion.

Council Chair Jacob explained that his motion excluded the southernmost 10 units because the applicant did not request three-story units in that particular spot. Council Member Pack and Vice Chair Green asked for clarification from the developer.

Vice Chair Green moved to suspend Council Rules to allow the developer to respond. Council Chair Jacob seconded the motion, which passed by unanimous vote (7-0).

Rich Welch said the applicant had no objection to the Council adopting the staff recommendation as presented. The applicant would have the option to develop the units as three-story, but not the obligation. Mr. Welch stated the intention was to leave the units in question two-story. He clarified that in the proposed motion, staff would only be granted authority to approve elevations for the new two-story rear-entry units.

Vice Chair Green said he wanted to give the developer flexibility to develop three-story units on the southernmost corner.

Vice Chair Green moved to amend the motion to adopt the staff recommendation as published in the staff report.

Council Chair Jacob seconded the amendment.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	Yes
Council Member Lamb	Yes
Council Member McConnehey	Yes
Council Member Pack	Yes
Council Member Whitelock	Yes
Council Member Worthen	Yes

The motion passed 7-0

b. Alcohol Code Amendments

City Planner/Zoning Administrator Larry Gardner presented proposed amendments that would bring City Code more in line with changes in State law related to Alcohol Beverage Control and Uses. He said proposed Title 17 would be easier to administer than current Code.

Council Chair Jacob opened a public hearing at 9:15 pm

Citizen Comments:

None

Council Chair Jacob closed the public hearing at 9:15 pm

MOTION: Vice Chair Green moved to approve Ordinance No. 21-31 amending the 2009 City Code (Alcohol Beverage Control and Uses: adopting Title 17 and repealing and amending other provisions in Titles 4 and 13).

Council Member McConnehey seconded the motion.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	Yes
Council Member Lamb	Yes
Council Member McConnehey	Yes
Council Member Pack	Yes
Council Member Whitelock	Yes
Council Member Worthen	Yes

The motion passed 7-0

7. BUSINESS ITEMS

a. Setting the 2021 property tax rate

Administrative Services Director Danyce Steck presented proposed Ordinance No. 21-34 to set a 2022 property tax rate of .001788, which would incorporate both a property tax rate increase and a one-time judgement levy. Council Member Whitelock asked if the property tax rate increase and the judgement levy could be voted on separately, and Ms. Steck responded affirmatively.

Council Member Whitelock stated she was not in favor of an inflationary property tax increase at that time, considering the unique year everyone had experienced. She said she was in favor of increasing City revenue through continued economic development. Council Member Whitelock said she was in favor of funding the Police Department in other ways.

Ms. Steck stated if the Council chose to remove the proposed one-time judgement levy, the property tax rate would be .001773; if the Council chose to remove all proposed increases, the property tax rate would be .001732. If the Council chose to approve the one-time judgement levy and not the 2.5% increase, the property tax rate would be .001747.

Vice Chair Green said he agreed with Council Member Whitelock that it had been a weird year. He said he had only heard from one resident in favor of a property tax rate increase. He said residents had told him they did not want a property tax increase, but they did not want to cut services. He expressed the opinion the Police Department could be funded from reserves. Vice Chair Green said he wanted a year to figure things out and wanted the citizens to have a break.

Council Member McConnehey said he agreed to an extent that raising taxes was a failure of government. He said, however, that most citizens did not understand that property tax was not a flat, fixed percentage. Council Member McConnehey explained that the State gave the cities a system that eroded property tax revenue over time, obligating cities to implement property tax rate increases to maintain services. The proposed property tax rate increase for FY2022 would equal \$10-\$12 for an average home in West Jordan each year. Council Member McConnehey said he viewed the designed erosion in the tax calculation system was a failure in leadership at the state level. He said the City Council made do with what they had from 1998 to 2011, with service levels slowly decreasing over time. In 2011, the City Council chose to adopt a 17% property tax increase, which hurt, but was needed. Council Member McConnehey emphasized that the increase proposed for FY2022 was much smaller than the increase implemented in 2011 and would help the City maintain the level of service citizens expected. He said he was not in favor of an increase in City revenue to support informative mailers to residents, he was not in favor of the utility transfer included in the FY2022 Budget, and he was against the dumpster program fee included in the FY2022 Budget. However, since the FY2022 Budget was first proposed, the City had seen a significant shift in support needed for the Police Department. The FY2022 Budget did not originally include funding for the changing Police Department needs. Council Member McConnehey said he joined the Council in supporting the Mayor in adding approximately \$1.1 million in expenses to cover salary changes for the Police Department. He stated the proposed property tax rate increase would help support those needs in the Police Department and emphasized the need he felt to provide support. Council Member McConnehey explained a property tax rate increase would probably be necessary in FY2023 to continue to support the plan committed to by the Council. He expressed support for the full increase proposed.

Council Member Worthen said she agreed with Council Member McConnehey. She stated the Council did not enjoy raising taxes. She said she was not in favor of needing to raise property taxes 18% in three years because of a failure to implement a smaller increase for FY2022. She said she heard from citizens that they would prefer smaller incremental increases instead of occasional larger increases. Council Member Worthen expressed support for the proposed property tax increase to meet Police Department needs and maintain a certain level of service.

Council Member Lamb spoke of the need to support first responders in West Jordan. He said he agreed with Vice Chair Green that funds were available to support FY2022 expenses and said he would vote against the proposed property tax increase. Council Member Lamb said he believed the

City had already taken money from the citizens with the utility transfer. He said he wanted citizens to know the Council did listen.

Council Member Pack said he had striven to speak with citizens of different demographics to understand different points of view. He expressed the opinion that implementing big property tax rate increases every several years was kicking the can down the road, and said he was in favor of an inflationary indexed increase each year to avoid the big increases. He said the alternative was to allow the City to fall into disrepair, which would ultimately cost more down the road. Council Member Pack pointed out the Council Members lived in West Jordan and paid utility bills and property taxes the same as other citizens. He said he was in favor of being able to fund the Police Department with the proposed property tax increase and was not in favor of further depleting reserves. He said he wanted to do something sustainable and said he had heard from citizens they would prefer small incremental increases instead of kicking the can down the road until the City reached crisis mode. Council Member Pack said he would vote in favor of the proposed property tax increase.

Council Chair Jacob said he wanted the City to be sustainable going forward. He said it was a fact of life that things cost more over time. The State tax law was set up in a way that decreased the purchasing power of cities every year unless truth-in-taxation was implemented, and an increase adopted. Council Chair Jacob emphasized that the proposed FY2022 property tax rate was lower than the FY2021 property tax rate. He stated a vote against the proposed FY2022 property tax rate increase was a vote in favor of a larger percentage increase in the future. He said he was in favor of passing a resolution saying the City would implement a 2.5% increase every year, because prices were always going to go up.

**MOTION: Council Member McConnehey moved to approve Ordinance No. 21-34 setting the property tax rate at .001788.
Council Member Worthen seconded the motion.**

Council Member Whitelock repeated her desire to vote on the rate increase and the one-time judgement levy separately. Following further discussion and explanation from staff, Council Member Whitelock stated she was okay with the judgement levy.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	No
Council Member Lamb	No
Council Member McConnehey	Yes
Council Member Pack	Yes
Council Member Whitelock	No
Council Member Worthen	Yes

The motion passed 4-3

At 10:05 pm, Council Chair Jacob moved for a break. Vice Chair Green seconded the motion, which passed by majority vote (4-3), with Council Members McConnehey, Lamb, and Pack dissenting. The Council returned at 10:10 pm

b. Fiscal Year 2022 Annual Budget

Administrative Services Director Danyce Steck presented a FY2022 Final Budget, highlighting changes proposed and discussed with the Council in the last few weeks.

Council Member Whitelock moved to take a voice vote on each proposed budget expense change individually. Vice Chair Green seconded the motion, which passed by unanimous vote (7-0).

- | | |
|--|---|
| • Police compensation | Unanimous in favor |
| • Full-time Employee Administrative Services | Unanimous in favor |
| • Adjust cost allocations to utility fund | Unanimous in favor |
| • Council ticket benefit | Majority against (3-4), with Council Members Lamb, Green, Worthen, and Whitelock dissenting |
| • Reduce transfer to CIP | Majority in favor (6-1), with Vice Chair Green dissenting |
| • Expense for 8600 South Bridge | Unanimous in favor |

MOTION: Council Chair Jacob moved to approve Ordinance No. 21-35 adopting the Final Budget with changes discussed that evening, except for Council Compensation, for the City of West Jordan for Fiscal Year 2022. Council Member Whitelock seconded the motion.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	No
Council Member Lamb	No
Council Member McConnehey	Yes
Council Member Pack	Yes
Council Member Whitelock	Yes
Council Member Worthen	Yes

The motion passed 5-2

c. West Jordan City Center Station Area Plan

MOTION: Vice Chair Green moved to CONTINUE Resolution No. 21-034 regarding the West Jordan City Center Station Area Plan as a guiding document for future development TO A DATE UNCERTAIN. Council Member Whitelock seconded the motion.

Council Member McConnehey said the only part of the resolution he would support was beginning the TOD process.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	Yes
Council Member Lamb	Yes
Council Member McConnehey	Yes
Council Member Pack	Yes

Council Member Whitelock **Yes**

Council Member Worthen **Yes**

The motion passed 7-0

8. CITY COUNCIL REPORTS/REMARKS

a. Council Office Report

Office Director Alan Anderson spoke of public comments received by the Council Office. He reported the RFP for agenda management software was published.

b. City Council Reports / Remarks

Council Member Pack –

- Said he had always enjoyed visiting Gardner Village. He asked if the Council would be willing to discuss possibly rezoning Veterans Park to allow farm animals for a petting zoo. A majority of Council Members expressed willingness to discuss options.

Vice Chair Green –

- Reported on a recent meeting of the Sustainability Committee.
- Spoke of efforts to recruit for the West Jordan Police Department.

Council Member Whitelock –

- Thanked Lt. Turner for attending the meeting, and said she appreciated police presence at Council meetings.

Council Member Worthen –

- Reported on the start of the school year.
- Reported the Chamber West golf tournament was postponed.
- Spoke of upcoming community events.
- Gave a shout-out to all students who recently started a new school year.

Council Member McConnehey –

- Thanked the Council for allowing the storm drain program to come back, and gave a special thanks to Jared Millgate for his efforts during a recent storm. He expressed interest in knowing the cost savings realized because the current and past Council were willing to support City infrastructure.

c. Unfinished Business Reports

The Council reviewed a list of unfinished business items from previous agendas and the schedule of upcoming meetings. Council Member Pack reported the Subcommittee for Mayoral Appointments was unanimous in approving appointment of Isaac Astill. Council Member McConnehey encouraged Council Members to get to know Mr. Astill.

- Wood Ranch** – Introduced November 19, 2019. Work session was held on March 5, 2020 discussing objectives needed by the council. A site tour visit occurred in June 2020. An update was provided on Nov. 18, 2020. Currently with Community Development.
- Southwest Quadrant Resolution** – introduced to Council on July 15, 2021 and continued to a date uncertain. Currently with Economic Development. Tentatively scheduled for September 8, 2021.
- Design Guidelines Text Amendment** – public hearing held on August 11, 2021. Council tabled the item to a time uncertain in order to provide further clarification in the chart proposed. Currently with Community Development.

- d. Planned Community Hillside Zone** – Public Hearing held on March 11, 2020 for Planned Community Form Base Zone (PCFB Zone). Reintroduced as New Business on December 16, 2020. Public Hearing held on June 23, 2021 revised as Planned Community Hillside Zone (PCH Zone). Public Hearing held on August 11, 2021. Council tabled the item until September 22nd in order to have a report regarding the Master Development Agreement and how it ties in to the PCH Zone. Currently with Community Development.

9. ADJOURN

Vice Chair Green moved to adjourn the meeting.
Council Member McConnehey seconded the motion.
All voted in favor and the motion passed unanimously.

The meeting adjourned at 10:42 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 25, 2021. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this _____ day of _____ 2021



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL and PLANNING COMMISSION JOINT MEETING**

Tuesday, August 31, 2021 - 5:30 pm
Waiting Formal Approval

West Jordan City Council Chambers • 8000 S Redwood Road • West Jordan, UT 84088

COUNCIL: Chair Zach Jacob, Vice-Chair Kelvin Green, Chad Lamb, Christopher McConnehey (electronically), David Pack, Kayleen Whitelock, and Melissa Worthen (electronically)

PLANNING: Ammon Allen (electronically), Pamela Bloom (electronically), Trish Hatch, Kent Shelton, Jay Thomas, Matt Quinney

STAFF: IT Director Robert Allred, Council Office Director Alan R. Anderson, Deputy Public Works Director Isaac Astill, Mayor Dirk Burton, City Planner Larry Gardner, Community Development Director Scott Langford, Chief Administrative Officer Korban Lee, IT Administrative Assistant Rachel MacKay, Assistant City Attorney Duncan Murray, and City Attorney Robert Wall

1. CALL TO ORDER – Community Chambers

Council Chair Zach Jacob called the work session to order at 5:31 pm

2. DISCUSSION ITEMS

a. Redwood Road Development Vision

Community Development Director Scott Langford began the discussion noting that Redwood Road has an impact on the image of the city. He hoped to discuss the aesthetics, safety, and land use efficiencies along Redwood Road.

City Planner/Zoning Administrator Larry Gardner asked the Council and Commission to share their thoughts of how to carry out the plan.

Vice Chair Kelvin Green asked if UDOT had any plans for Redwood Road in the near future. Traffic Engineer Bill Baranowski noted that they were looking at new signals on 7600 South, 6720 South, and Gardner Lane. He noted regarding aesthetics that UDOT would consider anything behind the curb as city responsibility. Vice Chair Green clarified that there was no plan for UDOT to widen the road or dedicate a bus lane. The response was that there were none.

Mr. Gardner mentioned that the Council and Commission had three tools to achieve their vision for Redwood Road: land use map, zoning map, and the 2015 Wasatch Front Redwood Road Study. The study set a goal to develop an innovative plan that would improve the aesthetics, appearance, safety, and functionality of the street in a way that attracts businesses and residents to the area and sets the City of West Jordan apart from other cities along the corridor.

One of the major issues along Redwood Road was access management. He pointed out a four mile stretch of road with 217 access points, approximately one access every 54 feet. He noted that UDOT's standard for a class 5 road was one access every 350 feet. Having access points less than 350 feet apart causes accidents and increased traffic. The study suggested that traffic management could help to reduce accidents.

Another part of the study was the pedestrian experience. Redwood Road has six lanes without a park strip. Adding signals, improved sidewalks, and park strips would provide pedestrian access points and could prove very beneficial as the area redevelops. Mr. Gardner suggested enforcing a 350-foot access point standard.

Mr. Gardner suggested implementing the following items as a standard moving forward:

- require parcels to be assembled for development
- use side streets for access to new development (i.e. Gansen Lane and Parker Place).
- require pedestrian improvements with new development (i.e. Joseph View Cottages, West Valley and South Jordan)
- redevelop commercial at nodes (i.e. 7800 S, 9000 S, 7000 S)
- aesthetic improvements

Council Chair Jacob asked if there were other options rather than piecemealing and redeveloping the area slowly. Mr. Gardner responded that the City could take the property and build it all which would cost billions of dollars. He suggested that they start at the commercial nodes and let development fill in from there. Mr. Langford mentioned a cost analysis that they would also be glad to share. Council Chair Jacob was interested in the feasibility of doing it with grants, partnering with UDOT, or Wasatch Front to accelerate it.

Vice Chair Green, referencing the existing homes between 7800 S and 7000 S on Redwood Road, felt it was difficult to tell a property owner that the only way they could sell their 1.5 acres of property was if they combine it with other properties until they have 10 acres. He wondered if it would make sense to put a frontage road along Redwood Road. Community Development Director Scott Langford agreed it was a challenge but wanted to come up with a safety standard.

Council Chair Jacob thought the city could start by developing the street scape (the first 20 feet) by purchasing property, adding a sidewalk, and adding a parking strip to make the road way look better in that area. Vice Chair Green was concerned that some of the houses sit close enough to the road that it would require the city purchasing the home as well.

Council Member Christopher McConnehey did not like the idea of requiring property owners to combine multiple properties in order to sell their property. He was concerned it may give a developer more leverage than the property owner and allow them to “strong arm” the property owner and give an unfair advantage. Mr. Langford feared that regardless of what standard the city came up with, that may happen.

Vice Chair Green questioned whether or not establishing a 350-foot safety entrance would force a taking? City Attorney Rob Wall responded that it would not. Unfortunately, the longer someone holds onto their land and is the last person to develop, often they are left with fewer options. Unfortunately, the only way a property owner could develop a long sliver of property is to consolidate with other property. He referenced 1300 W 10600 S where UDOT took a percentage of road to put in sidewalk and widen the road. The city ended up having to take the whole property when they only needed 20 feet to accomplish their plan. Now there are dozens of parcels left empty. Another example given was in Orem where they purchased properties along 8th North at a reduced rate and landscaped the property. It was part of a plan to accomplish over time what was being discussed. He believed it was a tough policy decision.

Vice Chair Green referenced properties next to a storage building where the city could purchase property and put in a ten-foot sidewalk, but they would need to take the houses and pay relocating costs for the families.

Council Chair Jacob understood that the city was hesitant to displace residents however, regarding the grand vision for the area, it did not include leaving the area as it is. There will be difficult situations.

Vice Chair Green believed there was no way to ask a developer to twist a property owners arm harder. If a developer came to the city with ten acres, unable to get an additional eight, they would do what they could with the ten acres.

Mr. Lee believed that the city could create other incentives with the zoning code. He understood they were unable to force a homeowner to sell their property but zoning could encourage developers to try harder to increase the amount they offer which would allow them to purchase more property.

Mr. Langford asked the Council what they would like Redwood Road to look like?

Council Member Kayleen Whitelock preferred aesthetics and commercial along Redwood Road with denser housing behind the commercial and single-family housing behind that.

Commissioner Matt Quinney was concerned with single family homes that had driveways along Redwood Road. He felt that was the biggest problem and very concerning. He wondered about adding turn lanes and medians in those areas and a discussion ensued. Commission Pamela Bloom wondered if they could lower the speed limit in those areas.

Vice Chair Green expressed that his vision for Redwood Road would be commercial but understood they may never get all of Redwood Road as commercial. Council Chair Jacob understood that vision may not happen for a while but he had the same vision for Redwood Road even if it took a while.

Mr. Langford asked the Council if they liked the look of the Joseph View Cottage development with the 10-foot park strips and sidewalks? He felt that was a standard the city could create moving forward.

Council Member Christopher McConnehey thought different portions of Redwood Road had a different feel. He would prefer to divide it up into segments. Each segment may have different solutions. Vice Chair Green agreed.

Council Chair Jacob however, wanted an overall goal and uniformity for Redwood Road. Vice Chair Green suggested that a landscaped median could be a unifying theme. It was suggested that a median could also calm traffic. Council Member Whitelock was concerned that medians would be difficult for several business owners. Vice Chair Green understood her concern noting that it would be most worrisome for the small businesses.

Mr. Langford reported that the General Plan Committee was looking at updating the map so their dialogue was great timing. He gave the example of Joseph View Cottages again noting that in that area requiring a wall might make sense. However, in other areas along the road, it may make sense to open the street up more and require a larger setback like the Candlelight development.

Commissioner Quinney felt that higher density developments worked along Redwood Road and that there shouldn't be an overall requirement for every area and a brief discussion ensued.

City Administrator Lee summarized that he had heard multiple comments that cap and grade works when the infrastructure supports the density. He asked if they felt Redwood Road should be an exception.

Commissioner Quinney felt it should be an exception. Vice Chair Green felt it needed a mixed-use project. Council Chair Jacob thought there could be exceptions but not a blanket exception. Council Member Chad Lamb felt there should be a requirement similar to an IOZ. Council Member David Pack felt that something with a commercial component and single family homes would work well. Vice Chair Green wanted to see a commercial component connected to a walkable neighborhood

project and referenced areas like Sugar House or 900 S 900 E with houses and coffee shops and noted the walkability of the area and how much he really liked it. He felt West Jordan was still segregating and should change their mind set especially if cap and grade changed.

Commissioner Pamela Bloom agreed with Vice Chair Green, she felt that West Jordan needed to have aesthetics and not do a blanket standard. She hoped to create a standard that makes sense and create a more cohesive community. Council Member Melissa Worthen agreed. Commissioner Ammon Allen agreed as well and wanted something consistent that also had flexibility.

Vice Chair Green believed form-based zoning would work well. Redwood Road was the city's Main Street he wanted to use concepts from Columbia Pike and form-based zoning requiring the first floor of a development to be commercial. He agreed with Council Member McConnehey that there may be sections along the road that have a different feel. Commissioner Quinney suggested they could even call the standard "Village Based Zone" where they may have long skinny tracks along a corridor.

Mr. Langford believed he heard a vision expressed by the group and could bring back an option to them to see if staff had connected the dots.

Council Chair Jacob asked what would happen next. Mr. Gardner recommended bringing back a concept to the group and Mr. Langford did not want to get in front of the general plan, he suggested bouncing ideas off the Land Use Subcommittee. Council Office Director Alan R. Anderson suggested meeting again in the spring to finalize the vision.

Mayor Burton informed the Council and Commission that West Jordan Police Department would be enforcing school zones with zero tolerance now that school was back in session.

b. Efficiencies with Planning Commission and City Council

The topic was not discussed.

3. ADJOURN

Council Vice Chair Kelvin Green moved to adjourn the meeting, and Council Member Kayleen Whitelock seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 6:54 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 31, 2021. This document constitutes the official minutes for the West Jordan City Council and Planning Commission Joint Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this _____ day of _____ 2021



MINUTES OF THE CITY OF WEST JORDAN CITY COUNCIL WORK SESSION

Wednesday, September 8, 2021 - 5:30 pm
Waiting Formal Approval

West Jordan City Council Chambers • 8000 S Redwood Road • West Jordan, UT 84088

COUNCIL: Chair Zach Jacob, Vice-Chair Kelvin Green, Chad Lamb, Christopher McConnehey, David Pack, Kayleen Whitelock (electronically at 6:30 p.m.), and Melissa Worthen (absent)

STAFF: Council Office Director Alan R. Anderson, Deputy Public Works Director Isaac Astill, Mayor Dirk Burton, Public Works Director Brian Clegg, City Administrator Korban Lee, IT Administrative Assistant Rachel MacKay, Fire Chief Derek Maxfield, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, and City Attorney Robert Wall

CALL TO ORDER

Chair Jacob called the work session to order at 5:31 pm, and noted the meeting was open to the public at City Hall, available remotely via Zoom, and streamed live on YouTube.

B. 9000 S UDOT Widening Project

Council Office Director Alan R. Anderson explained UDOT desired to widen 9000 South from Redwood Road to the east City boundary during the 2023 construction season. He asked the Council if they were interested in participating with betterments, and what their betterment priorities would be (e.g., walls, park strips, street lights). Without betterments, the project would involve sidewalk, curb/gutter, and seven traffic lanes.

Public Works Director Brian Clegg oriented the Council with three possible areas for betterment:

- Jordan River – east City boundary to roughly west side of Utah Islamic Center/River Oaks Suites
- Residential area - roughly west side of Utah Islamic Center/River Oaks Suites to 1300 West
- Commercial area – 1300 West to Redwood Road

Staff answered questions from the Council about the planned widening project. Council Member Lamb said he liked the street lights along 7800 South, and said he was comfortable with spacing street lights every 200 feet up to 1300 West. Vice Chair Green and Chair Jacob said they agreed. Council Member McConnehey said he was unsure about street light spacing. The Council discussed pedestrian activity.

Vice Chair Green said he wanted a safe harbor crosswalk at the corner of 9000 South and 1300 West for nearby Riverside Elementary. City Administrator Korban Lee responded that safe harbor crosswalks were difficult when left-turn lanes were involved. Vice Chair Green suggested providing a crosswalk away from the busy intersection for school children. Mr. Lee suggested inviting input from the Police Department.

Staff explained that RDA funds were available for betterments in the commercial area from 1300 West to Redwood Road. Mr. Clegg stated he would prefer to not put trees in landscaped park strips.

He recommended low-growing landscaping. Deputy Public Works Director Isaac Astill added the City was responsible for maintenance of any betterments installed. Chair Jacob said he liked the center medians along the South Jordan Parkway at the Daybreak entrance. Vice Chair Green said he agreed visually appealing center islands should be included where possible, depending on cost. Mr. Anderson said staff would take Council preferences to UDOT and come back with cost estimates for further discussion.

A majority of the Council indicated a desire to pursue betterments for the 9000 South project. Street lights were designated as the top priority, followed by landscaped park strips, panel wall near residential properties, and other betterments (landscaped medians). The Council discussed improving pedestrian walkways. Council Member McConnehey said he believed improved pedestrian walkways would set the area up well for redevelopment opportunities in the future.

A member of staff suggested the 9000 South widening project would be an opportunity to improve the appearance of the entrance to the City. Vice Chair Green suggested an electronic marquee to advertise City events. City Attorney Rob Wall commented that such an electronic marquee would be considered an off-premise sign, and if the City could have an off-premise sign, other entities would also be able to have them. He said law regarding off-site governmental advertising was unclear. Council Member McConnehey expressed interest in obtaining cost estimates before determining level of risk.

Mr. Clegg said he would continue to meet with UDOT and bring back information as it was available. Vice Chair Green asked if there were betterments used by other cities that the Council had not discussed, and suggested including some type of artwork in median strips. He asked how the 9000 South widening project could be used to help spur redevelopment along 9000 South. Council Member McConnehey suggested infrastructure upgrades that would help support redevelopment in the future. Mr. Lee emphasized the opportunity to improve the appearance of the entrance to the City.

A. City Hall Remodel

City Administrator Korban Lee reported staff had been diligently working on the City Hall remodel project. He reviewed the goals for the project with the Council:

- Better public access and greater public use of the building
- Make building more flexible and functional for the next 30 years
 - Planning for growth, changes in government services, changes in office use
- Improve user experience
 - Improve the image and impression of the City
 - More convenient public access
 - More visible and recognizable entrances for City Departments
- Update to ADA compliance and current building codes
 - Improve mechanical and electrical systems
- Reduce on-going costs and support revenue opportunities
 - Create spaces that support greater staff efficiencies or can improve revenue
 - More efficient mechanical and electrical systems
 - More efficient use of square footage
- Create facilities that help recruit and retain employees
 - Spaces to promote the health, wellness, and welfare of employees
 - Improved security without noticing the security

Mr. Lee updated the Council on the design process. Funding was included in the FY22 Budget to complete construction drawings and proceed with bid specs, plan review, and permitting. Mr. Lee presented proposed floor plans. He said the architects had tried to accomplish all the goals while moving as few walls as possible.

Council Member Pack asked what additional uses may need to be housed at City Hall in the future, and whether or not those uses had been planned for in the proposed design. Mr. Lee said departments had projected future needs, and flexible space was included in the design.

Chair Jacob adjourned the work session at 6:53 p.m.

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 8, 2021. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this _____ day of _____ 2021



MINUTES OF THE CITY OF WEST JORDAN CITY COUNCIL MEETING

Wednesday, September 8, 2021 – 7:00 pm
Waiting Formal Approval

West Jordan City Council Chambers • 8000 S Redwood Road • West Jordan, UT 84088

COUNCIL: Chair Zach Jacob, Vice-Chair Kelvin Green, Chad Lamb, Christopher McConnehey, David Pack, Kayleen Whitelock (electronically at 7:06 p.m.), and Melissa Worthen (excused)

STAFF: Council Office Director Alan R. Anderson, Deputy Public Works Director Isaac Astill, Mayor Dirk Burton, Public Works Director Brian Clegg, City Administrator Korban Lee, IT Administrative Assistant Rachel MacKay, Fire Chief Derek Maxfield, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, and City Attorney Robert Wall

1. CALL TO ORDER

Council Chair Jacob called the meeting to order at 7:01 pm

2. PLEDGE OF ALLEGIANCE

Donovan Mince led participants in the pledge of allegiance.

3. CITIZEN COMMENT

Council Chair Jacob opened the citizen comment period at 7:04 pm

Citizen Comments:

Aiden Burg spoke in favor of ranked choice voting. He said under ranked choice voting, voters would be able to vote their conscience. He stated that ranked choice voting had been tested and successful in many countries. Mr. Burg asked the Council to continue progress by adopting ranked choice voting.

Bill Cherry, West Jordan resident, said he read an article in a Jordan Valley newspaper about vendors who had not been paid by the City for several years. He expressed concern and asked the Council not to vote on new expenditures without paying current bills. Mr. Cherry commented that the lake at Constitution Park continued to fill up and asked what could be done.

Council Member McConnehey suggested the Mayor's Office reach out to Mr. Cherry to discuss concerns.

Alexandra Eframo asked for a moment of silence to count blessings. She said she felt hurt that the proposed \$5 million renovation of City Hall was not mentioned during budget discussions at the previous Council meeting. Ms. Eframo spoke of the need for transparency and encouraged the Mayor to explain the proposed renovation in his next newsletter message to the citizens.

Council Chair Jacob closed citizen comments at 7:13 pm

4. EXECUTIVE REPORTS TO COUNCIL

a. Mayor's Report

Mayor Dirk Burton reported repairs would be made to the railroad crossing at 7000 South at the end of November. He provided an update on the Diversity Committee. The Mayor and Council were scheduled to meet with Legislators on Friday, September 10, 2021, at Pioneer Hall.

b. City Administrator's Report

Fire Chief Derek Maxfield reported on grant funds rewarded for fire prevention public education activities. Administrative Services Director Danyce Steck reported on the successful implementation of a new online bill payment system, Invoice Cloud.

City Administrator Korban Lee reported the City's new website would go live on September 20th. He provided an update regarding TRCC grants from Salt Lake County. Mr. Lee announced that Del Brady had been hired as the City's Risk Manager and informed the Council that Deputy Police Chief Travis Rees would be retiring after 27 years with West Jordan City. He also shared that Chief Wallentine had announced Lt. Rich Bell would serve as the new Deputy Police Chief. Council Chair Jacob asked Mr. Lee to convey the appreciation of the Council to Deputy Police Chief Rees.

5. PUBLIC HEARINGS

a. 2020 Edward Byrne Memorial Justice Assistance Grant award

The City was awarded a grant of \$36,684 from the U.S. Department of Justice representing the 2020 Edward Byrne Memorial Justice Grant (JAG). The Police Department originally submitted a proposal to utilize the grant to acquire evidence management software but was now proposing the purchase of twenty bullet-proof vests and crime scene evidence equipment. Senior Management Analyst Jeremy Olsen explained that the change necessitated a modification to the original grant agreement proposal.

Council Chair Jacob opened a public hearing at 7:25 p.m.

Citizen Comments:

None

Council Chair Jacob closed the public hearing at 7:25 p.m.

MOTION: Vice Chair Kelvin Green moved to approve Resolution No. 21-043 regarding 2020 Edward Byrne Memorial Justice Assistance Grant expenditures as outlined in the budget summary, accept the proposed use of funds as recommended by staff, and authorize the Mayor to sign the grant agreement.
Council Member Christopher McConnehey seconded the motion.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	Yes
Council Member Lamb	Yes
Council Member McConnehey	Yes
Council Member Pack	Yes

Council Member Whitelock	Yes
Council Member Worthen	absent

The motion passed 6-0

Council Chair Jacob moved to reorder the agenda to discuss item 7a before item 6a. Council Member McConnehey seconded to motion, which passed by unanimous vote (6-0).

7. BUSINESS ITEMS

a. Appointment of Isaac Astill as Director of Public Services Department

City Administrator Korban Lee nominated Isaac Astill for appointment to the Director of Public Services Department position, and recommended Council advice and consent.

MOTION: Council Member McConnehey moved to approve Resolution No. 21-040 providing advice and consent to the Mayor's appointment of Isaac Astill as the Director of the Public Services Department. Council Chair Jacob seconded the motion.

Council Member Pack expressed the unanimous support of the Mayoral Appointment Subcommittee.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	Yes
Council Member Lamb	Yes
Council Member McConnehey	Yes
Council Member Pack	Yes
Council Member Whitelock	Yes
Council Member Worthen	absent

The motion passed 6-0

6. PERFORMANCE MEASURES REPORT

a. Fire Prevention

Chief Maxfield introduced Public Education Specialist Becky Steeneck and said she had done a phenomenal job since the position was created two years ago. Ms. Steeneck provided an update on fire prevention public education activities and described plans moving forward.

Council Member Pack thanked Ms. Steeneck for making such a difference in the community. Ms. Steeneck answered questions regarding CERT training and the Junior Firefighter program. Council Chair Jacob thanked her for the impact she was making in the City.

7. BUSINESS ITEMS

b. Jones Ranch Public Infrastructure Agreement

Administrative Services Director Danyce Steck presented proposed Resolution No. 21-042, which would authorize the Mayor to execute the Jones Ranch Public Infrastructure Agreement. The agreement would benefit the City in providing a financial plan and the foundation for necessary public infrastructure to support development in the Jones Ranch area and the southwest quadrant. The City would have authority and oversight over the design and construction process for Zone 5 water tank #1 and would pay the master developer \$600,000 within 30 days of the agreement for

costs related to design services. The City would also make a payment to the master developer in the amount of \$18 million by December 31, 2025, for construction, land, and easements. The City would commit with the agreement to construct a Zone 6 water tank by December 31, 2027. Ms. Steck explained the City would secure with the agreement a future fire station site (U-111 and 8600 South) and a site for Zone 5 water tank #2 (adjacent to Zone 5 water tank #1), with the City responsible to pay the lesser of \$500,000 or the appraised value for each site.

Ms. Steck said she believed the proposed agreement to be in the best interest of the City for return on investment. She emphasized that the payments from the City were not “reimbursements” because the full cost to the developer would exceed the cost to the City. A representative of the Jones Ranch development indicated to Mr. Lee that the applicant would enter into the agreement with removal of the word “reimbursement”. Ms. Steck provided clarification regarding water impact fees related to the project. Council Member Lamb said he believed the clarification was important.

MOTION: Vice Chair Green moved to approve Resolution No. 21-042 authorizing the Mayor to execute the Jones Ranch Public Infrastructure Agreement, removing the word “reimbursement” from the footer.
Council Member McConnehey seconded the motion.

MOTION: Vice Chair Green amended the motion to approve Resolution No. 21-042 authorizing the Mayor to execute the Jones Ranch Public Infrastructure Agreement, inserting the word “infrastructure” in place of the word “reimbursement” in the footer.
Council Member McConnehey seconded the amended motion.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	Yes
Council Member Lamb	Yes
Council Member McConnehey	Yes
Council Member Pack	Yes
Council Member Whitelock	Yes
Council Member Worthen	absent

The amended motion passed 6-0

8. CONSENT ITEMS

a. Approve Meeting Minutes

- August 11, 2021 – Work Session and Regular City Council Meeting

b. Consider Resolution No. 21-041 authorizing the Mayor to execute an Interlocal Agreement with Taylorsville-Bennion Improvement District

MOTION: Council Member McConnehey moved to approve Consent Items 8a and b as listed.
Vice Chair Green seconded the motion.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	Yes
Council Member Lamb	Yes
Council Member McConnehey	Yes

Council Member Pack	Yes
Council Member Whitelock	Yes
Council Member Worthen	absent

The motion passed 6-0

9. CITY COUNCIL REPORTS/REMARKS

a. Council Office Report

Council Office Director Alan Anderson reported the RFP for agenda management software would close on Sept 15th. He gave an update on upgrades to Council Chambers.

b. City Council Reports / Remarks

Vice Chair Green –

- Spoke of a recent soccer field grand opening.
- Asked for an update regarding fees for use of facilities.

Council Member Lamb –

- Thanked members of the Diversity Committee for their involvement and contribution to the City.

Council Member Pack –

- Asked for an update on pickle ball courts at Ron Wood Park.
- Expressed a desire for the planned community theater project to move forward.

Council Member McConnehey –

- Said he appreciated that the upcoming meeting with Legislators was scheduled but was disappointed the Council did not have more of a role in putting together the agenda. He commented that the meeting did not appear to have been noticed as a public meeting and expressed disappointment there did not appear to be an online participation option.

Council Member Whitelock –

- Thanked volunteers associated with youth soccer.
- Thanked the General Plan Committee for the many hours spent on the General Plan.
- Thanked the Public Works Department for keeping the City running well and looking good.

c. New Business Reports

The Council briefly reviewed the following item expected to appear on future meeting agendas.

- a. Consider **Ordinance No. 21-37** amending the City Code related to council advice and consent to certain mayoral appointments

d. Unfinished Business Reports

The Council reviewed the following list of unfinished business items from previous agendas.

- a. **Wood Ranch** – Introduced November 19, 2019. Work session was held on March 5, 2020 discussing objectives needed by the council. A site tour visit occurred in June 2020. An update was provided on Nov. 18, 2020. Currently with Community Development.
- b. **Planned Community Hillside Zone** – Public Hearing held on March 11, 2020 for Planned Community Form Base Zone (PCFB Zone). Reintroduced as New Business on December 16, 2020. Public Hearing held on June 23, 2021 revised as Planned Community Hillside Zone (PCH Zone). Public Hearing held on August 11, 2021. Council tabled the item until September 22nd in order to have a report regarding the

Master Development Agreement and how it ties in to the PCH Zone. Currently with Community Development.

- c. **Southwest Quadrant Resolution** – introduced to Council on July 15, 2021 and continued to a date uncertain. Currently with Economic Development.
- d. **Design Guidelines Text Amendment** – public hearing held on August 11, 2021. Council tabled the item to a time uncertain in order to provide further clarification in the chart proposed. Currently with Community Development.
- e. **West Jordan City Center Station Area** – Work Session held on August 25, 2021 and draft Resolution No. 21-034 presented. Council continued the item to a date uncertain. Currently with Administration.

10. CLOSED MEETING

No motion for a Council closed meeting was made.

11. ADJOURN

Council Member McConnehey moved to adjourn the meeting and convene a meeting of the Redevelopment Agency.

Vice Chair Green seconded the motion.

All voted in favor and the motion passed unanimously.

The meeting adjourned at 8:04 p.m.

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 8, 2021. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this _____ day of _____ 2021