



**MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, July 27, 2022 – 5:30 PM
Approved August 10, 2022**

Thomas M. Rees Justice Center • 8040 S Redwood Road • West Jordan, UT 84088

WORK SESSION 5:30 pm

1. CALL TO ORDER

Chair Whitelock called the Work Session to order at 5:30 pm

2. DISCUSSION ITEMS

a. Moderate Income Housing Goals

Amendments to the Moderate Income Housing Plan updating strategies to be compliant with State Law.

City Planner/Zoning Administrator Larry Gardner oriented the Council regarding Moderate Income Housing Strategies and the nine strategies recommended by the Planning Commission. He noted the state required adoption of six strategies to maintain funding by October 1, 2022.

The nine strategies recommended by the Planning Commission were as follows:

- (A) Rezone for densities necessary to facilitate the production of moderate income housing.
- (D) Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing.
- (F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
- (G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors
- (J) Implement zoning incentives for moderate income units in new developments.
- (M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing.
- (Q) Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.
- (U) Develop a moderate income housing project for residents who are disabled or 55 years old or older.
- (V) Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

Vice Chair Kelvin Green felt that the Integrated Housing ordinance would qualify for strategy letter (L) reduce, waive, or eliminate impact fees related to moderate income housing, and (W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones, Mr. Gardner agreed.

Council Member Pamela Bloom suggested working on restricting HOA fees and a discussion took place where Council felt it was a larger discussion for another time.

Chair Kayleen Whitelock was uncomfortable with letter (D), she didn't feel the City was in a position to do that. She was in favor of letter (J) and letter (M). She wondered if the water tanks would satisfy strategy letter (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing. Regarding strategy letter (T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing, she wondered if the city could form a partnership with the Jordan School District. She requested that the city find partners to for strategy letter (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

Mr. Gardner reported that he would bring strategies recommended by the Planning Commission, striking letter (D) and adding letter (L), (W), (B), (T) and (O) to the meeting on August 24, 2022 with benchmarks.

Chair Whitelock asked for a discussion during the August 10, 2022 Work Session and received Council consensus to waive Council rules regarding the due date for submitting that packet.

City Administrator Korban Lee voiced concern with letter (L). Vice Chair Green referring to an ordinance amendment explained that it would only waive three homes which would be required to donate to a community trust. Mr. Gardner believed it would impact water fees.

- b. Discussion of outstanding and new matters related to the FY 2023 annual budget
Chair Kayleen Whitelock reminded Council that we could discount taxes or cut something but cannot increase.

Administrative Services Director Danyce Steck asked Council to consider a proposal from the Police Chief to use restricted reserves from allocated state liquor tax, utilizing \$300,000 for motorcycle leases, FARO imaging system, covert cameras, car and body cameras, camera for intoxilyzer, and a DARE vehicle. She noted that the cameras would be an ongoing expense.

Council Member Chris McConnehey was in favor. Council Member Jacob felt it went against the principle of one-time monies for ongoing expenses. He mentioned being in

favor of budgeting for body cameras and thought the amount should be increased. Vice Chair Green reiterated that the ongoing expense was for in-car and body cameras and felt it was well worth it. There was no opposition from Council for the request.

Administrative Services Director Steck oriented the Council regarding a contract with the Utah Dept of Health & Human Services to manage and administer a state-wide mental health program for first responders. The contract provides for reimbursement of all actual provider costs associated with the program outside of dedicated time. The budget request was for \$72,500 in contract revenue, \$72,500 for professional & technical services. She noted that our Police Chief Ken Wallentine was asked to take the project forward for the state. The budget would need to be amended taking money in and paying the contract out. Deputy Police Chief Robertson mentioned that the department would receive peer support and training as part of the program. Council consensus was to support the program and the amendment request.

Council Office Director Alan R. Anderson reminded Council of their budget requests from previous discussions and noted that any increases made would need a source of revenue.

Council Member McConnehey asked staff for further information regarding a grant writer position. City Administrator Lee felt where they already had an employee handling grant writing, he did not prepare a proposal for a new position. Regarding his request for a better reporting tool, Vice Chair Green with the support of Council Member Bloom, Worthen and Whitelock requested that Cassidy Hansen to look into options and costs.

Council Member Melissa Worthen requested a report outlining grants the city had applied for and grants they had been awarded. She requested holding off on the budget request for Federal Lobbying until they received better information outlining the benefits of the position. Chair Whitelock and Vice Chair Green agreed. However, Council Member McConnehey, Bloom, Pack, and Jacob saw value in keeping the position in the budget.

Administrative Services Director Steck added that a lobbyist would work on federal funding and stated she would prepare a report regarding Jeremy's efforts. Council Member Pack asked that Jeremy work together with the Federal Lobbyist. Council Member McConnehey requested that the report include those grants coming from other employees as well.

Vice Chair Green requested putting the Veteran's Park Master Plan in place. City Administrator Lee reported that when they fill the position of Park Manager that task would be a priority.

Vice Chair Green requested that the City Survey and Annual Resident Report be placed on the website with the URL being emailed, texted, and advertised on the water bill.

Council Member McConnehey asked that the budget be placed in Council Professional Services instead of with Administration. Council Members agreed.

Council Member Jacob requested trying the art program he proposed and using funds from Council Contingency.

3. ADJOURN

Chair Whitelock adjourned the work session at 6:50 pm

UPCOMING CITY COUNCIL MEETINGS

- Wednesday, August 10, 2022 – 6:00p Truth in Taxation
- Wednesday, August 10, 2022 – 5:30p Committee of the Whole; Regular City Council Meeting 7:00p
- Wednesday, August 24, 2022 – 5:30p Committee of the Whole; Regular City Council Meeting 7:00p
- Wednesday, September 14, 2022 – 5:30p Committee of the Whole; Regular City Council Meeting 7:00p

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 27, 2022. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 10th day of August 2022