



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

Wednesday, August 30, 2022 - 5:30 pm

Approved September 14, 2022

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

COUNCIL and COMMISSION: Council Member Melissa Worthen, Council Member Kelvin Green, Council Member Pamela Bloom, Council Member Kayleen Whitelock, Planning Commission Chair Member Jay Thomas, Planning Commission Member George Winn, Planning Commission Member Matt Quinney, Planning Commission Member Ammon Allen, Planning Commission Member Kent Shelton, Planning Commission Member Trish Hatch

STAFF: Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, City Attorney Rob Wall, Public Services Director Isaac Astill, Mayor Dirk Burton, Utilities Manager Greg Davenport, Assistant Planner Mark Forsythe, City Planner / Zoning Administrator Larry Gardner, Senior PC Specialist Rodney Glore, Community Development Director Scott Langford, City Administrator Korban Lee, IT Administrative Assistant Rachel Mackay, Fire Chief Derek Maxfield, Senior Planner Ray McCandless, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra

1. CALL TO ORDER

Chair Whitelock called the meeting to order at 5:30 pm.

2. GENERAL PLAN DISCUSSION

a. Discussion on a Draft of the 2022 General Plan for the City of West Jordan

Council Office Director Alan R. Anderson provided a brief update regarding the progress of the General Plan. Assistant City Attorney Duncan Murray outlined state law requirements and noted that the completion and update of the General Plan allows for other master plans to be updated as well.

Council Member Zach Jacob arrived 5:42 pm

At the request of Council Chair Kayleen Whitelock staff reviewed the proposed amendments to the Future Land Use Map and Council and Commission Members were asked to provide any additional requests or suggested amendments.

At the request of Vice Chair Kelvin Green, an area east of 6400 W and north of 7800 S designated as Future Park (Dark Green) should be changed to Community Commercial.

Council and Commission Members gave consensus that the northwest corner of City boundaries, west of U-111 should be left as is and not changed to match the zoning of the annexation policy as proposed.

Vice Chair Green requested that the Bland property, located at approximately 7140 West

U-111, be changed from Medium Density Residential to Community Commercial and all members concurred. It was also requested that the designation of Research Park along 9000 South 3200 West be changed to Neighborhood Commercial.

Chair Whitelock questioned whether or not the area west of Mountain View Corridor along 7800 S should be designated as Neighborhood or Community Commercial. It was noted that the area is a natural channel, susceptible to collapse. It was requested that the property west of 6400 S should be designated as medium density to make it compatible. Council Member Zach Jacob requested that the whole area be looked at for zoning as well. He suggested that the denser zoning designations be placed closer to the Freeway and Commissioner George Winn agreed.

Property along 8200 South and Mountain View Corridor was noted to be designated for commercial use and that there was a recent interest to develop there. Council Member Zach Jacob believed commercial would never work out there. Both Chair Whitelock and Vice Chair Green disagreed. Council Member Pamela Bloom believed it was a great spot for a neighborhood market, gas station, or coffee shop. Commissioner Matt Quinney agreed with Council Member Jacob, he felt it was not the right spot for commercial. Economic Development Director Chris Pengra felt the commercial viability of the area was limited due to low traffic in the area. He suggested an independent gas station, 7-11 / convenience store, or maybe a dentist could work, but was not retail. Council Member Melissa Worthen suggested turning it into an accessibility park. The majority of members were okay to designate it as medium density residential.

Vice Chair Kelvin Green left at 6:49 pm

Mr. McCandless reviewed the Southwest corner of the city pointing out the designations of Mixed Commercial/Industrial Office, and Research Park in the area.

Council Member Melissa Worthen left at 7:02 pm

Chair Whitelock reported that during discussions with General Plan Committee Chair Robert Lively it was noted that there were a lot of goals listed in the General Plan. She asked how they would work on achieving the goals. Mr. Lively wondered who would be assigned to each goal. She believed that unless there were steps to track and achieve the goals, that they should be removed.

Council Member David Pack arrived 7:05 pm

Mr. McCandless felt the goals were relied upon and believed they could be separated out. City Planner Larry Gardner believed there could be a process for the goals to be implemented.

Council and Commission Members reviewed the General Plan document and outlined goals they believed should be revised or removed as follows:

- Page 17, Goal 6 – regarding incorporating the land use recommendations of the WFRC Plan – it was questioned whether this was a requirement. If not, could it be removed.

- Page 20, Goal 2 – indicates that street systems should eliminate cul-de-sacs – it was request that the language be changed to minimize instead of eliminate.
- Page 22, Goal 5 under ‘Policy Three: Manage Growth Occurring Within The City’ – regarding public services – it was requested to remove ‘schools’ from this goal. Correct spelling of Occuring to Occurring in the title.
- Page 57, Goal 5 under ‘Policy Four: Reserve Existing Housing Stock....’ – it was requested that the goal provide further information about how property owners can be encouraged to maintain their homes and properties ‘adding carrots to our sticks’
- Page 59 – Chapter Five Transportation – it was requested that a site address/link be added to the Transportation Master Plan.
- Page 66, Goal 30 – concern was noted regarding the goal limiting fiber for residents.
- Page 72 – Improve the Aesthetic Quality of City’s Streets – it was requested that an additional goal be added specifically regarding the Aesthetics of Walls and update the Wall Standards to bring a continuity throughout the community.
- Page 101 – referencing the map it was requested that major streets are titled.
- Page 104, Goal 4 and 5 – duplicative – remove one. Goal 1 – under Policy Four: Preserve and Restore Natural Habitat ... the wording seems confusing, please revise for better flow/clarification.
- Page 105, Goal 3 – regarding utilizing natural features of the Oquirrh Mountains and Jordan River – seemed confusing how was it measured, what did that look like.
- Page 106, Goal 6 and 7 – duplicative – remove one. Goal 9 – regarding promoting public involvement with water acquisitions – revise where we typically do not involve the public for water acquisition projects.
- Page 107, Goal 7 – requested that an “and/or” be included in the goal - We encourage and/or offer incentives. . . .” Questioned validity of Goal 10 – regarding enforcing regulations near major generators of noise – it was asked that the goal be revised or removed, how would it be measured.
- Page 111, Historic Preservation – consider including Century Farms in this section.
- Page 140, the last two paragraphs have the same endings.
- Page 151, review references for improving air quality – why isn’t this addressed anywhere else – look into that further.
- Page 157, Goal 22 – include Steak House, Trader Joes, Liquor Store, and Costco. Goal 15 – change to “local Chamber of Commerce”
- Page 158, Goal 9 & 16 seems repetitive.
- Page 168-169 adjust coloring – difficult to read
- Page 170, Goal 6 – seems to contradict Goal 7 on Page 172, revise by striking out the words “rather than creating new commercial developments on vacant lands at the fringes of the City.”
- Page 171, Goal 1 – felt the WJ Master Annexation Plan should be reviewed annually instead of periodically.
- Page 172, Goal 1 – it was suggested that reviewing fees be done in a timeframe similar to updating the General Plan (at least every 5 years)

- Page 177, correct repetitive bullet points.
- Page 178, review section on renewable energy – where else is this referenced – look into this further.
- Page 181, suggested that local scape be used in place of xeriscape.
- Page 182, Goal 1 – should include new development in the goal – this was intended for new development.
- Page 182, Goal 2 – include verbiage about being water wise, or encourage wise use of water efficiency standards – did not want to eliminate lawns – revise.
- Page 190, take out the paragraph referencing prohibiting ADUs. On line 115, add household in front of income.
- Page 191, request to redefine the definitions for low, medium, and high-density designations and tie them to a number of units associated for each designation.
- Page 192, review for accuracy and be sure the numbers referenced in this section match those in economic development.

Council and Commission Members gave consensus to update the General Plan every five years and suggested breaking it out further into sections and updating certain sections of the plan more often. Referencing the Future Land Use Map Council and Commission Members requested that it be updated as often as possible to keep it current.

Council Vice Chair Kelvin Green referencing the topic that development pays for infrastructure, he requested that the city explore the use of Public Infrastructure Districts to help with some of those impacts. Council Chair Kayleen Whitelock requested it be added to a future Work Session discussion.

Commissioner Ammon Allen suggested that the goals throughout the General Plan may be better labeled as Guiding Principles where the General Plan is a guide book for other plans. All members agreed.

Policy Analyst Cassidy Hansen made the suggestion that staff could review the goals to determine which goals should be included in the General Plan and which ones could be moved to the master plans. Additionally, she suggested including a table in the back referencing the goal, the action, the cost, the timing, and which department is over it. All members agreed to direct staff to do so.

b. Discussion on Scheduling Future Land Use Training

Council Chair Kayleen Whitelock referencing a book from Utah Leagues of Cities and Towns explained that leadership believed that it was a good reference for issues that needed to be addressed. She noted concern over how staff was providing information and a need to better understand their role. She felt that having a combined training could be very helpful. Planning Commission Chair Jay Thomas also desired additional land use trainings as well as more education regarding their roles and responsibilities.

Referencing the book provided, Vice Chair Kelvin Green asked Commissioners to specifically review the dual role of a Planning Commission Member found on page 18.

It was suggested the combined training could be held on a Planning Commission meeting night or on an opposite City Council night. It was suggested that City Attorney Rob Wall could provide a 45-minute training.

Commission Member Matt Quinney suggested breaking the training up into two or three sessions as part of their monthly training and asked that it be done in January, so it involves new Planning Commission Members.

Chair Thomas requested that the trainings be done sooner rather than later. Chair Whitelock clarified that she wanted the Council to attend the trainings as well. Council Member Pack suggested the trainings could be emailed ahead of the meeting and discussed when they meet together to save time. Chair Thomas felt in person interactions could not be duplicated online.

Commissioner Ammon asked for further clarification as to what the City Council wanted from the Planning Commission in order to feel more confident with the body. Chair Whitelock believed a more in depth conversation was needed about processes. Planning Commissioners asked for more specific examples. Vice Chair Green clarified that he felt the Planning Commission Members should be making findings to determine whether a development was appropriate or not, rather than staff providing them with those findings. Commission Members felt that was already taking place. After a lengthy discussion, it was determined that City Attorney Rob Wall should work with Chair Thomas and staff to coordinate the preparation of reports presented to Planning Commission Members. It was also resolved that Commission Members could receive additional training during a future Planning Commission meeting.

3. ADJOURN

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

The meeting adjourned at 8:42 pm.

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 30, 2022. This document constitutes the official minutes for the West Jordan City Council and Planning Commission Joint Work Session Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 14th day of September 2022