



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, April 26, 2023 – 6:00 pm
Approved May 24, 2023

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

1. CALL TO ORDER

COUNCIL: Chair Christopher McConnehey, Vice Chair Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock, Melissa Worthen

STAFF: Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, City Administrator Korban Lee, Administrative Services Director Danyce Steck, Public Services Director Isaac Astill, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Community Development Director Scott Langford, Fire Chief Derek Maxfield, Senior Planner Ray McCandless, Economic Development Director Chris Pengra, Police Chief Ken Wallentine, Assistant City Administrator Jamie Davidson, Attendee Josh Chandler, Public Affairs Director Tauni Barker

Chair McConnehey called the meeting to order at 6:01 pm and noted that Council Member Worthen was present via Zoom and Council Members Bloom and Jacob were expected to join shortly.

2. PLEDGE OF ALLEGIANCE

Hunter Larrabee led participants in the Pledge of Allegiance.

Chair McConnehey moved to take agenda items out of order. Council Member Green seconded the motion, which passed by unanimous vote (5-0).

Vice Chair Bloom and Council Member Jacob joined at 6:04 pm

4. SPECIAL RECOGNITION

a. *West Jordan Police Department Badge Pinning Ceremony*

Chief Wallentine supervised a badge pinning ceremony for four new officers. Sergeant Mike Jones introduced the Department's K9 team and reported awards received at a recent event.

b. *Resolution No. 23-017 providing advice and consent to appoint Staci Hill to serve on the Sustainability Committee*

City Administrator Korban Lee recommended appointment of Staci Hill to the Sustainability Committee. Council Member Pack reported the Mayoral Appointment Subcommittee reviewed and wholeheartedly supported the recommendation. He expressed gratitude for Ms. Hill's willingness to volunteer and share her time and talents. Ms. Hill shared her background and said she was happy to work with the City.

MOTION: Council Member Whitelock moved to APPROVE Resolution No. 23-017 providing advice and consent to appoint Staci Hill to serve on the Sustainability Committee. Council Member Green seconded the motion.

The vote was recorded as follows:

Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock

No:

Absent:

The motion passed 7-0.

3. PUBLIC COMMENT

Chair McConnehey opened the public comment period at 6:21 pm

Citizen Comments:

Ryan Wilkinson said he did not believe the Regional Airport provided an economic benefit to the City, and said he welcomed an explanation as to how the airport boosted economic development. Mr. Wilkinson invited Council Members and the Mayor to resign that evening.

Wendy McConnehey asked about the process to obtain Council approval for planting trees at Harvest Park. She commented that Canal Road was eroding and unsafe, and asked if plans were in place to improve the road.

Jason Casto, representing the Jordan Education Foundation, said he lived in Herriman City. Mr. Casto expressed gratitude for the suggestion from staff a year ago to submit a two-year plan for an annual Foundation event. He said the two-year approval made planning the second year unbelievably smooth. Mr. Casto reported the Foundation coordinated 300 hours of community service, and invited the Council to attend an event scheduled for May 13, 2023.

Amy Brown, West Jordan resident, said she served on the Jordan Education Foundation Stem Committee, and encouraged students to look into available scholarships. Ms. Brown requested an update regarding an artisanal well at Jordan River Heights and said she was curious about planned home sizes in the development.

Taylor, West Jordan resident, said she was present at the urging of West Jordan Fire Marshall Paul Brockbank to ask for a reconsideration of fireworks restrictions, requesting a prohibition of fireworks within 500 feet of horse property. She described dangerous experiences involving fireworks near her horse property in recent years, and asked the Council to consider the needs of the many horse property owners in the City.

Delon Fullmer, West Jordan resident, expressed concern about traffic on Brigadoon with development of Jordan River Heights. He spoke of many close calls he had seen, and asked that the Council make sure Country Wood remain a walking trail, not a roadway.

Ann Marie Barrett, Manager of the Bingham Creek Library, spoke of upcoming events at the library.

Chair McConnehey closed public comments at 6:48 pm

5. REPORTS TO COUNCIL

a. City Council Reports

Council Member Whitelock –

- Reported on the recent Utah League of Cities and Towns (ULCT) Conference, suggested Council Members visit the website dignityindex.us, and spoke of House Bill 270.

Council Member Green –

- Spoke of the Zions Bank Paint a House program.

Council Member Whitelock –

- Provided an update on the Budget Subcommittee, and recommended at least three meetings for Council review and discussion of the FY 2024 Budget.

Vice Chair Bloom –

- Provided an update on Community Development Block Grants, and said all available funds were allocated.

Chair McConnehey –

- Spoke of the recent ULCT Conference.

b. Council Office Report

Council Office Director Alan R. Anderson spoke of steps taken to comply with Senate Bill 43 requirements, preparations for upcoming elections, and the General Plan update. Mr. Anderson explained that a QR code was created for ease of agenda and meeting materials access.

Policy Analyst Cassidy Hansen described plans for a survey to help gauge what youth on the Youth Council would be interested in doing. Council Member Green said more than feedback, the Council needed names of individuals interested in serving on the Youth Council, with a goal for the program year to begin June 1. Council Member Pack spoke of the need to ensure safety and to fully vet leaders and participants, and said he did not want to rush and put the cart before the horse. Council Members Jacob, Worthen, and Bloom expressed support for moving forward as proposed by Ms. Hansen.

- c.** Chair McConnehey reported that the Mayor's Report would be moved to later in the meeting.

d. City Administrator's Report

Fire Chief Maxfield gave an update on firefighters graduating from paramedic school and thanked the Council for allocating funds for the training. He invited the Council to the 6th Annual Fire Station Run on May 6, 2023.

Economic Development Director Chris Pengra reported on the recent West Jordan Business Summit.

Public Affairs Director Tauni Barker reported a Legislative Interim Study had been released. She encouraged Council Members to keep an eye on a current lawsuit between Disney and Florida and consider how the situation might impact West Jordan. She spoke of an upcoming press conference regarding water conservation, and said a printed report to residents would be mailed shortly, followed by a resident guide.

6. PUBLIC HEARINGS

a. Resolution No. 23-034 waiving dumpster rental fees of \$500 for a neighborhood cleanup day of service

Mr. Anderson oriented the Council with a request submitted by Jennifer Andelin to wave \$500 in dumpster rental fees for a neighborhood cleanup day of service. He introduced Ms. Andelin, and said the Browns Meadow neighborhood had been doing an annual neighborhood cleanup for 10 years. Mr. Anderson said the request was for an amount less than 1% of the annual budget.

Chair McConnehey opened a public hearing at 7:20 pm

Jennifer Andelin, West Jordan resident, said the request was from her Neighborhood Watch group. She encouraged the Council to participate in the cleanup.

Chair McConnehey closed the public hearing at 7:21 pm

Council Member Whitelock said she struggled with fee waivers, and typically voted no because she felt she would be giving away money that was not hers to give away. However, she said she was frustrated because the Council requested a neighborhood dumpster program when the dumpster program was changed, and no neighborhood program had been presented. Council Member Whitelock said she still wanted a dumpster program for neighborhoods and would vote in favor of the request.

Council Member Jacob said he appreciated residents taking the initiative in the absence of a neighborhood dumpster program, and said he wanted to move forward with the request. Chair McConnehey said he was also in favor.

MOTION: Council Member Whitelock moved to APPROVE Resolution No. 23-034 waiving dumpster rental fees of \$500 for a Browns Meadow neighborhood cleanup day of service.

Chair McConnehey seconded the motion.

The vote was recorded as follows:

Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock

No:

Absent:

The motion passed 7-0.

b. Resolution No. 23-018 approving a fee waiver of \$1,250 for the Non-Profit 501c3 organization Una Mano Amiga, for the Dia del Niño (Day of Kids) community event

Mr. Anderson introduced a request for a fee waiver of \$1,250 for the Dia del Nino (Day of Kids) community event. He said the event was planned in cooperation with the West Jordan Diversity Committee, and said the amount requested to be waived did not exceed 1% of the annual budget.

Chair McConnehey commented that \$500 of the fee was a deposit that would probably be returned following the event. He asked if the deposit should be removed from the fee waiver for a total waiver of \$750. Chair McConnehey said he would not want to waive the need for a deposit in case of damage during the event. The Council discussed the \$500 deposit. Council Member Pack requested the Council approve the waiver in the amount of \$1,250 to avoid a possible misunderstanding that the City intended to retain the \$500 deposit.

Chair McConnehey opened a public hearing at 7:34 pm

Comments:

None

Chair McConnehey closed the public hearing at 7:34 pm

Mr. Lee said with other events in City parks the Council had at times waived both the fee and deposit, and at times waived only the fee. Chair McConnehey said he was comfortable waiving both the fee and the deposit in this situation, but wanted the Council to address the process to give more flexibility in the future. Council Member Jacob expressed agreement.

Council Member Whitelock said she believed there was more work for the Council to do on the issue, and said she wanted a clearer guideline from the Council going forward. Council Member Green said he agreed and said a \$500 deposit gave organizations at least some motivation to make sure no damage occurred. Chair McConnehey expressed the opinion that an event sponsored by a City committee should be included in the committee's budget request for Council and public review. He said he was in favor of the waiver of fees in the interest of visibility.

MOTION: Council Member Jacob moved to APPROVE Resolution No. 23-018 approving a fee waiver of \$1,250 for the Non-Profit 501-C3 organization Una Mano Amiga, for the Dia del Niño (Day of Kids) community event. Vice Chair Bloom seconded the motion.

Council Member Whitelock believed the event would be a benefit but did not feel the money was hers to waive and would not vote in favor. Council Member Green said he believed the policy was messed up, and sponsorship of the City needed to be addressed at some point, particularly in terms of public safety requirements. Council Member Pack said he viewed his role as helping to facilitate a sense of community and said he would vote in favor.

Responding to a question from the Council, Mr. Anderson said the County Health Department required a Mass Gathering Permit if an event were going to last more than 2

hours and would be attended by more than 500 people. Council Member Jacob commented that the waiver of fees had nothing to do with the Mass Gathering Permit.

The vote was recorded as follows:

Yes: Chris McConnehey, Zach Jacob, David Pack, Kelvin Green, Pamela Bloom

No: Melissa Worthen, Kayleen Whitelock

Absent:

The motion passed 5-2.

7. BUSINESS ITEMS

- a. Ordinance No. 23-08 regarding a petition from Next Level Homes, LLC/Brandon Pehrson requesting a rezone of 9 acres located at 9270/9290 South 1300 West for Jordan River Heights from R-1-10G Zone (single-family residential 10,000 square foot minimum lots) to R-1-8C Zone (single-family residential with 8,000 square foot minimum lots)*

Senior Planner Ray McCandless reminded Council of the public hearing held in February regarding the requested rezone and tabled the matter to no later than the second meeting in April. Mr. McCandless presented a changed proposal and believed the change represented a better concept plan. The number of proposed residential units decreased from 34 to 30.

Council Member Jacob referred to public comments requesting that the development not connect traffic to the existing neighborhood, and Mr. McCandless expressed the opinion that it was generally better to have connectivity.

Council Member Whitelock requested an explanation regarding an artesian well and spoke in favor of a sidewalk connecting to Country Wood, but not a full street. Mr. McCandless explained that the plan allowed for a pedestrian connection now, and did not preclude more of a connection in the future. Community Development Director Scott Langford read aloud City Code regarding connections to stub roads, and said a lot of traffic issues in West Jordan were related to disconnected subdivisions. Mr. Langford said it was unclear without further investigation whether the location in question was considered a stub road.

Mr. McCandless said staff had been unable to locate an artesian well. Regarding ground water, he said there was an easement on the north side of some of the lots for a drainage system. He said the ground water level would come out in the Geotech report.

Mr. McCandless said the Council were asked to review and approve the rezone request that evening. Council Member Green said he believed there were traffic mitigation issues at 90th and 13th, as well as McDuff. He asked about the need for a flood control pond. Mr. McCandless said the need would be reviewed as part of a formal subdivision review.

Council Member Whitelock moved to allow the applicant to respond to the water question. Council Member Green seconded the motion, which passed by unanimous vote (7-0).

Brandon Pehrson, applicant, described an existing storm drain line, and said a recalculation was in progress to determine if the existing line would be sufficient. Council Member Jacob emphasized the question for consideration that evening was rezoning, not engineering, and said he believed R-1-8 was the appropriate zone.

MOTION: Council Member Jacob moved to APPROVE Ordinance No. 23-08 a petition from Next Level Homes, LLC / Brandon Pehrson requesting a rezone of 9 acres located at 9270/9290 South 1300 West for Jordan River Heights from R-1-10G Zone to R-1-8C Zone. Vice Chair Bloom seconded the motion.

Council Member Green felt there were questions that needed to be answered. He said it did not make sense that the previous concept plan included a detention pond, but the new plan did not. Responding to a question from Council Member Green, Duncan Murray said traffic mitigation and storm water detention were not included in Ordinance No. 23-08 as prepared but could be added by motion.

Council Member Whitelock said it would be nice if the development had a mix of home sizes. Chair McConnehey said the neighborhood in which he lived had experienced issues from only having one access road, and expressed the opinion that more than one access road should be included in the subject development. He said he was comfortable with a change to R-1-8 zoning, but not in favor of the proposed concept plan. Council Member Green said he would vote against the motion without a traffic mitigation requirement. Council Member Worthen said she agreed speed tables should be included to help the existing neighborhood, and said she was comfortable with the R-1-8 zoning.

Mr. Langford emphasized that the Planning Commission and staff would have to follow existing City Code in any application review, including direction to minimize cut-through traffic, utilize traffic calming measures to promote safety, and provide safe and convenient access between neighborhoods. Council Member Whitelock responded that the Code was in place when a previous development that proved to be problematic was approved.

Chair McConnehey suggested an alternate street layout at McDuff Lane. Council Member Green insisted that evening was the time to create exactions because he did not believe Code had been followed with previous developments.

The vote for the motion to approve Ordinance No. 23-08 as proposed was recorded as follows:

Yes: Chris McConnehey, Zach Jacob, David Pack, Pamela Bloom

No: Melissa Worthen, Kelvin Green, Kayleen Whitelock

Absent:

The motion passed 4-3.

b. Discuss the Veterans Memorial Park Master Plan and create a list of priority items to be considered.

Public Services Director Isaac Astill thanked Council staff for their help on the Veterans Memorial Park Master Plan. He said a bid was awarded, and a list of priorities was needed. The Council reviewed the following list of possible priorities:

- Open access between Park, Community Arts Building, and Rodeo Grounds
- Pickleball courts and lighting
- Basketball courts
- Soccer fields
- Additional parking
- Petting Zoo
- Splash-pad
- Baseball field lighting
- Skateboard/bike elements
- Carnival area
- Upgraded electrical and lighting at Park
- Rodeo Grounds expansion
- Additional pavilion and bathrooms
- Roller skating rink
- Shade structures/hammock connections
- Dog Park

Mr. Astill said direction had already been given regarding the Veteran Monument and Community Arts Building.

Council Members each electronically provided a prioritized list of ten preferred priorities, with the following compiled results:

1. Upgraded electrical and lighting at Park
2. Splash-pad
3. Open access between Park, Community Arts Building, and Rodeo Grounds
4. Pickleball courts and lighting
4. Rodeo Grounds expansion
6. Baseball field lighting
7. Carnival area
7. Additional pavilion and bathrooms
9. Shade structures/hammock connections
10. Additional parking
11. Dog park

8. CONSENT ITEMS

a. Approve Meeting Minutes

- April 12, 2023 – Regular City Council Meeting
- April 12, 2023 – Committee of the Whole Meeting

**MOTION: Chair McConnehey moved to approve the consent item.
Council Member Jacob seconded the motion.**

The vote was recorded as follows:

Yes: Chris McConnehey, Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock, Melissa Worthen

No:

Absent:

The motion passed 7-0.

9. COUNCIL MEETING WRAP UP

a. City Council Remarks

Council Member Worthen –

- Gave a shout-out to the local Mascot Miracles Foundation.

b. Council Administrative Items

None

Mayor's Report

Mayor Burton spoke of the memorial for Eli Mitchell that evening. He reported on recent events, and spoke of upcoming events in the community.

Chair McConnehey expressed love and appreciation to West Jordan Police Officers, and recognized the risk they took to serve the City. Council Member Jacob expressed condolences for the recent passing of a Cottonwood Heights City Council Member.

10.ADJOURN

Chair McConnehey moved to adjourn the Council meeting and convene a Fairway Estates Special Service Recreation District meeting. Council Member Green seconded the motion, which passed by unanimous vote (7-0).

The meeting adjourned at 8:54 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 26, 2023. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 24th day of May 2023