



MINUTES OF THE CITY OF WEST JORDAN CITY COUNCIL WORK SESSION

Wednesday, November 4, 2020 - 5:30 p.m.
Approved November 18, 2020

This meeting was held electronically via Zoom and streamed on West Jordan's YouTube channel
base location at City Hall 8000 S Redwood Road • West Jordan, UT 84088

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

STAFF: Council Office Director Alan R. Anderson, Community Engagement Director Tauni Barker, Mayor Dirk Burton, Public Works Director Brian Clegg, Community Development Director Scott Langford, Chief Administrative Officer Korban Lee, IT Administrative Assistant Rachel MacKay, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, and City Attorney Robert Wall

PUBLIC: Lincoln Shurtz, and Bob Burns

CALL TO ORDER

Chair McConnehey called the work session to order at 5:30 pm and read a Notice of Declaration regarding electronic meetings without an anchor location due to COVID-19, dated October 8, 2020 and effective for 30 days.

A. Legislative Priorities

Mayor Dirk Burton reported that he and Staff had remained involved in Legislative discussions and meetings throughout the year, and had continued building relationships with Salt Lake County, quasi-government Councils, and 2020 candidates. Tauni Barker shared predicted results of the 2020 election (November 3, 2020). Lincoln Shurtz, a lobbyist for West Jordan City, shared expected priorities for the 2021 Legislative Session (education funding, restructuring of GOED, land-use and housing, transportation, COVID-19 and broadband access), and spoke of the next State budget cycle. Mr. Shurtz reported that the 2021 Legislative Session would be held in person on Capitol Hill, with COVID-19 precautions and restrictions in place.

Mayor Burton requested Council feedback regarding how they wanted different issues to be represented for the City during the upcoming Session. Regarding land-use and housing issues, Council Member Whitelock said she would like State Representatives to remember that local representatives governed best because they were closest to the people. Mr. Shurtz said he had seen a push toward regional planning, and agreed that the City needed to protect the idea of local control. He emphasized the need for a strong City Master Plan.

Council Member Green stated developers did not like local control, and said he agreed with the need to protect local control. He said he believed the message needed to be that developers did not run the State. Council Member Green said he did not believe it would be appropriate for the State to force ADUs on municipalities. He expressed the opinion that the City would need more than one TRAX line to be able to provide more affordable housing. He stated the affordable housing problem needed to be addressed at the State level, and emphasized the need for impact fees to fund necessary services.

Chair McConnehey spoke of the need to ensure that soccer fields near the airport remained available for youth, the need for a control tower at the Salt Lake Regional Airport, the need for B and C Road Funds for road maintenance, the need for a sky bridge between specific neighborhoods, the need for better

east/west transportation corridors, and the need for a connecting road between mid-Salt Lake Valley and mid-Tooele Valley.

Council Member Jacob asked Mr. Shurtz what opportunities he could see for the City to partner with the Legislature and capitalize on current Legislative priorities to move City priorities forward. Mr. Shurtz spoke of a possible opportunity for affordable housing and TOD on School District property in West Jordan. He spoke of a possible regional Inland Port Authority hub in Tooele, and suggested a connecting road could be proposed as part of the solution for getting workforce to and from Tooele. Mr. Shurtz said UDOT was highly interested in full transition of Bangerter Highway to a full freeway, and expansion of U-111. He suggested the City put together a targeted list of transportation projects that would benefit the west side of the County.

Economic Development Director Chris Pengra said he had a good working relationship with staff at the Inland Port Authority, and said he would be willing to work with them to further City interests. He said he believed the timing was right to capitalize on partnership opportunities.

Mayor Burton commented that the City needed to make a decision regarding future development of School District property near City Hall. Council Member Green responded that the density had already been decided for TOD. Chair McConnehey said he believed a majority of the Council would be open to proposals for the City Center, and suggested a work session for further discussion. Mr. Shurtz commented that the cost to relocate the School District would be a factor in the strategic plan for the area.

Mr. Shurtz suggested he could help the Council put together a strategic plan package for the City that could fit into or partner with 2021 Legislative priorities. Mayor Burton said he planned to provide weekly updates to the Council during the 2021 Session. He spoke of specific existing transportation and outdoor recreation projects.

Council Member Green said he wanted to make sure the City had a good working relationship with the County for TRCC funding. Mr. Shurtz said he would be happy to help with those efforts.

Council Member Jacob reported that Copper Hills High School would be strictly online because of COVID-19 until after the Thanksgiving Holiday.

Community Development Director Scott Langford stated the City Center was currently zoned for 50 units per acre, and added that adjustments could be made if desired.

B. New Business

Staff oriented the Council with new business items that were expected to appear on future meeting agendas.

a. Udall Commercial; Future Land Use Map amendment for 5.01 acres located at 7592 S 5490 W from Very Low Density Residential to Community Commercial and Rezone from RR-1D to SC-2 (Community Shopping Center) zone [Scott Langford, Community Development Director]

Community Development Director Scott Langford briefly oriented the Council with a proposed rezone for property generally located at 7592 S 5490 W. Approximately 5 acres.

b. Veteran's Park Benches [Brian Clegg, Public Works Director]

Public Works Director Brian Clegg gave a brief update regarding park benches in the Veteran's park and noted he hoped to bring it to the Council on the December 2nd City Council meeting. A private donor wanted to purchase nine benches and place a veteran's name on each one.

c. Moderate Income Housing Annual Report [Larry Gardner, City Planner/Zoning Administrator]

Community Development Director Scott Langford gave the Council a brief review of the Moderate Income Housing Annual Report. He noted that the report would basically encapsulate the discussions into the annual reporting requirement.

Chair McConnehey adjourned the work session at 6:52 p.m.

I, Cindy Quick, hereby certify that the foregoing minutes represent an overview of what occurred at the work session held on November 4, 2020. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 18th day of November 2020



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Approved November 18, 2020**

Wednesday, November 4, 2020 – 7:00 p.m.

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base location at City Hall 8000 S Redwood Road • West Jordan, UT 84088

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

STAFF: Community Engagement Director Tauni Barker, Mayor Dirk Burton, Public Works Director Brian Clegg, Assistant Planner Mark Forsythe, City Planner Larry Gardner, Community Development Director Scott Langford, Chief Administrative Officer Korban Lee, IT Administrative Assistant Rachel MacKay, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, and City Attorney Robert Wall

PUBLIC: Bob Burns, Brent Bateman, Bryon Prince, CWalla, Diana Ballesteros, Landon Edwards, Randy Smith

1. CALL TO ORDER

Chair McConnehey called the meeting to order at 7:00 p.m., and read a Notice of Declaration regarding electronic meetings without an anchor location due to COVID-19, dated October 8, 2020 and effective for 30 days.

2. PLEDGE OF ALLEGIANCE

Chief Administrative Officer Korban Lee led participants in the pledge of allegiance.

3. CITIZEN COMMENT

Chair McConnehey opened the citizen comment period at 7:02 p.m.

Citizen Comments:

None

Chair McConnehey closed citizen comment period at 7:04 p.m.

4. REPORTS TO CITY COUNCIL

i. Council Office Report

Council Office Director Alan Anderson updated the Council regarding upgrades to Council Chambers. He reported that Council sub-committees had been meeting successfully.

ii. City Council Reports

Council Member Worthen reported that Copper Hills High School had 35 positive COVID-19 cases and would be switching to strictly online learning. She said the Western Stampede Committee would begin meeting on November 17th, and said the next Budget Committee meeting was scheduled for November 12th.

iii. Mayor's Report

Mayor Dirk Burton reported that COVID-19 continued to be of great concern in West Jordan, and asked citizens to do what they could to reduce the risk of spread. He reported the City Traffic Engineer was working on ways to calm traffic around 6100 West and Grizzly Way, and said he had met with residents regarding trees on Old Bingham Highway.

The Mayor spoke of watching citizens drop off ballots at the ballot box at City Hall through the previous evening. He provided an update on discussions with Ace Disposal, and stated local green waste pickup would continue for the year through the last full week in November. Council Member Pack thanked the Mayor for his communication efforts and offered to coordinate with the Mayor regarding light and sound issues at Copper Hills High School and the New Bingham Highway name change. Council Member Pack said the street name change would directly affect eight businesses.

iv. Chief Administrative Officer's Report

Chief Administrative Officer Korban Lee commented that the City had phenomenal employees.

v. Unfinished Business

No update needed.

5. CONSENT ITEMS

- a. Ordinance No. 20-43 2021 Annual Meeting Schedule***
- b. Ordinance No. 20-35 regarding the Master Development Agreement and Master Development Plan for Jones Ranch, 592 acres of property located at approximately 8800 S U-111 as outlined in the request for Council action report***
- c. Ordinance No. 20-36 regarding the Future Land Use map amendments and zoning map amendments for Jones Ranch, 592 acres of property located at approximately 8800 S U-111 as outlined in the request for Council action report***

The Council reviewed the Consent Agenda. Consent Item 5a was pulled for further discussion.

**MOTION: Council Member Worthen moved to approve Consent Items 5b and 5c.
Council Member Green seconded the motion.**

The vote was recorded as follows:

Council Member Kelvin Green	Yes
Council Member Zach Jacob	Yes
Council Member Chad Lamb	Yes
Council Member David Pack	Yes
Council Member Kayleen Whitelock	Yes
Council Member Melissa Worthen	Yes
Chair Christopher McConnehey	Yes

The motion passed 7-0

Council Office Director Alan R. Anderson explained the need to change the date of two Council meetings on the 2021 Annual Meeting Schedule to meet election canvassing deadlines.

**MOTION: Council Member Green moved to approve Ordinance 20-43 with modification to move two Council meetings from Wednesday to Tuesday (August 24, 2021 and November 16, 2021).
Council Member Whitelock seconded the motion.**

The vote was recorded as follows:

Council Member Kelvin Green	Yes
Council Member Zach Jacob	Yes
Council Member Chad Lamb	Yes
Council Member David Pack	Yes
Council Member Kayleen Whitelock	Yes
Council Member Melissa Worthen	Yes
Chair Christopher McConnehey	Yes

The motion passed 7-0

6. PUBLIC HEARINGS**a. Infill Development in Transit Station Overlay Districts**

Community Development Director Scott Langford presented proposed amendments to City Code regarding infill development in Transit Station Overlay Districts (TSOD) that would give the Council greater flexibility with smaller developments. Maps showing areas of impact were shown. Mr. Langford answered questions regarding parcels around the hospital, and confirmed that the Council was not obligated to approve modifications for individual development projects.

Chair McConnehey opened the public hearing at 7:34 p.m.

Citizen Comments:

None

Chair Chris McConnehey closed the public hearing at 7:34 p.m.

Council Member Whitelock expressed concern with potential impact of infill around the hospital, stating she had thought they were supposed to be mixed-use areas.

MOTION: Council Member Jacob moved to approve Ordinance No. 20-42 amending the 2009 City Code adding Section 13-6G-18 permitting limited flexibility for small infill developments in the Transit Station Overlay District.
Council Member Lamb seconded the motion.

The vote was recorded as follows:

Council Member Kelvin Green	Yes
Council Member Zach Jacob	Yes
Council Member Chad Lamb	Yes
Council Member David Pack	Yes
Council Member Kayleen Whitelock	No
Council Member Melissa Worthen	Yes
Chair Christopher McConnehey	Yes

The motion passed 6-1

7. BUSINESS ITEMS**b. Building and Safety Performance Measures Report**

Building Official Layne Western presented a Building and Safety Performance Measures Report for the last year compared to previous years, and showed photographs of building projects in the last year. Mayor Burton and Council Members complimented Layne Western and his department for their dedication and professionalism. Mr. Western answered questions from the Council.

a. Utah Strong Recovery Project Presentation

Diana Ballesteros with the Utah Department of Human Services introduced the Utah Strong Recovery Project, organized to help prevent the development of mental health and substance abuse problems after the COVID-19 disaster; to promote constructive coping and problem-solving skills; and to build resilience. She spoke of phases related to community reaction to the pandemic, and highlighted services available through the Utah Strong Recovery Project. Ms. Ballesteros explained that the Utah Strong Crisis Line (385-386-2289) was available seven days a week from 7:00 a.m. to 7:00 p.m.

Council Member Jacob thanked Ms. Ballesteros for her work with the Utah Strong Recovery Project. Chief Administrative Officer Korban Lee said Staff had been using the City's social media outlets to spread awareness of the Utah Strong Recovery Project.

c. Jordan Fields Master Development Agreement and Master Development Plan

Community Development Director Scott Langford updated the Council on proposed plans for the Jordan Fields project, and explained how Ordinance No. 20-42, approved earlier in the meeting, could provide the Council flexibility with the relatively small infill project.

MOTION: Council Member Jacob moved to approve Ordinance No. 20-30 approving the Master Development Agreement and Preliminary Development Plan for Jordan Fields. Council Member Worthen seconded the motion.

The vote was recorded as follows:

Council Member Kelvin Green	Yes
Council Member Zach Jacob	Yes
Council Member Chad Lamb	Yes
Council Member David Pack	Yes
Council Member Kayleen Whitelock	Yes
Council Member Melissa Worthen	Yes
Chair Christopher McConnehey	Yes

The motion passed 7-0

d. Alternates for the General Plan Committee

Council Office Director Alan R. Anderson explained the proposed amendment that would allow the Council to appoint up to eight alternate members to the General Plan Committee. Alternate members would attend meetings and have all the same privileges and responsibilities as voting members, without the privilege of voting. Alternates would automatically fill vacancies in the General Plan Committee to maintain an odd number of voting members.

The Council discussed potential situations in which an alternate member would be able to vote at a General Plan Committee meeting. Council Member Pack said it was his understanding that an alternate would step in if a voting position became vacant. He stated that, based on his experience, there would be voting members absent at most Committee meetings. If a tie were to occur, an assigned member of the Planning Commission would cast a deciding vote.

Chair McConnehey said he believed the goal in forming the Committee was to have as much engagement as possible in the process, and said he liked that alternates would attend meetings and provide comment and insight. Council Member Pack said he wondered if it would be difficult for citizens to commit to showing up at meetings for a couple of years if they were not able to fully participate and contribute as

voting members. Duncan Murray responded that alternate members would be able to participate fully in every way other than voting.

MOTION: Council Member Whitelock moved to approve Ordinance No. 20-39 amending the 2009 City Code Section 1-6C General Plan Committee Alternate. Council Member Jacob seconded the motion.

The vote was recorded as follows:

Council Member Kelvin Green	Yes
Council Member Zach Jacob	Yes
Council Member Chad Lamb	Yes
Council Member David Pack	Yes
Council Member Kayleen Whitelock	Yes
Council Member Melissa Worthen	Yes
Chair Christopher McConnehey	Yes

The motion passed 7-0

Referring to the Consent Agenda, City Attorney Rob Wall stated that incorrect packet information was provided to the Council for Consent Item 5c. Mr. Wall explained that the correct information had not changed since it was submitted to the Council the previous week, and said the approval of Consent Item 5c could stand if the Council reviewed the information provided the previous week and did not have any issues or concerns. Chair McConnehey stated that information for the meeting had been put together differently than for previous meetings, and apologized for the error.

MOTION: Chair McConnehey made a motion acknowledging that the packet information for Consent Item 5c was not correct, but stating that the Council had seen Ordinance No. 20-36, and Council approval of Consent Item 5c stood even though the information was not included in the meeting packet. Council Member Green seconded the motion.

The vote was recorded as follows:

Council Member Kelvin Green	Yes
Council Member Zach Jacob	Yes
Council Member Chad Lamb	Yes
Council Member David Pack	Yes
Council Member Kayleen Whitelock	Yes
Council Member Melissa Worthen	Yes
Chair Christopher McConnehey	Yes

The motion passed 7-0

8. REMARKS

Council Member Pack –

- Asked for Council input regarding the possibility of changing the name of New Bingham Highway to Copper Hills Parkway between connections at 7800 South and 5600 West. Responding to a question from Council Member Whitelock, Council Member Pack explained reasons behind community push for the name change. Chair McConnehey suggested he and Vice Chair Green take the issue on as an action item and work with the Mayor and Staff.
- Spoke of community concerns related to lighting and noise coming from Copper Hills High School, and asked if sound barriers would be possible.

- Asked about the possibility of adding calisthenic equipment at City parks.
- Spoke of community concerns about odor coming from the Dannon Yogurt facility.

Responding to the question about calisthenic equipment, Korban Lee suggested obtaining information from Parks Staff regarding use and demand.

Council Member Worthen –

- Gave a shout-out to everyone selflessly caring for ill family members.

Council Member Green –

- Commented that Veteran's Day was on November 11, 2020.
- Asked the Council if they were interested in looking into ranked-choice voting. Chair McConnehey suggested adding the issue to a future work session agenda.

Council Member Jacob –

- Thanked Council Member Green for his military service.

Mayor Burton commented that odors could be reported by citizens on the City website to help with tracking efforts. He added that service requests could also be submitted on the City website. The Mayor stated he was a supporter of ranked-choice voting.

Council Member Green thanked the Traffic Engineer and Public Works Department for making the corner of 7800 South and 1300 West safer for bicyclists.

9. ADJOURN

Chair McConnehey showed a list of upcoming Council meetings.

Council Member Jacob moved to adjourn the meeting, and Council Member Green seconded the motion.

Chair McConnehey reminded everyone to be careful and stay safe.

All voted in favor, and the motion passed unanimously. The meeting adjourned at 8:58 p.m.

I, Cindy Quick, hereby certify that the foregoing minutes represent an overview of what occurred at the meeting held on November 4, 2020. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 18th day of November 2020