



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL WORK SESSION**

Wednesday, June 24, 2021 - 5:30 p.m.
Approved March 10, 2021

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 (joined at 6:23 p.m.), and Melissa Worthen

STAFF: IT Director Robert Allred, Council Office Director Alan R. Anderson, Deputy Public Works Director Isaac Astill, Mayor Dirk Burton, 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, Assistant City Attorney David Quealy, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, and City Attorney Robert Wall

PUBLIC: Andrew Marx, Justin Adams, and Alexandra Eframο

CALL TO ORDER

Council Chair Jacob called the work session to order at 5:30 p.m. and noted that the meeting was being held in Council Chambers with social distancing measures in place.

A. Open Meeting Act Annual Training

City Attorney Rob Wall introduced new City Prosecutor Casey Taylor. Mr. Taylor said he worked for West Jordan as Assistant Prosecutor several years ago, and said he was looking forward to working with West Jordan again. Mr. Wall introduced new Assistant Prosecutor Sandy Margulies and commented that the City was fortunate to have both individuals.

City Attorney Rob Wall provided annual training on provisions of the Open and Public Meetings Act. He showed a seven-minute video available on the State Auditor website. Mr. Wall reviewed regulations related to discussion of items not included on a meeting agenda; the definition of the word "vote" and when voting may occur; and electronic transmissions or messages among Council Members. He emphasized that the Open Meets Act and GRAMA defined minimal legal behavior of government officials, employees, and citizens. Minimal legal behavior may be irrelevant in the eyes of the media and in the minds of the public.

B. Ethics Commission

Senior Assistant City Attorney David Quealy stated that on December 16, 2020, the City Council requested a presentation and discussion regarding possible discontinuation of a City Ethics Commission. Mr. Quealy stated that elimination of the City's Ethics Commission would mean oversight of elected officials' ethics through the State Ethics Committee. Only violations of the Municipal Officers' and Employees' Ethics Act were within the State Ethics Committee's jurisdiction. Issues specific to City Code would be outside the jurisdiction of the State Ethics Committee, although Mr. Quealy clarified that most of what was currently in City Code was covered by State statute.

Mr. Quealy explained steps to amend City Code to discontinue the City Ethics Commission, and stated no action was needed to start utilizing the State's Ethics Committee. He suggested Council discussion of the following sections of Code:

1-11A-3: Types of Conduct-Related Ethical Duties (and Violations)

- 1-11A-8: Filing of Ethics Complaint with Commission
 - Mr. Quealy pointed out that City Code was more restrictive than State Code regarding who may file ethics complaints, and City Code provided a longer pre-election bar on filing ethics complaints than State Code.
- 1-11A-18: Review of Proposed Increases in Elected Official Compensation
 - Any proposed increase in elected officials' salary was reviewed by the City Ethics Commission before implementation after a public hearing. This process would be lost because the State Ethics Committee would not address the matter.

Council Member Whitelock joined the meeting at 6:23 p.m.

Council Member Green pointed out that the City Ethics Commission had not been active for at least two years and expressed the opinion that the City Ethics Commission should be eliminated. He said he liked the suggestion to move some of the ethics issues from Code to Council Rules. Council Member Green commented that the Council did not utilize the Ethics Commission the last time the Mayor's compensation was set, and said he believed the step was irrelevant. He suggested setting Council compensation at a percentage of the Mayor's compensation, to be evaluated and set every four years prior to the election filing period.

Council Member Pack expressed the opinion that tying Council Member compensation to the Mayor's compensation would be an ethical violation since the Council would indirectly be voting on their own compensation. He suggested asking HR to gather comparative Mayoral and Council salary data of cities of a similar size and demographics to facilitate objectively setting compensation.

Council Member McConnehey commented that at the time the City Ethics Commission was needed and formed, the City did not have access to the State Ethics Committee. He expressed support for transferring several issues to Council Rules. Council Member McConnehey said he did not believe Council compensation was necessarily an ethics issue or a Council Rules issue.

Council Member Whitelock expressed support for eliminating the section of Code regarding City Ethics Commission and utilizing the State Ethics Committee. She said she agreed with Council Member McConnehey that compensation was a different conversation and agreed with the suggestion to move some of the issues to Council Rules.

Chair Jacob expressed the opinion that Council compensation should be in a different section of Code. Council Member Pack requested more flexibility regarding disciplinary action for missing three consecutive Council meetings, and suggested use of the word "may" rather than "shall".

Mr. Quealy summarized Council direction:

- Delete Section 1-11A-3, with the Council Rules Committee addressing some of the issues.
- Delete Section 1-11A-18, with Council compensation scheduled as a separate agenda item for Council discussion.

Chair Jacob and Council Member Green said they were comfortable eliminating Section 1-11A-8.

New Business

The Council reviewed a list of new business items expected to appear on future meeting agendas.

- a. **Park Valley Townhomes**; 7652 S Highlands Loop Road; Preliminary Development Plan; HFR Zone; Peterson Development/Barrett Peterson (applicant) [*Larry Gardner, City Planner/Zoning Administrator*]

Council Chair Zach Jacob adjourned the work session at 6:48 p.m.

I, Cindy Quick, hereby certify that the foregoing minutes represent an overview of what occurred at the work session held on February 24, 2021. 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 March 2021



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING

Wednesday, June 24, 2021 – 7:00 p.m.
Approved March 10, 2021

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

COUNCIL: 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, Deputy Public Works Director Isaac Astill, Community Engagement & Government Affairs Tauni Barker, Mayor Dirk Burton, Code Enforcement Manager Brock Hudson, Community Development Director Scott Langford, Chief Administrative Officer Korban Lee, IT Administrative Assistant Rachel MacKay, Fire Chief Derek Maxfield, Senior Planner Ray McCandless, Assistant City Attorney Duncan Murray, Assistant City Attorney David Quealy, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, and City Attorney Robert Wall

PUBLIC: Alexandra Eframo, Andrew Marx, Bryan Youtz, Christine Wright, Colin Wright, Collin Cagle, Darrell Davis, Greg Day, Heather Marshall, Jill Fletcher, Justin Adams, Kaylen Nichols, Paul Stringham, RJ Black, Shandie Gorney

1. CALL TO ORDER

Council Chair Zach Jacob called the meeting to order at 7:00 p.m. and commented that the public were welcome to attend in person, remotely via Zoom, or stream the meeting live on YouTube.

2. PLEDGE OF ALLEGIANCE

Deputy Public Works Director Isaac Astill led participants in the pledge of allegiance.

3. CITIZEN COMMENT

Council Chair Zach Jacob opened the citizen comment period at 7:03 p.m.

Citizen Comments:

Bryan Youtz said he would comment regarding Ordinance No. 21-005 during a public hearing later in the meeting.

Alexandra Eframo, West Jordan resident, indicated a desire to comment by phone, but because of apparent technical difficulties no comment was heard.

Council Chair Zach Jacob closed the citizen comment period at 7:07 p.m.

4. SPECIAL RECOGNITION

a. Board of Adjustment and Sustainability Committee Appointments

Council Chair Zach Jacob introduced individuals recommended to serve on the Board of Adjustment and Sustainability Committee.

MOTION: Council Member Green moved to approve Resolution No. 21-005 and 21-006 providing advice and consent for the appointment of individuals to serve on the Board of Adjustment (Heather Marshall regular and Christine Wright alternate) and the Sustainability Committee (Andrew Marx, Joelma Yangali and non-resident Shandie Gorney).

Council Member Lamb seconded the motion.

The vote was recorded as follows:

Council Chair Zach Jacob	Yes
Vice Chair Kelvin 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. General Plan Committee Appointment

Council Office Director Alan R. Anderson introduced RJ Black and recommended he fill an opening on the General Plan Committee.

MOTION: Council Member McConnehey moved to approve Resolution No. 21-007 providing advice and consent for the appointment of RJ Black to serve on the General Plan Committee.

Vice Chair Green seconded the motion.

The vote was recorded as follows:

Council Chair Zach Jacob	Yes
Vice Chair Kelvin 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.

5. PUBLIC HEARINGS

a. Alcohol Licensing Amendments

City Planner/Zoning Administrator Larry Gardner explained proposed amendments to Alcohol Licensing sections of City Code to add definitions passed by the State Legislature in the last Legislative Session and amend the Use Table. He explained that a West Jordan business owner was desiring to add wine tasting to an existing art business. He stated a substitute ordinance had been submitted by Vice Chair Green.

Council Member Whitelock said she believed the Council had previously approved a brew pub at Jordan Landing, but commented that language to allow such use did not appear to be included in the proposed language. Mr. Gardner responded that brew pub was still included on the Use Table.

Council Chair Zach Jacob opened a public hearing at 7:19 p.m.

Citizen Comments:

Bryan Youtz, West Jordan business owner, thanked the Planning Commission and City Council for time spent on Ordinance No. 21-05. He said he looked forward to the positive effects the Ordinance would have on businesses in West Jordan.

Collin Hagel, West Jordan resident, said he lived near the art studio in question. He said he did not personally consume alcohol but understood the idea of people wanting to enjoy and participate in drinking while creating art and said he did not object to the proposed Ordinance.

Alexandra Eframo, West Jordan resident, indicated a desire to comment by phone, but comments were not audible.

Council Chair Zach Jacob closed the public hearing at 7:27 p.m.

MOTION: Vice Chair Green moved to introduce Substitute Ordinance No. 1 for discussion, stating he did not believe proposed Ordinance No. 21-05 was comprehensive enough.

Council Member McConnehey seconded the motion.

Council Chair Zach Jacob explained the motion would remove proposed Ordinance No. 21-05 from discussion.

The motion to substitute passed by unanimous vote (7-0).

Vice Chair Green stated the City Alcohol Code was out of date and passing proposed Ordinance No. 21-05 would automatically put seventeen businesses in the City in a state of nonconformance. He pointed out inconsistencies in the Code regarding allowed locations and commented that alcohol manufacturing businesses were not addressed in the proposed Ordinance. Vice Chair Green stated the Substitute Ordinance essentially contained one line:

“The City may issue a scientific or educational alcohol use permit, as defined in Utah Code Annotated §32B-10-102, as a permitted use in the SC-3 Zone. The fee for such permit shall be \$326.00.”

Vice Chair Green stated the Substitute Ordinance would allow the City to grant the license for the art studio and allow the Council time to rewrite the City Alcohol Code and bring it up to date. Responding to a question from Council Member McConnehey, City Attorney Rob Wall stated the Substitute Ordinance would accomplish what Vice Chair Green explained.

MOTION: Council Member McConnehey moved to approve Substitute Ordinance No. 21-05 amending the 2009 West Jordan City Code regarding alcohol licenses, in the SC-3 Commercial Zone.

Vice Chair Green seconded the motion.

The vote was recorded as follows:

Council Chair Zach 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. The Town Center at Copper Rim

Senior Planner Ray McCandless oriented the Council with the Town Center at Copper Rim development, and explained the applicant requested that the City Council apply the Interchange Overlay Zone (IOZ) to the southern-most approximately 35 acres of the development. Mr. McCandless stated the subject area was identified by the City as a candidate for the IOZ when the IOZ overlay was established as a development tool. He showed proposed placement of commercial (10 acres), mixed-use (17 dwelling units per acre), townhomes (14 dwelling units per acre), and single-family residential (10 dwelling units per acre) on the 35 acres, with an overall residential density of 7.8 dwelling units per acre.

Responding to a question from Council Member McConnehey, Mr. McCandless stated the full 35 acres were zoned commercial in the adopted Preliminary Master Development Plan (MDP). Responding to Council Member Green, Mr. McCandless confirmed the IOZ would be an overlay on top of the base P-C Zone. He added that the IOZ had its own development standards and provided greater flexibility with density.

Mr. McCandless presented development standards in the proposed MDP and suggested two-car side-by-side parking for the single-family and townhome lots as a condition for approval. Council Member Green stated he did not like conditions of approval.

Council Member Worthen expressed concern that too much of the commercial was being cut out of the development and asked if the senior living element previously discussed would be included. Mr. McCandless responded that as far as he was aware senior living was not a proposed element. Mr. McCandless presented an open space amenity plan and landscaping plan.

Council Chair Zach Jacob explained that one public hearing would be held for both the proposed amendment to the MDA and preliminary MDP (Ordinance No. 21-07), and the proposed rezone (Ordinance No. 21-08).

Council Chair Zach Jacob opened a public hearing at 7:59 p.m.

Citizen Comments:

Darrell Davis expressed concern about traffic in the subject area. He asked if there was a plan for improving traffic flow with so many dwelling units being added, and suggested traffic should be addressed prior to approval.

Collin Cagle stated 7800 South was already a very busy corridor and asked how the proposed development would affect views of the valley along the Mountain View Corridor. He said he had thought Mountain View Corridor was meant to remain a scenic route. He asked if sound barriers would be installed and asked if the roads would be accessible to heavy vehicle traffic.

Alexandra Eframo, West Jordan resident, said she was in favor of the development, and hoped the landscaping would not include any grass. She expressed concern about traffic, and suggested the Council consider widening 7800 South.

Council Chair Zach Jacob closed the public hearing at 8:06 p.m.

Ray McCandless stated an eight-foot sound wall would be installed along Mountain View Corridor, and a traffic light would eventually be installed to handle traffic in and out of the development at Copper Rim Drive.

Council Chair Zach Jacob commented that some of the issues mentioned were already addressed in the approved MDA.

Council Member Lamb said his biggest concern was for the lack of commercial in these proposed changes. He acknowledged that commercial had changed over the years but stated that areas for commercial would be needed with the residential growth in the area. Council Member Worthen said she agreed and did not want to give up the commercial acreage. She asked the applicant to speak to the senior community question.

Council Member Whitelock commented that the proposal would increase residential density significantly and decrease commercial exponentially. She asked if the City would require a new traffic study with the changes requested by the applicant. Council Member Whitelock said she wanted to know the impact on the City's water and sewer systems, and said she was not comfortable reducing commercial from 38 acres down to 10 acres. She commented that the need for commercial was not going away, it was simply changing.

Vice Chair Green said he felt conflicted because he agreed with concerns regarding reduced commercial, but knew the City established the IOZ to allow this type of development. Vice Chair Green pointed out required elements of the application that were not included in the agenda packet and asked that the Design Review Committee review the application. He said he was not willing to approve the application with elements missing. Vice Chair Green commented that the IOZ would give Staff discretion to reduce commercial by another 10% (10 acres down to 9 acres). He said he was not willing to approve cutting commercial from 35 acres to 10 acres, and risk dropping another acre of commercial to add more residential units. Vice Chair Green stated he would need assurances and would need a complete application.

Council Member McConnehey said he wanted to ensure best use of the freeway interchange. He said the developer made it clear in previous conversations the subject property was a tricky spot, and the Council had been comfortable with 30 acres of commercial. Council Member McConnehey said he did not believe a solid effort was made to make 30 acres of commercial work and expressed concern that the proposed 10 acres would not have the critical mass to be relevant and remain stable. He stated residents in that area would need services and businesses. Council Member McConnehey stated he did not believe using the IOZ to whittle away more commercial and gain more residential was what the Council had in mind when the IOZ was established.

Colin Wright, applicant, stated Copper Rim was on the way to being one of the nicest developments in West Jordan. He described improvements and amenities in the development plan. He said he listened to feedback from the Council in April of 2020 regarding too much residential density and not enough commercial and reduced the IOZ proposal by 100 residential apartment units. He said he was in discussions with a five-acre commercial user ready to submit for site plan approval. Mr. Wright said he agreed that 7800 South/Mountain View Corridor was a great commercial corner and added that the interest of the prospective commercial user was dependent on the proposed amount of residential. He assured the Council that the proposed 12 acres of commercial would remain commercial.

Mr. Wright stated a traffic study specific to the proposed plan was submitted to the City with the plan. He explained that part of the north end of the development on 7000 South would be dedicated to age-restricted use (senior living). He stated every townhome would have a two-car garage and explained that capacity for sewer and water was confirmed by City Staff. Mr. Wright stated amazing signature amenities and thematic elements that met IOZ requirements had been designed over the course of 13-14 months.

Responding to questions from the Council, Mr. McCandless said the traffic study was with the City Traffic Engineer and was not included in the agenda packet.

Council Chair Zach Jacob said he was on the Planning Commission when the development was originally brought to the City. He said he recalled that the 35 acres of commercial was a compromise. The concept originally included much more commercial, further up Mountain View Corridor. Council Chair Zach Jacob said at 10 units per acre, the development would be the densest residential development, outside of senior living, that he had seen approved in his time on the Council and Planning Commission. He stated the only portion he was comfortable approving was the two-car garages for the townhomes.

City Attorney Rob Wall said he became nervous when councils approved master development plans and master development agreements that were incomplete. He emphasized that once the agreement was approved, it was out of the Council's hands.

MOTION: Council Chair Zach Jacob moved to deny Ordinance No. 21-07 regarding the amendment to the Master Development Agreement and the Preliminary Master Development Plan, and direct Staff to bring back an amendment regarding the garages to consider separately on a date uncertain. Council Member Lamb seconded the motion.

Vice Chair Green commented that the garage issue would only apply to the IOZ, and additional consideration of the garage issue was not necessary if Ordinance No. 21-07 were denied. He pointed out that with a denial, the applicant would have to wait a year to reapply and suggested that tabling would give the applicant a chance to fix the packet and relook at the commercial in a shorter timeframe.

Council Member McConnehey said he believed the applicant could bring an application back to the Council in less than a year if the application were substantially different. He said he would be in favor of a flat denial, or tabling Ordinance No. 21-07 for up to three months. He commented that tabling would not involve extra application fees.

Council Chair Zach Jacob pulled the motion.

MOTION: Council Vice Chair Green moved to table Ordinance No. 21-07 regarding the Master Development Agreement and the Preliminary Master Development Plan for Copper Rim, to be heard by the Council no later than June 1, 2021. Council Member McConnehey seconded the motion.

Council Member McConnehey suggested the applicant be allowed to engage with the Council Land Use Subcommittee. Responding to a comment from Mr. Anderson, Council Member McConnehey said he would prefer for the issue to be re-noticed if another public hearing were scheduled.

The vote was recorded as follows:

Council Chair Zach 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.

Council Chair Zach Jacob stated that with Ordinance No. 21-07 tabled, there was no need to vote on Ordinance No. 21-08.

c. Big Bend Project

Deputy Public Works Director Isaac Astill oriented the Council with the Big Bend project and a proposed contract for conveyance of land and placement of a conservation easement between the United States, the State of Utah, and the City of West Jordan (Resolution No. 21-008). He also explained proposed Resolution No. 21-009 declaring the property rights described in the conservation easement surplus.

Council Member Whitelock commented that the agreements involved a lot of restrictions and responsibilities for the City and asked how the City would ensure responsibilities were met as changes in Staff took place. She asked if a food truck event would be allowed in the area. Mr. Astill responded that the agreements specified requirements and necessary maintenance. When the project was completed, a Master Plan and daily responsibilities for Staff would be spelled out. He commented that no camping would be allowed, and no motorized vehicles except on the road to be completed. Mr. Wall said the agreement included a provision that no commercial activity would be allowed on the property.

Real Property Administrator David Clemence stated no food trucks would be allowed. Motorized vehicle access would stop a considerable distance from the pond area. Council Member Whitelock emphasized the need to have something in place to ensure future Staff would be aware of restrictions and responsibilities. Chief Administrative Officer Korban Lee stated the City Parks Manager was responsible for being aware of agreements and ensuring set uses on lands were followed.

MOTION: Council Member McConnehey moved to approve Resolution No. 21-008 authorizing the Mayor to execute a contract for conveyance of land and placement of a conservation easement between the United States, the State of Utah, and the City of West Jordan.
Council Member Whitelock seconded the motion.

The vote was recorded as follows:

Council Chair Zach 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.

Council Chair Zach Jacob opened a public hearing regarding Resolution No. 21-009 at 8:57 p.m.

Citizen Comments:

Alexandra Eframo, West Jordan resident, expressed support for conservation and minimal traffic.

Council Chair Zach Jacob closed the public hearing at 9:00 p.m.

MOTION: Council Member McConnehey moved to approve Ordinance No. 21-009 declaring the property rights described in the conservation easement surplus and authorize the Mayor to execute the easement in favor of the State of Utah. Council Vice Chair Green seconded the motion.

The vote was recorded as follows:

Council Chair Zach 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.

Council Chair Zach Jacob moved to take a five-minute break, and Council Member McConnehey seconded the motion. All voted in favor and the motion passed unanimously (7-0).

The Council meeting reconvened at 9:08 p.m.

Council Chair Zach Jacob moved to rearrange the order of items on the agenda to bring forward the report regarding Trans-Jordan Landfill.

Vice Chair Green seconded the motion, which passed by unanimous vote (7-0).

8a. Guest Report – Trans-Jordan Landfill Update

Dave Newton, former Mayor and Vice Chair of the Trans-Jordan Board, introduced Jaren Scott, Executive Director of the Trans-Jordan Cities organization. Mr. Scott provided an update on the Trans-Jordan Landfill, and stated the Trans-Jordan Landfill had the second lowest tipping fee in the nation for a Subtitle D (lined) landfill. He reported that green-waste would be accepted by Trans-Jordan through November of 2023, and alternatives for the future were being explored. Mr. Scott spoke of recycling options in the area and answered questions from the Council.

6. BUSINESS ITEMS

a. Council Chair and Vice Chair City Code Amendments

Council Office Director Alan R. Anderson presented proposed City Code amendments to clarify and improve the Council Chair and Vice Chair election process. The Council discussed the proposed amendments. Council Member McConnehey suggested an additional amendment regarding a ratifying vote following an initial vote when more than one candidate was involved.

Vice Chair Green moved to put an amendment from Council Member Whitelock on the table for discussion. Council Member Whitelock seconded the motion. Council Chair Zach Jacob ruled the motion out of order and stated discussion could occur without a motion.

Council Member Whitelock said the most recent Chair and Vice Chair election felt cumbersome and took longer than necessary. She proposed an amendment that would remove much of the language in Section D and make the process more straightforward. Vice Chair Green expressed support for deleting the language discussed in Section D.

**MOTION: Vice Chair Green moved to adopt Amendment No. 1.
Council Member Whitelock seconded the motion.
All voted in favor and the motion passed unanimously.**

Council Member McConnehey repeated his desire to amend the Code to add the opportunity for a ratifying vote and said he would want time to review language prior to adoption. Council Chair Zach Jacob said he would want time to review what had been done in the past. The Council discussed how a ratifying vote would work. Council Member Worthen suggested the proposed ratifying vote would reveal who the Council Members had voted for. Vice Chair Green said he believed a blank resolution should be prepared for the Council to ratify following the vote to formally name the Chair and Vice Chair. Council Chair Zach Jacob suggested a process would need to be in place in case the ratifying resolution failed. Council Member Worthen said she felt strongly that votes should remain private and said she would support whoever was voted Council Chair moving forward whether she had privately voted for them or not.

**MOTION: Council Member Green moved to table Ordinance No. 21-06 amending City Code regarding the election of council chair and vice-chair to a date uncertain.
Council Member McConnehey seconded the motion.**

The vote was recorded as follows:

Council Chair Zach 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. CONSENT ITEMS

- a. Approve Meeting Minutes**
 - **February 10, 2021 Work Session and Regular City Council Meeting**

**MOTION: Council Member Green moved to approve both sets of minutes for February 10, 2021.
Council Member Worthen seconded the motion.**

The vote was recorded as follows:

Council Chair Zach 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. **REPORTS TO CITY COUNCIL**

a. **Council Office Report**

Council Office Director Alan Anderson reported the General Plan Committee was meeting regularly. The General Plan survey was released and 237 responses collected to date. He said a majority of City committees were meeting and functioning well and recognized the Council Members for the significant amount of time they dedicated to the City.

b. **City Council Reports / Remarks**

Council Member Worthen –

- Proposed the joint meeting with the Planning Commission scheduled for March 30th change to March 31st due to the Walk in the Park Event. Council Chair Zach Jacob said the schedule change would be added to the next meeting agenda.
- Spoke of upcoming City events and a newly opened West Jordan business.
- Gave a shout-out to Council Member Whitelock for her social media posts about the City and incredible people.

Council Member Pack –

- Said he looked forward to visiting a local school in his Cat in the Hat costume on Read Across America Day.
- Said it would be nice to ensure that proposed developments provided safe walking routes for students walking to school or residents walking through a neighborhood.
- Expressed appreciation for Staff and asked, considering the backlog of agenda business items, if reports could be concise and accessible on the City website for public review, with some indication for the public of what time an issue would be discussed in meeting.

Council Member Whitelock –

- Suggested scheduling more work meetings to get through the backlog of business items and expressed appreciation for reports and updates from Staff.
- Requested an update regarding the amount allocated for outside counsel for the Daybreak project.
- Provided an update on the Western Growth Coalition.

Council Member McConnehey –

- Requested an update regarding a particular development and expressed concern regarding a change from the masonry or precast wall approved by the Council to vinyl fencing. A majority of the Council indicated a desire to add the issue to a future agenda.
- Expressed appreciation for Mayor Burton and his genuine care for the City and citizens.

Vice Chair Green –

- Spoke of a business that recently opened in West Jordan.
- Expressed agreement with Council Member Whitelock regarding the Daybreak development and requested detailed updates from Staff within the next couple meetings.
- Requested a report regarding alcohol licensing in West Jordan.
- Stated he believed it was time for the City to hire an attorney for the City Council, to be paid from contingency funds, and requested discussion on a future agenda.

c. Mayor's Report

Mayor Dirk Burton reported on a recent visit to Smith's corporate offices and reported on efforts to create a regional west side general plan. The Mayor provided an update on continued COVID-19 vaccination efforts.

d. CAO's Report

Chief Administrative Officer Korban Lee said he would provide the Council with a written update on the Wood Ranch development. He reported the City's ISO fire risk rating was reduced from 3 to 2, a very good rating. Community Engagement and Government Affairs Director Tauni Barker updated the Council regarding the 2021 Legislative Session. Mayor Burton thanked Ms. Barker for doing a fantastic job.

e. Unfinished Business Reports

The Council reviewed a list of unfinished business items from previous meeting agendas.

- a. **PC - Hillside Zone Text Amendments** - Introduced November 19, 2019. Council discussion on March 11, 2020 further refinement needed. Public hearing held during Planning Commission on December 15, 2020 and continued to January 19, 2021 and will be presented again with draft MDA.
- b. **Design Standards for Industrial Zones** – Work Session discussion during City Council meeting on August 12, 2020 – staff to draft changes proposed with Economic Development Director. Council assigned this to the Land Use Subcommittee.
- c. **Storage of Commercial Vehicles** – presented as new business to Council on July 29, 2020 – public hearing held during City Council meeting on August 12, 2020 – discussed during City Council Work Session on August 26, 2020 and referred back to staff. Tentatively scheduled for early 2021.
- d. **Accessory Dwelling Units** - discussion held during Joint Planning Commission and City Council meeting on April 29, 2020. Planning Commission held public hearing on August 18, 2020 the commission asked for further public outreach. Discussion held during City Council on January 27, 2021 requested draft ordinance language be updated and presented to Planning Commission. To revisit after legislative session.

Council Chair Zach Jacob shared a list of upcoming agenda items, and stated a closed session was scheduled for March 10, 2021 for discussion of pending litigation.

9. ADJOURN

Council Member McConnehey moved to adjourn the meeting at 10:47 p.m., and Council Member Green seconded the motion. All voted in favor and the motion passed unanimously (7-0).

The meeting adjourned at 10:47 pm.

I, Cindy Quick, hereby certify that the foregoing minutes represent an overview of what occurred at the meeting held on February 24, 2021. 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 March 2021