



## APPROVED MINUTES OF THE CITY OF WEST JORDAN CITY COUNCIL WORK SESSION

Wednesday, August 26, 2020 - 5:30 pm

Approved September 9, 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

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

**STAFF:** IT Director Robert Allred, Interim Council Office Director Alan R. Anderson, Traffic Engineer Bill Baranowski, Community Engagement Director Tauni Barker, Police Lieutenant James Bigelow, Mayor Dirk Burton, Public Works Director Brian Clegg, Civil Litigator Attorney Paul Dodd, Assistant Planner Mark Forsythe, City Planner Larry Gardner, Utilities Manager Tim Heyrend, Development Services Director Scott Langford, Chief Administrative Officer Korban Lee, IT Administrative Assistant Rachel MacKay, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, City Engineer Nate Nelson, Economic Development Director Chris Pengra, City Recorder Cindy Quick, Administrative Services Director Danyce Steck, and City Attorney Robert Wall

**PUBLIC:** Thomas McMurtry, Katie Jacobsen, Steve Jones, Delmas Johnson

### **CALL TO ORDER**

Chair McConnehey called the work session to order at 5:30 p.m. He read aloud a Notice of Declaration regarding conducting City Council meetings electronically during the COVID-19 pandemic.

#### **A. Storage of Commercial Vehicles Policy**

Staff previously requested that the Council review code applicable to storage of commercial vehicles. The Council reviewed proposed language, including definitions of commercial truck, commercial motor vehicle, and commercial trailer. City Planner Larry Gardner shared residential parking requirements and restrictions of Sandy City, South Jordan City, and West Valley City.

Council Member Green said he thought the definition of commercial vehicle in the Sandy City code was too vague and broad. He commented that in his opinion, content-based restrictions stray into First Amendment territory. He suggested restrictions should possibly apply to any vehicle of a certain length, and suggested combining the proposed regulations with the RV ordinance. Council Member Green said he would prefer the West Jordan definition of commercial vehicle to be more neutral than the definition used by Sandy City.

Council Member Whitelock said she felt it was important to preserve the feel of residential neighborhoods, but said she understood that many people drove work vehicles home at the end of a work day, and said she would not want to interfere with that work benefit. She said she would also not want City Code to cause someone using earth-moving equipment to accomplish landscaping on their property to be in violation of code. Council Member Whitelock said she believed the language still needed to be revised.

Chair McConnehey said he liked the frame work of Sandy City's ordinance, but agreed that the definition of commercial vehicle needed to be refined.

Council Member Jacob said he wanted the City to be as business friendly as possible. He commented that West Jordan had a lot of home-based businesses with owners driving business vehicles. He said he was not sure what problem the proposed ordinance was trying to solve.

City Planner Larry Gardner said the proposed ordinance was in response to a situation involving a horse property within the City with box trailers used for outbuildings/storage sheds. The situation ended up in court, and the administrative judge said the City's definition was not clear enough. Council Member Jacob said he wanted the ordinance to be as open as possible, with the City tackling problems as they arise.

Council Member Pack said feedback he received from residents indicated that parking a work truck on residential property was fine. He agreed the proposed language may work in combination with the RV ordinance, and suggested property owners should be able to use commercial equipment for yard enhancement, perhaps with a time limit.

Council Member Whitelock said she knew of a situation where a box trailer was used for storage on residential property, and said she felt it should be allowed. She agreed with Council Member Jacob, and said she worried about freedoms the proposed language would take away from residents, especially on horse properties. She expressed the opinion that creating legislation in response to one incident was not a good idea.

Council Member Green agreed with Council Members Whitelock and Jacob and suggested the proposed solution may be worse than the problem. He said he would want to keep the ordinance as open and unrestrictive as possible.

Chair McConnehey explained that the current Code was very restrictive and prohibitive, pointed out that Code Enforcement was directed by the Code, and said he felt it needed to be amended. He asked the Council to provide clear direction to Staff regarding what they would like to see.

Council Member Worthen said she liked the definition of commercial vehicle on Sandy City's ordinance. She expressed a preference for keeping the regulation simple, and suggested regulations should place emphasis on not impeding traffic.

Council Member Jacob said he would approve of striking 13-8-14 from the City Code, with the intention to start from scratch if issues or problems arise. Council Member Green agreed with Council Member Jacob, with the exception that there should be some restriction of vehicles greater than 30 feet long or 10 feet high (semi-trucks and trailers) parking on residential streets. He suggested consolidating the restriction with RV parking restrictions. Council Member Green said he would like data regarding how frequent the issue came up.

A majority of the Council indicated support for striking 13-8-14 from the Code. Mr. Gardner responded that it was an aesthetics ordinance, and striking may lead to issues related to aesthetics in residential areas. Mayor Burton commented that the City received many complaints from citizens regarding semis or trailers parked in residential yards.

Council Member Jacob said he would want to better understand any problems created. Scott Langford said he was willing to sit down with representatives from Code Enforcement and the Attorney's Office to more fully understand the issue.

## **B. Active Transportation Plan**

Council Member Green presented a timeline for putting together and adopting an Active Transportation Plan, with final adoption proposed for September 30, 2020. Traffic Engineer Bill Baranowski explained that the purpose of the 2019 Master Plan project was to prioritize active transportation projects, and coordinate active transportation projects with neighboring cities. Consultant Thomas McMurtry stated that a large portion of 2019 was spent putting the 2019 Master Plan together. He shared trail counts within the City, presented City projects in three prioritized tiers, and presented planned combined projects.

Answering questions from the Council, Mr. McMurtry explained that equipment was available to remove snow from bike lanes during winter months, but emphasized the cost involved. He stated that Strava app data was available to governments within the state of Utah. Council Member Jacob suggested Mr. McMurtry merge the map showing proposed/planned projects with the map showing existing facilities to better reflect gaps in service.

Mr. Baranowski said he thought Mr. McMurtry did a fantastic job collaborating with different groups and putting the project together.

### **C. New Business**

Chair Christopher McConnehey asked for a brief review of New Business items that were expected to appear on future meeting agendas.

#### **a. Proposed Budget Amendment** [Danyce Steck, Administrative Services Director]

Administrative Services Director Danyce Steck oriented the Council regarding future budget amendments. Amendments would be proposed to move money out of Council contingency into staffing in order to establish Council staff; move money from the City Recorder's office to adjust the Planning Commission and Board of Adjustment per diem rate; and restore reserves to the general fund which would bring the city closer to having a balanced budget. Proposed amendments would also include allocating money from the Cares Act; receiving donations from Walmart for bike helmets to be distributed through a Fire Department program; pulling funds from the water fund to cover a deductible for a water leak repair; and adjustments for the fleet fund.

#### **b. City Departments and appointments** [Dirk Burton, Mayor]

Chief Administrative Officer Korban Lee oriented the Council regarding upcoming changes to city departments and proposed appointments. There would be appointments for the advice and consent of the Council for a Community Engagement Director, Administrative Services Director, City Treasurer, and City Recorder.

### **D. Unfinished Business**

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

**PC Form-Based Zone Text Amendments** (Introduced November 19, 2019) Update: March 11, 2020-Council discussed for further refinement. April 3, 2020-Matter is with Development Services.

**Accessory Dwelling Units** – From November 19, 2019 - Discussion was held April 29, 2020 with Planning commission. To Community Services for refinement on July 20, 2020. Planning Commission held public hearing on August 18, 2020.

**Jones Ranch MDA** – Discussed in Work Session on July 29, 2020. As of August 6, 2020, waiting on MDA.

**Jordan Fields Preliminary Development Plan**; 8759 South Jordan Valley Way; P-C Zone; Fieldstone GK West Jordan, LLC/K. Randy Smith (applicant) #21108, 21106, 21109; parcels 27-05-204-010, 009, 008, 004, 014 [Mark Forsythe/David Cottle] Scheduled for public hearing on August 26, 2020.

**Chair McConnehey adjourned the work session at 6:54 p.m.**

*I, Cindy Quick, hereby certify that the foregoing minutes represent an overview of what occurred at the work session held on August 26, 2020. This document constitutes the official minutes for the West Jordan City Council Work Session.*

Cindy M. Quick, MMC  
City Recorder

Approved this 9th day of September 2020



## APPROVED MINUTES OF THE CITY OF WEST JORDAN CITY COUNCIL MEETING

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**STAFF:** IT Director Robert Allred, Interim Council Office Director Alan R. Anderson, Traffic Engineer Bill Baranowski, Community Engagement Director Tauni Barker, Police Lieutenant James Bigelow, Mayor Dirk Burton, Public Works Director Brian Clegg, Civil Litigator Attorney Paul Dodd, Assistant Planner Mark Forsythe, City Planner Larry Gardner, Utilities Manager Tim Heyrend, Development Services Director Scott Langford, Chief Administrative Officer Korban Lee, IT Administrative Assistant Rachel MacKay, Assistant City Attorney Duncan Murray, City Engineer Nate Nelson, Economic Development Director Chris Pengra, City Recorder Cindy Quick, Administrative Services Director Danyce Steck, and City Attorney Robert Wall

**PUBLIC:** Katie Jacobsen, Steve Jones, Delmas Johnson, Nicole Renner, Randy Smith, Seth Behunin, Ryan Wright, Bryon Prince, Christopher Gamvroulas

### 1. CALL TO ORDER

Chair McConnehey called the meeting to order at 7:00 p.m. He read aloud a Notice of Declaration regarding meetings held electronically due to the COVID-19 pandemic.

### 2. PLEDGE OF ALLEGIANCE

Economic Development Director Chris Pengra led participants in the pledge of allegiance.

### 3. CITIZEN COMMENT

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

#### Citizen Comments:

None

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

### 4. REPORTS TO CITY COUNCIL

#### i. Mayor's Report

Mayor Dirk Burton reported that a domestic violence press conference was recently hosted by West Jordan City. He commented that since the pandemic hit Utah, domestic violence incidents had greatly increased. The Mayor updated the Council regarding the Utah League of Cities and Towns (ULCT) and recommended that Council Members participate in the upcoming virtual annual ULCT conference.

#### ii. CAO's Report

Chief Administrative Officer Korban Lee reported that letters were sent to businesses informing them of changes to storm water fees. He reported that recent sales tax revenue had not been as low as anticipated, and reported that the FY 2020 audit process was underway.

Community Engagement Director Tauni Barker reported that the City Passport Office continued to be busy, and informed the Council that two part-time passport agents had been hired. She reported that City Hall would open to walk-in traffic beginning Monday, October 5<sup>th</sup>. Ms. Barker updated the Council on remaining summer socially-distanced events and spoke of upcoming fall activities. She thanked the Council Office for help with an insert in the West Jordan Journal, and spoke of communication opportunities on City social media. She commented on social services available to West Jordan residents through Salt Lake County.

### iii. Council Office Report

Interim Council Office Director Alan Anderson commented that Staff were attending the Council meeting in Council Chambers. He spoke of scheduled improvements to remote technology at City Hall funded by the CARES Act. Mr. Anderson expressed appreciation for collaboration with the Community Engagement Department.

### iv. City Council Reports

Council Member Worthen reported on School Board meetings and wished the best of luck to children back in school.

## 5. CONSENT ITEMS

- a. Approve **Resolution No. 20-50** authorizing the Mayor to Sign a Reimbursement Agreement for System Improvements in Copper Rim Subdivision, Phase 1A (north of 7800 South and east of Mountain View Corridor)
- b. Approve **Resolution No. 20-51**, authorizing the Mayor to Sign a Reimbursement Agreement for System Improvements in Copper Rim Subdivision, Phase 1B (north of 7800 South and east of Mountain View Corridor)
- c. Approve **Resolution No. 20-62** appointing Alan R. Anderson as the Council Office Director
- d. Approve **Resolution No. 20-61** appointing Cindy M. Quick as the Council Office Clerk

**MOTION:** Council Member Green moved to approve Consent Items 5a, b, c, and d as listed on the agenda.

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

## 6. PUBLIC HEARINGS

- a. *Master Development Agreement and Preliminary Development Plan for Jordan Fields located at 8759 South Jordan Valley Way; P-C (ZC) zone with TSOD*

Assistant Planner Mark Forsythe presented a Master Development Agreement and Preliminary Development Plan for Jordan Fields located at 8759 South Jordan Valley Way in a P-C (ZC) Zone with TSOD. The applicant did not proposed changes to current zoning or the Future Land Use Map. A total

of 240 apartment units were proposed for the 5.9 acres, with 40.68 dwelling units per acre. Mr. Forsythe showed proposed circulation and access to the development, stating that traffic flow through the project would be pretty good. Plans were reviewed and approved by the Fire Marshall regarding emergency access. Proposed elevations of apartment buildings were shown, as well as amenities within the development. He said the Planning Commission held a public hearing and voted unanimously to recommend approval of the Preliminary Development Plan on July 21, 2020.

Responding to questions from the Council, Mr. Forsythe said the development would meet all City Code requirements. Randy Smith, applicant, expressed excitement for the project to be located in West Jordan, and thanked Staff for their help through the process.

Council Member Jacob asked if active versus passive open space had been altered since the Council last reviewed the proposal. Mr. Forsythe commented that open space could be addressed during final approval. Council Member Jacob said the Council had felt strongly about the landscaping of open space and said he would want the issue addressed at this point in the process.

Council Member Whitelock said the Land Use Subcommittee had met to discuss the development and recommendations were made that were not reflected in the current proposal before the Council. She expressed frustration, and said she felt the changes should have been addressed.

Council Member Jacob explained that he and Council Members Green and Whitelock, as members of the Council Subcommittee, met with Larry Gardner regarding the development. He agreed with Council Member Whitelock that suggestions made were not reflected in the proposal before the Council. Mr. Smith said he was not present at the Subcommittee meeting and was not familiar with suggestions made during that meeting. He said he wanted the development to meet what the City wanted.

**Chair McConnehey opened the public hearing at 7:43 p.m.**

**Citizen Comments:**

Ryan Wright, representing ownership of property adjacent to the west, said he was excited about the development. He asked about parking per unit and setback requirements.

**Chair McConnehey closed the public hearing at 7:45 p.m.**

Mr. Forsythe explained the development was required by Code to provide one parking space per unit, plus an additional half-space for each bedroom. The TSOD placed a maximum of 1.5 parking spaces per unit. The applicant proposed a total of 349 parking spaces. He said the TSOD did not have minimum side setback requirements, but buildings were required to be outside any public utility easements (five feet).

Council Member Whitelock shared a few items of concern from the Subcommittee meeting regarding the development. Larry Gardner explained that the Staff Report had already been submitted to the Council Office before the changes were suggested. He said he had not submitted a new Staff Report because it was his understanding that the Council would discuss the application, but that it would be brought back at a future meeting for action.

Council Member Whitelock expressed concern that residents would end up parking on the street because of insufficient parking. She encouraged the applicant to take another look and find a way to provide the maximum number of parking stalls. Council Member Whitelock requested Council dialogue to possibly increase parking requirements for new development in the City. She said the proposed development

seemed to be lacking in active-use areas, and commented on the need for the City to address increasing traffic on 9000 South.

Council Member Green disagreed with the comment that the proposed project complied with all aspects of City Code. He said the development plan did not include public open space with specific amenities as required. He read aloud in the Code that one visitor parking spot for every four units was required, and stated that 420 total parking spots were needed for the proposed development. He said the plan did not comply with street requirements in Title 8, and said he did not see connected pathways as required. He listed several other requirements regarding building placement and building facades that he did not consider met, and said he was not sure how the plan received a favorable recommendation from the Planning Commission. Council Member Green said he would not be comfortable voting on the plan as presented.

**MOTION: Council Member Green moved to TABLE Ordinance No. 20-30 approving the Master Development Agreement and Preliminary Development Plan for Jordan Fields located at 8759 South Jordan Valley Way; P-C (ZC) zone with TSOD to a date uncertain.**

**Council Member Whitelock seconded the motion.**

**The vote was recorded as follows:**

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

**The motion passed 7-0**

***b. Active Transportation Plan***

Traffic Engineer Bill Baranowski explained that the Active Transportation Plan project was funded by a grant from UDOT. He spoke of data collected, showed a map of existing trails in the City, and shared a map of prioritized projects in West Jordan, as well as projects in combination with South Jordan. Mr. Baranowski said the Planning Commission forwarded the Active Transportation Plan with a positive recommendation. Responding to a question from Council Member Green, Mr. Baranowski said West Jordan had received two grants from the County for active transportation projects. He confirmed that bike lanes were included as part of the planned 1300 West project.

**Chair McConnehey opened the public hearing at 8:16 p.m.**

**Citizen Comments:**

None

**Chair McConnehey closed the public hearing at 8:16 p.m.**

Council Member Green said he would like to see a list of City-funded projects, separate from the complete project list. He disagreed with prioritizing 2700 West as the number-one priority. He pointed



out potential difficulties or conflicts related to putting bike lanes on the west side of 2700 West, and said he believed more analysis was necessary.

Council Member Whitelock said she would probably vote against the Plan, not because she was against bike lanes, but because she was not convinced that 2700 West was the best location for a north/south bike route. She suggested 2200 West as a better location. She said she liked bike lanes, but was not in favor of additional bike lane projects without a funding plan for maintenance in place.

Chair McConnehey agreed that 2200 West would make more sense than 2700 West for a north/south bike route. He said he would be comfortable approving the proposed Active Transportation Plan with the intention to come back and change or update as needed.

**MOTION: Council Member Green moved to TABLE Ordinance No. 20-29 approving the addition of the Active Transportation Plan to the General Plan to the second meeting in November giving staff time to update the plan with the feedback provided by Council.**

**Council Member Whitelock seconded the motion.**

**The vote was recorded as follows:**

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

**The motion passed 5-2**

***c. Moderate-Income Housing Plan***

City Planner Larry Gardner reported that all Council comments at a previous work session were incorporated into the Moderate-Income Housing Plan, and explained that additional data still needed to be added. He said the Moderate-Income Housing Plan would be ready for the September 9, 2020 Council meeting.

**Chair McConnehey opened the public hearing at 8:30 p.m.**

**Citizen Comments:**

None

**Chair McConnehey closed the public hearing at 8:31 p.m.**

Council Member Whitelock suggested adding a stipulation to Goal 3 that units would first be offered to City employees and School District employees. She said she would prefer to eliminate Goal 5 regarding reduced parking requirements, adding that she did not believe the mass transit services available in West Jordan were good enough yet for reduced parking requirements. Council Member Whitelock suggested giving a credit for required amenities if moderate-income housing were included in a development.

Chair McConnehey said he had thought Goal 5 was going to be removed. Mr. Gardner responded that the Plan included with the Staff Report was an old draft, and confirmed that Goal 5 would be removed from the Plan presented on September 9<sup>th</sup>. Council Member Jacob suggested an additional public hearing should be held on September 9<sup>th</sup> since the document included in the Staff Report for public review was not updated.

**MOTION:** Council Member Jacob moved to CONTINUE the public hearing to the meeting on the 9<sup>th</sup> and reopen the hearing and possibly take action regarding the Moderate-Income Housing Plan of the West Jordan Comprehensive General Plan.  
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. Amendments to the West Jordan City Consolidated Fee Schedule to include Public Infrastructure District fees*

Administrative Service Director Danyce Steck oriented the Council regarding Resolution No. 20-60 amending the West Jordan City Consolidated Fee Schedule to include Public Infrastructure District fees.

Responding to questions from the Council, Ms. Steck explained that fees were commensurate with Staff review costs. She said the fees included attorney costs, and were in line with fees for normal development review.

Chair Christopher McConnehey opened the public hearing at 8:43 p.m.

**Citizen Comments:**

None

Chair Chris McConnehey closed the public hearing at 8:44 p.m.

**MOTION:** Council Member Green moved to approve Resolution No. 20-60 amending the West Jordan City Consolidated Fee Schedule to include Public Infrastructure District fees.  
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

<b>Council Member Melissa Worthen</b>	<b>Yes</b>
<b>Chair Christopher McConnehey</b>	<b>Yes</b>

**The motion passed 7-0**

***e. Sanitary Sewer Master Plan***

Public Works Director Brian Clegg presented an update to the Sanitary Sewer Master Plan to accommodate growth and development in the City. Council Member Jacob thanked Staff for their work on this item.

**Chair Christopher McConnehey opened the public hearing at 8:47 p.m.**

**Citizen Comments:**

None

**Chair Chris McConnehey closed the public hearing at 8:48 p.m.**

**MOTION: Council Member Green moved to approve Ordinance No. 20-31 amending the Capital Improvement Plan and adopting the 2019 Sanitary Sewer Master Plan update.**

**Council Member Jacob seconded the motion.**

**The vote was recorded as follows:**

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

**The motion passed 7-0**

**7. BUSINESS ITEMS**

***a. Election of Council Officers***

Council Member Green explained that Ordinance No. 20-27 regarding election of Council officers, power of Council Chair, and Council Office and Council Staff was intended to clean up language without changing meaning.

**MOTION: Council Member Whitelock moved to approve Ordinance No. 20-27 amending Title 1-6-9 Election of Council Officers, 1-6-10 Powers of Council Chair, 1-6-11 Council Office and Council Staff.**

**Council Member Green seconded the motion.**

**The vote was recorded as follows:**

<b>Council Member Kelvin Green</b>	<b>Yes</b>
<b>Council Member Zach Jacob</b>	<b>Yes</b>
<b>Council Member Chad Lamb</b>	<b>Yes</b>
<b>Council Member David Pack</b>	<b>Yes</b>

<b>Council Member Kayleen Whitelock</b>	<b>Yes</b>
<b>Council Member Melissa Worthen</b>	<b>Yes</b>
<b>Chair Christopher McConnehey</b>	<b>Yes</b>

**The motion passed 7-0**

**At 8:55 p.m., Council Member Lamb moved to take a five minute break.**

**Council Member Whitelock seconded the motion, which passed by unanimous vote (7-0).**

**The Council reconvened at 9:00 p.m.**

## **WORK SESSION**

### ***E. Jones Ranch (follow-up from July 29, 2020 Work Session)***

Chief Administrative Officer Korban Lee and Development Services Director Scott Langford led a discussion regarding proposed commercial acreage, transportation infrastructure, and wastewater infrastructure of the Jones Ranch development.

Council Member Jacob commented that the Council previously indicated the proposed commercial acreage was not sufficient and said the Council would like another corner of commercial in the Jones Ranch development. Council Members Worthen and Whitelock said they agreed. Council Member Worthen acknowledged that it may take time for the commercial to fill out but expressed a desire to retain intended amount of commercial in that area.

Chair McConnehey referred to an existing commercial area in the City that perhaps had too much commercial with units frequently empty. He said he did not like the idea of splitting up the commercial in Jones Ranch, and said he would be comfortable with a reduction in commercial if it were combined in one area.

Council Member Whitelock said she would be comfortable with moving all commercial to one area of Jones Ranch but pointed out that the commercial element could include professional offices as well as retail. She repeated that she was not comfortable with reducing the commercial acreage as much as proposed.

Christopher Gamvroulas with Ivory Homes pointed out that the City had designated 565 acres for a professional office/research park just to the south of Jones Ranch, and commented that professional office space in Jones Ranch would dilute the need for office space in the area. Responding to a question from Council Member Worthen, Mr. Gamvroulas shared information about a development in Riverton. He emphasized that Ivory wanted Jones Ranch to be economically viable. Council Member Jacob mentioned several 20-acre commercial developments in the area.

Bryon Prince with Ivory Homes shared three different land use scenarios for the Jones Ranch development with different amounts of commercial and open space: (1) 12 acres of commercial and 20% open space; (2) 20 acres of commercial and 18% open space; (3) 35 acres of commercial and 16% open space. He stated Ivory Homes was interested in commercial if done correctly, and said they did not have the luxury of promising something they could not deliver.

Mr. Prince described the second scenario with 20 acres of commercial in further detail, showing approximately 170,000 square feet of retail and approximately 18,000 square feet of office space. He emphasized that integration of commercial and residential would be key in the development, pointing out that all three scenarios included 2,960 residential units and 21 acres of groomed open space.

Council Member Jacob questioned how different amounts of commercial could be successful with the same number of residential units and questioned the feasibility of the third scenario. Council Member Green responded that scenario 3 included high density housing and eliminated two low-density areas. Mr. Prince referred to the mix of product segmentation, and explained that the types of housing were important in addition to the number of units.

Mr. Langford commented that a minimum of 20% gross open space was required in the P-C Zone by City ordinance. Mr. Gamvroulas said Ivory did not believe 35 acres of commercial would be viable, considering land value.

Council Member Lamb said the Council had experience with residents of a large residential development asking for more retail (The Sycamores). He emphasized that the Council needed to plan for the future, and said he knew there would be Jones Ranch residents frustrated with a lack of space for commercial. He said he did not want to change the current zoning.

Mr. Gamvroulas commented that successful commercial development was dependent on having the right number of rooftops. Council Member Pack asked the Council to give the applicant more specific direction.

Council Member Green said he was not willing to approve less than 20% open space. He said he would prefer a smaller commercial area over the higher density trade-off. Council Member Green said he would vote for the first scenario if he had to vote right then. Responding to Council Member Worthen, he said he did not believe four units per acre would work on the subject property.

Council Member Worthen said she did not believe the Council needed to give up or reduce anything. She said she did not want to approve more units than were already allowed, and did not want to reduce the amount of commercial required. She said she did not believe Ivory would have a problem bringing in good commercial because of the quality product they provide.

Responding to a question from Council Member Whitelock, Mr. Prince said the current open space requirement was 20%. He said he appreciated the Council feedback.

Council Member Jacob said he understood the viewpoints of both Council Member Green and Council Member Worthen. He acknowledged that combining both viewpoints to require a desired amount of commercial, residential, and open space may not be viable for the developer.

Council Member Whitelock said she wanted the 20% of open space, would be willing to reduce the commercial to 20%, and would not want the density to increase. She said she would not be willing to compromise further.

Council Member Jacob expressed the opinion that high density as proposed was not undesirable. Mr. Prince confirmed that no apartments were planned; the higher density would be in the form of townhomes. Council Member Jacob said he would be willing to approve the proposed multi-family to preserve the commercial. Council Member Worthen agreed, and stated she liked Scenario 3 with more open space. Council Member Green suggested that lot sizes for the higher density homes would be small and might not meet setback requirements.

Responding to a question from Council Member Worthen, Mr. Gamvroulas commented that he and Mr. Prince would revise the plan based on Council comments and bring back something he believed the Council could find consensus on. He compared putting together a development to a game of Jenga or a Rubix Cube.

Mr. Lee asked the Council for feedback regarding transportation and the layout of the roads. Council Member Whitelock said she would want Ivory to work with West Jordan and other cities to get needed infrastructure on the west side. Council Member Pack said he believed the 2040 Master Plan would enhance the roads.

Mr. Gamvroulas stated that their 1,000-page traffic study found the additional 900 units would not exceed the capacity of all the infrastructure improvements included in the 2040 Master Plan. He apologized for previous miscommunication regarding the traffic impact of Jones Ranch. Mr. Prince added that the traffic would work by 2040, and said the question was how to manage the growth in the meantime. He said Ivory would be required to mitigate some of the impacts along the way.

Referring to waste water infrastructure, Mr. Lee stated that the proposed development would use 2% of the 8% remaining system capacity. He emphasized that waste water infrastructure was a long-term issue the City needed to solve with cooperation of developments on the west side. Council Member Worthen said she would be willing to give on wastewater infrastructure if Ivory came back with a great plan. Council Member Whitelock said she agreed.

Mr. Prince thanked the Council for their feedback.

## **8. REMARKS**

Council Member Pack –

- Said he had enjoyed attending recent food truck rallies.
- Mentioned that residents near Copper Hills High School had complained about light and sound from the High School property. He said changes to light direction and speaker equipment might be made.

Council Member Worthen –

- Commented that it was National Dog Day, and gave a shout-out to all pets. She suggested visiting the Animal Shelter's website.

Council Member Green –

- Said he had observed pickle ball courts being used at Constitution Park, and said he believed the courts were a good use of City funds.
- Commended the City Passport Office.
- Observed that the Governor had extended the mask order through the end of January 2021. He said he believed Council meetings could be held in Council Chambers with masks and social distancing.

## **9. CLOSED MEETING**

**At 10:28 p.m., Council Member Green moved to go into close session to discuss the character, professional competence, or physical or mental health of an individual; purchase, exchange, or lease of real property; or the sale of real property, including any form of a water right or water shares as provided by Utah Code Annotated §52-4-205, and adjourn from there.**

**Council Member Lamb seconded the motion.**

**The vote was recorded as follows:**

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

**The motion passed 7-0**

The closed meeting began at 10:34 p.m.

Those present during the closed session included Council Members Kelvin Green, Zach Jacob, Chad Lamb, David Pack (joined at 10:35p), Kayleen Whitelock, Melissa Worthen, and Chair Christopher McConnehey, Mayor Dirk Burton, Chief Administrative Officer Korban Lee, City Attorney Rob Wall, and Council Office Director Alan Anderson.

City Council Members discussed the character, professional competence, or physical or mental health of an individual as follows:

Personnel: 10:35p to 10:38p

City Council Members discussed the purchase, exchange, or lease of real property as follows:

Property #1: 10:38p – 10:43p

Property #2: 10:43p – 10:57p

Property #3: 10:57p – 11:15p

**Council Member Green moved to adjourn the closed session. Council Member Worthen seconded the motion. All voted in favor and the motion passed unanimously.**

The meeting adjourned at 11:15 p.m.

*I, Cindy Quick, hereby certify that the foregoing minutes represent an overview of what occurred at the meeting held on August 26, 2020. This document constitutes the official minutes for the West Jordan City Council Meeting.*

Cindy M. Quick, MMC  
City Recorder

Approved this 9th day of September 2020