



THE CITY OF WEST JORDAN CITY COUNCIL MEETING ELECTRONIC MEETING February 24, 2021

Council Chambers
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Members of the City Council not attending in person may participate in the electronic meeting using the same Zoom technology information shown directly below. All persons attending in person will be required to wear face masks and maintain social distancing in compliance with State of Utah Public Health Order 2021-03.

The Council encourages interested parties and the public to watch the video stream of the meeting via the city's YouTube channel. <https://bit.ly/WestJordan> (West Jordan's YouTube channel)

Interested parties may comment during the meeting in one of the following ways:

- Go to <https://www.zoom.us/> in your web browser and participate during any public hearings or citizen comment time when called upon by the Council Chair. **Meeting ID: 938 9541 7978 Password: 8000**
- Call into the Zoom Webinar using one of the following phone numbers: 346-248-7799 or 312-626-6799. You may participate during any public hearings or citizen comment time when called upon by the Council Chair. **Meeting ID 938 9541 7978 Password: 8000**
- Attend in person in the Council Chambers and participate during any public hearings or citizen comment time when called upon by the Council Chair

WORK SESSION 5:30 PM

Work Sessions are intended to provide Council Members with the opportunity to study issues and analyze information in preparation for future Council meetings. All proposed items will be scheduled for a decision at a future council meeting.

- [Open Meeting Act Annual Training](#) [I. Robert Wall, City Attorney]
- [Ethics Commission](#) [David Quealy, Senior Assistant City Attorney]
- New Business*** (See Below)

New business items are matters appearing for the first time on a Council agenda. This notifies the Council the matter will be considered at a future meeting. The introduction of the item allows the Council appropriate preparation time.

CITY COUNCIL MEETING 7:00 PM

- CALL TO ORDER**
- PLEDGE OF ALLEGIANCE** – Isaac Astill, Deputy Public Works Director
- CITIZEN COMMENT**

Comments should be directed to the Council Chair and commenters should not expect any debate with or responses from the City Council, Mayor, or City Staff. However, as a point of personal privilege Council Members, the Mayor, and Staff may respond to public comments if recognized by the Council Chair. Members of the City Council strive to create a respectful and professional decorum during Council Meetings so that the meeting can be conducted in an orderly, efficient, effective, and dignified manner. It is our desire that each person attending a City Council meeting feel safe, respected, and comfortable participating in their government. We hope that commenters will have that same goal and strive to do their best to keep comments respectful, professional, and free from profanity, personal attacks, and indecency. When addressing the Council, please provide your full name and limit your remarks to three (3) minutes. Written comments may be submitted if a citizen does not wish to speak.

- SPECIAL RECOGNITION**
 - [Consider approving Resolution No. 21-005 and 21-006 providing advice and consent for the appointment of individuals to serve on the Board of Adjustment and the Sustainability Committee](#) [Dirk Burton, Mayor]
 - [Consider approving Resolution No. 21-007 appointing Richard "RJ" Black to the General Plan Committee.](#) [Alan R. Anderson, Council Office Director]

5. PUBLIC HEARINGS

- a. [Consider approving Ordinance No. 21-05 amending sections City Code regarding alcohol licenses, including alcohol definitions and permitted and conditional alcohol uses in certain commercial zones](#) [Larry Gardner, City Planner/Zoning Administrator]
- b. Consider approving ordinances relating to The Town Center at Copper Rim development, 35.66 acres of property, part of the Copper Rim Development, located at approximately 7800 South and 5900 West/Copper Rim Drive, on the east side of Mountain View Corridor and north of 7800 South and outlined in the report [Scott Langford, Community Development Director]
 1. **Public Hearing:** [consider adopting Ordinance No. 21-07 regarding the Amendment to Master Development Agreement and the preliminary Master Development Plan for The Town Center at Copper Rim](#)
 2. **Public Hearing:** [consider adopting Ordinance No. 21-08 regarding General Plan Land Use Map amendments and zoning map amendments for The Town Center at Copper Rim](#)
- c. Consider approving resolutions relating to the Big Bend Project [Isaac Astill, Deputy Public Works Director]
 1. **Business Item:** [consider 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.](#)
 2. **Public Hearing:** [consider adopting Resolution 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.](#)

6. BUSINESS ITEMS

- a. [Consider approving Ordinance No. 21-06 amending City Code regarding the election of council chair and vice-chair](#) [Alan R. Anderson, Council Office Director]

7. CONSENT ITEMS

Routine items on the Consent Agenda not requiring public discussion by the City Council or which have been discussed previously may be adopted by one single motion. A Council member may request to remove an item from the consent agenda for individual discussion and consideration.

- a. [Approve Meeting Minutes](#) [Alan R. Anderson, Council Office Director]
 - February 10, 2021 Work Session and Regular City Council Meeting

8. REPORTS TO CITY COUNCIL

- a. Guest Report – Trans-Jordan Landfill Update [Dave Newton, Trans-Jordan Landfill]
- b. Council Office Report
- c. City Council Reports / Remarks
- d. Mayor's Report
- e. CAO's Report
- f. Unfinished Business Reports

9. ADJOURN

* NEW BUSINESS

New Business Items are matters appearing for the first time on a Council agenda. This notifies the Council the matter will be considered at a future meeting. The introduction of the item allows the Council appropriate preparation time.

- 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]

*** UNFINISHED BUSINESS**

Unfinished Business Items are matters that have been introduced that remain unresolved. Updates are listed to assist in planning or resolution.

- 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.

UPCOMING CITY COUNCIL MEETINGS

- March 10, 2021 – Regular City Council Meeting – 5:30p
- March 24, 2021 – Regular City Council Meeting – 5:30p
- March 30, 2021 – City Council / Planning Commission Meeting – 5:30p
- April 14, 2021 – Regular City Council Meeting – 5:30p
- April 28, 2021 – Regular City Council Meeting – 5:30p

Interested parties may contact the Council PRIOR to the meeting in one of the following ways: (your comment will not be part of the meeting but will be provided to all members of the entire City Council)

- Call the 24-hour Public Comment Line PRIOR to the meeting and leave a message: **(801) 569-5052**. Please include your name and phone number.
- Send an email to councilcomments@westjordan.utah.gov. Please include your name and phone number.

You can follow the City Council on Twitter @WJCityCouncil and on Facebook @WestJordanCityCouncil

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the West Jordan City Council Office at 801-569-5017, providing at least three working days' advance notice of the meeting.

ELECTRONIC PARTICIPATION

One or more council members may participate electronically in this meeting by way of telephone, FaceTime, Skype, or other comparable online video conferencing technology per Utah Code (§52-4-207) and West Jordan City Ordinance 1-13-1-E. Member's participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication. The Council encourages interested parties and the public to watch the video stream of the meeting via the city's YouTube channel. <https://bit.ly/WestJordan> (West Jordan's YouTube channel)

INTELLECTUAL PROPERTY PERMISSION NOTICE

By attending this meeting/event, you consent to the use of your photograph, voice, likeness, and image in broadcasts of this meeting/event, and in subsequent productions drawn from video or audio recordings of this meeting/event, in the sole and absolute discretion of the City of West Jordan. The city retains copyright for all video and audio recordings. Video and audio recordings may not be modified, manipulated, or distributed in any way without the express written consent of the City's Chief Executive Officer.

CERTIFICATE OF POSTING

I, Cindy M. Quick, the Council Office Clerk of the City of West Jordan, Utah, certify that the foregoing agenda was posted at the principal office of the public body, on the Utah State Public Meeting Notice website <http://pmn.utah.gov>, on West Jordan City's website www.westjordan.utah.gov, and notification was sent to the Salt Lake Tribune, Deseret News, and the West Jordan Journal.

Please note: agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the City Council, staff, and the public.

Posted and dated February 19, 2021

Cindy M. Quick, MMC, Council Office Clerk