



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

Wednesday, April 28, 2021 - 5:30 pm
Approved May 26, 2021

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

COUNCIL: Chair Zach Jacob, Vice-Chair Kelvin Green, Chad Lamb (arrived at 5:55p), Christopher McConnehey, David Pack, Kayleen Whitelock, and Melissa Worthen

STAFF: Council Office Director Alan R. Anderson, Community Engagement & Government Affairs Director Tauni Barker, Public Works Director Brian Clegg, Mayor Dirk Burton, Community Development Director Scott Langford, City Administrator 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, Police Chief Ken Wallentine, and City Attorney Robert Wall

PUBLIC: Alexandra Eframo, Brandy Wright, Jessica, Jose Ruiz, Justin, Bart Forsythe, Ned Olsen, and Bruce Cutler

CALL TO ORDER

Council Chair Jacob called the work session to order at 5:30 p.m., and noted the meeting was open to the public in Council Chambers, available remotely via Zoom, and streamed live on YouTube.

A. FY22 Budget Update

Administrative Services Director Danyce Steck gave a presentation regarding property tax practices, and emphasized the City was not currently considering a property tax increase. Her presentation used actual information from 2010 through 2020, and was intended to illustrate impacts if property tax best practices had been implemented. Ms. Steck used a parable to explain Truth in Taxation, and answered the following questions:

- Why does the City keep getting more property tax revenue?
 - New growth increases property tax revenue, but it is based on the same rate as the previous year.
- Has the City done a tax increase?
 - Yes, the City has done two property tax increases since 1988.
- What were the increases for?
 - The increase in 2012 (17%) was for inflation (first increase since 1988). The increase in 2018 (18%) was to add nine firefighters and eight police officers.

She presented a scenario in which no property tax increase occurred since 2010, showing growth to exceed the change in property tax revenue. Without the property tax increases, the City would not have had the revenue to sustain the City over that period of time. Ms. Steck outlined the following best practices:

- Set a foundation to be used as a guide for the City to adjust property tax on a more regular basis
- May not obligate future elected officials
- Should address inflation

- Additional adjustments may be needed to increase service level demands (i.e., 2018 addition of first responders)

Ms. Steck listed planned park projects and the planned Community Arts Center as examples of increased level of service that would require funding for ongoing maintenance. Vice Chair Green said he believed police and fire services were the City's responsibility to provide out of the annual budget, with property tax increases implemented to provide other services offered to citizens. Council Chair Jacob said he agreed. Council Member Worthen added that any services impacting public safety were in the top priority category.

Ms. Steck explained that a "mill" was part of the property tax rate. She presented four property tax increase scenarios she had seen used in other cities, and explained how each scenario would have played out in West Jordan since 2010:

PRACTICE	OPTION	OUTCOME
Current Practice	Review annually and increase as needed	Longer period between increases, tend to be larger one-time
Practice A	CPI Adjusted	Small annual increases for inflation using BLS Mountain West CPI (0% - 3.1% over the last 10 years)
Practice B	2% per year	Increase 2% per year to address inflation
Practice C	2 mill minimum	Rate never goes below 2 mills
Practice D	Same rate, never lower	Rate is either the same as the previous year or certified rate if higher

Council Member Pack wanted to take the politics out of property tax increases, and said he was in favor of small incremental adjustments. Council Member Worthen said the citizens she had spoken with had been in favor of small incremental increases rather than occasional large increases.

Ms. Steck showed comparative property tax numbers for cities in Salt Lake County. Vice Chair Green commented that the amount of commercial in each city was an important factor to remember. Council Office Director Alan Anderson added that the amount of nontaxable property in a city was another factor to remember.

Ms. Steck outlined the following possible uses of additional property tax revenue:

- Financial sustainability of the City five-year plan
- Maintenance of new parks – Maple Hills and Ron Wood
- Operations of Community Arts Center
- Aesthetic projects like monument signs, back facing walls, tree replacement, crosswalks, etc.
- Capital maintenance and improvements – pickleball courts, trails, road overlays, etc.

Council Chair Jacob asked for Council discussion. Vice Chair Green referred to citizens on fixed incomes and asked if the related bill had passed in the recent Legislative Session. Government Affairs Director Tauni Barker reported the bill did pass, allowing a qualifying senior with income restrictions to petition for indefinite property tax deferral.

Council Member Lamb commented that although a 2% increase would only bring in about \$300,000 in one year, it would add up over time. He said he did not think any of the Council Members wanted to have to approve a property tax increase, and he did not think any of the citizens necessarily wanted an increase but expressed the opinion that the Council should implement small incremental increases and not continue to kick the can down the road. Council Member Lamb said he would

prefer to not continue moving money from one entity to another if the City implemented a property tax increase.

Council Member McConnehey said he would prefer a CPI adjustment or a 2% increase every year. Council Member Worthen said she would prefer a 2% increase per year. She said she believed it would be easier to explain and would make sense to the citizens. Council Chair Jacob said he hoped the Council would choose a property tax rate to stay at, plus a 2% increase each year to keep things stable.

B. Legislative Priorities

Community Engagement & Government Affairs Director Tauni Barker provided an update regarding the recent Legislative Session and ongoing Legislative activity. She discussed HB98 with the Council, and said the City Building and Safety Department had been very engaged in the process. Council Chair Jacob said he would like to see the Council and Staff identify priorities and issues specific to the City that West Jordan could push forward at the State level.

C. New Business

The Council reviewed a new business item expected to appear on a future agenda.

- a. Consider approving **Resolution No. 21-019** authorizing unclaimed items from Police Evidence be put to a public interest use, sold and the proceeds put to a public interest use, or destroyed [Lieutenant James Bigelow, West Jordan Police Department]

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

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 28, 2021. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this _____ day of _____ 2021



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING**

Wednesday, April 28, 2021 – 7:00 pm
Approved May 26, 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, and Melissa Worthen

STAFF: IT Director Robert Allred, Council Office Director Alan R. Anderson, Community Engagement & Government Affairs Tauni Barker, Mayor Dirk Burton, Public Works Director Brian Clegg, Animal Services Manager Dan Eatchel, Community Development Director Scott Langford, City Administrator 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: Alexandra Eframo, Brandy Wright, Justin, Kevin Reilly, Matt Pilling, Summers

1. CALL TO ORDER

Council Chair Jacob called the Council meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Alan Anderson led participants in the pledge of allegiance.

3. CITIZEN COMMENT

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

Citizen Comments:

Alexandra Eframo asked everyone to count their blessings, and commented that children and water were very important. She said she believed trees and bushes were more important than green grass.

Council Chair Jacob closed citizen comments at 7:07 p.m.

4. EXECUTIVE REPORTS TO COUNCIL

a. Mayor's Report

Mayor Dirk Burton spoke of a fundraiser in which he participated, and reported on the recent Utah League of Cities and Towns (ULCT) Conference.

b. City Administrator's Report

City Administrator Korban Lee said the Council would receive the weekly department report as usual.

5. PUBLIC HEARINGS

a. Violation of Pets and Animals Ordinances

Animal Services Manager Dan Eatchel explained the need to update the City Animal Ordinance to comply with Utah State Statute 10-3-703. He reviewed current penalties issued for different types of issues, and explained changes needed to reduce penalties for specific violations.

Assistant City Attorney Duncan Murray presented proposed changes to Ordinance language. Mr. Eatchel and Mr. Murray answered questions from the Council. Mr. Murray explained that a proposed ordinance and a substitute proposed ordinance were included in the packet for Council consideration.

Council Chair Jacob opened a public hearing at 7:27 p.m.

Citizen Comments:

Brandy Wright said she liked the proposed change for the smaller infractions, but expressed concern with some of the Class B citations (e.g., how many attacks before a dog would be removed). Ms. Wright suggested the City should help citizens know how situations should be handled.

Alexandra Eframo said she was in favor of a no-kill policy for all animals for West Jordan and the entire State.

Council Chair Jacob closed the public hearing at 7:29 p.m.

Vice Chair Green said he disagreed with creating a default punishment of Class B Misdemeanor for anything in West Jordan City. He spoke against circular redundancy, and suggested the ordinance refer directly to the State Code. Vice Chair Green said he would prefer to default to an infraction in situations not specifically defined in Code.

Council Member McConnehey said he agreed with Vice Chair Green for the most part, but would be willing to pass the substitute ordinance for the sake of expediency, with direction to Staff to bring back a draft with issues fixed. Council Member Whitelock said she agreed, and said she thought the Code was confusing in the way things were referenced. She agreed with the citizen comment that the City should help citizens be able to understand with well-defined procedure.

Vice Chair Green said he agreed with the suggestion to approve the substitute ordinance to be in compliance with the State, and said reworked language should be brought back sooner than later. Mayor Burton commented that the penalties listed were the maximum, but an officer could choose to impose less depending on a situation. He asked the Council if they wanted to get into more detail and take the option away from the officers. Vice Chair Green said he would want to define “repeated offense”. He said he would want to clearly define procedure without referring citizens to another section of Code that would then refer them to State Code. He emphasized he wanted transparency for the citizens.

City Attorney Rob Wall said he agreed with the suggestion to approve the substitute ordinance to be in compliance with the State, and cautioned that it would be dangerous to make significant policy changes without allowing input from officers and prosecutors. He explained that Class B Misdemeanor had traditionally been the default, and commented there was a lot of history and experience behind animal control issues.

MOTION: Vice Chair Green moved to approve Ordinance No. 21-16 as outlined in Substitute #1 as presented.

Council Member McConnehey seconded the motion.

The vote was recorded as follows:

Council Chair 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.

6. GUEST REPORT

a. Jordan Valley Water Conservancy District (JVWCD)

Lyle Summers said he appreciated the opportunity to represent the City of West Jordan on the JVWCD Board of Trustees. Mr. Summers said water to support Utah's continued growth in population would come from conservation. Bart Forsythe, General Manager of JVWCD, expressed appreciation for the District's long-term relationship with West Jordan. Mr. Forsythe explained that most of the water provided by JVWCD was from the Provo River system. The JVWCD provided three key services: delivering water, managing demand, and developing supply.

Mr. Forsythe showed areas for potential service expansion, shared population growth estimates, and explained that increasing average summer temperatures played a role in increased demand for water.

In 2019, JVWCD staff performed a study to see if JVWCD's current water supply portfolio was sufficient to meet the demands of its existing service boundaries. The study concluded there was enough water to meet the needs of JVWCD's existing service area so long as new construction conformed to a series of water efficiency standards. This water supply was categorized as Block 1 water. It excluded the Central Water Project and the future Bear River Development. A Block 2 water rate was created to reflect the cost of JVWCD's latest water supply, the Central Water Project. Mr. Forsythe showed a 50-year JVWCD Drought Year Water Supply Plan, and a 10-year Capital Projects Plan Summary.

Matt Olsen with JVWCD presented a summary of the water efficiency standards and recent policy changes approved by JVWCD's Board of Trustees. He explained that the cost to retrofit a landscape to be water-efficient was five times higher than installing it to be water-efficient from the beginning. He stated water-efficient landscapes were more compatible with Utah's arid climate, were more resilient to droughts, and could more easily adapt to the trending hotter and drier climate conditions in the future. Mr. Olsen explained a Member Agency Grant Program available to West Jordan.

Mr. Summers said many residents in West Jordan were doing a good job with localscaping. Council Chair Jacob expressed appreciation for the presentation.

7. BUSINESS ITEMS

a. Update from Subcommittee regarding the Landscape Ordinance

Council Member McConnehey reported the Subcommittee would meet again on Monday, May 3rd. Council Office Director Alan Anderson estimated the Landscape Ordinance would be ready to present to the Council at the May 26th meeting.

b. Update from Land Use Subcommittee

Council Member Lamb reported Wood Ranch was working on updates to their plan. He said he hoped to move forward with Wood Ranch in a week or two. He reported the Copper Rim developer had expanded the proposed area for retail in response to Council comments.

8. CONSENT ITEMS

a. Approve Meeting Minutes

- ***March 31, 2021 Joint City Council and Planning Commission Work Session***

The Council reviewed the Consent Agenda.

MOTION: Vice Chair Green moved to approve Consent Items 8a as listed.
Council Member McConnehey seconded the motion.

The vote was recorded as follows:

Council Chair 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.

9. CITY COUNCIL REPORTS/REMARKS

a. Council Office Report

Council Office Director Alan Anderson reported more than 450 responses to the General Plan survey had been received.

b. City Council Reports / Remarks

Vice Chair Green –

- Reported on the recent ULCT Conference in St. George.
- Suggested the City look into what could be done to mitigate issues associated with the local mink farm.

Council Member Worthen –

- Updated the Council on the Jordan School District. She reported Copper Hills High School and Jordan Academy for Technology would be selling plants at their greenhouses.
- Reported on upcoming community events.

- Gave a shout-out to City Attorney Rob Wall, and said he always returned calls, and was always happy, kind, and humble. She said she loved his gratitude towards life and his positive attitude.

Council Member McConnehey –

- Pointed out that much of what could be done regarding the local mink farm was dictated by the State. He said a neighborhood meeting was scheduled.
- Stated his heart went out to the Mortensen family.

Council Member Pack –

- Said he was grateful to the Fire Department for following-up with him after the Fire Ops 101 training with ISO ratings.
- Said he was grateful to Mayor Burton and Bill Baranowski for recent intersection audits.
- Reported on a recent ride-along with the Police Department.
- Said he had been working with Mr. Anderson to find a way to reopen the City Museum.

Council Member Worthen mentioned that the City website had a page up with information on the upcoming 2021 election.

City Administrator Korban Lee gave information on viewing and funeral services for City employee Scott Mortensen. He commented that Scott Mortensen would be greatly missed.

c. Unfinished Business Reports

The Council reviewed a list of unfinished business items from previous meetings, and a list of items expected to appear on the next meeting agenda.

- a. **Wood Ranch** – Introduced November 19, 2019. Work session was held on March 5, 2020 discussing objectives needed by the council. A site tour visit occurred in June 2020. An update was provided on Nov. 18, 2020. Currently with Community Development (updated briefly tonight)
 - i. **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. Currently with Community Development (updated briefly tonight)
- b. **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. Scheduled for Joint Work Session with Planning Commission on March 31, 2021.

It was noted that this item is Currently with staff.

- c. **The Town Center at Copper Rim Development** – Introduced February 24, 2021 and tabled the item to return to Council no later than June 1, 2021. Currently with Land Use Subcommittee
- d. **Process of Naming Streets Code** – Introduced as a new business on December 16, 2020 and was discussed during a Work Session on March 10, 2021. Council provided direction for code language amendments and asked staff to bring it back to a public hearing at a future meeting. Currently with Community Development

It was noted that this item is scheduled for May 12

- e. **Landscaping Ordinance** – Introduced as new business on March 24, 2021 and discussed during Work Session on April 14, 2021. Staff will bring back a revised ordinance on May 12, 2021. Currently with Administration and Council Subcommittee

It was noted that although this item has been scheduled for May 12th it is not ready yet and will need to be continued to the 26th

10. ADJOURN

Vice Chair Green moved to adjourn the meeting at 8:44 p.m., and Council Member Worthen seconded the motion. All voted in favor and the motion passed unanimously.

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Cindy M. Quick, MMC
Council Office Clerk

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