



MINUTES OF THE CITY OF WEST JORDAN CITY COUNCIL WORK SESSION

Wednesday, August 25, 2021 - 5:30 pm
Approved September 22, 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 Director Tauni Barker (5:50 p.m.), Mayor Dirk Burton, Public Works Director Brian Clegg, City Planner/Zoning Administrator Larry Gardner, Sr PC Specialist Rodney Glore, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, and City Attorney Robert Wall (5:50 p.m.)

CALL TO ORDER

Chair Jacob called the work session to order at 5:30 pm and noted the work session was open to the public, available remotely via Zoom, and streamed live on YouTube.

A. City Center Overview

The area adjacent to the City Center TRAX Station is an existing redevelopment project area, created to improve the tax base and enhance the area. The first step to accomplishing those goals was to formulate and gain consensus on a vision for the area. In consultation with Utah Transit Authority (UTA) and Wasatch Front Regional Council (WFRC), the City was approved for a grant to obtain the services of a consultant to create a Station Area Plan (SAP) with the following project tasks:

- (1) existing conditions assessment;
- (2) constraints and opportunities map;
- (3) redevelopment analysis;
- (4) stakeholder engagement and preferred vision;
- (5) strategic recommendations; and
- (6) City Council presentation.

Economic Development Director Chris Pengra shared responses from a survey on which citizens specifically requested a transit-oriented, dynamic downtown City Center, and suggested the area (particularly land used by the School District) was underutilized. The Council and Mr. Pengra discussed prior planning efforts for the area and the possibility of the School District relocating. Mr. Pengra pointed out the School District would need to have a net benefit from any change. Vice Chair Green said he did not believe the School District needed to necessarily leave the property they were on for improvement to take place. He argued that employees of the School District at that location helped support other businesses in the area. Council Member Whitelock said she agreed.

Council Member McConnehey shared a concern voiced by developers in the past that commercial redevelopment of the City Center may be challenging due to the presence of other commercial

developments in the area, specifically Gardner Village and Jordan Landing, and commercial development of the City Center may result in challenges for those other developments.

Mr. Pengra outlined a proposed vision for the West Jordan City Center:

- Regional Amenity
- Entertainment Focus
- Mixed-Use Urban Downtown:
 - Dense, urban city center
 - Mix of residential, commercial, and entertainment
- Walking & Biking-Oriented:
 - Safe pedestrian connections
 - Links to regional amenities

Vice Chair Green commented that use of the word “dense” would cause concern for many citizens. He referred to Water Street in Charlottesville, Virginia as an example of what he envisioned for the City Center. Council Member Worthen added that Pearl Street in Boulder, Colorado was similar. Staff explained the SAP was modeled after Orenco Station in Hillsboro, Oregon. It was suggested that Sugarhouse was a good example of the proposed plan.

Mr. Pengra said he did not have specific designs on which entities would fill space in the City Center, but he believed the space needed to be more efficient from a tax production perspective. He commented that the changes proposed to create the desired environment would be expensive, and suggested the land would need to be more productive in terms of generating tax revenue.

Mr. Pengra said he believed one of the SAP’s strengths was in creation of more open space to connect different uses. He emphasized the grid layout with short block lengths was intentional to provide connectivity and walkability. Council Member Worthen suggested developing something like Station Park in Farmington. Council Member McConnehey responded the City Center area did not have enough space for something like Farmington Station Park. He pointed out the City Center area already had many existing businesses and uses, including a mobile home park.

Vice Chair Green predicted that the amount of multi-family housing proposed would cause traffic congestion in the area because the residents would all own and use vehicles, despite the transit-oriented nature of the SAP. Mr. Pengra expressed his professional opinion that if the goal was an urban environment, the proposed SAP had many attributes that would help achieve the goal. He emphasized that developing the City Center to something other than the current state would require density. Chair Jacob said he was comfortable with the proposed density.

Vice Chair Green expressed the opinion that going with the proposed plan would eventually result in elimination of the existing mobile home park. Council Member Worthen said she did not want that to happen. Vice Chair Green said he believed the Council was at a crossroads. He said the Council kept hearing about the importance of affordable housing from the State Legislature, and said he believed the proposed SAP would eventually result in the elimination of a large chunk of affordable housing. Vice Chair Green stated he would not vote for a plan that would result in displacement of current residents of West Jordan City.

Council Member McConnehey said he did not want to jump at a plan that was not right. He expressed the opinion the proposed SAP was the least desirable of the plans presented for the area in recent years. He said he did not like the idea of a parking garage having a big portion of frontage on

Redwood Road, and said he believed having a stop light at every intersection would be awful. Council Member McConnehey said he was against removing the mobile home park.

Mr. Pengra commented the SAP was a big, visionary plan. He said the “re” in redevelopment was difficult to accomplish. Mr. Pengra said he believed the proposed SAP had the ability to transform the City, and make the City Center a destination like Sugarhouse or other areas across the U.S.

Chair Jacob said he would not want the mobile home park to be the hold up. Council Member Lamb said he wanted the focus to be on the portion highlighted in yellow on the arial map shown by Mr. Pengra. Scott Langford stated the area highlighted in yellow was about 25 acres.

Mr. Pengra stated residential would be the first step. Vice Chair Green said he disagreed that residential was needed to spur economic development. He stated there were plenty of people who lived in the area. Mr. Pengra said he did not disagree, and said he believed retail and office could be drawn to the area. However, he questioned whether retail and office would be successful. Vice Chair Green referred to Jordan Valley TOD as an example of developing residential first, with a plan for commercial that did not happen. He said he disagreed with the idea that adding residential would bring commercial.

Council Member McConnehey stated it was disposable income, not the number of roof tops, that supported commercial. He said the current socioeconomic conditions in the area did not lend well to commercial or retail development. Council Member McConnehey said he wanted to work with the School District to figure out what they needed for the next 20-50 years to know how much of the area could be opened up for development. Considering the nearby TRAX Station, he suggested the area would be good for an office building or hotel. Council Member McConnehey said he did not believe committing to a plan for the entire area was the right step.

Chair Jacob said he thought a master plan was the best step. Council Member Whitelock said she would never vote to use eminent domain to remove the mobile home park. She suggested building a theater to create a destination and draw people to the City Center.

Community Development Director Scott Langford explained the resolution on the Council meeting agenda would adopt the proposed SAP and open dialogue with major stakeholders. He emphasized that zoning was already in place for the City Center, and said he appreciated the feedback from the Council.

City Administrator Korban Lee said he had heard eight different visions for the City Center, with a lack of commonality. He said finding commonality would be a process, and suggested the Council table the proposed resolution to a date uncertain. Mr. Pengra said he agreed more conversation needed to take place.

B. New Business

A list of new business items expected to appear on future meeting agendas was included on the work session agenda for review.

Chair Jacob adjourned the work session at 6:52 pm.

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 25, 2021. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 22nd day of September 2021



MINUTES OF THE CITY OF WEST JORDAN CITY COUNCIL MEETING

Wednesday, August 25, 2021 – 7:00 pm
Approved September 22, 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: Council Office Director Alan R. Anderson, Community Engagement & Government Affairs Tauni Barker, Mayor Dirk Burton, Public Works Director Brian Clegg, City Planner/Zoning Administrator Larry Gardner, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Senior Planner Ray McCandless, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Assistant and City Attorney Robert Wall

1. CALL TO ORDER

Council Chair Jacob called the meeting to order at 7:01 pm

2. PLEDGE OF ALLEGIANCE

Brian Clegg led participants in the pledge of allegiance.

3. CITIZEN COMMENT

Council Chair Jacob opened the citizen comment period at 7:03 pm

Citizen Comments:

Sherry Warner said she received a letter in the mail about the proposed property tax increase. She said citizens were bombarded every day with marketing materials, most of which went in the trash. She suggested there were other avenues for communication between citizens and City leaders. Ms. Warner said she did not believe the City needed more money to pay for materials that would ultimately end up in the trash. Referring to the need for new police vehicles expressed in the letter, she asked if the City had a maintenance and purchase plan in place for police vehicles, and said she believed officers needed to receive ongoing training for mental health crisis intervention and de-escalation. Ms. Warner said she believed the City needed to spend efforts on training and retaining officers.

Steve Jones said he was a strong proponent of first responders. He said times had changed, and he felt the City was lacking and officers were not being supported. He said the City was slipping back into the mode of training officers and losing them to other agencies because West Jordan did not pay them enough. Mr. Jones referred to the change in government, which cost a lot of money, and said the responsibility was on the Council that the City did not have enough money to pay the officers. He said he expected the Council to correct the problem. He asked if the budget-neutral items were tax-payer neutral.

Melanie Briggs said she had moved to Riverton, Wyoming but still owned a home in West Jordan. She said she was a former resident of West Jordan and a former employee of the City. Ms. Briggs

said she was appalled by the proposed property tax increase and expressed the opinion the money was not needed. She spoke of City needs, particularly public safety, that had been overlooked for many years. Ms. Briggs said she hoped the Council thought long and hard before approving the proposed increase. She said she was grateful she had been able to find herself again after working for the City.

Ann Marie Barrett, Manager of the Bingham Creek Library, spoke of a new service offered by the Library to residents of the community. She expressed appreciation for the opportunity to be part of West Jordan City.

Jamie Bevilhymer said she did not agree with the proposed property tax increase, and believed the City had the money for what was needed. She expressed support for hiring more police officers. She spoke of the current condition of Constitution Park. She said she had felt the Council talked down to her at a previous meeting, and said she believed the Council had already made up their minds and did not intend to listen to the people.

Jordan Smith, Sergeant for the West Jordan Police Department, thanked the City Council and staff for work done on the budget. He said he believed the updated Police Pay Plan was a step in the right direction, but the work was not done. Sgt. Smith spoke of the current workload and staffing levels in the Police Department. As a resident of West Jordan, he said he believed the proposed inflationary property tax increase was necessary.

Gary Warner said he had been a resident of West Jordan most of his life. He said he had not seen first responder de-escalation of situations in recent years as well as he remembered occurring years ago. He expressed the opinion that current police vehicles were in good repair and did not need to be replaced and expressed the opinion that raising taxes was a failure of leadership. Mr. Warner said he believed the Council needed to manage the budget and perhaps change leadership in the Police Department. He said he had no desire to stay in West Jordan with the tax increase and housing prices as high as they were. Mr. Warner expressed the opinion the Council needed to come up with a plan the residents were happy with.

Alexandra Eframo said she was counting her blessings and asked each person to do the same. She said she was excited so many people were making their opinions heard. Ms. Eframo asked the Council to eliminate the \$5 million in the budget for renovation of City Hall.

Michelle Phillips spoke of the need for citizens to have respect for the police, and for police to have respect for the citizens. She said she was not in favor of the proposed tax increase, and suggested the Council find other ways. Ms. Phillips asked that everyone work together.

Council Chair Jacob closed citizen comments at 7:30 pm

4. EXECUTIVE REPORTS TO COUNCIL

a. Mayor's Report

Mayor Dirk Burton reported the Senior Center celebrated 30 years in their building, spoke of a recent event with the Fire Department, and spoke of an upcoming youth soccer event.

b. City Administrator's Report

City Administrator Korban Lee said a weekly report was distributed to the Council by email.

5. SPECIAL RECOGNITION

a. Diversity and Western Stampede Committee Appointments

Council Chair Jacob introduced individuals proposed for appointment to the Diversity Committee and the Western Stampede Committee. Council Member Pack said the proposed appointments were reviewed by the Subcommittee for Mayoral Appointments with positive recommendations.

MOTION: **Council Member Lamb moved to approve Resolution No. 21-039 providing advice and consent for the Mayor's appointment of Calista Solari, Carlos Garcia, and Samantha Tiburcio Escalante to serve on the Diversity Committee, and Bruce Cutler to serve on the Western Stampede Committee. Council Member Whitelock 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. PUBLIC HEARINGS

a. Addenbrook Phases 2 and 5

Senior Planner Ray McCandless explained the request to amend the Master Development Plan for Phase 2 and Phase 5 of the Addenbrook development to allow two and three-story townhomes, approve updated two and three-story building architecture, and for any new or revised building elevations to be approved by the Design Review Committee.

Mr. McCandless spoke of the possible impact of a third story on the single-family residential to the south (75-foot proposed distance between single-family homes and proposed townhomes). He showed the staff recommendation to the Planning Commission, which would move three-story structures further from single-family residential, and showed the Planning Commission recommendation to keep the entire development at two-story townhomes with updated architecture.

Assistant City Attorney Duncan Murray confirmed the subarea Master Development Plan could be amended without amending the Master Development Agreement for the larger area. Responding to a question from Vice Chair Green, Mr. McCandless said a typical two-story building would have a height of 24-25 feet to the midpoint, and a typical three-story building would have a height of 30-34 feet.

Bryson Garbett, President and CEO of Garbett Homes introduced Rich Welch, VP Land for Garbett Homes. Mr. Welch explained building design elements included in the density buy-up process, and stated the density, site plan, and landscape plan would not change with the Master Development Plan amendment proposed by the applicant. He explained that rear-entry units in the development would be smaller than the front-entry units and adding the proposed third floor to rear-entry units

would provide more living space. Mr. Welch said Garbett Homes understood the reasons for the change recommended by staff, and requested the Council accept the staff recommendation to allow three-story rear-entry units in specific locations.

Responding to a question from Vice Chair Green, Mr. Garbett explained that home prices were very difficult to predict. Mr. Welch requested the Council grant authority to staff to approve the new two-story rear-entry elevations that would be needed. Mr. Welch said he believed the single-family residential neighbors were aware of the proposal from the Planning Commission meeting.

Council Chair Jacob **opened a public hearing at 8:10 pm**

Citizen Comments:

Dale Vanwagoner said he was concerned about the adverse effect the proposed development would have on his home and other existing homes. He expressed concern that three-story buildings would look like apartments and would become eye-sores. Mr. Vanwagoner said he agreed with the Planning Commissioner who stated he did not see how three-story townhomes would add any value to the City. He requested the Council follow the recommendation of the Planning Commission. Mr. Vanwagoner stated three-story buildings would block his view and devalue his property.

Harmony Mitchell said she lived in the single-family neighborhood adjacent to the proposed development. She said the two-story Master Development Plan for the area was a factor in her decision to purchase a home in West Jordan. She said she believed three-story townhomes would not be cohesive in the neighborhood and asked the Council to side with the residents who already lived there.

Steve Jones said the City had heard a lot about the need for water conservation. He pointed out that ten more feet of water pressure would be needed to pump water to a third-story bathroom, which would put more stress on the City's water system. He expressed the opinion that adding a third-story would take potentially affordable housing and make it unaffordable. He encouraged the Council to stick with the plan approved years ago.

Council Chair Jacob closed the public hearing at 8:19 pm

Council Member Whitelock asked if the Council would be able to restrict plumbing water to the third-story. Mr. McCandless responded that plumbing had not been restricted for any other three-story unit and said he did not see a reason to place such restrictions in this situation.

Council Member Lamb expressed the opinion that the idea of no water on the third floor made no sense. He said he thought the staff recommendation was a good compromise that made more sense than the developer request. Council Member Lamb suggested the one isolated three-story building in the staff recommendation remain two-story to keep all the three-story structures on one side of the development.

Council Member Pack commented there was a delicate balance between property owner rights and developer rights. He said he believed most people agreed the City needed affordable housing but said he had noticed no one seemed to want affordable housing in their backyard. Referring to the question about water, Council Member Pack pointed out that adding a third floor would not involve additional water for landscaping. Council Member Pack said he liked Council Member Lamb's suggestion to keep all three-story structures in the same area.

Vice Chair Green said it was not easy to balance the rights of every property owner in the area. He commented that under typical property law, property owners were not entitled to a view. He pointed out the three-story heights were permitted within the zone and questioned how the Council could deny the request when it was permitted in the zone. Vice Chair Green stated the Council had approved development plan amendments due to changed circumstances for developments in the past, and said he believed a compromise was necessary.

Council Member Worthen said she understood the point of view of the residents, and agreed large buildings were intrusive. Referring to the staff recommendation, she suggested leaving the proposed lone three-story as a three-story structure but change two other proposed three-story structures back to two-story structures so that existing homeowners who expected to have two-story structures behind their homes would still have two-story structures behind and next to their homes.

City Attorney Rob Wall clarified that liability was not an issue for the City in this matter.

Council Chair Jacob said he could see that three-story townhomes would add value to the City in terms of property tax. He said it was his understanding that pumping water to a third floor would not put additional stress on the City water system. Council Chair Jacob said he appreciated that the developer was willing to compromise.

Council Member Pack said he wanted residents to understand the Council had heard them. Council Member Worthen said she would be comfortable not reducing the two proposed three-story structures down to two-story considering the green space/playground between existing residential and the proposed townhomes.

Council Member Pack suggested rearranging placement of the proposed three-story units to allow as many three-story units as possible and keep a buffer of two-story units between existing residential and the three-story units.

Vice Chair Green moved to suspend Council Rules to allow the applicant to answer questions. Council Member McConnehey seconded the motion, which passed by unanimous vote (7-0).

Mr. Welch responded that the suggested change would not be a beneficial change to the project.

Council Member McConnehey said he could support the staff recommendation for a number of reasons. He said he believed allowing some of the three-story units could contribute to affordability for individuals needing a little more space than a two-story, but not able to afford the amount of property that usually came with more living space. Council Member McConnehey said he agreed with Council Member Lamb's suggestion to reduce the one lone proposed three-story structure down to two because of appearance, although he was willing to consider otherwise.

Council Member Whitelock suggested the developer build two-story/three-story split buildings, with the two-story half closest to existing single-family residential. Council Member McConnehey said it was his understanding a split was very cost prohibitive because of Fire Code.

Referring to the recommended motion, Vice Chair Green asked if delegating design approval authority to the Design Review Committee was typical. City Planner/Zoning Administrator Larry

Gardner responded it was outside standard procedure. City Attorney Rob Wall checked City Code regarding the Design Review Committee and stated Code would need to be amended for the proposed delegation of authority. Duncan Murray clarified that in Title 2, the Design Review Committee only had recommendation authority. Responding to a question from Council Chair Jacob, Mr. Murray said staff did not believe the Zoning Administrator had authority to grant or take action on building elevations.

The Council and staff discussed City Code regarding delegation of authority. Mr. Murray clarified that all administrative staff and Planning Commission decisions under current Code were appealable to the Board of Adjustment.

MOTION: **Council Chair Jacob moved to approve Ordinance No. 21-30 amending the Master Development Agreement for Addenbrook Phases 2 and 5 as shown under the staff recommendation with the following minor changes:**

- The 10 southernmost units colored red by staff but not by originally requested by the developer, remain two-story; and
- Designate that for this development any elevation changes shall be deemed minor for the purposes of City Code and can be approved by the Zoning Administrator.

Council Member McConnehey seconded the motion for discussion.

City Attorney Rob Wall suggested the motion include reference to Section 13-5J-10E(5) for clarity. Assistant City Attorney Duncan Murray reminded Council Chair Jacob that the motion should be to amend the Master Development Plan, not Master Development Agreement.

MOTION: **Council Chair Jacob made a substitute motion to adopt Ordinance No. 21-30 amending the adopted Master Development Plan to allow two- and three-story townhomes in the locations illustrated on the staff recommendation with the exception of the southernmost 10 units and allowing the Zoning Administrator to approve any building elevation changes deemed as minor changes under City Code Section 13-5J-10E(5), for this application only.**

Council Member McConnehey seconded the motion for discussion.

Council Chair Jacob explained that his motion excluded the southernmost 10 units because the applicant did not request three-story units in that particular spot. Council Member Pack and Vice Chair Green asked for clarification from the developer.

Vice Chair Green moved to suspend Council Rules to allow the developer to respond. Council Chair Jacob seconded the motion, which passed by unanimous vote (7-0).

Rich Welch said the applicant had no objection to the Council adopting the staff recommendation as presented. The applicant would have the option to develop the units as three-story, but not the obligation. Mr. Welch stated the intention was to leave the units in question two-story. He clarified that in the proposed motion, staff would only be granted authority to approve elevations for the new two-story rear-entry units.

Vice Chair Green said he wanted to give the developer flexibility to develop three-story units on the southernmost corner.

Vice Chair Green moved to amend the motion to adopt the staff recommendation as published in the staff report.
Council Chair Jacob seconded the amendment.

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

b. Alcohol Code Amendments

City Planner/Zoning Administrator Larry Gardner presented proposed amendments that would bring City Code more in line with changes in State law related to Alcohol Beverage Control and Uses. He said proposed Title 17 would be easier to administer than current Code.

Council Chair Jacob opened a public hearing at 9:15 pm

Citizen Comments:

None

Council Chair Jacob closed the public hearing at 9:15 pm

MOTION: Vice Chair Green moved to approve Ordinance No. 21-31 amending the 2009 City Code (Alcohol Beverage Control and Uses: adopting Title 17 and repealing and amending other provisions in Titles 4 and 13).

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

7. BUSINESS ITEMS

a. Setting the 2021 property tax rate

Administrative Services Director Danyce Steck presented proposed Ordinance No. 21-34 to set a 2022 property tax rate of .001788, which would incorporate both a property tax rate increase and a one-time judgement levy. Council Member Whitelock asked if the property tax rate increase and the judgement levy could be voted on separately, and Ms. Steck responded affirmatively.

Council Member Whitelock stated she was not in favor of an inflationary property tax increase at that time, considering the unique year everyone had experienced. She said she was in favor of increasing City revenue through continued economic development. Council Member Whitelock said she was in favor of funding the Police Department in other ways.

Ms. Steck stated if the Council chose to remove the proposed one-time judgement levy, the property tax rate would be .001773; if the Council chose to remove all proposed increases, the property tax rate would be .001732. If the Council chose to approve the one-time judgement levy and not the 2.5% increase, the property tax rate would be .001747.

Vice Chair Green said he agreed with Council Member Whitelock lock that it had been a weird year. He said he had only heard from one resident in favor of a property tax rate increase. He said residents had told him they did not want a property tax increase, but they did not want to cut services. He expressed the opinion the Police Department could be funded from reserves. Vice Chair Green said he wanted a year to figure things out and wanted the citizens to have a break.

Council Member McConnehey said he agreed to an extent that raising taxes was a failure of government. He said, however, that most citizens did not understand that property tax was not a flat, fixed percentage. Council Member McConnehey explained that the State gave the cities a system that eroded property tax revenue over time, obligating cities to implement property tax rate increases to maintain services. The proposed property tax rate increase for FY2022 would equal \$10-\$12 for an average home in West Jordan each year. Council Member McConnehey said he viewed the designed erosion in the tax calculation system was a failure in leadership at the state level. He said the City Council made do with what they had from 1998 to 2011, with service levels slowly decreasing over time. In 2011, the City Council chose to adopt a 17% property tax increase, which hurt, but was needed. Council Member McConnehey emphasized that the increase proposed for FY2022 was much smaller than the increase implemented in 2011 and would help the City maintain the level of service citizens expected. He said he was not in favor of an increase in City revenue to support informative mailers to residents, he was not in favor of the utility transfer included in the FY2022 Budget, and he was against the dumpster program fee included in the FY2022 Budget. However, since the FY2022 Budget was first proposed, the City had seen a significant shift in support needed for the Police Department. The FY2022 Budget did not originally include funding for the changing Police Department needs. Council Member McConnehey said he joined the Council in supporting the Mayor in adding approximately \$1.1 million in expenses to cover salary changes for the Police Department. He stated the proposed property tax rate increase would help support those needs in the Police Department and emphasized the need he felt to provide support. Council Member McConnehey explained a property tax rate increase would probably be necessary in FY2023 to continue to support the plan committed to by the Council. He expressed support for the full increase proposed.

Council Member Worthen said she agreed with Council Member McConnehey. She stated the Council did not enjoy raising taxes. She said she was not in favor of needing to raise property taxes 18% in three years because of a failure to implement a smaller increase for FY2022. She said she heard from citizens that they would prefer smaller incremental increases instead of occasional larger increases. Council Member Worthen expressed support for the proposed property tax increase to meet Police Department needs and maintain a certain level of service.

Council Member Lamb spoke of the need to support first responders in West Jordan. He said he agreed with Vice Chair Green that funds were available to support FY2022 expenses and said he would vote against the proposed property tax increase. Council Member Lamb said he believed the

City had already taken money from the citizens with the utility transfer. He said he wanted citizens to know the Council did listen.

Council Member Pack said he had striven to speak with citizens of different demographics to understand different points of view. He expressed the opinion that implementing big property tax rate increases every several years was kicking the can down the road, and said he was in favor of an inflationary indexed increase each year to avoid the big increases. He said the alternative was to allow the City to fall into disrepair, which would ultimately cost more down the road. Council Member Pack pointed out the Council Members lived in West Jordan and paid utility bills and property taxes the same as other citizens. He said he was in favor of being able to fund the Police Department with the proposed property tax increase and was not in favor of further depleting reserves. He said he wanted to do something sustainable and said he had heard from citizens they would prefer small incremental increases instead of kicking the can down the road until the City reached crisis mode. Council Member Pack said he would vote in favor of the proposed property tax increase.

Council Chair Jacob said he wanted the City to be sustainable going forward. He said it was a fact of life that things cost more over time. The State tax law was set up in a way that decreased the purchasing power of cities every year unless truth-in-taxation was implemented, and an increase adopted. Council Chair Jacob emphasized that the proposed FY2022 property tax rate was lower than the FY2021 property tax rate. He stated a vote against the proposed FY2022 property tax rate increase was a vote in favor of a larger percentage increase in the future. He said he was in favor of passing a resolution saying the City would implement a 2.5% increase every year, because prices were always going to go up.

**MOTION: Council Member McConnehey moved to approve Ordinance No. 21-34 setting the property tax rate at .001788.
Council Member Worthen seconded the motion.**

Council Member Whitelock repeated her desire to vote on the rate increase and the one-time judgement levy separately. Following further discussion and explanation from staff, Council Member Whitelock stated she was okay with the judgement levy.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	No
Council Member Lamb	No
Council Member McConnehey	Yes
Council Member Pack	Yes
Council Member Whitelock	No
Council Member Worthen	Yes

The motion passed 4-3

At 10:05 pm, Council Chair Jacob moved for a break. Vice Chair Green seconded the motion, which passed by majority vote (4-3), with Council Members McConnehey, Lamb, and Pack dissenting. The Council returned at 10:10 pm

b. Fiscal Year 2022 Annual Budget

Administrative Services Director Danyce Steck presented a FY2022 Final Budget, highlighting changes proposed and discussed with the Council in the last few weeks.

Council Member Whitelock moved to take a voice vote on each proposed budget expense change individually. Vice Chair Green seconded the motion, which passed by unanimous vote (7-0).

- | | |
|----------------------------------------------|---------------------------------------------------------------------------------------------|
| • Police compensation | Unanimous in favor |
| • Full-time Employee Administrative Services | Unanimous in favor |
| • Adjust cost allocations to utility fund | Unanimous in favor |
| • Council ticket benefit | Majority against (3-4), with Council Members Lamb, Green, Worthen, and Whitelock dissenting |
| • Reduce transfer to CIP | Majority in favor (6-1), with Vice Chair Green dissenting |
| • Expense for 8600 South Bridge | Unanimous in favor |

MOTION: Council Chair Jacob moved to approve Ordinance No. 21-35 adopting the Final Budget with changes discussed that evening, except for Council Compensation, for the City of West Jordan for Fiscal Year 2022.

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

Council Chair Jacob	Yes
Vice Chair Green	No
Council Member Lamb	No
Council Member McConnehey	Yes
Council Member Pack	Yes
Council Member Whitelock	Yes
Council Member Worthen	Yes

The motion passed 5-2

c. West Jordan City Center Station Area Plan

MOTION: Vice Chair Green moved to CONTINUE Resolution No. 21-034 regarding the West Jordan City Center Station Area Plan as a guiding document for future development TO A DATE UNCERTAIN.

Council Member Whitelock seconded the motion.

Council Member McConnehey said the only part of the resolution he would support was beginning the TOD process.

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

8. CITY COUNCIL REPORTS/REMARKS

a. *Council Office Report*

Office Director Alan Anderson spoke of public comments received by the Council Office. He reported the RFP for agenda management software was published.

b. *City Council Reports / Remarks*

Council Member Pack –

- Said he had always enjoyed visiting Gardner Village. He asked if the Council would be willing to discuss possibly rezoning Veterans Park to allow farm animals for a petting zoo. A majority of Council Members expressed willingness to discuss options.

Vice Chair Green –

- Reported on a recent meeting of the Sustainability Committee.
- Spoke of efforts to recruit for the West Jordan Police Department.

Council Member Whitelock –

- Thanked Lt. Turner for attending the meeting, and said she appreciated police presence at Council meetings.

Council Member Worthen –

- Reported on the start of the school year.
- Reported the Chamber West golf tournament was postponed.
- Spoke of upcoming community events.
- Gave a shout-out to all students who recently started a new school year.

Council Member McConnehey –

- Thanked the Council for allowing the storm drain program to come back, and gave a special thanks to Jared Millgate for his efforts during a recent storm. He expressed interest in knowing the cost savings realized because the current and past Council were willing to support City infrastructure.

c. *Unfinished Business Reports*

The Council reviewed a list of unfinished business items from previous agendas and the schedule of upcoming meetings. Council Member Pack reported the Subcommittee for Mayoral Appointments was unanimous in approving appointment of Isaac Astill. Council Member McConnehey encouraged Council Members to get to know Mr. Astill.

- 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.
- Southwest Quadrant Resolution** – introduced to Council on July 15, 2021 and continued to a date uncertain. Currently with Economic Development. Tentatively scheduled for September 8, 2021.
- Design Guidelines Text Amendment** – public hearing held on August 11, 2021. Council tabled the item to a time uncertain in order to provide further clarification in the chart proposed. Currently with Community Development.

- d. **Planned Community Hillside Zone** – Public Hearing held on March 11, 2020 for Planned Community Form Base Zone (PCFB Zone). Reintroduced as New Business on December 16, 2020. Public Hearing held on June 23, 2021 revised as Planned Community Hillside Zone (PCH Zone). Public Hearing held on August 11, 2021. Council tabled the item until September 22nd in order to have a report regarding the Master Development Agreement and how it ties in to the PCH Zone. Currently with Community Development.

9. ADJOURN

Vice Chair Green moved to adjourn the meeting.

Council Member McConnehey seconded the motion.

All voted in favor and the motion passed unanimously.

The meeting adjourned at 10:42 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 25, 2021. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 22nd day of September 2021