

# COMMITTEE OF THE WHOLE RECAP

JULY 8, 2025

## 1. CALL TO ORDER – 4:00 pm

## 2. DISCUSSION TOPICS

- a. Discussion of the Sugar Factory on the Creek Townhomes Development Concept Plan  
Associate Planner Mark Forsythe presented a request to rezone 1.47 acres from City Center Frame to City Center Residential to allow for a proposed 23-unit townhome development. The project, submitted by Dale Bennett of Benchmark Civil, includes demolition of an existing home and construction of rear-loaded townhomes with two-car garages and driveways. The development would require a preliminary development plan and Master Development Agreement.

The Council discussed parking, walkability, connectivity to the Bingham Creek Trail, and potential future amenities such as a pedestrian bridge. Council expressed concerns about the current site layout, particularly its car-centric design, and encouraged a more community-oriented, pedestrian-friendly concept.

The majority of Council supported the proposed density, contingent on confirmation of available water, sewer, and utility capacity. Council suggested revising the site plan to improve usability and cohesion with surrounding areas.

- b. Discussion of Proposed Revisions to Articles D and H of Title 4, Chapter 2, regarding provisions for Home Occupations and Massage Establishments  
Senior Assistant City Attorney Patrick Boice reviewed Chapter 2 of the West Jordan City Code. He recommended the removal of several outdated special licensing sections. The Council generally supported simplifying the code and shifting home occupation licensing requirements to Title 13 for consistency with zoning. Council Members raised concerns about ambiguity in the code, a process for low-impact home businesses to obtain a license, and the legality of application fees.

Mr. Boice also presented updates to regulations for massage establishments to address issues such as human trafficking, money laundering, and illicit activity. Proposed changes include adopting state definitions, requiring unblocked visibility into the foyer, and restricting business hours.

Some Council Members expressed concern with overregulation and potential impact on legitimate businesses, others supported the changes as necessary tools for law enforcement. Chief Wallentine emphasized the importance of these regulations in helping police take timely action. Council directed staff to review concerns raised, particularly around due process and enforcement authority, and return with revisions.

- c. Discussion of Permitting and Regulating the Use of Golf Carts on City Streets  
Council Member Green raised the possibility of allowing golf carts on public streets, citing Utah Code 41-6a and examples from other cities. He proposed permitting use on streets with speed limits under 35 mph, with exceptions for certain roads, and the ability to set parameters such as minimum age, helmet use, and hours of operation.

Council Members discussed safety concerns, enforcement, potential benefits, and limitations. While some expressed hesitation, a majority (Green, Shelton, Jacob, and Bloom) supported drafting an ordinance for further consideration. Consensus points included: limiting use to residential streets, setting a minimum age of 16, requiring helmet use for riders under 16, and restricting operation to daylight hours. There was also discussion about requiring government-issued ID to verify age and limiting passengers to the vehicle's design capacity.

Staff and legal counsel will work with the Police Department to draft an ordinance and bring it back to the Committee of the Whole for further discussion.

- d. Discussion of Public Utilities Department, Risk, and IT Services Budget  
Administrative Services Director Danyce Steck reviewed proposed utility fund adjustments and capital project updates. A 3.5% water rate increase was proposed, resulting in a \$1.13 monthly bill impact.

Council discussed adjusting landscape water rates to better align with residential use, with consensus to match or increase landscape tier rates. Sewer, stormwater, and solid waste funds were also proposed to increase (3.5%–5.5%) to keep pace with rising costs and planned capital investments. Stormwater reserves remain healthy, with development covering much of the cost.

The Council discussed repurposing Ron Wood Park's fenced pond but staff cited safety and design limitations.

Risk Management and IT Funds were also reviewed, with strong reserves and necessary accounting updates. A CDBG budget amendment will be presented in August ahead of the tax increase hearing.

### **3. ADMINISTRATIVE ITEMS**

None

### **4. ADJOURN – 6:23 pm**