



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, November 20, 2024 – 6:00 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

CITY COUNCIL MEETING

1. CALL TO ORDER

COUNCIL: Chair Zach Jacob, Vice Chair Chad Lamb, Bob Bedore, Kelvin Green, Kent Shelton, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Public Utilities Director Greg Davenport, Public Services Director Cory Fralick, Policy Analyst & Public Liaison Warren Hallmark, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Senior Planner Tayler Jensen

Chair Jacob called the meeting to order at 6:01 pm, and noted that Council Member Bloom was absent.

2. FLAG CEREMONY

A special flag ceremony and Pledge of Allegiance was presented by Cub Scout Pack 92 – Flying Tigers.

3. SPECIAL RECOGNITION

a. *Badge Pinning for West Jordan Fire Department*

Fire Chief Derek Maxfield led a badge pinning ceremony for new and recently promoted officers. Six officers—Austin Shelly, William Potter, Zach Sumner, Blaire Marshall, Brady Cragen, and Jason Maughn (absent)—received professional credentialing as Supervising Fire Officers from the State. Chief Maxfield highlighted that West Jordan leads the state in this designation, reflecting the department's dedication and hard work. He thanked the Council for approving funding to convert a Battalion Chief position into a Deputy Chief role to better manage the workload. Chief Maxfield recognized Clint Paxton's promotion to Deputy Chief, Travis Ball's promotion to Battalion Chief, and Tayler Mackie's addition to the department as a Firefighter Paramedic. The Council congratulated the officers and participated in photographs.

4. PUBLIC COMMENT

Chair Jacob opened the public comment period at 6:11 pm.

Comments:

Amy Motta, volunteer with Bailing Out Benji, asked that the City Council pass a humane pet store ordinance that would prevent pet stores from selling puppies from puppy mills. She spoke of an individual selling puppies from puppy mills in West Jordan, and encouraged the Council and residents to join the Puppy Mill Free Utah group on Facebook.

Jake McNinch, West Jordan resident, asked the Council to consider what happened during the Planning Commission meeting for the Copper Meadows Development, and expressed the opinion that the Planning Commission Chair should step down as he appeared unable to listen.

Ann Marie Barrett, Bingham Creek Library Manager, provided an update on upcoming activities and programs at the library. She reported the library would be closed November 28-29 for Thanksgiving.

Ryan Wilkinson addressed the Council referencing a civil rights case involving Sheri Myer, noting a \$210,000 payment was made. Wilkinson noted being advised to address concerns about representation through the electoral process. He also referenced an alleged stalking injunction filed against a Council Member stating his belief that a judge found sufficient evidence for the injunction. He referenced the Council Member's biography and raised further questions.

Chair Jacob closed public comments at 6:22 pm.

5. REPORTS TO COUNCIL

a. City Council Reports

Council Member Kayleen Whitelock welcomed West Jordan Jaguars in attendance. She thanked those involved in the Veterans Day program and spoke of a recent tour of the local Dunford Bakery.

Council Member Green thanked City staff for the Veterans Day ceremony and reported on a recent Council of Governments (COG) meeting. He said an individual at the COG meeting had mentioned the possibility of eliminating garages to increase affordability. Council Member Green said he felt the West Jordan City Council was on the front of trying to make a difference.

Council Member Shelton said he visited the site of the Copper Meadows Development twice in the last two weeks. He said the Copper Meadows issue had weighed heavily on him. He spoke of a recent local re-grand opening and facility tour. Council Member Shelton thanked Council Member Green for his military service, reported on a recent tour of the Art Center, and reported on a Lake Leaders Initiative meeting and a Legislative Policy meeting.

Council Member Bedore said he enjoyed the recent Dunford Bakers re-grand opening and facility tour and appreciated the Veterans Day celebration. He reported on a recent Youth Council meeting, and recent town hall meeting.

Vice Chair Lamb mentioned that work on 1300 West would continue after winter, and thanked City staff for infrastructure projects.

Chair Jacob said 2024 was the first time in his nine years on the Council that every Councilmember had been able to attend the Veterans Day event.

b. Council Office Report

Council Office Director Alan Anderson said information regarding upcoming changes to Council meetings was sent to residents in an email earlier that day. City Council meetings in 2025 were scheduled to take place on Tuesday evenings instead of Wednesday evenings. Mr. Anderson spoke of expected upgrades to the PrimeGov software system, and explained some of the features that would be available with Swagit.

c. Mayor's Report

Mayor Dirk Burton spoke of two businesses planning to expand within West Jordan. He reported on recent events in the community. Mayor Burton said West Jordan was in the process of inspecting water pipelines, and had not identified any lead pipes to date. He spoke of upcoming events, and reported City offices would be closed November 28 and 29 for Thanksgiving. The Mayor provided an update on the current street light project, and reported that a customer service desk would be available at Public Works two days per week.

d. City Administrator's Report

Public Utilities Director Greg Davenport reported the New Bingham Highway sewer project was complete. He said City water work on 1300 West was complete and Enbridge Gas would begin work.

6. PUBLIC HEARINGS

a. Ordinance No. 24-53 a petition requesting a major variation to approved plans and development standards for traffic calming and traffic flow for GEM West Jordan Apartments

Max Muller with Gardner Group thanked City staff for being communicative and collaborative. Mr. Muller said he was petitioning the City for a major variance from plans approved earlier in 2024. He showed the previously approved site plan, and a proposed site plan, with the proposed site plan including a change to the traffic flow pattern to provide better traffic calming and a reduction of cross-through traffic. No changes to zoning, density, or building height were requested. Mr. Muller said he planned to continue collaborating with staff and community members to ensure the planned park space would be safe.

Responding to a question from Council Member Whitelock, Mr. Muller said the number of parking stalls would not change. The proposed plan exceeded parking requirements for the park. Mr. Muller said the Gardner Group was looking into possibilities to ensure parking stalls for the park would not be used by residents (i.e., no overnight parking,

resident education campaign). Council Member Whitelock said she liked the traffic pattern change with the proposed plan.

Mr. Muller said the total number of residential units did not change with the proposed plan. Responding to a question from Council Member Green, Senior Planner Tayler Jensen said the road through the development would be a private road with public easements for access.

Chair Jacob opened a public hearing at 7:00 pm.

Comments:

Joe Rummel said he represented the Echo Ridge HOA. He referred to the approved site plan and proposed site plan, and said he was never consulted on the new plan. Mr. Rummel said he was against the road going through 9540 South. He said the road would be smaller than any other access road, and expressed concern with a playground for children right next to the road. Mr. Rummel proposed cutting the road off and preventing a throughway at 9540. He said there were several other things in the proposed plan he would like to see changed. He requested a continuance to allow time to find alternatives for the road. Mr. Rummel questioned whether a fire engine would be able to navigate the proposed access at 9540.

Jenny Erickson, West Jordan resident, said she agreed with Mr. Rummel. She said the staff analysis stated the continued road was necessary and beneficial, but she could see no reason the road would need to continue through. Ms. Erickson expressed concern for the safety of children, and requested the road not go through. Ms. Erickson said she worried residents of the proposed development would park their vehicles on existing neighborhood roads.

Ryan Wilkinson said he was more concerned about enforcement of parking and said his confidence in the West Jordan Police Department was quite low. He said enforcement of the left lane law would reduce the length of his commute by several minutes.

Brittany Bezanson, West Jordan resident, said she agreed with the comments of other residents. She said the area around her neighborhood was originally supposed to have homes, but the area had been rezoned over and over again, and her neighborhood continued to get the short end of the stick. She asked the Council to think about the impact on current residents.

Chair Jacob closed the public hearing at 7:14 pm.

Council Member Whitelock asked staff if the Council had authority to decide the road would not be connected. Mr. Jensen said Code Section 14-5-5a required any stub street in a subdivision to be connected. Council Member Whitelock responded that exceptions were frequently made. Mr. Murray referred to Section 14-5-5a and Section 8-4-2 and said a decision to not connect the road would ignore City Code, and the Council would need to amend Code or enter into some type of development agreement. Council Member

Whitelock asked how far the connection would need to extend, and Mr. Murray said the Council had a fair amount of discretion regarding how far it went.

Council Member Green said he liked the proposed plan better than the previously approved plan. He suggested putting a dead-end cul-de-sac at the end of 9540 like were found throughout the City and said he would be willing to change Code. Council Member Green said he would support a continuance to continue working on the options. Vice Chair Lamb said he liked the proposed plan but expressed support for cutting off the road and changing Code to meet what citizens wanted. Council Member Shelton said he appreciated residents attending and voicing concerns. Council Member Bedore said he believed the road should be capped.

Council Member Whitelock asked Mr. Muller if he was amenable to the changes that had been discussed. Mr. Muller said the stub road was connected to follow Code, not because it was needed. He said a delay would hold up the Final Plan, and asked if direction could simply be given to stop the road from going through.

Mr. Murray said the applicant was clearly acquiescent. He said it was his understanding that connecting stub roads represented good regional neighborhood planning for good traffic flow. Mr. Jensen said the reason for Section 14-5-5 was to prevent neighborhoods from being walled off from each other. Connecting roads contributed to community building and helped sustain healthy neighborhoods. He said the traffic study done showed Jones Brother Road would draw a majority of the traffic. Mr. Jensen said if the Council approved the plan as proposed, the City would have the option to go back and close the road off if it became a problem in the future. Council Member Whitelock said she agreed connectivity was important, but suggested a cul-de-sac with a park between the two neighborhoods would accomplish the desired connectivity. She pointed out the stub road was initially left as a future connection to a single-family neighborhood, but plans had changed over time.

Mr. Murray said the Council could accomplish the change discussed by identifying the streets and specifying that the street should end in a cul-de-sac instead of continuing east-west.

Council Member Bloom joined remotely at 7:33 pm.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-53, a petition requesting a major variation to approved plans and development standards for traffic calming and traffic flow for GEM West Jordan Apartments with the exception of 9540 South, which must be terminated at or before the City property line, and any modification to how 9540 South terminates is a minor variation in the Development Plan. Chair Jacob seconded the motion.

Council Member Green said the motion would allow staff and the applicant to figure out how the road would terminate. Mr. Murray said he believed the motion was specific enough to meet the intent of State Code. Mr. Muller said he had no issue with the motion.

Council Member Bedore suggested moving the children's play area further from the street.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

b. Ordinance No. 24-47 Master Development Agreement/Plan for Copper Meadows, subject to approval of Ordinance No. 24-48 amending the General Plan Land Use Map for Copper Meadows to Low-Density Residential and a Rezone to the Planned Community (PC) Zone

Justin Peterson with Peterson Development said he appreciated the Council's openness to the proposal. Jeff Seamon with Peterson Development introduced his team and said the Copper Meadows Development would exemplify balance by enhancing the community while aligning with the City's vision for future growth. Mr. Seamon presented a revised Master Development Plan and explained changes from the previous proposal reviewed by the Council, including a reduction in overall density from 5.0 units per acre to 4.2 units per acre, qualifying as a low-density residential project.

Mr. Seamon listed concerns that had been expressed and addressed, and said the application met City Code. He expressed the opinion that commercial would not be viable at the subject location and said he did not believe current residents in the area would want a steady stream of commercial traffic. Mr. Seamon explained planned open space and spoke of gravel pit remediation. He stated the proposed number of residential units in the project was crucial to making remediation financially viable. Mr. Seamon described plans for traffic flow and said the traffic study done showed 8200 South to be more than able to handle the anticipated increase in traffic. He said the thoughtfully designed development would enhance the property values of neighboring residential. Mr. Seamon spoke of the right and freedom to use, develop, and benefit from property without infringing on others' rights, and challenged those who spoke during the public hearing to state which of their rights would be infringed on by the Copper Meadows development.

Chair Jacob said he had a conversation with a resident earlier in the day, and said the suggestion was made to trade specific carriage lots to garden-style lots and disperse the carriage lots closer to the park. Mr. Seamon said he understood the suggestion but commented that a lot went into putting plans together. He said the change may be possible if the Master Development Agreement provided flexibility. Mr. Romney on the Peterson Development team spoke of some of the reasoning behind the proposed plan.

Responding to a question from Council Member Bedore, Mr. Seamon said development would start on the northeast side with Phase One. Council Member Shelton asked what would happen if remediation ended up requiring Peterson Development to dig twice as deep as expected to prevent settling, and remediation costs ballooned. A member of the

Peterson Development team said they had met several times with operators of the gravel pit to reduce the amount of unknown. Mr. Seamon said market conditions would impact the timing of later phases. It was estimated Phase One may begin Spring of 2026, possibly Fall of 2025, with other phases beginning almost a year later for each phase.

Senior Planner Tayler Jensen presented proposed bulk standards for the development, and shared details of the proposed open space plan. He explained next steps in the process if the Council approved the two ordinances that evening. Mr. Jensen mentioned that PC Zone development was intended to be at least 200 acres, but Code gave the Council discretion to approve any size. He noted that the proposed development was surrounded by more than 1,000 acres of PC Zoned property. Mr. Jensen said the ordinance encouraged compatible uses and did not require inclusion of commercial. He said staff believed commercial at the location would be at odds with what the residents had requested. Mr. Jensen showed density of other development in the area and said Copper Meadows would be the second least dense PC project in the surrounding area.

Mr. Jensen spoke of a shortage of middle housing types, and said he felt the proposed project would do a good job of filling that need. The Planning Commission recommended approval of the Copper Meadows Rezone by majority vote (5-2).

Council Member Whitelock asked what would happen if a future Geotech study found part of the site to be too expensive to remediate or unusable for residential development. Mr. Jensen said the total number of units would not be “entitled” with approval of the proposed ordinances. Every City ordinance and development standard would need to be met, and the developer would need to apply to the Council for any deviation to the Development Agreement. Council Member Whitelock said she knew Geotech studies were expensive, but inclusion of a study in the packet would have given her more comfort.

Responding to a question from Council Member Whitelock, Public Utilities Director Greg Davenport said with the Development Agreement the applicant would agree to pace development to not exceed available water ERUs.

Chair Jacob opened a public hearing at 8:20 pm.

Comments:

Jake McNinch, a West Jordan resident, expressed concerns regarding the approval of developments without Geotech reports. He stated that he had gathered nearly 400 petition signatures opposing the proposed development, citing its potential adverse effects on the neighborhood. McNinch argued that a PC Zone required a minimum of 200 acres and could not be approved if it negatively impacted the surrounding area. He claimed the City had not utilized the bond remediation fund provided by the property owner of the former sand and gravel pit, which he believed was why the property was not zoned R-1-8. McNinch asserted that it was not the responsibility of current residents to ensure profitability for the developer and advocated for a development more compatible with the High Point community. He stated that the Copper Meadows proposal was incompatible with existing developments, would strain public infrastructure, and would not provide affordable housing. He urged the Council to vote against the proposal.

Nathan Vorhees said he lived one home away from the High Point boundary. He said he believed the PC Zone would only be used because of the slopes and said he did not think it was right or appropriate. He said the carriage homes would have cars lining the street non-stop. Mr. Vorhees said in a neighborhood like High Point, residents had enough room to park, with enough roads to park on. He said he did not approve of the change and said the community had come out in force to say it was not what they wanted.

Christian Crook said he lived in High Point, and said he agreed with Mr. McNinch's comments. He said he left the Sycamores neighborhood because people parked on the streets and drove fast down the streets and said it did not make sense to put something similar right next to High Point. Mr. Crook encouraged the Council to stick with the current plan and vote against an amendment. He said the proposed change would not help the community or the neighborhood.

Blake Williams said he lived in the Sycamores neighborhood. He said the public process for Copper Meadows had been sobering for him and expressed frustration that he had not seen a lot of change made by the applicant. Mr. Williams said he felt frustrated because he suspected the proposal would move forward that evening.

Bryan Warner, West Jordan resident, said he formerly lived in the Sycamores neighborhood and currently lived near the proposed development. He said he knew residents of the proposed development would end up parking on the roads.

Scott Hardy, West Jordan resident in the Sycamores neighborhood, said it was a challenge for him as a real estate professional to find acceptable comparisons in neighborhoods with pockets of different densities such as the proposed project. Mr. Hardy said the proposed development would have a direct negative impact on the home values of existing adjacent homes.

Rob Peck said he lived in the Sycamores neighborhood. He said it had been very clear the residents did not want the proposed development and expressed frustration the project had made it that far. He said he moved to the Sycamores to get away from traffic. Mr. Peck said the schools were already completely overcrowded, expressed concern about the impact on traffic, and said the proposed project did not conform with surrounding areas. He said it felt to him like the Council was being pressured to vote in favor.

Collette Farr said her house abutted the Copper Meadows property. She expressed the opinion that the proposed high-density development would not fit with surrounding homes. She said the project would rob current residents of their property values and their peace and security by introducing crime and traffic congestion, and result in school overcrowding and potential fire hazards. She spoke of difficulty for emergency vehicles navigating narrow roads. Ms. Farr suggested if the current zoning were to remain, homeowners would develop individual lots the way they wanted them. She commented that driveways in some parts of the Sycamores neighborhood were not long enough, causing vehicles to extend into the road. Ms. Farr asked the Council not to rezone the property, and said she hoped the Council would speak for the residents.

Kelly Farr said he agreed with what his wife said, and stated it was okay to leave the area very low density to give people something to aspire to. He said he and his wife moved to the Sycamores because of the zoning and said they had looked for a property that would be backed by low density. Mr. Farr said the proposed project would increase foot traffic to his backyard. He asked the Council to vote against the proposal.

Josh Ryver, West Jordan resident on Cricket Lane, said West Jordan had the last great frontier in the valley. He expressed the opinion that moving to high density would ruin what the city had. Mr. Ryver said future homeowners in the proposed development would have buyer's remorse and miss out on what he had on his quarter-acre lot. He asked the Council to do the right thing and vote no.

Council Member Bloom left at 8:54 pm.

Teresa Crook said she currently lived in High Point and formerly lived in the Sycamores. She said she was born and raised in West Jordan and spoke of the changes and growth over time. Ms. Crook said she moved to the area because she wanted her kids to have open land and space and said there was no reason to develop further west. She said she disagreed that 8200 South had capacity for more traffic and said the proposed situation would be unsafe for her kids. She asked the Council to consider whether they would want the proposed development on the other side of their neighborhood.

Jared Hodgkin, High Point HOA President, said he appreciated work and effort Peterson Development put into the plans. He said a lot of the resident concerns had been addressed. Mr. Hodgkin expressed the opinion that the area would not fit well with cottage homes. He asked the Council not to approve the proposed setback adjustments, and said they had experience in the Sycamores with driveways that were too short. Mr. Hodgkin said any adult living in the proposed development would have to drive because of the lack of public transportation connections and said there was not enough space.

Matt Hofer said he lived on the west side of High Point. He said his community was opposed to the proposed development. He said he previously lived in a home that backed up to high-density development and moved to High Point to get away from the situation. Mr. Hofer said the proposed development would infringe on his right to the pursuit of happiness. He said he appreciated and wanted neighbors but was concerned about effects of the proposed high density. Mr. Hofer asked the Council to listen to the residents and not approve the proposal.

Nate Turner said he lived on Cricket Lane. He said a majority of the neighborhood did not want the proposed development. Mr. Turner said he moved to his home based on existing zoning at the time. He said he formerly drove a plow truck, and knew it was a nightmare when vehicles were parked on the road. Mr. Turner reminded the Council they were elected by the residents and asked the Council to be the voice of reason.

Sarah Hofer said she agreed with many of the things that had been said. She said additional traffic congestion on 8200 South would have a negative impact on everyone

who lived in the area. Ms. Hofer asked the Council to leave the zoning as it was. She said she had not heard anything about amenities that would be provided to the community by the proposed development and spoke of overcrowded schools. Ms. Hofer said the proposed development seemed out of place at the subject location and said it would cause the problems that many of them had moved there to get away from. She said she was not against high-density housing; just felt it would be out of place in that area.

Michael Bruff said he was a resident of the Sycamores subdivision. He said he was a builder and knew what it was like to have to pencil in enough homes to be able to pay for remediation. He said he suspected none of the residents would have a problem with repeating the same layout as the Sycamore subdivision on the subject acreage. Mr. Bruff said the Council's decision that evening would show whether they were listening to the residents. He said the community was telling the Council not to do it. Mr. Bruff said he was tired of the vehicles parked on 7800 South.

Richard Nicks, West Jordan resident in the High Point neighborhood, said he agreed with many of the sentiments that had been shared. He said High Point was a beautiful neighborhood, and said he found the idea of putting high-density even further west very frustrating. Mr. Nicks said he believed Peterson could make nice homes; he just believed the subject property was an opportunity to make even nicer homes than proposed. He asked the Council to vote no.

Eldin Read said he lived in the Sycamores area, and said he agreed with everything that fellow residents had said. He said he believed Peterson was trying to make a nice development, but it did not fit in the subject community. Mr. Read said he hoped the Council would listen to the constituents and vote against the proposal.

Megan said she lived in the Sycamores development. She said she had listened to the other comments, and she did not believe the proposed development was in the best interest of the community. She said she enjoyed the natural views along the highway and did not want to see townhouses instead. She spoke of current crowding in classrooms, and difficulties with narrow streets. She asked the Council to please vote no.

Beau Swenson said he was a West Jordan native and homeowner in High Point. He said he echoed everything that had been said and emphasized that the proposed development would have a negative impact on the community. Mr. Swenson said high density should be put in correct areas and said the increased parking and traffic would disrupt the peace and tranquility residents currently enjoyed. He said he disagreed that 8200 South would be capable of handling a large and sudden influx of traffic. Mr. Swenson said the proposed project would not align with existing development, and asked the Council to vote no and explore alternative projects that would promote responsible growth.

Josh Suchoski said he was an apartment developer. He expressed frustration that remediation was not done on the land at the end of use as a gravel pit. Mr. Suchoski said he had a problem with the city for not pushing back with the County and forcing the original user of the sand and gravel pit to remediate. If remediation had been done, Peterson would be able to do the development the residents were asking for.

Sariah Hurd said she seconded all the comments that were made and said the biggest problem she had was with the parking. She said the parking along 8200 South from existing development was a nightmare. Ms. Hurd said she had not heard a single comment in favor of the proposal. She said the property was difficult to work with, but said the Sycamores property had also been difficult, and had been made beautiful.

Jonathan Jex commented that the Council Chambers would have been overflowing with attendees if everyone viewing online had attended in person. He echoed sentiments that had been shared and said the residents did not want the proposed development. He asked the Council to vote against the project.

Jazzy Swenson said her family recently moved to the High Point neighborhood and had worked hard to sacrifice for their forever dream home. She said they had not anticipated being surrounded by high-density, crowded housing. She said it did not make sense to add high density to the low and very-low density in the area. Ms. Swenson said traffic had already increased with other townhome development in the area and pointed out that many residential yards backed up to 8200 South. She asked the Council to think about the property owners before justifying increased traffic. She said the neighborhood was currently family friendly and asked the Council to keep the neighborhood a neighborhood. Ms. Swenson asked the city to stop trying to make West Jordan into California and spoke of a petition with 380 verified signatures.

Amber White thanked the Council for staying so late. She said she was fine with homes being on the subject property but asked the Council to think about the size of the homes. She said parking was the biggest issue and suggested starting from scratch.

Mandy Hamburg said she lived in the Sycamores neighborhood and agreed with the comments of her neighbors. She spoke of overcrowded streets with street parking. Ms. Hamburg said she had a hard time believing many first-time home buyers would want to live in the proposed cottage homes. She said she was not opposed to development but thought the proposed project would have been better suited to the High Point location closer to major streets.

Mariana Hankins said she strongly agreed with what everyone had said. She spoke of high interest rates and said homebuying often involved multiple families in one home to be able to make payments. She said she knew many families looking for a forever home in a neighborhood like hers, and said Peterson was not proposing to develop forever homes. Ms. Hankins said she loved that her neighborhood was a quiet place and said the mountainside should be developed as a quaint, quiet place.

Andrew Riley said he had lived in the Sycamore neighborhood since he was seven years old. He expressed the opinion that the area should be a place for kids to roam and play in the streets. He said he was against the proposed rezone, and asked the Council to vote no.

Kevin Burningham said he worked in public safety and had an opportunity to work in areas of high density. With high density, came increases in calls for police and fire

services. He said the proposed development would massively increase emergency calls. Mr. Burningham said crime would increase and said such development would only hinder the west side of West Jordan, where current residents had moved to get away from such situations. He spoke of the eventual need for an expensive additional fire station. He said more problems would be caused, and asked the Council to vote no.

Michael White said he was opposed to the proposal. He said he understood what the builders were trying to do, but believed they were going about it wrong. Mr. White said he did not want the same traffic situation that existed on 7800 South to happen on 8200 South. He said he would be fine with a better plan.

Brian Thatcher said he lived in the Sycamores neighborhood. He asked the Council if they would move to the development if they approved it. He said he worked in the building industry but did not believe the subject location was the right place for the development.

Chair Jacob closed the public hearing at 9:46 pm.

Council Member Whitelock encouraged residents to reach out to the School Board with concerns regarding schools and overcrowding, and emphasized the Council was not allowed to consider schools in their vote. She said she agreed with the residents that the proposal felt more high-density than low-density. Council Member Whitelock said housing interest rates ebbed and flowed, and she did not consider current interest rates to be a good argument for a zone change. She said she appreciated the traffic study but said in her experience studies tended to lean in favor of those who paid for them. Council Member Whitelock said she appreciated inclusion of affordable housing in the MDA without using ADUs, and said she was grateful for the community meetings hosted by Peterson. She expressed concern that a Geotech study was not included. Council Member Whitelock said property right decisions were hard. She said she wondered why the property owners had not approached the City during the recent update of the General Plan and requested different zoning for the property. She said she worried that with approval of the higher density requested, future developers of low-density land in the area would use the higher density as an excuse for future low density not being feasible. Council Member Whitelock said she agreed there was a need for affordable housing, but if all currently entitled units in the State were built, there would be a surplus of housing. She said she did not feel the data was present to support a zone change. She said she suspected a particular portion of the project near Stokesley Drive proposed to be ungrooved would become a weed patch. Council Member Whitelock said she had heard the residents' comments that evening.

Council Member Green said the PC Zone process took a long time. He said the pursuit of happiness was right up there with property rights, and the Council had to find balance with property rights. He said the proposed project was designed for families to be able to go from a smaller home to a larger home and said he did not understand how the proposed project would not be friendly or create a family experience. Council Member Green said many of the comments he heard that evening were value judgements. He said housing markets changed. He stated the proposed development was not a high-density project and would basically be an extension of the Sycamore neighborhood. He said the

total acreage could have 380 homes if zoned R-1-8, perhaps 330-350 with the unbuildable slopes. Council Member Green said the street parking impact would be the same because the same number of driveways, with the same width, would be present. He said there were already PC Zoned neighborhoods to the north and south and said the proposed site plan would discourage ADUs. He said 84% of the proposed units were single-family and said 4.2 units per acre was not high density. Council Member Green said gravel pits were subject to the Utah Municipal Land Use Act, and remediation would be required. He said he believed the proposal met the General Plan based on housing types and commented that things changed over time. Council Member Green said he believed the proposal met City parking standards. He emphasized the need to be reasonable. Council Member Green said he had lived in the “missing middle” most of his life and understood the need for the missing middle. He cautioned residents that they may like subsequent proposals for the land even less.

Council Member Bedore said he climbed the dune that would be the big slope on the subject property, looked at where the townhomes would be, and considered them to be pretty far away from existing homes. He said he would have voted against the proposal a year ago, but having looked at existing residential in the area, he did not see a problem with the proposed project. He said he did not think traffic would affect current residents once Stokesley Drive was completed. Council Member Bedore spoke of the comments he had heard, and said he was hurt by comments speaking down about the type of people who would buy the proposed units, because he lived in a townhome on a street of about 20 duplexes. He said he did not like that current residents seemed to already have closed themselves off from future neighbors. He said he had loved neighbors on all sides.

Vice Chair Lamb said it had been a long night. He said six years previously he was sitting in the audience with preconceived notions, not wanting an apartment complex next to his home. He said his decision as a Council Member would be based on information received from the city, the residents, and the developer. Vice Chair Lamb said he did not like the carriage lots and would not buy one of the carriage lots. He said his current home was not his dream home, but he was okay with it. He spoke of young people who could not afford more expensive homes and may want to buy the proposed units. He expressed hope that traffic would improve when Stokesley Drive was completed. Vice Chair Lamb said he would like to see more single-family homes that were not carriage homes included in the project.

Council Member Shelton said it was not an easy decision. He said he wanted more information about the comment made that the owner of the gravel pit should have been forced to remediate the property. He said he wondered if the result with an R1 zoning would essentially be higher density with ADUs that would be allowed. Council Member Shelton said parking was a serious issue in West Jordan. He said he believed deeply in the Constitution of the United States, and believed property rights were a real thing.

Council Member Green said he was concerned about proposed open space on Stokesley Drive. He said he wanted better answers regarding Stokesley Drive, and the potential impact of a Geotech report on density.

MOTION: Council Member Green moved to POSTPONE Ordinance No. 24-47 for a Master Development Agreement/Plan for Copper Meadows to no later than February 28, 2025.

Vice Chair Lamb seconded the motion.

Council Member Whitelock said it was her understanding that carriage lots had a little less parking. She said she knew the developer had a creative engineer and group who could maybe find a way to make the project pencil out another way. She said the Planning Commission could not base a vote on public clamor, but the City Council could. She added that the Mayor also had veto power. Council Member Whitelock said she appreciated the residents for attending and sharing their thoughts.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Pamela Bloom

The motion Passed 6-0.

MOTION: Council Member Green moved to POSTPONE Ordinance No. 24-48 amending the General Plan Land Use Map for Copper Meadows to Low-Density Residential and Rezone to the Planned Community Zone (PC) to no later than February 28, 2025.

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Pamela Bloom

The motion Passed 6-0.

7. BUSINESS ITEMS

a. Resolution No. 24-040 appointing a member to the Cultural Arts Society of West Jordan

Council Office Director Alan Anderson introduced Resolution No. 24-040 to appoint a member of the City Council to sit on the Cultural Arts Society of West Jordan Board.

MOTION: Council Member Green moved to APPROVE Resolution No. 24-040 appointing Bob Bedore to serve on the Cultural Arts Society of West Jordan Board.

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Pamela Bloom

The motion Passed 6-0.

Responding to a question from Mr. Chandler, Chair Jacob explained his intention was to schedule Ordinance No. 24-47 and Ordinance No. 24-48 on a future agenda as a business item. He noted that the public hearing requirement had been satisfied. He encouraged residents to take advantage of the public comment period at the start of every Council meeting. Council Member Shelton preferred holding another public hearing if there were changes to the proposed plan. Council Member Whitelock agreed.

b. Resolution No. J24-01 recognizing November 30, 2024 as Small Business Saturday supporting small businesses in West Jordan

Mayor Dirk Burton and Chair Jacob spoke in favor of recognizing November 30th as Small Business Saturday to support small businesses in the community.

Vice Chair Lamb mentioned that he supports small businesses every day and was in favor of small business but was not in favor of the proposed resolution.

Mayor Burton felt Small Business Saturday was a movement across the nation and thought it would be good for West Jordan to show support.

MOTION: Chair Jacob moved to APPROVE Resolution No. J24-01 recognizing November 30, 2024 as Small Business Saturday. Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO: Chad Lamb

ABSENT: Pamela Bloom

The motion Passed 5-1.

8. CONSENT ITEMS

a. Approve Meeting Minutes

- November 6, 2024 - Regular City Council Meeting***

MOTION: Council Member Green moved to APPROVE the Consent Agenda as listed. Chair Jacob seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Pamela Bloom

The motion Passed 6-0.

9. ADJOURN

Council Member Green moved to adjourn the meeting. Chair Jacob seconded the motion, which passed by unanimous vote (6-0).

The meeting adjourned at 10:56 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on November 20, 2024. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this ____ day of ____ 2024

DRAFT