



MINUTES OF THE CITY OF WEST JORDAN  
COMMITTEE OF THE WHOLE  
Tuesday, February 11, 2025 – 4:00 PM  
**Waiting Formal Approval**  
8000 S Redwood Road, 3rd Floor  
West Jordan, UT 84088

## WORK SESSION

### 1. CALL TO ORDER

**COUNCIL:** Chair Chad Lamb, Vice Chair Kayleen Whitelock, Bob Bedore, Pamela Bloom (remote), Kelvin Green, Zach Jacob, and Kent Shelton

**STAFF:** Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, City Attorney Josh Chandler, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick

Chair Lamb called the meeting to order at 4:00 pm. He noted that Council Member Bloom was absent but may join remotely shortly.

### 2. DISCUSSION TOPICS

#### **a. Potential amendments to West Jordan City Code Section 14-5-5 connecting stub streets to adjacent subdivision**

Council Member Shelton oriented the council regarding recent ordinance adopted for GEM Apartments stub street which was vetoed by the Mayor and the Council subsequently overrode the veto 6-1 at the following meeting.

*Council Member Bloom joined at 4:02 pm*

Council Member Shelton felt residents didn't want a street connecting them next to an apartment complex. This code was supposed to help neighborhoods (subdivisions) to connect with each other. Type of use is so different and the last code reviewed didn't include the changes considered at this last meeting. Council felt there should be a level of separation between these two developments because they are not like neighborhoods. Council Member Shelton felt the VETO was surprising. Chair Lamb felt that parking concerns was more of the issue for GEM Apartments rather than the connection.

Council Member Shelton referenced an apartment complex where streets outside of the complex are lined with cars because they didn't want to pay for an extra parking place in the complex. He felt that land use has changed drastically in the past 20 years and it seemed appropriate to review the code again. He met with staff and Council Member Green to discuss the code. Staff agreed the code proposed could be implemented. He

asked Community Development Director Scott Langford if there were legal problems. Mr. Langford didn't feel like the code included current statutes we did obtain property to make those sub streets. Assistant City Attorney Duncan Murray felt the main concern for stub streets was that the city should be careful to require them for future developments – which the proposed language includes – we want the stub street for connectivity and public utilities and public safety. It's much more legally defensible. Council Member Shelton turned to Council Member Green.

Council Member Green last update was 2014 – pointed out language cleanup that they did as well – a lot of striking language met with traffic engineering department and took out 5-7 lines to say we follow engineering standards. mentioned city protection strips and we have it cleaned up to make it simpler to read. 98-101 connecting trails and walkways have to connect. He referenced Brinker Hawk Bluffs across 1300 W senior housing overlay and PRD – which was very successful. One condition of the MDA was to put in a trail – trail starts as expected and sort of runs to Gardner village but runs into a brick wall for the Colosimo project. We didn't have the ability to say we want connecting trails. So the trail stops at a boundary wall. The proposed code should prevent that. We want the neighborhoods connected with trails. He mentioned Public Improvement Standards Specification and Plans should be capitalized.

Council Member Jacob suggested changing in 4-2-55(a)1 stubstreets are required at reasonable locations. . . he didn't want to require them. Everyone is told it will be connected to another neighborhood. When you build the stubstreet it becomes a personal playground or parking lot and city maintained. When the road goes through people get mad. But if we require the street to be left undeveloped you signal that you aren't building something that's a temporary land.

Council Member Shelton didn't like the idea of leaving it a weed patch . . . Council Member Green felt neighbors would still do what they do. Council Member Green if we require developer to put money down we will lose on everyone of those streets. We will be the ones paying for the cost of it – especially when it comes down for water and sewer – we would need to come up with more funds to finish the street. We won't be able to budget for that – if it sits in escrow. . . and costs triple. Council Member Shelton thought if it wasn't a weed patch we could do a park there but city resources would be required. Chad wondered if there were a lot of sub streets. Duncan mentioned Wasatch Electric will have some. Scott said this is a sign and future road connection. Korban it's because we're trying to manage expectations. Council Member Jacob commented about areas where drug deals are going down. . . Korban said 8200 S and 6700 W have to have access to neighborhood and a little corner of stub for parking – maybe we could provide jersey barricades or fence – something to eliminate the ability to hang out in a 'dark corner'. Council Member Green what would happen if we build a curb across the middle – temporary curbing. . . rather than k-rails and then add the signs this is a future street – it wouldn't allow driving just pedestrian traffic. Korban said he will work with Brian for something.

Council Member Shelton didn't like closing it off just because some day it's going to be taken care of. Korban suggested those areas where there are dark corners. Council

Member Bedore didn't mind upset neighbors because they are all aware it will happen eventually. Council Member Bloom asked question about safety – has the fire chief weighed in on this. Council Member Jacob understood the concern but that wasn't what he was talking about. Scott they have to meet fire code and two points of access – it would be above and beyond. Council Member Jacob what should we do with west end of 8200 South?

Vice Chair Whitelock on line 12 a minimum of two points of egress and ingress – how do we determine it. It's part of fire code. Line 18 it says stub streets which will connect to future – should it say will or may. She felt that it shouldn't be hard requirement. Duncan felt that was fine to change it to 'may'. Korban pointed out shall connect in the code. . . Scott said we need black and white language – if we drop shall streets and development connect. Scott was fine. Duncan lines 5 and 8 anything worked out in DA with zoning and density not worried about legal entities at all. Duncan felt this addressed the issues they were concerned with.

Kelvin do we have at least four to move it on. Does it need to come back to COTW or can it come back to CC for action. Duncan the next step is PC. Council Member Green Bedore Whitelock Lamb Council Member Shelton all okay to move it forward with changes as provided.

Kelvin said we moved it forward fast and they were great to work on it quickly. Chair Lamb good to have it moving forward.

***b. Discussion of amendments to Council Policies and Procedures***

Policy Analyst & Public Liaison Warren Hallmark council approved updates to policies and procedures and three new items needed.

First topic Town Hall Meetings caused us to make all our ducks in a row. New rule to establish process to hold a town hall meeting. Council Member Jacob A. not to be representative of the CC as a whole. . . it may be. Council Member Jacob felt that it might be representative of the council as a whole. Just eliminate the first line. Council Member Green trying to help so it's not an OPMA issue. Josh to make sure we are all on the same page. B. 1. b. should be if desired – we don't need flyers for every meeting. It may just be on social media. Council Member Green so may distribute flyers. Fine. Vice Chair Whitelock part of the intent is to say it's Council responsibility not council staff. Will it be understood. Chad if we ask staff to help they will help us. Vice Chair Whitelock didn't like that. Chad wanted to be able to have staff help. Council Member Green coordinates any distribution of flyers. Council Member Jacob didn't want flyers. Council Member Bedore how about to communication of it. Council Member Jacob closer. Council Member Green public notification. Chad we will or we can. Council Member Jacob was okay with public notification. Discretion was given to Warren to finalize wording. Chair Lamb do we need to put council members. Council Member Green if you say any member. . . goes back to clarity with OPMA. Josh Chandler it is clear that you aren't calling it a special meeting. He said notice of flyers rather than using notice use announcement or information so it doesn't sound like publication.

Mr. Hallmark continued with 6.6 Establishment of Subcommittees – this makes the committees altered at the last meeting are also altered in policies and procedures here. These are committees council requires. Council Member Jacob liked the balance. Council Member Green wondered if we could say following standing committees are established. We don't have to include city council. You could even put Standing Committees: just meant to simplify it. Strike c.

Electronic participation – regarding council and general public. He asked if council wanted to continue permitting remote, electronic participation? and does council have an interest in revising the practice in general? only allowing participation remotely. Pamela asked what was the down side for not allowing it to happen. She really appreciated the opportunity to participate remotely. Council Member Shelton felt that those who are absent and participating electronically it's less effective. He wouldn't want to exclude them from meetings when work situations change. Vice Chair Whitelock felt that she wanted to allow remote participation and have camera on. Chair Lamb couldn't see those who are participating remotely – during covid everyone showed up but not the way we do it now. Vice Chair Whitelock said she participated electronically and her picture was shown. Warren explained that showing camera isn't taking place now because of the way we display the meeting now. Council Member Green not a problem where council members or staff participate electronically. He suggested that the attorney's office and Chase (regarding electronic meetings) come up with a policy that is solid, legitimate and legally defensible to adopt as part of this to deal with public comments. Warren continue council and staff electronic participation with camera on and viewable. Council Member Bloom commented regarding camera – we need to make it clear that if someone on the council for religious practices that some religious beliefs won't allow for that. Lets be respectful. Vice Chair Whitelock then let them just be absent. Council Member Bloom felt it was a remote world now and wanted to be respectful. Chair Lamb felt that it was encouraged to be in person rather than remote attendance. Council Member Shelton wanted in person attendance preferred. Make that clear in policy – don't want a punishment.

Second part was public comment – talked about removal of 5 minute group option. Concern was there is no way of enforcing that group. Vice Chair Whitelock didn't support removal of 5 minutes. It's never caused an issue – yes some people do five minutes as a group and individuals will still speak. Council Member Shelton agreed. Council Member Bedore agreed. Council Member Green didn't like the group representation without them saying who they were representing – those people shouldn't get to speak after that. Council Member Jacob agreed. Council Member Shelton wondered when it was an issue. Council Member Jacob said last Copper Meadows was an issue. Council Member Jacob said lets pick a number an apply it to everyone the same. If you don't enforce that they are speaking for a group. . . leave it up to the chair (Vice Chair Whitelock). Chair Lamb said that didn't go well. Lamb said leave it alone at 3 minutes. Debate took place – Vice Chair Whitelock until it's being abused it's not a problem. Council Member Jacob wanted there to be consistency. Allow everyone the same amount of time. Council Member Bedore. Made a comment for form to be filled out. Vice Chair Whitelock said by a vote of the body we can limit comments. Council Member Jacob wants it in the policy. They wanted there to be a line on the card that

states if you're speaking for a group please indicate the group and limit remarks to five minutes.

Korban wondered if PC cares if it's dictated to them – but it is a good idea and not that different to have it in code. . . .

Council Member Green maybe there's a way to right the policy and give PC enough wiggle room.

Vice Chair Whitelock what are we trying to solve. Council Member Green there are some issues – we have an open comment period that they can speak about whatever they want and we can't limit it. If we write a policy we can stop it. Vice Chair Whitelock didn't think it had been a problem. Council Member Green also felt that there could be a problem – similar to SLC where they were overwhelmed with comments about Bahass. . . you can cut it off but how. Chair Lamb said we can go for another hour and then we will stop it.

Mr. Hallmark said Chair does have the ability to limit time- do you want it in CC rules? Council Member Jacob liked having it in a policy so we can handle it if it does come. He gave the example of almost an hour of public comment for an item that they heard something was going to happen that wasn't even on the council's radar. Concession stand. Council Member Green wanted to be proactive and not reactive. He wanted Attorneys to look at best practices for this situation. So we can better manage our meetings. Josh Chandler we are happy to do it. He expected to take guidance from council after this discussion. We can do it with what we view best practices can be but there is room for preference. If you want us to take the first shot – he'd like direction as they prepare it and they will bring it back hopefully for appropriate use of time. Warren said again proactive practices similar to other cities are doing. Chandler we can think of examples where this may be appropriate. We should be prepared.

Mr. Hallmark felt there were four in opposition to the first point of the 5 minute limitation. He moved on to the second question. Does Council want to define a max time limit for public comment?

Council Member Green suggested that they say public comment is an hour and then they could vote to extend it. Chair Lamb good with that. Vice Chair Whitelock okay for public comment – clarified that they were not making that for public hearings. Council Member Green clarified they were only speaking about public comment period. He felt public hearings shouldn't be limited. Majority of Council were okay with the suggestion. (Lamb, Jacob, Shelton, Green).

Mr. Hallmark asked if Council wanted public comments to be in-person. Vice Chair Whitelock said legislature allows online/remote comments and she didn't want to be more restrictive than the state.

Council Member Green reiterated that West Jordan was the only city that allows it.

Council Member Shelton wanted public comments to be in person only.

Council Member Bloom welcomed online/remote comments. Council Member Shelton felt it was abused. Council Member Bloom disagreed she wanted the doors open. Vice Chair Whitelock didn't want to make policy based on individual situations. Council Member Green mentioned that other cities had the public comment period monetized. He was okay to have electronic comments if they were not recorded. Vice Chair Whitelock noted that monetization during public comment could also happen in person. Council Member Bedore agreed. Council Member Jacob didn't mind electronic participation but would prefer whomever was commenting that they must turn on a camera. Vice Chair Whitelock agreed with that comment. Council Member Bedore said some hide behind the anonymity. Council Member Jacob water district allows zoom comments only by internet / camera – not by phone. Smart Phone or computer and their camera must be on which is the same as legislature. Council Member Shelton said opening it electronically someone anywhere in the world could call in. He is only interested in hearing from residents. He wanted in person comments. If other cities do it that way what is the harm. Council Member Bloom did not agree she felt electronic participation was important. Council Member Bloom felt it was an opportunity for multiple access points for city council. We are creating accessibility. Council Member Green did not agree. Council Member Shelton didn't either. Council Member Bloom felt it was a wonderful way for residents to reach us she didn't want that option taken away. Council Member Jacob said we are accessible 24 hour comment line – group email – all phone numbers online. Council Member Bloom don't take it away they need all of the opportunities. Council Member Jacob we have facebook comments allowed as well. This is a way for it to be on public records. Council Member Jacob was agreeing. Vice Chair Whitelock against, Council Member Jacob against, Bloom against, Council Member Bedore against. They want commenters to have to have camera on. Eliminate dial in phone call comments then. Council Member Jacob said even if we took and limited public comments in this way it would be hard to say we are limiting access. Council Member Bedore but this is the most public way. He worried about it being there for so long and now taking it away. Council Member Shelton disagreed but happy to accept the majority. Majority of Council Members wanted to continue allowing public comments online/remote as long as their camera was on and eliminate dial in by phone comments unless they were smart phone/computer comments.

Mr. Hallmark reported that with Zoom comments, there was a way to require people to pre-register. He asked Council if they would like to require that? Council Member Bloom mentioned she wanted to allow public comments from ALL residents. Council Member Jacob wanted to hear from ALL residents as well. Council Member Green liked the idea of a registration process on zoom. It's the same as filling out a card. Warren group commenter and all public comments are required to fill out a card. Majority agreed for commenters to register.

***c. Discussion of the Upcoming 2025 Resident Survey (via Y2 Analytics)***

Chair Lamb would like to keep this discussion item to no longer than 6:00 pm. Council Members agreed.

Policy Analyst & Public Liaison Warren Hallmark looking for council feedback regarding the survey questions. He mentioned that the past two years there were a few one – time only questions and noted that the other questions were repeated year after year for data gathering purposes. He announced that the Cemetery question would not be repeated again this year and asked if council had any others questions they'd like to include in the survey this year.

Vice Chair Whitelock is city headed in right or wrong direction. Majority said they don't know. She wanted a follow up question or area for a statement. He will make sure there is a follow up question when they say I don't know. Vice Chair Whitelock for sewer services below 70% she wanted to know why. She felt that was the purpose was to improve city services. Council Member Green referenced code enforcement they always get a bad score is it because they're over enforcing or under enforcing. It's both! haha – Council Member Green liked the idea of asking why. Vice Chair Whitelock regarding how they get information when they chose website – include our website for them. If they do access the website how often do they go to it. Once a year or every six months. Who access it most – is it for building purposes – developers or is it the general public. Vice Chair Whitelock just wanted the website shown in the question.

Council Member Green how satisfied were you. . . if it goes below a certain number we need clarification. Council Member Shelton felt an open ended answer is hard to go through. Whitelock suggested simple multiple choice options. Council Member Green how many surveys do we do that say rate the service at the ER last week and you rate it and at the end would you like to be contacted for follow up if so what's your email address. He felt that we should provide that option for residents too. Vice Chair Whitelock do we have staff to do it. Lee said he felt mayor would follow up personally. He wants that option. Council Member Green suggested even giving them an opportunity to link to another page where they can email. Council Member Jacob really liked do you want to be contacted – Council Member Shelton and Vice Chair Whitelock agreed. Chair Lamb asked about is it affordable to live in WJ – he didn't like that question. Chair Lamb felt that was subjective.

City Administrator Korban Lee commented that questions 1-4 were us brainstorming what might be a good one-off question. We don't have to do any of these suggestions – he wondered what council wanted to ask.

Vice Chair Whitelock – is housing affordable – no – korban said what about affordable housing questions – council has done a lot to address affordable housing – good landlord program – garages. . . He wondered if there was anything they wanted to ask.

Council Member Bloom said she would like to take the feedback to legislatures – so we can work on that with our legislators. Vice Chair Whitelock do residents support city involvement in affordable housing – she wondered if they supported us using their money for affordable housing. Use of tax dollars. Council Member Jacob felt that was letter c. Council Member Green was curious to find out about business license rules – how friendly are they – is there anything keeping you from running your business in West Jordan? Is child care accessible in WJ and if so is there something we can do to

make child care more accessible in the city. Vice Chair Whitelock liked the question but not for the survey. Council Member Green do you operate a home based business and is it licensed? Council Member Shelton parks and active transportation – does the city provide adequate facilities for recreation and trails for recreation purposes and active transportation options. Council Member Green agreed with recreation question it will tie into ZAP – do you favor city pursuing a rec center in Ron Wood park? It needs to be worded correctly. Vice Chair Whitelock afraid it will hurt us. Korban if you are willing to pivot based on the response then ask it. The outcome would not be all that different. Do you want to issue a bond. Mr. Lee should city partner with SLCo in Ron Wood park. Council Member Shelton didn't want to go there. Mr. Lee if you get back results that they don't then what do we do. Vice Chair Whitelock felt concerned. We've had conversations about prioritizing aesthetics – streetscapes, parks, along trails. Do we want to ask a ranking question about aesthetics? What does aesthetics mean to you. majority YES want a ranking question. Vice Chair Whitelock interested if others are bothered by the calling tree – she prefers a human answering the phone. Council Member Green agreed is our phone system customer friendly. Council Member Green you can hire live virtual assistants and not expensive. Chair Lamb said he felt like calling the main number he couldn't get through to who he wanted. Council Member Shelton agreed. Council Member Green has used the GoTo system without using voicemail as well. Chair Lamb felt most people want to speak with a human person. Majority agreed. Chair Lamb referenced speaking to a person but he was speaking with ai.

Mr. Hallmark appreciated the feedback and would get a finalized list for them.

***d. Informal Discussion with Ryan Holtan, Mayor's Appointee for West Jordan Justice Court Judge***

*Council recessed the meeting at 5:52 pm and reconvened at 6:08 pm.*

Council Members took time to introduce themselves and Ryan Holton and his wife introduced themselves. Ryan answered questions from the Council.

*Council Member Bloom left the meeting at 6:20 pm*

**3. ADMINISTRATIVE ITEMS**

Chair Lamb noted that Leadership chose to move Reports to Council to the end of the agenda so that they can start the Public Hearing and Business items sooner.

**4. ADJOURN**

Chair Lamb adjourned the meeting at 6:45 pm

*I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on February 11, 2025. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.*

Cindy M. Quick, MMC



Council Office Clerk

Approved this\_\_\_\_ day of\_\_\_\_2024

DRAFT