



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, April 10, 2024 – 6:15 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Zach Jacob, Vice Chair Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Community Engagement & Government Affairs Director Tauni Barker, Mayor Dirk Burton, City Attorney Josh Chandler, Assistant City Administrator Jamie Davidson, Policy Analyst & Public Liaison Warren Hallmark, City Administrator Korban Lee, Council Office Clerk Cindy Quick

Chair Jacob called the meeting to order at 7:48 pm, and noted that Council Member Shelton was absent.

2. DISCUSSION TOPICS

- a. **Discussion regarding efforts and process to have a State Liquor Store in West Jordan**
Government Affairs Director Tauni Barker oriented the Council with the process to obtain a State liquor store. She reported the portions of West Jordan that fell in State-designated District 48 (Herriman area) currently met requirements to qualify for a liquor store. The District 48 area was currently number seven on the State's priority list for new liquor store locations. The Utah Department of Alcoholic Beverage Services (DABS) already identified 9000 South and 4000 West by Smith's as a potential location, with the Dry Creek Highlands area off U-111, and the Olympia Hills area as second and third possibilities. Ms. Barker said two groups had been actively lobbying for the liquor store to be in the Olympia Hills area.

Ms. Barker explained liquor stores were funded by the Legislature, and said recent focus of the DABS had been on process improvement and online sales. Responding to a question from Council Member Green, Ms. Barker said she believed the District 48 location would move up the priority list if the DABS did not need to acquire land, but would most likely not move all the way to priority spots 1, 2, or 3. Council Member Green referred to a specific plot of land owned by the Redevelopment Agency. Ms. Barker responded that population was a significant factor, and expressed the opinion that population in the area referred to was probably not expected to grow enough for a District 48 liquor store to become a higher priority.

Ms. Barker reported sales at existing liquor stores in Herriman and West Valley were not performing up to average. The DABS estimated annual sales tax revenue from a liquor store located in West Jordan would be approximately \$50,000. Ms. Barker spoke of the lobbying cost associated with pursuing a liquor store. She proposed three investment

options, with the first being \$35,000-\$50,000 in addition to what the City currently spent on lobbying, and no promise of a liquor store in the next five years. Council Member Bloom expressed the opinion that a liquor store would provide a service to the community and would be willing to explore land options to make the area more appealing to the DABS.

Ms. Barker proposed a second investment option that would involve the City pushing the issue more than it had been, but with less financial investment than the first option, and with potential to obtain a liquor store in perhaps 8-10 years. She presented a third option of not pursuing an increase in priority.

It was suggested that it was common for a developer or a city to donate land for a liquor store. Ms. Barker explained a current priority for DABS was increasing the number of liquor licenses for restaurants rather than increasing the number of liquor stores. Responding to a question from Chair Jacob, Ms. Barker estimated even if the land and a ready-to-go structure were donated, West Jordan was looking at 4-5 years to obtain a store. She emphasized the process would take time.

Mayor Burton would like to see the City move forward with pursuing a liquor store despite that FY 2025 would be a tight budget year. Council Member Whitelock viewed a liquor store as a service to the community. City Administrator Korban Lee noted that the sales tax revenue would be similar to landing a well-performing fast-food restaurant.

Council Member Bloom was in favor of pursuing the first option presented. Council Member Green said West Jordan was the third-largest city in the state, but did not have many of the features a city that size should have. He was willing to look at donating land for the store.

Ms. Barker advised that the City needed to spend money on the issue for it to move forward, and had reached out to four different lobbyists/specialists asking about rates (\$35,000-\$50,000). Council Member Green wanted the City to be at the table. Ms. Barker suggested the Council budget the funds so the City could strategically move forward and spend the money if the right opportunity arose. Chair Jacob did not want West Jordan to opt out of having a seat at the table. He summarized that a majority of the Council appeared to support moving forward with the first option.

Council Member Whitelock asked if a question about a potential liquor store could be added to the survey being prepared for distribution to residents. Chair Jacob and Council Member Bloom did not want the liquor store included on the survey.

Chair Jacob asked the Mayor and staff to identify more “tables” that West Jordan should be sitting at to avoid being overlooked. Ms. Barker believed West Jordan was well represented as a city, and asked the Council to identify areas they perceived the City was lacking.

3. ADJOURN

Council Member Whitelock moved to adjourn the Committee of the Whole and with no objection, the motion passed by unanimous vote (6-0).

The meeting adjourned 8:32 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 10, 2024. 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