



**MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL MEETING  
Wednesday, December 21, 2022 – 7:00 pm  
Waiting Formal Approval**

Thomas M. Rees Justice Center  
8040 S Redwood Road • West Jordan, UT 84088

**COUNCIL:** Chair Kayleen Whitelock, Vice Chair Kelvin Green, Pamela Bloom, Zach Jacob, Chris McConnehey, David Pack, Melissa Worthen

**STAFF:** Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, City Administrator Korban Lee, Mayor Dirk Burton, Administrative Services Director Danyce Steck, Public Services Director Isaac Astill, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, City Planner / Zoning Administrator Larry Gardner, Senior PC Specialist Rodney Glore, Community Development Director Scott Langford, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra, Assistant City Attorney Dave Quealy, Assistant City Attorney Jared Tingey, Police Chief Ken Wallentine, City Recorder Tangee Sloan, Senior Planner Tayler Jensen

### **1. CALL TO ORDER**

Chair Whitelock called the meeting to order at 7:00 pm

### **2. PLEDGE OF ALLEGIANCE**

Izzy, a student at West Jordan High School, led participants in the Pledge of Allegiance.

### **3. PUBLIC COMMENT**

**Chair Whitelock opened the public comment period at 7:01 pm**

#### **Citizen Comments:**

Jennifer Andelin, West Jordan resident, said she had utilized and appreciated the neighborhood dumpster program. She said she understood why the Council made a budget decision for the dumpster rentals to no longer be free. Ms. Andelin said the neighborhood in which she lived held a neighborhood clean-up every May, and asked that any neighborhood willing to put forth the effort to plan a neighborhood clean-up be eligible to apply for a dumpster rental fee waiver. She said her neighborhood usually ordered 10 dumpsters for the neighborhood clean-up day.

Alexandra Eframo said she donated money for K9 protection vests, and was heartbroken at the loss of K9 Maya.

Aaron Bah, West Jordan resident, said he struggled to get out of his neighborhood near the proposed Welby West development every morning, and said he was nervous about the addition of 60 homes.

He suggested a low-level care center might work on the property, and said he hoped something could be done with the property that would have less impact on traffic in the area.

**Chair Whitelock closed public comments at 7:14 pm**

#### **4. COUNCIL ADMINISTRATIVE ITEMS**

**a. *Recognizing Sherrie Swenson for 32 years of service as Salt Lake County Clerk***

Chair Whitelock recognized Sherrie Swenson for 32 years of service as the Salt Lake County Clerk. Tangee Sloan added that Ms. Swenson had overseen 70 elections, and thanked her for her public service and friendship. Council Members and Mayor Burton expressed appreciation to Ms. Swenson. Chair Whitelock presented Ms. Swenson with a certificate and a pin, and the Council took the opportunity for photographs.

**b. *Recognition of Copper Hills High School NHS for West Jordan Holiday Kickoff***

Chair Whitelock recognized the Copper Hills High School National Honor Society for volunteering at the West Jordan Holiday Kickoff. The Council expressed appreciation and took the opportunity for photographs.

**c. *Resolution No. 22-058 providing advice and consent for the Mayor's reappointment of Christine Wright to the Board of Adjustment Committee.***

**d. *Resolution No. 22-059 providing advice and consent for the Mayor's reappointment of Ammon Allen and Kent Shelton to the West Jordan Planning Commission.***

**e. *Resolution No. 22-061 providing advice and consent for the Mayor's reappointment of Trish Hatch to the West Jordan Planning Commission.***

**f. *Resolution No. 22-060 providing advice and consent for the Mayor's reappointment of Spencer Hancock to the Design Review Committee.***

**g. *Resolution No. 22-062 providing advice and consent to appoint Eric Pease to serve on the Western Stampede committee.***

Council Member Pack reported that the Mayoral Appointment Subcommittee reviewed the appointments listed as agenda items 4c – 4g and had no hesitations recommending approval. He noted that the Subcommittee would like a more standardized information packet that could be reviewed and shared with the rest of the Council. He felt it would be nice to know how many applications were received and how many people were interviewed.

Chair Whitelock asked how many ways the positions were advertised, and noted she saw the opening advertised on a Facebook post. She was struggling with the number of reappointments. Chair Whitelock suggested the Council no longer review appointments that did not require Council approval, and requested more information on appointments that did require Council approval. Chair Whitelock appreciated the people serving on City committees, but would be voting against the reappointments because she felt not enough residents were getting an opportunity.

**MOTION: Council Member McConnehey moved to approve Resolution No. 22-058, 22-059, 22-060, 22-061, and 22-062 providing advice and consent to reappointments and appointments of members as listed.**

**Council Member Jacob seconded the motion.**

Council Office Director Alan Anderson announced that the name of a City employee, Tangee Sloan, was mistakenly included on Resolution No. 22-062.

**Council Member McConnehey withdrew the motion.**

**MOTION: Chair Whitelock moved to approve Resolution No. 22-058, 22-059, 22-060, and 22-061 providing advice and consent to reappointments and appointments of members as listed.**  
**Council Member Jacob seconded the motion.**

**The vote was recorded as follows:**

**Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Pamela Bloom**  
**No: Kayleen Whitelock, Kelvin Green**  
**Absent:**

**The motion passed 5-2.**

**MOTION: Vice Chair Green moved to approve Resolution No. 22-062, striking any reference to Tangee Sloan in the document.**  
**Chair Whitelock seconded the motion.**

**The vote was recorded as follows:**

**Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock**  
**No:**  
**Absent:**

**The motion passed 7-0.**

***h. Recognizing I. Robert Wall for 39 years of public service***

Chair Whitelock recognized and thanked City Attorney I. Robert Wall for 39 years of public service. The Council expressed appreciation and took the opportunity for photographs. Mayor Burton expressed gratitude and appreciation for the way Mr. Wall helped transform the City.

***5. EXECUTIVE REPORTS TO COUNCIL***

***a. Mayor's Report***

Mayor Burton reported on events attended in recent weeks.

***b. City Administrator's Report***

Public Works Director Brian Clegg updated the Council on snow removal efforts during recent winter storms. Administrative Services Director Danyce Steck reported West Jordan was invited by Utah Retirement Systems (URS) to participate in a program focused on greater employee engagement in the retirement system. She commended the West Jordan Benefits Administrator Diane Hansen for the City's 98% or greater participation level.

City Administrator Korban Lee and Mayor Burton spoke of the unexpected passing of Linda Dalley, Director of the West Jordan Historic Museum, long-time Historic Board Member, and former Planning Commissioner. West Jordan had been fortunate to have her and her husband serve in the community.

## **6. PUBLIC HEARINGS**

### **a. Resolution No. 22-053 adopting the West Jordan 2022 Water Master Plan Update**

Utilities Manager Greg Davenport thanked the Council for time spent in work sessions reviewing and providing feedback on the Water Master Plan Update.

**Chair Whitelock opened a public hearing at 7:52 pm**

Comments:

None

**Chair Whitelock closed the public hearing at 7:52 pm**

**MOTION: Council Member McConnehey moved to APPROVE Resolution No. 22-053 adopting the West Jordan 2022 Water Master Plan Update.  
Council Member Worthen seconded the motion.**

**The vote was recorded as follows:**

**Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock**

**No:**

**Absent:**

**The motion passed 7-0.**

### **b. Ordinance No. 22-54 amendment to the Moderate Income Housing element of the 2012 West Jordan City General Plan**

City Planner/Zoning Administrator Larry Gardner reported that the Moderate-Income Housing (MIH) element of the General Plan, modified and submitted to State Workforce Services prior to the September 1, 2022 deadline, was returned with a notice of non-compliance. Mr. Gardner said the City was advised to update the General Plan to include the MIH element update. The current amendment to the General Plan was not complete; therefore, staff added the MIH element update to the 2012 West Jordan City General Plan with proposed Ordinance No. 22-54.

**Chair Whitelock opened a public hearing at 7:56 pm**

Comments:

None

**Chair Whitelock closed the public hearing at 7:56 pm**

Vice Chair Green expressed the opinion that this was a waste of time, and expressed frustration with the high percentage of plans that were rejected by Workforce Services. Council Member McConnehey said he agreed, and said he found it frustrating that Workforce Services seemed to take pride in having rejected plans from 85% of the cities that submitted.

**MOTION: Council Member Jacob moved to APPROVE Ordinance No. 22-54, amendment to the Moderate-Income Housing element of the 2012 West Jordan City General Plan.  
Council Member McConnehey seconded the motion.**

**The vote was recorded as follows:**

**Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock**

**No:**

**Absent:**

**The motion passed 7-0.**

***c. Ordinance No. 22-53 amending the City's Annual Budget for Fiscal Year 2023***

Administrative Services Director Danyce Steck explained three proposed amendments to the FY2023 Budget related to a contract with Salt Lake County to address nuisance animals, Class C road funds, and the 8600 South bridge construction project.

Council Member Bloom expressed appreciation for the memo provided by Ms. Steck. Council Member Pack said he was grateful the contract with Salt Lake County would include raccoons and skunks, and said he hoped the scope could be enlarged to include voles and gophers and other animals not handled by private companies.

**Chair Whitelock opened a public hearing at 8:06 pm**

Comments:

None

**Chair Whitelock closed the public hearing at 8:07 pm**

**MOTION: Council Member McConnehey moved to APPROVE Ordinance No. 22-53 amending the City's Annual Budget for Fiscal Year 2023.  
Council Member Worthen seconded the motion.**

**The vote was recorded as follows:**

**Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock**

**No:**

**Absent:**

**The motion passed 7-0.**

## **7. BUSINESS ITEMS**

### **a. Resolution No. 22-057 Receiving the Annual Comprehensive Financial Report (ACFR) for the Fiscal Year Ended June 30, 2022**

Administrative Services Director Danyce Steck presented an audited Annual Comprehensive Financial Report for FY2022. She explained changes to the Statement of Net Position, and reported the City received a GFOA award. The independent auditor issued a clean unmodified position, with one finding related to tracking of governmental fees.

**MOTION: Chair Whitelock moved to APPROVE Resolution No. 22-057, receiving the Annual Comprehensive Financial Report (ACFR) for the Fiscal Year Ended June 30, 2022.**

**Council Member Bloom seconded the motion.**

**The vote was recorded as follows:**

**Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock**

**No:**

**Absent:**

**The motion passed 7-0.**

### **b. Ordinance No. 22-25 a petition by Todd Amberry / Canyon Stone Capital for a Master Development agreement for Welby West approximately 11.54 acres of property located at approximately 8945 South 4800 West subject to the approval of Ordinance No. 22-26 amending the General Plan Land Use Map for Welby West from Neighborhood Commercial and rezone from SC-2 Zone (Community Shopping Center) and R-1-10 Zone (Single-Family Residential Zone, with 10,000 square foot minimum lot sizes) to the PRD(M) Zone (Planned Residential Development - Medium Density Zone)**

Todd Amberry explained changes made to the proposed Welby West design based on feedback gathered at neighborhood meetings. He expressed appreciation for neighborhood involvement and felt proud of what had been accomplished.

Council Member Pack had spoken with many residents and tracked all comments shared with him regarding the proposed project and found that approximately 87.5% of the comments were in favor of the proposed development. He said the percentage rose to 95% if those not necessarily in favor of the proposed development, but preferred the proposed development to straight commercial development were included.

Vice Chair Green expressed the opinion that the proposed development did not incorporate what was wanted in West Jordan. He said 100% of the emails he had received from residents were telling him they were against the proposed project. Vice Chair Green said he believed fear had been used to push neighborhood sentiment away from commercial. He said he believed the MDA and MDP were too ambiguous, and said he did not believe the proposed open space complied with City ordinance. Vice Chair Green listed elevations for the property, the possibility of a lift station, and the proposed 20-foot

driveways as problems. He expressed the opinion that the proposed design offered no creativity, and offered nothing substantial for the neighborhood. Vice Chair Green said he believed they could do better.

Responding to a question from Council Member Worthen, Tayler Jensen, member of staff, said the current zoning on the lot was split between SC-2 (Community Shopping Center) and R-1-10 (Single-Family with 10,000 square foot minimum lot sizes).

Council Member Jacob spoke in favor of the proposed development, and expressed the opinion that the applicant had done everything right in trying to respond to feedback. Council Member Pack said he had learned a lot from listening to the residents who attended open house townhall meetings. He said he believed it was a learning opportunity for what could be done better in the process.

Responding to Council Member Worthen, Mr. Jensen listed a fast-food restaurant or a car wash as examples of the types of commercial uses that would fit on the size of property under consideration. Chair Whitelock asked if a care center would be a permitted use, and staff responded that zoning would need to change.

Chair Whitelock said the emails she had receiving regarding the proposed development were 100% opposed. She said prior to that evening the communication had been 75%-80% in opposition, with many saying they did not like the proposed development, but liked it better than something else. Chair Whitelock said the first time the Land Use Subcommittee reviewed the proposed development, the Subcommittee suggested that homes bordering existing homes be comparable with comparable lot sizes. She said she was not convinced the MDA would protect the City in terms of sewer and storm water, and said she did not believe vehicles hanging out past short driveways contributed to a safe neighborhood. Chair Whitelock stated Council Members did not have time to review last-minute changes to applications. She shared permit statistics for the last year, and said the Council welcomed growth in the City, but she wanted it to be positive growth where future and current residents were happy with the result. Chair Whitelock said she did not believe the proposed MDA accomplished that goal. She stated the Design Review Committee gave a negative recommendation as they did not feel the subject property was the right location for the proposed development, and the Planning Commission vote was 3-3, which translated to a negative recommendation.

**MOTION: Council Member Bloom moved to APPROVE Ordinance No. 22-25, a petition by Todd Amberry / Canyon Stone Capital for a Master Development agreement for Welby West approximately 11.54 acres of property located at approximately 8945 South 4800 West. Council Member Jacob seconded the motion.**

Council Member Pack commented that many of the findings and issues listed by the Planning Commission, Design Review Committee, and City Council had been worked through and addressed.

Vice Chair Green asked if proposed Ordinance No. 22-25 included 18-foot or 20-foot driveways. Council Office Director Alan Anderson said the Council would need to approve Ordinance No. 22-25 Substitute No. 1 to approve 20-foot driveways.

**MOTION:** Council Member Bloom made a substitute motion to APPROVE Ordinance No. 22-25 a petition by Todd Amberry / Canyon Stone Capital for a Master Development agreement for Welby West approximately 11.54 acres of property located at approximately 8945 South 4800 West with Substitute No. 1.  
Council Member Jacob seconded the motion.

The vote was recorded as follows:

**Yes:** Chris McConnehey, Zach Jacob, David Pack, Pamela Bloom

**No:** Melissa Worthen, Kelvin Green, Kayleen Whitelock

**Absent:**

The motion passed 4-3.

**MOTION:** Council Member Jacob moved to APPROVE Ordinance No. 22-26 amending the General Plan Land Use Map for Welby West from Neighborhood Commercial and rezone from SC-2 Zone (Community Shopping Center) and R-1-10 Zone (Single-Family Residential Zone, with 10,000 square foot minimum lot sizes) to the PRD(M) Zone (Planned Residential Development – Medium Density Zone).  
Council Member Bloom seconded the motion.

The vote was recorded as follows:

**Yes:** Chris McConnehey, Zach Jacob, David Pack, Pamela Bloom

**No:** Melissa Worthen, Kelvin Green, Kayleen Whitelock

**Absent:**

The motion passed 4-3.

**c. Resolution No. 22-063 authorizing the Mayor to sign an Interlocal Cooperation Agreement with SLCO/USDA to participate in the USDA Urban Wildlife Program.**

Animal Services Manager Dan Eatchel spoke of the need for the proposed Interlocal Cooperation Agreement to participate in a USDA Urban Wildlife Program. If approved, services would begin on January 2, 2023.

**MOTION:** Council Member McConnehey moved to APPROVE Resolution No. 22-063 authorizing the Mayor to sign an Interlocal Cooperation Agreement with SLCO/USDA to participate in the USDA Urban Wildlife Program.  
Council Member Worthen seconded the motion.

The vote was recorded as follows:

**Yes:** Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock



**No:**

**Absent:**

**The motion passed 7-0.**

## **8. CITY COUNCIL REPORTS/REMARKS**

### **a. Council Office Report**

Council Office Director Alan Anderson reported on the status of a street name change, and answered questions from the Council.

### **b. City Council Reports / Remarks**

Vice Chair Green –

- Reported on a recent ChamberWest meeting.

Council Member Worthen –

- Gave a shout-out to Rob Wall and thanked him for his service and for who he was.

Council Member Jacob –

- Gave a shout-out to snow clearing crews for a job well done during recent storms.
- Wished everyone a Merry Christmas and a safe New Year.

Chair Whitelock –

- Expressed appreciation for the opportunity to serve as Council Chair, and said she appreciated serving with each Council Member.
- Thanked staff for all they did, and said she felt strongly the City had great employees and great residents.

### **c. Council Chair Housekeeping Items**

None

## **9. ADJOURN**

**Chair Whitelock moved to adjourn the meeting. Vice Chair Green seconded the motion. All voted in favor and the motion passed unanimously.**

**The meeting adjourned at 9:28 pm**

*I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on December 21, 2022. This document constitutes the official minutes for the West Jordan City Council Meeting.*

Cindy M. Quick, MMC  
Council Office Clerk

Approved this \_\_\_\_ day of \_\_\_\_ 2022