



MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL MEETING  
Wednesday, June 28, 2023 – 6:00 pm  
**Waiting Formal Approval**

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

## **1. CALL TO ORDER**

**COUNCIL:** Chair Chris McConnehey, Vice Chair Pamela Bloom (joined at 6:07 pm), Zach Jacob, Melissa Worthen (joined at 6:07 pm), David Pack, Kelvin Green, Kayleen Whitelock

**STAFF:** Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, City Administrator Korban Lee, Administrative Services Director Danyce Steck, Public Services Director Isaac Astill, Public Utilities Director Greg Davenport, City Planner / Zoning Administrator Larry Gardner, Community Development Director Scott Langford, Fire Chief Derek Maxfield, Economic Development Director Chris Pengra, City Attorney Josh Chandler, Assistant City Administrator Jamie Davidson

Chair McConnehey called the meeting to order at 6:03 pm and noted that Council Members Worthen and Bloom would shortly join online.

## **2. PLEDGE OF ALLEGIANCE**

Alan Anderson led participants in the Pledge of Allegiance.

## **3. SPECIAL RECOGNITION**

**a. Resolution No. 23-043 providing advice and consent to appoint Brock Damjanovich to serve on the Diversity Committee**

City Administrator Korban Lee recommended Brock Damjanovich for appointment to the Diversity Committee. Council Member Pack, speaking on behalf of the Mayoral Appointment Subcommittee, expressed gratitude for Mr. Damjanovich's willingness to volunteer and share time and talents. Council Member Pack said the Subcommittee supported the recommendation.

**MOTION: Council Member Jacob moved to APPROVE Resolution No. 23-043 providing advice and consent to appoint Brock Damjanovich to serve on the Diversity Committee.**

**Council Member Green seconded the motion.**

**The vote was recorded as follows:**

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

**No:**

**Absent: Pamela Bloom**

**The motion passed 6-0.**

#### **4. PUBLIC COMMENT**

**Chair McConnehey opened the public comment period at 6:09 pm**

Comments:

Ann Marie Barrett, Bingham Creek Library Manager, reported on summer activities at the library, and spoke of upcoming events.

Brock Damjanovich thanked the Council for the opportunity to join the Diversity Committee, and said he believed he was a good fit with his experience in communications and social media.

**Chair McConnehey closed public comments at 6:14 pm**

#### **5. REPORTS TO COUNCIL**

**a. City Council Reports**

Council Member Whitelock –

- Reported that she had volunteered to serve on two Utah League of Cities and Towns (ULCT) subcommittees.

Council Member Worthen –

- Reported that “keep intersection clear” paint lines had been added on 9000 South between 4000 West and Bangarter. She thanked Scott Howell, Nathan Peterson, and Council Member Whitelock for pushing the project through.

**b. Council Office Report**

Council Office Director Alan Anderson provided an update on the upcoming 4<sup>th</sup> of July parade and activities. He reported that Policy Analyst Cassidy Hansen was leaving West Jordan employment. Mr. Anderson thanked Ms. Hansen for the work she had done for the Council Office. Council Member Green also voiced thanks to Ms. Hansen noting she would be missed.

**c. Mayor's Report**

Mayor Dirk Burton reported on a recent IT issue and subsequent restoration process. He emphasized that serving residents was a top priority. Mayor Burton spoke of the importance of involvement in the community. He reported that West Jordan rated in the middle on a scale of Utah cities for the percentage of residents who lived within a ten-minute walk to a park.

**d. City Administrator's Report**

City Attorney Josh Chandler reported that Jared Tingey would be leaving the Legal Department. He said Mr. Tingey would be missed. Council Member Green expressed appreciation to Mr. Tingey.

Chair McConnehey noted that Business Items would be taken before Public Hearings that evening.

## **6. BUSINESS ITEMS**

### **a. Cultural Arts Society of West Jordan Annual Report and Request for Funding**

Janessa Kimball, Executive Director for CASWJ, presented a 2021-2022 Annual Report, a 2022-2023 application for funding, and a 2023-2024 application for funding. She shared the CASWJ purpose and mission, spoke of 2021-2022 programs, and spoke of the CASWJ community impact. Ms. Kimball reported in-kind donations valued at \$277,532 during 2021-2022, shared the number of West Jordan residents who participated in the different programs in 2021-2022, and shared financial reports for July 2021 through June 2022.

With the 2022-2023 request for funding, Ms. Kimball shared a 2022-2023 budget and list of programs. She reported plans for 2023-2024, including an expanded Board of Directors, new rehearsal and class space, Rachel O’Crowley as CASWJ President, continued organization expansion and execution of non-profit best practices, and expanded fundraising efforts and events. Ms. Kimball shared the following 2023-2024 CASWJ goals: offer additional free events and offerings in new building space; expand reach through marketing and expansion; and continue to collaborate more extensively with the City of West Jordan for events. She said the FY 2024 Budget would total \$171,620 (hoping for a \$60,000 grant from West Jordan City), and outlined plans for 2023-2024 programs and events.

The Council discussed whether the contract included dispersal of funds by calendar year or fiscal year, and Council Member Green said he wanted to be sure to follow the contract. Council Member Whitelock expressed appreciation to Ms. Kimball for the data. Ms. Kimball said the new rehearsal space would be nearby on 7000 South.

Chair McConnehey stated the agenda item did not require action by the Council.

### **b. Ordinance No. 23-10 adopting the 2023 General Plan and amended Future Land Use Map as the comprehensive and long-range plan for the City of West Jordan**

Policy Analyst Cassidy Hansen explained steps that would follow adoption of the 2023 General Plan, if adopted by the Council. She said the document was prepared and ready to be available online. Ms. Hansen asked if the Council would approve addition of an acknowledgements page dedicated to those who worked on the 2023 General Plan. A majority of the Council indicated support.

**MOTION: Council Member Green moved to APPROVE Ordinance No. 23-10 adopting the 2023 General Plan and amended Future Land Use Map as the comprehensive and long-range plan for the City of West Jordan, including addition of an acknowledgement page.**  
**Council Member Whitelock seconded the motion.**

Council Member Green expressed appreciation to everyone who put time and effort into the General Plan. Council Member Whitelock expressed appreciation, and said she hoped the Council and the development community would truly use the General Plan as a guide.

Council Member Whitelock said she was not a fan of one portion of the Future Land Use Map, but would support the Plan as a whole. Council Member Green spoke of plans to update the General Plan on a five-year cycle.

**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. Resolution No. 23-045 establishing water and wastewater rates***

Administrative Services Director Danyce Steck said the proposed rates had been reviewed by the Council at a previous meeting and were included in the FY 2024 Budget.

**MOTION: Council Member Green moved to APPROVE Resolution No. 23-045 establishing the water and wastewater rates.  
Council Member 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.**

***d. Resolution No. 23-046 adopting the transfer of monies from enterprise funds to other City funds***

Administrative Services Director Danyce Steck said staff provided a presentation regarding transfer of enterprise funds to the General Fund at a previous meeting. The proposed transfer had been noticed on utility bills for the last two months, as well as other locations as required by statute. The Mayor supported the transfer in the FY 2024 Mayor's Budget.

**MOTION: Council Member Green moved to APPROVE Resolution No. 23-046 adopting the transfer of monies from Enterprise Funds to other City funds.  
Council Member Whitelock seconded the motion.**

Chair McConnehey said he was not a fan of the Enterprise Fund transfer, but felt the budget was in a good place overall. Council Member Jacob said he was also not fond of the transfer but liked balanced budgets and acknowledged that the budgets relied on the transfer. He said he would vote in support, but hoped a way would be found to eliminate the transfer in the future.

**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. PUBLIC HEARINGS**

- a. Ordinance No. 23-19 amending the 2009 West Jordan City Code adding a definition for petting zoos and allowing petting zoos as a conditional use in the P-C and P-F Zones; amending City Code sections 13-2-3, 13-5C-4, and 13-5G-3**

City Planner/Zoning Administrator Larry Gardner oriented the Council with the definition of petting zoo and the request to add petting zoos as a conditional use in the P-C and P-F Zones. Council Member Green asked if a temporary or traveling petting zoo would fall under the conditional use. Mr. Gardner responded that a petting zoo associated with the rodeo would be considered an ancillary use to the rodeo and would not require a conditional use permit.

**Chair McConnehey opened a public hearing at 7:06 pm**

**Comments:**

Russ Murdoch, West Jordan resident, said he currently ran a petting zoo at Gardner Village. He said he had talked to the Council in the past about the possibility of relocating to a City park. Mr. Murdoch said he educated the public about animals, and the animals touched and healed hearts and traumas. He expressed support for the proposed amendment.

**Chair McConnehey closed the public hearing at 7:08 pm**

Council Member Whitelock said she was comfortable with the conditional use in the P-C Zone, but not the P-F Zone. She said she was not sure City parks would be the right place for a petting zoo, and spoke of liability issues. Council Member Green said he had a little hesitancy with the P-F Zone. He referred to Tracey Aviary at Liberty Park in Salt Lake City and the zoo at Willow Park in Logan as being the same type of thing, and said they had been in place for many years. Council Member Green commented that the Council would have the final say on the conditional use since no fees had been established for public facility use. He said he did not want to close the door to that kind of future possibility in West Jordan.

Council Member Jacob commented that P-F Zone did not automatically mean public property. He said he was not sure he was comfortable with the idea of a petting zoo in a City park, but said he liked creativity and wanted to provide flexibility. He said he would vote in favor.

Chair McConnehey said he did not have any issue with the conditional use in the P-C Zone, but was still hesitant with the P-F Zone. He mentioned specific P-F Zones in West Jordan,

and said he would prefer the request to come with context in the form of an application instead of as conditional use for P-F Zones. Chair McConnehey said he would be willing to vote in favor of the P-C Zone, but not the P-F Zone.

Council Member Pack commented that as a conditional use in the P-F Zone, the Council would be able to place conditions, and said he did not feel it necessary to ban the use from P-F Zones. Council Member Pack expressed the opinion that a petting zoo would fit within how they were trying to develop Veterans Memorial Park, and suggested animals and a focus on the area's farming history would be better than an electrical substation. He said he would be in favor of approval as a conditional use.

**MOTION: Council Member Jacob moved to APPROVE Ordinance No. 23-19 amending the 2009 West Jordan City Code adding a definition for petting zoos and allowing petting zoos as a conditional use in the P-C and P-F zones; amending City Code Sections 13-2-3, 13-5C-4, and 13-5G-3. Council Member Worthen seconded the motion.**

Council Member Whitelock said she would not vote in support of the motion. She commented that a petting zoo would still potentially be possible if an applicant came to the Council and requested a rezone.

**The vote was recorded as follows:**

**Yes: Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom**

**No: Chris McConnehey, Kayleen Whitelock**

**Absent:**

**The motion passed 5-2.**

***b. Ordinance No. 23-18 amending Section 13-6K-4B Interchange Overlay Zone to be consistent with the IOZ Map adopted in 2021***

City Planner/Zoning Administrator Larry Gardner explained that ordinance text had not been changed when the Interchange Overlay Zone Map was amended in 2021, which caused confusion. He presented proposed updates to the ordinance text.

**Chair McConnehey opened a public hearing at 7:26 pm**

Comments:

None

**Chair McConnehey closed the public hearing at 7:26 pm**

Council Member Green said there was a section he wanted to fix before approving the amendment. He suggested eliminating the contiguous 50-acre minimum, the requirement for the property to be adjacent to the interchange and Mountain View Corridor and referred to areas that would not meet the 50-acre minimum. Council Member Jacob suggested changes to improve sentence structure noting that in lines 46 through 48 the words "secondary intent" were inserted and then crossed out again. The Council

discussed defining the term “higher density”. Chair McConnehey suggested removing “higher” from “additional higher density” on page 2 line 52 of Attachment 1.

Chair McConnehey suggested staff bring back a clean version for approval. Council Members Pack and Green expressed agreement. Council Member Jacob was unsure about eliminating the contiguous 50-acre or adjacent to the interchange requirements. He believed that idea had been included for development to be cohesive. Chair McConnehey wanted to provide flexibility for the Council. Council Member Green noted that the Peterson development already had a plan for 15 acres and was not sure he wanted to send the message that any group wanting to develop would have to partner with another group to meet the requirement for the contiguous 50-acre minimum.

Chair McConnehey asked the Council for clarity and consensus on the changes staff should bring back to the July 26<sup>th</sup> meeting. A majority of the Council indicated support for amending page 2, lines 46-54 to improve sentence structure and strike the words “higher density” from line 52 leaving it to read “additional housing”.

A majority of the Council also indicated support to remove reference to the contiguous 50-acre minimum and to leave the “adjacent to the interchange” requirement.

**MOTION: Council Member Green moved to POSTPONE Ordinance No. 23-18, to be brought back on July 26, 2023.  
Council Member Jacob 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. 23-14 amending the City’s Annual Budget for FY 2023***

Administrative Services Director Danyce Steck said the Council and staff discussed the proposed FY 2023 Budget Amendment at the last meeting.

**Chair McConnehey opened a public hearing at 7:51 pm**

Comments:

None

**Chair McConnehey closed the public hearing at 7:51 pm**

**MOTION: Council Member Green moved to APPROVE Ordinance No. 23-14 amending the City’s Annual Budget for FY 2023.  
Council Member Jacob 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.**

***d. Resolution No. 23-044 amending the City's Consolidated Fee Schedule***

Administrative Services Director Danyce Steck reviewed changes to the Consolidated Fee Schedule requested by the Council at a previous meeting. Responding to a question from Council Member Jacob, Ms. Steck said she would find out how many cemetery plots were sold to non-residents in a year and provide the information to the Council.

**Chair McConnehey opened a public Hearing at 7:55 pm**

Comments:

None

**Chair McConnehey closed the public hearing at 7:55 pm**

**MOTION: Council Member Green moved to APPROVE Resolution No. 23-044 amending the City's Consolidated Fee Schedule.  
Council Member 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.**

***e. Resolution No. 23-035 adopting the Tentative Budget for the City of West Jordan, Utah for Fiscal Year 2024, and setting August 22, 2023 as the date for a public hearing regarding final adoption of the budget and setting property tax rates***

Administrative Services Director Danyce Steck advised the Council to adopt the FY 2024 Tentative Budget to serve as an operating budget until a final budget was adopted following the truth in taxation process.

**Chair McConnehey opened a public hearing at 7:58 pm**

Comments:

None

**Chair McConnehey closed the public hearing at 7:58 pm**

Council Member Jacob commented that the public hearing date was set by the State, and encouraged residents to reach out to Council Members individually, or at any public comment period.



Council Member Green said the budget had things he liked, and things he did not. He expressed the opinion that sales tax revenue was overestimated, and said some of the ongoing expenses would hurt the city in the long-run. He said he was not sure how he was going to vote.

Chair McConnehey said he felt the Council had done a good job finding compromise. He said there were portions he was not happy about, but was probably happy with 95%. He said the budget was not perfect, but he would vote in favor.

**MOTION: Chair McConnehey moved to APPROVE Resolution No. 23-035 adopting the Tentative Budget for the City of West Jordan, Utah for Fiscal Year 2024, and setting August 22, 2023 as the date for a public hearing regarding the final adoption of the budget and setting property tax rates. Council Member Jacob seconded the motion.**

Council Member Whitelock said there were things in the budget with which she was not happy, but acknowledged the need to have a Tentative Budget until a final budget was adopted. She said she would like the Council to receive the Mayor's Budget earlier in the year. Council Member Whitelock suggested scheduling additional budget work sessions for further discussion. Chair McConnehey asked that Council Members forward any desired discussion topics to Council Leadership.

**The vote was recorded as follows:**

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

**No: Melissa Worthen**

**Absent:**

**The motion passed 6-1.**

Chair McConnehey thanked staff for the time they had put into the budget process. Council Member Green expressed a desire to make sure future IT software services were cloud-based rather than server-based. Chair McConnehey requested a report from the Mayor's Office once current IT issues were resolved regarding changes that would be made.

## **8. CONSENT ITEMS**

### **a. Approve Meeting Minutes**

- June 14, 2023 – Committee of the Whole meeting**

**MOTION: Council Member Green moved to APPROVE the Consent Item. Council Member 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.**

## **9. COUNCIL MEETING WRAP UP**

### **a. City Council Remarks**

Council Member Whitelock –

- Thanked those who put together the employee luncheon earlier that day.
- Thanked Council Member Worthen for being persistent regarding the need for paint on 9000 South.
- Expressed gratitude for Ms. Steck and her team, and encouraged Ms. Steck to take vacation time.
- Thanked the IT team for working diligently to get things running following recent issues.

Council Member Green –

- Read aloud a message of gratitude for West Jordan employees.

Council Member Jacob –

- Referred to recent comments on social media regarding IT issues, and said he knew staff were working extremely hard to find work-arounds and resolve issues. He expressed appreciation to staff, and said everyone was doing the best they could. He said Council Members might not always agree on everything, but were all motivated by the desire to do the right thing for the City of West Jordan.

Mayor Burton commented that Marina Gonzales, who cleaned City Hall for many years, passed away early that morning.

### **b. Council Administrative Items**

None

## **10. ADJOURN**

**Council Member Green moved to adjourn the Council Meeting. Chair McConnehey seconded the motion, which passed by unanimous vote (7-0).**

The meeting adjourned at 8:23 pm

*I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 28, 2023. This document constitutes the official minutes for the West Jordan City Council Meeting.*

Cindy M. Quick, MMC  
Council Office Clerk

Approved this\_\_\_\_ day of\_\_\_\_ 2023

DRAFT