

SOUTH JORDAN CITY
CITY COUNCIL MEETING

March 19, 2024

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, City Attorney Ryan Loose, Director of Commerce Brian Preece, Director of Strategy & Budget Don Tingey, IT Director Jon Day, Associate Director of Parks Colby Hill, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Director of Planning Steven Schaefermeyer, Lieutenant Police Chief Rob Hansen, Fire Chief Chris Dawson, Communications Manager Rachael Van Cleave, Recreation Director Janell Payne, Senior Systems Administrator Phill Brown, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun

Absent:

Others: Fred Philpot, Madelyn Neff, Craig Bonham, Bill G.,

6:42 P.M.

REGULAR MEETING

A. Welcome, Roll Call, and Introduction to Electronic Meeting - By Mayor, Dawn Ramsey

Mayor Ramsey welcomed everyone and introduced the meeting.

B. Invocation – By Council Member, Don Shelton

Council Member Don Shelton offered the invocation.

C. Pledge of Allegiance – By CFO, Sunil Naidu

CFO Naidu led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. February 20, 2024 City Council Study Meeting

D.2. February 20, 2024 City Council Meeting

D.3. February 28, 2024 City Council Budget Meeting

D.5. March 5, 2024 City Council Study Meeting

D.6. March 5, 2024 City Council Meeting

Council Member McGuire sent an email prior to the meeting with minor changes and those changes were made accordingly.

Council Member Shelton motioned to approve the February 20, 2024 City Council Study Meeting, February 20, 2024 City Council Meeting, February 28 City Council Budget Meeting, March 5, 2024 City Council Study Meeting and March 5, 2024 City Council Meeting minutes as published. Council Member McGuire seconded the motion; vote was 5-0, unanimous in favor.

E. Mayor and Council Reports

Council Member Don Shelton

- Attended the Caucus Meeting after the last Council Meeting.
- Met those running the BMX bike racing at the location adjacent to Bingham Creek Park.
- Has a son who lives along the river and is worried about flooding. Council Member Shelton shared that City Staff was able to provide him the proper information based on records to help with those worries and adjustments.

Council Member Tamara Zander

- Attended the Caucus Meetings as well, at Herriman High School specifically, with great attendance. She ran as a delegate, was elected and is looking forward to attending the convention to learn more and report back.
- March 16 attended the SoJo Race Series event at Oquirrh Shadows Park with a great turnout.
- Recently played pickleball at Highland Park and greatly appreciated the lights being on and the new signs reminding everyone of pickleball etiquette. She asked about the paddle holders to can help with queuing at the courts when they are completely packed and staff informed her they are on their way.

Council Member Patrick Harris

- Attended his Caucus as well, with large turnouts.
- Attended the SoJo Race Series event on the 16th as well and had a great time.
- At South Valley Sewer he recommended having an audit committee put in place, and they had their first meeting with that now in place.

Council Member Kathie Johnson – Nothing to report

Council Member Jason McGuire

- Applauded the Mayor for her State of the City Address.
- A call for artists is open for sidewalk murals to replace the ones on Towne Center Drive, as well as some smaller murals throughout the city.
- Attended Herriman High School's production of The Pajama Game.
- South Jordan Art's Council Art Show coming up with a reception.
- Coordination meeting with Dustin to discuss smaller issues in his district.

- Discussed the Round It Up program and ease of donating through that.
- Joseph and the Amazing Technicolor Dreamcoat has been fully casted and the Mayor is participating as the narrator.

Mayor Dawn Ramsey

- Also attended Caucus night and was elected as a Republican State Delegate.
- Met with LHM and UTA regarding some things in Daybreak.
- Talked about the tumbleweed chaos with the last storm and how the story spread worldwide.
- Serves on the Joint Policy Advisory Committee which includes UDOT, UTA and other related organizations. There was a great meeting at the UDOT headquarters to discuss current and upcoming projects in the area.
- As a part of the Jordan Education Foundation she got to present the Outstanding Educator Awards this past week.
- Attended the National League of Cities Conference in Washington, DC this past week.
- Discussed previous Governor Mike Leavitt and his recently written memoir that is now available as a book for free online regarding lessons from the past.
- Discussed the ballot coming up this year, specifically the ZAAP tax being presented for re-adoption this year.
- Discussed her opportunity to participate as the narrator in Joseph and the Amazing Technicolor Dreamcoat.

Council Member McGuire thanked Congressman Owens' and Senator Lee's offices for their help with a passport issue.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting. There were no comments and she closed the public comment portion of the meeting.

G. Public Hearing Items

G.1. Ordinance 2024-05, Adopting an amended and updated Impact Fee for Public Safety; establishing certain policies related to impact fees for public safety facilities; establishing service area; and/or other related matters. *(By Director of Strategy & Budget, Don Tingey)*

Fred Philpot with LRB reviewed the prepared presentation (Attachment A) regarding the summary of the impact fees leading up to this proposed ordinance.

Mayor Ramsey opened the public hearing for comments; there were no comments and the hearing was closed.

Council Member Shelton asked to address ADUs and where they fall in terms of Impact Fees, since they clearly have a large impact on the city and neighborhoods.

Mr. Philpot responded that expanding the definition and how they assess impacts to ADUs will be discussed as things develop in the future, but ultimately it comes down to the evaluation of impact and proving there is a net increase on the system relative to any residential/nonresidential development.

Council Member Zander asked when the fees are assessed, and how to respond to residents who approach her complaining about our fees compared to other cities.

Director Tingey responded the fees are assessed when the permits are issued.

Mr. Philpot noted that he has not pulled other cities' amounts for comparative purposes, but on a combined basis they range between \$500 and \$1000 on average. He also noted that there are so many factors that go into those fee calculations that it would be hard to compare.

Council Member McGuire motioned to approve Ordinance 2024-05, Adopting an amended and updated Impact Fee for Public Safety. Council Member Johnson seconded the motion.

Roll Call Vote

Yes – Council Member McGuire

Yes – Council Member Johnson

Yes – Council Member Shelton

Yes – Council Member Zander

Yes – Council Member Harris

Motion passes 5-0, unanimous in favor.

G.2. Ordinance 2024-06, Re-adopting the City's Construction Standards and Specifications. (By Director of Engineering/City Engineer, Brad Klavano)

Director Klavano reviewed background information from the Council Report.

Mayor Ramsey opened the public hearing for comments; there were no comments and the hearing was closed.

Council Member Zander motioned to approve Ordinance 2024-06, Re-adopting the City's Construction Standards and Specifications. Council Member Shelton seconded the motion.

Roll Call Vote

Yes – Council Member Zander

Yes – Council Member Shelton

Yes – Council Member Harris

Yes – Council Member Johnson

Yes – Council Member McGuire

Motion passes 5-0, unanimous in favor.

G.3. Ordinance 2024-07, Vacating a portion of Right-of-Way on the west side of Prosperity Road running South from Lake Avenue approximately 163 feet. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report.

Mayor Ramsey opened the public hearing for comments; there were no comments and the hearing was closed.

Council Member Johnson motioned to approve Ordinance 2024-07, Vacating a portion of Right-of-Way. Council Member Zander seconded the motion.

Roll Call Vote

**Yes – Council Member Johnson
Yes – Council Member Zander
Yes – Council Member McGuire
Yes – Council Member Harris
Yes – Council Member Shelton**

Motion passes 5-0, unanimous in favor.

G.4. Zoning Ordinance 2024-04-Z, Rezoning property located at 10593 South 3200 West from R-1.8 (Residential) Zone to R-2.5 (Single-Family Residential) Zone; High Country Homes & Developments, Inc. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report and his prepared presentation (Attachment B).

Craig Bonham (Applicant) – confirmed that all utilities are stubbed to the property.

Mayor Ramsey opened the public hearing for comments; there were no comments and the hearing was closed.

Council Member Shelton motioned to approve Zoning Ordinance 2024-04-Z, Rezoning property located at the address listed. Council Member Harris seconded the motion.

Roll Call Vote

**Yes – Council Member Shelton
Yes – Council Member Harris
Yes – Council Member Johnson**

**Yes – Council Member Zander
Yes – Council Member McGuire**

Motion passes 5-0, unanimous in favor.

H. Staff Reports and Calendaring Items

Communications Manager Rachael VanCleave discussed the big PureSoJo event coming up this Thursday.

Recreation Director Janell Payne discussed some recognitions received by the city in regards to the Parks and Receptions Departments. The Department of the Year Award in the Class III category was awarded to our Parks & Recreation Departments. Leadership from the awarding organization will be out to recognize everyone at a future council meeting. In addition, the Parks Department was specifically called out for being a main driver of getting that award.

City Manager Dustin Lewis reminded all recently elected and re-elected council members are required to complete a training from the State Auditor's Office, which needs to be done by the end of the month, otherwise it shows up in the city's audit.

Mayor Ramsey reminded everyone about the ULCT Annual Spring Conference in April, she'd love to have the whole team there if possible.

Council Member Zander motioned to recess the City Council Meeting and move to Executive Closed Session. Council Member McGuire seconded the motion; vote was 5-0, unanimous in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

I. Executive Closed Session

I.1. Discussion of the character, professional competence, or physical or mental health of an individual.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL MEETING

Council Member Zander motioned to adjourn Executive Closed Session and return to the City Council Meeting. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.

Council Member Shelton motioned to adjourn the March 19, 2024 City Council Meeting. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.

ADJOURNMENT

The March 19, 2024 City Council Meeting adjourned at 8:24 p.m.

This is a true and correct copy of the March 19, 2024 City Council Meeting Minutes, which were approved on April 2, 2024.

Anna Crookston

South Jordan City Recorder



PUBLIC
FINANCE
ADVISORS

SOUTH JORDAN, UTAH

PUBLIC SAFETY IFFP/IFA

MARCH 2024

PURPOSE

UTAH CODE 11-36a (IMPACT FEE ACT):

- Before imposing an impact fee, each local political subdivision or private entity shall prepare:



IMPACT FEE FACILITIES PLAN (IFFP)

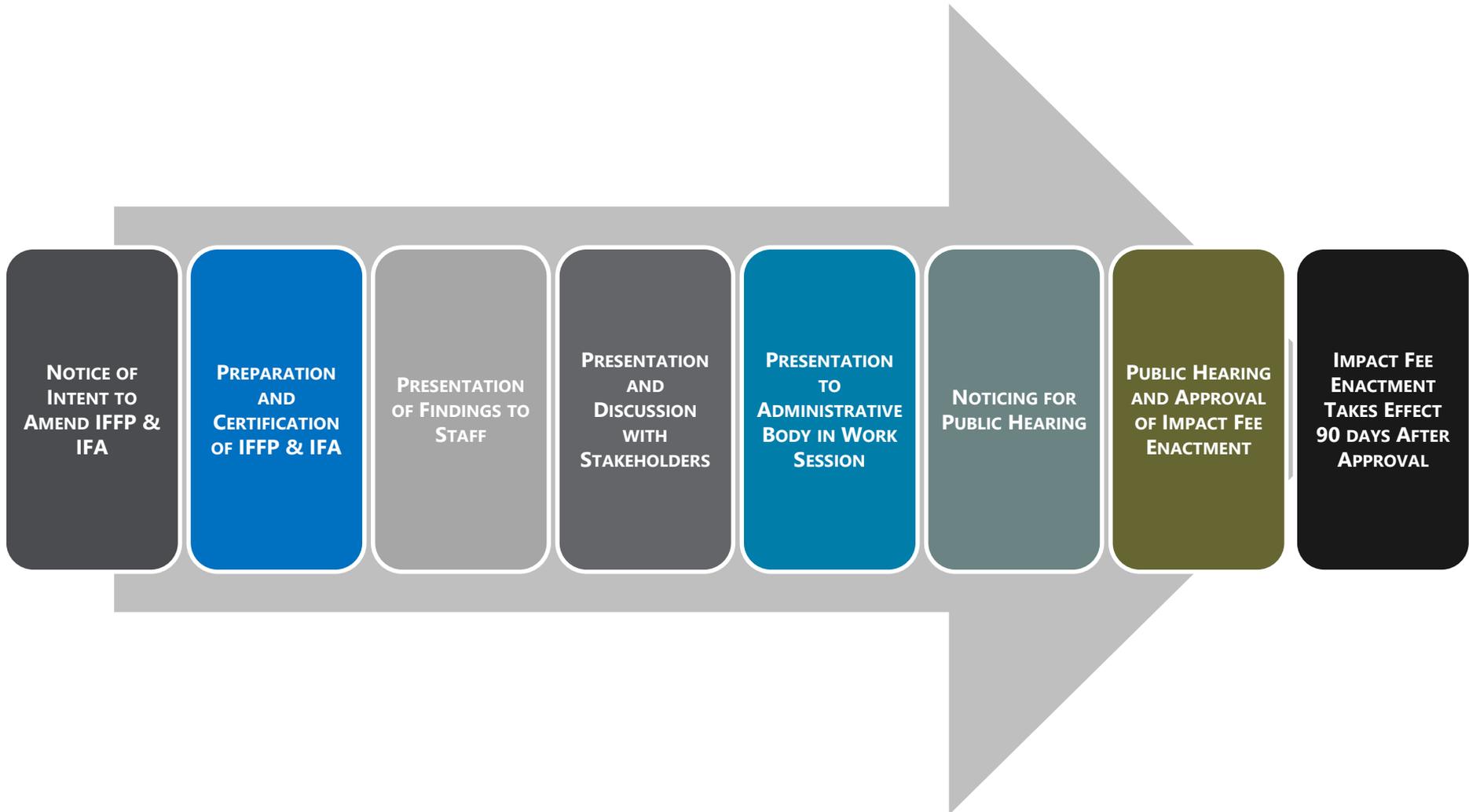
Identifies the demands placed upon the City's existing facilities by future development and evaluates how these demands will be met by the City. Outlines the improvements which are intended to be funded by impact fees.

IMPACT FEE ANALYSIS (IFA)

Proportionately allocates the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered.



PROCESS



METHODOLOGY

- 1. Service Area and Demand Analysis**
- 2. Provide Inventory of Existing Facilities**
- 3. Establish Existing and Future Level of Service**
- 4. Identify Existing and Future Capital Facilities Necessary to Serve New Growth**
- 5. Consider All Revenue Resources to Finance System Improvements**
- 6. Conduct Proportionate Share Analysis**

ANALYSIS

Proportionate Share Analysis

Police Facilities	Total Cost	% to IFFP	Cost to Impact Fees	% to Growth	Cost to Growth	Total Calls	Cost per Call
Existing Stations and Facilities	\$35,116,303	37%	\$13,015,449	33%	\$4,294,621	19,058	\$225
Future Stations	\$32,201,879	0%	-	33%	-	19,058	-
Professional Expense	\$6,000	100%	\$6,000	100%	\$6,000	10,268	\$1
Facilities Impact Fee Cost	\$67,324,182		\$13,021,449		\$4,300,621		\$226

Fire Facilities	Total Cost	% to IFFP	Cost to Impact Fees	% to Growth	Cost to Growth	Calls Served	Cost per Call
Existing Stations and Facilities	\$42,448,448	50%	\$21,188,635	26%	\$5,501,309	2,432	\$2,262
Future Stations	\$32,201,879	100%	\$32,201,879	26%	\$8,360,731	2,432	\$3,438
Professional Expense	\$6,000	100%	\$6,000	100%	\$6,000	1,840	\$3
Facilities Impact Fee Cost	\$74,656,326		\$53,396,514		\$13,868,040		\$5,703
Apparatus							
Existing Apparatus	\$7,477,543	100%	\$7,477,543	48%	\$3,552,013	1,735	\$2,047
New Apparatus	\$848,720	100%	\$848,720	48%	\$403,162	1,735	\$232
Total Apparatus	\$8,326,263		\$8,326,263		\$3,955,175		\$2,280
Facilities + Apparatus							\$7,983

ANALYSIS

Proportionate Share Analysis

Police	Police Cost per Call	Calls per Unit	Police Impact Fee per Unit	Fire Cost per Call	Calls per Unit	Fire Impact Fee per Unit
Single Family (per unit)	\$226	0.91	\$205	\$5,703	0.13	\$734
Multi-Family (per unit)	\$226	0.31	\$70	\$5,703	0.05	\$271
Commercial (per 1,000 SF)	\$226	1.34	\$304	\$7,983	0.11	\$895
Office (per 1,000 SF)	\$226	0.35	\$78	\$7,983	0.04	\$344
Industrial (per 1,000 SF)	\$226	0.28	\$62	\$7,983	0.03	\$221
School (per 1,000 SF)	\$226	0.43	\$98	\$7,983	0.04	\$297
Church (per 1,000 SF)	\$226	0.50	\$112	\$7,983	0.08	\$610
Nursing Home (per 1,000 SF)	\$226	1.65	\$26	\$7,983	0.61	\$4,876

ANALYSIS

6. Conduct Proportionate Share Analysis

	Combined Max	Existing Fee	\$ Change
Single Family (per unit)	\$939	\$567	\$372
Multi-Family (per unit)	\$341	\$193	\$148
Commercial (per 1,000 SF)	\$1,199	\$795	\$404
Office (per 1,000 SF)	\$423	\$339	\$84
Industrial (per 1,000 SF)	\$284	\$163	\$120
School (per 1,000 SF)	\$394	\$224	\$170
Church (per 1,000 SF)	\$722	\$218	\$504
Nursing Home (per 1,000 SF)	\$4,903	\$2,672	\$2,231

NEXT STEPS

- Adopt, Modify, Reject Impact Fee
- 90 Day Wait Period

QUESTIONS

Fred Philpot | Vice President/COO

LRB Public Finance Advisors

O 801.596.0700 | **C**801.243.0293

lrbfinance.com

Lewis Young Robertson & Burningham is now [LRB Public Finance Advisors](#)

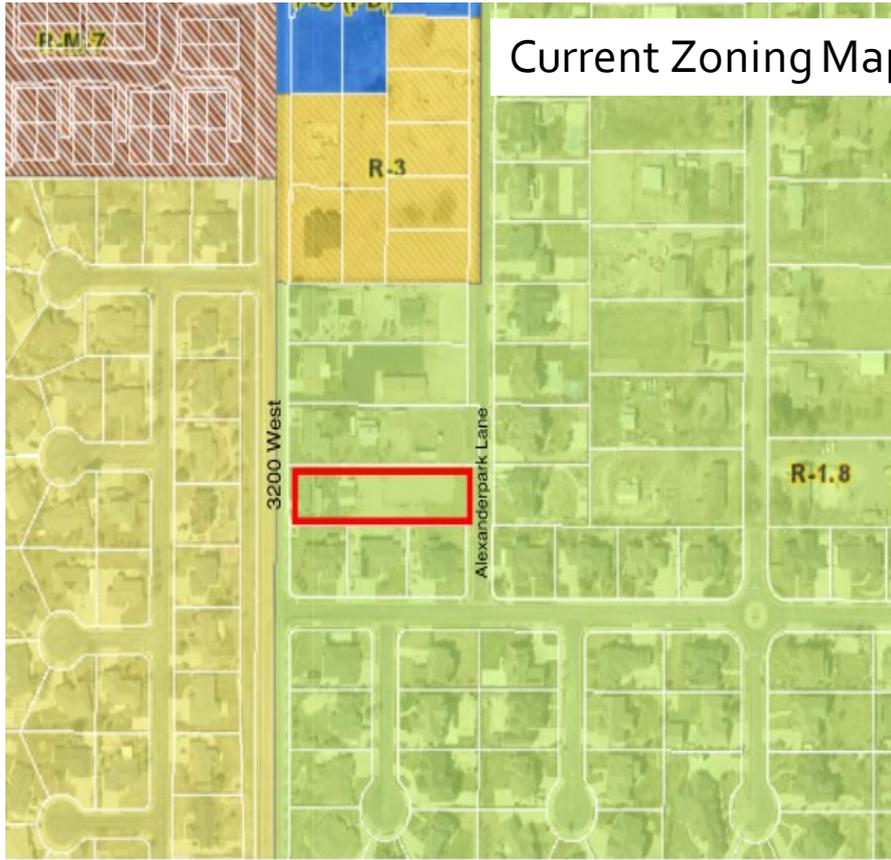


WALMER REZONE

REZONE

10593 S. 3200 W.

Current Zoning Map / Location Map



Source: City of South Jordan
Public Online Current Zoning Map
as of February 2024

3/25/2024



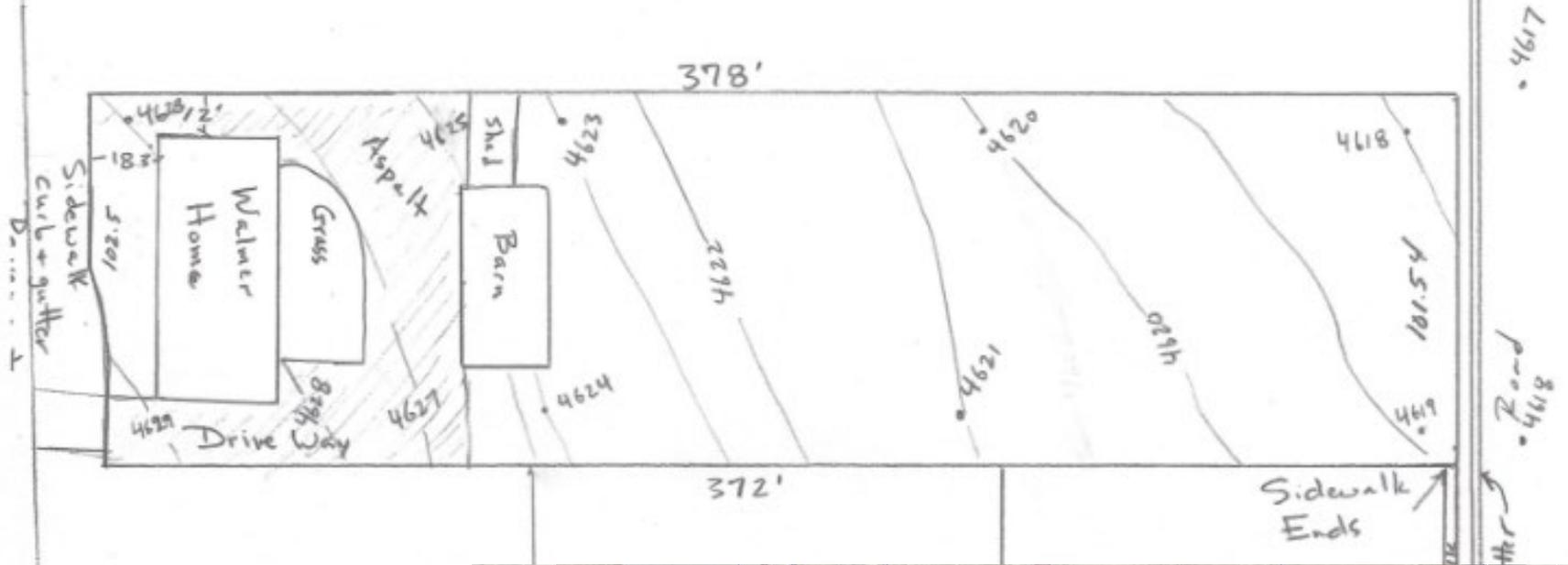
Source: City of South Jordan GIS Map as of
February 2024.



Existing Property Conditions



Existing Contour Elevations



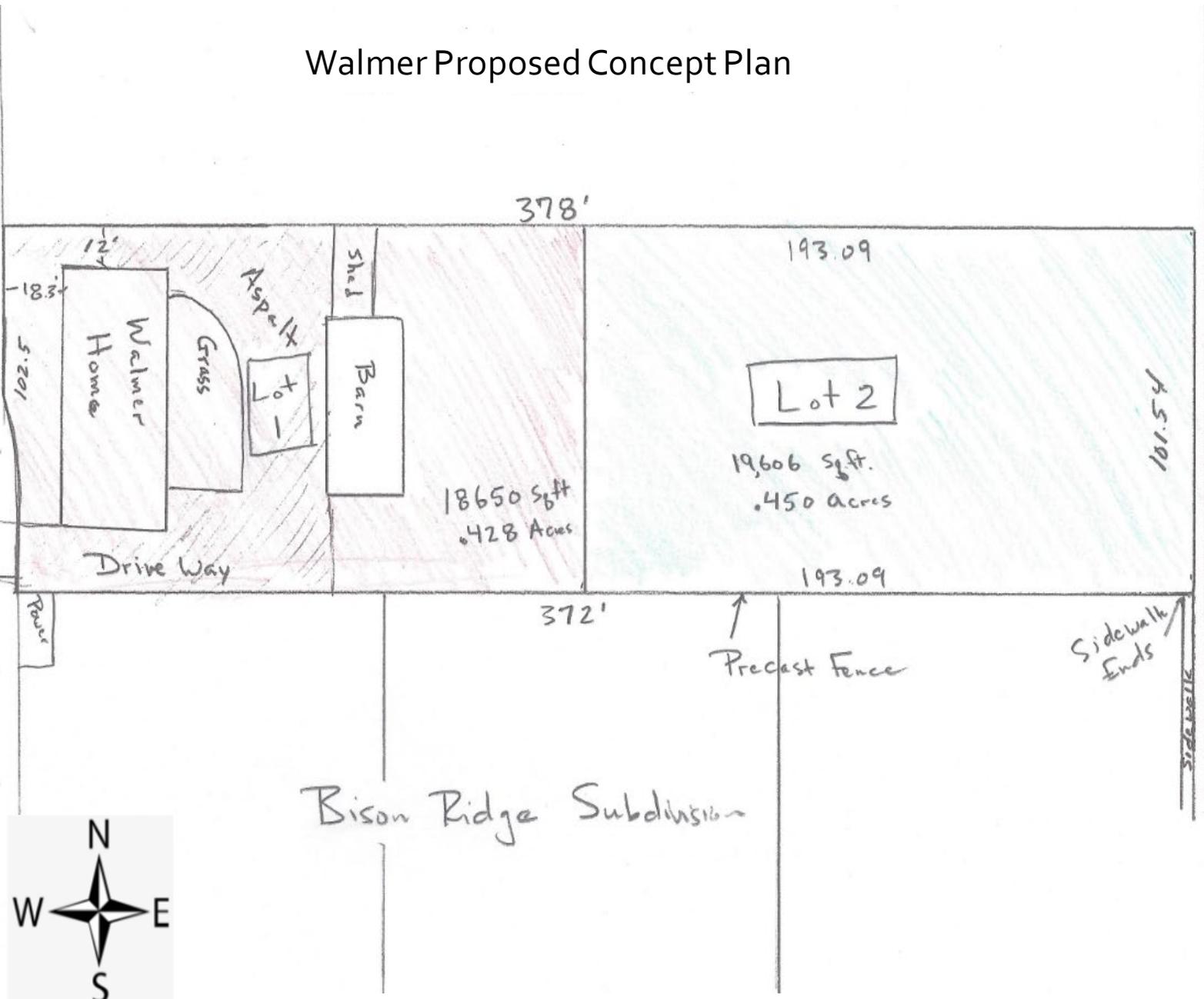
Walmer Proposed Concept Plan

3200 West

Alexanderpark Lane

Sidewalk
Curb + gutter
Pavement
Pavement
Power

Sidewalk
Ends
Curb + Gutter



Bison Ridge Subdivision

Attachment C

From: [Andrew McDonald](#)
To: [Anna Crookston](#)
Cc: [Cindy Valdez](#); [Steven Schaefermeyer](#); [Greg Schindler](#)
Subject: FW: [QUAR] File #PLZBA202400014
Date: Thursday, March 7, 2024 1:11:42 PM
Importance: Low

Hi Anna,

Please see the below public comment received regarding the Walmer Rezone (10593 S. 3200 W.) scheduled for City Council on March 19th.

-----Original Message-----

From: bolts_humus_0w@icloud.com <bolts_humus_0w@icloud.com>
Sent: Thursday, March 7, 2024 12:25 PM
To: Andrew McDonald <AMcDonald@sjc.utah.gov>
Subject: [QUAR] File #PLZBA202400014
Importance: Low

This rezoning is great! Long overdue! High Country will build a big beautiful house, (just watch out for the neighbors across the street)! The city does NOTHING to enforce any rules on them!