

SOUTH JORDAN CITY
CITY COUNCIL MEETING

August 15, 2023

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Recreation Janell Payne, Fire Chief Chris Dawson, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Director of Public Works Raymond Garrison, City Recorder Anna Crookston, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of Commerce Brian Preece, CFO Sunil Naidu, Director of Strategy & Budget Don Tingey, Communications Manager Rachael Van Cleave, IT Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, IT Director Jon Day, Meeting Transcriptionist Diana Baun, Planning Commissioner Laurel Bevans, Strategy & Budget Analyst Abigail Patonai,

Absent:

Others: Linny Hansen, Aydan, Adrian Montelongo, Cary Necaise, Carol's iPhone, Tristen's iPhone 14, Brandon, Christopher Rawlins, Brian Adams, Justin Jones, Tom Humanik,

6:41 P.M.

REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the meeting.

B. Invocation— *By Director of City Commerce Brian Preece*

Director Preece offered the invocation.

C. Pledge of Allegiance – *By Police Chief Jeff Carr*

Chief Carr led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. August 1, 2023 City Council Study Meeting

D.2. August 1, 2023 City Council Meeting

Council Member Shelton motioned to approve the August 1, 2023 City Council Study Meeting as published and August 1, 2023 City Council Meeting Minutes as published. Council Member Harris seconded the motion; vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Tamara Zander talked about the ongoing Summer Concert Series in Daybreak. She discussed mosquito abatement in the Salt Lake Valley versus other areas of the state, thanking the Mosquito Abatement Board for their work in the valley. She and her family attended a Bees baseball game and she shared her excitement with the Bees coming to the city in the future.

Council Member Patrick Harris discussed meeting with Laura Lewis to discuss city finance options and his discussion with Joel Thompson from the sewer district regarding the future annexation. Talked with Assistant City Manager Jason Rasmussen and City Manager Dustin Lewis about several issues this past week and thanked them for their quick reactions. He visited Mulligans multiple times recently and noted that it looks so much better than it has in the past. It was very busy the nights he went and it is being heavily used. He also spent time interacting with various residents and candidates recently.

Council Member Don Shelton discussed seeing the Scarlett Pimpernel, attending the Association of Municipal Councils Meeting which included a tour of Murray City's new city hall, and attending the Jordan River Commission. He discussed the Get to the River Festival with the Jordan River Commission and the various activities related to that in the city. He attended the meeting with Laura Lewis and the End of Summer Bash at Highland Park where many people from the community attended as well. He also attended the Legislative Policy Committee meeting.

Council Member Brad Marlor discussed Jordan Ridge Park, which is in his neighborhood, and his request to staff for benches at the park for adults; that process started recently and he discussed the progress on those benches being installed. There were no Architectural Review Committee meetings since the last council meeting. He had the chance to speak to a representative from an HOA in his district, who inquired about the potential for a residential building on a vacant parcel under the tax rolls for the city. He thanked the staff members who got involved in that and are currently gathering information. He had family in town recently and he shared their experience playing mini-golf at Mulligans, his grandkids loved it and it was a lot of fun. Mulligans does a great job, they are very efficient.

Council Member Jason McGuire thanked Garden City, a little town near Bear Lake, for allowing him to use their city hall's Wi-Fi to join the last council meeting while out of town. He attended the meeting regarding financing options for cities as well, and added it was very beneficial to better understand all of those options. There is a lot going on with the Art's Council, with an Art's Master Plan meeting this morning. Things are going well there and he is very excited for this master plan to roll out with an approach that will help guide the city instead of just telling them what is needed to improve the arts in the city; it is directed more towards being about the

city as a whole, and how it can grow in the arts. While the Art's Council was finishing their round table interviews, it was pointed out to him that while there is definitely a demand for more art classes from residents, the consultant indicated that with the interviews the number one thing being asked for is dedicated art venues. There is always opportunity to continue sharing spaces, but there is starting to be a demand for actual art venues. From the last Art's Council meeting, he shared that they will be rolling out a new program called "Artventure," encouraging residents to get out and interact with art in the city, and he explained what that program will entail. He was also excited to share that the Art's Council is working with the Recreation Department to turn one of the recreation vans into a giant coloring board. They will put a printable wrap on to the vehicle, which can be drawn on with dry erase markers at different venues and activities.

Mayor Dawn Ramsey had family in town recently and they were able to visit Mulligans, her grandkids loved golfing there. Representative Burgess Owens came for a visit, bringing his team to meet with the Larry H. Miller Real Estate Development Team in Daybreak, to talk about transit and the needs our city has. She thanked Representative Owens for his work on our behalf and the success seen through his combined efforts with the city. She attended the End of Summer Bash and noted that according to the head of LIVE Daybreak there were at least 8000 people; she also thanked the city staff who were there helping. This was the first time South Jordan has partnered with LIVE Daybreak on this event, and she really appreciated the city logo being used in the drone show. She talked about the splash pad being down and the repairs needed to bring it back online, thanking staff for their hard work during the huge storm.

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. Presentation Items

G.1. Oath of Office of the Assistant City Manager, Jason Rasmussen. *(By City Recorder Anna Crookston)*

G.2. Oath of Office of the Director of Public Works, Raymond Garrison. *(By City Recorder Anna Crookston)*

G.3. Oath of Office of the Deputy Police Chief, Rob Hansen. *(By City Recorder Anna Crookston)*

H. Action Item

H.1. Resolution R2023-40, Adopting an amended City-Wide Policy 110-02, Drone Operation. *(By Assistant City Manager Jason Rasmussen)*

Assistant City Manager Jason Rasmussen reviewed background information from the Council Report.

Council Member Shelton asked if the city regulates private use of drones.

Manager Rasmussen responded no. There are some regulations regarding city owned public spaces, but the FAA provides the guidelines and restrictions for drone operations.

Council Member Zander discussed that this is only for city employees using drones, and noted that a few years ago the city established a rule prohibiting drone use at city parks. She asked who a resident would contact if someone was being harassed by a drone.

City Attorney Ryan Loose responded that it depends on the situation, but it could be a trespass. As you get to higher altitudes that is regulated by the FAA and has much stricter requirements.

Mayor Ramsey shared an instance where she got to see one of the city drones in action over a house fire a few years ago, and the operators were able to share what they were doing with her, including explaining how they found hotspots inside the house that were unidentifiable from the outside.

City Manager Dustin Lewis explained that our city's program is a group effort, and the different departments are able to work together without needing a separate drone. If there is no one available who is qualified to fly a drone for a specific incident, another operator from another department can step in and do it in their place since all the operators train together.

Council Member McGuire motioned to approve Resolution R2023-40, Adopting an amended City-Wide Policy regarding Drone Operation. Council Member Zander seconded the motion; vote was unanimous in favor.

I. SoJo Townhomes Land Use Items

I.1. Presentation on Resolution R2023-25 and Zoning Ordinance 2023-03-Z. all related to SJC Townhomes proposed development; Brian Adams on behalf of J.L. Salt Construction, Inc. DBA Dream Home Builders (Applicant). *(By Director of Planning Steven Schaefermeyer)*

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

Brian Adams (Applicant) – had nothing to add to Director Schaefermeyer's report.

I.2. Resolution R2023-25 public hearing.

Mayor Ramsey opened the public hearing for comments.

Tom Humanik (Resident) – I think those changes are good compared to last time. One of the concerns I have is the cars that will be parked along Beckstead Lane. When you go from 10600 South from north to south, there is no place to park until you get to where this development starts. It has always been that way, it is an open field. Our concern again is the parking that will go along this street, on either side, from this development. I would hope that maybe there is

something in there that would prevent the cars that pile up on the outside of it. That is our main concern, the traffic and the cars parked along the road as a hazard.

Chris Rawlins (Lehi Resident – owner of adjacent land) – Honestly, my wife and I are excited about the prospect of moving here and generally we are supportive of this project. Maybe some would say that it would be better for us to live next to single family homes, but we would rather live next to townhomes than warehouses and these are the types of homes that are starter homes in Utah now; we understand the need for them and the city's desire to have them. As I have followed the process I deeply appreciate Director Schaefermeyer who has been very responsive as I've had questions and I think that a lot of the changes that have been made, as we've gone through the process, have been fantastic. If we had our preference, the one thing I would say is in going from the study meeting to here, a unit got put back in. I understand that the gap in-between should have been taken out, and I agree, but again if we had our preference we would take out Unit 14 which is the closest one to our lot. That would allow them to put additional parking there, though we do appreciate the developer moving the buildings on the north a little bit further away from us. Another concern was privacy. I spoke with Mr. Adams before the meeting and he is pretty sure there are no rooftop decks on the end units, which would peer into our backyard, which we appreciate if that change was in fact done. I am a little concerned with the parking on the street, as well as the previous speaker, but I understand it is a public street. Knowing that part of the application is the residents being able to use the business parking will hopefully resolve a lot of that concern, as that would be more convenient parking for these residents.

Mayor Ramsey closed the public hearing.

I.3. Zoning Ordinance 2023-03-Z public hearing.

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

I.4. Resolution R2023-25, Authorizing the City and the Developer to enter into a Development Agreement pertaining to the development of the property located at 11147 S. Redwood Road.

Council Member Zander asked for more details on the amended tot lot space.

Justin Jones (Applicant) responded that he believes everything was offset about five feet in every direction, making it 10 feet wider in each direction.

Council Member Zander asked about the nine foot easement on the north and concerns for privacy brought up during public comment.

Director Schaefermeyer responded that Mr. Rawlins' property is to the south, the house there does not exist yet but the intent is to build it in the future. The townhomes are 21 feet on the north side from the property line, and on the west side they are 10 feet away from the property.

Council Member Zander asked to talk about the mason wall on the north, where the neighbors on the other side are very close; are they requiring trees there to help with privacy to the neighbors on the north.

Director Schaefermeyer responded there will be trees and bushes, and they are putting boulders at the “T” of the alleyways as well.

Council Member Shelton asked about the soft surface sidewalk materials.

Mr. Adams responded he believes it is a commonly used material that is a small, fine, compacted material that tends to stay where you put it; it is not gravel, but similar to what would be used on a high school track.

Council Member Marlor motioned to approve Resolution R2023-25, Authorizing the City and the Developer to enter into a Development Agreement at the address indicated above. Council Member Zander seconded the motion. Roll Call Vote was 5-0, unanimous in favor.

I.5. Resolution 2023-03-Z, Rezoning property located at 11147 S. Redwood Road from A-5 (Agricultural) and R-2.5 (Single-Family Residential) Zones to R-M-PD (Residential-Multiple-Planned Development Floating) Zone; Brian Adams on behalf of J.L. Salt Construction, Inc. DBA Dream Home Builders (Applicant).

Council Member Shelton motioned to approve Resolution 2023-03-Z, Rezoning property at the address above from A-5 and R-2.5 Zones to R-M-P-PD Zone. Council Member Marlor seconded the motion.

Council Member Harris noted that with this being his district he wanted to take a moment to thank all the residents who have shown up and/or contacted him to discuss the issues. There were a number of issues addressed and he wanted to thank the council for not just accepting the original proposal, instead taking the time and being willing to go back and work on this.

Roll Call Vote was 5-0; unanimous in favor.

J. Staff Reports and Calendaring Items

City Manager Dustin Lewis said the chamber of commerce is looking to host a breakfast with the city council, to give the businesses a chance to chat with them about the great things in the city. He and the council discussed the proposed date and their thoughts.

Public Works Director Raymond Garrison talked about South Jordan City Staff recently having the opportunity to help the City of Draper with their clean-up efforts after the big storms.

City Engineer Brad Klavano discussed an issue brought to him by Council Member McGuire regarding safe walking routes to Aspen Elementary School and parental concerns. He showed a map of the area (Attachment B) and discussed the current options, along with what options they might have.

Mayor Ramsey commented that school boundaries change, and this is a brand new area with residents still settling in. She is meeting with Dr. Godfrey at the end of this month and she offered to bring it up with him to see what his thoughts are. She also announced that this Thursday, at the Regional Growth Committee of the Wasatch Front Regional Council, they are proposing to certify the first Station Area Plan for South Jordan City.

Council Member McGuire motioned to recess the City Council Meeting and move to Executive Closed Session. Council Member Harris seconded the motion; vote was unanimous in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

K. Executive Closed Session

K.1. Discussion of the purchase, exchange, or lease of real property.

Council Member McGuire motioned to adjourn Executive Closed Session and return to the City Council Meeting. Council Member Marlor seconded the motion; vote was unanimous in favor.

RECESS EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL MEETING

Council Member Zander motioned to adjourn the City Council Meeting. Council Member McGuire seconded the motion; vote was unanimous in favor.

ADJOURNMENT

The August 15, 2023 City Council Meeting adjourned at 9:13 p.m.

This is a true and correct copy of the August 15, 2023 City Council Meeting Minutes, which were approved on September 19, 2023.

Anna Crocksten

South Jordan City Recorder

SJC TOWNHOMES @ REDWOOD RD.

REZONE AND DEV. AGREEMENT

11147 S. Redwood Rd.

Brian Adams, Civil Science



Legend

STREETS

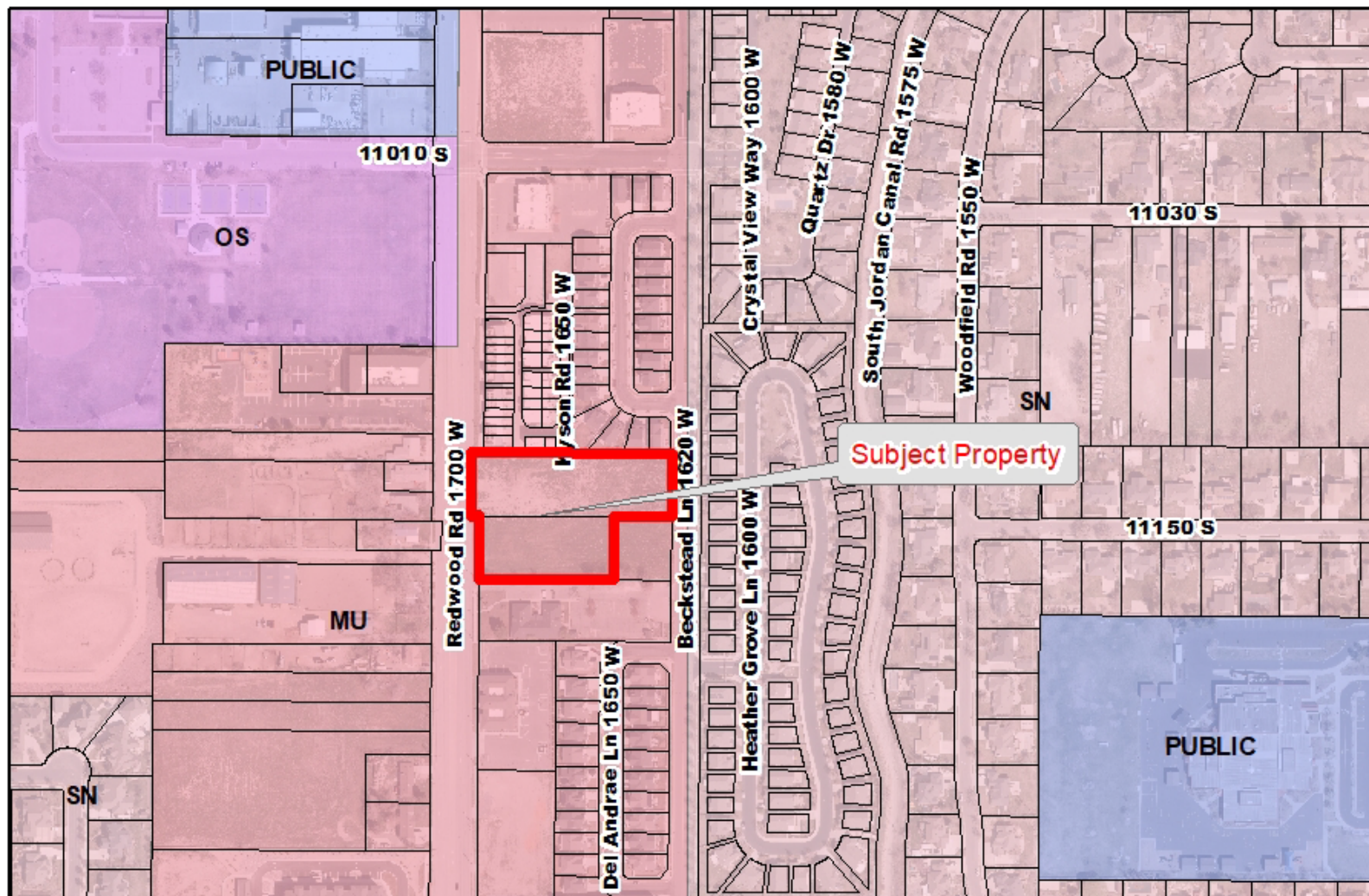
PARCELS

Aerial Map City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2021





Legend

STREETS

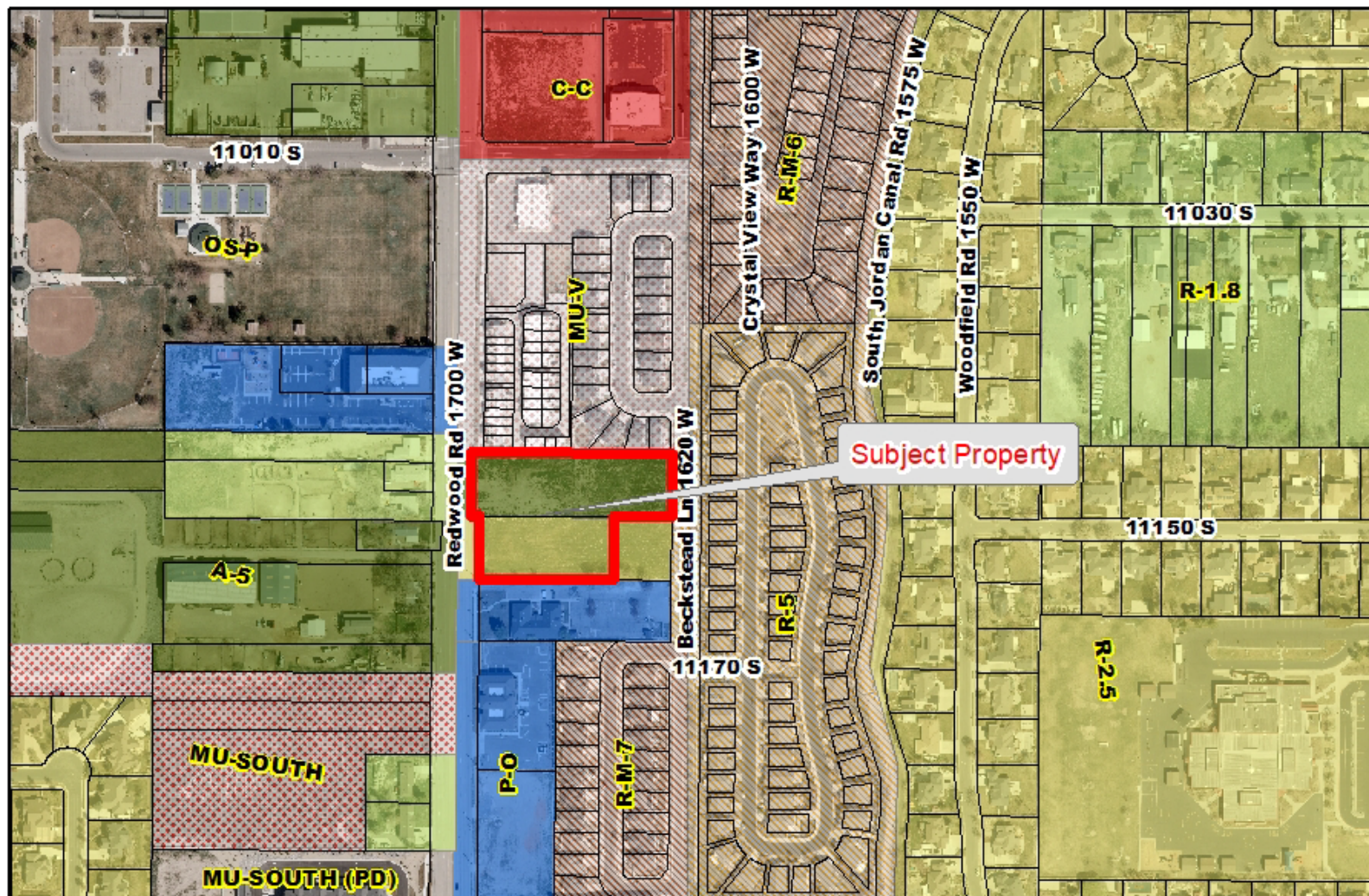
PARCELS

Future Land Use Map
City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2021





Legend

STREETS

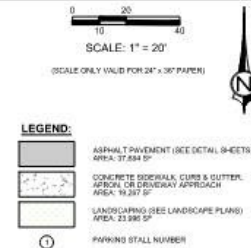
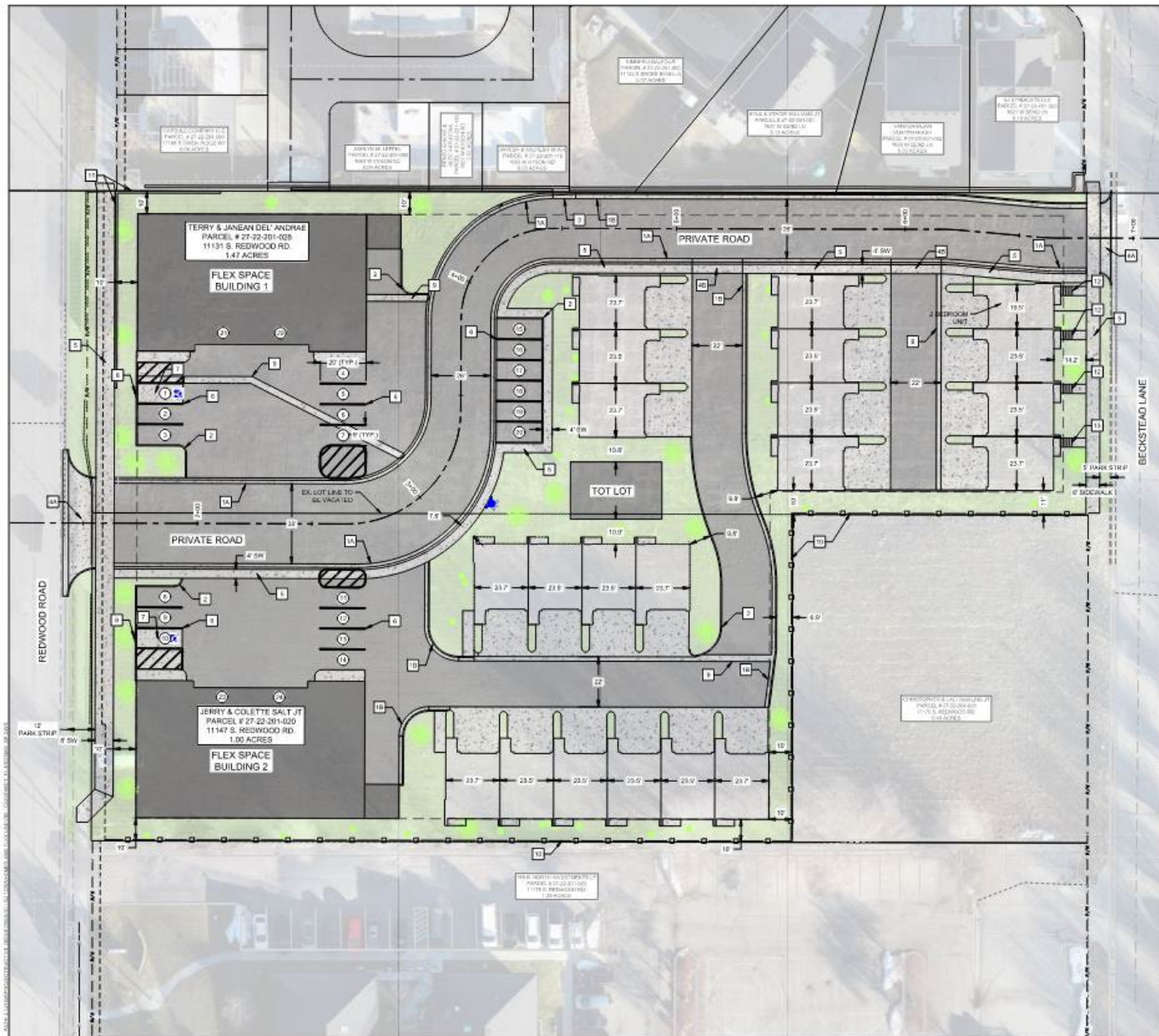
PARCELS

Zoning Map City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2021

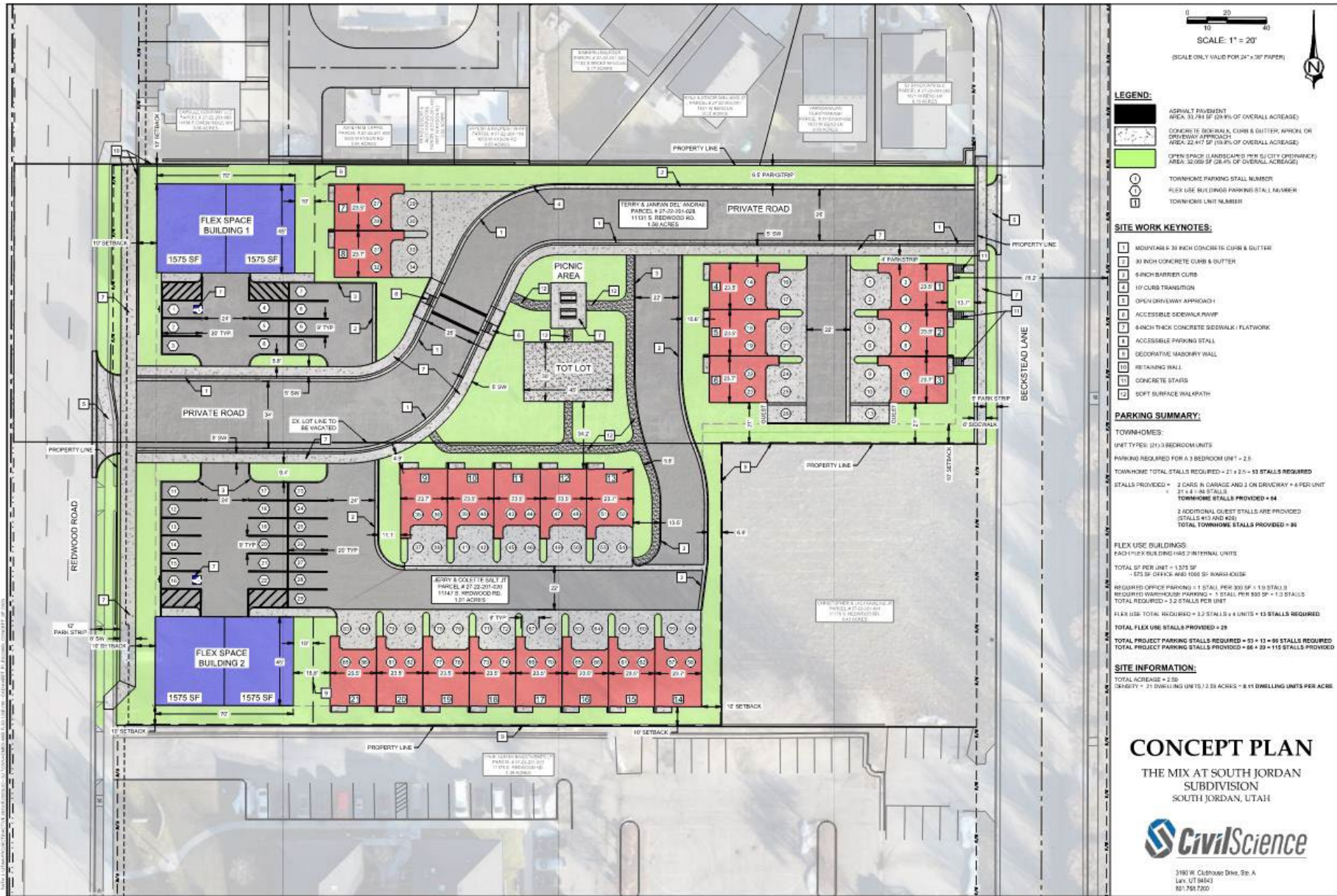




- SITE WORK KEYNOTES:**
ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER APWA STANDARD SPECIFICATION AND PLANS, 2017 EDITION, OR DETAILS AS NOTED BELOW.
- 1A CONSTRUCT MOUNTABLE 30 INCH CONCRETE CURB & GUTTER (SEE APWA PLAN 205.2)
 - 1B CONSTRUCT 18 INCH CONCRETE CURB & GUTTER (SEE APWA PLAN 205.1)
 - 2 CONSTRUCT 6 INCH BARRIER CURB (SEE DETAIL SHEETS)
 - 3 10' CURB TRANSITION
 - 4 CONSTRUCT OPEN DRIVEWAY APPROACH
 - 5 CONSTRUCT DIP DRIVEWAY APPROACH
 - 6 6 INCH CONCRETE SIDEWALK (SEE DETAIL SHEETS)
 - 7 8 INCH WIDE PARKING STALL STRIPING - WHITE PAINT PER CITY OR UDOT STANDARDS
 - 8 ACCESSIBLE PARKING STALL (SEE DETAIL SHEETS)
 - 9 ACCESSIBLE PARKING SIGN (SEE DETAIL SHEETS)
 - 10 CONSTRUCT 3 FOOT CONCRETE WATERWAY (SEE DETAIL SHEETS)
 - 11 PROPOSED DECORATIVE MASONRY WALL
 - 12 BOULDER RETAINING WALL (SEE DETAIL SHEETS)
 - 13 CONSTRUCT 6 (4) STAIR RISERS
 - 14 CONSTRUCT 6 (4) STAIR RISERS

PARKING SUMMARY:

TOWNHOMES:
UNIT TYPES: (20) 3 BEDROOM UNITS AND (11) 2 BEDROOM UNIT
PARKING REQUIRED FOR A 3 BEDROOM UNIT = 2
PARKING REQUIRED FOR A 2 BEDROOM UNIT = 2.5
TOTAL STALLS REQUIRED = $(1 \times 2) + (20 \times 2.5) = 52$ STALLS REQUIRED
STALLS PROVIDED =
2 BEDROOM UNIT = 2 CAR IN GARAGE AND 1 ON DRIVEWAY = 3 PER UNIT
= $1 \times 3 = 3$ STALLS
3 BEDROOM UNIT = 2 CAR IN GARAGE AND 2 ON DRIVEWAY = 4 PER UNIT
= $(20 \times 4) = 80$ STALLS
TOWNHOME STALLS PROVIDED = 83
5 ADDITIONAL STALLS WILL BE SHARED WITH FLEX SPACE BUILDINGS
STALLS 815 - 820
TOTAL TOWNHOME STALLS PROVIDED = 88
FLEX USE BUILDINGS:
EACH FLEX BUILDING HAS 2 INTERIOR UNITS
TOTAL SF PER UNIT = 3,000 SF
= 728 SF OFFICE AND 2,271 SF WAREHOUSE
REQUIRED OFFICE PARKING = 1 STALL PER 300 SF = 2.4 STALLS
REQUIRED WAREHOUSE PARKING = 1 STALL PER 900 SF = 2.5 STALLS
TOTAL REQUIRED = 5.2 STALLS PER UNIT
GRAND TOTAL REQUIRED = 5.2 STALLS \times 4 UNITS = 21 STALLS REQUIRED
TOTAL FLEX USE STALLS PROVIDED = 24 (INCLUDES 1 INTERIOR STALL PER UNIT)



PATH: L:\UTAH\PROJECTS\ACTIVE\2023\22005.00 - SJ TOWNHOMES AND BLEX USE\DWG - CAD\DWG - FILED\22005.00 - CONCEPT - SP.DWG






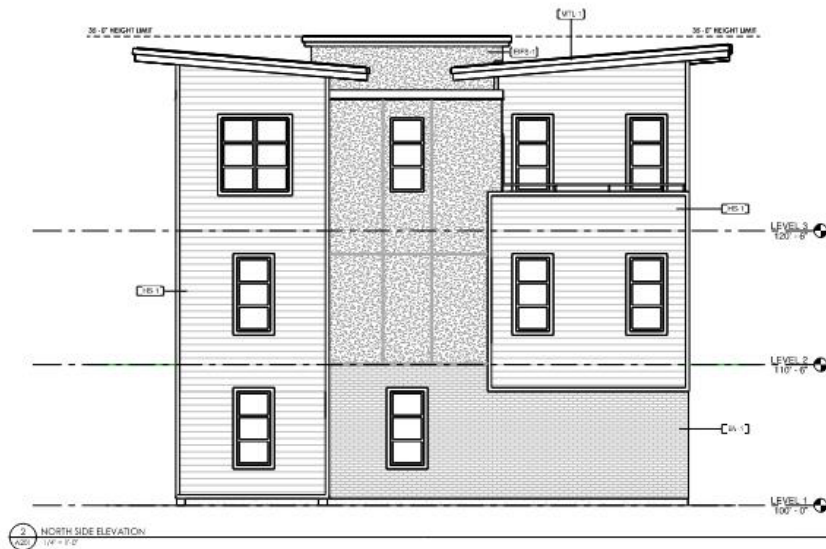


A201





PROPOSED	
REVIEW DATE 7/10/2023 4:26:39 PM	
	
SOUTH JORDAN TOWNHOMES - 3 PLEX SOUTH JORDAN, UTAH	
PROJECT NO. 23.036	DRAWN BY / CHK BY Author
TITLE ELEVATIONS	
SHEET # A202	



EXTERIOR FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MS-1	MASONRY SIDING	MS			
MT-1	TRUSS	MT			
MTL-1	METAL CLADDING (DOWNROOF)	MTL			
MS-1	BRICK CLADDING	MS			
FINISH NOTES:				FINISH DESCRIPTION:	
1. ALL EXTERIOR FINISHES TO BE APPROVED BY OWNER.				2. ALL FINISHES TO BE FREE OF DEFECTS AND DAMAGE.	
3. FINISHES TO BE FREE OF DEFECTS AND DAMAGE.				4. FINISHES TO BE FREE OF DEFECTS AND DAMAGE.	
				FINISH TAG	



PROPOSED

PRINTED DATE
7/10/2023 4:28:59 PM

LAYTON DAVIS
ARCHITECTS

3005 East 1300 | South Salt Lake, UT 84143
(801) 487-2713 | (801) 487-2714

**SOUTH JORDAN TOWNHOMES
4 PLEX**

SOUTH JORDAN, UTAH

PROJECT NO.
23.077

OWNER / CLIENT
Author

TITLE
ELEVATIONS

SHEET #
A201



EXTERIOR FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MF-1	SMOKE PAPERBOARD	760			
PM-1	PLUCCO	760			
MT-1	METAL CHIMNEY DRAIN SCOUT	760			
BL-1	BLACK CLUSTER	760			

FINISH NOTES:
 1. ALL EXTERIOR FINISHES TO BE APPROVED BY OWNER.
 2. ALL FINISHES TO BE FREE OF DEFECTS AND DAMAGE.
 3. FINISHES TO BE IN ACCORDANCE WITH THE LATEST DEVELOPMENT REQUIREMENTS.

FINISH DESCRIPTION:
 [Symbol] FINISH TAG



PROPOSED
 PRINTED DATE
 7/10/2023 4:28:29 PM

LAYTON DAVIS
 ARCHITECTS, INC.

2005 East 2300 | South Salt Lake, UT 84143
 (801) 487-2113 | (801) 487-2714

**SOUTH JORDAN TOWNHOMES
 4 PLEX**

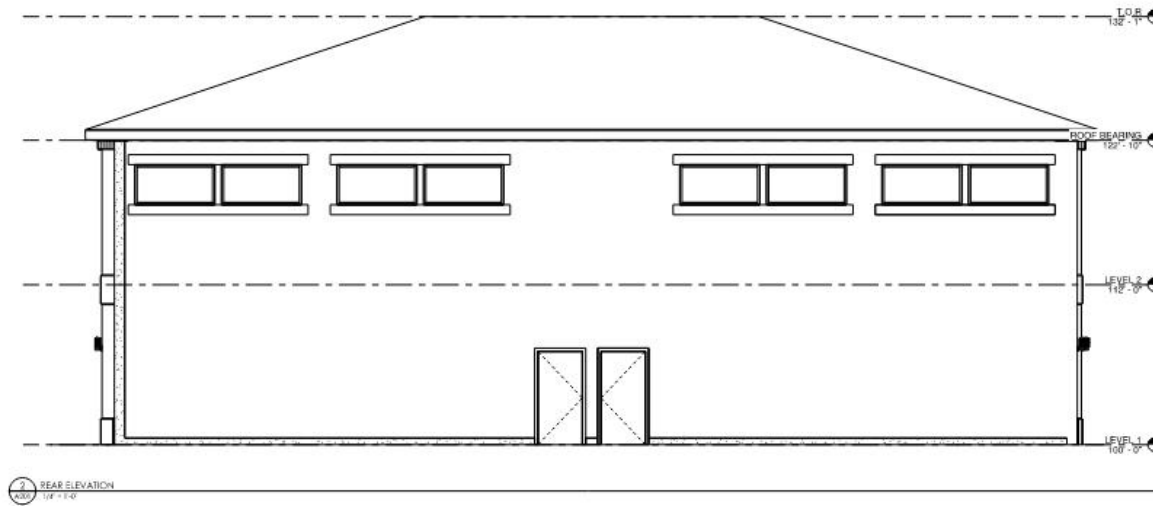
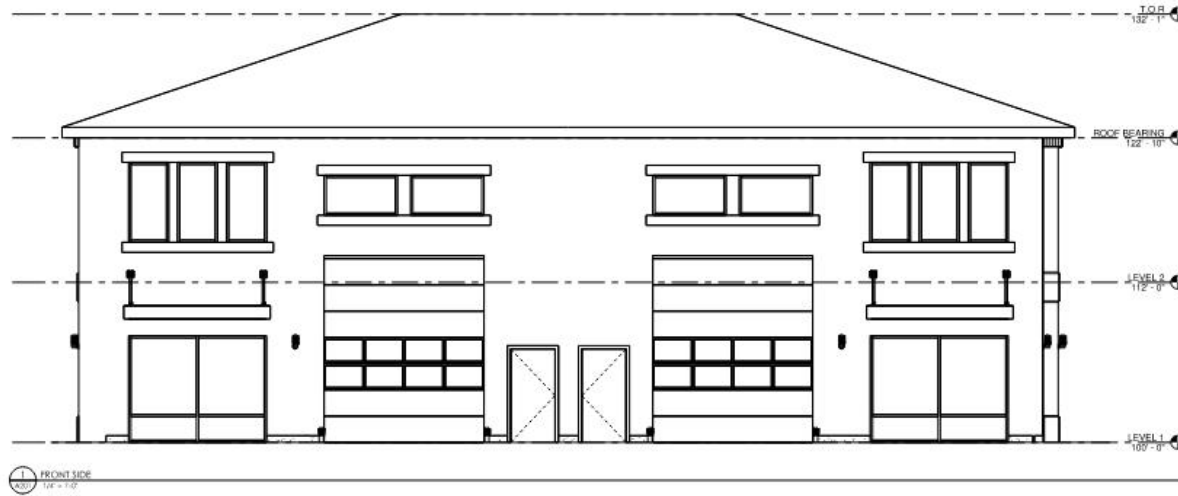
SOUTH JORDAN, UTAH

PROJECT NO.
 23.077

OWNER / CLIENT
 Author

TITLE
 ELEVATIONS

SHEET #
A202



PROPOSED
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LAYTONDAVIS
 ARCHITECTS

2025 State 2000 | South Jordan 2025 State CHN: 10th PM BY
 0100 400 2013 | 1000 400 2013

SOUTH JORDAN FLEX SPACE

SOUTH JORDAN, UT

DATE	2023.07.10
BY	AR/CL
PROJECT NO.	23.036
DRAWN BY / CHK. BY	AR/CL
TITLE	ELEVATIONS
SHEET #	A201



PROPOSED

REVISION DATE

7/10/2023 5:24:39 PM

LAYTON DAVIS

2020 3000 1201 | South Jordan, UT 84095

2020 3000 1201 | South Jordan, UT 84095

SOUTH JORDAN FLEX SPACE

SOUTH JORDAN, UT

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	05/10/2023	AR/CL

PROJECT NO.

23.036

DRAWN BY / CHECKED BY

AR/CL

11/2

ELEVATIONS

2006 SHEET #

A202

Diana Baun

mjarman

Adrian Montelongo

Attachment B

