

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

August 16, 2022

Present: Mayor Dawn Ramsey, Council Member Tamara Zander, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Jason McGuire, City Manager Gary Whatcott, Assistant City Manager Dustin Lewis, Director of Public Works Jason Rasmussen, City Recorder Anna Crookston, CFO Sunil Naidu, Director of City Commerce Brian Preece, Director of Strategy & Budget Don Tingey, Director of Administrative Services Melinda Seager, City Attorney Ryan Loose, Chief Technology Director Jon Day, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, City Planner Greg Schindler, Director of Engineering Brad Klavano, Fire Chief Chris Dawson, Police Chief Jeff Carr, Director of Recreation Janell Payne, Director of Communications Rachael Van Cleave

Others: Paula Brog

4:40 PM
STUDY MEETING

A. Welcome, Roll Call and Introduction: *By Mayor Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation: *By Director of Strategy & Budget Don Tingey*

Director Tingey offered the invocation.

Council Member Zander motioned to amend tonight's agenda, moving Item E to after Item G. Council Member Marlor seconded the motion; vote was unanimous in favor.

Mayor Ramsey noted that Item D is listed as Mayor and Council Reports, however that is normally done during the regular council meeting and on this agenda it is meant to be a review of the council meeting agenda.

Paula Brog from the Senior Advisory Committee shared information about their upcoming Generation Day and left some flyers (Attachment A) for everyone to hand out to local seniors. Members of the committee have been going to all the senior community HOAs, and other HOAs to share information about this activity. She really wants people to become aware of what they have to offer; the senior activities as well as the other programming at the Senior Center.

Council Member Zander asked if they visited Garden Park and Springhill Village in Daybreak.

Ms. Brog said she's not sure, but she will check with the committee and see if others visited there. Many HOAs have also asked the Senior Advisory Committee to help them by coming and inviting the seniors to their activities and programming.

C. Mayor and Council Coordination

Mayor Ramsey reminded everyone of the Employee Appreciation lunch tomorrow afternoon at the Main City Park Pavilion at 11:30 a.m. She also shared that Council Member Harris is available and willing to replace her in the seat representing South Jordan on the South Valley Sewer District Board of Trustees. The Council unanimously agreed to support Council Member Harris in that new position.

Mayor Ramsey said the Gold Star Monument arrived yesterday, and was installed.

City Manager Whatcott said they are still working on the programming for the September 7th ceremony. Everyone will gather at 6:00 p.m. and the program will begin at 6:30 p.m. There was an unexpected donation recently, plus an in-kind donation of all the concrete work by Beck Construction. They will be on the donor list plaque and they will be recognized, as the cement was a huge part of the expense.

Mayor Ramsey noted that the monument is all covered up and will be revealed at the celebration.

Council Member McGuire asked about the Corporate Citizen Award Luncheon next week.

Mayor Ramsey said Ivory Homes is the recipient of that award this year and the lunch will be on Tuesday, August 23 from 11:30 a.m. to 1:30 p.m.

Council Member Zander reminded everyone that the Dragon Boat practice is next Friday, with the race on Saturday. Council Member McGuire is available to participate now, and Council Member Shelton may not be able to participate.

City Attorney Ryan Loose said they have started reaching out to legislators, inviting them to the Gold Star Monument ribbon cutting. He has spoken with Representatives Pulsipher and Teuscher about meeting with our council, and they are agreeable to that. He asked if the council members want to meet with each of the candidates for the new district, or if they would rather wait until the election is over. Waiting until the election is over will push things back, but they will not be able to propose legislation until someone wins or loses. The council members indicated that they would like to wait until someone is elected. Representative Pierucci and Representative Ivory no longer represent any part of the city; however, they are always willing to talk if the council would like to. He would like to begin meeting with our actual representatives, including Representative Fillmore.

Mayor Ramsey asked if Dan McKay will still have a part of our city.

Attorney Loose said no, when they changed senate districts, Lincoln Fillmore kept the whole city. Representative Cullimore also picked up a small piece of the city he believes, but it's a sparsely populated area. He discussed the possible election outcomes. He will find out for sure if Representative Cullimore did take over a piece of South Jordan. Tomorrow is most of the interim, and he asked if the council would like him to send information so they can tune in. The council agreed that a report afterwards was fine. Two of the subjects that are of note for him are the political side of short-term rentals and a property tax overview in the Revenue and Tax Committee.

Council Member Marlor added that he saw something about US Senator Lee opposing conversion of federal properties to allow housing to be built.

Council Member Shelton said that suggestion has failed before.

Mayor Ramsey said there are a lot of rural communities with large amounts of Federal land around them, like Moab for example. Moab had twice as many short-term rentals come on line this last year as they did individual homes for sale. There aren't places for employees of any of the industries there to live; they can't get people to move in, can't get more houses built, and it's a challenge in many places around the state.

Attorney Loose reminded everyone about the Fall League Conference, October 5-7, at the Salt Palace Convention Center.

Mayor Ramsey said that our city has the opportunity to do the "opening ceremonies" for the conference, and she is hoping to have a few 4th graders from a local elementary school come and do the pledge of allegiance, along with a local middle school choir to sing the national anthem and a local high school to bring their drumline. There is a National League of Cities Conference in Kansas City this November. She was told that many more people come to the one in D.C. in the spring, which she knows is true. However, Cameron Diehl expressed that he feels the fall conference is different, with lots of value for those who attend. The South Valley Chamber, with the chambers of Utah, is planning a trip to Washington, D.C. in September where business owners from across the chambers will have the chance to attend.

D. Review of Regular Meeting Agenda

- Resolution R2022-33, Truth and Taxation Public Hearing
- Resolution RDA 2022-07, Adopting a Final Budget

Council Member Marlor asked to clarify that this will be a standard public hearing, where the council will not be bantering back and forth during the public comments.

Mayor Ramsey said everyone will have a chance to talk, however if she feels they are hearing about a lot of inaccurate information it would be helpful to stop and give the council a chance to clarify things.

E. Presentation Items

E.1. Land Use, Ethics, Hotline and Social Media Training. *(By City Attorney Ryan Loose)*

****Agenda was modified to move this item to the end of the meeting****

F. Discussion Item

F.1. Historic Status of 1055 West and review of the Jordan Gateway Sub Area Plan. *(By City Engineer Brad Klavano and City Planner Greg Schindler)*

Director of Engineering Brad Klavano discussed the presentation given last week for the Rise Townhomes and the developers' attempts to curb traffic on this street with an emergency services only gate. He wants to discuss whether or not the road should stay historical, or go back to a standard residential street. He suggested if they want it to stay historical, they should think about adjusting those previously adopted standards. In 2006 there was a resolution that first adopted 1055 West as a historical road, and it said the road would remain in its current state. He drove the road today, and it's not in very good shape. In 2015 there was a development proposal with a rezone proposal. When that rezone proposal came to the city council, the question came up regarding what is happening to the road. At the time, they didn't have a standard for what a historic road should be and the council put a pause on that rezone. They asked staff to meet with the historical committee and the residents along the road, which was done, and then a resolution was brought to the city council restating that 1055 West was a historical road and adopting a standard. The road currently is only 20 feet of asphalt with ditches on the side. Recently, with new development proposals coming forward in the area, there have been questions from the developers asking why they have to put in city standard streets when they are tying into a road that has none of those standards. When the Rise development came in to give their proposal, they wanted to tie in for emergency services with a gate, having one point of ingress and egress from the roundabout for all those homes until they can get into Baxter Drive.

Council Member Marlor thought they would normally have to have two access points of ingress and egress for that size property; not one that could possibly be accessed in the future with a crash gate.

Director Klavano said that would be the preferred situation. They are having a traffic analysis done, which will help them see what is happening. He also responded that with the number of units that were proposed, they would ideally require those two point of ingress and egress to get in and out. The last developer's compromise was to put the emergency services access and then put up a gate.

Council Member Marlor brought up the property to the south, and asked what would happen if it's not acquired by the group owning River Park and they plan to access the property and develop it; where will those cars be taken.

Director Klavano explained that while pointing to a Google Map of the area.

Council Member Marlbor asked if that River Park development would have the proper ingress and egress as well.

City Planner Greg Schindler showed on Google Maps where the properties are and the possibilities for connections.

Director Klavano said the owners of River Park are trying to work that out with the landowners to get access both ways. However, there will be more and more homes, with one point of access until they can stub up to Baxter Drive. That connection could take a long time unless the city decides to use eminent domain or condemnation to the smaller lots, as the odds of those lots redeveloping or having anything done to them are slim to none. Regarding 1055 West, if they wanted to go to the regular residential standard, staff's recommendation would be to go back through the process that was done to get to this point. That would include meeting with the historical committee, some of the residents, and seeing what their thoughts are. He recommends they change the cross section to at least 24 feet of asphalt, and possibly put an asphalt trail on one side of the road to keep it historical looking, but provide some pedestrian access along there and more road width. This would still be historical/rural standard, but they would revise that standard to be better than it is now.

Planner Schindler said if they got the emergency access where it was being proposed, most of those residents would go north and that section of the road isn't as historic at that point. It is wider at the point with the cemetery, and it gets a lot more traffic.

Council Member Harris asked what makes 1055 West historic.

Staff discussed a few of the reasons the road was considered historic, including possibly being a part of the Pony Express, being the first road developed in this area, and being used to bring cows and sheep out of the river bottoms.

Director Klavano said when the resolution was adopted in 2015, it was stated that it was considered historic because it's the oldest road in the city. The 2006 resolution just said it was historical, and at that time they thought it might have been a road for the Pony Express; however, that has since been debunked.

Manager Whatcott said it is near the area where the Pony Express did dugouts down by the river, but they have no way of knowing the exact locations. His fear is that they already know nine acres is going to be part of the campus, and he doesn't think they want pedestrians walking up and down that lane with no safety as there are no streetlights, sidewalks, etc.

Director Klavano said that if a standard was developed, as new developments came in they would have to do their part, then possibly a capital project would be required to do the infills. There is a waterline that has to be replaced in the near future along the road, and that will require the road at least be re-paved.

Council Member Harris said that is a big deal to him as he lives near there, and when people walk they are walking right along with the cars next to the ditches. There are also a lot of people moving in right there, and to not have sidewalks is an issue to him.

Council Member Marlor noted that 22 years ago in a council meeting, they were debating whether or not they should just make 10600 South one lane each way with a middle turnout. Many people didn't want to add the additional lanes to 10600 South back then, because they didn't want to make that change. We need to consider where we are at today, not looking back but looking forward and discussing the future needs and transportation of this particular corridor. There is a huge amount of traffic that will be coming in and out of all those properties, and many of those will change even though many individuals don't want to say that. Below this and to the west will be a number of properties built that will change and become higher density, and he thinks we need to consider how we best and most safely move all those vehicles.

Manager Whatcott said there was a small area plan of this area done with the general plan a few years ago. He had asked Director of Planning Steven Schaefermeyer to bring that back when they talked about this, but he was unable to be here tonight. This was requested because if you see the small area plan designed for the area, the historic road doesn't work with what's being proposed to come over the years.

Council Member McGuire asked how widening the road would affect the cemetery area with the on street parking.

Director Klavano said they may have to revise parking with parallel instead of the angled parking; that is really only a problem a few times a year. He also showed on a Google Map of the area where the city's right-of-way ends on the road and switches to private property.

Council Member Zander asked how they would end the road if it was updated.

Director Klavano said those wanting to develop the space nearby have talked with them in the past, and they would have to work that out by possibly securing additional right-of-way for a turnaround.

Council Member McGuire said the reality is that since the last resolution was done, the whole makeup of this area is changing. It will no longer have the historic value of preserving open space in the area as the farmers are selling off the land and development will be coming.

Manager Whatcott said there is a small strip of land that belongs to River Park, which was meant to be a part of the trail system. There may be a way to make that parcel work to exit cars in to the bottom and the parking lot, but that would require coordination with some private partnerships.

Mayor Ramsey asked if the road was improved in one of the ways discussed, could there be a plaque placed near the cemetery talking about the road and commemorating the historical nature of it, while explaining the need to improve it to allow for safer travel. Keeping that historic nature just isn't realistic with the way things are going.

Director Klavano asked if the council wants to go through the same process as before.

The council responded that yes, they do need to follow the same protocol.

Council Member Zander said they should be requiring each developer along the way to pitch in.

Director Klavano agreed and added that developers have expressed concerns over having places for residents to walk. When they do the waterline, the road will have to be re-done at some level, and he still needs to do some research on the right-of-way.

Council Member Marlor asked regardless of what they decide, he wants to avoid doing improvements now and then having to dig the road up later for another reason, or the other way around.

Attorney Loose said the last resolution will be rescinded, but with that they will also bring a general plan sub area amendment. This needs to be done holistically, and they will work on that and bring it back. The general plan will have to go to the planning commission with a public meeting for residents to voice their opinions. The general plan amendment and rescinding the resolution will be done at the same time.

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

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

G. Executive Closed Session

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

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

ADJOURNMENT

Council Member Zander motioned to Table Item E to a future meeting and adjourn the August 16, 2022 City Council Study Meeting. Council Member Marlor seconded the motion; vote was unanimous in favor.

The August 16, 2022 City Council Study meeting adjourned at 6:20 p.m.