

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

October 15, 2024

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Tamara Zander, Council Member Don Shelton, Council Member Kathie Johnson, Council Member Jason McGuire, City Manager Dustin Lewis, City Attorney Ryan Loose, Director of Strategy & Budget Don Tingey, Director of City Commerce Brian Preece, Director of Public Works Raymond Garrison, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Police Chief Jeff Carr, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Communications Manager Rachael Van Cleave, Chief Technology Officer Matthew Davis, IS Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Associate Director of Public Works Joey Collins, Supervising Senior Engineer Ken Short, Streets Maintenance Supervisor Wesley Slawson, Street Maintenance Worker Edson Escalante

Absent:

Others:

4:38 P.M.
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 Council Member, Don Shelton*

Council Member Shelton offered the invocation.

C. Mayor and Council Coordination

Council and Mayor discussed the WFRC meeting coming up.

Mayor Ramsey shared a press release announcing the donation of \$25 million from Larry H. and Gail Miller Family Foundation, in conjunction with the county, to build a new, state of the art, performing arts center near the new ballpark in Daybreak.

Staff and council discussed remaining council meetings for the year and cancellation of the meeting on November 5, due to Election Day. The work session on Nov. 19 will be used for the Strategic Planning/Budget meeting.

D. Discussion/Review of Regular Council Meeting

Public Hearing:

Ordinance 2024-22, Vacating a Municipal Waterline Easement located on Lots C-108 through C-113 of the Daybreak Urban Center Plat 1 Subdivision Daybreak and vacating a Fire Access Easement of Lots C-109, C-110, C-111, and C-113.

Wheadon Acres Land Use Public Hearings:

Resolution R2024-42, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Mulberry Cottage LLC and WHDTMR LLC pertaining to property located at 10537 S 3010 W and 10555 S 3010 W.

Zoning Ordinance 2024-08-Z, Rezoning property located at 10537 S 3010 W & 10555 S 3010 W from the R-1.8 (Single Family Residential) Zone to the R-1.8 with the Flag Lot (FL) Overlay Zone. Gordon Milar Construction, LLC (Applicant).

E. Presentation Item

E.1. Pavement preservation. *(By Director of Public Works, Raymond Garrison, Associate Director of Public Works, Joey Collins, & Supervising Senior Engineer, Ken Short)*

Associate Director Collins introduced the presenters, including Asphalt Supervisors Edson Escalante and Wesley Slawson, and reviewed his prepared presentation (Attachment A).

Council Member Shelton asked about potential options for making our own asphalt mixes versus buying them from a third party.

Director Garrison responded the city is currently looking at other options and equipment, additional ways to stretch the city's money even further and get a better value.

Council Member Harris asked about any correlation between weather and road repairs.

Director Garrison responded there are definite correlations, and that the cold patch is only temporary and sometimes only lasts a matter of hours. They are always looking at new innovations and trying other potential repair products to see what works best and adds the most value.

Council Member Zander asked about preparations being done for city roads and potential damage from future dangers like earthquakes.

Manager Lewis responded a lot depends on the damage and where it's at, and that the streets include attached infrastructure that could require repairs at the same time during an emergency. In many cases they might need to install a temporary fix like gravel to even out a road enough to allow travel because they are there fixing other vital utilities before completely re-doing the road. He noted there are other fault lines that reach into our city, and there is potential for surface fault rupture from other smaller faults. There is also the potential for liquefaction as you move

towards the eastern part of the city where there are higher ground water tables. All of those things will contribute to the level of potential damage, and pathways will be prioritized just like we do with bus and walking routes, to allow resource movement.

Council Member Zander asked if there are things our city can do to make our roads more resilient in the face of a natural disaster like an earthquake.

Manager Lewis responded that yes, staff is always looking at the latest design standards, ensuring that when roads are built they are built to those standards, that they have the right composition for the best chance at survival. South Jordan will also realistically fare slightly better than surrounding areas because much of our infrastructure is relatively new. The standards for earthquakes has changed since the 60s, and being a younger city we have been built up with the higher standards that were adopted in the 90s and later.

Associate Director Collins continued reviewing his prepared presentation (Attachment A).

Council Member Zander asked if having AI review the city's streets this year came with any cost savings.

Supervising Senior Engineer Ken Short responded that the city was actually unaware that was the method used for the evaluation at the time, and the cost was the same. They will be having conversations about that in the future to possibly negotiate. He continued reviewing Attachment A. He discussed partner projects when doing road repairs, noting that the current OCI score of the road dictates what the utility or other company working on the road has to complete their project with in terms of resurfacing or patching the road. In some projects where the city is aware the road is already in bad shape, they will financially work together to get the road rebuilt to a higher standard at the end of the project.

Associate Director Collins finished reviewing Attachment A.

Council Member Harris asked about private roads, does the city require the owners to keep their roads above a certain score or maintain things on a specific schedule.

Manager Lewis responded no, and the biggest challenge is when they let the roads get to a point of disrepair that they want the city to take over and fix them up. This is the reason for policies and procedures the council has established to govern which private roads are eligible for the city to take over.

Council Member Zander asked for more details on the backgrounds and experience of the Pavement Preservation Specialists.

Supervisor Escalante did work with Newman Construction when he was younger as a helping hand, he gained most of his experience here through South Jordan working with asphalt and working in other positions through the city.

Supervisor Slawson came from the private sector, his family owned a pavement company originating out of Arizona, giving him about 20 years of related experience. They did everything from highways to parking lots, then they moved into utilities until they decided to shut down their operations about five years ago for a couple of different reasons. He then decided rather than going to another paving company, he would try his hand with the city and see if he could help maintain roads, rather than try to put dollars in someone else's pocket.

F. Discussion Item

F.1. Business Licensing Municipal Code. (By City Manager, Dustin Lewis & City Attorney, Ryan Loose)

Manager Lewis gave a brief overview of highlights from Title 5 from the City's Municipal Code https://southjordan.municipalcodeonline.com/book?type=ordinances#name=TITLE_5_BUSINESS_LICENSES_AND_REGULATIONS noting that this is the area of the code where the new short term rental regulations will be located.

Attorney Loose reviewed specifically Chapter 5.98- the Retail Tobacco Specialty Business Licenses section (Attachment C), and Chapter 5.12 - Alcoholic Beverage Licenses (Attachment B). He began by reminding the council that through zoning, the council has allowed the use, but the actual operation is governed by the business license. Business licenses do not run with the land, if there is a change in the code, when a license is up for renewal they are required to be up to date on any changes. Regarding Chapter 5.98, the state has made it clear the city does not have to allow specialty smoke shops. He reviewed the requirements in Chapter 5.98 (Attachment C) as written in city code, as well as the steps to be followed if a business license holder is breaking the rules and not compliant.

Council Member Harris asked if the city is required to let in new businesses under the new rules under this type of specialty.

Attorney Loose responded that yes, the city no longer has to grant a license for certain specialty shops. However, if the city wanted to remove a type of business that was grandfathered in and currently has a license for a business no longer allowed the city could create an amortization schedule to give enough time to move out, possibly a few years, and give current businesses notice of when their type of business will no longer be allowed to operate in the city and give them time to find another location if desired when their lease expires.

Council Member Harris asked staff to continue researching options and bring some back in the future in terms of removing certain specialty businesses from the city once their leases expire.

Attorney Loose moved on to reviewing Chapter 5.12 (Attachment B) regarding Alcoholic Beverage Licenses, noting that with the stadium being built they will have to revisit some of the code. When looking at the list of licenses available in the city, versus what the county offers, the city's list is shorter with less options. The current options within the city allow the stadium to

operate as it was down at Smith's Ballpark with all services minus one, specifically their exclusive boxes where they become a space that can qualify for a packaging license. That license allows each box to become their own mini state liquor store, where they buy as wholesalers and then retail for a price. Generally, those box owners/operators are wining and dining guests for their business or family, but that's the only type of license our city currently does not have as an option if the council is amenable to that. The stadium leadership is not asking the city to add additional bar licenses, but they would like to have the luxury boxes with the alcohol as before. They are still not allowed to have the alcohol leave the box, but it allows them to buy alcohol ahead of time and be available for guests in the future without having to be opened when it arrives in the box.

Mayor Ramsey noted there is a specific specialty shop receiving a number of complaints recently, and she appreciates staff doing the research to keep an eye on them and bring back their options.

ADJOURNMENT

Council Member Johnson motioned to adjourn the October 15, 2024 City Council Study Meeting. Council Member Zander seconded the motion; vote was 5-0 unanimous in favor.

The October 15, 2024 City Council Study meeting adjourned at 6:16 p.m.