

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

March 7, 2023

**Present:** Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Don Shelton, Council Member Tamara Zander, Council Member Brad Marlor, Council Member Jason McGuire, Deputy City Manager Dustin Lewis, CFO Sunil Naidu, Director of Strategy & Budget Don Tingey, Director of Commerce Brian Preece, Associate Director of Parks Colby Hill, Director of Administrative Services Melinda Seager, City Attorney Ryan Loose, City Recorder Anna Crookston, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, IT Director Jon Day, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Fire Chief Chris Dawson, Police Chief Jeff Carr, Director of Recreation Janell Payne, Meeting Transcriptionist Diana Baun, Communications Manager Rachael Van Cleave, Planning Commissioner Laurel Bevans, Planning Commission Chair Michele Hollist, Strategy & Budget Analyst Abigail Patonai

**Absent:**

**Others:** Bill Gerrard, Patrick's iPhone, Salt Lake County Councilmember Dave Alvord, Salt Lake County Councilmember Sheldon Stewart, Kim Coleman, Sam Bishop, Utah State Representative Susan Pulsipher

6:40 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. She excused City Manager Gary Whatcott who was away on city business and welcomed County Councilmembers Dave Alvord and Sheldon Stewart.

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

Director Tingey offered the invocation.

**C. Pledge of Allegiance – *By CFO Sunil Naidu***

Director Naidu led the audience in the Pledge of Allegiance.

**D. Presentation Item**

**D.1. County Councilmember Sheldon Stewart**

County Councilmember Sheldon Stewart – One of my commitments as I ran was to make sure that I would routinely be inside your city, so this is the first installment of many that you will see over the next four years. My goal was to give you an update, introduce myself to you and say “here are the things we are trying to work on.” Also, Councilmember Alvord is here and he will correct me if I mis-state anything. This is the first time that I think the Republican Caucus in Salt Lake County has published a list of goals, and I believe those have been sent to you. We sat down and looked at what our strategic priorities are, and labeled some of those. Today we had a meeting on it and some of those are probably going to be changing, for example with the passage of HB 374, the need for UPD audit is questionable because that organization will have to dissolve as of July 2025. We are focused on that, some strategic priorities and ensuring communication. One important thing we have been working on is options with your South Jordan Rec Center, related to some swim lanes. I am sure we will be talking a little more on that, Councilmember Alvord and I have been negotiating, trying to make sure that happens to get you at least seven competitive swim lanes added to that facility, as well as some improvements to that facility. There is some ask and some take that we need to work on for that, but it is moving in the right direction. I wanted to open things up and see what some of your concerns are, what are things you guys are looking for and Kim will help me keep notes and we will go back and see what those are.

Mayor Ramsey said there have been a lot of conversations about the pool, this has been years in the making with so much work, and she appreciates County Council stepping in and up to work on that. She doesn't know if the county council has had the chance to meet with Jordan School District yet to discuss where things are at.

Mr. Stewart responded that no, they have not met officially, but there have been some initial conversations with them and it's on their agenda to get with them.

Mayor Ramsey said the city is still in the same place, the commitment remains the same as it has for a long time. Her suggestion would be to get with the school district and get their official feedback on whether they are still planning on being a part of this where needed. At that point, the city can come to the table too and continue to work on the future discussions.

Council Member Zander texted both Councilmembers Alvord and Stewart this week, and she appreciated that they both replied. She contacted them to let them know that the Salt Lake County pool that used to be the South Jordan City pool is somewhere she goes frequently, and the condition, the cleanliness isn't great. There have been several different managers since the county took it over and it was mentioned to her that there was recently a new one put in. It is not at all like it used to be, it could use some attention and care. She knows the custodial work was being done previously by someone else and it has been switched, but she asked the councilmembers to check in on that; it would be greatly appreciated. A lot of patrons are frustrated with chemicals, pool shut downs, and the inconsistencies have been hard. She does think that if they could keep a manager there long-term it would help.

Mr. Stewart said they have validated some of those concerns with the pool and chlorine and other things, and they are working through those issues. Council Member Zander was probably the third or fourth person, in a matter of two weeks that approached him about the same problem.

Council Member Zander noted that it's just not as clean as it used to be, including the locker rooms. The standards are just a little too low.

Council Member Shelton would love to see some pickle ball courts added to the Bingham Creek Regional Park. He knows they are not in Phase 1 and maybe that's not possible in the short term, but given the popularity of the sport and the demand for it, with a contractor on site, if there is any way to make that happen maybe that can be discussed.

Mayor Ramsey explained that it is a combined county and South Jordan City owned park that will be managed and overseen by a park authority, made up of 50% county and 50% city.

Council Member Zander discussed her meeting with Mr. Jensen, and that Director Tingey mentioned the pickle ball court during that discussion. His point was that while they have people there on site, there was a potential for getting pickle ball courts in sooner.

Council Member McGuire added that the council should be aware that there have been issues with the seed taking, and he believes some of the extra money that could have been used towards the pickle ball courts ended up having to go towards the sod. However, he does think it is worth following up and seeing exactly where those courts stand.

Mayor Ramsey asked if there is anything the city could do for Mr. Stewart.

Mr. Stewart responded that there are some pushes they might need some help with and they will reach out as they see those. He is not big on adding tax, so he is not in favor of that proposed bill, but if the council ends up voting in that direction he hopes that they will be considerate of the results.

County Councilmember Dave Alvord said they will follow up on the pickle ball courts. He knows they are in the plans, but doesn't remember what phase. He noted there are some trails coming to Butterfield Canyon and there was a resident really pushing for some trails up there. The county has actually taken, and expanded upon the current state. We will be seeing some hiking trails, observation points, and it will be a nice community asset. His hope is that it kicks off the sharing of Butterfield Canyon as a recreation site. They have tried to make it the Millcreek Canyon of the west side. He discussed what it looks like and encouraged everyone to come to the ribbon cutting on that, possibly in the summertime. Regarding the pool, the city should expect some negotiations from Mayor Wilson as they need to raise about \$1 million. That could come from an additional pledge from the school district or the city council in cooperation with the school district. They really appreciate the \$1 million that the city has already pledged, the school district has shared in writing that they are still good for their \$1 million. Originally, it was going to be a \$15 million facility and he asked Parks and Rec to meet with some architects and see if it could be done at a lower cost. That was done and they asked what we could get for \$8 million dollars. It turns out they can do brick and mortar with seven lanes. He swam for Skyline High School and that had six lanes. However, due to additional costs with inflation, they are still short \$1 million. He suggested asking for sponsorships of the lanes and working with the district. The county has pledged \$5.5 million to the project with the city portion getting them to

\$6.5 million, the school district would get them to \$7.5 million. He noted there could be a grant deal made as well since the school district would like some of the land by Bingham High School.

Council Member Harris asked about removing an item from the agenda.

Mayor Ramsey responded that it could be done now, or when the item comes up on the agenda. Her preference was to wait until the item comes up on the agenda.

Council Member Harris was agreeable to waiting until that time to amend the agenda.

#### **E. Minute Approval**

**E.1.** February 21, 2023 City Council Study Meeting Minutes

**E.2.** February 21, 2023 City Council Meeting Minutes

**Council Member McGuire motioned to approve the February 21, 2023 City Council Study Meeting Minutes and the February 21, 2023 City Council Meeting Minutes as published. Council Member Marlor seconded the motion; vote was unanimous in favor.**

#### **F. Mayor and Council Reports**

Council Member McGuire noted the biggest things over the past two weeks were the legislative outreach and meetings to make sure they knew what was going on in the legislature and be able to step in and voice the city's opinion and concerns on bills.

Council Member Zander attended the SoJo Race Series, the Rec Department does such a great job. The SoJo Race Series is a popular thing and she knows people from other cities actually come and join our many regulars at the events. She thanked those that run the race events, specifically Brad Vaske and the Recreation Department.

Council Member Marlor attended the Senior Program volunteer dinner on March 1<sup>st</sup>, which was a lot of fun. He met on March 2<sup>nd</sup> with staff members regarding Rise Development and the development agreement. That meeting included many senior staff members and they will be talking more about that later. On March 3<sup>rd</sup> he was invited to dinner with the Zanders, many of those in attendance had moved to South Jordan, specifically the Daybreak area, and some have sold from that area as well. There were no Architectural Review Committee Meetings over the last few weeks.

Council Member Shelton attended the legislative roundup breakfast and LPC. He also attended the Senior Program volunteer appreciation dinner which was fun, as well as a Senior Advisory Committee meeting. He mentioned that one of their members passed away unexpectedly, Wally Busch, and he suggested the council send something to the family. He attended the Zander's dinner as well and was very entertained by the mentalist.

Council Member Harris also attended the legislative roundup breakfast, as well as the volunteer appreciation dinner. He attended the Zander's event, which was a good opportunity to get people

in the city together and her family did a wonderful job putting that together. SoJo Race Series always does a great job, and it's a lot of fun. He attended a Rotary Club meeting where he spoke and they honored some high school students. He attended a Sewer Board meeting and there was one item he needed to bring to Manager Whatcott's attention in terms of the annexation; he thinks that has all been taken care of.

Mayor Ramsey noted that most of her time was spent with the legislative session. She also had the chance to attend a Unified Basketball Tournament between all of the high schools in Jordan and Canyons School Districts, where she helped give out awards with Abby Cox. The Unified Athletes with Special Olympics were there as well with their tutors from the traditional classrooms who work together on the team, all competing with each other and it was fun to see. There was a young man from Alta High School who had shot so many times and was unable to make a basket, but kept trying. Alta was down by a lot and the game was coming to a close when that young man shot and made his first basket. Their entire team and all their student body officers ran to the court to cheer for that young man, even though they weren't going to win the game; that's what it's all about. Both Bingham and Herriman High Schools were there competing, and she was grateful to be a part of the event. She did three school assemblies including the DARE graduation at Daybreak where she barely made it for pictures and to congratulate the kids, then Mountain Creek Middle School where she saw the coolest assembly she has ever seen. They had the kids from Ms. Kay's Special Education Class put on, as part of Special Olympics Inclusion Week, an assembly with their peer tutors. It was done for the whole school, including their parents, and they did vignettes where they lined up chairs like they were on a school bus and someone would be looking for a seat. They would pass around a microphone and even had the lines up on a big screen for everyone to see, saying things like "I don't want her to sit by me," and then someone asked how they would feel with the kids responding and finally allowing the other students to sit with them, or participate on the team, etc. Their teacher is an amazing champion for those students, and she was one of the Outstanding Educators of the Year last year for the Jordan School District. This was the first of its kind and the Associate Superintendent was there while the Superintendent was out of town and even he had never seen anything like it. The First Lady came and spoke to the kids as well, and she had never seen anything like it either. Mayor Ramsey believes the kids in the audience were changed after being there, the parents' hearts were full, and the kids loved it. We need more of that, more understanding and inclusion. She also had the chance to go to Anthem, Formerly American Heritage of South Jordan on Redwood Road, where she spoke with their 6<sup>th</sup> through 12<sup>th</sup> graders and spent an hour with them speaking and answering their questions. That school is growing and expanding to include more future buildings as part of their campus just south of their current location. Due to the snowstorm her time at Paradigm High School had to be rescheduled when school was shut down, unfortunately it was rescheduled to the last Monday of the legislative session and she was unable to be there, but sent her congratulations on such an outstanding Penny Wars fundraiser. She visited with a handful of residents, and today she met with David Henderson who is the pastor of The Neighborhood Church here in South Jordan. They had a great visit and Mr. Henderson offered volunteer services of his congregation as they would love to help. He said nothing is beneath them and they just want to serve and be a part of the

community. It was great getting to know him and learning more about his congregation and their programs. She enjoyed her time at the Senior Programs volunteer appreciation event, and she thought it was a wonderful program. She had Jordan Valley Water meetings all yesterday afternoon and there are more tomorrow, things are going well there. She noted that the mayor usually attends the Friday night event for the Youth Council Leadership Training, which she is a big fan of and was the keynote speaker last year, but she can't make it this year. She asked if there is anyone else that can go as most of the youth councils have their mayor or someone else come and be there with them for the dinner that night.

### **G. Public Comment**

Mayor Ramsey opened the public comment portion of the meeting.

**Boyd Peterson (President of South Jordan Chamber of Commerce)** – There is a concern that's going on and I thought it would be something you might want to know about. We have had a 20% increase in our membership over the last six months. We have had a lot of really good things going on with us, a lot of our bigger businesses that left us originally back in June have returned, and we are getting a lot of people saying "we love that you are doing things for the small business;" now this is where the concern comes in. I am not here to ask you to do anything with the chamber, other than I would like to have you come to some of our ribbon cuttings and other events where the small businesses are, because they are now starting to feel like South Jordan doesn't care about small business, and I know that's not true because I've spoken with Don Shelton several times and he has expressed that he didn't know that. We would like to have you come to ribbon cuttings, we have two ribbon cuttings this month, three scheduled for next month already, and we will invite you as soon as we hear about them; I will be sending out an invitation for the two we have this month. We have two networking events in our city, one is every week, and the other is every other week. One is during lunch, one is during the breakfast time, and this week we have the Women in Business from our chamber, the Mountain West Chamber and the West Jordan Chamber here in South Jordan. We would love to have you come from time to time, not every week but we would love to have you anytime you can come. I am not here to ask you to join our chamber, I am asking you to just support our small businesses that are really feeling like they are being pushed away.

Council Member Marlbor asked if any of the ribbon cuttings mentioned were in coordination with the South Valley Chamber.

Mr. Peterson replied that none of them are, they are all just with the South Jordan Chamber. There have been 21 ribbon cuttings since July, only one was with the South Valley Chamber and that was the UFirst Credit Union.

Mayor Ramsey said there has never been a boycott by this council to not come to those events, and it's definitely not the case that they are being ignored. The council comes to everything they actually can, and Stefani always puts those kinds of events on their schedules. It's not a matter of choosing not to be there, and it has nothing to do with which chamber is sponsoring them; a business in South Jordan is a business in South Jordan, and if we can be there we will be there.

Mr. Peterson said that out of 21, they have had one that was attended, and it was with the other chamber. That is the big thing, they don't want people saying "they must not care about us," because he knows the council does care and thinks all businesses are important, especially to the chamber and the city. There hasn't been a ribbon cutting since November 20<sup>th</sup>, and that's why the council hasn't seen any recent invitations. There is an open house for a business that's 15 years old coming up in a week and a half, along with a ribbon cutting a little later than that for a brand new business.

Mayor Ramsey wants to make sure that the chamber is expressing to people the council and mayor's support, especially if there hasn't been one in four months. It is not anything personal against any business if they can't be there, they come to everything they can.

Mr. Peterson said that this is coming from people asking why the city isn't there, if the city feels like they can't be there. They want to help support the small businesses here in South Jordan, and they would love to have the council and mayor's help with that; that's all he's asking for.

Mayor Ramsey repeated that her ask would be that he shares her previous message about the city's support.

**Representative Susan Pulsipher** – I didn't come to necessarily say anything, just came to listen and connect. Thank you for everything you do and for being such a great city.

Mayor Ramsey thanked her for her collaboration, for reaching out and her interest and concern with how things impact the city and the residents of the city, as well as the municipal impact that certain legislation may or may not have.

Representative Pulsipher replied that it is so important to get that perspective of how what they are doing statewide impacts local cities, counties, school districts, etc.

**Lyle Affleck (Resident)** – My family just moved here to South Jordan about a year ago, I live over by Bingham High School. Back in 2010 I was invited to join the South Jordan Chamber of Commerce Board of Directors, and I helped serve as a member on the Membership Committee on the board. Brad and Boyd were there, and there were many fabulous people. At the time I was living in Herriman and we spent 17 years out there, but our dream even back then was to eventually end up here in South Jordan. I am grateful to be here, for the beautiful community and what you guys have done with the land and programs. One of the first things I did when I became a resident of South Jordan was look up the chamber, and it was a little disheartening to find out that there had been some sort of rift, or separation. I am a small business owner and I wanted to be a part of something great. The South Jordan Chamber of Commerce really had a good voice for small business, something that I honestly don't feel the other chambers have for small business. I wanted to voice my support for the South Jordan Chamber, as I am back on the Board of Directors again because I want to be a part of it and a part of something great; this is a way for me to contribute to the community. I, like Boyd, have been out to visit businesses and they kind of feel that there has been some sort of separation and that South Jordan's small business voice has been diminished; I wanted to let you know that. I hope that can change. I

haven't had my ribbon cutting yet, you will be invited when that happens, but please come to our events. It's not the other chamber, but we do matter and I want the businesses to feel like we do.

## **H. Action Item**

**H.1. Resolution R2023-12, Authorizing the Mayor to enter into an Interlocal Cooperation Agreement with Salt Lake County to receive services of the Salt Lake County Election Division During the 2023 Primary and General Municipal Elections as an entirely absentee (vote by mail) ballot election (By City Recorder Anna Crookston).**

City Recorder Anna Crookston explained that this is simply using the assistance of the county to help us in our 2023 Primary and General Municipal Elections.

**Council Member McGuire motioned to approve Resolution R2023-12, Authorizing the Mayor to enter into an Interlocal Cooperation Agreement with Salt Lake County. Council Member Shelton seconded the motion; vote was unanimous in favor.**

## **I. Public Hearing Items**

**I.1. Ordinance 2023-01, Vacating a portion of Right-of-Way along the south side of Lake Avenue between Vadiana Drive and Lake Run Road and a portion of Right-of-Way along the west side of Grandville Avenue between South Jordan Parkway and Lake Avenue RCV (By Director of Planning Steven Schaefermeyer).**

Planning Director Steven Schaefermeyer reviewed background information from the Council Report in the meeting packet.

Mayor Ramsey asked if this portion is part of what they have been working with Rocky Mountain Power and UTA.

Director Tingey responded no, they are in the last steps of that process and this piece is not related to that issue.

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

Council Member Zander noted that she previously spoke with Director Schaefermeyer, who assured her that the road and sidewalks were going to stay the same width.

Council Member Shelton asked who owns and will maintain the sidewalk in the future.

Engineering Director Brad Klavano said they are vacating a right of way which will have the sidewalk in it when built, but they are recording a public access easement over it so the sidewalk will be the city's when it's built, just like normal.

**Council Member Marlor motioned to approve Ordinance R2023-01, Vacating a portion of Right-of-Way. Council Member Zander seconded the motion. Roll Call Vote was 5-0, unanimous in favor.**

**I.2. Ordinance 2023-04, Re-adopting the City's Construction Standards and Specifications RCV (By *Director of Engineering/City Engineer Brad Klavano*).**

Director of Engineering Brad Klavano reviewed background information from the Council Report in the meeting packet.

Manager Lewis noted that the city had a section of copper line stolen which was replaced with the aluminum. They attempted to steal it again, made one cut and realized it wasn't copper and therefore not worth their effort, and left it alone. That decision resulted in a much less significant loss to the city.

Council Member Shelton asked if the aluminum is cheaper than the copper.

Council Member McGuire said the aluminum is cheaper than the copper, based on his experience.

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

**Council Member Shelton motioned to approve Ordinance 2023-04, Re-Adopting the city's construction standards and specifications. Council Member McGuire seconded the motion; Roll Call Vote was 5-0, unanimous in favor.**

Council Member Harris asked if any other cities have been switching over to aluminum, and if there is a difference in quality.

Director Klavano said his understanding is that it's fairly equal. He assumes other cities are switching over but he hasn't heard as of yet.

Director Preece noted that he has been a licensed building inspector and everyone has aluminum in their homes, the connectors from the street to your main power box are aluminum. You need a larger gauge and they have to put NOALOX on the ends to keep it from corroding, but they have been doing this for 30 years with no problems. It works great in the large diameters and it's all over the place.

**Council Member Harris motioned to remove Item J.1., a discussion and reconsideration of the Rise Development Agreement. Council Member McGuire seconded the motion.**

Council Member Marlor noted that he voted in favor of the Rise Development, so he doesn't have any issue with the development itself. He has some concerns about the development agreement, and that's why he and Council Member Zander asked have a discussion. He has an issue with a one way street on the west side of the development, coming off of 1055 West. His feeling is that they really need to be connecting and using the arterials to move traffic; that is something that has been of interest to him from the very beginning and why he ran for City

Council in the past. He spoke individually with some of the senior staff, whom he has a great deal of respect for, who are very involved in the Rise Development by virtue of their positions. He gathered from Director Klavano and Director Schaefermeyer that they were supportive of having open traffic movement on the east and west sides of the Rise Development. This raised a concern for him as to why they were moving in a direction that seemed opposed to senior staff members, and that's why he got involved, set up a meeting on March 2<sup>nd</sup> and meeting with Director Klavano, Director Schaefermeyer and Manager Whatcott, Manager Lewis, Deputy City Engineer Jeremy Nielson and Council Member Zander. He doesn't believe any of his perspective changed as a result of that meeting, and in fact they really need to make sure they are moving traffic, which is the right thing to do. It was interesting that there was an additional thought/suggestion from Council Member Zander and he will let her share that. Our staff will do whatever they are told to do, and they do a great job. Manager Whatcott is always a champion of trying to find a way to make something work that one, or all of us, wants to see happen. The council needs to be careful of what they are asking for without taking into consideration the advice or counsel of senior staff members. This is why he was concerned with the direction the development agreement has done, and why he wanted to see it on the agenda.

Council Member Zander referenced an aerial map of the area (Attachment A) and noted that when she met with Council Member Marlora and staff on March 2<sup>nd</sup>, there were multiple option maps presented to her. At that point, Council Member Harris had done a lot of work on this and she was very appreciative of that. She thinks this development has received a lot of attention and therefore should be vetted thoroughly. She referenced Option 3 from Attachment A, which was the option being forwarded by Council Member Harris and staff. She wanted the other council members to hear their thoughts, as the best decisions are made when they are all at the same table. This process began when the council asked staff to look into this and make decisions. Council Member Harris became involved and, to his credit, advocated for the residents and a decision was made. Then some re-looked at it, which was unusual, and at that meeting Director Klavano brought up an idea that hadn't been looked at or considered to her knowledge by the council as a whole. For that reason, she asked to add it to the agenda because she felt it was worth having everyone look at it. She felt it was a better outcome, safer with more connection, and still arriving at where they wanted it to for the residents. She asked Director Klavano to share his comments with the council.

Director Klavano referred to Attachment A, the map indicating a one way from 1055 W into the subdivision. Where the red blobs are on the map they would install some temporary islands that could be popped off at a later date. The idea was to build the road to a regular residential street and start with a one-way, then at some point down the road they would probably take those out and make it two way; they don't know what the timeframe would be for that removal at this time, but it would be done when deemed appropriate. This was the option chosen after meeting with Manager Whatcott and Council Member Harris, and the language that was drafted into the development agreement that the developer signed. During both the meeting with Council Member Harris and the recent meeting with Council Members Zander and Marlora, he proposed something similar to what was done at the Santorini Development at 9800 S and Redwood, as

well as with the McKee Farms Subdivision off 2700 W, where they built the full connection and then barricaded it so no construction traffic would go through there, since they didn't open it up until the development was 70% occupied. That did two things, it kept construction traffic off the surrounding road, as well as training people that it was not really a thoroughfare. If there is concern regarding cut through traffic, which he doesn't believe will happen due to the way it's laid out from Riverfront Parkway, this would train people that there is no access through there for a prolonged period of time. He believes that it what Council Member Zander was referring to.

Council Member Zander said she had no intention of rocking the boat or making things harder for Council Member Harris, who has worked so hard on this, or the residents and staff, but she felt this was something that should be considered as a council. Having a one-way road in our city is something unprecedented, having a one-way road through a little community like this goes against the harmony that they've tried to create throughout the city with connection and connectivity. If they put a one-way road in here, people that would potentially want to leave this community, or residents living on the east side that want to go visit their neighbor a half block away on the west side are actually breaking the law to drive across and up the hill. She also asked Council Member Harris if the residents understood that his option would be temporary, and he said they knew it was only going to be temporary. She sees this as a way to help the residents feel like they have been heard, a way to help the residents have a little protection on 1055 W; she loves the idea of trying to protect 1055 W and she thinks this option does it better with barricades. Those barricades would additionally stop all construction movement on to 1055 W and effectively train anyone in this community to drive east to get out. It will train, develop habits, and construction can't exit on the west side. Then at some point there could be an effective removal of that barricade without creating a dysfunctional one-way road. If this body disagrees, that's just fine, but she didn't feel comfortable not having everyone look at it together as a body. She also wanted to note that when the idea of this one-way road was created, it was voiced as a temporary fix but no one has any definitive date or time when that would end. In her mind, temporary meant maybe 18 months to a couple of years before pulling out the ineffective one-way road that lacks connectivity east to west. However, to her knowledge there is no definitive date set for this to happen and staff confirmed that; she is not comfortable with the end date being unknown. The other thing she likes about the plan she described is that as they sat with staff, there was agreement that in the past in Santorini and McKee Farms, when this was installed with a roadblock, there was a data point that when reached, the roadblock would come out. The idea from the meeting on March 2<sup>nd</sup> was that at 75% buildout, a definitive data point, not an emotional trigger, they could pull the roadblock after creating the habits and then have the connectivity. This would help the residents be protected from traffic, keep construction off 1055 W, builds the habit to go east rather than west in the community, and there is a definitive data point of when the roadblock comes out. For those reasons she felt this was a good idea and supported Council Member Marlor in putting this on the agenda for tonight.

Council Member Marlor understands Council Member Harris' direction in getting with the residents and trying to find some kind of solution. However, his feeling is that there are 10-12 residences south of that entrance currently opposing this with possibly a few more, and with this

type of issue they are not only representing the people currently here, but it is the council's responsibility to represent the future of South Jordan as well. There are going to be 154 residences in the Rise Development, and they need to be thinking about them, as well as the other developments that are going to happen even below the Rise Development. If you factor in all of those future residents, you come up with a different solution. He agrees that this discussion needed to be public, and he appreciates Council Member Zander's points, as well as the staff and their time.

Council Member Shelton apologized for making a motion on this project that opened the door for some confusion in the council. He did not envision a one-way street when the motion was made. This is really the only rural area left in South Jordan and we are bringing high density right up to their doorstep. There was a good explanation from senior staff about why that made sense to bring that density, and he is not questioning that decision. However, those current residents were here in our council chambers three or four times petitioning us to not approve this on many levels, they petitioned not changing the road, and they lost every time they came before the council. He is still not questioning the council's decision, and he appreciates Council Member Harris' efforts to work with the residents. Now they have a development agreement that is signed with the one-way street in it. We also have residents now whose expectations are all that it will be a one-way street. It feels to him like there has to be a point where they give them a little bit of something. He understands everyone's arguments, they are good arguments, and he doesn't disagree with them, but he is not going to discount the efforts that a council member has made to work out a resolution with the neighbors that they think is in place and then pull the rug out from under that. He does think there will come a day when those residents hate that one-way street, and that will have to be dealt with at a point in the future.

Council Member McGuire supports removing this item from the agenda based on the direction given from the council to have staff use their expert knowledge to bring back a proposal that would work, and that has been done. The motion asked for was followed, the developing party has signed that as well. He can't pull the rug out from under this at the last minute when they have already had approval from staff and the developer, and the initial motion was followed.

Council Member Harris thanked everyone for their discussion, and the desires of Council Members Zander and Marlor to make sure the city is built out the best way possible. Like Council Member Shelton, Council Member Harris doesn't necessarily disagree with the comments that have been shared. This is a unique development, a historic road and next to River Park which is much more dense. When they first started talking about this he never imagined they would have potential traffic flowing out and he agrees that this is one compromise the residents are asking the council to make, which is justifiable. He knows the timing can't be tied down regarding when it will be removed, but there likely will be a day with future development and another access to South Jordan Parkway that will deem this one-way road unnecessary and they will have to cross that bridge when they get there.

Mayor Ramsey noted that she does not have a vote in this, but she does agree with what has been said as both plans would work and are functional. Something that hasn't been brought up yet is

that City Manager Whatcott told her one of the reasons staff went with Option 1 was because it gives our public safety an additional way to get in should that be necessary. Having that additional access for public safety is a high priority for her, but either option would work. From a process perspective, she agrees that it's a little too far down the road to revisit this. A lesson learned is that they may need to be more careful in future motions with intentions, being clearer in the directions given. However, since the direction given in this case was open ended enough that what was asked for did happen, was agreed on by staff and the developer, and was included in the agreement that was signed, it is too far down the road to re-address it.

**The vote was taken to remove the item from the agenda. Council Member Harris, Council Member McGuire and Council Member Shelton voted in the affirmative; Council Member Zander and Council Member Marlors voted in opposition. By a vote of 3-2, Item J.1. was removed from the agenda.**

Council Member Zander added that she hopes everyone understands all five council members care about the impact of this development. Even though they came at it from different angles, that is the value of government and having multiple people sitting together with their own perspectives and opinions. At the end of the day, each of them was motivated to try and come up with the best plan for this group of residents, and she applauds that.

Manager Lewis clarified that after this discussion, the direction to staff is to continue on the current path and complete the development agreement with the verbiage to have this as a one-way road as constituted and currently signed by the developer.

Mayor Ramsey asked about the possibility of discussing other options for the road at this time.

Attorney Loose responded that there would need to be an item on the agenda to revisit the current agreement. Without that item on the agenda, that could not be discussed at this time. Staff has been directed to move forward, as the original motion was to work on road dieting, signage and find something that would work for the area.

Manager Lewis stated, from the original motion, the directions to staff were to "work on signage and other road dieting options, to try and minimize traffic flow from the office complex through and up to 1055 West."

Attorney Loose noted that, as was brought up by some of the council members, at some point if the residents or council feel the one-way street has reached the end of its usefulness, that can be revisited and removed at that time. The residents were the ones that petitioned for the one-way street without a threshold to remove it, which is why that option did not include that removal option at a later date.

Council Member Marlors said that some staff opposed the one-way with no end date, but staff also opposed the one-way from the beginning and it was eventually approved by Manager Whatcott as the City Manager. He wants to make sure that it was understood that senior staff approved of the option due to the direction by the City Manager to make it work, and that is what they have done.

Attorney Loose wanted it noted that generally, when an issue like this arises, staff generally follows the direction from the council member whose district the issue is in. The City Manager made a decision and senior staff follows the City Manager's direction.

Council Member Harris noted that in his conversations, the residents aren't necessarily worried about the construction traffic at this time, they are more concerned about River Park traffic flowing in. The residents were not looking at the road being opened up at a certain point down the road.

Attorney Loose noted that the development agreement will state that the road is to have one-way traffic, with the road width being the same as a standard street, and something included that the one-way direction could be removed at a later date.

## **J. Discussion & Potential Action Item**

**J.1.** Discussion of reconsideration of Rise Development Agreement (*By Council Member Brad Marlor & Council Member Tamara Zander*).

## **K. Staff Reports and Calendaring Items**

Manager Lewis noted there will possibly three or more council members at the next SoJo Race Series event, and he will have that noticed as potential quorum.

Attorney Loose discussed with the council the updated National League of Cities and Towns Conference that is coming up.

Mayor Ramsey discussed SB260, regarding transportation funding, which our city supported but the two year county council members did not support. The version that passed the last hour of the session included the notion that the expiration date for counties to implement the tax coming in June was gone, and that option has been extended for at least three years. This is a tax that counties can choose to implement, our county has not done that as of yet. She then moved to HB499, regarding homeless services, and gave a brief overview of that bill. This bill has been the subject of discussion for a long time and there was a lot of push back, which was a little frustrating. The bill passed, obligating communities in Davis and Utah Counties to come up with an emergency shelter option in their counties in the next year. We will be paying a little bit more, and will be back at the table discussing future locations soon since Millcreek is the emergency shelter host this year. Whichever city in Salt Lake County hosts it next year will actually have it for three years in a row. Additional funds collected go to pay down some of the additional costs that the shelter cities are incurring. There is still a \$21 million deficit that cities are paying from their own budgets to help take care of the extra costs incurred, mostly related to public safety.

Attorney Loose added that he believes if a city hosts the temporary shelter, they are eligible for part of those mitigation funds. What is being realized is that the offset isn't working, and the funds don't cover close to what is spent on police officers for the shelters, along with the related public safety impacts to the surrounding areas including additional police and

medical calls.

Mayor Ramsey said that everyone will be paying more to help with that, and all cities will be back at the table soon to figure out which city in the county will be hosting the next emergency shelter for the next three years. She then moved on to the bill related to gravel pits that passed, and for the first time in 40 years it has changed the sales tax distribution formula in the state. It will take about \$160,000 of our sales tax revenue, which we have worked as a city to acquire and help keep property taxes low, and give that money to cities with gravel pits to deal with those impacts.

Attorney Loose said that, to him, this bill now induces cities to have and keep gravel pits because many of the gravel pits are trying to find new locations and the sand and gravel needed for our roads has to come from somewhere. Another bill regarding expansion of the permit failed, which was targeted towards the gravel pit up Parley's. Even if vetoed, the idea of the bill will not die, there will be more and more gravel pit legislation due to the cost of hauling it from further away places.

Mayor Ramsey continued, noting that ultimately that gravel pit related bill passed both bodies and will go to the governor. The League is working on language for a veto request, they will be asking for that veto by way of process. Mayor Ramsey would like to include South Jordan on that request if all the council members are in agreement with that. The bill passed very fast, and she doesn't know that changing the sales tax distribution formula actually answers the concern of what has been brewing over gravel pits for many years. She was asked to come and be in-person for that meeting to ask the governor for the veto. He is being asked to not sign this bill and use his convening powers to bring all parties to the table to work on a better solution that does not take sales tax revenue from other cities. For smaller cities, any amount of revenue like that being taken will hit them much harder than the larger cities. This bill essentially creates winners and losers, and not all the cities will support this veto effort because they have something to gain from it. She also noted that once the door is opened to change that formula, what's to stop it from occurring with other industries like refineries, mining, etc.

Attorney Loose responded that, after some discussion about who introduced this bill, the industry is trying to find any incentive to want these gravel pits and pushing this very hard.

Mayor Ramsey added that the bill regarding developer infrastructure districts did not go anywhere.

Attorney Loose noted that the bill regarding LIDs and DID's did not pass either, but it will not be going away while supporters work to create a bill that makes the legalities and financing work at the same time. Local cities are having issues with bonds not being bought, due to not being backed by the taxing authority or sovereign powers.

Council Member Shelton noted that regardless of state law, the municipal bond market is not governed by state law and they don't have to take those bonds. Even if they did, that municipal bond market could certainly choose to have that impact our bonding capability.

Mayor Ramsey continued, noting that the roving city manager position to run out of the AOG office was approved. This means that each association of governments will have the chance and funding to host a roving city manager to help all the smaller municipalities that lack the staff needed to keep up with current regulations and other issues. She also discussed her seat on The Point State Land Authority, which is actually the seat appointed to the Salt Lake County Mayor. When Ben McAdams was the mayor, he appointed her to represent the county on that seat and she has been there for almost five years. Mayor Wilson is planning to take that seat now and be part of the decisions happening at The Point, and that is her seat to take. She decided to wait until after the session to take that seat and she is grateful for the work Mayor Ramsey has done there. The makeup of the board was amended during the last day of the session, when The Point Bill was also passed, and part of that bill gave the governor one more appointment to make to The Point Board. That appointment will be a mayor of a local municipality within local regional proximity to the project. She may or may not get that appointment, as the mayor of Bluffdale is interested in that appointment as well, and there were some efforts to make a floor amendment to give Bluffdale a seat. However, there was an argument made that this is not a city specific project, no one is there advocating specifically for their community as this is a statewide project and they can't have just one city with a seat that's only about their city. The governor will be appointing that seat and she will update everyone when that is done.

Council Member Zander asked if the plan is to dissolve the board once The Point is developed, or if there is a different exit plan.

Mayor Ramsey responded that the board will stay in place for a while, as the state wants to retain ownership of the land because the intention is for it to be a financial benefit to the residents of Utah for many, many years. The area is owned by the state, but will be incorporated into the City of Draper.

Attorney Loose said they will get the council a report of the financial impacts of this legislative session. He also shared that they were able to get some funding for the connection of Grandville all the way through, going north.

Mayor Ramsey noted that the city's HTRZ application is having its hearing scheduled, with a date not yet finalized.

Attorney Loose said those scheduling the hearing are open to holding that hearing at Station 64, where it is all going to happen, so everyone involved in the hearing can actually see the area impacted.

Mayor Ramsey shared that Utah's new flag was adopted. The original flag will stay as the formal flag for events and the official ceremonial flag. The city is planning on ordering one of the new flags for use.

Director Klavano shared that Dominion Energy is coming down 1300 West with a new, large gas line and there have already been some lanes closed for multiple days in

conjunction with that. This will be an ongoing project all summer for them. He also shared that South Jordan Parkway, west of Mountain View, opened the other day after an issue with the timing of the stoplight was resolved.

Members of the council and the mayor requested that they are emailed or otherwise alerted before major roadways open up in the future, like the one just discussed, so they can know before it is announced on social media and residents start asking questions.

Mayor Ramsey briefly discussed the Regional Transportation Plan and that this plan includes Phase 3 of the Little Cottonwood Canyon Project that includes a gondola. People are upset about this, but it has the potential to hold up the entire transportation plan's approval. Without that approval, every transportation project in the city comes to an immediate halt. She may have to reach out for back up and support as this gets closer to help encourage other entities to vote yes on the plan.

Council Member Zander asked if the plan passes, is the gondola is a sure thing.

Mayor Ramsey responded that no, it is a Phase 3 option that is still being discussed. If this plan passes, there is already money to implement Phases 1 and 2 which are additional bussing and related services up and down the canyon, along with tolling. If those measures work, it may never have to reach the gondola phase, but many in opposition do not understand the process and the options.

**Council Member Zander motioned to adjourn the City Council meeting. Council Member Marlor seconded the motion; vote was unanimous in favor.**

## **ADJOURNMENT**

The March 7, 2023 City Council Meeting adjourned at 8:51 p.m.