

SOUTH JORDAN CITY  
CITY COUNCIL STUDY MEETING

March 19, 2024

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

**Absent:**

**Others:** Sara Elbert, Lucas Millhouse, Alan Matheson, Chase Andrizzi, Andy, Cameron Jackson

4:39 P.M.  
STUDY MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting, excusing Council Member Harris and noting he would be joining the meeting soon.

**B. Invocation:** *By Council Member, Kathie L. Johnson*

Council Member Johnson offered the invocation.

**C. Mayor and Council Coordination** - *None*

**D. Discussion/Review of Regular Council Meeting**

**Public Hearing Items:**

-Ordinance 2024-05, Adopting an amended and updated Impact Fee for Public Safety; establishing certain policies related to impact fees for public safety facilities; establishing service area; and/or other related matters.

- Ordinance 2024-06, Re-adopting the City's Construction Standards and Specifications.
- Ordinance 2024-07, Vacating a portion of ROW on the West side of Prosperity Road running South from Lake Avenue approximately 163 feet.
- Zoning Ordinance 2024-04-Z, Rezoning property located at 10593 South 3200 West.

## **E. Presentation Items**

### **E.1.** South Jordan Art's Council member appointment. *(By Arts Program Director, Tiffany Parks)*

**Sarah Elbert (Applicant)** – She moved to Daybreak about a year ago and has five kids. She is a retired teacher who loves the arts. She has an online boutique with local artists in it, along with doing local workshops with friends at local venues. At the Art Swap, Council Member McGuire shared there were openings for the Art's Council and she was interested in expanding her involvement and volunteering.

**Lucas Millhouse (Applicant)** – Has been a South Jordan resident for two years. He is a filmmaker and videographer, also a former theater kid. He wants to be involved to see the theater grow, as he only saw one production last year and there should be three. He has 4 kids, and would love to see more opportunities for kids their age to participate more.

Council Member McGuire asked about Sarah's specific medium she uses.

Sarah responded that when she did arts integration at the high school level she worked with everything, but recently she has done mostly watercolor and acrylic painting.

Council Member Zander asked where in the city each applicant was located and that was discussed, she was satisfied that they were spread throughout the city.

### **E.2.** The Point Update. *(By The Point Operations Director, Don Willie)*

**Alan Matheson (Executive Director for The Point)** reviewed his prepared presentation (Attachment A).

Mayor Ramsey noted that the Board made a formal resolution of support for extending the Red Line from South Jordan.

Council Member Zander asked if the River to Range trail will be adjacent to the TRAX land.

Mr. Matheson responded that no, they will be separate. He also noted that he has been in discussion with the Larry H. Miller Group about connections in the future with Daybreak as

well. He then continued reviewing Attachment A, noting that the chapel is the only building left on the land currently and is for sale to the public to maintain it.

## **F. Discussion Items**

### **F.1. Altitude Housing Development, 515 W Ultradent Dr. (DAI Applicant). (By Director of Planning, Steven Schaefermeyer)**

Director Schaefermeyer reviewed background information from the Council Report and introduced those in attendance with the developer.

**Chase Andrizzi (DAI, Applicant)** introduced himself and reviewed his prepared presentation on the Altitude Housing Development (Attachment B).

Director Schaefermeyer added that all the open land south of this project is owned by the US Government or other conservation groups, and gaining access to that land has been impossible in the past, despite the additional connectivity that access would offer.

Mr. Andrizzi continued reviewing his prepared presentation (Attachment B). The current plan for these units is for them to be “for rent” with the parking planned accordingly.

### **Council Member Harris joined the meeting.**

Mr. Andrizzi continued reviewing Attachment B.

Council Member Zander asked about specific benefits to the city having these units as rentals, versus owner occupied.

Mr. Andrizzi responded there is a need for housing, and there are a variety of ways to solve that issue. Providing housing, whether for rent or for sale, helps that, but there are people choosing to rent for their own reason, and who are looking to rent something more than an apartment but less than a home.

Council Member Zander expressed that she has no issue with renters. However, her thought is that if someone is going to pay that money for rent, that money put towards a mortgage gives them ownership towards the future, putting them on a pathway to personal wealth, ownership and gain rather than a landlord getting all that gain. She is not in favor of this being a rental and would much rather see it being owner occupied.

Mr. Andrizzi responded that can always be discussed, but he is not the only person making that decision today. He has noted her response, and they knew coming in that was going to be a discussion point tonight.

Mayor Ramsey noted that hours of meetings with legislators in the past year have focused on the lack of for sale products. Cities have taken immense heat for approving projects like The Rise

that are all rentals, including punitive legislative changes in zoning. Everyone is aware that the legislature and Governor have been very forthcoming with their expectations that for sale product is what they are expecting. There have been so many rentals built that people can't buy something like this that they used to be able to purchase as a first home in the past. That opinion is not likely to change any time soon, and it is even being said that all the rentals aren't moving the needle on housing because people aren't buying it. She doesn't disagree with them as she has sat through all those meetings and heard all the discussions.

Mr. Andrizzi noted that they are aware of Senator Fillmore's bill regarding affordable housing, and that they are willing to look through that with the city to see what that might have to offer for this project.

Council Member Shelton noted that Mr. Andrizzi stated they could not build a for sale product in this area, and he asked what the hurdles are he is seeing to making that product available.

Mr. Andrizzi noted that it's not something they are currently doing, and he knows there are plenty of others who would love to build a for sale project here. The financing is completely different on a for rent project, and they have the ability to put more into it in the way of amenities. There is an HOA managing everything, which they believe can be done to a much higher degree when it's managed by one entity.

Council Member Harris noted that there are rentals all around this area, and some of them were given to DAI. In those circumstances they looked at the situation and agreed to those because of their location and necessity in the area. He just doesn't feel that this specific project carries a benefit to the city or area being rentals.

Council Member Zander shared some things she appreciated about this project, specifically the use of the slope and open space. She enjoyed the accessibility potential for the public going through this area on the trails as well. In addition, she asked that the greenspace is enough to accommodate all the units, especially since the wetlands adjoining the area are unusable to the residents.

## **F.2. ADU discussion. (By Director of Planning, Steven Schaefermeyer)**

Director Schaefermeyer provided background from previous discussions, and shared the draft document with proposed changes to city code (Attachment C) as well as the current state municipal code requirements for ADUs (Attachment D). The Council and staff discussed the proposed changes for external ADUs and what they would mean for residents, with Director Schaefermeyer emphasizing the following points:

- Only one ADU is allowed, property owners must choose either an internal or external ADU, they still cannot have both.
- ADUs in Daybreak are still regulated by the zone and the development agreement. Any changes to city code would not change regulations in Daybreak.

Council members shared the following concerns regarding internal ADUs:

- Council Member Shelton mentioned residents complaining about multiple families living in one home, creating a host of issues including parking problems.
- Council Member Johnson mentioned a resident complaining about a neighbor renting multiple rooms.
- Council Member Zander tends to hear about people with basement accesses wanting to add a kitchenette and rent out the space. It would be nice to have a clear response regarding that to share with residents.

Director Schaefermeyer addressed the concerns shared and discussion was had between staff and the Council. Regarding Daybreak, if they wanted to allow ADUs, it would require opening the development agreement for changes to allow that.

## **ADJOURNMENT**

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

The March 19, 2024 City Council Study meeting adjourned at 6:28 p.m.