

SOUTH JORDAN CITY
CITY COUNCIL STUDY SESSION

May 19, 2015

Present: Mayor David Alvord, Councilman Steve Barnes, Councilman Chuck Newton, Councilman Chris Rogers, Councilman Mark Seethaler, Councilman Don Shelton, CM Gary Whatcott, City Attorney Ryan Loose, Administrative Services Director Dustin Lewis, Development Services Director Brad Klavano, Public Works Director Jason Rasmussen, Water Conservation Coordinator Rick Maloy, IS Director John Day, Fire Chief Andy Butler, Communications Coordinator Tina Brown, CFO Sunil, Naidu, City Council Secretary MaryAnn Dean

Others: James Mouritsen, Thom Geilmann

STUDY SESSION – 4:00 PM

A. Invocation: *Mayor David Alvord*

Mayor Alvord welcomed everyone present. He offered the invocation.

B. Staff Item: Water Conservation Program Follow-Up. (*By Public Works Director, Jason Rasmussen*)

Water Conservation Coordinator Rick Maloy, reviewed a prepared presentation on water conservation (Attachment A).

Councilman Seethaler asked if they have less water, do people still get their “turn” with their water shares? Public Works Director Rasmussen said it depends on the canal companies and it depends on how much water is in Utah Lake.

Mr. Lloyd said they need an additional 6 percent reduction in water usage to meet their conservation goals.

It was noted that the cost for water is between \$1.70 - \$2.00 + per thousand gallons of water. Councilman Newton noted that they have been absorbing the water rate increases the last 3-5 years. They have been able to do that because of growth. CM Whatcott said they won’t be able to keep doing that. It was noted that they will be doing a water rate study this fall.

Councilman Newton asked when will the issue of getting more secondary water on line be coming back? Development Services Director Klavano said the issue is addressing areas where secondary water is most feasible. Sometimes, what makes it not feasible is a pump station or something that the city needs to help with. He said he will be bringing the issue back in the next month or two.

Councilman Newton asked if there is pressure to reduce the use of secondary water? Mr. Maloy said the pressure is more to meter the secondary water, and to charge for water they use and so the city can measure how much. Councilman Newton said they don't care about metering unless they want to reduce usage.

Councilman Seethaler asked how much secondary water does the city control? Public Works Director Rasmussen said 15,000 acre feet of water. He said they get revenues from users including a fixed monthly rate. That mostly covers maintenance. It was noted that there are a few church houses that use secondary water; no other commercial users. It is challenging and difficult to meter or charge for secondary water. CM Whatcott said it is a tool for awareness. Public Works Director Rasmussen said they are going to start metering the weir.

Councilman Newton asked what does restricting secondary water get us? Is there pressure to make sure they are providing water towards the Great Salt Lake. Mr. Rasmussen said no, they just don't have the infrastructure to use that water and it is very costly.

Mr. Maloy reviewed the Water Smart SoJo campaign that promotes water conservation. Important information includes rebates that are offered and tips for water conservation. They are also looking to add videos with simple repairs and some tips for conservation.

Mr. Maloy said the huge water waster is an inefficient watering plan and schedule, not so much watering in the rain. Mr. Rasmussen said he feels citations for those watering during rain storms would be more effective than requiring smart controllers. CM Whatcott said before they go after businesses for watering during a rainstorm, they need to make sure the city is complying with the policy. Mr. Rasmussen said many parks are on a central control system and can be shut off, but a lot of the park strips and other city property are not in that system. He said they will be putting together the cost to have all of the city property monitored by the central control system. It would take 2 days to manually shut off all of the sprinklers on city property.

Mr. Maloy said he meets with residents to help them with their sprinkler systems. The Utah State University extension also does water checks to find inefficiencies in the sprinkler systems. They will be promoting that service on the city's Facebook page to the residents.

Mr. Maloy reviewed some proposed changes to the ordinances, such as not putting grass in residential park strips, for new construction. They are not proposing that change on collector streets. There are greater maintenance requirements and increased costs if they make that change on collector streets. Councilman Rogers asked what about city owned park strips that are new construction? He said he worries about hypocrisy. It was noted that taking out the grass in the park strips uses less water, but there are larger up front costs and high maintenance. Development Services director Klavano said most of the collector street park strips are done. Councilman Rogers said they should consider where a change in park strips might be feasible.

Tom Geilmann, resident, asked in the long run what impact do trees and shrubbery have on sidewalks and roads? Can they restrict that from causing damage to surrounding properties? Mr. Maloy said they have a tree planning list that is best suited for park strips because the roots don't

go into the sidewalk. Plants are typically not problematic. Development Services Director Klavano said ideally, they should increase the size of the park strip. Mr. Rasmussen said they feel the proposal balances water conservation while not effecting water utilities. They will work with residents and builders on this plan.

Councilman Newton said he feels they need to require smart controllers. Mr. Maloy said they haven't had great success with smart controllers; more education is needed. Mr. Rasmussen said a smart controller does not save water. Water is saved by an educated resident. Mr. Maloy said smart controllers are planned as a future program.

CM Whatcott said they would like to have a water conservation plan in place before there is a crisis.

Councilman Seethaler suggested they require the smart controller, but offer a rebate if the resident receives the proper training. Mr. Maloy said they could consider a credit on the water bill for the training. Councilman Newton said he likes that idea.

Councilman Newton said looking at the amount of land still available in South Jordan, and if the SSA gets approved, 80-90 percent of the remaining acreage in Daybreak will come on line in the next 10 years. Mr. Rasmussen said it has been challenging to make smart controllers do their job. They are concerned if they are getting a benefit worth the investment. Councilman Newton said they could consider giving part of the credit to the builders for putting in the smart controllers and part of the credit to the residents that receive training on using the smart controllers.

Mayor Alvord asked if they have explored rain collection basins? Mr. Maloy said there is no return on investment. He feels there are better places for the city's money to go, such as rebates on toilets. Rain collection basins are only effective when you get constant rainfall throughout the year.

The City Council took a brief dinner break.

C. Staff Item: Discussion of Amendment to the Sign Ordinance. *(By Councilman Rogers, COS Paul Cunningham, and City Attorney Ryan Loose)*

Councilman Rogers said there are numerous current signs that are in violation if the proposed Ordinance passes. To move forward and still work with the landowners with the signs currently in violation, and to have clarity on the upcoming election, they are proposing to do a notice of pending Ordinance. The notice of pending ordinance will give direction to staff on how to interpret the current Ordinance and it would provide everyone notice that they intend to pass a new Ordinance.

Councilman Rogers said the interpretation of the current Ordinance is that the city will enforce the policy of no signs in the park strip, regardless of the content. Second, the city will remove any sign on city owned property, including residential park strips and canal fencing, other than government signs. The city will not remove a sign on non city owned property; that will be up to

the private property owner. City Attorney Loose noted that on some UDOT and canal company property, the city has maintenance jurisdiction. If there is a site obstruction or safety issue, the sign will be removed regardless of ownership. He noted that a map will be made showing where signage is allowed. The map will be given to all City Council candidates.

Councilman Newton said they need a public information campaign so people understand signage for park strips and light poles. Councilman Rogers suggested they do that after the Ordinance is passed. They don't want the policy to be ambiguous, as it has been in the past.

Councilman Barnes asked if they could not enforce signs in residential park strips? Councilman Rogers said the problem is that it is on government property; if they open it up to park strips, they have to open it up to all government property.

Councilman Barnes asked if they are restricting the size of the sign? City Attorney Loose said the signs have to comply with the code. Councilman Barnes asked what is the difference between 4 smaller signs or one massive sign? City Attorney Loose said they have reasonable restrictions on the size of the signs. If people put up 2 signs versus 1, there is only so much the city can do.

Councilman Seethaler asked how much does this alter commercial signs? Councilman Rogers said the proposal is to simplify it into commercial and non commercial. He doesn't think the businesses would be impacted unless there are signs in current violation on government property. City Attorney Loose said they are working on a phase out program. The notice of pending Ordinance gives a notice to people that a change will be forthcoming. It also gives the city time to properly address and think through the issues. Daybreak as so many signs, they couldn't even get a list of them.

Councilman Barnes asked if they want to address sign clutter? City Attorney Loose said from a free speech aspect, it increases their liability of getting sued if they try to address clutter. Councilman Rogers recommended Councilman Barnes meet with City Attorney Loose to address his concerns.

Councilman Newton said they need to make sure they are not impacting commercial speech unduly. They want to be business friendly.

Councilman Barnes said another issue he would like to revisit is the lighting on the gas station canopy. He feels it looks better to have it lit. He said when Holiday Oil made that request, they granted it for 6 months. CM Whatcott said staff will check into that.

Mayor Alvord said regarding signs, he wants to have a consistent policy that staff understands. It needs to be the same every election. It was noted that the sign Ordinance will be enforced on the weekend. Staff will bring back a Resolution at the next City Council meeting. CM Whatcott said the key is making sure the map that outlines where signs can be placed stays updated.

ADJOURNMENT

The May 19, 2015 City Council study session adjourned at 5:57 p.m.

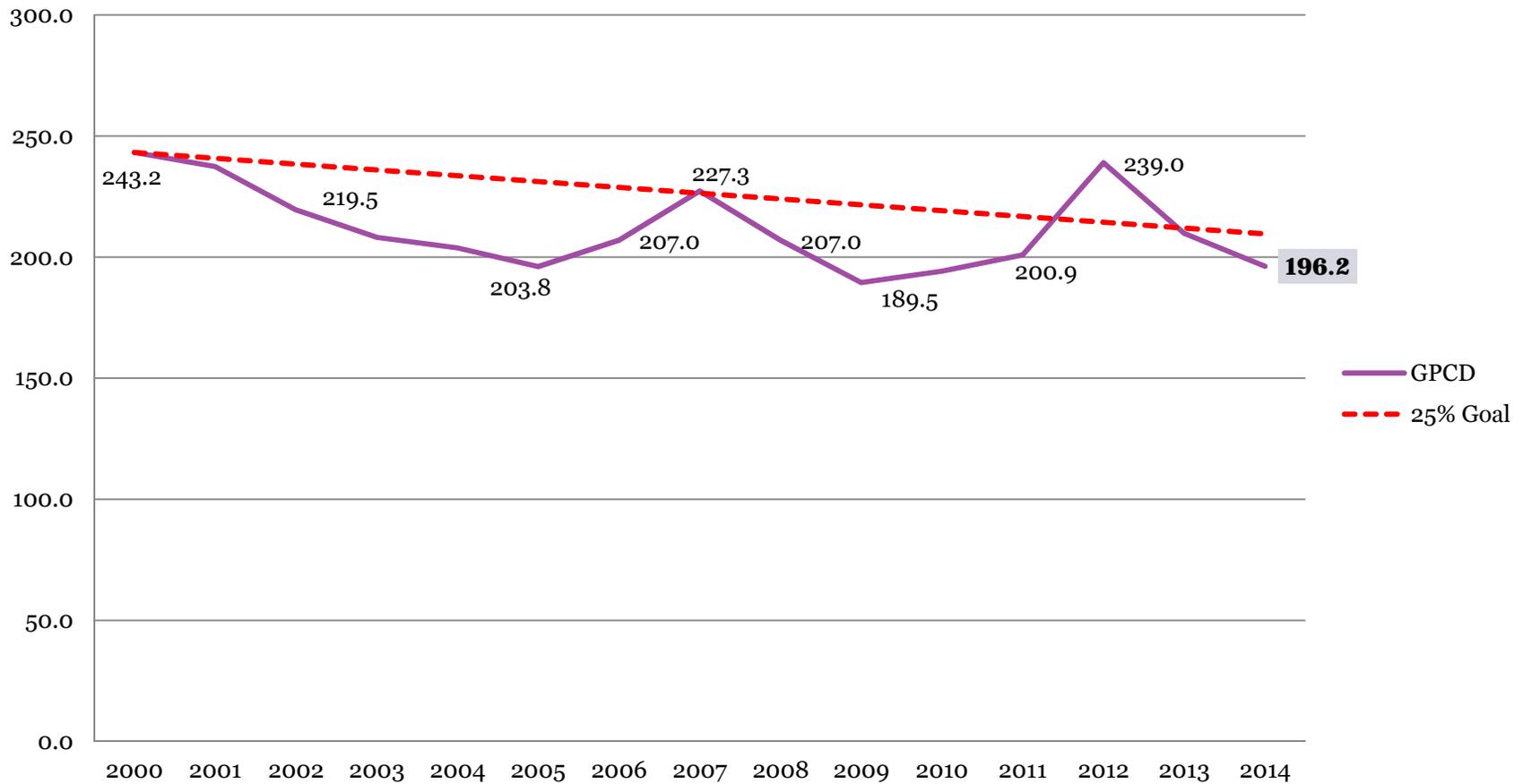
This is a true and correct copy of the May 19, 2015 Council Study meeting minutes, which were approved on June 2, 2015.

Anna M. West
South Jordan City Recorder

Water Conservation City Council Work Session

5 May 2015

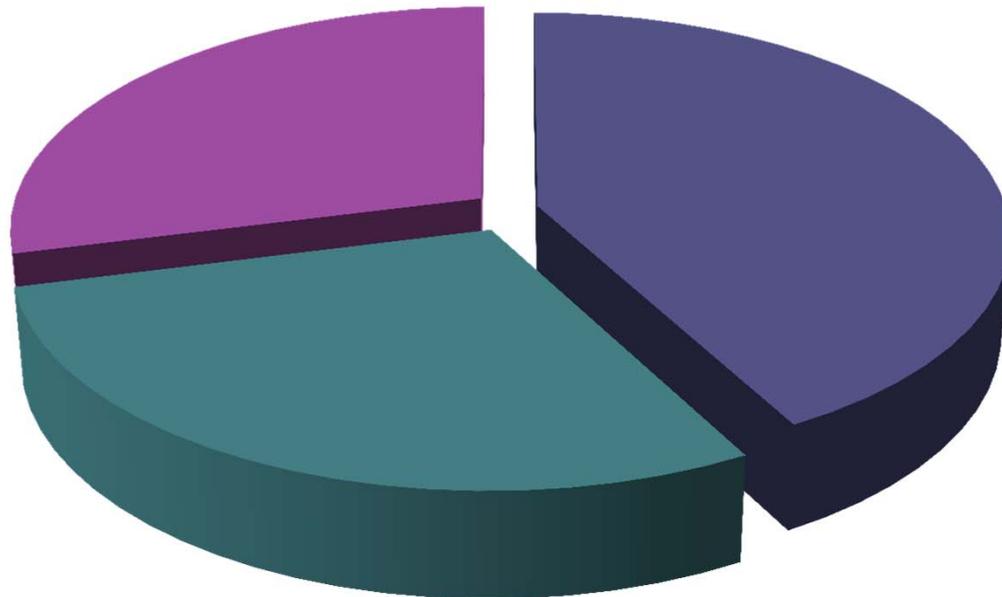
Current Water Use



25% reduction by 2025

- What is it going to take to meet our goal

- Education
- Rates
- Ordinances



Achieving Our Conservation Goal

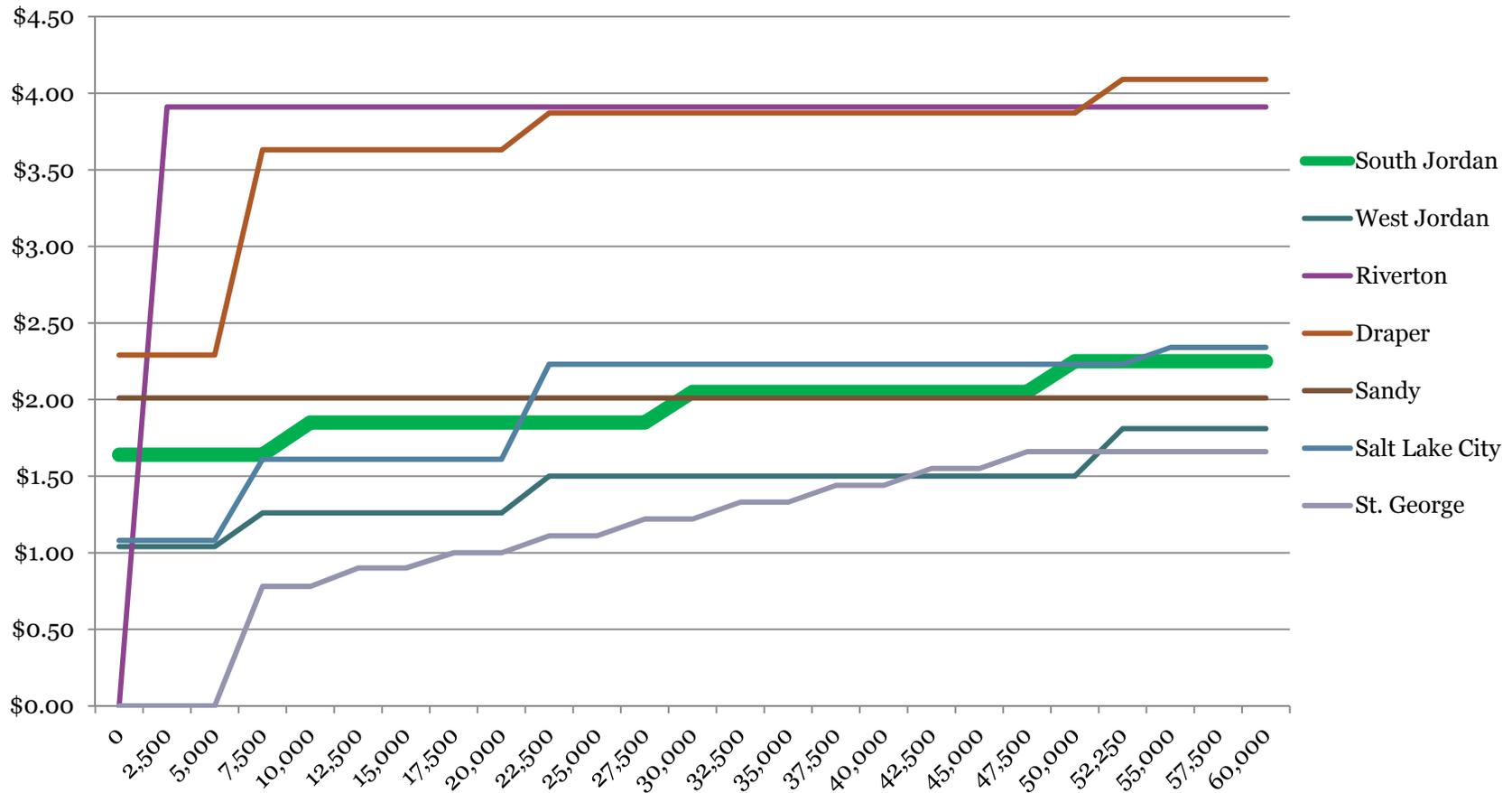
- Current – 196.2 GPCD a 19% reduction from year 2000
- 6% more to meet our goal

Conservation Programs	% Reduction GPCD	Estimated GPCD
Enhance existing programs	3%	187.2
Advanced metering infrastructure	2%	183.5
Water efficient landscape ordinances	2%	179.8
Water conservation rates	2%	176.2
Total reduction from 2000	28%	176.2

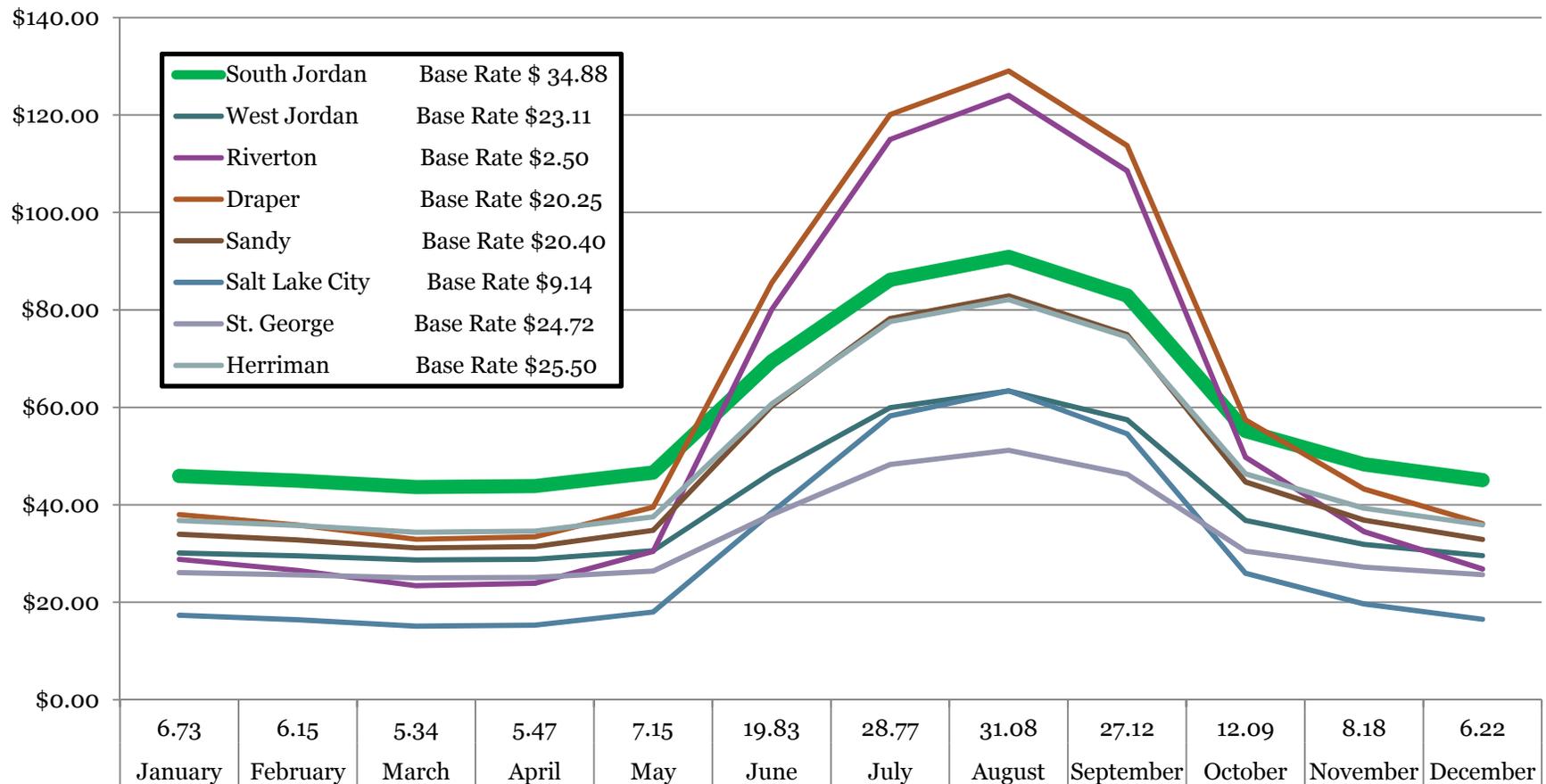
*Final GPCD with secondary water included = 258.8

Billing Comparison

Culinary Water Rates



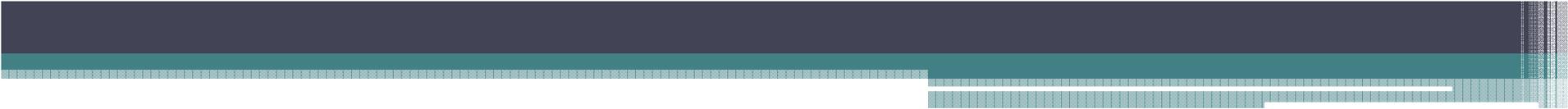
Average Monthly Billing





WATER SMART SOJO
SOUTH JORDAN CITY

www.WaterSmartSOJO.org



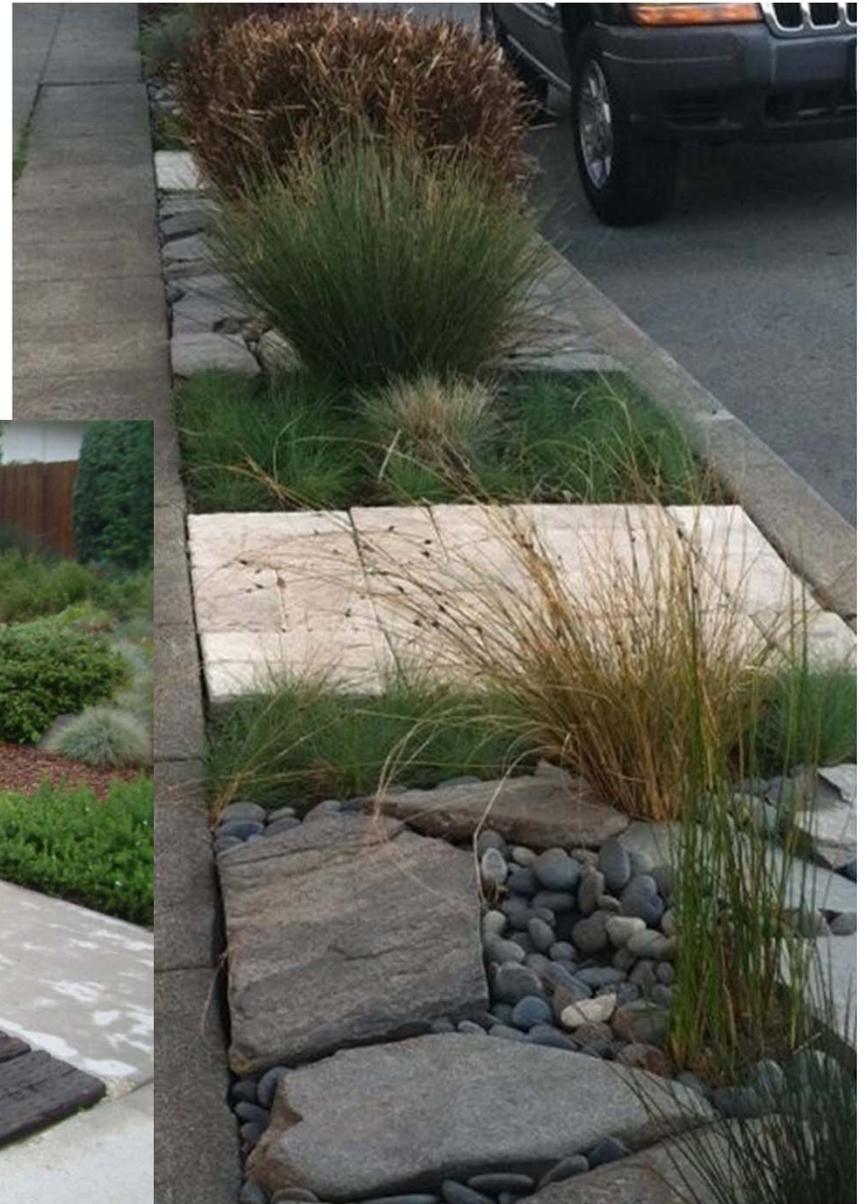
Current Ordinances

- **Commercial**
 - Planting and irrigation plan
 - Water schedule and budget
 - Design standard
 - Plan review
- **Residential**
 - Information packet (will be updated)
- **Water Waste**

Proposed Ordinances

- **Parkstrip ordinance**
 - No turf grass in residential parkstrip
 - Maximum of 25% hardscape
 - Must have trees and plantings
 - Must be irrigated with drip system (no spray heads)





Parkstrip Water Savings

- 300 sq/ft parkstrip
 - Turf grass with spray heads = 2221 gal/month*
 - WaterWise plants with drip = 485 gal/month



*If distribution uniformity is standard and with optimal coverage

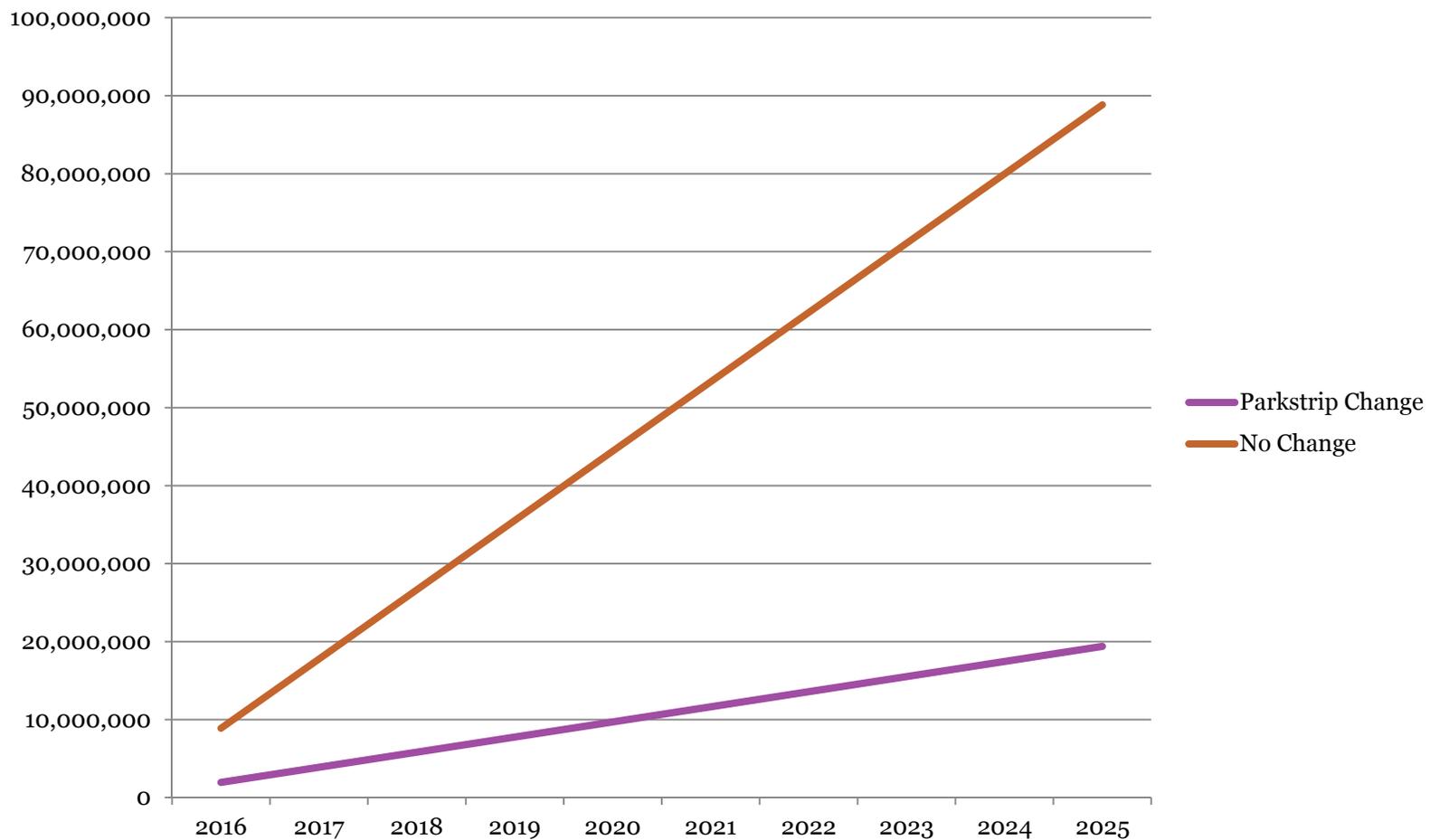
Parkstrip Water Savings

- Savings of over 78% and eliminating water waste.
 - 1,736 gal/month saved per home
 - 8,680 gal/year saved per home*
 - Over 7 million gallons saved in one year by new construction only

*5 month watering window

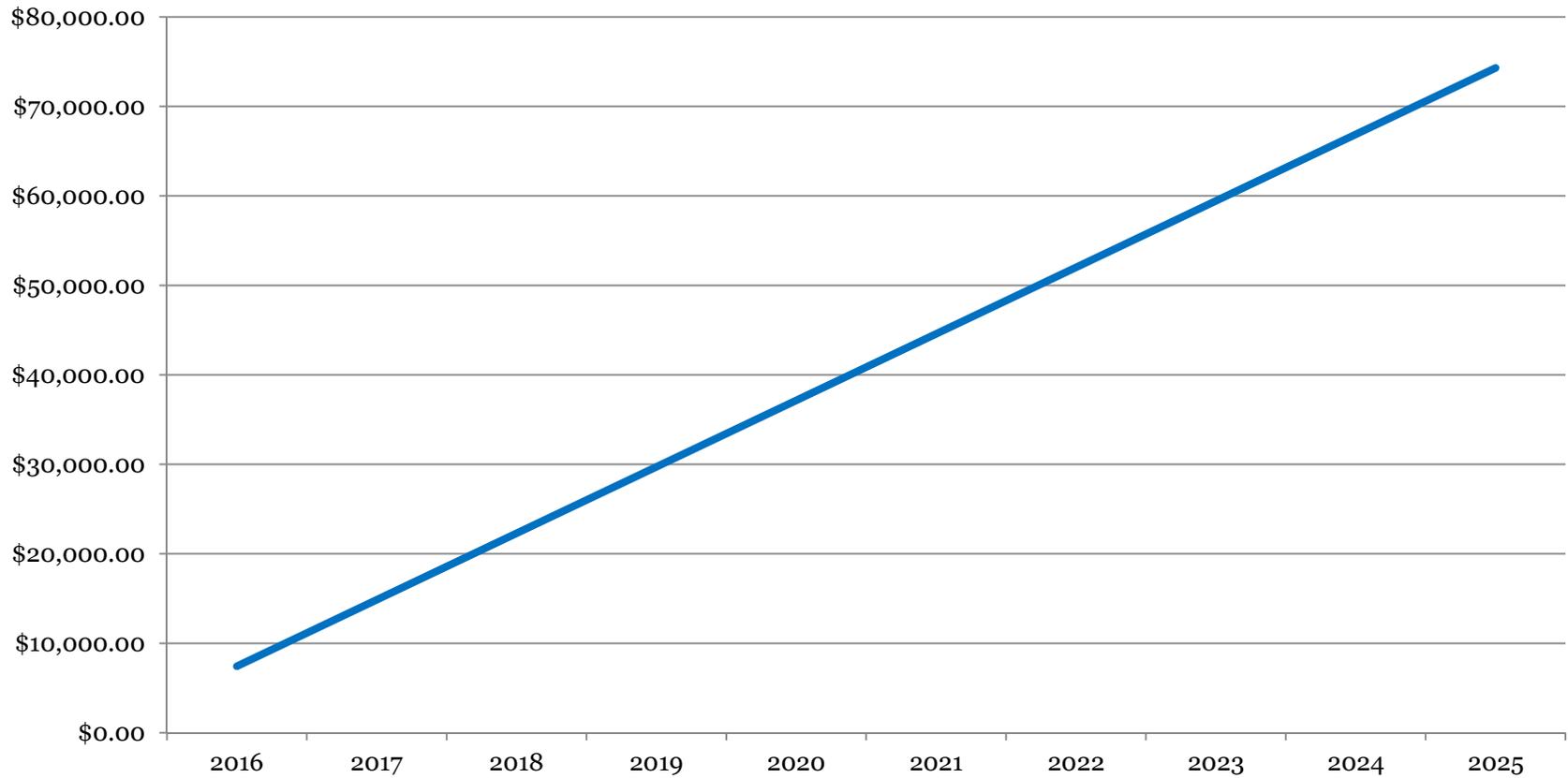


Savings Over Time



Financial Impact

— Net Revenue Loss



Implementation Plan

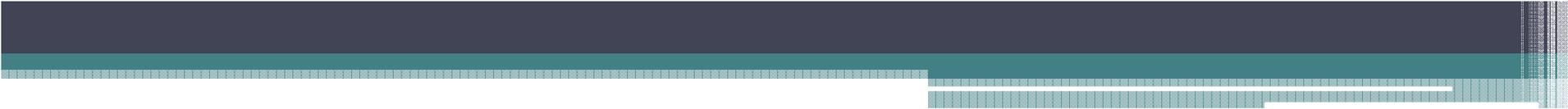
- Residential information packet
- Education for builders
- Advertising
- Flyers
- Mailers



Parkstrip Ordinance Considerations

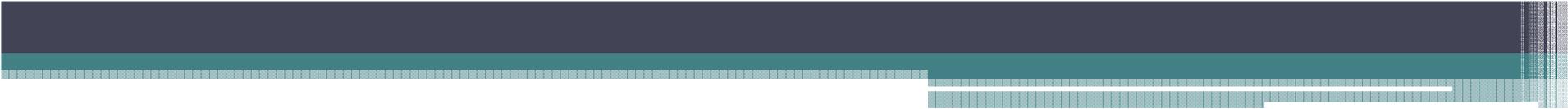
- Residential push back
- More upkeep
- Potential higher initial cost
- Potential for lost plants due to plugged emitters and unseen problems





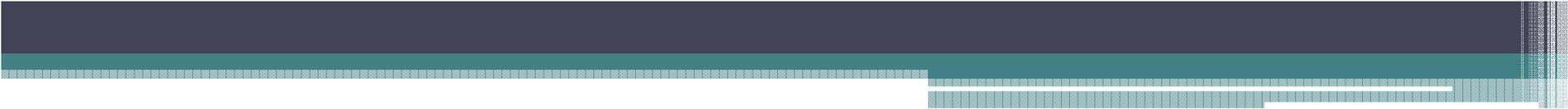
Other Ordinance Options

- Residential approved landscape plans
- Residential watering plans and schedules
- Maximum turf grass restriction (50%)
- Only install specific sprinklers
- Watering restrictions
- Dedicated fees for water waste



Smart Controllers

- Future rebate program
- Minimal cost or free with education
- Contractor installation and setup



Water Shortage Management Plan

- A water conservation guide
- Multiple levels of voluntary and mandatory restrictions based on water supply
- Lehi City
 - http://www.lehi-ut.gov/wp-content/uploads/2013/07/Water-Shortage-Management-Plan_2015.pdf

Other Water Issues

- Advanced Metering
- Secondary Water Metering
- Conservation Pricing Structure
- Wastewater Reuse
- Water Purchase Contract

