

SOUTH JORDAN CITY  
CITY COUNCIL ELECTRONIC STUDY MEETING

January 19, 2021

**Present:** Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Engineering Director Brad Klavano, Police Chief Jeff Carr, Administrative Services Director Spencer Kyle, Planning Director Steven Schaefermeyer, Public Works Director Jason Rasmussen, CFO Sunil Naidu, City Recorder Anna Crookston, City Commerce Director Brian Preece, Strategic Services Director Don Tingey, Fire Chief Chris Dawson, IT Director Jon Day, City Council Secretary MaryAnn Dean

**Others:** Attendance electronically via Zoom.

4:30 P.M.  
STUDY MEETING

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

Mayor Ramsey welcomed everyone present. She introduced the electronic meeting.

**B. Invocation:** *By Council Member, Brad Marlor*

Council Member Marlor offered the invocation.

**C. Mayor and Council Coordination**

Council Member Shelton said on Saturday mornings, the Western Growth Coalition will be having legislative updates/reviews. They will be held online. Those meetings will be starting a week from Saturday, (January 30<sup>th</sup>). He said he would send an email to all members of the City Council with a link so they can participate in those meetings, if they would like to.

Mayor Ramsey reported on the southwest Salt Lake County transportation meeting #3 for the southwest visioning study. They have come up with preferred options for transportation and transit infrastructure. She noted the many agencies and professional staff that have been part of the process. She said when she receives the slides, she will forward the preferred scenarios to the City Council and what that could mean for moving projects up on the priority list in this area.

It was noted that Mayor Ramsey has tested positive for Covid. She has been quite ill. They were and are doing the best that they can to protect themselves. She said she is grateful for Zoom so the work can continue.

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

Council Member Zander arrived at this point in the meeting.

The City Council reviewed the regular meeting agenda.

They discussed the police accreditation presentation planned in the regular meeting. CM Whatcott noted that during the audit committee, there were concerns raised about auditing the police department. This accreditation should assure them that those issues that were concerning were addressed. This is the completion of that audit.

Council Member Shelton noted that there were no adjustments to the revenue in the budget.

CFO Naidu said that is correct. He noted the only adjustment, which is an \$18,000 adjustment. He said a lot of the projects that the City Council has approved have not yet been completed so they need to carry forward the money for the projects. That accounts for nearly all of the adjustments with the exception of a \$3000 donation for special events and a reimbursement for public safety overtime. He said he hopes they don't see any revenue adjustments. He hopes they will be in alignment with the initial projected budget. He is not projecting a major drop in revenues. He said if there is a significant shortage and they won't be able to meet their expenditures, he would bring that forward. He is not projecting that to happen this fiscal year.

Mr. Naidu reviewed the budget amendment for the RDA.

**E. Presentation Item: South Jordan Sub Areas Plan for Redwood Road Corridor and Jordan River Gateway**

Planning Director Schaefermeyer reviewed the background information on this item. He said if there are not a lot of issues with the plan, they will bring it back to a public hearing. Olivia Cvetko, Logan Simpson, reviewed a prepared presentation (Attachment A).

Mayor Ramsey noted the Mulligans property and the surrounding area that is in the preservation area.

It was noted that Zions was contracted to do a study to help with this plan. Mr. Schaefermeyer said Zions is part of the consultant team to do the analysis, along with Logan Simpson. He said there have been concerns about the existing Smith's closing, but they have not closed yet. Currently, the easy answer from every developer is to add residential, but they asked Zions to keep in mind that residential is not the primary goal of the city for the Redwood Road Corridor.

Council Member Zander said the proposal for the northeast corner of 10600 South Redwood Road would level the existing McDonalds. Who owns that property? Mr. Schaefermeyer said this is just an idea, a concept, if the Smith's went away. The corner is not all owned by the same property owner.

Council Member Zander said if Smith's shuts down, that does not necessarily mean that McDonalds would shut down because they have different owners. Mr. Schaefermeyer said that is correct.

Council Member Zander asked if the idea is when areas develop, piece by piece, they can use the plan as a guideline so there is more continuity. Mr. Schaefermeyer said yes. He said there are guidelines in the Redwood Road plan. The illustration is what it could look like, with residential not being the preferred use.

Community Development Director Preece said it would take a major redevelopment project to develop that corner like the concept plan shows. He sees the existing commercial across the street being ripe for a redevelopment before Smiths. The big unknown is what will happen with Smiths. It would take a lot of incentives and money to redevelop the area where McDonald's is located.

Ms. Cvetko said the strategies in the plan are not to actively seek someone to do these developments. The strategies are to encourage infill development and to do office and retail where they can. Other strategies are to require street scape elements and upgrade intersections as development occurs.

Mr. Schaefermeyer referred to the goals for the corridor. They asked the consultants to focus on this corner, but they could have chosen other areas. If they change some of the goals in the plan, the concept plan would look different.

Mr. Schaefermeyer said this will allow staff to provide some concrete direction to developers interested in developing along Redwood Road.

Council Member Harris asked to what extent is the illustration available to the public? He said he does not want to offend a business owner if they see a business off the map. Mr. Schaefermeyer said it is on the city's website. He said each of the property owners have been notified about the plan. He said McDonald's is a hard property owner to get ahold of. He said Merit Medical is a major property owner along Redwood Road. They already have a development agreement for Merit Medical's plan.

Ms. Cvetko said they can add language to make it more clear that this is purely conceptual at this point. Mr. Schaefermeyer said they can change or remove an illustration if the City Council is uncomfortable. He said the illustration reflects the goals in the text.

Council Member Harris said it is unlikely that McDonald's is going anywhere and he does not feel they should wipe them off the map.

Council Member Marlor noted the renovations made in Holladay City. He said his business condominium is located in Holladay. Holladay City had some businesses shut down, and they decided to redo the area. The outcome was great. He said if something changes, they should be prepared to make changes and do what is in their best interest. He said he does not see

McDonald's changing. They could look at a concept for the property further north for the existing Smith's and see what could be done there.

CM Whatcott said they shouldn't get hung up on the illustrations/drawings. They just need to understand the goals. He said McDonald's can reconfigure. They may not sell their lot, but they could potentially change the design elements, which is what the plan addresses. He said the more important part is the goals within the plan.

Council Member Zander said they should be cautious as they proceed with the renderings so they don't discredit McDonalds. One thing that blights the northwest corner are the vans parked there. Is there something that can be done to alleviate that eyesore? Ms. Cvetko concurred that changes to that corner would be beneficial. She said it could be helpful to remove road labels and add a legend that labels building or development types rather than a specific location. Mayor Ramsey and Council Member Zander concurred with that change.

Ms. Cvetko reviewed the Jordan River Gateway plan. Mr. Schaefermeyer asked that the City Council contact staff with questions. He said they will address the comments made, especially with the Redwood Road plan, before this is brought back for a public hearing.

CM Whatcott said all 4 corners on 10600 South Redwood Road have changed several times. He said McDonald's can be incorporated in another building, if the area changes. He said had the city had a plan like this, maybe they would not have gotten such a suburban type development. They are trying to look forward enough and anticipate the future, and it is relevant to have a plan. When money is infused in these developments, it's not just density in housing, but it's about density in overall real estate. The goal is to try to figure out the best way to approach a plan that makes sense.

## **ADJOURNMENT**

**Council Member Marlor made a motion to adjourn. Council Member Shelton seconded the motion. The vote was unanimous in favor.**

The January 19, 2021 City Council meeting adjourned at 5:46 p.m.

**This is a true and correct copy of the January 19, 2021 City Council Study Meeting Minutes, which were approved on February 2, 2021.**

*Anna Crookston*

**South Jordan City Recorder**