

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

September 6, 2016

**Present:** Mayor David Alvord, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Chris Rogers, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Fire Battalion Chief Reed Thompson, Administrative Services Director Dustin Lewis, Associate Public Works Director Colby Hill, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, COS Paul Cunningham, Economic Development Director Brian Preece, Finance Director Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

**Others:** Attachment A

**REGULAR MEETING – 6:00 PM**

**A. Welcome and Roll Call – *Mayor David Alvord***

Mayor Alvord welcomed everyone present. Council Member Harris was excused, as he will be arriving shortly. All other Council Members were present.

**B. Invocation – *By Council Member Chris Rogers***

Council Member Rogers offered the invocation.

**C. Pledge of Allegiance**

**Benjamin Richardson**, Troop 1441, led the audience in the Pledge of Allegiance.

**D. Minute Approval**

1. August 15, 2016 Council Study Meeting
2. August 16, 2016 Council Meeting
3. August 29, 2016 Council Study Meeting

Council Member Shelton noted a change to the August 15, 2016 Study Meeting minutes.

**Council Member Marlor made a motion to approve the August 15, 2016 Council Study Meeting minutes, as amended, the August 16, 2016 Council Meeting minutes, as printed, and the August 29, 2016 Council Study Meeting minutes, as printed. Council Member Rogers seconded the motion. The vote was unanimous in favor.**

Council Member Harris arrived at this time.

**Council Member Harris made a motion to allow Julie Holbrook to comment on Mulligans under item F., after Susan Pulsipher. Council Member Rogers seconded the motion. The vote was unanimous in favor.**

### **E. Public Comment**

**Eric Baer**, Cottages at the North District HOA. He said their HOA is responsible for maintenance of a park strip. He showed a map of the area. He said there is a fence already in place. Several homes back against the park strip. It is along Summer Heights Drive, which is a major thoroughfare. They each pay \$50 a year to maintain the park strip; a large amount is for liability insurance. They have a company that mows and maintains the lawn. They feel they are paying double taxes because South Jordan City maintains other roads in the area. They feel it would be more cost efficient for the city to take over the park strip as they already take care of River Heights Dr. He understands there is a process for the city to take over a road, but not green space.

CM Whatcott said there were some recent changes made to the policy. The intent was that it would be the same process for the city to consider taking anything to do with an HOA. This request could serve as the formal request that is required under the Ordinance. Now staff can investigate costs, etc. to taking over this park strip.

Mayor Alvord asked Mr. Baer to follow up with staff.

**Julie Holbrook**, 717 W. Mystic Creek Way, President of Riverwalk Exec HOA. She showed a picture of some undeveloped lots on the west side of Jordan Creek Drive. Those lots are not in their plat and do not belong to their HOA. They have no permission to connect to the storm water system. She asked that those lots not be issued permits or construction until the storm drain issues are resolved. She submitted a formal letter with this request (Attachment B)

**Josh Green**, 3623 W. District Peak Ct, concurred with Mr. Baer's comments. The park strip was put in and the HOA was created for the benefit of the developer, not the residents. They are paying quite a bit of money to maintain a road that most likely the city would have taken care of if the developer had done what was in the best interest of the neighborhood.

**Cory Chivers**, 3662 S. Lilac Heights Dr., said the HOA does not do much for them at this point. For the residents, it would be best to get rid of the HOA and give the property to the city.

**Dan Sutliff**, 11173 S. Tothill Way, said he was charged \$125 on his closing statement for some transfer fee that went to the HOA. The HOA is dysfunctional and they are forced to be part of it. He was not provided a copy of the bylaws. The road that the park strip is on is a thoroughfare.

All residents that were present at the meeting that were in support of the city taking the park strip were noted.

**Chuck Newton**, 3236 Cameron Park Ct., said he supports the Santorini Village proposal for townhomes. That corner has been problematic and has been amended several times.

Mr. Newton requested that the City Council take the Jordan School District bond item off the consent agenda and make comments so they fully lend their support publically to the bond. Changes have been made to the bond and it makes sense. He expressed support for the bond. He also asked that a phrase be added in support of the Jordan School District regarding the redevelopment being considered in West Jordan.

**Lisa Miller-Carlson**, 3634 Ropemaker Rd., lent her support to the park strip issue. She said they were told the HOA would have a park, then it was changed to a common area, and then it turned into a park strip. They would like to get rid of that. They are also looking for an avenue to dissolve their HOA, with the city's assistance.

**Luane Jensen**, 11186 S. 2700 W., thanked the City Council and CM Whatcott for moving the bus monument to the cemetery. It is in its proper place there. It will have reverence and proper respect there.

#### **F. Presentations:**

##### **A. Susan Pulsipher, Jordan School District**

Susan Pulsipher, Jordan School District, thanked the City Council for working together with the Jordan School District to create a plan. They have a 5 year plan for growth that will allow the students and residents of Jordan School District to know what is coming. She appreciates the efforts of the City Council with their help in the creation of that plan. Government should work in a way where entities come together. She said citizens in South Jordan and the Jordan School District area have served on many committees. They looked closely at the need for schools, and what they want the schools to look like. Those committees have looked at costs to see how much money they can save. They saved 17 percent on the elementary school they are currently building. They are approaching similar savings numbers on the schools projected to be built with this bond. She thanked the students and teachers for providing input. They are trying to get everything ready so when this passes, they will be able to hit the ground running. The yearly cost to the taxpayers is much less than the previous proposal. The community will benefit from a high quality education system.

**Dawn Ramsey**, 5934 W. Firestone Circle, Region PTA Director for the Jordan School District. She said the school district is projected to grow by 9250 students. Herriman is expected to see the greatest growth. Her kids go to Herriman High School. In 5 years, Herriman High is expected to have 5000 students. They have 2880 now. Daybreak is expected to grow by more than 900 students, even with the new schools proposed. Eastlake will grow by more than 600 students. The bond, which is proposed to be \$245 million, includes 6 new schools, including a middle school in Daybreak. They need the bond to pass. Right now, Jordan School District has the lowest voter approved debt, which is \$1009 per student. The Canyons District is at nearly \$9200 per student. Even after the bond, there are only a couple School Districts with a slightly lower

voter approved debt amount. The average home value in the Jordan School District is \$300,000. That would equal \$16.80 per year in their property tax increase. The Jordan School District has heard the concerns of the cities and the public. She asked that the city please make an official resolution or position statement and stand with them to endorse the bond. She encouraged the citizens the pass it.

### B. Save Mulligans

**Julie Holbrook**, 717 W. Mystic Creek Way, said in today's work meeting, Council Member Shelton expressed concern that the Save Mulligans group was going behind him. She indicated that there was a misunderstanding in what took place. There was no mal intent. She indicated that there are approximately 1200-2000 active Save Mulligans members. The following statement was put together from a ½ dozen people including the board members and the most active members.

She read a prepared statement (Attachment C).

It was noted that the balance in the Mulligans Enterprise Fund is \$775,000. Staff has not closed the books for last year yet. It does not account for the \$4.8 million.

Council Member Marlor said the best way to preserve Mulligans is if all of the residents continue to have a general interest in keeping it and the City Council also has a continued interest. Ms. Holbrook indicated that she thinks they have that now.

### G. Consent Items:

1. Ordinance 2016-26, Amending Chapter 2.08 City Code Organization.
2. Resolution R2016-66, Support for Jordan School District Bonding

Mayor Alvord indicated that these items were discussed in previous work meetings.

**Council Member Shelton made a motion to approve items G.1 and G.2.. Council Member Rogers seconded the motion. The vote was unanimous in favor.**

Council Member Shelton said he heard that there were concerns with item G.1. in relation to how it changes the authority for the City Manager. He said between this Ordinance and the CM's contract, he has no concerns with that.

Council Member Shelton thanked those present for their hard work regarding the bond. He is very supportive of the bond. He appreciates the hard work that has gone into planning these improvements, construction of the new schools, and the collaboration with the school district. He fully supports the passing of the bond.

Council Member Rogers indicated that they will miss Susan Pulsipher. He said this bond is night and day different compared to the last one. He appreciates the work that the school district has done. He encouraged people to research the [Jordanbond.org](http://Jordanbond.org) website to understand the question regarding the bond. He supports the bond. He is astonished to learn that Herriman High will almost double in 5 years. The school district and school board has done an excellent job. He fully supports the bond.

Council Member Marlor also echoed support for the 2016 Jordan School District bond. He said his 3 children received a great education in the Jordan School District and all have graduated from college. He thanked the teachers and the Jordan School District for what they did for his kids and others. He expressed support for the bond.

Council Member Zander indicated that Susan Pulsipher is a conservative and thoughtful leader. She will be missed. She has been more thoughtful about the finances in the Jordan School District. Council Member Zander said she did not support the last bond effort. This time, she wholeheartedly supports it.

Council Member Harris said the city has seen a lot of growth. One reason for that growth is that they have excellent schools. They have to be able to fund the schools. If there are too many kids in a classroom, it impacts the level of education. He said if the level of education is negatively impacted, the attractiveness of South Jordan will decrease and the property values would be impacted even more than \$16 a year. If they do nothing, they will suffer in the long run. He feels the bond makes sense. He supports it.

CM Whatcott thanked the superintendent who holds regular meetings with the City Managers in the Jordan School District boundary. They have been able to coordinate growth. They are listening to the people, they have discussed critical issues, and work is getting done.

Mayor Alvord concurred with Council Member Harris. He also lent his support to the bond. He believes it is needed.

**H. Public Hearing:** Santorini Village – Master Development Plan Amendment and Property Rezone. Resolution R2016-60, Amending the Santorini Village Master Development Plan; and, Rezone Ordinance 2016-11-Z, rezoning the property located at approximately 9800 South Redwood Road, from MU-V to C-N. *(By City Planner Greg Schindler)*

Planner David Mann reviewed the background information on this item.

Mayor Alvord opened the public hearing.

**Brian Flamm**, 1099 W. SJ Parkway, representing DAI and candlelight homes. He said UDOT required them to move the road. There is a pod of residential that is bisected and some interior roads have changed. They had a few houses on Redwood Road that didn't want to sell. This

opens more parking. They are approved for 205 units, they are asking for 1 additional townhome, but they are reducing the overall use by 4.

Mayor Alvord closed the public hearing.

**Council Member Marlor made a motion to approve Resolution R2016-60.**

Council Member Rogers said he is in favor of this proposal because they are reducing the total density. Council Member Harris concurred.

**Council Member Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.**

**Council Member Rogers made a motion to approve Rezone Ordinance 2016-11-Z. Council Member Zander seconded the motion. Roll call vote. The vote was unanimous in favor.**

- I. **Public Hearing:** Common Cents Gas & Convenience Store property Development Agreement Resolution R2016-65; and Land Use Amendment Resolution R2016-64, amending the Land Use from Corridor to Commercial; and Rezone Ordinance 2016-12-Z, rezoning subject property from MU-V to C-N, on property at 9786, 9776, 9774, and 9762 South Redwood Road and 1780 West 9800 South. Troy Sanders (Applicant) *(By City Planner Greg Schindler)*

Troy Sanders, applicant, said the challenge they faced that is that the ordinance requires them to put the building on the street, with the pumps behind. That is impractical and not desired. They can do the same uses in the neighborhood commercial zone, but it allows the gas pumps to be in the front. They feel this is a reasonable solution and will be a positive asset to the city.

Mayor Alvord asked about the proposed restaurant? Mr. Sanders said that is a concept that they are developing. They have not fully worked it out yet.

Jim Sacks (applicant), Rapid City South Dakota, said they hope to have a pizza restaurant there.

Council Member Rogers said the plan indicates 85 stalls. Is the need that high with the restaurant? Mr. Sacks said the restaurant seats 80 people.

Council Member Harris asked what is the revenue generated for the pizza location? Mr. Sacks said \$4000-\$5000 a day.

Council Member Zander asked if they are double deep gas pumps? Mr. Sacks said no, but they are double sided. They are planning 8 pumps which would be 16 fueling stations.

Council Member Harris asked if they will have propane for sale? Mr. Sacks said they are hoping that they will be able to sell propane in canisters. They will not be able to fill propane tanks there.

Planner Mann said they have increased the amount of landscaping and have included a wall. There will be no walkway as was discussed in the Planning Commission meeting. The business will own the wall.

It was noted that the owner of the nearest townhome that is under construction is aware of this proposal.

Council Member Rogers asked if a dead end or a cul-de-sac is being proposed? Mr. Mann said it is a dead end. He noted an alleyway that will go parallel east/west that accesses garages. It allows enough turn around for emergency vehicles.

Mayor Alvord opened the public hearing.

**Brian Flamm**, DAI, said they originally entitled the whole property. He said they have nothing to do with the commercial development. He noted that this can be a gas station and pizza restaurant either way. They would rather have a well built service station and restaurant than an unknown. He feels the concept plan is laid out well. They are supportive of there not being a connection between residential and the gas station. He said he would be interested in seeing if they can do more parking there. He asked how far is the new wall going to go? Will it go to the Santorini access on 9800 South? When they developed and entitled Santorini, there was multiple access points. They were required to build an access to 9800 South. They want to make sure that it is required to connect and participate in the road that was required of them as a whole for that zone.

**Corinna Timothy**, 1867 Peach Tree Cir., expressed concern about the number of accidents already in the intersection. Additional accesses and cars will make matters worse. This development does not correspond with other developments on Shields Lane. It seems out of place. They are concerned about the different smells and people. She asked that they really consider traffic. She would rather not have the development at all.

**Ken Snyder**, 9702 S. Kamarri Dr., said he recently moved in. He asked if it is normal to have gas pumps that close to residents? There is no other commercial there.

**Rob Wolhoff**, 11061 Indigo Sky Way, said the previous applicant mentioned an issue with parking with townhomes now. There is a lot of parking in the proposed development. Will that create conflicts if the town home residents or guests start parking in this development?

Mayor Alvord closed the public hearing.

Council Member Marlor noted that they received comments from Ronald Creno, Joni Zenger, and Chris Stowell in opposition to this (Attachment D).

Council Member Marlor asked if UDOT has approved the proposed access point? Development Services Director Klavano said they have not received final approval yet. The developers will

work with UDOT and staff on this. UDOT typically likes 250-300 ft.; the access may need to be pushed north, or they would need an exception from UDOT. On 9800 South, the developers will probably have to install a median to ensure right in, right out access only.

Council Member Zander asked if there is a deceleration lane planned for this development? Development Services Director Klavano said there is currently a right turn lane and a shoulder in this location of Redwood Road. Lately, UDOT has been requiring a deceleration lane. That will be looked at heavily when they get a permit from UDOT.

Council Member Harris asked where will the underground tanks be located? Mr. Sacks said south of 9800 South. This is a concept plan at this point. They need to consider the ease of trucks to fill the tanks. Mr. Sacks guessed that the underground tanks would be in the northwest corner.

Council Member Harris expressed concern about pollution and contamination. Mr. Sacks said they go to great lengths to capture the vapor.

City Attorney Loose clarified that 300 ft. is required between residential zones and the pumps. He said the rezone actually moves the pumps further away from the residential. He said the 300 ft. rule does not apply to the VMU zone.

Mayor Alvord noted that there are many gas stations by homes. The required distance varies from city to city.

City Attorney Loose noted that this has a development agreement that narrows the uses.

Council Member Shelton said this is a good location for the proposed development. He does not understand why the 300 ft. rule would not apply in this case. There would still be residents within 300 ft. Council Member Rogers said the VMU zone no longer exists.

Council Member Marlor said there are gas stations in the city with residents' right next to the pumps, much closer than 300 ft. It was estimated that the pumps would be approximately 250 ft. from the townhomes.

Council Member Shelton said he likes the location for this development. He is trying to be consistent.

Council Member Harris said the underground tank would be close to resident's houses.

CM Whatcott said they don't need the zone change to do the project. The change gives more protection to the residents. He said the site plan will go through the normal process. If the zone change is not approved, the pumps will be closer to the residents.

Council Member Zander said she likes the idea of the solid wall. She would like to see mature trees along the wall to help mitigate fumes and protect the residential area.

Council Member Harris asked if the applicant would be willing to move the underground tanks to the southwest corner of the property? Mr. Sacks said yes. They will put it as far away from the residents as possible.

Mr. Sacks said he is also ok with large trees along the north border.

City Attorney Loose clarified that the 300 ft. residential protection area does apply to tanks. One of the exceptions is that it is reduced to 100 ft. if it is not next to an existing single family unit.

Mr. Sacks discussed the size of the underground tanks and reiterated that they will put them as close to 9800 South as possible.

**Council Member Harris made a motion to approve Resolution R2016-65, with the amendment that the underground tanks be placed as far south as possible. Council Member Marlor seconded the motion. Roll call vote. The vote was unanimous in favor.**

**Council Member Rogers made a motion to approve Resolution R2016-64. Council Member Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.**

**Council Member Zander made a motion to approve Rezone Ordinance 2016-12-Z. Council Member Rogers seconded the motion. Roll call vote. The vote was unanimous in favor.**

**J. Reports and Comments:** *(Mayor, City Council, City Manager, and City Attorney)*

None.

ADJOURNMENT

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

The September 6, 2016 City Council meeting adjourned at 8:03 p.m.

**This is a true and correct copy of the September 6, 2016 Council Study Meeting minutes, which were approved on September 20, 2016.**

*Anna M. West*  
**South Jordan City Recorder**

## SOUTH JORDAN CITY CITY COUNCIL MEETING

September 6, 2016

6:00 P.M.

**ALL THOSE ATTENDING, PLEASE  
PRINT NAME & ADDRESS**

PRINT NAME	PRINT ADDRESS
Katie Lindquist	11421 S Lake Falls Rd
Hannah Engh	1259 W. South Meadow Circle
ERIC BAER	3653 W. SNOWFIELD CT.
Cory Chivers	3662 W. Lilac Heights Dr.
Mindy Dennis	1099 W. S. Jordan Pkwy.
DAN SEIDLITZ	11173 S. Tothill Way
Stephanie Pourbank	11173 S. Tothill Way
Joshua Green	3623 W. District Peak Ct
Wendy Wulley	11179 S Tothill Way
PAUL D. CARLSON	3634 ROPEMAKER RD
LISA M MILLER-CARLSON	3634 ROPEMAKER RD
Shweta Subramani	3644 RopeMaker Rd
Susan Pulsipher	1179 Chapel Ridge Dr.
Bryan Flamin	1699 W South Jordan Pkwy
Jordan Anderson	11170 Tothill Way
Nick Anderson	11170 Tothill Way
Dawn Ramsey	5934 W. Firestone Cir. C.
Daniel Ramsey	" " " "
Michael Nielson	3657 W. Snowfield Ct.
Andrew Sellers	3659 W Keyworth Dr.
Chuck Newton	3236 Cameron Pk Ct
Luanne Jensen	1186 S. 2200 W.
Lisa Hart	9711 S. Zakro Lane

Attachment B  
9-6-16 C.C.  
Mtg.

September 6, 2016

South Jordan City Council,

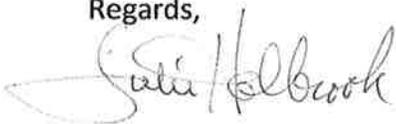
As president of the Riverwalk Executive HOA, I have been authorized to inform you of another situation in our community.

We would like to ensure that the city is aware the undeveloped lots along the west side of Jordan Creek Drive are not in our plat, do not belong to the HOA and do not have our permission or approval to connect to our privately owned storm drain system.

We urge you as the city to not issue any permits for any type of construction or building due to the lack of a storm drain system for these potential homes.

The HOA is in the process of formally contacting all of the lot owners and until a resolution is agreed upon do not allow construction until this storm drain issue has been resolved.

Regards,

A handwritten signature in cursive script that reads "Julie Holbrook". The signature is written in black ink and is positioned below the word "Regards,".

Julie Holbrook

Riverwalk Executive HOA President

206.539.7975

## Save Mulligans Response to Staples Final Report

Now that the Staples report is completed, submitted and accepted by the council, Save Mulligans has been asked by Council member Harris to comment and provide input regarding Mulligans. We are grateful for this opportunity and would like to note that our position has not changed throughout the past 2+ years. I'd also like to point out that very early on in the process of the Staples report, we had a 20 minute meeting scheduled with the city's consultant, Andy Staples. Because Mr. Staples was running late, we were only able to meet for 10-12 minutes. As stated by Mr. Shelton in the 16 August city council meeting minutes (which were just approved) "Mr. Staples went to great lengths to get input from the Save Mulligans group. They had more input than any other group". So it is apparent that Save Mulligans as well as the people of South Jordan, have all but been shut out of this Staples report process, having very limited input or interaction.

The citizens of South Jordan have spoken publicly on numerous occasions to keep Mulligans and maintain and market it well. It is not difficult to see that this is also the best option from the Staples report. We will now present the findings to support our recommendation.

After having reviewed the final report provided in the 16 August council packet we would like to point out the items that we support. For example:

1. The parking seems adequate and well taken care of. Pg 21, 2nd paragraph.
2. The modest clubhouse seems small in size and seems to be designed properly for the type of activities currently being offered. Page 22 1st paragraph.
3. It appears as though the current clubhouse is functioning well for the current operation. Page 33, 1st paragraph.
4. There are many areas of the course that have been let go in terms of maintenance. Some even ignored. Most are easily addressed. Page 24, 1st paragraph
5. It is readily apparent various infrastructure has been deteriorating over the years and is cause for concern. Of primary concern is the cracking of the concrete in the driving range stalls. An engineering study should be performed to understand the true extent. Page 33, paragraph 2.
6. We see numerous conflicts with practice range users and ice activities during the winter months. ...there are 7 facilities in the Primary Trade Area that currently offer ice skating and hockey facilities... THK is not recommending ice be an included activity for Mulligans. Page 106, Paragraph 1

Based on this recommendation we urge the city council to reconsider spending the 1/4 million dollars (\$250,000) for a temporary ice rink this winter. Rather, put that money towards the deferred maintenance of Mulligans.

As outlined in the Save Mulligans letter dated 23 February 2016 to the council and commission members, we urged the city to create a business plan with a prioritized list of repairs and improvements that are essential for Mulligans. Save Mulligans continues to urge the city to create a viable business plan for Mulligans that contains a prioritized list of needed repairs and improvements. Because the maintenance of Mulligans has been deferred &/or neglected for years, a number of maintenance issues must be addressed in a timely manner. We believe the business plan should have been created in 2015 and that profits from Mulligans for 2015 and 2016 should have been used to fix serious maintenance needs on Mulligans. As Mulligans is managed and marketed well, revenues will increase and more profits will become available. Mulligans has enough cash flow for upgrades and marketing without a bond. If prioritized upgrades are completed each year, it will become even more profitable. Customers now feel that since Mulligans is not being developed, more are visiting and patronizing Mulligans. As Mulligans is better maintained, more will visit Mulligans as well and it will become more profitable.

With good management, all maintenance issues for Mulligans should be completed in the next few years and much of the \$4.8 million bond debt paid off so that Mulligans no longer owes money to the South Jordan City General Fund. That is what will save Mulligans. Driving additional debt onto Mulligans will not keep taxes low nor will it make Mulligans financially sustainable. [South Jordan City Comprehensive Annual Financial Report, 2015, p. 115.]

Save Mulligans opposes the idea of repurposing the golf course into a park. Mr. Blair, expert golf course manager who ran Mulligans profitably and sold it to the city, said the recreation center depends on the golf course to drive customers to the other attractions. If we lose the golf course, much of the \$1.2 million annual revenue will be lost, Mulligans will be a financial failure and we will lose Mulligans. City parks do not generate revenue. Mulligans does. Many travel for miles to use the golfing range and the other attractions at Mulligans. [Audio recording of January 19, 2015, City Council meeting.] The consideration of the sale of this public asset is very offensive to many of the public and should not have been a part of this study. Two separate polls showed the citizens want to keep Mulligans.

We also oppose endangering approximately 250-300 people which includes small children living in the 136 homes north of Mulligans. The Riverwalk development has only one single access in and out of the development and in case of an emergency or evacuation, we would need to use the adjoining maintenance road, trail and gate for evacuation purposes. By destroying the only emergency exit along the Jordan River Trail that exits near the Mulligans maintenance building, at least one half or more of these residents will cease to exist.

We do agree with 4 of the 5 general recommendations on page 9 of the Staples report.

1. Focus on families, kids and beginner golfers.
2. Rebrand the facility to South Jordan Community Links - Save Mulligans feels that renaming this city icon to anything other than Mulligans is sure to bring heavy citizen opposition, confuse customers and could negatively impact revenues.
3. Increase marketing

4. Create an annual investment account [use the annual profit for funding]
5. Hire managers responsible for the specific business segments. [You need to hire the right people with the right skill set]

Save Mulligans does not favor making changes to this family outdoor recreation center that show no return of investment (ROI). A number of proposals in the Staples Report would not only reduce Mulligans profits but would also burden Mulligans with additional unnecessary debt. Save Mulligans is strongly opposed to any changes to Mulligans that would weaken its financial sustainability or add additional debt.

We recommend those managing Mulligans create a 2, 5,8 and 10- year business and marketing plans for Mulligans that include a prioritized list of needed improvements. We believe no outside consulting service or commission is needed to create a business plan. Too much money has already been spent on outside consulting groups regarding Mulligans, money that should have been spent on maintaining the upkeep to this family outdoor recreation facility. For example, the Staples report is about \$100,000 in consulting fees when adding in staff time.

Mulligans' management should be allowed approval to proceed with the 2015 and 2016 profits from the Mulligans Enterprise Fund for much needed maintenance. Mulligans profits from 2015 were not used for the critical maintenance issues. Those monies along with the profits from 2016 have not been used to address the most urgent deferred maintenance needs for Mulligans. Some of the more critical issues are:

The driving range building needs mitigation, the mini-golf course and the water features need repair, the erosion of the irrigation pond around the pump needs immediate attention, and the ponds and bunkers must be maintained. Additional critical maintenance improvements for Mulligans should be identified and prioritized along with a plan to fund them.

The 2015 city budget showed that Mulligans had \$500,000 which could have been dedicated to making needed improvements. We again emphasize that improvements to Mulligans should be the critical maintenance of the current facility and that an additional bond is not placed upon Mulligans.

We recommend that the city council &/or golf course manager consult with Mr. Jimmy Blair, who has offered to review the upgrades on Mulligans on a pro bono basis. Mr. Blair knows how to operate golf courses profitably and has a proven history of making them more profitable. He has offered to do the same for Mulligans, which he owned and operated at a substantial profit. We know of no one who has more professional expertise to make Mulligans more sustainable and profitable than Mr. Blair.

Mulligans is the crown jewel of South Jordan. At the gateway of the city, it attracts great businesses and residents to move to our city. The citizens of South Jordan have spoken: they

want Mulligans preserved for future generations. Now is the time to create and implement a business and marketing plan that will make this happen.

Next to the Jordan River Trail, Mulligans is the most-used park in South Jordan - 1/4 of a million people per year. Two polls show that a majority of South Jordan residents want to keep Mulligans as Mulligans for future generations. [*Parks, Recreation, Trails and Open Space Master Plan*, City of South Jordan, Feb 2007, p. 79.] We need not reinvent this family recreation center but need to maintain and market it well with a business plan that will not only make necessary repairs to Mulligans but that will also work towards paying off the current multi-million dollar debt that Mulligans owes to the General Fund.

Attachment D  
9-6-16 C.C. Mtg.

**From:** Ronald J. Creno [<mailto:ronoftuscany@aol.com>]  
**Sent:** Tuesday, September 6, 2016 1:31 PM  
**To:** [bmarlor@sjc.utah.gov](mailto:bmarlor@sjc.utah.gov)  
**Cc:** [shelley@hoasolutions.info](mailto:shelley@hoasolutions.info); JONI ZENGER <[jnzenger@gmail.com](mailto:jnzenger@gmail.com)>  
**Subject:** Fwd: SJ City Council Meeting tonight at 6 p.m.

Dear Mr. Marlor,

I am not able to attend the South Jordan City Council Meeting this evening. However, the Common Cents Proposal with a gasoline station, convenience store and restaurant on Shields Lane and Emporio Drive, is important to me.

I live at 1773 West Crete Lane in Santorini Village. The property located on the corner of 9800 South Redwood Road and Shields Lane has been in violation of City Code for years, an eye sore to the City and surrounding residential communities, including, now, Santorini Village. I have filed City Code Violation complaints on this property and its surrounding properties for two years. In its present state as a dump site, storage facility and gross disrepair, this property is depreciating property values in Santorini Village and surrounding residential communities. At the minimum, the property owner should be forced to clean the property up, tear down the run down buildings and remove construction materials and broken down vehicles.

While development of the property as described above might resolve the "eye sore" problem, it would create other community problems. However, development of the property as gas station, convenience store and restaurant IS NOT THE SOLUTION. While the City might enjoy the tax revenue, such businesses are out of style and character with the surrounding residential communities. Such businesses are not need when like businesses are located within a mile of the proposed development site. While such business might do well in the short term, however, they will not be convenient, competitive nor thrive in the long term. This could lead to abandonment of the businesses and create another potential "eye sore" for our City. The noise, trash and traffic problems generated by such businesses WILL NOT BE acceptable to home Owners in Santorini Village and surrounding communities.

Simply put, PLEASE DO NOT APPROVE THE DEVELOPMENT OF THE COMMON CENTS PROPOSAL AS A GASOLINE STATION, CONVENIENCE STORE AND RESTAURANT. Please DO ENCOURAGE developers like DAI and Candlelight Homes to buy the remaining property, develop it and build residential town houses and single family houses. These do fit within the style and character of the surrounding communities.

Thank you for your attention to this important matter. Please read the contents of my statement into the Council Meeting Minutes this evening.

I encourage you to VOTE AGAINST the Common Cents Proposal.

Sincerely,  
Ronald J. Creno  
1773 West Crete Lane  
South Jordan, Utah 84095-6062

Sent from Ronald J. Creno's iPad☺  
Mobile ☐ 801-694-7640

## DR. JONI S. ZENGER

9713 S. OIA LANE, SOUTH JORDAN, UT 84095

9/6/2016

District #2 Councilman Brad Marlor  
[bmarlor@sjc.utah.gov](mailto:bmarlor@sjc.utah.gov)

Dear Councilman Marlor:

I am writing to you with regard to the Common Cents Convenience Store on the agenda at tonight's City Council meeting. I was in attendance at the Planning Meeting on this topic and heard the proposal from Common Cents (which wasn't even fully known at the time, except that there would be a gas station and possible restaurants or a car wash on the property that corners Shield's Lane, Emporium Road in Santorini Village and Redwood Road). As a resident that lives within 300 feet of this development, I have several concerns.

First, I point out that Santorini Village is a family community with children galore running about in two parks and a playground that are within 300 feet of the proposed convenience store.

Please drive by this area tonight before the council meeting so you can see all of the children on their bikes and how close the park is to this corner.

- Protect our neighborhood children. I call to your attention to the fact that there are 41 convicted sexual offenders living within a 2 mile radius of the proposed convenience store. All 41 of the convicted felony predators are child molesters and have perpetrated crimes against children. See for yourself: [http://www.communitynotification.com/cap\\_office\\_disclaimer.php?office=54438](http://www.communitynotification.com/cap_office_disclaimer.php?office=54438) My concern is that we do not want any ingress or egress roads from the commercial area that connect to our community along Emporium Road. It would be an open invitation to surrounding child sex predators (who no doubt will come to the gas station and store) enticing them to come to our park and streets.
- Protect our neighborhood by not allowing traffic to cut through our residential street.
- Protect our property value and neighborhood aesthetics by not allowing fast food restaurants in front of our homes.

I propose a three-part, solid solution that resolves these concerns as follows:

**1. No ingress or egress points on Emporium Road or Shield's Lane.** No through roads to our subdivision off of Emporium Road or any other road connecting directly to Santorini Village. Access to the property should be planned at this stage of development and not left to future chance. This solution would be similar to the 7-11 store on 11400 South Redwood Road that

backs up against Nelson Farms in that the entrance and exit to the gas station are on Redwood Road and only a right turn exit is allowed off Redwood Road.

2. **Require an eight-foot wall be built along Emporium Road to 9800 South with tall landscaping along Emporium.** Careful consideration needs to be given to whatever is proposed on the west piece of this development. It sits in front of our townhouses. In addition to the traffic concern, the view of lights and the noise will be less than 300 feet from our homes and even closer to the townhouses that were just built. I propose an eight-foot tall wall be built along Emporium Road, blocking the view, noise, and traffic from the west development in order to protect our property value and views. Tall landscaping should be placed along Emporium Road all the way to 9800 South blocking our two parks and front yards from the view of the commercial development (convenience store/restaurant/car wash or whatever ends up going in there). We do not want fast food restaurants on this property or anything else that attracts a lot of traffic or degrades our property values. Tall landscaping will minimize the economic and aesthetic damage to our neighborhood.

3. **Approve a medical building similar to the existing medical office building rather than restaurants, car washes, etc.** I re-state that there is not ONE convenience store or gas station along Shield's Lane on either side from Redwood Road to Bangerter Highway. The nearby medical office is the ONLY commercial property on either side of Shield's Lane. We have two elementary schools along Shield's Lane—Elk Meadows and Jordan Ridge. Shield's Lane was never intended to be commercial property. Commercial property should be developed along Redwood Road, not Shield's Lane. A solution would be a small medical office—this is best alternative.

I found the following quotation on South Jordan City's webpage: The City's **mission statement** proclaims that "SJC provides responsible government, consistent with the community's values, priorities and expectations for a high quality of life.

In keeping with the above and preserving our community's values and priorities in this decision, please consider our CHILDREN, OUR INVESTMENT IN OUR HOMES, AND THE INTEGRITY OF OUR COMMUNITY WHEN MAKING ANY COUNCIL DECISIONS IN THIS MATTER. The out-of-state developer has no ties to South Jordan. We elected you to represent us in a manner consistent with South Jordan City's mission "to provide responsible government, consistent with the community's values, priorities and expectations." Our community—Santorini Village, is counting on **you** to represent our priorities of keeping traffic out of our neighborhood, maintaining our property values by requiring a high barricade that protects our community and children from this commercial, out-of-state developer.

Please contact me if you have any questions or would like to discuss our concerns further before or after tonight's meeting.

Joni Zenger  
(801) 915-5597  
[jzenger@utah.gov](mailto:jzenger@utah.gov)

**From:** Chris Stowell [<mailto:cstowell@cmoe.com>]

**Sent:** Tuesday, September 6, 2016 3:19 PM

**To:** [bmarlor@sjc.utah.gov](mailto:bmarlor@sjc.utah.gov)

**Subject:** Tonights City Council Meeting.

Hi Brad,

I understand that you represent our district in South Jordan. I'm sure you've recieved plenty of emails, so I'll be brief. On behalf of Chris & Heather Stowell and as South Jordan residents, we would like to formally oppose the Common Cents Gas & Convenience on 9800 South, Redwood Road and the Stantorini Housing Development. We purchased our home in the Spruces sub-division (a half a block West and South of this area) because of the lack of business and commercial development in the area. This has been traditionally a residential area and we would like to keep it that way. We moved from our previous neighborhood because of the increase in traffic flow because of commercial development. We're not opposed to more single family housing units, but are opposed to more condensed housing.

We understand for the city, there may be tax advantageous. As taxpayers, we are willing to pay a slightly higher tax rate instead of bringing in more commercial, multi use, and multi housing developments. We understand there is a balance. However, we hope our city will recognize this is not wanted and will listen to its residents over commercial interests.

Unfortunately I am unable to attend the meeting in person due to previous commitments. Please represent us. Thanks for the work you do and representing our district. Please contact me as needed and if I can provide additional support in representing our area.

Thanks,

Chris Stowell

Vice President - Sales & Marketing

+1 801-569-3444 x.3023

+1 801-554-4007 mobile

[cstowell@cmoe.com](mailto:cstowell@cmoe.com)



**C**enter for  
**M**anagement &  
**O**rganization  
**E**ffectiveness

SOUTH JORDAN CITY  
CITY COUNCIL SPECIAL STUDY MEETING  
OAK CONFERENCE ROOM

September 6, 2016

**Present:** Mayor David Alvord, Council Member Don Shelton, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Chris Rogers, Council Member Tamara Zander, CM Gary Whatcott, COS Paul Cunningham, Fire Chief Andy Butler, Administrative Services Director Dustin Lewis, Police Chief Jeff Carr, City Attorney Ryan Loose, City Commerce Director Brian Preece, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, Finance Director Sunil Naidu, Public Works Director Jason Rasmussen, CT Director Jon Day, Communications Coordinator Tina Brown, Associate Director Public Works Colby Hill, Deputy Recorder Cindy Valdez

**Others:** Julie Holbrook, Austin Hudson

STUDY SESSION – 12Noon

Mayor Alvord welcomed everyone present.

A. Invocation: *By Council Member Don Shelton*

Council Member Don Shelton offered the invocation.

B. Council Packet Review (*Calendaring, Topics, Future Agenda Items*)

Mayor Alvord said Council Member Harris has asked that at the City Council meeting tonight we motion to amend the Agenda and add a report from the “Save Mulligans” group.

Council Member Rogers said how long is the presentation?

Council Member Harris said it will be 10 minutes.

Council Member Shelton said I am just wondering why this isn't being presented to the Mulligans Commission at the Thursday night meeting?

Council Member Harris I thought we were going to have the “Save Mulligans” group speak at the City Council Meeting. I didn't mean to cause any issues with the Mulligans Commission I was just following up on what I was asked to do.

CM Whatcott said I think what happened is that we didn't outline a process for that we just said we would receive it.

Council Member Shelton said the point I made in the last meeting and I bring it up here, is that, this Thursday the Mulligan's Commission will be going through a decision making matrix that we are using to try and guide which plan to give to the City Council, and it seems like there is viable input that ought to be part of that discussion.

Council Member Harris said I actually asked the “Save Mulligans” group to provide us with an input. I must have misunderstood I didn’t realize that you wanted it presented to the Mulligans Commission Meeting. It might have been said that way, but I didn’t understand it that way, so I asked them to provide input at the City Council Meeting.

Council Member Rogers said I think it would be fine for them to speak at both the City Council Meeting, and at the Mulligans Commission Meeting on Thursday.

Council Member Marlor said I would have liked to of had some formal material to review and understand better before they do a presentation.

Mayor Alvord said we will plan on hearing from them at the meeting tonight. I would like to keep their presentation to about 10 minutes, and I will also take note at the meeting tonight that we have not yet received a recommendation from the Mulligans Commission.

**F. Presentations:** Susan Pulsipher, Jordan School District

City Attorney Ryan Loose said I spoke with Ms. Pulsipher last Thursday and she does not have a formal presentation, but she will be here to speak to us.

**G. Consent Items:**

1. Ordinance 2016-26, Amending Chapter 2.08 City Code Organization

Council Member Rogers said CM Whatcott can you explain the rationale behind Ordinance 2016-26?

CM Whatcott said it is basically a job description inside the ordinance. The idea is that you have already outlined all of those duties in the document for the City Manager when you changed it, so we are just going through and cleaning up the language, and you really shouldn’t have a job description in an ordinance, because you will modify a job description more than you would normally change an ordinance.

2. Resolution R2016-66, Support for Jordan School District Bonding

No Discussion.

**H. Public Hearing:** Santorini Village- Master Development Plan Amendment and Property Rezone. Resolution R2016-60, Amending the Santorini Village Master Development Plan; and Rezone Ordinance 2016-11-Z, rezoning the property located at approximately 9800 South Redwood Road, from MU-V to C-N.

Council Member said did the density end up being either exactly the same or close to the same with the addition of the 2.68 on the townhomes?

Planner David Mann said the overall number of units is being reduced from 206 under the original development agreement to 203, but the number of approved townhouses is increasing by one.

**I. Public Hearing:** Common Cents Gas & Convenience Store Property Development Agreement Resolution R-2016-65; and Land Use Amendment Resolution R2016-64, amending the Land Use from

Corridor to Commercial; and Rezone Ordinance 2016-12-Z rezoning subject property from MU-V to CN, on property at 9786, 9776, 9774, and 9762 South Redwood Road and 1780 West 9800 South.

City Attorney Ryan Loose said this is currently in the MU-V Zone and we are proposing to change it to a Commercial Zone.

Council Member Zander said have we heard anything from the neighbors?

Planner David Mann said there were 2 main concerns so I added the minutes in your packet;

1. Traffic
2. Access into the Santorin Development

Both of the issues were addressed with staff and the applicant restricting the access north so it will be like a stand-alone development, and the access issue was included in the development agreement. Gas stations are required to have a traffic study conducted, so that is something that will be looked at in the site-plan process. I also wanted to bring to your attention that we added a sentence to the development agreement in your packet. We added a sentence to the obligations for the developer regarding a proposed median on 9800 S., because they wanted to have a little more flexibility on whether or not that would be required based on where the accesses would be located. The added sentence says: "this obligation should only be required if deemed necessary by the City Engineer based on the submitted traffic study, and proposed access locations," I just wanted you to be aware of this.

Council Member Marlor said how much of the space are they actually going to take up?

Planner David Mann said it is about half.

Council Member Marlor said what about the concern that the neighbors had on the other piece of property that wasn't currently being developed?

Planner David Mann said as staff we felt that the commercial neighborhood zone is the most restrictive as far as uses, as well as architectural requirements, so we felt it would be addressed by the rezone rather than restricting the number of uses. The applicant has said that whenever that develops he is planning on landscaping it and keeping it pretty nice, he is not going to keep it in the condition that it is right now.

Council Member Shelton said do we know the distance from the development to the homes?

Planner David Mann said this will be shown in the slide show, but I do have some copies with the mock up showing where they will be located, they were not included in your packet because they are only concepts. It will roughly be about 65ft. from the north wall of the building to the nearest property line, the nearest property footprint of Santorin Village is about a little over 100ft, and the gas pumps are about 200ft.

Council Member Harris said are they going to have a propane filling station?

Planner David Mann said I don't know that, but I will ask them.

**C. Staff Item:** Police Rescue Vehicle (*By Police Chief Jeff Carr*) – Attachment B

Mayor Alvord said if we did this with Sandy City, where would the vehicle be parked?

Police Chief Carr said right now we are thinking the Sandy City Public Works yard. We want you to know there is stuff that is happening, and it is happening in our City, so we want to be prepared for it and provide the best protection we can for our Citizens.

Council Member Rogers said I think this is a great partnership with Sandy City, and quite frankly I think the surrounding Cities are going to want to get involved and they can also help with the maintenance of the vehicle. Have you talked with any other of the surrounding Cities about this?

Police Chief Carr said not at this point, right now we are in the front end of this but I think having one station out here in the south end of the valley we will have universal support from the surrounding Cities.

Council Member Harris said how would you title the vehicle with two different Cities involved?

Police Chief Carr said we are asking for it, so I would think we would be responsible for it, but that is something that would need to be worked out.

City Attorney Ryan Loose said that is something that can be worked out. We could enter into an inter-local with Sandy, but that would be part of the process.

Police Chief Carr said we don't know if it is even an option to get one of these vehicles, but we need to go through the process to find out; they will not even talk to us until we have the Legislative Approval.

CM Whatcott said if you are ok with the concept we will work out the details.

**D. Presentation:** City Flag Process (*By Austin Hudson*)

Mayor Alvord said are we in agreement that it will be the City Council that will be picking the design for the new flag as a body, or do you feel like a public process is necessary?

Council Members had a discussion on the approval process, cost, trademarks, logo, and their concerns, and decided they wanted to see the presentation before making any decisions.

Mayor Alvord said today is just to see the presentation from Mr. Austin and give him some direction as a Council how we want to proceed.

Presentation by Austin Hudson Attachment C

The Mayor and Council each picked their top 3 flags from the flags presented by Mr. Hudson.

- Mayor Alvord A, C, M
- Council Member Brad Marlor A, C, J
- Council Member Don Shelton C, A, J
- Council Member Tamara Zander A, C, N
- Council Member Chris Rogers J, N, C
- Council Member Patrick Harris M, F

Mr. Hudson said I will take the top picks, modify them with the changes we discussed so they can be viewed by the Council at a later date.

Council Member Marlor said I would like to ask the Mayor and other Council Members if it would be ok if Council Member Rogers and I meet with City Attorney Ryan Loose and brought back some changes to the Farm Animal Ordinance for our review and consideration.

Council Member Zander said I thought we were going to bring in a Horse Specialist?

CM Whatcott said I have not been able to find anyone yet, so we I don't know that we are ready yet.

#### ADJOURNMENT

**Council Member Rogers motioned to adjourn. Council Member Shelton seconded the vote. Vote was unanimous in favor.**

The September 6, 2016 Council Study Meeting adjourned at 1:37 p.m.

**This is a true and correct copy of the September 6, 2016 Council Study Meeting minutes, which were approved on September 20, 2016.**

*Anna M. West*  
**South Jordan City Recorder**





9-6-16 CC Study Session  
Attachment B



# Why are we here?

- The police department is in need of an adequate armored rescue vehicle
- Since 1990 the U.S. Department of Defense Excess Property 1033 program has assisted law enforcement agencies in obtaining officer protection and tactical equipment
- In collaboration with Sandy PD we are asking for legislative permission to apply for a military surplus rescue vehicle
- The 1033 program requires a local agency requesting assistance from this program to receive legislative approval prior to applying for equipment



# Why do we need it?

- 1994 surplus armored bank car
- Is not equipped to stop anything more than a handgun
- currently has 236,763 miles



# What are we asking for?



- Smallest M-RAP from the 1033 Military Surplus Program
- Price Range \$5,500 – 30K
  - Transport – approx. \$5,200
  - Equipment and paint – approx. \$20K

# Why is an Armored Rescue Unit Needed?

## Snapshot

The following characteristics of the 160 active shooter incidents identified between 2000 and 2013 are noted:

**160** Incidents occurred between 2000 and 2013

An average of

**11.4**

Incidents occurred annually; with an increasing trend from 2000 to 2013.

**1,043**

Casualties, including killed and wounded (shooters were not included in this total)

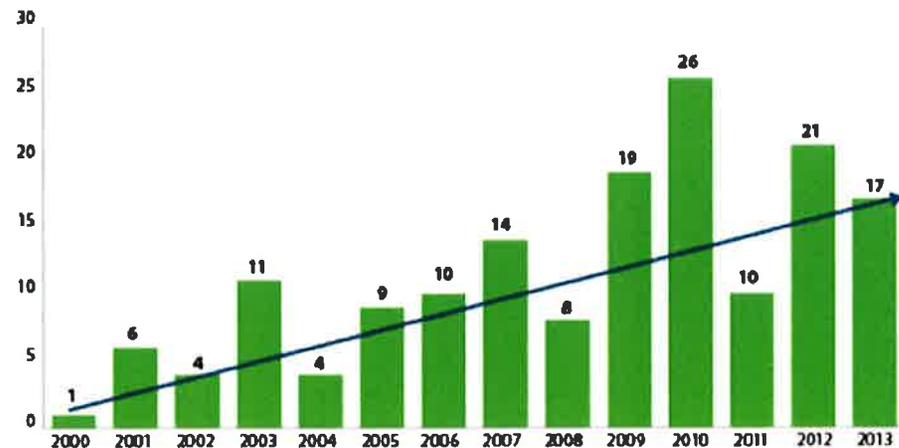
**486**

were killed in 160 incidents

**557**

were wounded\* in 160 incidents.

A Study of 160 Active Shooter Incidents in the United States Between 2000 - 2013: Incidents Annually



Source: Federal Bureau of Investigation, 2014

# Planned Parenthood – Colorado Springs, CO

- On November 27, 2015, a gunman attacked a Planned Parenthood clinic in Colorado Springs, Colorado.
- **A police officer and two civilians were killed; five police officers and four civilians were injured.**
- **SWAT teams crashed armored vehicles into the lobby and the attacker surrendered.**



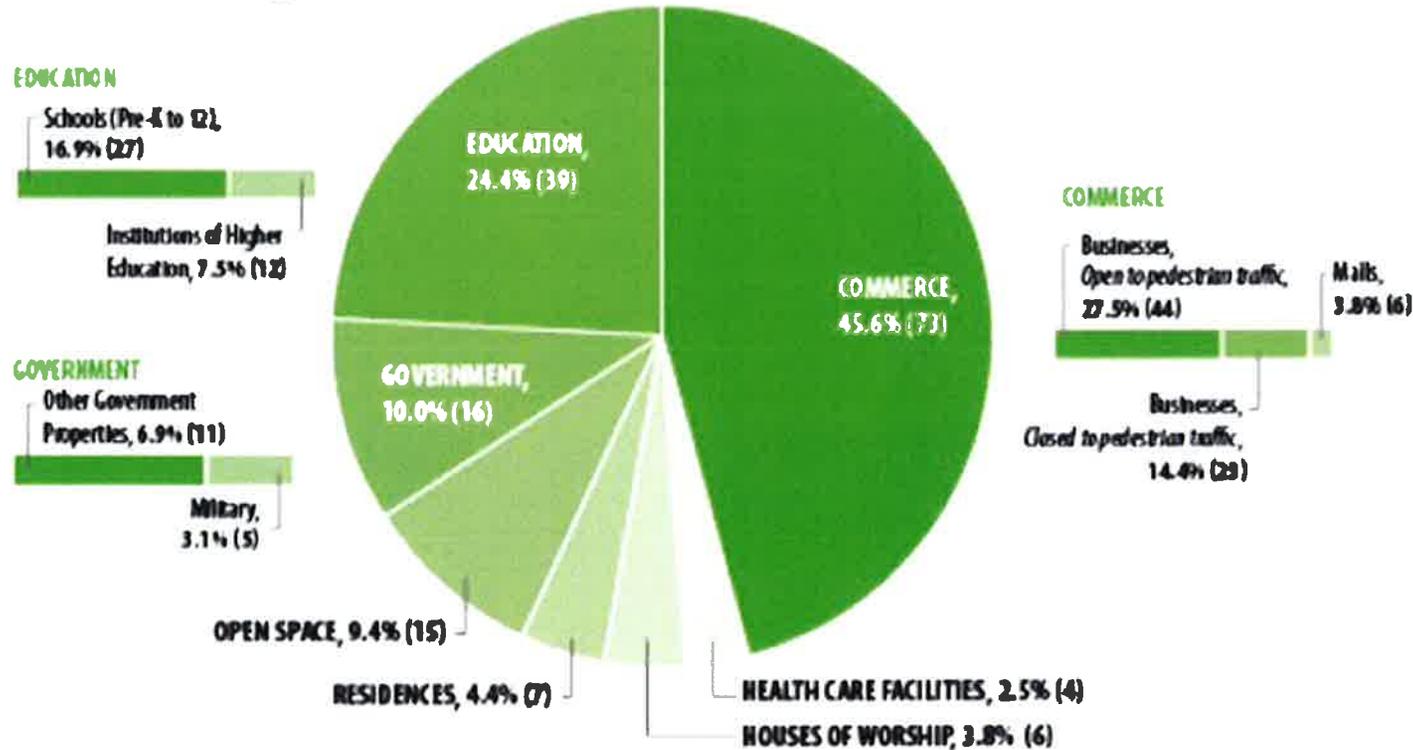
# San Bernardino Terrorist Attack

- On December 2, 2015, 14 people were killed and 22 were seriously injured in a terrorist attack at the Inland Regional Center in San Bernardino, California
- Syed Rizwan Farook and his wife used AR-15's to shoot Syed's fellow employees in a rented banquet room.
- Hours later, police located them in their vehicle and they were killed in a shootout where hundreds of rounds were exchanged.
- Armored rescue vehicles were used to get close enough to clear the suspect's vehicle



# Can this Happen Here?

A Study of 160 Active Shooter Incidents in the United States Between 2000 - 2013:  
Location Categories



Source: FBI, 2014

# Armed Robbery – Draper, UT

- On February 25, 2013, an Armed Robbery suspect out of Draper led police on chase along I-15.
- In Salt Lake County, officers spiked the truck and flattened both of its left tires, but the truck continued on. By the county line, the suspect was driving on sparking rims.
- Officers with the Davis County Sheriff's SWAT team stopped the truck using an armored vehicle.



# Oquirrh Mountain Temple – South Jordan, UT

- On December 25, 2010, an armed man was shot and killed on the grounds of the LDS Church's Oquirrh Mountain Utah Temple.



# Grand America Hotel – Salt Lake City, UT

- On August 28, 2010, A man in full combat gear — including body armor and hundreds of rounds of ammunition — opened fire on a Salt Lake patrol officer Friday afternoon near the Grand America Hotel.



# Suicidal Subject

- July 28, 2016 0300 hours
- Subject, with past military service, lived in West Valley and threatens suicide by cop.
- Information was received from West Valley Police that he is outside South Jordan City Hall
- Confronted by officers in field to the south of city hall, subject had a loaded handgun
- Officers negotiate with him for 30 minutes prior to his surrender
- Open environment created a need for an armored rescue vehicle

# There are other options?



- Lenco Bear, Bearcat, MedEvac
- Price Range \$200 - \$350K

# There are other options?



- Price Range \$125 - \$350K



# Or



- Smallest M-RAP from 1033 Military Surplus Program
- Price Range \$5,500 – 30K
  - Transport – approx. \$5,200
  - Equipment and paint – approx. \$20K

# Recap

- 10-33 Program application requires legislative body approval
- Sandy PD would like to join us and support this request
- Our Fire Department is currently training to provide “warm zone” response and triage for victims during such incidents
- We need a new rescue vehicle to be able to provide adequate protection for police and fire personnel as well as citizens during such events

# Questions?



# Flag Design Proposal

Submitted September 2016  
Prepared by Austin Hudson



## OBJECTIVE

Establish a new South Jordan flag that represents the history of the city, while reflecting modern brand guidelines and standards. Further, the new flag should represent modern design sensibilities while maintaining a timeless feeling and falling within recommended guidelines by international flag organizations.

## COLOR USAGE

As part of these designs, a simple color palette was used to create unity across South Jordan branded items. Possible accent colors were also introduced as a visual enhancement tool.



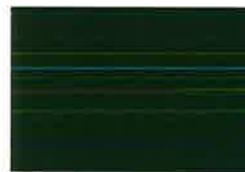
**ROYAL BLUE**



**COPPER**



**JORDAN  
GREEN**



**JORDAN  
DARK GREEN**



**RIVER BLUE**

## DESIGN LANGUAGE

To establish a design language for the new South Jordan flag, local iconography was utilized to create a common design motif. Some symbols taken into account for this include the following:

- South Jordan's registered trademark tree
- The leaf
- The Jordan River and the Five Canals
- The six pointed star
- Mining/farming implements



## **SJ TREE**

The tree is an accepted symbol of South Jordan, representing the city's agricultural past, the growth that nature and trees represent, and the city's commitment to green spaces.

## **THE RIVER AND CANALS**

The Jordan River and the Five Canals represent a connection to the city's past while paying homage to the many ways water surrounds and interacts with South Jordan citizens.

## **MINING/FARMING**

These implements are reflective of South Jordan's past as an agricultural and mining area, as well as symbolizing the city's commitment to persistence and hard work.

## **THE LEAF**

The leaf is an extension of the tree symbol; representing new growth, nature, and natural living, the leaf symbol could be considered a corollary to the South Jordan tree.

## **THE SIX POINT STAR**

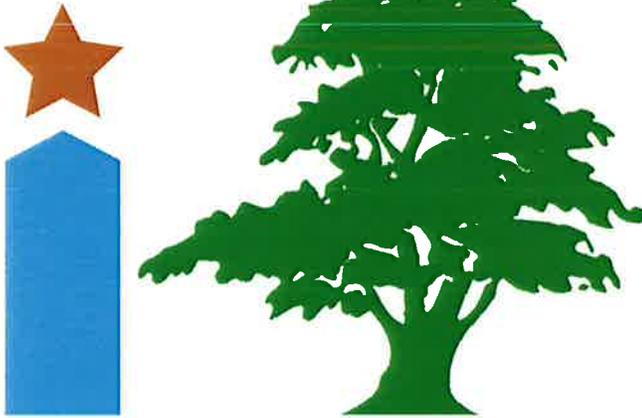
The six point star is a powerful symbol, with each point representing water in the city (the Jordan River and the canals). A star also represents South Jordan as a beacon and shining example to other cities.



## PROPOSAL 'A'



## PROPOSAL 'B'



## PROPOSAL 'C'



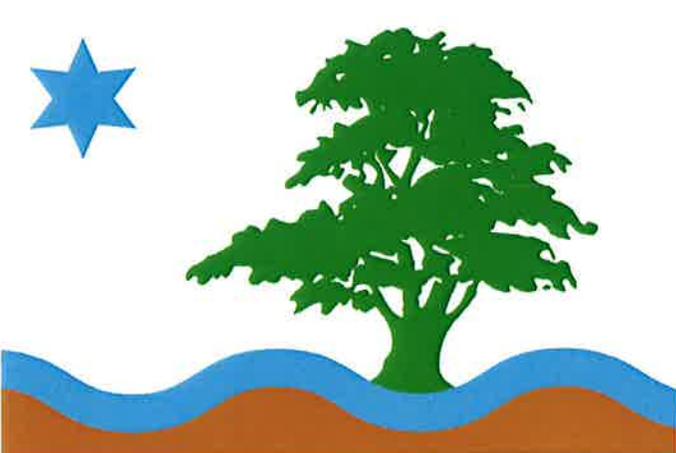
PROPOSAL 'D'



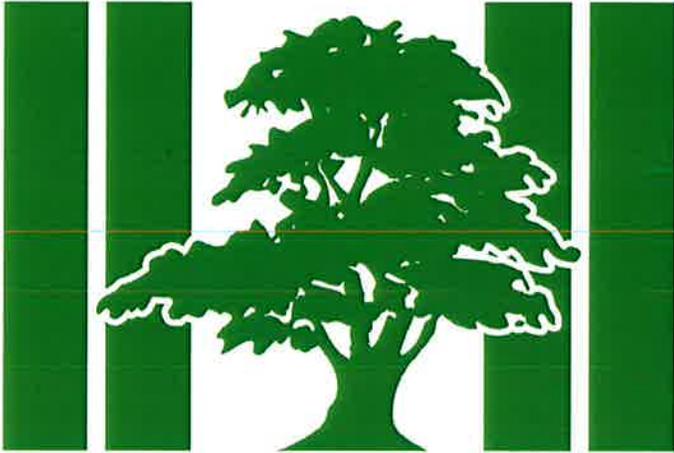
PROPOSAL 'E'



PROPOSAL 'F'



### PROPOSAL 'G'



### PROPOSAL 'H'



### PROPOSAL 'I'



## PROPOSAL 'J'



## PROPOSAL 'K'



## PROPOSAL 'L'



## PROPOSAL 'M'



## PROPOSAL 'N'

