

South Jordan City  
City Council Study Meeting  
September 5, 2017

**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, City Attorney Ryan Loose, Development Services Director Brad Klavano, Planner Greg Schindler, IT Director John Day, City Council Secretary MaryAnn Dean

**Others:** Attachment A

SPECIAL STUDY MEETING - 5:00 PM

**A. Invocation:** *By City Manager Gary Whatcott*

Mayor Alvord welcomed everyone present. CM Whatcott offered the invocation.

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

City Attorney Loose introduced a new attorney that was hired in the city. CM Whatcott told the City Council of an employee who suffered a severe motorcycle accident and is currently hospitalized.

The City Council reviewed the City Council packet.

Council Member Rogers asked about the water revenue refunding bond. Finance Director Naidu said there is no new money involved. It is just a refinance. The rate was 5 percent. They are expecting a 1.3 interest rate.

Council Member Zander asked about flag lots. City Planner Schindler said they are changing the wording so that the flag lot is not allowed to make the density increase over the allowed amount. Currently, if someone wants to develop a flag lot, there is no way to deny it and it is frustrating to the neighbors. Staff feels it is best to only allow flag lots on meets and bounds properties.

Council Member Zander asked about item K on the agenda. She said concept plan 1 has better access. City Planner Schindler said the proposal is for a zone change, not an approval of the concept plan. By code, concept plan 1 is the only one they can do. The Planning Commission denied the zone change request. They want the property left R-1.8. Staff feels R-2.5 is appropriate. Development Services Director Klavano said staff feels the road connection in the area is important for emergency vehicle access. City Planner Schindler said the road connection is more important for the Dutch Hill subdivision than the proposed subdivision.

Council Member Shelton asked what was the original length of the water bond? Finance Director Naidu said 20 years. He said they are hoping to bring the bond payoff to under 7 years, and have the payment the same or less than it currently is.

The City Council discussed the plaza development. It will be county owned. The city will develop and maintain it. They discussed purchasing the property from the County. City Attorney Loose said part of the problem is that the city would have to pay fair market value for the property. CM Whatcott said the County owns an acre in the park and have been unwilling to sell it. It has taken staff a significant amount of time to finalize the trade easements.

City Attorney Loose asked that they add a topic for the closed meeting to discuss the character and competency of an individual.

City Planner Schindler reviewed an issue with a gate for a neighborhood near 11400 South. After the 11400 South project, the gate was kept for emergency vehicle access and the post office. There is no pedestrian access for the gate. They have been approached by someone in the neighborhood to give them pedestrian access, and possibly keep the gate open. Council Member Zander said it started with a concern about the kids getting to the bus stop safely. School busses are not allowed on private roads, per state code. City Planner Schindler said he is not sure the road was developed for traffic access. City Attorney Loose said they will have to check the CC&Rs to see if pedestrian access would even be allowed.

Public Works Director Rasmussen said if they allow pedestrian access, they need to consider how that would affect snow plowing in the area. They may have to add that road to their priority list for snow plowing.

**C. Presentation Item:** Arts Council Update Report (*By Staff Liaison, Katie Lindquist*)

Heather Smith, Arts Council Chair, reviewed the arts council members that were present. She reviewed their annual activities including the art show, the resident on display, and the annual chalk art contest. They would love to see the chalk art contest be a stand-alone event. She discussed the annual candy windows. This year it is a traditional Christmas theme. She reviewed the Arts at the Gale. Council Member Zander mentioned that there is an improv group that would like to use the Gale Theater for a venue. Ms. Smith said they have received positive feedback about the utility box wraps. They plan to budget that expense yearly. The artwork for the utility boxes includes everything from kids art work to professionals.

Council Member Zander suggested they put the picture of the winner of the chalk art contest on a utility box.

It was noted that the utility box wraps last 3-7 years. The City Council would also like the artwork submissions limited to residents. It costs approximately \$650 to wrap larger boxes, and \$400-\$450 to wrap smaller UDOT boxes.

Ms. Smith said they are also considering an organized graffiti wall, similar to the one in St. George.

Council Member Shelton indicated that he loves working with the Arts Council. They are a very dedicated group.

Council Member Harris said in a future City Council meeting, he would like to understand the condition of the Gale Center and the maintenance needs of the Gale Center. CM Whatcott said they can discuss it as part of the master plan discussion. There is an area on the 2<sup>nd</sup> floor that is available to be used, and could help them address future needs.

Administrative Services Director, Spencer Kyle, said they would be working on an Arts Master plan so they can use that to evaluate how various requests fit in with their plan.

**D. Discussion Item:** Ordinance 2017-20 Residential Park Strips – tabled 7/18/2017 (*By Public Works Director, Jason Rasmussen*)

Public Works Director Rasmussen said they had a past discussion on residential park strips. As part of that discussion, they discussed trees in the parkstrips and if those can be required. He said for all new developments, the city code requires one (1) tree for every 50 ft. of frontage. He said he would hate to lose the opportunity for water conservation in the parkstrip if trees are required, and the residents are not able or willing to install the trees. He said they can offer trees as part of their rebate program.

Council Member Rogers said the tree requirement could be separate from the conservation program. Mr. Rasmussen said it could be mutually exclusive.

Council Member Marlor said he loves trees, but does not feel they need to be required in the park strips because water will be required.

Council Member Zander said if they allow everyone to put in rock mulch, it will save water and money, but it is not attractive. She feels they should advocate and require trees. They should include a list of approved trees for parkstrips. Public Works Director Rasmussen said that list exists; it is currently being updated by the urban forester. Council Member Rogers agreed. He does not feel 1 tree per 50 ft. is enough. Mr. Rasmussen said they can meet with the arborist and see what those trees look like. He can also talk to them about trees that are borderline for a parkstrip. It would be helpful to have the arborist share his knowledge and insight. Planner Schindler explained how the trees are figured for a front yard. The driveway is included as frontage, so people can end up with trees closer together than 50 ft.

Council Member Zander said she thinks they should incentivize tree planting with a tree credit. Council Member Rogers said conservation is important, but not the primary goal. He is also concerned about beautification and property values.

Council Member Marlor said trees overhanging in the street making it problematic for fire trucks, garbage trucks, etc. Mr. Rasmussen said regardless of the type of tree, they have to be pruned. Council Member Marlor said he likes trees, but not over the sidewalk.

Council Member Rogers said he feels the tree encouragement program and rock mulch program are separate. Mayor Alvord concurred.

City Attorney Loose said if they require trees, and they want to do the rock mulch at the same time, they are okay if the requirement is not more than is required with the rock mulch. He believes staff has it equalized.

Council Member Zander said it is a missed opportunity to have a parkstrip with water wise plants and rocks, but no trees. Mr. Rasmussen said he would like the arborist to make a presentation on what works in park strips.

Council Member Zander said she does not see it as two separate issues. She would like the current parkstrips converted to include trees. City Attorney Loose said he would have to research the issue, and see if there is a way to require current parkstrips to have trees. It may only be able to be done when there is a change to the property.

Mayor Alvord said they could also try to do the conservation program and see if it is actually a deterrent if a tree is required.

Mr. Rasmussen said if the code is passed, it does not preclude them from requiring trees in the future.

Council Member Harris asked about water savings of a parkstrip with grass vs with a tree? Is the conservation negated by the need for water for a tree? Mr. Rasmussen said the change to water wise saves 4500-7000 gallons of water a month.

Mr. Rasmussen said a drip system is a much more efficient way to water. Council Member Harris said he would like to know what Jordan Valley Water Conservancy District thinks about trees in the parkstrip. CM Whatcott said they will likely say trees are fine if a water wise variety is used with a drip system. Council Member Harris said he would be okay with that.

Mr. Rasmussen said the Ordinance does not require the trees. That would be the city tying trees into the rebate program. The two issues are separate. The City Council determined to have a presentation from the arborist at a future study session before addressing the Ordinance.

#### ADJOURNMENT

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

The September 5, 2017 City Council study session adjourned at 6:37 p.m.

**This is a true and correct copy of the September 5, 2017 Council Study Meeting Minutes, which were approved on September 20, 2017.**

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