

SOUTH JORDAN CITY
CITY COUNCIL STUDY SESSION

October 3, 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, ACM Dustin Lewis, IT Director John Day, City Council Secretary MaryAnn Dean

SPECIAL STUDY MEETING - 5:00 PM

Mayor Alvord said they just received noticed that the city will be involved in a lawsuit relative to Glenmoor Golf Course.

Council Member Rogers made a motion to amend the agenda to include a closed meeting for reasonably imminent litigation, and to hold that meeting at 5:45. Council Member Shelton seconded the motion. The vote was 4-0 in favor, with Council Member Marlor absent.

A. Invocation: *By Council Member Tamara Zander*

Council Member Zander offered the invocation.

Council Member Marlor arrived at this time.

B. Presentation: Update on Community Parcel in Daybreak at Founders Park.

Rulon Dutson, Daybreak, gave an update on the community parcel in Daybreak at Founders Park. He reviewed the history of a past proposal that included townhomes. There was a lot of public comment on that issue. The City asked them to consider another option. He said they are trying to communicate so people understand that they are not replacing the pool with townhomes. He reviewed a process in which a committee of residents throughout Daybreak addressed this issue. They also engaged the City and Jordan School District to make sure the traffic study addressed all concerns. They considered uses that met the criteria, which is that the use is consistent with the zoning, it needed to match the intent of the square, and it needed to yield a reasonable financial return. Many uses were considered. The top 4 uses were a park/conservation garden, a library, a tennis club, and a modified residential use. Each of those uses were considered thoroughly. Based on that study, the library use dropped off. They did a survey in which the other three uses were evenly split, with a slight unpreferred scenario being residential. They looked at all scenarios in terms of what it meant to the HOA. The ultimate decision was to do the modified housing.

Council Member Zander said at the core of this is when Founder's Park residents moved in, it was shared with all of them that the entire parcel was designated for a civic use. A modified

residential development has nothing to do with a civic use and that is what all the clamor is for. She said the committee that was formed should have included residents from Founders Park, not all of Daybreak. The Founders Park residents feel that they have been betrayed. As it is proposed, 1/3 of the property will be used as a pool, and 2/3 of the property will be used as modified housing. She said their process was thorough, but the marketing piece misinformed the residents of Founders Park. Mr. Dutson said no one questions that the map was labeled civic use. They did consider civic uses. Ultimately, they did not want to have to create a special assessment area for this parcel.

Council Member Zander said she is disappointed that the proposal is back to residential. She said Daybreak puts amenities where they are trying to get homes sold. In this area, residents bought their homes and the amenity was withheld. They waited 13 years for it to be developed. It was promised. She feels they could find the resources to put in some pickle ball courts. It was noted that other areas in Daybreak have a pool. Mr. Dutson said the density for residential went from 16 to 12 units per acre, and the architecture is more traditional. The buildings proposed are 2 stories rather than 3-4 stories. Mr. Dutson said they were comfortable with the residential component, as long as it met 5-6 conditions that they had outlined. He said this residential development has not been announced. They want to make sure they know who the builder is and what the design of the buildings will be before it is announced.

Council Member Zander said because of the elementary school drop off in the area, have they addressed the safety of the kids on garbage day? Mr. Dutson said their study shows that traffic and parking is not an issue.

Council Member Harris asked if the vote on this was unanimous or was it a majority vote? Mr. McGuire (committee member) said it was not unanimous. It was noted that there was a comment from a Founders Park resident (committee member) that this was not the preferred option but they understood why they are moving forward with it.

Council Member Marlor asked was it clear that they could have acquired the property to build gardens or any of the other options? Mr. McGuire said they did understand that the HOA could have purchased the property. They ran the numbers for a special assessment and what and monthly increase would have meant. They did not want to see their HOA increase.

Mr. Dutson said shortly, they will make an announcement on the builder for the project.

Council Member Zander said she understood some of the committee members got frustrated and left the committee. Mr. Dutson said one person got frustrated and left. Mr. McGuire said for the final vote, there were 7 committee members and they still had 4 members from Founders Park.

C. Staff Item: Cricket Proposals. *(By Administrative Services Director, Spencer Kyle)*

Mr. Kyle reviewed a presentation on cricket facilities in salt Lake County (Attachment A). He indicated that the County is open to incorporating cricket into Welby Park. It is easier to plan for

it from the beginning rather than incorporate it after the fact. It was noted that Welby will be open in 2-3 years.

Associate Director of Parks and Recreation Colby Hill said they feel the best location to include cricket is the north city park. He showed the layout used for the football fields currently. Incorporating cricket would mean they would lose fields for other sports. Council Member Harris said he is not comfortable using the north city park location because of its impact to other sports. Mr. Hill said it would not be as safe to incorporate it into other parks. Council Member Harris said he likes the Welby Park location. Council Member Rogers said he is also okay with Welby Park so they can plan for it.

Council Member Rogers made a motion to go into a closed meeting to discuss pending or reasonably imminent litigation. Council Member Shelton seconded the motion. Roll call vote. The vote was 5-0 in favor.

CLOSED MEETING

Council Member Zander made a motion to come out of closed meeting. Council Member Rogers seconded the motion. The vote was unanimous in favor.

ADJOURNMENT

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

The October 3, 2017 City Council study meeting adjourned at 6:30 p.m.

This is a true and correct copy of the October 3, 2017 Council Study Meeting Minutes, which were approved on October 17, 2017.

Anna M. West
South Jordan City Recorder