

SOUTH JORDAN CITY
CITY COUNCIL STUDY SESSION

November 21, 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, ACM Dustin Lewis, Development Services Director Brad Klavano, Planning Director Steven Schaefermeyer, IT Director Jon Day, City Council Secretary MaryAnn Dean

CITY COUNCIL SPECIAL STUDY MEETING – 5:00 PM

A. Invocation: *By Council Member Brad Marlor*

Mayor Alvord welcomed everyone present.

Council Member Marlor offered the invocation.

B. Peterson Development Project Review Update (*Applicant*)

Barrett Peterson, Peterson Development, indicated that they have testimony from a real estate agent, an economist, and a traffic engineer in support of their project.

Barrett Peterson, 225 S. 200 E. Ste. 200, (SLC), said they came to a study session in July to discuss doing a development with the RM-6 zone. They have met with the City Council, neighbors in the area, and staff. He indicated that Lisa Willden, real estate agent, is here to speak in support of this development because there is a great need for this type of senior housing.

Mr. Peterson indicated that they would develop 24 acres of senior living, both attached and detached units. The attached units would be by the storage units and Bangerter Highway.

Council Member Rogers asked if a gated road is proposed? Mr. Peterson said they received some push back on the gate. He said they have a gate on the Villas, which has been well received. They are open regarding the gate.

Council Member Rogers asked how many HOA's are proposed with this development? Mr. Peterson said one master HOA. It includes a club house and pool.

Council Member Rogers asked how many curb cuts will be on River Heights Drive? Development Services Director Klavano said he believes 2 streets are proposed. Staff has requested public streets be built.

Mr. Peterson said they are proposing 68 attached single-family units at a density of 5.05 units per acre. 49 detached units are proposed at 4.5 units per acre. The overall density proposed is 4.8 units per acre.

Council Member Marlor asked what type of office building is envisioned. Mr. Peterson said a 14,000 sq. ft. 1 story building. They could possibly go 2 stories. The office would be on 2.61 acres and would buffer the storage units. Mr. Peterson said they have done extensive analysis regarding revenue for the city for this project versus an office project. They will give a full presentation on that in the regular City Council meeting. It was noted that the development would start with the residential, and they would develop the office second. Mr. Peterson said if they developed the entire site into office, it could take 10-15 years to develop all of it.

Council Member Rogers said the constituents that he has heard from have been supportive of this proposal as long as it is not apartments. They are not supportive of retail either. They are concerned about traffic from office uses or other commercial uses. The residents' preference for this property is a lower density residential project.

Council Elect McGuire said he has had similar feedback. The only other comment he has heard is that the residents would like a park or open space in the area. Development Services Director Klavano indicated that there is a park being planned down the road.

Council Member Marlor asked if the City Council is not in favor of this proposal, would Peterson Development consider other options? Mr. Peterson said they are open to that discussion. He indicated that the office market is slow right now.

C. UDOT Update on Redwood Road Corridor & Allowances *(By Bryan Adams – UDOT)*

This item was discussed later in the meeting.

D. Prep for November 30th Joint Study Meeting *(By Steve Schaefermeyer/Greg Schindler)*

Planning Director Schaefermeyer asked what is the City Council's expectations for the meeting on November 30th? He said one of staff's objectives is to understand what of the plan they like and what they have concerns with.

Council Member Rogers said he sees the Redwood Road plan as a tool to help them plan; it does not replace their judgement. He wants a vision of how Redwood Road should look in South Jordan. They also need to understand what UDOT and the state will let them do. Mr. Schaefermeyer said they have projects waiting to know what the City Council's thoughts are on Redwood Road. This meeting will help staff know what discussions they should have with developers. Staff also wants to understand how quickly they want to see Redwood Road develop.

Council Member Rogers said the 10400 South Redwood Road intersection is prime for redevelopment. It may take redevelopment money to do it.

Mr. Schaefermeyer said they have interest on property at 11400 South Redwood Road. There is some interest on the northwest corner of 11400 South Redwood. He feels that property has the greatest interest because it is the biggest piece of property.

Mr. Schaefermeyer reviewed some of his objectives for the meeting, which include understanding the City Council's vision for the road.

Council Member Harris said he is interested in various alternatives for the road. What is the alternative if multi housing is not the direction that the City Council wants to go?

Mr. Schaefermeyer said he would like to establish what the path forward is. They can create a condensed version of the Redwood Road corridor plan. They also need to determine how that translates into tools that they put in the code.

Council Member Rogers said he would like to know what legal rights they have and what limitation UDOT has given them with the road. He would like to understand the legal foundation.

Mr. Schaefermeyer said if the city desires aesthetic improvements, they should be willing to participate with UDOT.

Council Member Rogers suggested that they plan Redwood Road in segments because every section of Redwood Road has its own separate feeling. They may have a different plan for every part of Redwood Road.

Mr. Schaefermeyer said it would be helpful to have a discussion about the goals for the look and density of Redwood Road, and then consider if it is feasible.

Mayor Alvord said they could consider a sliding scale where someone is given incentives for unique materials or architectural features, such as increased density if it is built with stone or European architecture. He said it would be neat if this busy corridor had a classic feel. He said he ran for Mayor with a strong platform of single-family homes in the city. The spirit of that was to have quality structures.

Council Member Zander asked that Mr. Schaefermeyer send them his objectives for the meeting. She would also like to hear staff's ideas because it will help spur ideas for the City Council.

CM Whatcott said they have received public input on this item. He said the Redwood Road plan will always be a living and changing document. He said the economy, the city's demographic, the City Council, and staff change over time. They can set a horizon vision for the road.

Mr. Schaefermeyer said it has been hard to come up with a master plan because there was caution shown by the City Council in the approval of the Redwood Road plan.

Council Member Marlor said the design of the road is supposed to be the future look of what they believe the Redwood Road corridor should be.

Mr. Schaefermeyer said he will feel like they have arrived at a decision when staff has their marching orders and know how to proceed.

Council Member Harris said if they do this, they should not throw up housing first and then wait for commercial until a later time. Mr. Schaefermeyer said the way to control that is through percentages. Once they reach the maximum allowance, no more residential housing would be approved. Council Member Rogers said he would like to brain storm piece meal building and see if there is a way they can resolve that.

Council Member Marlor said they need to discuss setbacks on the road and some vision of what they want for the road. CM Whatcott said they also have to consider what UDOT will allow.

Mayor Alvord said they need to consider if they want density along Redwood Road. Then tell staff so they have their marching orders, and make sure they come to a consensus of the road.

C. UDOT Update on Redwood Road Corridor & Allowances *(By Bryan Adams – UDOT)*

Bryan Adams, UDOT Region 2 director, and Troy Peterson, UDOT Region 2 Program Manager, were introduced.

Mr. Adams said they are doing the Riverton project, expanding Redwood Road to 7 lanes. They were concerned about when to convert the South Jordan section to 7 lanes. They did some traffic studies; it was also requested that they look at bike lanes. They partnered with UTA and studied what to do with transit from Salt Lake through Riverton. He said as soon as the Riverton widening project is completed (next fall), the travels times through South Jordan will increase. He said they will have to do a 7 lane road through South Jordan. He said the conclusion from UTA study is that it is not cost effective to do a BRT for now, with the 7 lane road. Mr. Adams said 7 lanes is the maximum for UDOT. It is too expensive to add more lanes. He said the 7 lanes will be done in the existing right of way, which is 106 ft. He said they would be re-striping the road, not widening it. He said trees could be done in the medians.

Development Services Director Klavano said they cannot block accesses with trees. Council Member Rogers concurred that turn points will be needed.

Mr. Peterson said they will need to do some minor widening at the intersections.

Mr. Adams said they are having someone look at bike lanes. He said they are looking at it globally. He said 1300 West and 2700 West are more viable options for bike routes. There are not many bikes on Redwood Road currently. Bikers prefer the quieter roads. They want to coordinate the routes with all of the cities. Mr. Adams estimated that restriping Redwood Road would be a month long project.

Council Member Marlor said if they are widening 10600 South right now, and they know they will have to address the intersection for the Redwood Road project, why not do the intersection right now? Mr. Adams said they studied the issue and couldn't move forward until they had the answers. He said this is not major reconstruction.

Mr. Adams reiterated that UDOT is not willing to go to more than 7 lanes. The current projections are to 2050.

CM Whatcott noted that Taylorsville did a median with planter boxes.

Council Member Rogers asked when Mt. View Corridor will connect to 201? Mr. Adams said the connection will be completed in 2 years.

Council Elect McGuire asked if UDOT has any scenarios to help cities maintain a sense of community? Mr. Adams said they can look at landscaped medians, parkstrips, and sidewalks. They need to consider access points. They don't need to landscape the entire thing, but they can identify certain areas. Where they do have the landscaped pieces, they should generate pedestrian crossings there. As part of that, they need a refuge place in the middle.

Development Services Director Klavano asked if there is any flexibility regarding access and signals for pedestrian crossing. Mr. Adams said they are willing to talk about it. He said if they do it right, and strategically funnel pedestrians to one location, he would rather work with them on something safe.

Council Member Rogers asked if there are any limitations on the curb and gutter area? Mr. Adams said their concern is safety. Beyond that, it is up to the city.

CM Whatcott said as Redwood Road develops, they have been doing wider sidewalks and larger parkstrips.

Council Member Zander asked if any city has successfully accomplished refuge spots or green spaces in busy streets? Mr. Adams said Salt Lake City has a lot downtown. He noted an area with planter boxes with a refuge in between. There are examples out there.

ADJOURNMENT

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

The November 21, 2017 City Council study session adjourned at 6:24 p.m.

This is a true and correct copy of the November 21, 2017 Council Study Meeting Minutes, which were approved on December 5, 2017.

Anna M. West
South Jordan City Recorder