

SOUTH JORDAN CITY  
CITY COUNCIL STUDY MEETING

February 20, 2018

**Present:** Mayor Dawn Ramsey (electronically), Mayor Pro Tempore Tamara Zander, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, CM Gary Whatcott, Development Services Director Brad Klavano, City Attorney Ryan Loose, ACM Dustin Lewis, Strategic Services Director Don Tingey, IT Director Jon Day, City Council Secretary MaryAnn Dean

**Others:** Julie Holbrook, Fire Chief Andy Butler, Administrative Services Director Spencer Kyle, Public Works Director Jason Rasmussen, City Commerce Director Brian Preece, Finance Director Sunil Naidu, Police Chief Jeff Carr, PIO Tina Brown, Planning Director Steven Schaefermeyer

SPECIAL ELECTRONIC STUDY MEETING

4:30 p.m.

**Council Member Marlor made a motion to nominate Council Member Zander to be the Mayor Pro Tempore for the study session and regular meeting tonight. Council Member Harris seconded the motion. The vote was unanimous in favor.**

Mayor Pro Tempore Zander welcomed everyone present. She welcomed Mayor Ramsey who was recovering from surgery and attending the meeting electronically. All other members of the City Council were present, as listed.

**A.** Invocation: *By Council Member Don Shelton*

Council Member Shelton offered the invocation.

**B.** Presentation: City Hall Remodel Plan Review *(By Babcock Architect, Larry Oldham)*

CM Whatcott said they are working on a remodel for city hall. One large change is that the Council Chambers will move downstairs. They did that to give them more room for expansion. They will need more capacity in the Council Chambers as the city grows.

CM Whatcott recognized Larry Oldham and Jennifer Reed With Babcock Design. He noted some annex space for office and also noted some flex open office space. That will help them utilize the building through the city's build out. They showed renderings of the new City Council Chambers. The room is 700 sq. ft. bigger, and the proposed seating won't be fixed, so they are able to get a lot more seating in the room. The plan is to have a work room next to the Council Chambers, and a break room. The work room is larger than the current conference room so it will allow them to accommodate more people.

Council Member Marlor said he does not want the new Council Chambers to feel like a dungeon. It was noted that there are windows along the back of the proposed Council Chambers. Ms. Reed said the plan is for a bright room, with warm wood, and high ceilings. Because most of the meetings are at night, there is not a lot of daylight in the windows currently. They noted a waiting area outside the new Council Chambers. They reviewed how the public would access the chambers. They also reviewed exits to be used regularly, and those available in an emergency. They plan to have the same carpet in the new Council Chambers that is currently in city hall. CM Whatcott said having movable seating will allow them to have a multipurpose space, which is needed.

It was noted that the new building that is being built will house public safety, emergency management, and fire administration. There will also be a community room in that location.

Council Member Marlor said they need to make sure that the chairs in the new Council Chambers are comfortable.

Mayor Ramsey indicated that she likes the new plan. It will make City Hall more functional. She loves the idea of the City Council chambers being in the basement. She has been to several city halls and they all had gone to movable seating. She loves that they will have a large multipurpose room. The plans are well done. The chairs will be nice. The room will be better utilized. It is a much more functional design.

City Attorney Loose said there are meetings held at the capital with standalone chairs. Council Member McGuire said the school district uses movable chairs. Council Member Marlor said he is okay with the movable chairs, but wants them to be comfortable.

Council Member Marlor said he would like them to change the microphone for the public in the new Council Chambers. He would like something usable for all heights. CM Whatcott said it also needs to be more ADA friendly.

The City Council took a brief dinner break.

### C. Discussion Item: Y2 Analytics Results – Continued from 2/6/18 Study Meeting

Kyrene Gibb, Y2 Analytics, briefly reviewed some of the results from the survey they recently completed for the City (Attachment A). She said overall, the residents' evaluations are trending down from the 2016 results. Most of those results are still within the margin of error. There are a few city services that trended down outside the margin of error range.

CM Whatcott said relative to the results in the Planning and Zoning department, is that because people see a certain density or apartments in the city, rather than a negative experience with the Planning Department? Ms. Gibb said it is hard for the residents to put a finger on what that department does for them individually. That is similar for building and code enforcement. That response is likely reflective of what the residents think of how the city is unfolding, rather than with a specific employee. There were not negative comments about those departments in the

comment section, so it is difficult to understand. CM Whatcott said they may need to evaluate how they ask the questions regarding planning and zoning and code enforcement.

Ms. Gibb reviewed their experiment regarding housing options. The smaller lot traditional single family home was most preferred while the cookie cutter townhomes and apartments were least preferred. It was noted that outside Daybreak, zero people chose the apartments.

They discussed the result that residents say they want more information from the city. Email was their top choice of receiving information. CM Whatcott said they are now asking for email addresses when people sign up for utility billing. In the past, people have been reluctant to provide an email address. Mayor Pro Tempore Zander said they need to keep communicating with the residents, using a variety of methods. It was noted that 83 percent of respondents indicated that they have visited the city's website in the past 12 months. Strategic Services Director Tingey said 50 percent of the residents indicated that they had contact with the city in the last year. They may want to break that down differently next year to find out how they are contacting the city.

It was noted that the call volume to the city is similar, but the number of people using the 446-HELP line has increased. 79 percent of residents are having their questions answered within 1 transfer.

Council Member Harris suggested that they offer an incentive to people for giving their email address, such as coupons to Mulligans or Summerfest. CM Whatcott concurred. He said they have also given out South Jordan swag in exchange for email addresses in the past.

Mayor Pro Tempore Zander asked staff to report back with a strategy and goals for how they will get emails and communication to the residents in 2018.

They discussed the survey question about open space funding. It indicated that the residents would be willing to pay for some open space, parks, or trails. Ms. Gibb said they did not want to be too specific in this question. More specifics would be appropriate if the issue was on a ballot.

Mayor Pro Tempore Zander asked if in the next survey, would it be wise to understand what type of parks that the residents want? They could find out if they favor baseball fields over more trails, as an example. Mr. Tingey said that question would be better done with a shorter topical survey.

Council Member Harris said if they are confident that the residents would be willing to pay for more open space or parks, they could bond for it. He is more comfortable with a general obligation bond over raising taxes. CM Whatcott said if they do that, the residents would want to know exactly what the money is being spent on.

It was noted that most of the residents feel they have received excellent or good service from the city for their tax dollar.

Council Member Harris said if they do a parks survey, he would like the City Council to have input on those questions. Ms. Gibb said they approach a topical survey differently. They would brain storm with the City Council before they draft the questionnaire. They would keep the City Council's suggestions in mind, while adhering to sound survey methodology.

Ms. Gibb said they usually like to see about a 75 percent panel retention to keep data consistent. This year, they had more new respondents.

**D. Discussion Item: General Plan Strategy (By Planning Director Steven Schaefermeyer)**

Planning Director Schaefermeyer reviewed a handout listing the priorities to redo the General Plan (Attachment B). He said his plan is to put together a steering committee. He understands that he won't be pushing high density. He said he understands the balance of being sensitive to the wants of the residents and still be sensitive to the need for moderate income housing. His plan is to release an RFQ (Request for Qualifications) and RFP (Request for Proposals) in March to hire a consultant.

Council Member Shelton said if they hold an open house, he would recommend holding a series of them in locations throughout the city, including Daybreak.

Council Member McGuire expressed a willingness to work on the steering committee. Council Member Marlor recommended Mark Woolley to serve on the steering committee for the Planning Commission. CM Whatcott noted that any other member of the Planning Commission or City Council is able to attend, but they want to keep the rule makers to a smaller group.

Mayor Ramsey recommended they invite a resident to join the steering committee. She recommended someone that does not serve on another citizen committee. She said it would give the process some credibility. They want buy in from the residents. Mayor Pro Tempore Zander recommended that if they have suggestions on who to serve, they can email a name to Mr. Schaefermeyer for consideration.

The City Council as a whole will pick a resident to serve on the steering committee.

**E. Discussion Item: Naming of Public Infrastructure Policy (ASD, Spencer Kyle)**

Administrative Services Director Kyle said they previously had a discussion about how to go about naming infrastructure and to determine how the city accepts structures that are donated to the city. He reviewed a prepared presentation (Attachment C).

Council Member Harris asked what city assets or structures do they have that are named? CM Whatcott said the Holt Farmstead.

Mr. Kyle said naming infrastructure is not something that staff will seek out, but they want to have criteria in place if something comes forward.

Council Member Harris recommended a change for the naming standards for someone who lost their life *while* performing a heroic act while serving in any branch of the us armed forces. He said the way it currently reads, there are many people that would qualify because of their service in the armed forces. That could put the city in a position to have to reject a proposal.

Council Member Marlor said the requirement to wait 5 years after a person dies seems too long. The City Council determined to propose a more appropriate time before this is adopted tonight.

Mr. Kyle said staff has not determined how a person would apply for this. They feel it will be a rare occurrence. They will likely ask for a proposal to be submitted. They will review proposals on a case by case basis. It would be a different circumstance if it was initiated by the city or a city committee.

#### ADJOURNMENT

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

The February 20, 2018 study meeting adjourned at 6:21 p.m.

**This is a true and correct copy of the February 20, 2018 City Council Study Meeting Minutes, which were approved on March 6, 2018.**

  
**South Jordan City Recorder**



**SOUTH JORDAN**  
U T A H

**SOUTH JORDAN CITIZEN SURVEY**  
2017 PUBLIC OPINION RESEARCH



**HOUSING PREFERENCES**



# EXPERIMENT DESCRIPTION

We know from prior surveys and the open-ended responses to the most important issue questions in this year's survey that "high density housing" is a loaded term among South Jordan residents; however, the phrase is loosely defined. We wanted to examine resident perceptions of different types of housing developments to see which ones residents considered "high density" and which ones were viewed as palatable for South Jordan neighborhoods.

To this end, we randomly presented respondents with images of different types of housing, one at a time, and asked them a series of questions about each image. This exercise was repeated twice.

Then, we randomly selected two images to be paired together and displayed to respondents. Respondents were then asked which of the two images they preferred. This exercise was repeated twice as well.

From these randomized survey experiments, we can collect some useful information about South Jordan residents' housing preferences.

## LEAST PREFERRED HOUSING OPTION

When residents saw this image in a randomly assigned pairing, it was their preferred housing option only 2% of the time.



South Jordan residents preferred this house to the other image option

2%

of the time



# LOW PREFERENCE FOR APARTMENTS

Less than a quarter of residents chose this housing option in random pairings.



South Jordan residents preferred this house to the other image option

**22%**

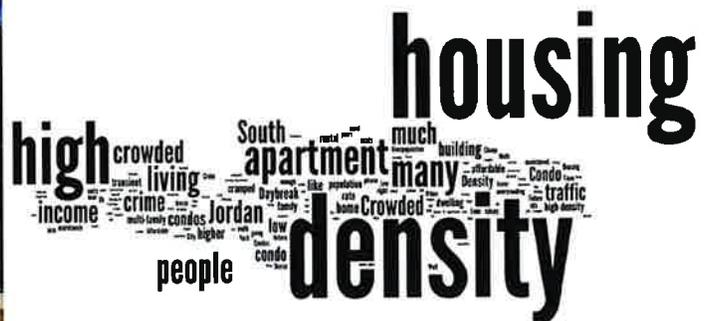
of the time

# LOW PREFERENCE FOR APARTMENTS

Less than a quarter of respondents chose this image in random pairings.



What words or phrases come to mind when you see this image?



# LOW PREFERENCE FOR APARTMENTS

86% of respondents would not want to live in this kind of development.



Thinking about the image you just saw, to what extent do you agree or disagree with each of the following statements?



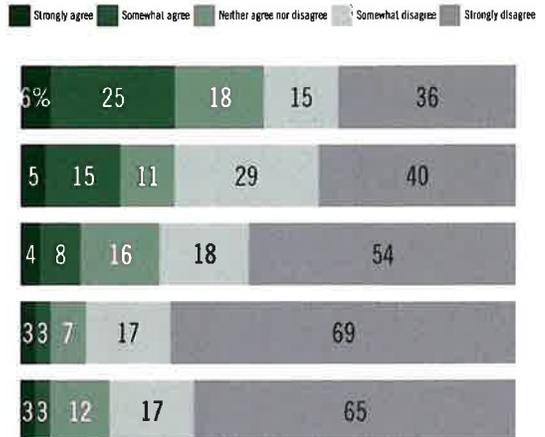
This kind of development is appropriate for major corridors or near thoroughfares in South Jordan.

This kind of development is appropriate for South Jordan neighborhoods.

I would recommend this kind of development to my family or friends if it were available in South Jordan.

I would want to live in this kind of development if it were available in South Jordan.

I would like to see this kind of development in or near my neighborhood.



# TOWNHOMES ALSO UNPOPULAR

While more popular than traditional apartment buildings, these townhomes were also largely unpopular with residents. Only 29% chose this image in random pairings.



South Jordan residents preferred this house to the other image option

**29%**

of the time



# MAJORITY DISLIKE UNIFORM TOWNHOMES

Only 41% of respondents chose this uniform townhome image as their preferred housing option when it was presented to them.



South Jordan residents preferred this house to the other image option

**41%**

of the time

# MAJORITY DISLIKE UNIFORM TOWNHOMES

Only 41% of respondents chose this uniform townhome image as their preferred housing option when it was presented to them.



What words or phrases come to mind when you see this image?



# MAJORITY DISLIKE UNIFORM TOWNHOMES

87% of residents say they would not want to live in this type of development.



Thinking about the image you just saw, to what extent do you agree or disagree with each of the following statements?



This kind of development is appropriate for major corridors or near thoroughfares in South Jordan.

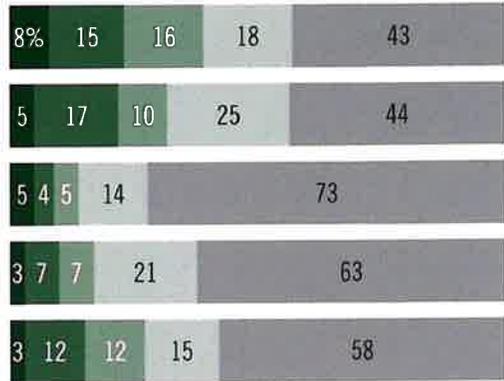
This kind of development is appropriate for South Jordan neighborhoods.

I would want to live in this kind of development if it were available in South Jordan.

I would like to see this kind of development in or near my neighborhood.

I would recommend this kind of development to my family or friends if it were available in South Jordan.

Strongly agree   Somewhat agree   Neither agree nor disagree   Somewhat disagree   Strongly disagree



# SLIGHTLY MORE POPULAR TOWNHOMES

These somewhat larger townhomes, though still uniform, garner a bit more approval, but residents still preferred the other image they were shown more than half of the time.



South Jordan residents preferred this house to the other image option

**47%**

of the time





# LARGER SINGLE FAMILY HOME

More than three-quarters of residents say they would not want to live in this type of development.

Thinking about the image you just saw, to what extent do you agree or disagree with each of the following statements?



This kind of development is appropriate for South Jordan neighborhoods.

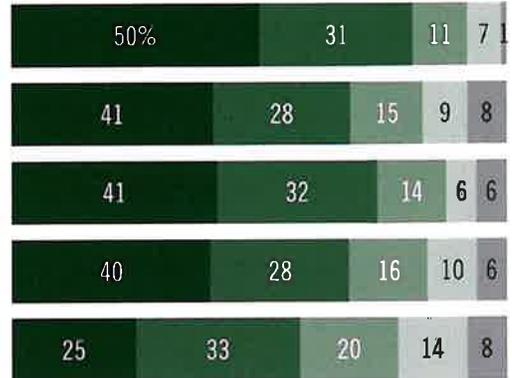
I would want to live in this kind of development if it were available in South Jordan.

I would recommend this kind of development to my family or friends if it were available in South Jordan.

I would like to see this kind of development in or near my neighborhood.

This kind of development is appropriate for major corridors or near thoroughfares in South Jordan.

Strongly agree Somewhat agree Neither agree nor disagree Somewhat disagree Strongly disagree



# SMALL LOT SINGLE FAMILY HOME

57% of respondents chose this image from the random pair.



South Jordan residents preferred this house to the other image option

**57%**

of the time





# AVERAGE SIZED SINGLE FAMILY HOME

Again, residents showed little enthusiasm for living in a development like this themselves, but approve of this housing style for South Jordan neighborhoods and other people.



Thinking about the image you just saw, to what extent do you agree or disagree with each of the following statements?

Strongly agree   Somewhat agree   Neither agree nor disagree   Somewhat disagree   Strongly disagree



This kind of development is appropriate for South Jordan neighborhoods.



I would recommend this kind of development to my family or friends if it were available in South Jordan.



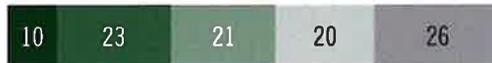
I would want to live in this kind of development if it were available in South Jordan.



I would like to see this kind of development in or near my neighborhood.



This kind of development is appropriate for major corridors or near thoroughfares in South Jordan.



# MOST PREFERRED HOUSING OPTION

This somewhat larger single family home was the most preferred image overall in random pairings.



South Jordan residents preferred this house to the other image options

**72%**

of the time

# MOST PREFERRED HOUSING OPTION

This somewhat larger single family home was the most preferred image overall in random pairings.

Q What words or phrases come to mind when you see this image?



# MOST PREFERRED HOUSING OPTION

Two-thirds of residents say this type of development is appropriate for South Jordan neighborhoods, more than half would recommend this type of housing to family or friends, and half would like to live in a development like this themselves.

Q Thinking about the image you just saw, to what extent do you agree or disagree with each of the following statements?

Strongly agree   Somewhat agree   Neither agree nor disagree   Somewhat disagree   Strongly disagree



This kind of development is appropriate for South Jordan neighborhoods.



I would recommend this kind of development to my family or friends if it were available in South Jordan.



I would like to see this kind of development in or near my neighborhood.



I would want to live in this kind of development if it were available in South Jordan.

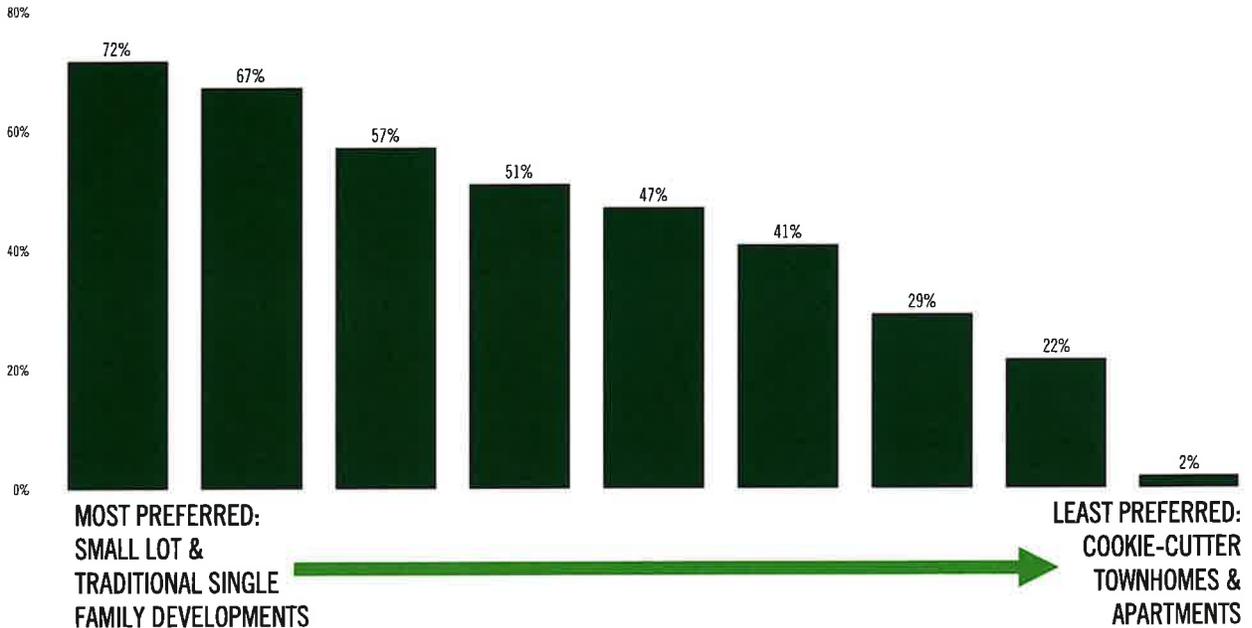


This kind of development is appropriate for major corridors or near thoroughfares in South Jordan.



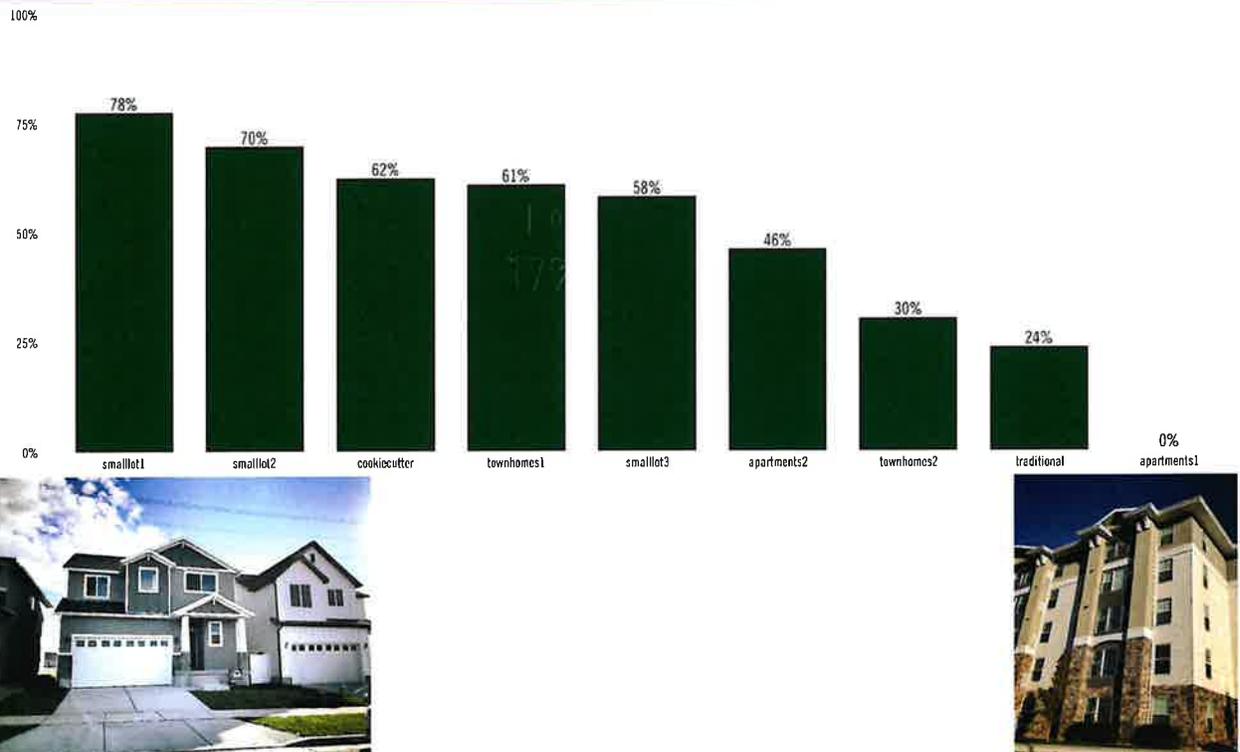
# OVERALL HOUSING PREFERENCES

Looking at all of the experimental results side-by-side shows a clear order of preferences for small lot houses and traditional developments over townhomes and apartments. Where "high density" housing is necessary, townhomes and condensed lots are preferable to high-rise apartment buildings. Apartment developments are really only palatable (and then only marginally) as housing developments on major thoroughfares.



# HOUSING PREFERENCES BY COUNCIL DISTRICT

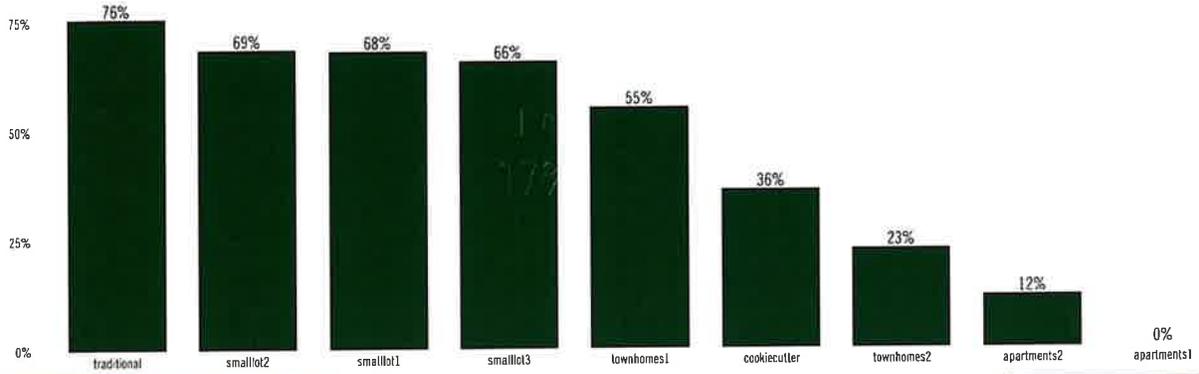
District 1 – small lot, single unit home most popular, apartments least popular



# HOUSING PREFERENCES BY COUNCIL DISTRICT

District 2 – traditional lot size home most popular, apartments least popular

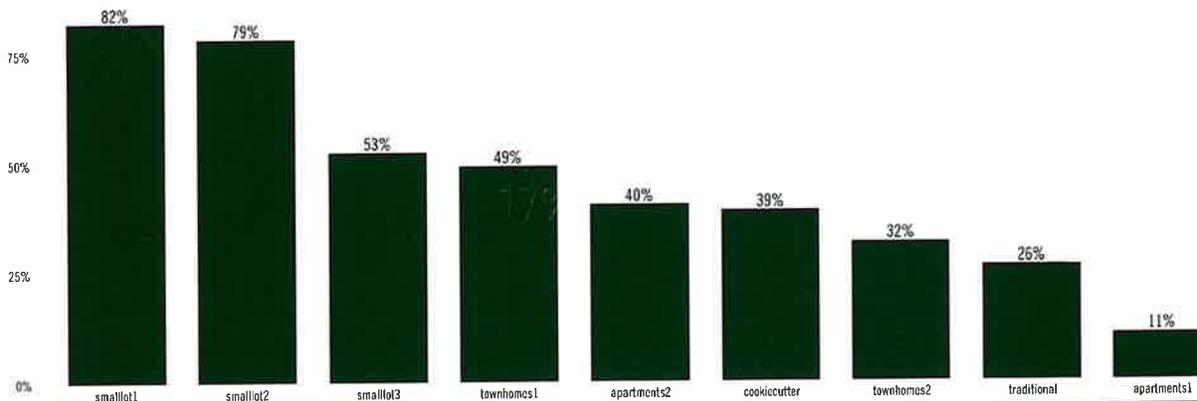
100%



# HOUSING PREFERENCES BY COUNCIL DISTRICT

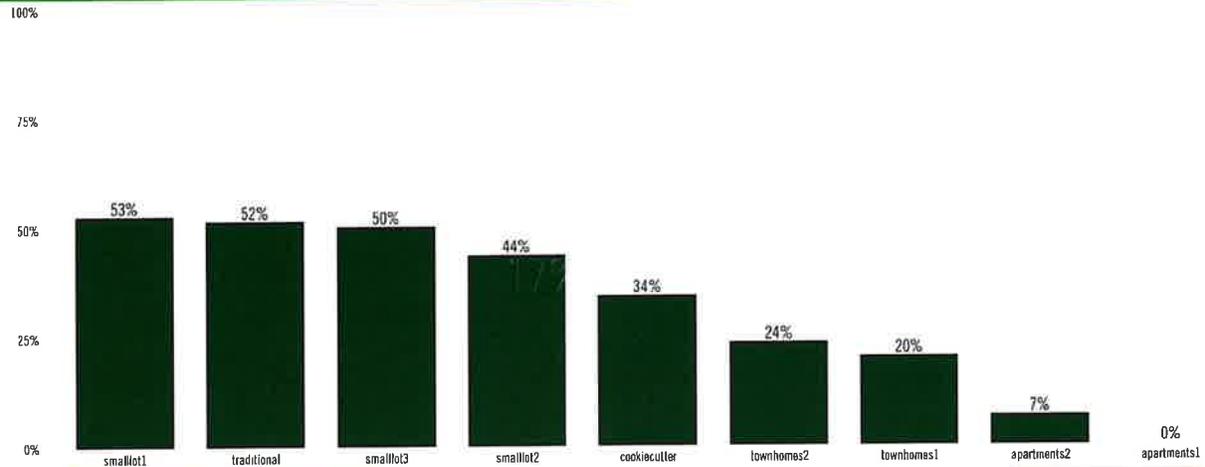
District 3 – small lot, single unit home most popular, apartments least popular

100%



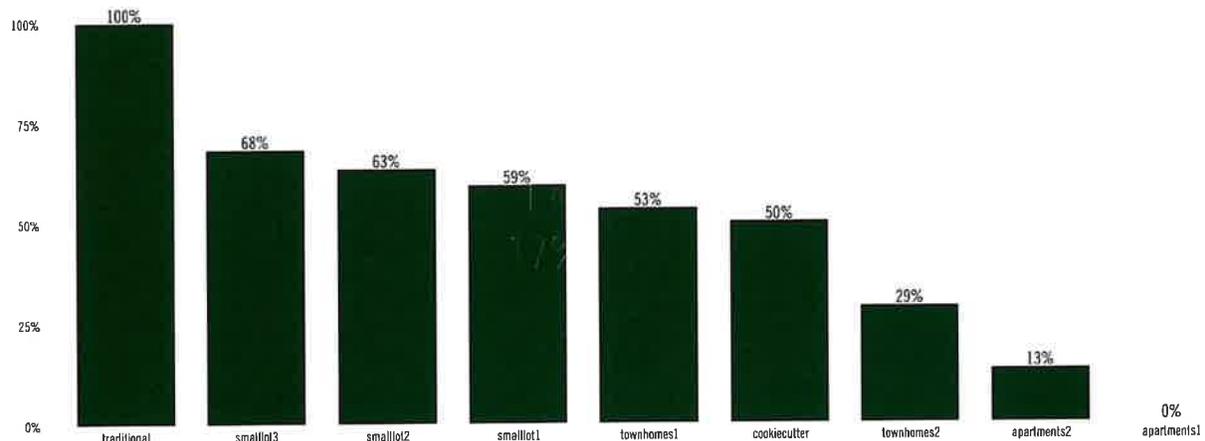
# HOUSING PREFERENCES BY COUNCIL DISTRICT

District 4 – small lot, single unit home most popular, apartments least popular



# HOUSING PREFERENCES BY COUNCIL DISTRICT

District 5 – traditional lot size home most popular, apartments least popular



## SOUTH JORDAN GENERAL PLAN 2019

### PRIORITIES LIST

#### Expected Timeline:

- April 2018** Choose and Hire Consultant  
**May 2018** Begin Drafting General Plan  
**May 2019** Adopt General Plan

#### I. Steering Committee

- A. Suggested members: Mayor Ramsey, City Council representative, Planning Commission representative, City staff
- B. Advisory committee to the City Council.
- C. Hold regular coordination meetings with consultant. Committee will decide the frequency of these meetings.
- D. Develop a brief set of guiding principles or objectives that will guide committee discussions and interactions with consultant, and that are based on this list of priorities.
- E. City Council representative and City staff will report to City Council regularly.

#### II. Public Outreach

- A. Consultant will work with City staff to develop effective public outreach strategy that is likely to include:
  - i. Monthly update in Focus Newsletter.
  - ii. Timeline with progress updates and other relevant information posted to City's website.
  - iii. Two "open house" meetings—one near the beginning and one near the middle of the project timeline.
    1. City-wide postcard or door hanger to advertise first open house and that includes information for staying informed throughout process.
  - iv. Use Y2 Analytics and Qualtrics to gather majority of public input.
  - v. Social media outreach including a Facebook Live event.
- B. Special effort to identify and engage key stakeholders.

#### III. Update Land Use Map

- A. Update to include identifying and labeling distinct areas/neighborhoods.

#### IV. Incorporate Daybreak

- A. Work with the master developer to incorporate current and future plans for Daybreak where feasible.

**V. Incorporate/Update Related Master Plans**

- A. Moderate Income Housing Plan (state mandated)
- B. Park Master Plan
- C. Park Strip Master Plan
- D. Regional Plans
  - i. Redwood Road Multimodal Transportation Study
  - ii. West Salt Lake County Bike Study
- E. Transportation Master Plan (state mandated)

**VI. Small Area Plans**

- A. Redwood Road
  - i. 11400 S. Redwood
  - ii. Engage owners of smaller properties to work together.
- B. Properties near or around the Jordan River.
  - i. Includes areas between river and I-15, and some smaller areas west of the river.
  - ii. Focus will not be on Mulligans and other dedicated or protected open space parcels. Other efforts, including the Parks Master Plan and the Mulligans Commission, have or are addressing those areas.
- C. Guide for other small-area infill throughout City that includes general principles for residential infill in established neighborhoods.

**VII. City Code Audit**

- A. Audit current City Code land use regulations and create a text amendment priority list to ensure that the City has a plan to implement the adopted General Plan.
- B. Proposed timeline to adopt changes to the City Code.

# South Jordan Naming Policy

SEPTEMBER 19, 2017



# Scope

1. How do we name or rename City assets?
2. How does the City accept structures that are donated to the City?

# Naming Categories

- Sponsorships
- City Recognitions
  - City initiated by City Council, Staff, or official committees
- Tributes and Memorials
  - Resident initiated

# Naming Standards

1. Consent of family

2. Prohibited names:

- Causes confusion or duplication
- Is associated with tobacco, alcohol, obscenity or is sexually oriented
- May have an inappropriate acronym, short form, or modification
- Is discriminatory, derogatory or otherwise creates controversy within the City
- Is complex or unduly long
- Recognizes a single individual for a contribution similar or identical to a contribution made by others within a particular group associated with that individual.



# Naming Standards (continued)

## 3. Context

- have a longstanding or unusually significant identification with the City
- be consistent with the character and public value of the asset or specific geographical locations

## 4. Personal or Organizational Names may be used if they have made a significant contribution to the City by:

- enhancing the quality of life and well-being of the City
- contributing to the historical, cultural, or societal preservation of the community
- loss of life in the line of duty while serving as a City employee
- loss of life and/or performing a heroic act while serving in any branch of the United States armed forces
- contributing a significant portion of project costs used for acquisition, development, or conveyance of land or construction or renovation of a City building



# Naming Standards (continued)

## 5. Individuals

- Not be an incumbent elected or appointed official in local, state or federal government.
- A deceased person will generally not be considered until at least five years after the date of death.
- Individual should not have been convicted of a felony.



# Naming

- City Council makes the final decision
- The City Council may choose to remove a name for any other reasons at its sole discretion.
- If the City determines than an existing name is discriminatory, derogatory or otherwise creates controversy within the City, the asset or asset name may be removed by a vote of the City Council.



# Donated Asset Criteria

- The structure has historical or cultural significance to the City, is worthy of City recognition, and should be adopted by the City.
- South Jordan is the appropriate geographic location for the structure.
- Person or event has made a significant enough contribution to merit a monument of the scale, cost and visibility of the proposed monument.
- The structure does not duplicate existing structure themes.
- The general location, design and content of the proposed structure are appropriate to the authorized purpose.
- The structure should not be a source of substantial dissention or discord within the City.
- Evidence should be provided that the text for the structure is factually correct.
- The structure has been designed by or under the direct supervision of a qualified professionals.



# Donated Asset Criteria

- The location, dimensions, materials and design of any such structure shall be reviewed by City staff for compliance with the provisions of this policy.
- The City may establish a committee, or utilize existing City committees such as the Historical Preservation Committee or Arts Council to otherwise assist in the development, design, review, and approval process.



# Questions & Comments

