

SOUTH JORDAN CITY
CITY COUNCIL AND PLANNING COMMISSION
JOINT STUDY MEETING

August 21, 2018

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Planning Commissioner Julie Holbrook, Planning Commissioner Mike Haynes, Planning Commissioner Mike Ellis, Planner Greg Schindler, City Commerce Director Brian Preece, Attorney Todd Sheeran, Community Development Director Steven Schaefermeyer, Lead GIS Tech Matt Jarmin, ACM Dustin Lewis, City Attorney Ryan Loose, Planner Damir Drozdek, Development Services Director Brad Klavano, Planner Brad Sanderson, Deputy City Engineer Jeremy Nielsen, IT Director Jon Day, City Council Secretary MaryAnn Dean

JOINT CC-PC STUDY MEETING

A. Invocation: Council Member Tamara Zander

Mayor Ramsey welcomed everyone present. All members of the City Council were present. She welcomed those Planning Commission members that were present.

Council Member Marlor made a motion to add an item C. to the agenda to hold an executive closed session to discuss the purchase, exchange, or lease of real property. Council Member Shelton seconded the motion.

It was noted there were items needing to be addressed before the regular city council meeting tonight.

The vote was unanimous in favor.

B. Discussion: General Plan Update

Members of the City Council, Planning Commission, and steering committee were introduced.

Crissy Gilmore, Jim Carter, and Olivia Svetco with Logan Simpson (consultants) were introduced.

Ms. Gilmore reviewed a prepared presentation (Attachment A), including a handout reviewing the timeline of the process (Attachment B). Ms. Gilmore discussed changing the name of the General Plan. They also recommended a custom logo so people can differentiate the plan.

Planning Commissioner Holbrook suggested the plan be named South Jordan Growing Together.

They discussed a list of stakeholders that they will engage in the process. Mr. Schaefermeyer said staff already has a list of 70, including the City Council members, Planning Commission members, School District, Daybreak, the steering committee, main landowners, developers, etc. Interviews of those stakeholders would be conducted in mid September.

Mr. Carter said through these interviews, issues will come to the surface. It is important to give people an idea of their choices along with the tradeoffs.

Ms. Gilmore said it is also important to have a Plan B if the plan is not getting them where they want to go. She reviewed the public outreach plan to reach all areas of the city, and a range of age demographics. She said they are hoping to have the website that will be used done in the next couple of weeks. That webpage can be linked from the city webpage.

Council Member McGuire recommended they set up a booth at the Larry H Miller movie theater to receive public feedback. He also noted a large Halloween festival planned in the Daybreak community.

Council Member Shelton recommended South Jordan speaks or Speak Up South Jordan for the name of the plan. Council Member Zander recommended they use SoJo rather than South Jordan in the name of the plan. She likes SoJo speaks or SoJo united. Council Member Marlor recommend South Jordan: Today and Tomorrow.

The group brainstormed ideas of what goals will make this plan successful.

Ms. Gilmore recommended that they engage all sides of the city – from the east border to the west.

Council Member McGuire said he would like the plan to have teeth for the city to hold onto, and to maintain a constant vision.

Council Member Shelton said he would love to have a future land use map that does not need to be changed.

Planning Commissioner Holbrook said she feels they need to have better hands around policies on rezones, so rezones are not just done any time someone asks for it.

Council Member Shelton said they need better consistency with the general plan, with lots of green space.

Council Member Harris would like public involvement to continue after the general plan. He would like to see the public be more informed on issues. He concurred with protecting and preserving green space. He would also like to focus on commercial areas and areas that need revitalization. He said they also need a goal regarding housing types. He feels they can get even higher end, nicer housing than what they have in the city.

Council Member Marlor concurred with the previous ideas. He said they will be successful if in the end they have an appropriate mix of commercial and residential so they are fiscally self sustaining. They need a reasonable mix of open space and recreation space that is usable for all citizens.

Council Member Zander said she would like to focus on recreation. She said green space is not necessarily recreation. She said transportation, especially east/west corridors, are key. She said Bangerter Highway is a divisive piece in the city. She would like to be more united and create places where people want to do things on both sides of the city.

Planning Commissioner Holbrook said they need to look at trail connections in the city. They also need a balance of residential and commercial. She said she does not want to over develop recreation in the city. They also need to balance density and dwelling units.

Council Member Zander said they need to identify what high density is for South Jordan, as well as medium and low density. Council Member McGuire said that also goes back to the vision of what they are trying to create. The design standards, and what is more appealing, is an important element.

Planning Commissioner Holbrook said they need to create more than one city center.

Council Member McGuire said they need to incorporate Daybreak's plans (including a city center) on the maps. That will help define the overall vision.

Planning Commissioner Haynes agreed that they need a unified community.

Planning Commissioner Ellis said the plan will be successful if it can be easily understood by the public, and if the plan is transparent. It should be presented in a way that is usable.

CM Whatcott said he would like to focus on more gathering places. They need to include public spaces that have arts including theater, singing, etc.

A member of the steering committee indicated that they need to establish a vision and be specific with their goals. Another member of the steering committee said the city should be well maintained, and not have blighted areas. They need to take care of their infrastructure, and do more landscaping.

Strategic Services Director Tingey said they should work with the Daybreak HOA if there are areas that they want specific projects.

A member of the steering committee indicated that residents attend meetings or take surveys when they are in a mode of defensiveness. She would like the residents excited about the future, not just defensive. She would like some green spaces that are not necessarily sports fields. They need to make sure the east/west roads are not secondary freeways. The plan would also be successful if they are realistic about growth in the city.

City Attorney Loose said the plan should be legally defensible.

Mayor Ramsey concurred with many of their comments. She said they should educate the residents so they can get their input and see the plan is exciting. They need to reframe the thought regarding growth so that people don't feel that growth will ruin South Jordan. She concurred about unifying the city. They also need to address active transportation. They need to lobby for transit to accomplish their goals. They need to make sure their goals are realistic. She would like to maintain and protect the feeling that they have in the city. They need to plan for specific amenities, the swimming pool being one example. She would like to preserve open space and green space. She said they need to protect Welby Park and make sure it is not just a one phase park. They need a wise plan that will protect them and defend them in making their decisions.

Council Member Zander made a motion to go into a closed executive session to discuss the purchase, exchange, or lease of real property. Council Member Marlor seconded the motion. The vote was unanimous in favor.

- C. CLOSED Executive Session to discuss the purchase, exchange, or lease of real property.

Council Member Shelton made a motion to come out of closed session. Council Member McGuire seconded the motion. The vote was unanimous in favor.

ADJOURNMENT

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

The August 21, 2018 City Council/Planning Commission study session adjourned at 6:25 p.m.

This is a true and correct copy of the August 21, 2018 City Council Study Meeting Minutes, which were approved on September 4, 2018.

Anna M. West
South Jordan City Recorder



SOUTH JORDAN GENERAL PLAN

Council Kickoff Meeting #1

21 August 2018

OBJECTIVE

The **PURPOSE** of this Meeting is to:

- I. Review Process + Outreach Process
- II. Identify Our Goals and Opportunities



MEETING AGENDA

- I. Welcome
 - II. Overall Process/ Schedule
 - III. Public Outreach Process
 - IV. Next Steps
 - V. Goals & Opportunities Exercise
- 



Overall Process/ Schedule

PROCESS + SCHEDULE



Phase 1: Foundation

natural resource

To Reehy, Lake Falls

To Lake Falls, Palisades Reservoir

Terhune National Forest

Critical Wildlife Habitat
Wildlife Corridors
Recreational Development
Primary River Access
Key Destinations

10

photo by G



OUR HERITAGE

The City of Brighton is home to a diverse, historically significant landscape. Almost 25% of our homes were built prior to 1969, making those properties either currently eligible for historic designation, consideration or eligible for consideration within the next four years. Properties are generally considered to be historic once they reach 50 years of age and the historic designation process will evaluate the significant contributions the property has made to our history and heritage. These properties are a valuable resource that contribute to the fabric of our community and are an asset that we should strive to retain, particularly those that have been identified as potentially threatened. We carried out the first phase of a Historic Resources Survey in 2014, which documented eleven at-risk properties in our area.

The earliest ranches in the Brighton-area were settled in 1859. The town of Brighton was incorporated in 1887 due largely to the intersection of two major rail lines which provided the opportunity for area farmers to process and sell their goods to a wide market. While Brighton grew over time, it retained strong ties to the agricultural roots on which it was founded. The City has been able to retain numerous historic farming and ranching sites, including the well-known Bromley Hokinson Farm. While farms and significant agriculture-related buildings are a source of pride for our community, outside pressures put many of these properties at risk. As we look to the future, it is important to prioritize these important pieces of our history and incorporate them into our future.



Source: Brighton Historic Resources Survey Phase 1

WEST CENTRAL MOUNTAINS
IDAHO'S ADVENTURE CORRIDOR
ECONOMIC DEVELOPMENT PLAN

3 - LAND USE GOAL 3.04

Goal	Keep	Refine	Drop	Comments
Goal 3.04.00: Expand, improve, and maintain the City's infrastructure to meet existing and growing demands in a timely, orderly, and logical manner.	17	3	0	<ul style="list-style-type: none"> Delete Expand Delete "...in..." Need to develop the goal given the size of the City now and that many developments are bringing high density projects here any? greatest city and tax payers need to continue to get better infrastructure to keep city relevant.
Objective 3.04.01: Develop and follow logical master plans for all public facilities, services and safety to guide the growth of the City.	14	5	0	<ul style="list-style-type: none"> Develop a plan and stick to it. However, the City must exercise flexibility in its plans to adapt to changing conditions and to take advantage of opportunities... There should be provisions where we can not follow if need be. We should change follow to consider or a similar word. Should consider adding "and follow logical". One would imply the creation of a Master Plan to be followed.
3.04.01B: Annually review master plans for public facilities and services; update as needed.	14	4	1	<ul style="list-style-type: none"> update "annually" Should keep long term in mind.
3.04.01C: Coordinate with other public utilities and essential service providers at annual master plan reviews.	13	6	1	<ul style="list-style-type: none"> Conduct annual master plan reviews with public utilities and essential service providers. Especially with Kuna Is this kind of implied in 3.04.01B or is it important to state? More frequently Should keep long term in mind.
3.04.01D: Identify growth priority areas for future City expansion.	17	3	0	<ul style="list-style-type: none"> Conduct annual master plan reviews with public utilities and essential service providers. Especially with Kuna Is this kind of implied in 3.04.01B or is it important to state? More frequently Should keep long term in mind.
3.04.02: Develop City utilities to maintain service.	18	3	1	<ul style="list-style-type: none"> And determine in how many areas utility add and eventually more

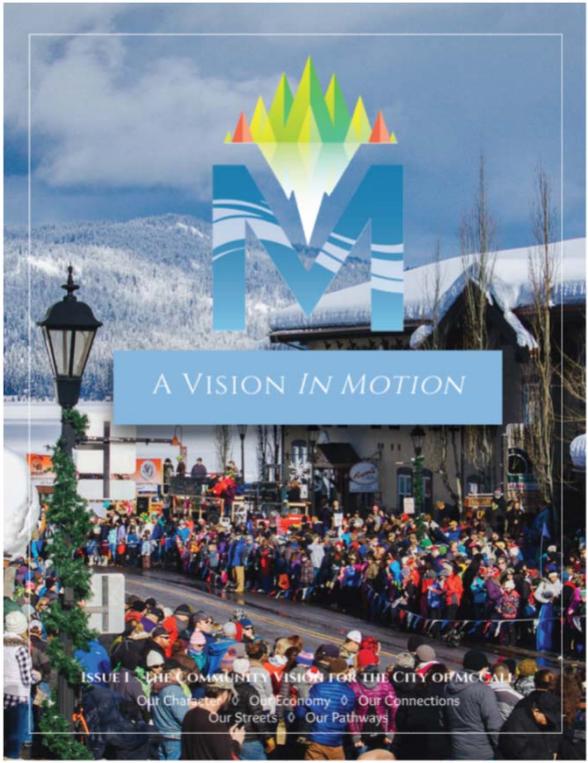
WINTER PARK

COLLABORATE • ENERGIZE • IMAGINE

Phase 2a: Visioning

OUR VISION
McCall is a diverse, small town united to maintain a safe, clean, healthy and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

“No thing was ever achieved without enthusiasm.”
Ralph Waldo Emerson



A VISION IN MOTION

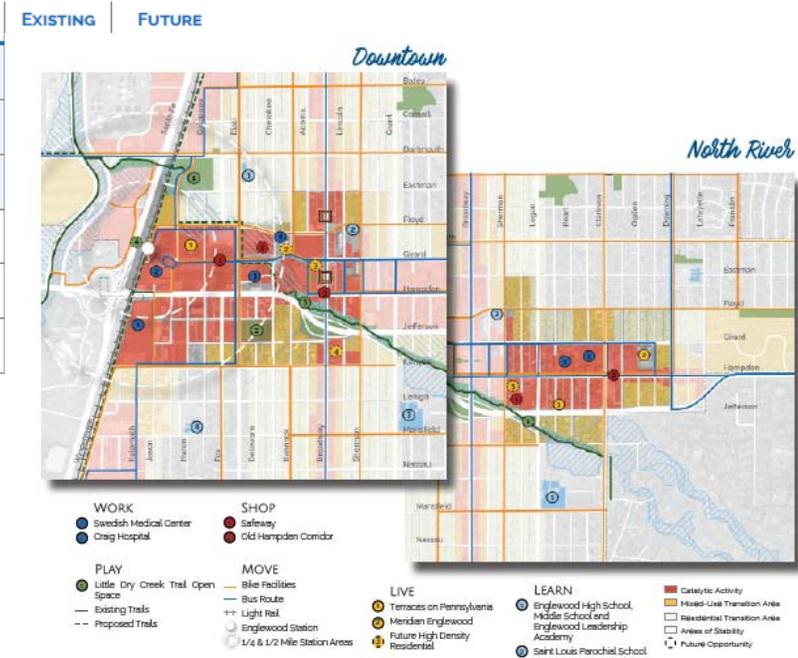
ISSUE 1 THE COMMUNITY VISION FOR THE CITY OF MCCALL

Our Character • Our Economy • Our Connections
Our Streets • Our Pathways

Phase 2b: Choices and Framework

THEME	EXISTING	FUTURE	EXISTING	FUTURE	EXISTING	FUTURE
LIVE	Housing price options	◐	●	◐	●	◐
	Defined character and high quality design	●	●		◐	◐
	Variety of housing types			◐	●	
WORK	Balance of jobs and housing	◐	●	◐	●	◐
	Flexible industrial space					◐
	Key employment places					◐

Cn Conservation **Rs** Residential **Vil** Village **VC** Village Center **Tn** City **R/C** Civic





Public Outreach Process

Public Outreach High-Tech

Tell us what YOU think!

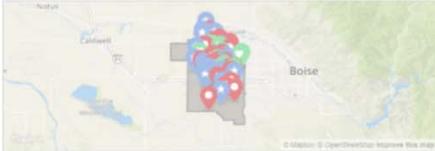
Throughout the **My Meridian** project, there will be ample opportunities for you to get involved here, via the web, as well as in person at events during the next several months. We hope you will visit this page often as questions, discussion and engagement tools will change from time to time.

Please share with your friends and family so that everyone has a voice in deciding what the future of Meridian will be!

VISION SURVEY **PLACES** IDEAS

Sometimes the best ideas are shared on a map!

about 2 months



Drop pins on the map below to share your place-based insights. What do you love? Where do opportunities exist? Think about transportation and mobility, land use and development, parks and recreation, festivals and events, economic drivers, and the environment.

Zoom in to find a location you are looking for using the + sign at the bottom right corner of the map. Click, hold and drag the marker of your choice and place it on the map to identify the following:

- Green = places you love the most
- Blue = places that present opportunities for change
- Red = places that need...

[Continue reading](#)

Sign up to have your say!

Who's listening

Kayvée Emery
Communications Manager
City of Meridian
Email: kayvee@meridianidaho.org

Camaron Arsal
Community Development Director

Ash2the10
30 Votes

Alternate traffic routes for Woodbridge

I believe we need to have alternate routes for traffic around Woodbridge. It's a nice neighborhood with many plenty of kids playing— not a cut through. More road planning with families and kids in mind.

Share    



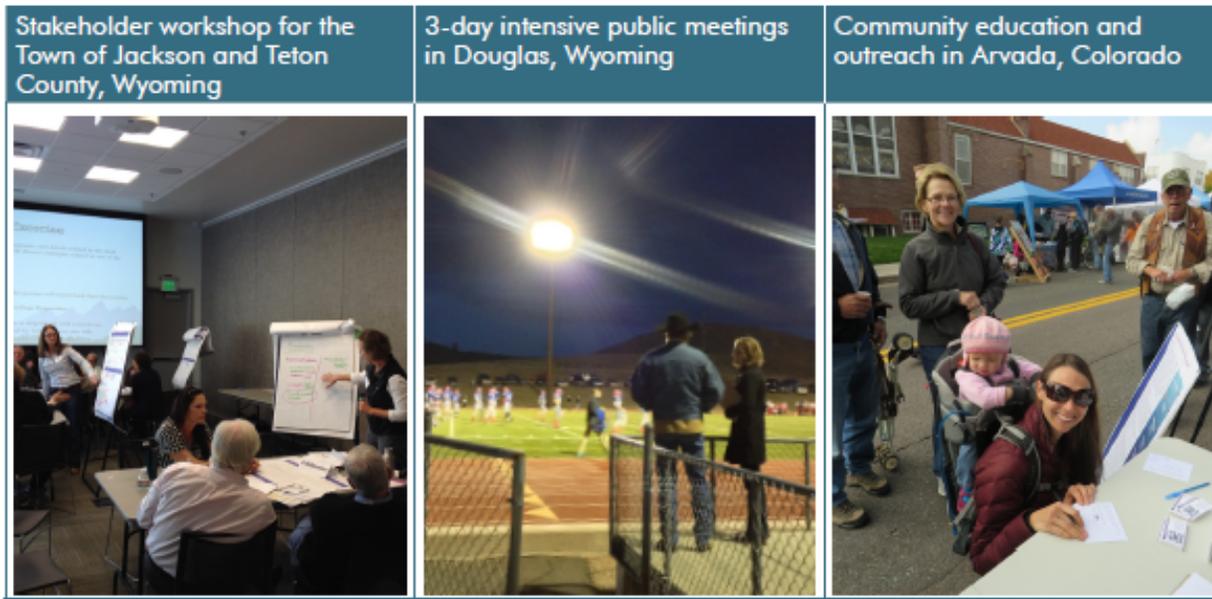
Beautiful neighborhood!

LOVE IT!

CREATED BY ASH2THE10

22 DAYS AGO

Public Outreach High-Touch



Non-Traditional Techniques:

- Teton County, ID: “Plan Van” that Toured Community Events
- Douglas, WY: Small-Group Workshops Targeted at Seniors, Families & Youth
- Jackson/Teton, WY: Fireside Chats with Elected Officials

UPCOMING PUBLIC OUTREACH

Event Series #1: Foundation

- Who:
 - Organization Representatives
 - Business Owners
 - General Public
- What: Small group stakeholder interviews, Online survey #1
- When: September – October





Next Steps

NEXT STEPS

- I. Review of Existing Plan
 - II. Analysis of Existing Conditions
 - III. Stakeholder Interviews
 - IV. Survey #1: Values
- 



Goals & Opportunities

PROJECT GOALS

This Plan will be a **SUCCESS** if...

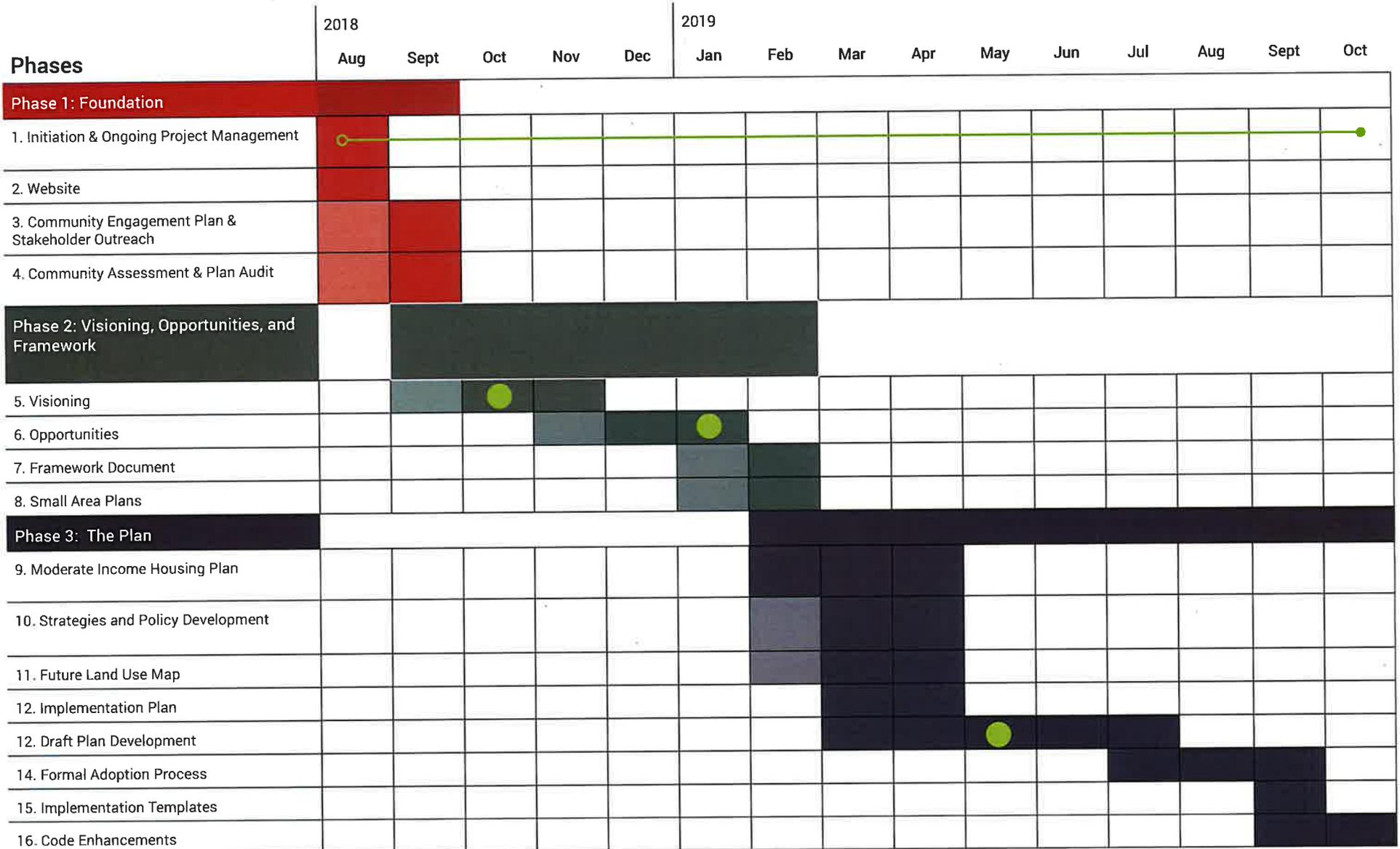


ISSUES & OPPORTUNITIES

Our key **OPPORTUNITIES** for the Plan are...



Attachment B
 8-21-18 Co-C Study
 Mtg.



● Key public outreach