

SOUTH JORDAN CITY
CITY COUNCIL MEETING

October 16, 2018

Present: Mayor Pro Tempore Jason McGuire, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Tamara Zander, Fire Chief Andrew Butler, Administrative Services Director Spencer Kyle, Associate Director of Public Works Raymond Garrison, Strategic Services Director Don Tingey, Director of Engineering Brad Klavano, City Attorney Ryan Loose, ACM Dustin Lewis, City Commerce Director Brian Preece, Finance Director Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

Others: Attachment A

REGULAR MEETING

Council Member Marlor made a motion to appoint Council Member Jason McGuire as Mayor Pro Tempore for this meeting. Council Member Zander seconded the motion. The vote was unanimous in favor.

A. Welcome and Roll Call – *Mayor Pro Tem*

Mayor Pro Tempore McGuire welcomed everyone present. He excused Mayor Ramsey and CM Whatcott who were absent from this meeting.

B. Invocation – *By Council Member Tamara Zander*

Kyson Phung, scout, offered the invocation.

C. Pledge of Allegiance

Ty Jeppsen, scout, led the audience in the Pledge of Allegiance.

Mayor Pro Tempore McGuire recognized the scouts that were present.

D. Minute Approval

1. October 2, 2018 Council Study Meeting
2. October 2, 2018 City Council Meeting

Council Member Harris made a motion to approve the October 2, 2018 Council study meeting minutes, and the October 2, 2018 City Council meeting minutes, as printed. Council Member Shelton seconded the motion. The vote was unanimous in favor.

E. Public Comment:

Chris Gepheart, 10868 Martindale Ln, said he was able to get some feedback regarding secondary water in the city. He thanked staff for their efforts on that. He noted that he had someone from the public works department test his water and he learned how much water testing is done throughout the city by staff. He thinks that is a great program.

Luane Jensen, 11186 S. 2700 W. invited the City Council and their families to the Veterans Day breakfast on November 10th from 8-10 a.m. She noted that all veterans and their families are also invited.

F. Public Hearing: Sterling Grove – 10149 S. Temple Drive Resolution R2018-50, authorizing the City of South Jordan to enter into a Development Agreement specifying specific development requirements, including restricting the subdivision to the R-4 Zone (Residential, 4 lots or units per acre) density requirements; Resolution R2018-51, Land Use Amendment, changing the land use designation from Low Density Residential to Medium Density Residential; and Rezone Ordinance 2018-07-Z, rezoning from the A-5 Zone (residential, 1.8 lots or units per acre) to the R-5 Zone (residential, 5 lots or units per acre). *(By Planning Director, Steven Schaefermeyer)*
RCV

Planning Director Schaefermeyer reviewed the background information on this item (Attachment B). He clarified that the Development Agreement says they are only allowed up to 4 units per acre. He said that will run with the land so someone else cannot come in and develop under the R-5 zoning. They have to comply with the development agreement. As part of the development process, the developer would be required to address drainage, fencing, and architectural standards. The city will likely require the alignment of Mabey Lane with any development on this property. He said the Planning Commission recommended denial of this application primarily in favor of staying with the current land use at R-3. Staff has met with the developer to work through as many issues as they can. The developer met with the neighbors. He said the recommendation from staff is based on their feeling that the density is compatible with this property. He clarified that the City Council is the only one that can approve the application. The Planning Commission and staff only offer recommendations.

Council Member Marlor asked what is the overall density of the adjacent PUD? Mr. Schaefermeyer said if the drainage can be taken care of on the property, the city could subdivide parcel A into 3 lots, giving it an overall density of 3.5 units per acre. The current density including parcel A is 3 lots per acre.

Mr. Schaefermeyer said the recommendation of the Planning Department is to approve this, with a development agreement. That would allow the R-5 zoning, with an R-4 density. They have been told by many developers that it is hard to develop at R-3 because it is a long narrow property and the city is requiring a stub road.

Council Member Harris asked if they took out one lot on the north side, south side, and east side, what would the density be? Mr. Schaefermeyer said it would comply. He said there are ways to configure it so that it complies with the R-3 zone.

Council Member Harris asked how the lot sizes of this proposal compare to Hidden Village and Stone Haven? Mr. Schaefermeyer said Stone Haven's lots average .19 acres. The proposal averages at .18 acres.

Council Member Harris said with the Hidden Village development, considerable open space was given. In this proposal, no open space is being contributed.

Mayor Pro Tempore McGuire noted that Mark Woolley is acting as the applicant on this project. He is not acting in his role as the Planning Commission chair.

Mark Woolley, 2244 W. Jordan Haven Ct., said the current land use is low density. He said mid density is what works here as it is a narrow piece of property. He reviewed the land use on the surrounding properties. Hidden Village was historic. Stone Haven to the east is R-3. Their lot sizes would be similar to Stone Haven. He said they are proposing R-5 because they have no other tool. The lot sizes don't work with R-4. He said they need to align Mabey Lane. There are water issues in this area. There are benefits to the neighborhood with this proposal. The open ditch would be taken care of and they would have fully developed city streets. He reviewed a concept drawing of the fencing and landscaping on Mabey Lane. He also reviewed renderings of the proposed homes. (Part of Attachment B).

David Jenkins, 11447 S. Polo Club Court, engineer for this project. He said after the road is widened, it only leaves 230 ft. on the property from north to south. When they put in a standard city street, there is not much left for a lot. The advantage of going to an R-4 or R-5 is that they pick up additional buildable area on the lot because of the front yard setback requirements. It was noted that the Wheadon Glen subdivision is a PUD and has a private road. Mr. Jenkins said unless Mabey's want to sell more property, those are the constraints they have with this property. There are lots of engineering issues.

Mayor Pro Tempore McGuire opened the public hearing.

*Note – Two letters were submitted, via email, for this hearing (Attachment C)

Mark Mabey, 1202 W. 10125 S., said this property is master planned for R-3. That is what the master plan is here for. They should follow the master plan and the Planning Commission recommendation. If they go to R-5, changes can happen with the development agreement. The Planning Director said there are renderings that show R-3. The reason it does not work is because of the price of the land. They need large enough lots for the kids to be able to play in the yards and not on the roads. The general plan is there to protect existing neighborhoods.

Kambree Anderson, 10287 S. Samuel Holt Dr. in Hidden Village. She said a lot of residents in their area share concerns about this project. She reviewed a prepared statement (Attachment D). She also submitted papers filled out by the neighbors, outlining their concerns (Attachment E).

Lex Waterson, 1221 W. Holt Farm Lane, said he is a member of the Hidden Village HOA Board. He has also participated in 9 real estate development projects as a developer or a partner. He said he presented a plan in Lehi that varied from the general plan and it was rejected. He encouraged the City Council to stick to the general plan for this proposal. He said there have been multiple offers interested in the property, many of those conformed with 3 units per acre. The lot size is irrelevant. It is density that determines the trips per day, demands for service, etc. He said if they did wider lots, that would mean wider homes and potentially 3 car garages. He said people will buy lots at 3 units per acre. There is no benefit with this proposal, except to the land owner and developer. He said they bought their homes with a promise. That is codified in the general plan and land use map. They should keep that promise. He is worried about increased density. That could continue with other available land in the area. He said they are worried about increased traffic on the roads. He reiterated that other people will buy the land and develop it at 3 units per acre.

Joan Ward, read a prepared statement (Attachment F).

Jan Wheadon Criner, read a prepared statement (Attachment G).

Kevin Tominey, 10118 S. 1000 W., reviewed a handout regarding the general plan (Attachment H). With the general plan, there are vested rights on the property. If the map changes with no reason other than money, what good is the plan? He said PUD's were a mistake. The city got away from them for a reason. He expressed concern about Mark Woolley being the applicant considering his position on the Planning Commission. He expressed concern that the City Council and staff are okay with that conflict. He recommended that they stick with the master plan.

Aaron Anderson, 10287 Samuel Holt Dr., said South Jordan is a place where people want to be. He said he fell in love with the Hidden Village neighborhood, but feels it is too dense. They are concerned about having that standard set as they go into the future.

Patrick Tominey, 10153 S. 1160 W., moved here from Boston where houses are stacked on top of each other. He expressed opposition to the change in density. The neighbors don't think it's a good idea. The master plan shows low density houses. The only one who benefits from this change is the developer. The developer knew the situation of the property when they bought the land. The layout of the property has not changed. They knew it was zoned low density. He does not feel it is procedurally correct when the developer hires someone from the Planning Commission to represent them. He asked that the City Council consider the recommendation of the Planning Commission. He said this decision sets a precedent for future properties. He asked that the resident's position be considered.

Dwayne Rasmussen, 1224 W. Samuel Holt Dr., said he was the original developer of Hidden Village. He is not opposed to this development. He has talked to neighbors that are not opposed to the plan. That has been misrepresented by the HOA. The plan is about providing diversity, not all 1/3 acre lots. They need some affordability for their kids and grandkids. This plan is more than acceptable. Master plans are living documents. He said it is transitional zoning off 1300 West and Mabey Lane. He said he would consider adopting the proposal.

Mayor Pro Tempore McGuire closed the public hearing.

Council Member Harris said when smaller lot sizes have been approved historically, they need to consider the reasons for that. With Daybreak, they have contributed significant open space and parks. Hidden Village has contributed open space. He has concern when applicants ask for more density and they don't require any additional open space. It sets a precedent to eliminate neighborhood parks.

Council Member Shelton asked what is the importance of realigning Mabey Lane? Will there be a future stop light? Director of Engineering Klavano said the city acquired the right of way for Mabey Lane a number of years ago. It was always planned to align with the drive at the Jordan River Temple. Aligning the drives will stop the conflict in left turn movements. When the road expands in the future, they may need a traffic signal. It could be a possible site of a future crosswalk.

Council Member Shelton asked about drainage issues on the property. Mr. Schaefermeyer said the water has to be retained on site. Mr. Klavano said there are many options. It is a state requirement for new subdivisions to have water retained on site. It is tricky in this area because of high ground water issues.

Council Member Shelton asked about zone creep. Mr. Schaefermeyer said they do look at developments around a subject property. It is only an issue if the City Council decides to look at the precedent that has been set in the area. The lots here are bigger than across the street. He said as they work on the new general plan, he does not anticipate that this area will see changes.

Mr. Schaefermeyer clarified a statement that R-3 is possible in the area. They can do an R-3 concept. No one has applied for that. It was noted that the setback requirements in R-3 are 25 ft., the setbacks in R-5 are 20 ft.

Council Member Shelton asked if they can do the R-3 zone and a development agreement to allow for less setback? City Attorney Loose said they can reduce down the requirements, not expand them above what the zone allows.

Council Member Shelton asked if they would normally require green space in a development of this size? Mr. Schaefermeyer said not usually. Under the previous PUD zone, they had to have a minimum of 5 acres; this subject property is 4.5 acres. They don't have open space requirements in any of their zones except the PC zone. Mr. Klavano said the park impact fee is charged. That is their contribution to the open space.

It was noted that Stone Haven is a PUD with public streets. Hidden Village has private streets. Stone Haven has open space in the form of a drainage pond. It can be transferred elsewhere.

Council Member Marlor asked for the definition of the general plan. Mr. Schaefermeyer said it is a guiding document required by state law. The zoning has to comply with the general plan. To grant a zoning greater than R-3 in this case, they have to change the general plan. The general plan is a guiding document. The last one adopted included PUDs. It was noted that they are working right now on a revision to the general plan. There will be changes to the plan. Mr. Schaefermeyer reiterated that there is not a big desire to change this area in large scale.

Council Member Marlor asked how is the general plan a promise and how is it not a promise? Mr. Schaefermeyer said if you look at the land use and zoning maps, the promise is that this is what was adopted as a vision or goal for the area. It is not a promise in that it can be amended at any time.

City Attorney Loose discussed vesting rights. When the general plan lays out land uses, when you ask for a zone in the land use designation, you don't have to amend the general plan. That is your vested right. If you want to ask for a density in another designation, you have to ask for both a change in the general plan and zoning.

Council Member Marlor said the promise is that if it complies with the zone, it can be developed. There is never a promise that land remain a certain zone in perpetuity. He said the City Council changes every 2 years. The general plan could change given that make up and different social economic changes that come about. Mr. Schaefermeyer said one goal is to review the general plan frequently. It is a living document.

Council Member Harris showed a video of Hidden Village. He said it shows why density was allowed in that development. The homes are clustered and there is lots of open space. He said he would be okay with a similar proposal with open space on this property. He is not ok with density when they are not required to contribute anything.

It was noted that the median lot size for Hidden Village is 6000 sq. ft., but the overall density is 3.75. The R-4 zone has a minimum 8000 sq. ft. lot. This proposal is for R-5. There are a few lots just less than 7000 sq. ft. It was reiterated that there have been no applications with an R-3 concept plan.

Council Member Zander said it would be challenging to put open space on this property similar to Hidden Village, given the total size of the property. She asked if a 1 lot pocket park has been considered? Mr. Woolley indicated that they have not had those conversations with staff yet. Because of the expense to maintain those pocket parks, most cities do park impact fees instead.

It was noted that the Mabey property extends further north. It is owned by different parts of the family. Council Member Zander asked about developing the whole farm and creating areas with open space, rather than developing it in small chunks. Mr. Schaefermeyer said they encourage

developers to adjoin landowners to have a better product. He said it is hard to bind future Councils.

Council Member Zander said given the problems in Stone Haven, should they be concerned that the same developer is doing this subdivision? Mr. Woolley said no. The major issue was water management. The code requires that all water stays on the lot until it is conveyed into the storm drain system. That was not happening in Stone Haven. There was a problem with a home builder, not the developer. Mr. Klavano concurred that it was an issue with the home builders, not the developer. It was noted that in this case, the developer will also be the builder.

Council Member Marlor asked if Hidden Village were developed today with the same density and open space, what zone would the developer propose? Mr. Schaefermeyer said likely the PD overlay over the RM zone. He said RM was not asked for in this case because that would be even more alarming.

Mayor Pro Tempore McGuire asked about potential conflicts of interest. City Attorney Loose said what was described tonight are conflicts. Mr. Woolley has to disclose the conflict before voting on an issue that he can make money on. He recused himself on the vote. He said they have had architects and others in the development industry on the Planning Commission. They have always recused themselves. He noted that at the State level, if they are going to gain financially from a proposal, they have to state the conflict and then they have to vote on it. He said there is no legal conflict. The law anticipates these issues and spells out how to handle them.

Mayor Pro Tempore McGuire said he and Council Member Harris are on the steering committee for the general plan. He does not believe there is any desire to see this area a higher density than R-3. He said 1300 West is a natural barrier to separate the different zones. He said the proposed lot sizes are the same as lot sizes in Daybreak. Approving this would further allow that type of density creep in an area with larger lots.

Council Member Harris said this is prime residential property. They need to get the right density on this property.

Council Member Marlor made a motion to approve Resolution R2018-50. The motion died for lack of a second.

Council Member Harris made a motion to deny Resolution R2018-50. Council Member Shelton seconded the motion.

Council Member Shelton expressed concern about where to draw the line for low density development in the area. The first thing he always wants to know is what are the surrounding zones. He said this case is difficult because the zones are different, but the lot sizes are similar.

Council Member Zander said the proposed product will sell. People in South Jordan want a quality home. The current trend is small lots. She said there is nothing wrong with the proposed

development. Her struggle is what will the next parcel request. She said she hopes they come back with a better zoning proposal.

Council Member Marlor said he is not advocating to have a change in the master plan from R-3 to R-5. This is a small and unique parcel. The average size lot to the east is similar. He said R-3 is a great zoning for the Mabey parcel. For this parcel, given the shape and road requirements, he is fine with the R-5 zone and R-4 density. He said most projects come in with a development agreement. They need to take every parcel and figure out what is in the best interest for that parcel and the future of the city.

Roll call vote. The vote was 4-1 in favor to deny, with Council Member Marlor opposed.

Council Member Harris made a motion to deny Resolution R2018-51. Council Member Shelton seconded the motion. Roll call vote. The vote was 4-1 in favor to deny, with Council Member Marlor opposed.

Council Member Harris made a motion to deny Rezone Ordinance 2018-07-Z. Council Member Shelton seconded the motion. Roll call vote. The vote was 4-1 in favor to deny, with Council Member Marlor opposed.

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

G. Public Hearing: Ordinance 2018-21, text amendment to Title 17.18.040 Impact Control Measures. (By Planning Director, Steven Schaefermeyer) RCV

Mr. Schaefermeyer reviewed the background information on this item (Attachment I). He said until they start applying codes, they do not always understand the unintended consequences. He said they have not eliminated, but they have lessened the residential protection areas. He reviewed the recommendation of the Planning Commission. One suggestion was to wait for the general plan rewrite. Staff feels the changes are minor and the changes are needed sooner rather than later because development still occurring.

Mayor Pro Tempore McGuire opened the public hearing.

Michael Florin, 10331 Spring Crest Lane, said he did not understand the map shown. He asked for, and received, clarifications on certain locations.

Mayor Pro Tempore McGuire closed the public hearing.

Council Member Zander made a motion to approve Ordinance 2018-21. Council Member Marlor seconded the motion. Roll call vote. The vote was unanimous in favor.

H. Public Hearing: Ordinance 2018-22, enacting chapter 5.82 and amending chapter 12.08 of the South Jordan City municipal code regarding regulation of wireless facilities. *(By Strategic Services Director, Don Tingey)*

Strategic Services Director Tingey reviewed the background information on this item. There will likely be more changes in the future. City Attorney Loose said they sent a staff attorney to the IMLA Conference and much of what they are being trained on has to do with small and large cell regulations.

Mayor Pro Tempore McGuire opened the public hearing. There were no comments. He closed the public hearing.

Council Member Marlor made a motion to approve Ordinance 2018-22. Council Member Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

I. Action Item: Resolution R2018-57, Haven at Harvest Village Development Agreement Amendment *(By Planning Director, Steven Schaefermeyer)*

Planning Director Schaefermeyer reviewed the background information on this item (Attachment J). He said the overall density of the project is the same. He reviewed the changes to the development agreement. He said they have the same number of units, but they have more single family and less attached units. They are also proposing an 8 ft. wall along Bangerter.

Council Member Zander said the developer had made commitments for trails and pickle ball and that is not in the development agreement.

Korey Kinder, Anderson Wallen and Associates, said he has not seen anything from the architects regarding the full club house layout. He said it does include a pool.

Council Member Zander said in the bottom right corner of the plan she saw, there were pickle ball courts. She said she had encouraged the pickle ball courts and the neighborhood being walkable with a trail system.

Mr. Kinder said the plan includes a sidewalk, a pathway, and a bench. It connects the open space by River Heights Drive. He noted the detention basin that will be done with phase 1. He said he can look at previous plans to see if it was offered before.

Mayor Pro Tempore McGuire said to the south, there is a subdivision with a sound wall that was put up by the developer. It does nothing to keep the noise out.

The proposal is for an 8 ft. concrete precast wall.

Council Member Zander asked what are their options to get in the agreement other things that were promised? City Attorney Loose said they can negotiate in the new deal, or table the item and have staff work it out. He said they can add in the pool, the pickle ball, and anything else

that was discussed in the study session. If the developer has an issue, they can renegotiate the development agreement.

Council Member Shelton made a motion to approve Resolution 2018-57, with the addition of at least 1 pickle ball court, a pool, and any other amenities agreed to in the work session on this item, subject to approval of the City Attorney and City Manager. Council Member Zander seconded the motion. Roll call vote. The vote was unanimous in favor.

J. Action Item: Resolution R2018-56, Letter of Concurrence and Match Agreement.
(By Director of Engineering/City Engineer, Brad Klavano)

Director of Engineering Klavano reviewed the background information on this item.

Council Member Shelton made a motion to approve Resolution R2018-56. Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

K. Reports and Comments: (Mayor, City Council, City Manager, and City Attorney)

Council Member Zander indicated that she had no reports.

Council Member Marlor said he would like the City Council to reconsider having PUDs as an option. He said that may be helpful in situations like the Mabey property, and they could look at doing some open space with clustered smaller lots. As it is, the developer tonight had to come in with an R-5 when they really wanted an R-3. He said they should reconsider that at a future work session. City Attorney Loose said staff is limited on land use tools. As part of that discussion, staff will review the issues that were causing the City Council at the time to feel like PUDs needed to be removed.

Council Member Harris said on Shields Lane, he has heard discussion about another traffic light that would go in between 1000 West and 1300 West. He said that may slow traffic. Director of Engineering Klavano said they never talked about another traffic signal. Council Member Harris said he also heard comments about Shields Lane being 2 lanes each way. Mr. Klavano said the last transportation master plan shows Shields Lane being widened from Jordan Gateway to 1300 West. He said years ago, the state did an east/west corridor study that showed a 5 lane road section from Jordan Gateway to Redwood Road.

Council Member Harris suggested they not narrow Shields Lane now, if they are going to do 2 lanes in each direction in the future. Council Member Marlor said they need to determine if they are trying to slow down traffic or get it to move. Mr. Klavano said the master plan will be updated in the next few months. Council Member Harris said this needs to be included as part of their decision regarding Shields Lane. Mr. Klavano clarified that they are not narrowing the actual roadway, just restriping it.

Council Member Harris asked for an update on the construction on 10600 South. Mr. Klavano said it is 70 percent paved. They should finish paving this weekend. The goal is still to be substantially completed by the end of the month.

Council Member Zander left the meeting at this time.

Council Member Shelton reported on an LPC meeting he attended. He said he feels they are selling a false premise about the housing crisis. Flawed ideas are being thrown around. He reported on a meeting with the Western Growth Coalition. WFRC was there and said they are planning on a full interchange at 9800 South Bangerter.

Mayor Pro Tempore McGuire also reported on the LPC meeting. He said they will need to continue to be an active voice in support of the city controlling land use authority. He also reported on the Arts Council meetings.

City Attorney Loose indicated that he had a breakdown of the many meetings that the Mayor has attended (Attachment K). She did an interview and update on Glenmoor with the South Valley Journals. That article will be coming out soon.

ADJOURNMENT

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

The October 16, 2018 City Council meeting adjourned at 10:23 p.m.+

This is a true and correct copy of the October 16, 2018 City Council Meeting Minutes, which were approved on November 20, 2018.


South Jordan City Recorder

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Attachment A
10-16-18 C.C. Mtg.

**AMENDED
CITY COUNCIL MEETING
OCTOBER 16, 2018
6:30 P.M.**

**ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS**

PRINT NAME

PRINT ADDRESS

LICOLH

Mark Woolley

2244 W. Jordan Haven Ct. ST

POW HOLT

10221 S 1230 W

GRACE HOLT

" "

DAVID JEMKISIC

11447 S. POLO CLUB Ct.

Dugine to Jari Rasmussen

1024 W Samuel Holt Dr SU

Glavia Larsen

1414 W. 11400 St

MICK Florini

10331 Springcrest Lane

Jennie Culbertson

109101 Scotty Dr.

KIM BURTON

10201 S 1300 W

DEAN CARVER

10258 Samuel Holt Dr.

Eric Kropf

10151 S. 1190 W.

KARLA Richards

1192 W Samuel Holt Drive

SEAN FULLER

5737 COPPERSTONE DR

KOREY KINDER

ANDERSON WATLEN & ASSOC

Patrick Tomney

101535. 11606 W

Christina Bobt Burns

10212 S Samuel Holt Dr.

Joan Ward

27105 W 10,000

Jam Criner

10822 S. 2700 W.

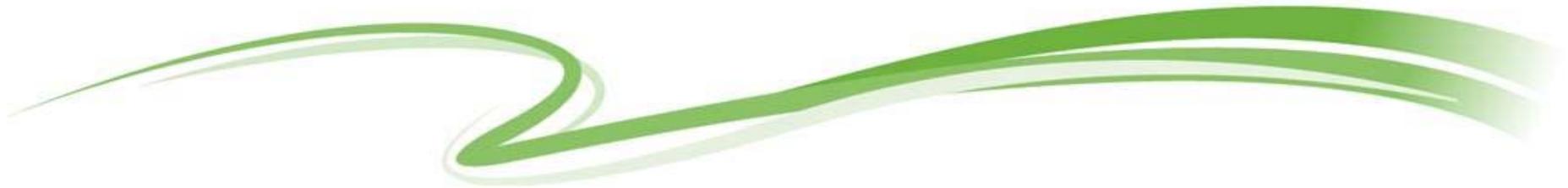
Jaron Anderson

10287 S. Samuel Holt Dr.

October 16, 2018



SOUTH JORDAN
U T A H



City Council
Meeting

STERLING GROVE LAND USE AMENDMENT & REZONE

10149 S Temple Drive

Mark Woolley
(Consultant)



Subject Property

Temple Drive (1300 West)

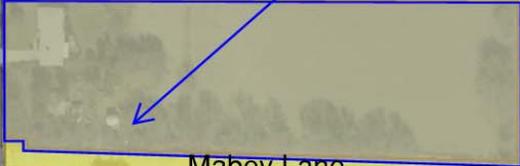
Mabey Lane

Samuel Holt Drive





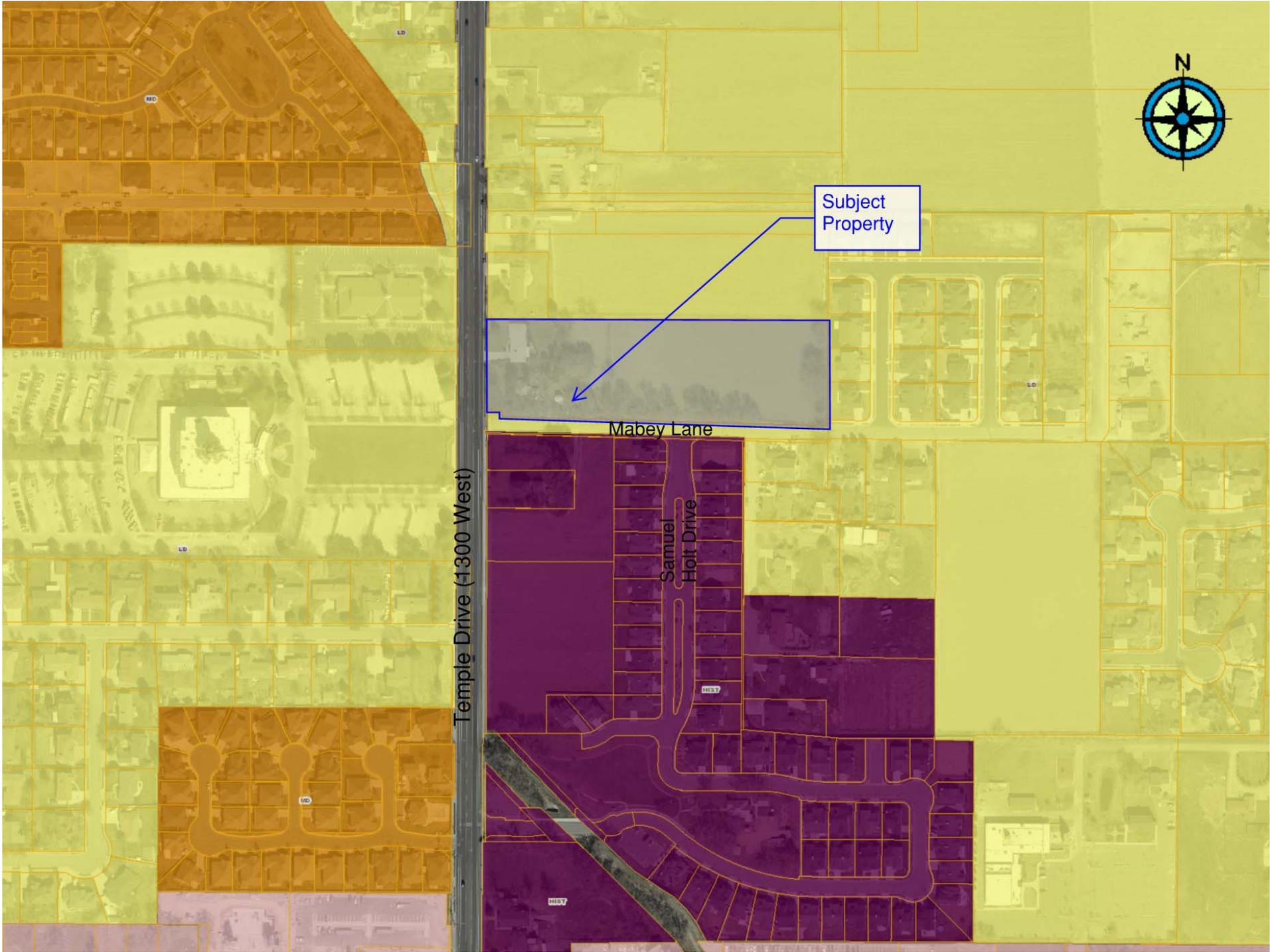
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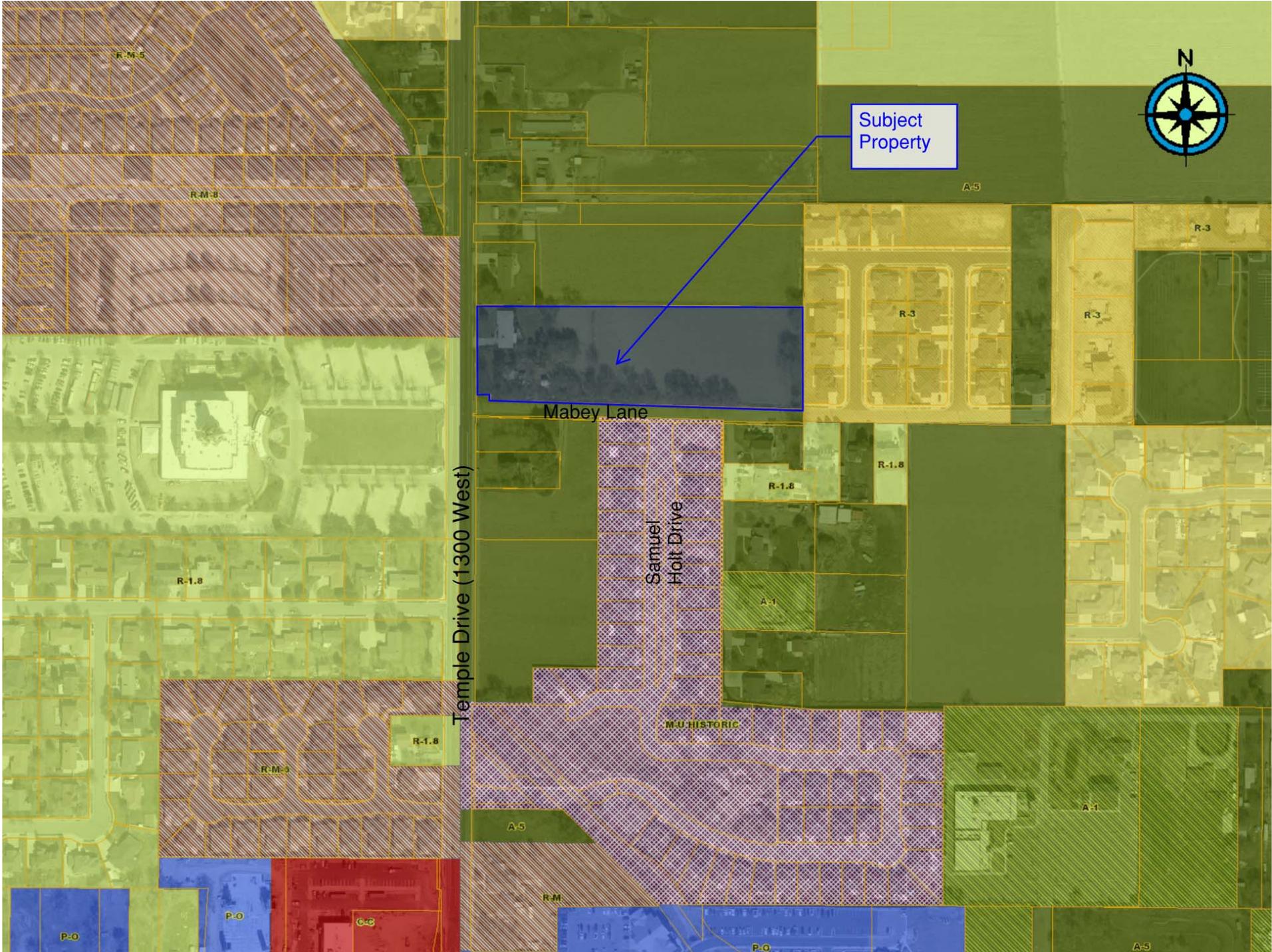


Mabey Lane

Temple Drive (1300 West)

Samuel Holt Drive





Subject Property



Mabey Lane

Temple Drive (1300 West)

Samuel Holt Drive

M-U HISTORIC

R-M-5

R-M-3

A-5

R-3

R-3

R-3

R-1.8

R-1.8

R-1.8

A-1

R-1.8

R-M-3

A-1

A-5

R-M

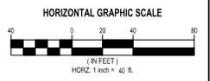
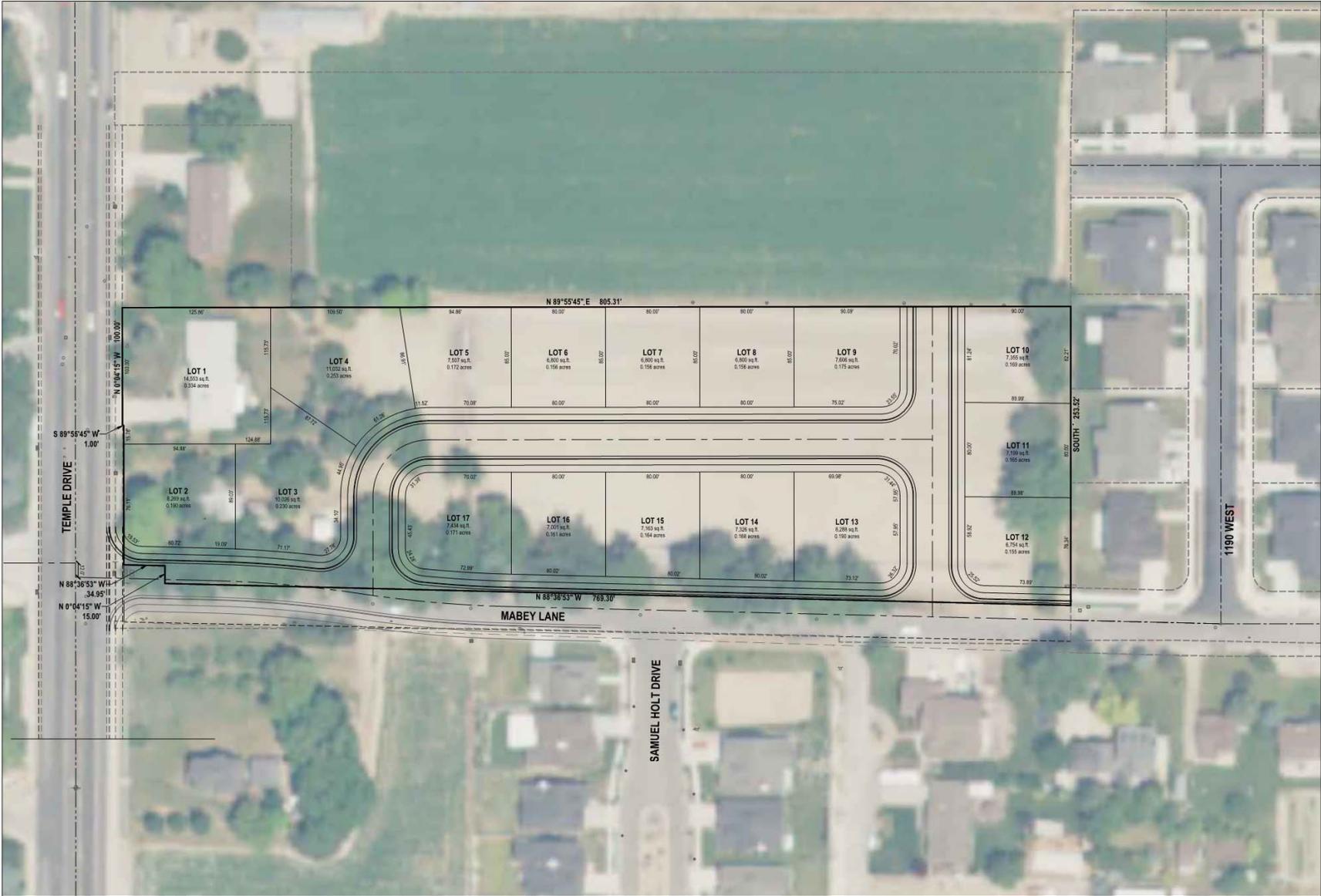
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G-2

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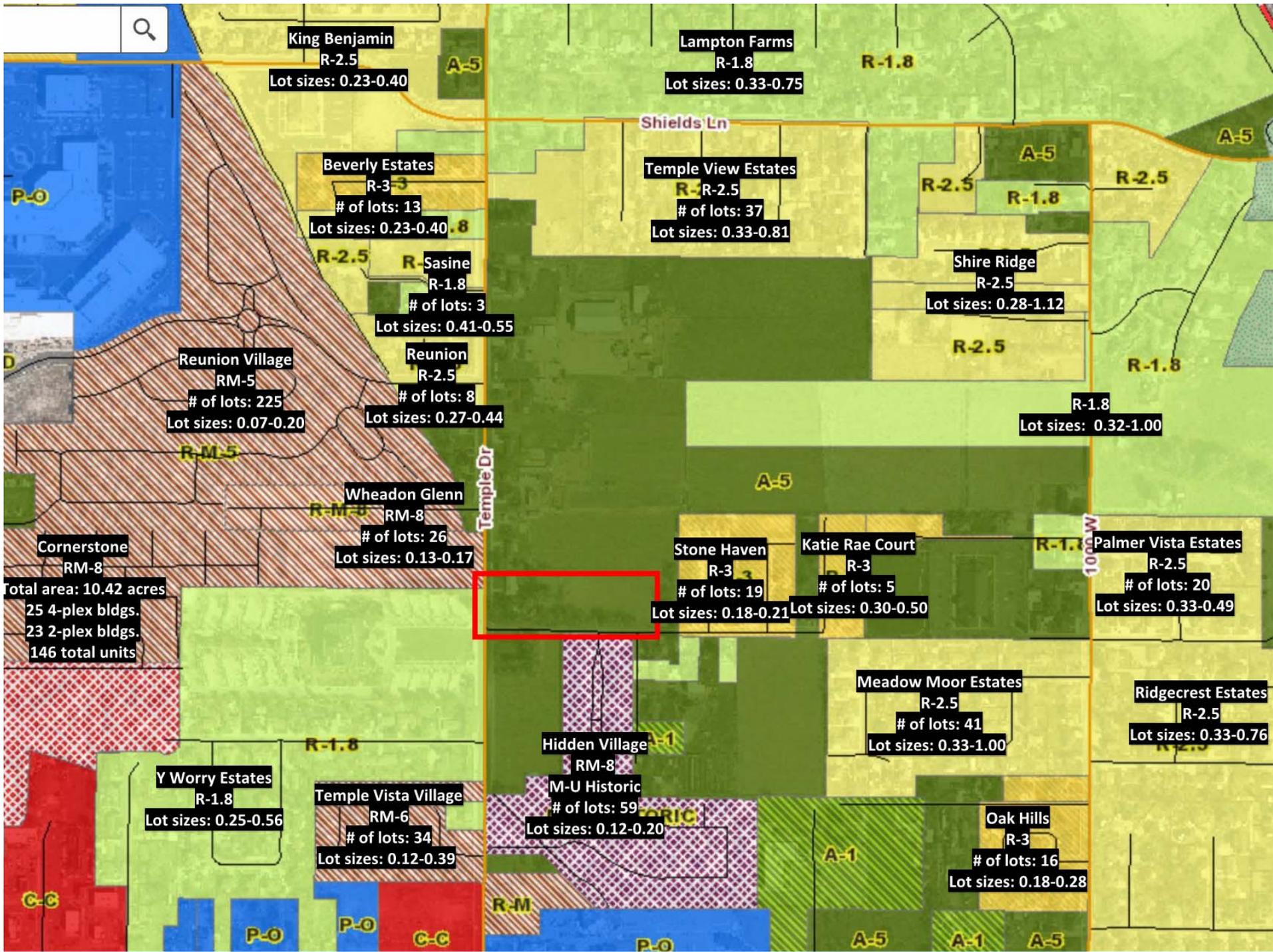
A-5







10/15/2018



Anna West

From: Dawn Ramsey
Sent: Tuesday, October 16, 2018 2:38 PM
To: Patrick Harris; Brad Marlor; Don Shelton; Tamara Zander; Jason McGuire
Cc: Ryan Loose; Dustin Lewis; Gary Whatcott
Subject: Fwd: Mayor Ramsey, Please reject the Sterling Grove Subdivision Plan

Forwarding this as I will not be there tonight. I've received several emails about this. Forwarding whatever was addressed to just me. Good luck. Thanks.

Dawn R. Ramsey | Mayor | City of South Jordan
1600 W. Towne Center Drive | South Jordan, UT 84095
O: 801.254.3742 | C: 385.414.2285

----- Forwarded message -----

From: "Lex Watterson" <Lex@watterson.email>
Date: Tue, Oct 16, 2018 at 2:37 PM -0400
Subject: Mayor Ramsey, Please reject the Sterling Grove Subdivision Plan
To: "Dawn Ramsey" <DRamsey@sjc.utah.gov>

Mayor Ramsey,

I was so pleased to vote for you for Mayor. I've known your father since we were teens, lived in your parents' ward for 15 years, and served in the Elders Quorum with your brother-in-law Ryan in the Lake Ridge 9th Ward (While Kami was the Primary President!) I know the quality of character of the Raisor family.

Please reject the Sterling Grove Subdivision Plan.

I live in Hidden Village, adjacent to the north of the subject property. I am an HOA Board Member.

If increased density were not being sought, we would have no basis to object with a proposal meeting the requirements of the Zoning, General Plan and Land Use Map. This proposal violates that plan.

I have been a developer and/or partner in multiple real estate projects in Utah and Colorado. I even had a plan rejected by the City of Lehi when it did not conform to their Zoning and General Plan and neighbors objected. Submitting that plan, not a plan consistent with the zoning and General Plan, was my mistake. Rejecting it was the right thing for the City of Lehi to do. Rejecting this proposal is the right thing for you to do.

What is in the interest of the City?

- Low density has less impact on services of all kinds.
- Use that is in character with the neighboring property and in keeping with the Land Use Plan

What is the neighbors' expectation?

- **Stick to the Zoning, General Plan and Land Use Map**

We the neighbors are opposed to increased density. We believe it will adversely affect our property.

Land Use Plans and Zoning are created for a reason – to plan a desirable community and create reasonable expectations for nearby residents and property owners.

It was our expectation when we purchased homes and invested our money and future in this neighborhood that the character of the neighborhood would not change. That the density would stay as planned. The Plan and Zoning codifies that expectation.

When you change the zoning against the Plan you give one person or group value they have no reasonable expectation of receiving, while at the same time reducing expected value for others. If we, the neighbors, were lobbying to require that this property be rezoned to one house per three acres, the owner would be unhappy. Livid, even. Rightfully so. We neighbors are unhappy with the proposed change.

Owners do not have a reasonable expectation to convert their property to a higher value use – to turn residentially planned and zoned land to a car lot, for example. Nor does the city have an obligation to facilitate that up-zoning, regardless of the economic impact on a property owner, investor, developer, or friend – especially if it violates the Plan and Zoning and is opposed by those citizens most affected, neighbors. The council does have an obligation to advocate for the Plan and existing neighbors.

A big concern

It may not seem a big deal to add just a few houses. It is a big deal to us.

Whenever the cornfield/school east of the subject property on Mabey Lane is developed, there is a planned access into Hidden Village. The streets of Hidden Village are extremely narrow. Cars and delivery trucks already speed through the neighborhood where our children live. Density matters.

If you grant this exception to the Plan and Zoning, then where will the line be held? Will the school property also be up-zoned to four (4) lots per acre, or five (5)? If you grant this petition how can you reasonably reject the next petition for higher density? And the next? Would the City then be under legal obligation to up-zone?

Regardless of a “development agreement,” will not the zoning map change to five (5) lots per acre?

Can the owner maximize value?

Ironically, keeping the property at the current zoning may not decrease value for the owner or developer.

Larger lots on larger homes equal more value per lot. There are LOTS of neighborhoods in South Jordan where larger lots, with larger homes built on them, gives as much or more value to the property owner as small lots would. (Nelson Farms, is a perfect example. \$1-3 million homes on half-acre lots. Surely lots with a temple view would be premium in South Jordan, UT.)

That said, the City is under no obligation to enrich the developer or landowner above and beyond what can be accomplished under the current zoning and Land Use Plan.

Points the Developer made in Planning Committee

- *More lots will enable the developer to match the road with the temple exit.*
 - This is a city requirement, not a voluntary contribution by the developer and not dependent on this density. It will be required whether this property is developed into 17 lots, 13 lots or 9 lots.
- *“These lots are larger than the lots in Hidden Village.”* The size of the lots is not the relevant figure. Zoning is for density, not lot size.
 - Stonehaven has a density of exactly 3 lots per acre.

- The cornfield/school district property east on Mabey Lane is zoned for 3 lots per acre.
- The subdivision to the east of the cornfield/school district property is 2.5 lots per acre.
- Hidden Village is 3.6 lots per acre – and achieved that density by dedicating land for a park and historic property. (A historic property that is in daily use, I might add. If you haven't had photos taken there, you may be the only people in the south valley who have not.)
- The proposed development is not adding an amenity to justify higher density. They just want it.
- *"We couldn't make smaller lots."* Actually, taking the submitted plan and combining lots would achieve this – easily.

If this plan is rejected, the developer will have to redraw their map, or another developer who will create a plan consistent with the Land Use Plan will step in. The City won't lose. The neighbors won't lose. The property owner will not lose anything he should expect.

The Planning Department approved this proposal but the Planning Council rejected it. I can only imagine the pressure the Planning Department is under to approve a proposal by the Chair of the Planning Commission whom they work with on a monthly basis. The Planning Commission, however, is used to voting with and against each other. It was easier for them to take a stand consistent with the Plan and vote against the proposal. Please do the same.

Sincerely,

Lex Watterson
801-574-0898

Anna West

From: Dawn Ramsey
Sent: Tuesday, October 16, 2018 2:40 PM
To: Patrick Harris; Brad Marlor; Don Shelton; Tamara Zander; Jason McGuire
Cc: Ryan Loose; Dustin Lewis; Gary Whatcott
Subject: Fwd: Sterling Grove Re-Zone Views

Not sure if you received this one, or not. I believe the rest were addressed to all of us. Thanks

Dawn R. Ramsey | Mayor | City of South Jordan
1600 W. Towne Center Drive | South Jordan, UT 84095
O: 801.254.3742 | C: 385.414.2285

----- Forwarded message -----
From: "Aaron & Kambree Anderson" <dawski@gmail.com>
Date: Tue, Oct 16, 2018 at 4:01 PM -0400
Subject: Sterling Grove Re-Zone Views

Dear City Council Member

We are concerned that RDM Developers wants to rezone property from an A5 to an R5, when the City Master Plan projects it being an R3. We as residents would like to see the city uphold the Master Plan and follow through with a rezone from an A5 to an R3.

Residents of our community are also concerned and agree that the proposed option of an R5 is too dense and should not be passed by city council.

Out of the 57 people that we talked to from the surrounding areas 53 agreed that an R5 is too dense.

Two people who did not take issue with an R5 did share concerns that the concept map has room to change to a higher density. The concept map that has been presented to us is a conservative representation of what a developer could and would be able to do if an R5 is approved. We fear RDM is getting the rezone approved under the pretense of a conservative R5.

51 people are concerned about what a higher density zone will do to our roadway. I say roadway, because there is only one public road going in and out of the community. Not only are there concerns about increased traffic and congestion.

With such small lots and minimal enforcing governance, there are concerns that parking issues will arise. Currently and historically in our own community of Hidden Village there have been hard feelings between neighbors not only because cars are being parked in the narrow streets, but motor homes and boats have been parked and stayed parked in our roadways for extended periods of time; even with the enforcement of restricting HOA CC&Rs. The fact is, with higher density there is not enough room for residents to park more than two cars in their personal driveway and garage. When friends and family come to visit, or someone picks up a hobby or two, there is not enough space to accommodate their desired quality of life.

51 people are concerned that the concept map being shown by the developer does not include a retention pond. Residents in the Stone Haven Subdivision continue to have issues with flooding as it is. Using new retention systems are a concern because of the already high water table and inability to know where a fissure of water may or may not be in this particular water shed type area.

In the Planning Commission meeting there was an argument stated by the developer that the flooding is occurring in Stone Haven because different contractors built in the subdivision. That the flood waters come from off the roofs of an uncoordinated system. RDM developed StoneHaven, and if there are problems with flooding because of how they designed it then current residents have accurate reason to fear a new RDM development going in upstream from them.

53 people feel the loss the large mature trees along Mabey Lane and would like to see some sort of re-beautification project take place. There are 120+ trees that will be taken out for the development. This area lies at the doorstep of an international focal point. Hundreds and thousands of people, of a variety of faiths, travel to this area of South Jordan to be uplifted and inspired. The area that we live in is a unique space because people cared enough to preserve and maintain the historical and natural features. The outcome is one that creates a sense of bewilderment and admiration. I would feel amiss if I didn't ask for the city council to consider protecting and replenishing the beauty, as wild as it may be, that currently exists within the proposed project.

It is important to note that this rezone will be setting a precedence for the rest of our area that is currently open fields. If one developer gets a higher density then the Master Plan indicates, what is there to stop more higher density re-zoning happening in the future? Stick with the Master Plan! Keep our area the way we all, the residents and the Planning Commission, agree to foresee it being in the future. Keep the density manageable and enjoyable for all. Vote no to an R5 rezone!

Best,
Kambree and Aaron Anderson

Dear City:

We are concerned that RDM Developers wants to rezone property from an A5 to an R5, when the City Master Plan projects it being an R3. We as residents would like to see the city uphold the Master Plan.

Residents of our community are concerned and agree that the proposed option of an R5 is too dense and should not be passed by city council.

Of the 57 people in the area that we talked to 53 agreed that an R5 is too dense.

Two people who did not take issue with an R5 did share concerns that the concept map has room to change to a higher density. The concept map that has been presented to us is a conservative representation of what a developer could and would be able to do if an R5 is approved. We fear RDM is trying to get it approved under the pretense of a conservative R5.

51 people are concerned about what a higher density zone will do to our roadway. I say roadway, because there is only one public road going in and out of the community. Not only are there concerns about increased traffic and congestion.

With such small lots and minimal enforcing governance, there are concerns that parking issues will arise. Currently and historically in our own community of Hidden Village there have been hard feelings between neighbors not only because cars are being parked in the narrow streets, but motor homes and boats have been parked and stayed parked in our roadways for extended periods of time; even with the enforcement of restricting HOA CC&Rs. The fact is, with higher density there is not enough room for residents to park more than two cars in their personal driveway and garage. When friends and family come to visit, or someone picks up a hobby or two, there is not enough space to accommodate their desired quality of life.

51 people are concerned that the concept map being shown by the developer does not include a retention pond. Residents in the Stone Haven Subdivision continue to have issues with flooding as it is. Using new retention systems are a concern because of the already high water table and inability to know where a fissure of water may or may not be in this particular water shed type area.

In the Planning Commission meeting there was an argument stated by the developer that the flooding is occurring in Stone Haven because different contractors built in the subdivision. That the flood waters come from off the roofs of an uncoordinated system. RDM developed StoneHaven, and if there are problems with flooding because of how they designed it then current residents have accurate reason to fear a new RDM development going in upstream from them.

53 people are saddened by the loss of so many large mature trees along Mabey Lane and would like to see some sort of re-beautification project take place. There are 120+ trees that will be taken out for the development. This area lies at the doorstep of an international focal point. Hundreds and thousands of people, of a variety of faiths, travel to this area of South Jordan to be uplifted and inspired. The area that we live in is a unique space because people cared enough to preserve and maintain the historical and natural features. The outcome is one that creates a sense of bewilderment and admiration. I would feel amiss if I didn't ask for the city council to consider protecting and replenishing the beauty, as wild as it may be, that currently exists within the proposed project.

It is important to note that this rezone will be setting a precedence for the rest of our area that is currently open fields. If one developer gets a higher density then the Master Plan indicates what is there to stop more rezoning occurring in the future? Stick with the Master Plan! Keep our area the way we all, the residents and the Planning Commission, agree to foresee it being in the future. Keep the density manageable and enjoyable for all. Vote no to an R5 rezone!

Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

Please select the concerns that you share with us.

- The density of the current rezoning proposal ^{as an R5} ~~along with the~~ amount of potential incurred within which the current site plan can change once the desired zoning is achieved.
- Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)
- The absence of a retention pond
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.

Other concerns you have.....

Needs to be zoned as an R4 !

Signature



Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

Please select the concerns that you share with us.

- The density of the current rezoning proposal along with the amount of potential incurred within which the current site plan can change once the desired zoning is achieved.
- Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)
- The absence of a retention pond
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.

Other concerns you have.....

We moved to So. Jordan because every lot was 1/3 ac. - This. Topographic is long gone - How small will we go?

Signature



Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

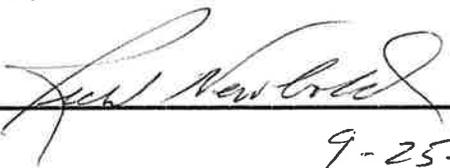
Please select the concerns that you share with us.

- The density of the current rezoning proposal along with the amount of potential incurred within which the current site plan can change once the desired zoning is achieved.
- Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)
- The absence of a retention pond
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.

Other concerns you have.....

* PROPERTY OWNERS WITH WATER SHARES FROM THE SOUTH JORDAN CANAL CO. MUST CONTINUE TO HAVE ACCESS AND RIGHT OF WAY TO LATERAL DITCHES FROM THE CANAL FOR THEIR WATER USE AREA AND TAIL WATER (RUNOFF) DITCHES

Signature



9-25-18

Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

Please select the concerns that you share with us.

The density of the current rezoning proposal along with the amount of potential incurred within which the current site plan can change once the desired zoning is achieved.

Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)

The absence of a retention pond *Just water drainage concern*

The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.

Other concerns you have.....

Honesty - Development say what they really want. Then do it.

Signature

Jennif Mabey

Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

Please select the concerns that you share with us.

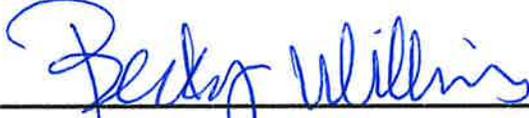
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- Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)
- The absence of a retention pond
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.

Other concerns you have.....

Stonehaven already has flooding issues, the lack of a retention pond will impact the neighborhood to the east - we are all downhill.

We don't need anything less than an R-3 subdivision. We need fewer homes/less high density in South Jordan. Less impact on our schools, roads, etc...

Signature


1142 W. Mabey Ln.

Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

Please select the concerns that you share with us.

- The density of the current rezoning proposal along with the amount of potential incurred within which the current site plan can change once the desired zoning is achieved.
- Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)
- The absence of a retention pond - No where for water to go - will end up in our subdivision
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site. -

Other concerns you have.....

- This same developer developed our lots and we've had numerous issues with flooding on our finished lot and in our home. After many attempts with the builder to fix the issues we were still left with thousands of dollars in repairs and landscaping costs to remediate. There is no plan in place to displace water from the new development.
- Mabey Lane cannot handle the additional traffic and there should be another entrance/exit to this proposed subdivision besides Mabey Lane.

Signature



Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

Please select the concerns that you share with us.

- The density of the current rezoning proposal along with the amount of potential incurred within which the current site plan can change once the desired zoning is achieved.
- Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)
- The absence of a retention pond
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.

Other concerns you have.....

- install a stop light
- Sidewalks both sides maybe Lane
- Utilities underground-

Signature

Charles W. Buss

Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

Please select the concerns that you share with us.

- The density of the current rezoning proposal along with the amount of potential incurred within which the current site plan can change once the desired zoning is achieved.
- Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)
- The absence of a retention pond
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.

Other concerns you have.....

Don't lose the trees!

Signature

Michelle Babbe

Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

Please select the concerns that you share with us.

- The density of the current rezoning proposal along with the amount of potential incurred within which the current site plan can change once the desired zoning is achieved.
- Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)
- The absence of a retention pond
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.

Other concerns you have.....

NO Elms ... NO Box Elders
Rid of current trees.

Signature



Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

Please select the concerns that you share with us.

- The density of the current rezoning proposal along with the amount of potential incurred within which the current site plan can change once the desired zoning is achieved.
- Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)
- The absence of a retention pond
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.

Other concerns you have.....

- impact on surrounding neighborhoods
- traffic exiting Mabey Ln on 1300 W.

Signature



Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

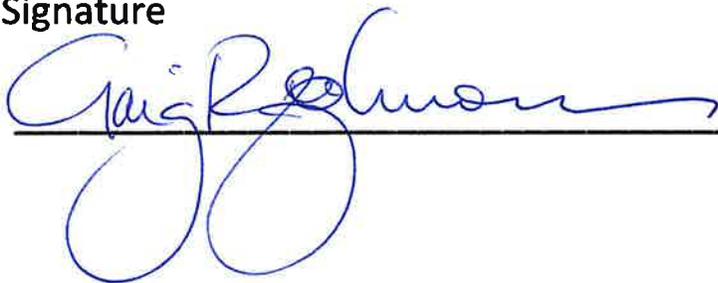
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- The absence of a retention pond
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.

Other concerns you have.....

IF lots will match the size of Stonehaven, make the zoning the same as Stonehaven.

Signature

A handwritten signature in blue ink, appearing to read "Craig Johnson", written over a horizontal line.

Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

Please select the concerns that you share with us.

- The density of the current rezoning proposal along with the amount of potential incurred within which the current site plan can change once the desired zoning is achieved.
- Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)
- The absence of a retention pond
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.



Other concerns you have.....

I feel like if Stone Haven is zoned R3, that's what we would like this to be.

Signature

Lenora L Johnson

Residents are concerned about the new rezoning and upcoming development occurring on the Ellefsen Property.

Please select the concerns that you share with us.

- The density of the current rezoning proposal along with the amount of potential incurred within which the current site plan can change once the desired zoning is achieved.
- Impacts on roadways created through higher density (i.e. parking of cars, motorhomes, boats)
- The absence of a retention pond
- The need for a beautification project to be implemented and replace the loss of many (120+) large trees and green space on the project site.

Money

Other concerns you have.....

THIS IS SACRED GROUND -
BE RESPECTFUL OF THE FAMILIES THAT CAME
BEFORE US - ~~KEEP IT~~ ~~BE~~ REMEMBER WHAT
WAS HERE

Signature

Natalie B. Jain

Attachment F
10-16-18 C.C. Mtg.

To: Mayor Ramsey, City Council and Staff:

I am writing this letter regarding the Al Wheadon/Clarence Ellefsen property to be developed directly east of the temple. I want you to know that this doesn't have any affect on me financially, but it does emotionally. I, along with the surrounding neighbors, hate to see it be developed at all, but for different reasons. Many of my fondest memories are being there and working with my grandpa on the farm. I have been dragging my feet on this letter, trying to keep my opinions to myself, because some of those opposing the proposed development are some of my very best friends.

My grandpa Al Wheadon, along with my dad Dell worked hard, as did all the other farmers, to purchase and maintain their property in hard times. Along with working hard, they had very little. I can't speak for others, but for our family the outhouse was our best friend, to say nothing of no central heating. I consider the farmers' sacrifices sacred, and would hope that others would as well. My grandpa wanted Marvin and Larry to have this property as they lived with him their entire childhood. He loved them and could see the fruits of his labors as he entrusted them with his hard work.

To those who are worried about the added traffic on the lane, let's remember that just because the Wheadon property is being developed last, really doesn't take away from the fact that until the last few years the lane was part of the piece of property now being developed. All those using the lane since time began were using a lane that belonged to my grandpa. But now people are worried about traffic because they arrived?!

To those worried about the view... You might want to drive down to Rex Holt's place, who for previous decades has enjoyed a beautiful view of the temple. I was delivering him a loaf of hot bread the other day and noticed what a beautiful wall they now get to embrace on a daily basis from the all the new move ins, yet these people are worried about what is to become of THEIR view of the Temple.

In 1980 you had to have an acre of land to build a house in South Jordan, but a short time later when they developed in our front yard and they were making 1/3 acre lots and it wasn't that great for us either. But, I never even CONSIDERED going to a city meeting to complain.

I believe this development is very reasonable compared to the lots that are already developed there. South Jordan has opened the gates for about any size lot and home that could exist.

I believe that the remaining farmers need to be taken care of in every way, to be able to continue to work and water their farms. I also believe that my cousin Marvin (who has no idea that I am writing this letter) is 81 years old, wheel chair bound, has cancer, and 2 special-needs sons, has the right to get as much and he can out of his land as possible. It wasn't just a gift. These two brothers milked cows morning and night, ran the derik stacking hay, slopped the hogs and planted and picked tomatoes, not to mention the irritating irrigation night and day, while their friends were down at the Purdue swimming hole. Not only did they contribute, but my grandpa wanted them to have it.

I have lived in South Jordan my entire life, and have watched so many people get "special favors", but that isn't what this about. This is about FAIRNESS.

This development has met the requirements necessary to fit into this community, and I know they will

be willing to help work through the worries of the surrounding farmers with their irrigation.

Thanks for your time and consideration.

Joan Wheadon Ward

To Mayor Ramsey, City Council and Staff:

My name is Janet Wheadon Criner and I grew up on this property until I was 14 years old. I recently read on a South Jordan Citizens FB page a comment applicable here tonight: (1) "If you build next to a field, you can expect changes. And two, every farmer deserves to make the most of their property when they sell." I have no financial stake in this property, nor did we in Wheadon Glenn. I live on a Century Farm at 10,000 South 2700 West, where the Nativity is. I am just here to speak about fair zoning in this adjoining community.

I didn't know about the Planning Commission meeting September 25, but I would like to address some of the concerns voiced by citizens at the public hearing that night.

As the City Council Report states, this project reflects the same lot sizes as Hidden Village, Wheadon Glenn and Stone Haven. In fact, none of those have lots bigger than .21 ac. This new project tonight goes up to .25, so no one has to worry about a higher density. It has met all the specs and requests that the City has asked for regarding roads, infrastructure, etc. Medium Density can be 4-8 units per acre, but this project wants only 4, and wants to keep the single detached homes around the Temple that we have had historically. They have even stated in writing that they want to be contractually obligated to 4, which makes it highly unlikely they would come back with a new plan for more, requiring more public hearings.

Water issues with Stone Haven or other previous projects need to be taken up with their own developer, and should have no bearing on this project. This property has a higher elevation, and doesn't require a retention pond, as I understand it. I'm very sorry and sympathetic that they have been dealt with in a less-than-honest way, which has caused them problems. Believe me, as we have seen development all around our property west of 2700 West over the past 50+ years, we have had many problems negatively affect our farm, and thus us personally. These problems were caused by dishonest developers, lack of City oversight, and the new neighbors themselves. But this isn't that.

Impact on schools from this development will be minimal to negligible, as these will be larger, more expensive homes, not necessarily for young families. Jordan School District already owns six acres down the lane, and should they build a school there, that will take care of any overcrowding in the surrounding schools. As far as traffic is concerned, an extra home or two here will not affect the traffic much on the lane. When others develop their land and the possible school goes in, that needs to be taken up with them at that time.

The developer is not asking for anything unreasonable here. He is just asking for the lot size that all the other property owners surrounding the Temple have received.

GENERAL PLAN City of South Jordan 2010

Adopted by the City Council June 1, 2010 Resolution No: R2010-17

Land Use Element

Residential Cities are often characterized by the quality of its housing. South Jordan has long been known for its quality housing and one of the primary purposes of the general plan is to protect the existing neighborhoods. Large-lot single-family homes dominate the City and have continued to preserve the semi-rural feel that attracted many residents.

Land Use Designations

RURAL RESIDENTIAL: (to be 17.2% of the total city acreage – 1.8 units per acre)

Provides residential parcels that typically allow for agricultural use and farm animals within a growing urban environment. Historically the residential standard.

LOW DENSITY RESIDENTIAL: (to be 24.7% of the total city acreage – 1.8 to 3 units per acre)

Semi-rural character and feel without farm animal use.

Lots generally 1/4 acre in size, the standard residential designation throughout the city.

MEDIUM DENSITY RESIDENTIAL: (to be 3.2% of the total city acreage)

Allows for smaller lot single-family homes as well as lower density condominiums/townhomes.

Land Use Goals and Policies

LU Goal 1.1

The Land Use Element and the Future Land Use Plan Map should specify the desired development pattern for South Jordan City.

LU Policy 1.4

Ensure that development does not exceed the densities established within the Land Use Element and Future Land Use Plan.

Implementation Element

The General Plan is intended to establish a vision for the development of the community. It references general principles, objectives, goals, and policies to achieve that vision. The success of the plan requires the commitment of the community, elected officials, and city staff. It will only have effect when it becomes part of daily decisions made throughout the City.

How does changing the Master Plan accomplish these 13 goals?

- Encourage orderly growth and development
- Protect the health, safety, and welfare of residents, business, and property owners
- Maintain and improve property values
- Improve and enhance the quality of life
- Reduce traffic congestion and hazards
- Provide adequate light and space and minimize the crowding of land
- Improve security and living environment
- Promote economic development and the economic health of the city and its inhabitants
- Promote a wholesome, sustainable, and attractive city
- Further the goals of the general plan
- Protect and preserve community values and identity
- Encourage land uses which are compatible with the rural character of the city
- Protect urban and nonurban Development



Impact Control Measures Text Amendment

Amending South Jordan City Municipal Code 17.18.040

Introductory Paragraph

- Clarifies that ICMs do not apply to residential accessory uses, which are inherently compatible with residential uses and do not need to be mitigated. Applying ICMs to residential accessory uses is also overly burdensome to residents.
- Clarifies that exceptions to the requirements require the applicant to show good cause and explain why it is in the best interest of the City. An example of where this could be used is where the City Council has approved a development agreement and impacts were considered in making that decision.

Section A. Traffic Study; Section B. Circulation And Access Plan:

- Grammatical and clarification changes.

Section C. Operations Plan:

- Grammatical and clarification changes.
- Subsection 2 is deleted because operation plans are required for all animal uses in the Subsection H “Required Impact Control Measures Table.”

Section D. Sound Study:

- Sound study required for gun ranges added to Subsection H “Required Impact Control Measures Table.”

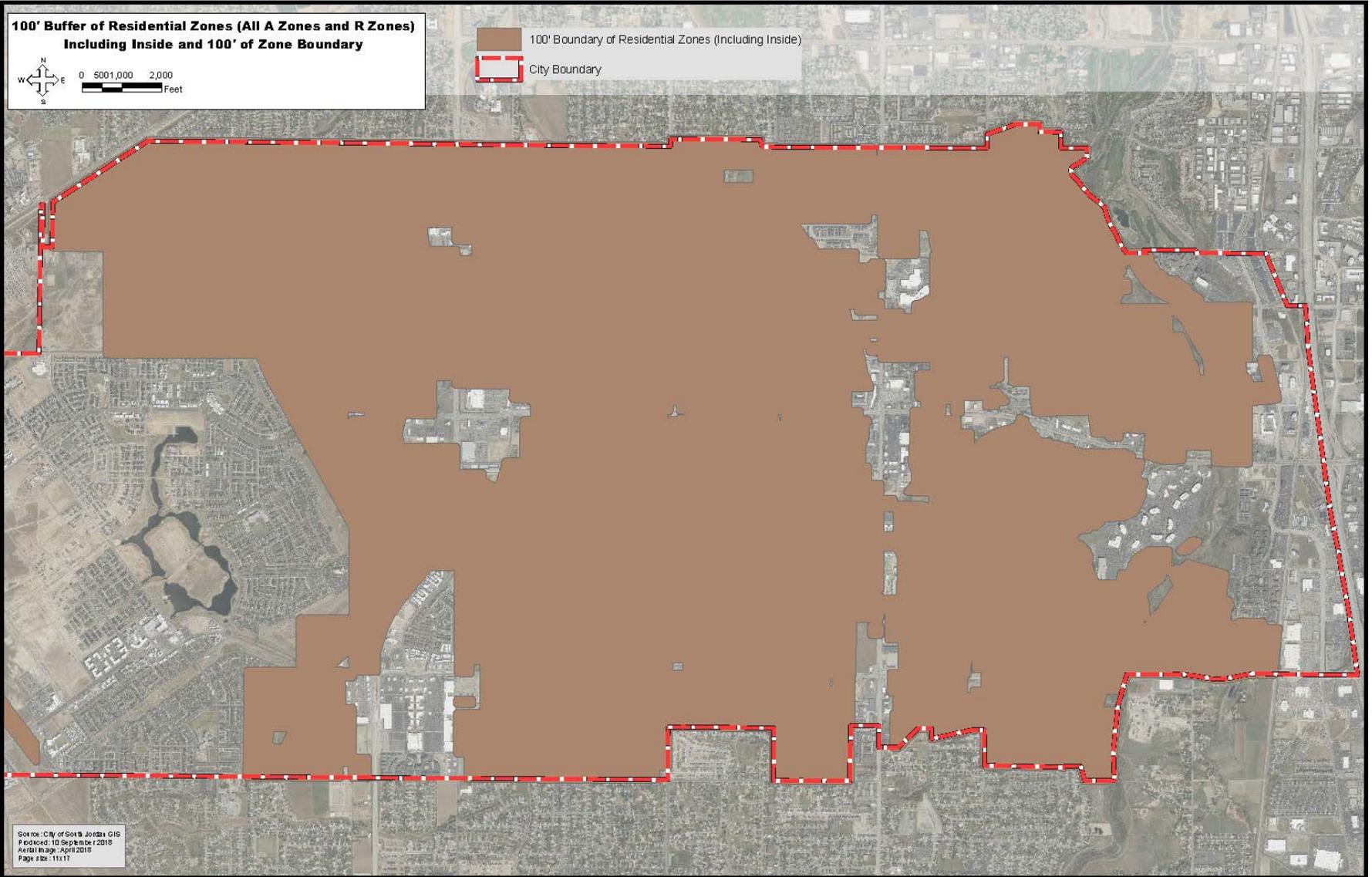
Residential Protection Area

- This section has caused the most unintended consequences and has effectively prohibited otherwise unobjectionable uses. The changes to this subsection generally clarify the requirements and make them more reasonable, including adjusting the distance requirements.
- Clarifies that the protection area is measured from the boundaries of a residential land use designation, not a zone.
- Moves the gun range requirements to Subsection H “Required Impact Control Measures Table.”

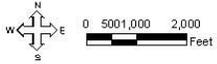
**100' Buffer of Residential Zones (All A Zones and R Zones)
Including Inside and 100' of Zone Boundary**



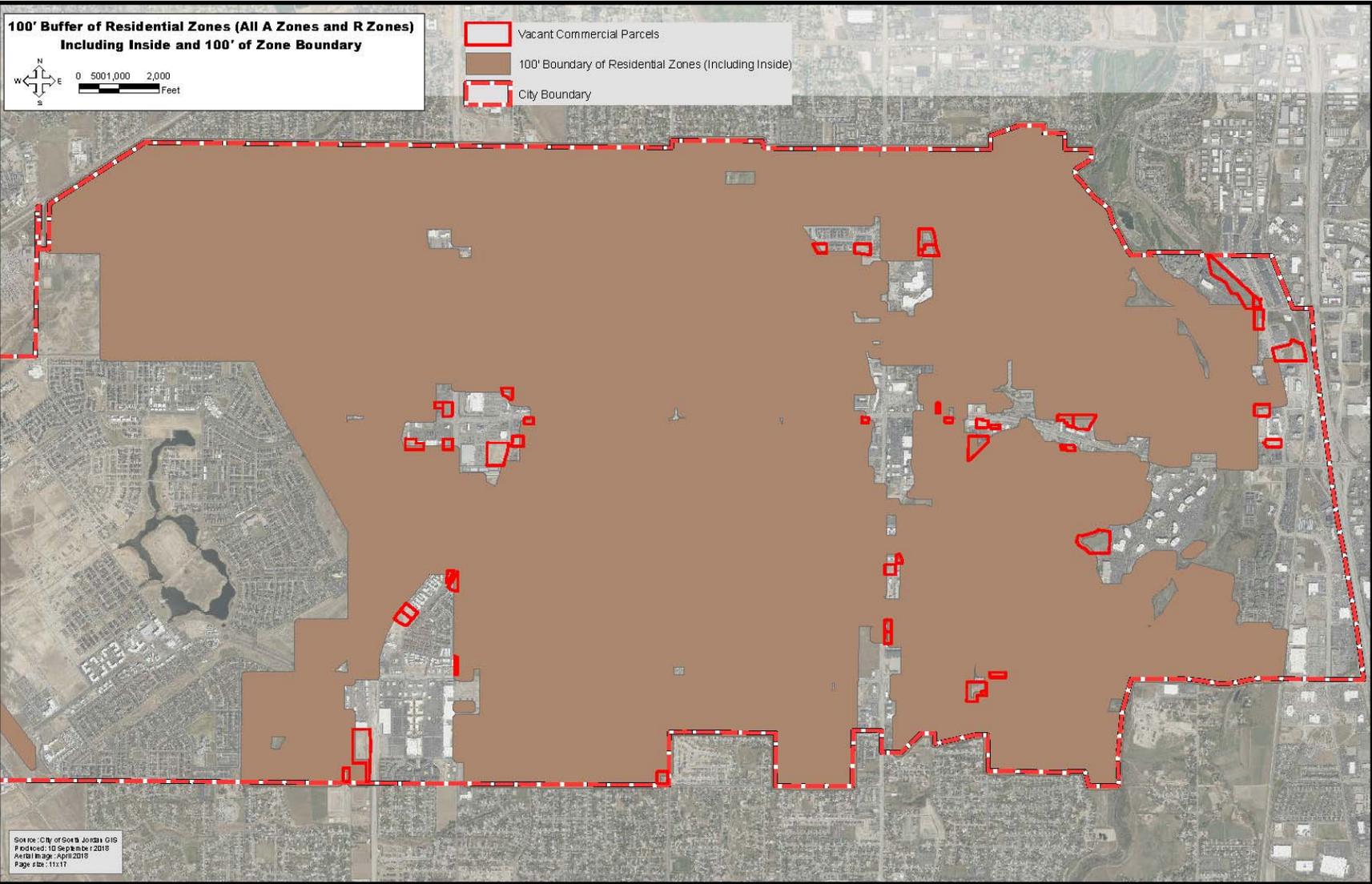
-  100' Boundary of Residential Zones (Including Inside)
-  City Boundary



**100' Buffer of Residential Zones (All A Zones and R Zones)
Including Inside and 100' of Zone Boundary**



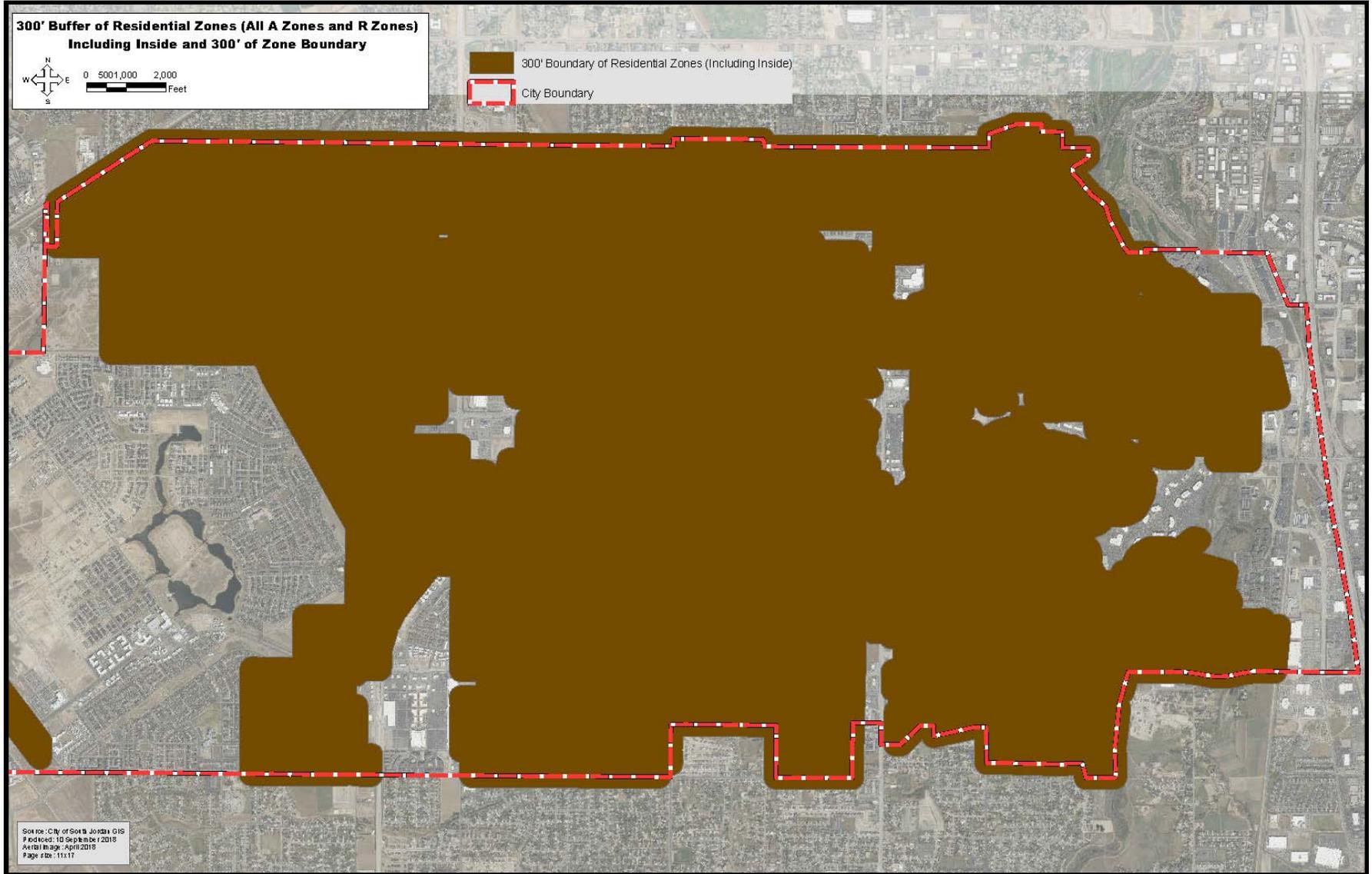
-  Vacant Commercial Parcels
-  100' Boundary of Residential Zones (Including Inside)
-  City Boundary



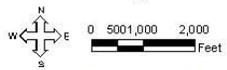
**300' Buffer of Residential Zones (All A Zones and R Zones)
Including Inside and 300' of Zone Boundary**



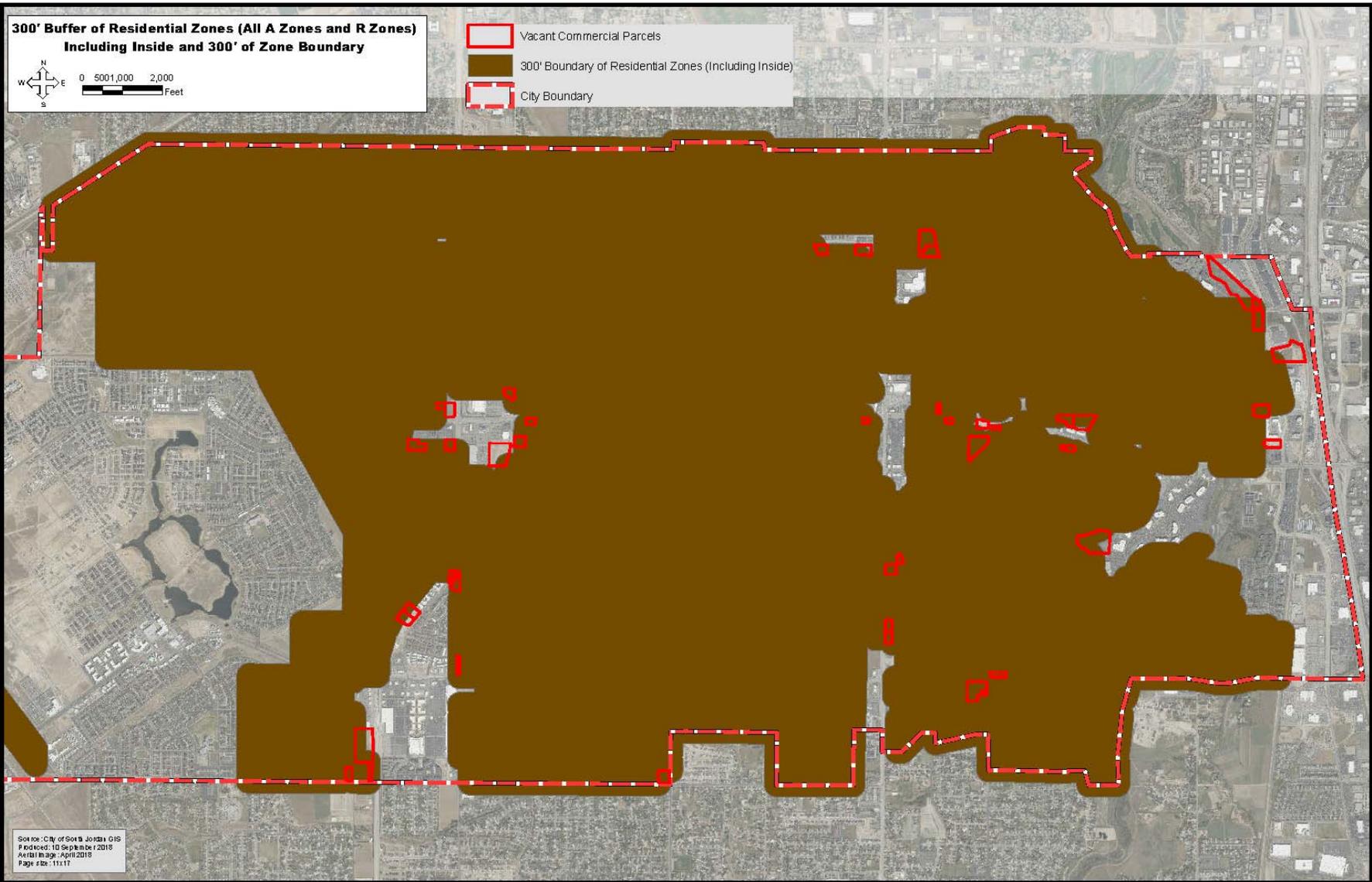
-  300' Boundary of Residential Zones (Including Inside)
-  City Boundary



**300' Buffer of Residential Zones (All A Zones and R Zones)
Including Inside and 300' of Zone Boundary**



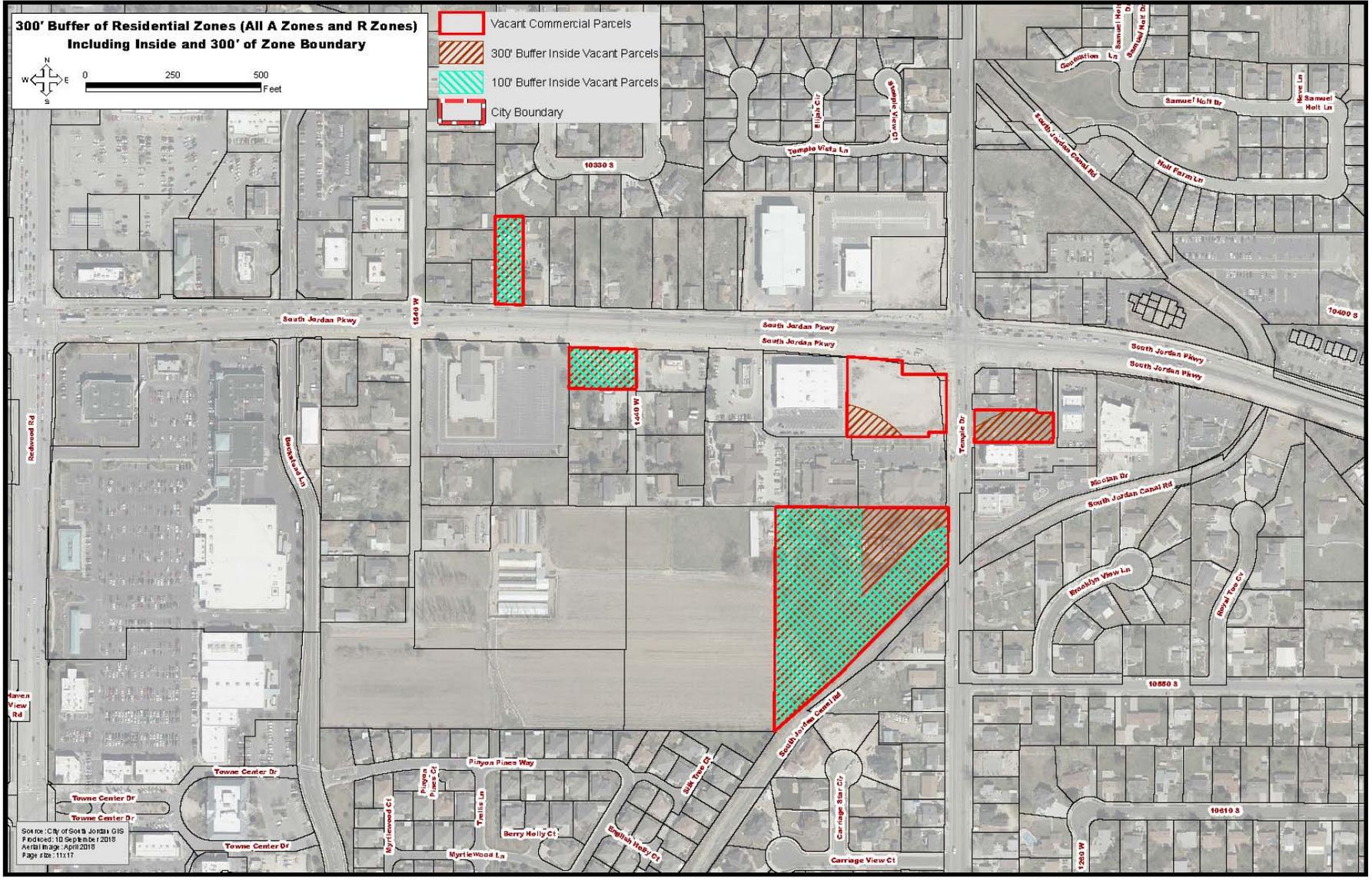
-  Vacant Commercial Parcels
-  300' Boundary of Residential Zones (Including Inside)
-  City Boundary



**300' Buffer of Residential Zones (All A Zones and R Zones)
Including Inside and 300' of Zone Boundary**



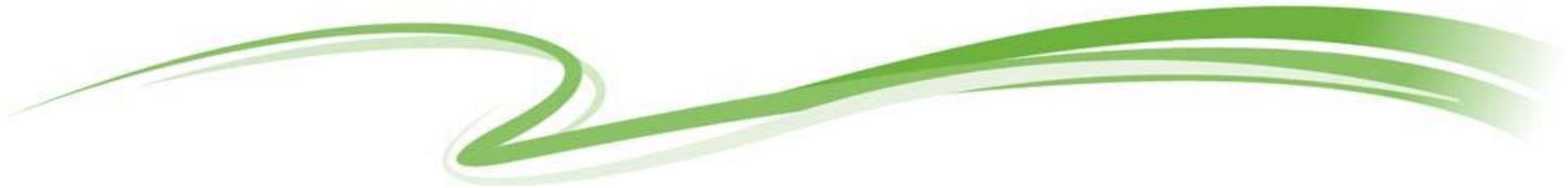
- Vacant Commercial Parcels
- 300' Buffer Inside Vacant Parcels
- 100' Buffer Inside Vacant Parcels
- City Boundary



October 16, 2018



SOUTH JORDAN
U T A H



City Council
Meeting

HAVEN AT HARVEST VILLAGE

ADDENDUM #1 TO DEVELOPMENT AGREEMENT

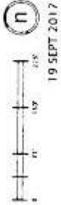
10768 S. RIVER HEIGHTS DR.

Korey Kinder, AWA Engineering
(Consultant)

Exhibit B – The Concept Plan







End Of Slide Show

10-16-2018 CC Meeting – Attachment K

From: Dawn Ramsey
Sent: Tuesday, October 16, 2018 6:16 PM
To: Ryan Loose
Subject: Mayor Report Oct 16, 2018

In the last two weeks here a SOME of the things I've done to represent the city. I'll spare you the full list. :)

- -Attended Point of the Mountain Stakeholder Meeting
- -SL Chamber Connecting Business & Education Event w/5 University Presidents
- -Was asked to speak at Professional Republican Women's Event at the Capitol (and did)
- -Council Strategic Planning Retreat
- -Met w/ Mayor McAdams & SL County about Welby Park and other projects
- -Met with Daybreak
- -Attended the JSD Board of Education meeting for 7 hours of boundary discussion. (All 17 residents in attendance were from South Jordan)
- -WFRC ATC Cmte
- -Spoke at Ribbon Cutting for Safe Haven Vaults with AG Sean Reyes
- -Attended Reflections judging st Jordan Ridge & picked the first ever Mayor's Choice Award winners in the different categories
- -Attended Jordan Education Foundation Executive Board Meeting
- -Spoke at the South Jordan Outstanding Teacher Awards Banquet, where we honored one teacher from every school in the city. Put on by the SJ Chamber of Commerce, this is a fantastic event and I appreciate the Chamber for putting it on!
- -Joined the other mayors in the southwest quadrant of the valley to present our legislative priorities at a Breakfast we put on for each of the legislators in our area. Had Cam speak, Andrew there, You & Melinda. Feel free to say whatever you want about it.
- -Attended the County wide Active Shooter Training Drill at SLCC Miller Campus. All police & Fire agencies in Salt Lake County participated. One of the most intense hours I've ever been a part of. Thank you to Chief Carr for asking me to come, and to Lt. Pennington for being my companion & walking me through the drill as they were doing it.
- *Ask Chief Carr if he would like to tell the Council about it.
- -Attended the SLCo Transportation Advisory Board Fourth Quarter Working Group Meeting to design equitable & permanent policy structure for future County transportation funding applications.
- -Met with Theresa Foxley, CEO of EDCUtah, and attended my first EDCU Board of Trustees meeting. Great to have SJC represented on do many of these Boards. Definitely is an advantage for the City and I anticipate the time spent participating will help bring greater opportunities to our city.
- -Spent a few hours yesterday working with a wonderful reporter from the Journal on her story update about Glenmoor Golf Course.

- -Tried to join ULCT Board mtg & LPC, but couldn't connect.
- -THANK YOU to those covering for me while I'm out of town, to Don Tingey for attending Jordan River Commission, Melinda and Don for attending Western Growth Coalition, everyone who attended LPC, Dustin and hopefully other Council members for representing the City at the JSD Meeting with all the municipalities, to Brian Preece for going to the JSD Finance Cmte Meeting this morning, and to everyone who worked hard putting together our booth for the CTE Pathways event today. The Director of the JSD CTE program texted me pictures of our people and said how AWESOME our team is. He is nothing but impressed with South Jordan City, which I feel is how it should be because we DO have the BEST people, and I'm very grateful for the chance to work with all of you.

THANK YOU!! Please let me know how tonight goes.