

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

October 2, 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, Fire Chief Andrew Butler, Administrative Services Director Spencer Kyle, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, ACM Dustin Lewis, City Commerce Director Brian Preece, Finance Director Sunil Naidu, Deputy City Engineer Jeremy Nielson, Attorney Todd Sheeran, Planning Director Steven Schaefermeyer, City Commerce Director Brian Preece, Building Director Ty Montalvo, Police Chief Jeff Carr, IT Director Jon Day, City Council Secretary MaryAnn Dean

Others: See Attachment A

SPECIAL STUDY MEETING

Mayor Ramsey welcomed everyone present. All members of the City Council were present, except Council Member Zander who will be arriving shortly.

A. Invocation:

CM Whatcott offered the invocation.

B. Presentation Item: Update to City Council of the Shields Lane Traffic Concerns raised by residents. *(By Deputy City Engineer Jeremy Nielson)*

Development Services Director Klavano reviewed the background information on this item. They have met with the residents regarding their concerns.

Deputy City Engineer Nielson reviewed a prepared presentation (Attachment B). He said the majority of residents are speeding on the road.

Council Member Zander arrived at this time.

Police Chief Carr said there have been 3 accidents since the neighborhood meeting. He said most of the citations in the area are for speeding and a few truck route violations. He said it is hard to maintain 25 mph on the road the way it currently is.

They discussed the proposal for raised medians along Shields Lane. The medians would be about 6 inches tall. The plan is for the medians to have stamped concrete. They are exploring putting tall grasses on the west end median. They are considering landscaping on the east end median.

The plan is to put speed limit signs up and paint the speed limit on the road. Mr. Nielson said for cost purposes, they can eliminate the two middle center medians. He would recommend keeping the medians on either ends, at the minimum.

Development Services Director Klavano said this project would come as part of the CIP process in January to be prioritized for next fiscal year's budget.

Council Member Marlor asked about the possibility of installing a sign that says the middle lane is not a travel lane.

Mayor Ramsey asked if they can install medians without blocking driveways? Mr. Nielson said yes, that is why the medians are being done in short segments. They have been placed so they are not blocking anyone's driveways.

Council Member Zander asked if they can install a median just by 1300 West and see if that accomplishes the goal? That would cut the budget on the project. Mr. Klavano said they need to do at least the 2 medians on either end of Shield's Lane. Police Chief Carr concurred.

Council Member McGuire said they could consider something removable in the middle of the road, like large planter boxes. Mr. Klavano said they can look at the budget; the bulk of the cost is the overlay of the road. CM Whatcott said they need to make sure the option that is chosen is attractive and they should be sensitive to the residents.

Mayor Ramsey asked if the traffic concerns will be better once the 10400 South construction is complete? Mr. Nielson said he believes the volumes will go down, but the speeds will go up. Mr. Klavano said he anticipates the volume to go back up in the coming years due to growth.

Mr. Klavano noted some complaints about people cutting over to Chavez and going up. After this project, they can address that problem.

CM Whatcott said if they want to include this in the budget process, they will add it to the list and prioritize it as part of the budget process.

Council Member Zander said she is okay to consider this project, but she wants to see what they are losing to gain this.

Council Member McGuire expressed concern about notifying the residents if they end up bumping the project in January. CM Whatcott said they can tell the residents that they are unsure what fiscal year this project will be in. He said they can inform them that it will likely be in the next fiscal year, or the following fiscal year. He said they want to get input from the residents to make sure they are happy with the plan.

Council Member Harris said the residents may want a construction break. CM Whatcott said they can delay the project, if that is the desire of the residents. He said some residents feel passionately about getting the project done.

It was noted that one benefit of doing this project is that it might push traffic back to 10400 South, and then some of that traffic won't return to 9800 South.

Mr. Klavano said UDOT has indicated that 10400 South is supposed to be done by the end of the month. If the Shields Lane project is funded in July, it may not happen until August or September next year, and they would have almost a year break.

Council Member Shelton said part of him wants to increase the speed limit, but that may raise the traffic speed even further. He said he is not a fan of 9 ft. wide lanes. He does like the idea of medians with landscaping and grasses. He said they could consider going with 2 medians instead of 4. It was noted that the cost is approximately \$70,000 for all 4 medians. It was further noted that last year, the city's budget for capital projects was almost \$2 million.

Council Member Harris said he is not a fan of making the lanes more narrow. Mr. Klavano clarified that the pavement width would be the same, but they would reduce the width of the lane with striping. Council Member Harris said he may be okay with 10 ft. lanes.

Council Member Marlor said if the bike lanes are too wide, the cars may use that as an extra lane. He would prefer to have 10 ft. lanes. He also feels the 2 medians in the middle are needed so people do not continue to use the middle lane as a travel lane.

All members of the City Council indicated that they are in favor of considering this project, and for staff to have a preliminary meeting with the neighbors on this project.

C. Presentation Item: History & Update of Business Operations in a residential zone at 548 West 11400 South. (By Building Director, Ty Montalvo and Cory Day)

Building Director Montalvo reviewed the background information on this item. There was a business license issued to Harper Concrete in 1999. It is in the residential zone. The business has now changed hands and they have applied for a business license. The nature of the business is the same as it always has been. He believes the business was existing when this property was annexed into the city. It is a concrete/excavating company. The question is if we want to keep allowing the business to run in this location.

It was noted that the property with the business and the home next door went to Salt Lake County to split the parcels. It was not done according to the city codes.

Cory Day, building and coding department, said they have received several anonymous complaints about businesses in this area. In this case, there is now a standalone building on a parcel that is not attached to a home. The property is listed as being owned by Barbara Schmidt, but they are unsure if the County records are up to date. She was also listed as owning the home on the adjacent property. There are many home occupations in this area.

On the subject property, they assume the new business owner purchased this business with the understanding that they could continue to run the business. It is considered a legal non-conforming property. Nothing about the business has changed in years. There are complaints that

they are running a commercial business in a residential area. The original complaint was about the limo business at the adjacent property, but the construction business was the most recent business license to renew. It was noted that they could not issue a home occupation license to this property. It would have to be a general business license. The other businesses in the area are a limousine business on the corner, a few landscape businesses, and an electrician. In the case at hand, it is in a residential zone, but it is not a residential use.

City Commerce Director Preece said they need to look at the legal implications. Mr. Montalvo reiterated that the nature of this business has not changed in many years.

Council Member Zander said she would hate to punish a small business owner if they can appease the situation.

CM Whatcott said part of the issue is that when 11400 South was reconstructed, it created Willow Creek Avenue as a residential street. There are some complaints that there is truck traffic on a residential street. He said when this property was annexed into the city, it came this way. He said further north, there were some new homes constructed, but everything else has been there for a long time.

Council Member Marlor asked when they come in for a license change, can they legally not renew the business because it is not conforming? City Attorney Loose said a legal non conforming use is a land use issue, not a license issue. He is unsure if this business qualifies for a license without a home attached. They may have to apply for a zone change. Mr. Preece said the use has to be allowed for the land use; that is a requirement of the business license. It was noted that if they don't renew the license, there will likely be a claim against the city.

CM Whatcott said staff would prefer to let the business continue. City Attorney Loose recommended they change the language in the city licensing code to match the recommendation of staff.

Council Member McGuire concurred with staff's recommendation. Council Member Shelton said the use should conform to the code, either with a rezone or a change in the licensing code. He does not want to put them out of business, but it should be legally defensible. Council Member Harris said to leave it alone. Council Member Zander suggested that they put some restrictions to keep it from growing bigger and not allow more than the existing number of dump trucks. She concurred with the previous comments. Council Member Marlor said they should shut them down if there is code violations. If there are no code violations, they should allow the business to continue to run.

City Attorney Loose said staff would bring forward something in the business license code. There are other similar situations in the area.

Mr. Preece reiterated that they could not issue a home occupation license because there is no longer a home with this business.

CM Whatcott said staff would start working on this issue.

D. Discussion Item: Housing Gap Coalition – Housing Affordability *(By Brynn Mortensen – Salt Lake Chamber of Commerce)*

Brynn Mortensen, Salt Lake Chamber of Commerce, said their goal is to get in front of every City Council on the Wasatch Front. Their biggest fear is that housing affordability is the biggest threat to the economy of the state. She said South Jordan is one of very few cities compliant with reporting their moderate income plan. She said a big factor for growth aligns with having Mountain View Corridor completed. She said transportation is a key priority for them.

Mayor Ramsey asked if they are advocating for funding for the 2100 South to I-80 project, or the southern section? Ms. Mortenson said they are advocating for the whole thing. She can find out what their specific priorities are. She said funding for the express bus on 5600 West is a big push for them as well.

CM Whatcott asked how does the coalition view Daybreak? It is the largest PUD in the state, all based on Envision Utah Land use planning. He said South Jordan gets talked about for not having affordable housing, but they have all types of housing available. Has that been viewed positively? Ms. Mortensen said yes, it was cited in a recent article as a good mixed use development.

Council Member Marlor asked for a definition of affordable housing. Ms. Mortensen said HUD takes the area median income, county wide. She said that is why the state legislature requires a certain level of affordable housing. She said the goal is for a family to spend 30 percent of their income on housing. She said 1 in 8 families are spending 50 percent on housing. There are currently 54000 more households than available units. Those people are living with families, etc. Employers are concerned because their employees can't find housing. It is an economic threat to the state and the businesses.

Council Member Marlor asked who is building and paying for the difference between affordable and the reality? Ms. Mortensen said they need to close the gap between housing units and households. They are running out of land. They should look to redevelop areas that are under utilized. They are looking for smaller lots, not apartments everywhere. They need to look at the zoning and constructions costs. They don't have enough construction laborers and it is driving the prices up. She referred to a Build to Success program.

City Attorney Loose said they have accessory dwelling units, where they can do apartments above a garage. They have Daybreak, and other mixed use zones, such as Santorini. One problem South Jordan is facing is that no matter how many apartments they build, it does not drive the prices down. It is difficult, unless someone subsidizes the land.

CM Whatcott said they want the community to have a certain look and feel with architectural standards. That drives the cost up. It is trying to balance affordability with the identity they want for the community. He said South Jordan is one of the last hold outs for land.

City Attorney Loose said combining land scarcity and high construction costs, it makes the situation difficult.

CM Whatcott said they now allow unrelated basement apartments.

Council Member Marlor said the apartments in the city are still above the affordability scale. He asked who is subsidizing this because the city is not. City Attorney Loose said the rent goes with the market. It was noted that the money held out in the RDA's is a subsidy.

It was noted that the apartments by Herriman High are federally subsidized.

Mayor Ramsey said 25.8 percent of the housing in the city is multi family housing. That does not include everything that is still coming to Daybreak. That also does not include accessory living units or accessory dwelling units. She said the land is so expensive and the city can't change that. There are factors that can't be changed with zoning. She said they have adopted zoning that allows for a wide variety of housing types, but it is hard to legislate price.

CM Whatcott said they donated \$1 million toward the Pamela Atkinson and Olene Walker funds. They understood the need and put money towards it. He said they are sensitive to the issue and trying to figure out how that works for South Jordan. He said they don't know how to make up that much to close the gap.

City Attorney Loose said in South Jordan, it would have to be subsidized. He said the Salt Lake Chamber of Commerce has been a good partner.

Ms. Mortensen said they want to understand what is going on in South Jordan. They need to try to figure out how to help each area and how to work together. She said they are asking for everyone to do their part. She said it appears South Jordan is doing their part.

Mayor Ramsey said they have been told several times that it is the city's fault, and it's not.

Council Member McGuire said the legislature is pointing the finger and trying to dictate to the city. The Chamber of Commerce has been more collaborative. He said they would like the coalitions help to tell the legislature that they have done their part, but there are uncontrollable costs.

Council Member Harris said all housing types in the city are expensive and the costs are going up.

Ms. Mortensen said they have a Resolution for the city to sign. It states which cities recognize that they are on the cusp of a housing crisis and they are willing to do their part. They can show the legislature which cities are willing to do their part.

Council Member Marlor said they are doing everything they can and are still being criticized because they can't meet the 50th percentile.

Mayor Ramsey expressed appreciation for the Chamber of Commerce being willing to hear both sides of the narrative.

ADJOURNMENT

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

The October 2, 2018 City Council study meeting adjourned at 6:31 p.m.

This is a true and correct copy of the October 2, 2018 City Council Study Meeting Minutes, which were approved on October 16, 2018.

Auna M. West
South Jordan City Recorder

Attachment A
10-2-18 Study Mtg.

CITY COUNCIL STUDY MEETING
OAK CONFERENCE ROOM – 2ND FLOOR
OCTOBER 2, 2018
4:30 p.m.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME

PRINT ADDRESS (*Optional*)

Keaton White
Cory Day
TY MOWIAW
Matthew Clevert
Kristine Garrison

Code/Bldg
11301 Alta Peak Rd. S. Jordan

10-02-18 CC Study Meeting - Attachment B



October 2, 2018
City Council Meeting
Shield's Lane Traffic Calming

Request & Background



Request:

- Seeking City Council's direction regarding funding a traffic calming project on 9800 S.

Background:

- Majority of road is 30mph except for a 25mph zone from 950 W to 1300 W
- Traffic has increased by 25% since July, 2017
- Average speed of drivers is 29-30mph (85% speed is 33-36mph)
- No change in the number of accidents since 2005

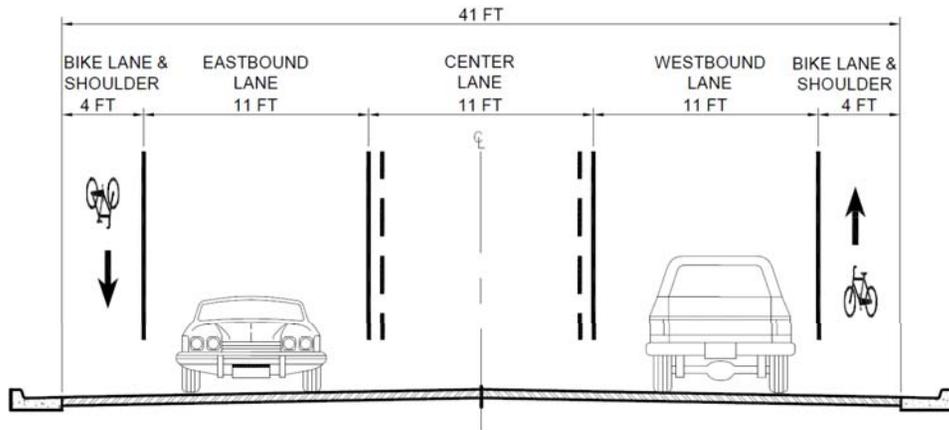
Recommendations from Public Meeting



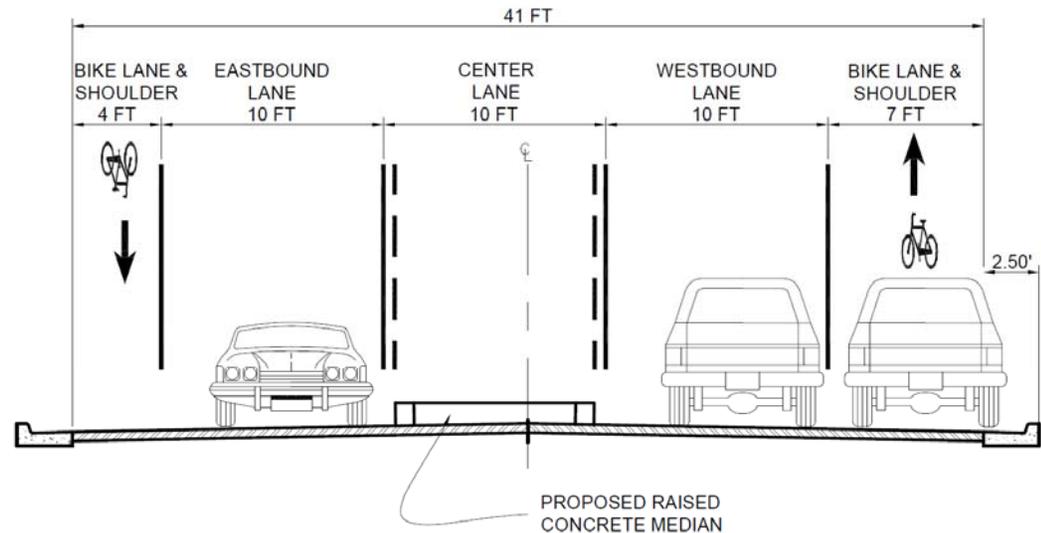
Public Meeting was held August 23, 2018:

- Reduce lane widths
- Increase the green time at 98th & 1300 W
- Install a raised median that doesn't block access
- Enhance visibility of speed limit reduction
- Relocate the speed feedback signs to be in the center of the 25mph zone

Existing vs. Proposed Cross Section



EXISTING SHIELDS LANE SECTION
LOOKING TO WEST ~ N.T.S.



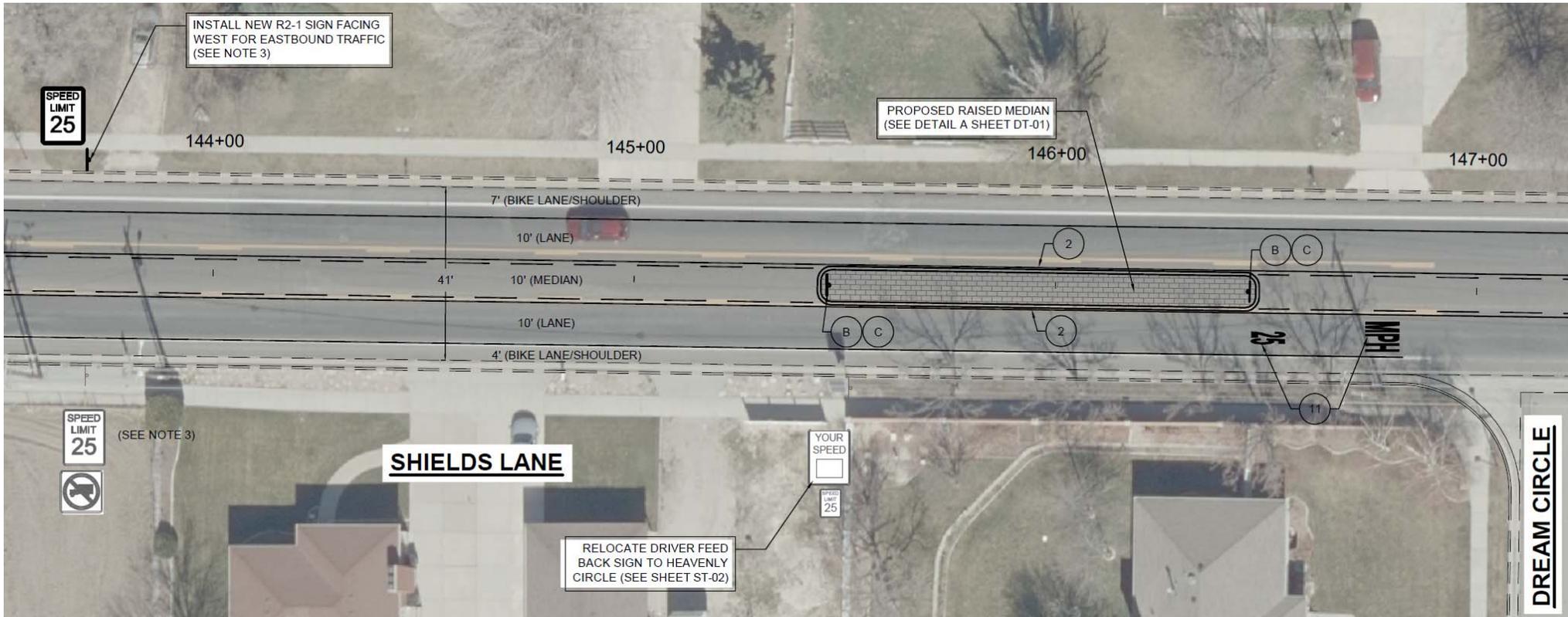
PROPOSED NARROW LANES RAISED CENTER MEDIAN & PARKING ON NORTH SIDE
LOOKING TO WEST ~ N.T.S.

Example of Calming Measures



* Example of traffic calming with center median – portions of median will be stamped concrete.

Plan View near 1300 West



Next Steps....



Option 1 – Include the project in the plan:

- Include the project in next year's CIP plan (\$250-300k)
- Notify the residents of the improvements that will be done

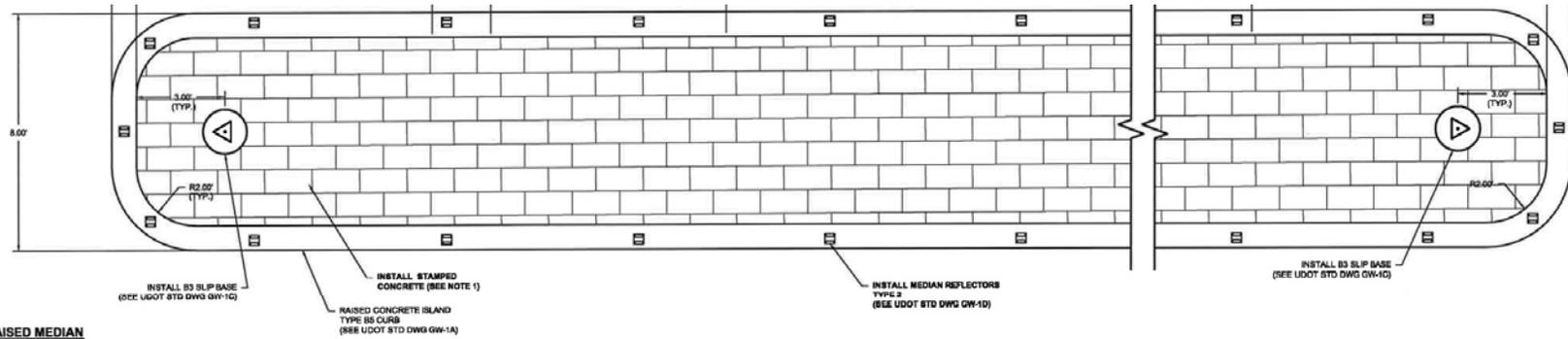
Option 2 – Delay

Option 3 – No Change

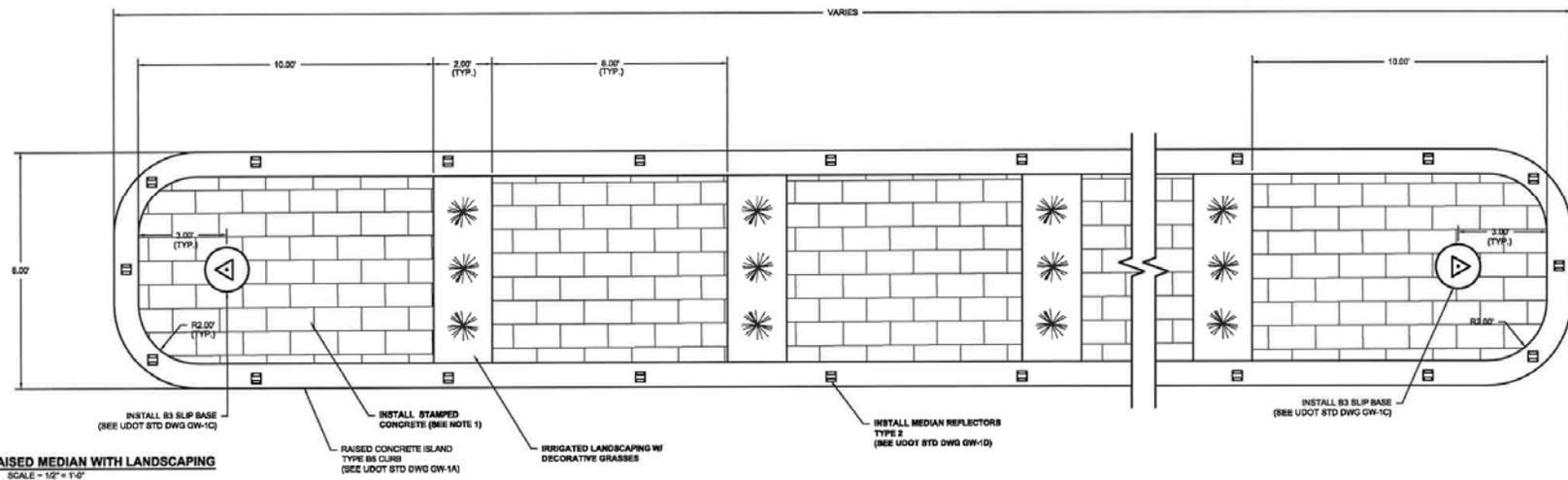
BACKUP SLIDES



Center Medians



A RAISED MEDIAN
SCALE - 1/2" = 1'-0"



B RAISED MEDIAN WITH LANDSCAPING
SCALE - 1/2" = 1'-0"