

SOUTH JORDAN CITY  
CITY COUNCIL AND PLANNING COMMISSION  
SPECIAL STUDY MEETING

December 4, 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, Planning Commission Chair Mark Woolley, Planning Commission Vice Chair Julie Holbrook, Planning Commissioner John Ellis, Planning Commissioner Sean Morrissey, CM Gary Whatcott, City Attorney Ryan Loose, ACM Dustin Lewis, IT Director Jon Day, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, City Engineer Brad Klavano, Finance Director Sunil Naidu, Administrative Services Director Spencer Kyle, Communications Director Rachel Van Cleave, City Council Secretary MaryAnn Dean

**A. Invocation:** *By Development Services Director, Brad Klavano*

Development Services Director Klavano offered the invocation.

**B. General Plan Discussion**

Planning Director Schaefermeyer introduced Jim Carter and Olivia Cvetko with Logansimpson (consultants).

Ms. Cvetko reviewed a prepared presentation on the General Plan (Attachment A).

Council Member Marlor asked how many comments they received about reducing taxes? Ms. Cvetko said there was no mention of reducing taxes. There was some comments about high water costs.

The City Council participated in an exercise to reform the draft vision statements.

**WHERE WE LIVE** – It was noted that some residents like larger lots while others prefer more dense areas. Mr. Carter said the city has good examples of both. They heard from the residents that they don't want to lose diversity of lots. They don't want the whole city to be 5-10 units per acre. They still want larger rural lots as well. The City Council talked about including amenities and diverse neighborhoods in the statement. They determined to have "South Jordan is" to start the vision statements.

**WHERE WE WORK** – They discussed the local character being defined. They included the language shops and businesses. They included the language preserves and builds on our local character. They determined that they wanted language regarding their heritage moved from this section to where we live. Mayor Ramsey asked that educational opportunities also be included in where we live.

WHERE WE GATHER – They removed references to anchor and region. They discussed language about drawing people together. They included language regarding arts. The ending sentence included language with celebrations that connect people together.

WHERE WE PLAY – They discussed the current trail system. They included language about the growing network of parks and trails. They removed language about connecting to nearby communities. They determined to take out crosswalks, beautiful furnishings, and landscaping from the vision statement, but to include that in the definitions of amenities.

HOW WE MOVE – They removed language regarding east/west circulation. They included language about South Jordan offering numerous choices for safe and efficient travel. They removed language referencing connected pathways, but left pathways. They discussed including in their policy language to say that they are an advocate for better east/west transit projects.

HOW WE GROW – They discussed removing language regarding hazard mitigation. They removed language regarding clean energy sources and included language about encouraging water and resource conservation.

The City Council discussed the next steps, including the tools they want to use and their vision document.

Mr. Carter said they need to determine what outcome they want and what tools they want to use, including incentives and regulatory tools. They do planning with the implementation in mind. For each policy, they need to consider tools that they can use. A form based approach may be the best balance. It focuses less on what goes in the building, and more on the structure of the building and off site impacts.

Council Member McGuire said form based planning looks at the vision of the area and designs for that, rather than focusing on what will be in the buildings.

Mr. Schaefermeyer asked the City Council what are some of the things that staff or the consultants need to look at in the code as they think about the vision for the city?

Mr. Carter said some approaches that the communities are taking is identifying centers. Planning Commissioner Holbrook said she feels centers are a smarter way to go because South Jordan is segmented in areas by Redwood Road, Bangerter Highway, etc.

Mayor Ramsey was excused at this time. She had to leave for another assignment for the city.

**Council Member Zander made a motion to elect Council Member Shelton as Mayor Pro Tempore for tonight's meeting. Council Member Harris seconded the motion. The vote was unanimous in favor.**

Mayor Pro Tempore Shelton said the mixed use was thrown out because it was being used to put high density where it shouldn't be. He said he is hesitant to make dramatic changes in the land use code.

Mr. Carter concurred. He said the plan is to adjust the land use code, not start over. Planning Director Schaefermeyer said they hope to do some small area use plans for areas that they know they want change. They don't plan to bring in sweeping changes in areas that they don't need it. Mr. Carter said this helps the development community as well understand the vision for the city on certain parcels.

CM Whatcott said they need to address infill areas, as that is a challenge for the city currently.

Ms. Cvetko suggested the City Council start thinking of the tools that are needed. She said as consultants, they will help give them some models and bring case studies of what has worked and not worked for cities of a similar size.

It was noted that there will be continued public open houses through this process.

#### ADJOURNMENT

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

The December 4, 2018 City Council study meeting adjourned at 6:14 p.m.

**This is a true and correct copy of the December 4, 2018 City Council Study Meeting Minutes, which were approved on January 15, 2019.**

  
**South Jordan City Recorder**



# SOUTH JORDAN GENERAL PLAN

City Council and Planning Commission Joint Work Session #1

4<sup>th</sup> December 2018

# MEETING AGENDA

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- I. Welcome and Introductions
- II. Plan Audit
- III. Public Input
- IV. Draft Vision Statements Exercise
- V. Next Steps/Action Items

Goals and Policies Community Identity and Design		Keep	Drop	Refine	Comment
Policy CIUD-1.8	Consider upgrading the following intersections with urban design and landscape features: South Jordan Parkway at Jordan Gateway, 1300 West, Redwood Road, and Mountain View Corridor, 11400 South at Jordan Gateway, 1300 West and Redwood Road, Bangerter Highway at 9800 South, 10400 South and 11400 South, Mountain View Corridor and 11800 South.	1	2	1	I would recommend upgrading and beautifying certain corridors within the City, such as Redwood Rd and South Jordan Parkway; focus on city-owned streets.
Policy CIUD-1.9	Improve neighborhood identity by encouraging local names for the identification of schools, parks, trails, community facilities, etc. and by using tree species and other urban design features to help distinguish areas of the City.	3		1	Perhaps by including a task force for this undertaking (architects, citizens, other staff members). Perhaps this could be included with CIP projects?
Policy CIUD-1.10	Consider using local and historic names to further create a sense of place within the City, i.e. Lampton, White Fawn, Gale, Jordan Ridge, Temple View, Palisades, Country Roads, Glenmoor, The District, Harvest Village, Glenmoor, Daybreak.		2	2	Using local names for what exactly...? Subdivisions already have such names; consider creating neighborhoods that incorporate multiple subdivisions/developments and give them names.
Policy CIUD-1.11	Implement urban design elements and strategies to create intermittent landscaped medians on major streets within the City with appropriate tree planting and ground covers.	2	1	1	This is currently being done in Daybreak, but there seems to be little desire to extend these designs to the rest of the city; Perhaps by including a task force for this undertaking (architects, citizens, other staff members). Perhaps this could be included with CIP projects?
Policy CIUD-1.12	Adopt CPTED (Crime Prevention Through Environmental Design) requirements for new development, including natural surveillance ('eyes on the street'), natural access control, territoriality, and maintenance.	4	1		This is important from our (police) perspective.; Unless we are willing to be trained on this, it should be removed.
					Little effort has been made to encourage uses/

Goals and Policies Community Identity and Design		Keep	Drop	Refine	Comment
Policy CIUD-2.2	Continue to encourage masonry or masonry-like construction in commercial buildings.			4	What does encourage mean?...and also this type of construction does not work well with office type product. Most commercial zones have very little architectural requirements. Should this be improved? ;Continue or increase?
Policy CIUD-2.3	Require appropriate garages or other covered parking for all dwellings.	3	2		This helps reduce some crime if they are kept closed and if appropriately sized so that people use them for parking their cars they reduce vehicle burglaries. The majority of garages far exceed the minimum requirement in our code; we've implemented this requirement. No need to keep in the general plan.
Policy CIUD-2.4	Continue to require relief in large building surfaces and variation in rooflines of commercial and institutional buildings.	2		2	Continue or increase?
Policy CIUD-2.5	Provide opportunities for street-side, pedestrian oriented building placement in commercial areas.	2		2	Provide opportunities or require? In all commercial areas?
Goal CIUD-3	Promote a balance between the necessity of commercial signage and its impact on community aesthetics.	2		2	(wording) Promote the balance and <u>limit</u> the impact?
Policy CIUD-3.1	Continue to require high standards of design, compatibility and materials for commercial signage.	4			
Policy CIUD-3.3	Require multi-tenant signs to use project place names, with the name of the development as the prominent sign copy.	2	1	1	Should this be a requirement? It is not currently required by code.
Policy CIUD-3.4	Require 'icon' or 'landmark' type sign structures for larger projects that help create and enhance 'sense of place.'	1	2	1	I haven't seen one yet.; Make part of public art effort?

# Plan Audit

# Plan Audit Key Takeaways

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## Intent / Purpose:

- Determine each goal or objectives effectiveness and usefulness
- Present potential opportunities for further consideration
- Highlight areas that could be reconsidered or modified in the General Plan Update

## Outcome:

- Most goals and policies were suggested to be refined
- The most common reasons goals and policies were suggested to be dropped:
  - They were too general or obvious
  - It was unclear how the goal or policy could be accomplished or measured
  - The goal or policy is no longer relevant (i.e.: already completed or attempted)

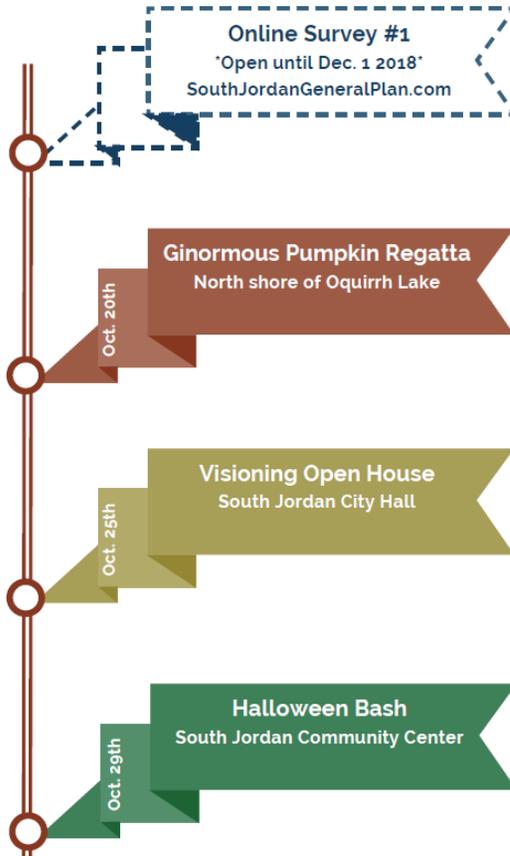


## Public Input

# Visioning Events



WHERE DID WE GO?



## What do you LOVE about South Jordan?



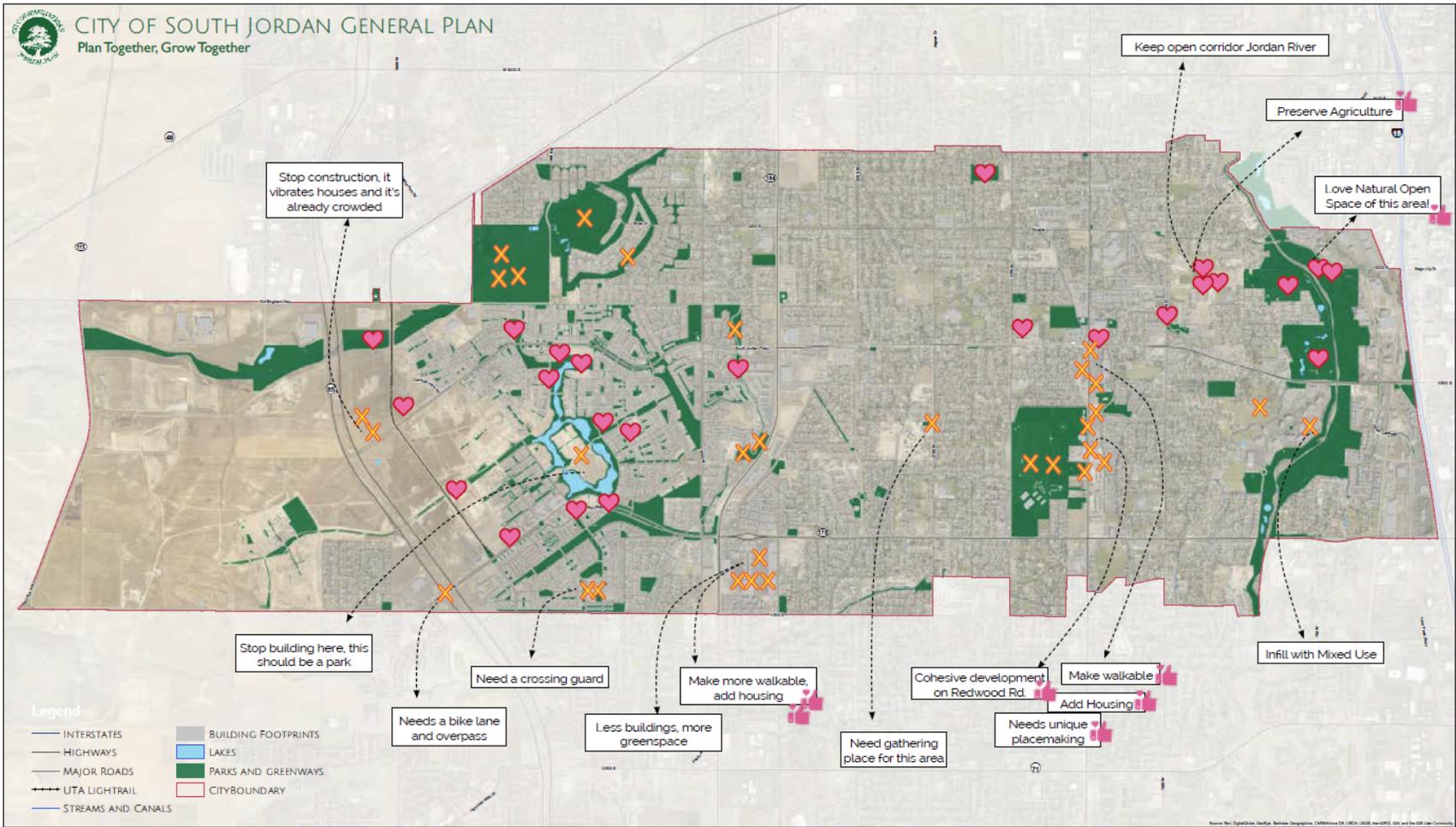
1. Parks
2. Safe
3. Bike Trails
4. Family Friendly
5. Amenities and Activities

## What would you CHANGE about South Jordan?



1. Improve East/West Traffic
2. More Local Restaurants
3. Connect Canal Trails
4. More Off-road Bike Trails
5. Expand Transportation

Options



 I LOVE THIS PLACE!

 THIS PLACE COULD BE IMPROVED.

# Online Survey – in 2035 SoJo will be...

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- “A model for east west circulation, where bikes and pedestrians are as important as cars and there are transit options connecting both sides together by circulation and identity, with no division from where your house is located.”
- “A fiscally well managed, the small areas of blight repurposed, homes and neighborhoods well maintained. Still a rural feel on the east side with a more suburban feel on the west side.”
- “A community with soul. It won't be just a bedroom community with houses where people only sleep, but one that has parks and open space, thoughtful, measured growth, community programming, and encourages walking and community gathering..”
- “A place where all types of demographics can live, work and recreate. Currently it is expensive and out of reach for our younger generations to live here.”

# Online Survey – What makes a place great?

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- “Places that are designed for **people not cars make a place memorable**. Human scaled design that integrates green systems for infrastructure and open space. Require builds that address the street, park in the back, quality design.”
- “New York- central park and Canada-**beautiful farm lands keep the old with the new**. farm lands, parks, trails, beautiful landscape. pretty much make it look great to the eye everywhere you go.”
- “I would like to **see more art and culture opportunities**. It would be great to have **more trails and walking parks** to add tranquility and fun places to take friends from out of town.”
- “Savannah, GA has an excellent downtown that includes several parks/plazas along with good restaurants, shopping, architecture, and housing. The downtown is a good central core with **a mix of uses, higher densities, and taller buildings, which is all balanced with quality (not necessarily quantity) open spaces and public plazas.**”

SoJo's Values...



Vis • ion (noun)

How we imagine the environmental, social, and economic fabric of our community



Vision Themes

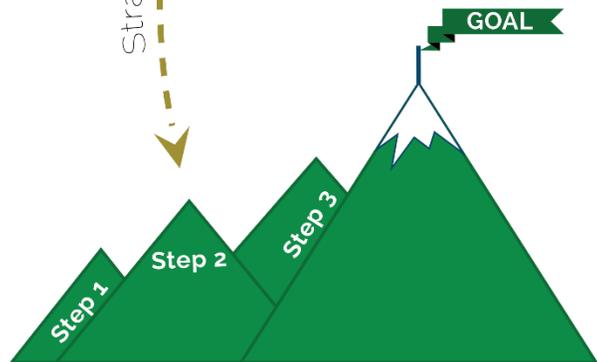


Goals (noun)

Provide measurable steps to achieve each vision and establish a decision-making framework



Strategies





## Draft Vision Statements Exercise

# Exercise

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*Refine or add to these statements with language that truly reflects South Jordan. Goal is to end up with one vision statement per theme.*

**Instructions:**

1. Break up into one of three groups
2. Assign a scribe and person to report back
3. Choose up to three statements to refine and rewrite
4. Report back on what changes your group proposes

# Where We Live

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An intersection of new and old, large and small, South Jordan is a balanced community that provides a range of desirable housing forms and densities that appeal to all stages of life and every lifestyle, while retaining the one-of-a-kind character and heritage that is South Jordan

- Safe communities
- Attainable housing
- Diverse neighborhoods
  - Some large lots, preserve small town feel
  - High density in appropriate areas
  - Mixed use living

# Where We Work

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South Jordan is a strong and resilient economy that attracts a skilled and vibrant workforce through a balance of both large-scale economic generators that encourage new, high-quality development and neighborhood-oriented shops and eateries that preserve our local character.

- Opportunities to work near home
- Support local businesses
- Cohesive development

# Where We Gather

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South Jordan is a community anchored in active, vibrant, and unique destinations that encourage socialization, entertainment, local events, and celebrations that draw people from the whole region.

- Placemaking – *who is South Jordan*
- Support for local restaurants and bars
- Vibrant places for people of all ages to hang out and spend time
- Arts venue or arts district

# Where We Play

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South Jordan is an expansive and seamless network of parks and trails that offer access to and between neighborhoods and communities while offering exceptional trail amenities like enhanced crosswalks, beautiful furnishings, and climate appropriate landscaping.

- Connected and enhanced trails
- Park connectivity
- Collaboration with SLCO etc.
  - Equestrian Park and Jordan River Trail
- Preserve open space

# How We Move

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South Jordan is a thriving model for east west circulation boasting numerous choices for safe and efficient travel by offering walkable destinations, connected development patterns, and connected pathways for pedestrians and cyclists with enhanced safety features to ensure limitless access for every resident and visitor.

- Improve east west traffic
  - Crosswalks for better trail connectivity
  - More off-road bike trails
  - Public transportation improvement
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# How We Grow

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South Jordan is a healthy and safe community that provides a variety of high-quality community services and amenities to all residents, encourages clean energy sources and water conservation, and strengthens community resiliency and fiscal sustainability with each new development through open communication, cohesive development patterns, and hazard mitigation

- Cohesive development
  - Predictable rezones
  - A mix of densities and uses
  - Prioritize water-wise development and water conservation
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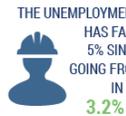
# Next Steps

Tools and Vision Document

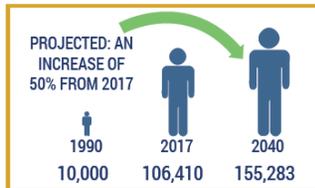
# Vision Document

37% growth in our labor force and a 5% reduction in our unemployment rate. Our median household income is well over the Treasure Valley average, and two-thirds of the children in our community have walkable access to a park or open space.

Though benefits of growth are possible, fast growth takes careful planning and a strong vision to be successful. With a strong vision for managing how our community will grow, we can continue to benefit immensely from growth and can ensure it is an asset for our city.



## OUR POPULATION GROWTH



**VISION**  
 A recreation-based community anchored by a national ski and mountain bike resort, that provides a wide range of unsurpassed outdoor activities for everyday enthusiasts to live, work, and play.

**PRINCIPLES**

[Mountain Lifestyle] An authentic mountain community with a culture defined by and fundamentally linked to its surrounding natural, wild environment.

[Everyday Adventurers] A small-town base camp embedded in a wide and varied collection of multi-sport, recreational opportunities accessible to every outdoor enthusiast.

[Economic Opportunities] A complete community anchored by a nationally acclaimed outdoor playground that supports innovative approaches to the outdoor recreation industry.

**Our World-Class Outdoor Recreation**

## A VIBRANT COMMUNITY

*A community strengthened by historic character and vibrant activity centers.*

- Create vibrant places and gathering spaces with distinct, engaging identities.
- Promote Ten Mile, Downtown, and The Village as centers of activity and growth.
- Support a Downtown renaissance as the City's next premier destination through the creation of an attractive shopping, entertainment, and cultural center.
- Protect, preserve, and enrich Meridian's strong historic character and charm.