

SOUTH JORDAN CITY
COMBINED CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

January 15, 2019

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 Christopher Dawson, Administrative Services Director Spencer Kyle, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, Engineering Director Brad Klavano, City Attorney Ryan Loose, ACM Dustin Lewis, City Commerce Director Brian Preece, Finance Director Sunil Naidu, GIS Coordinator Matt Jarman, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

Others: See Attachment A

REGULAR MEETING 6:30 PM

A. Welcome and Roll Call - *Mayor Dawn Ramsey*

Mayor Ramsey welcomed everyone. All members of the City Council were present, as listed.

B. Invocation – *By Administrative Services Director, Spencer Kyle*

Administrative Services Director Kyle offered the invocation.

C. Pledge of Allegiance

Mayor Ramsey recognized the scouts that were present.

Ryan Child, scout with Troop #1161, led the audience in the Pledge of Allegiance.

Council Member Shelton made a motion to amend the agenda to table item J to a future date, and to move item N to be discussed immediately preceding item S. Council Member McGuire seconded the motion. The vote was unanimous in favor.

D. Minute Approval

- D.1. December 4, 2018 Council Study Meeting
- D.2. December 4, 2018 City Council Meeting

Council Member Harris made a motion to approve the December 4, 2018 City Council study meeting minutes, and the December 4, 2018 City Council meeting minutes, as printed. Council Member Zander seconded the motion. The vote was unanimous in favor.

E. Public Comment:

Steve Robbins, 10241 S. 1000 W., said he has been a resident for over 26 years. He loves tennis and pickleball. He said they are asking the city to donate land to build an indoor tennis center. It would house 8 indoor courts or 32 pickleball courts. It would be used year round. They would like the land between the library and Redwood Road. They feel the best time to build it is now. He reviewed some of their statistics. He said the USTA (US Tennis Association) has grants available. He said the courts will be filled immediately. The game can be played by all ages. It has physical, mental, and social benefits. They have tennis for special needs, and the blind. They would give South Jordan residents a discount. They would also give opportunity for low income individuals to be able to play. He said they would like to fast track this building.

Craig Kroomer, 1201 W. Jordan River Dr. said there is an approved subdivision to their east on Jordan River Drive. They are not opposed to the subdivision, but they are opposed to the street being open on their side of the subdivision. If they open the street, it would be the 3rd street open within 2 tenths of a mile. Nowhere else in the city do they have that type of east/west access. None of the residents, nor the builder, want the street open. The city provided traffic data. This will open up their community to 4 times the traffic. They need to find a work around. He recommended they approve a gated community that the developer would like. They need time to be heard. What are the next logical steps?

Rosalee White, 1187 Creek Ridge Dr., said they have an idea of what they need to do. They have a petition out. There are many issues that go into this. They are working to gather data to show increased crime. They are asking the City Council to take a look at the Ordinance that says no gates. Any of their suggestions have been thrown out because the Ordinance makes it impossible. She read the petition that is being circulated. They would like the Ordinance amended to allow gated communities or partial gated communities when the absence of the gate poses a significant safety issue. They have a solution that follows the city's general plan. She said no other options can take place because of the ordinance. This is a huge problem and they can't let it go forward. She has a call into the ombudsman to see what their choices are. They know that the plans can be changed. The builder has been repeatedly shut down.

Andrea McDonald, 3157 W. Alta Peak Rd., said she has played tennis her whole life. She loves utilizing the courts in South Jordan. She loves living in South Jordan, but wishes they had an indoor court. Currently, all of the indoor courts are a 30 minute drive. They would be hugely popular in South Jordan. She hopes it is considered.

Janalee Tobias, 1238 W. Jordan River Dr., concurred with the previous comments about the newly approved subdivision on Jordan River Drive. When the developer first put in the road, they made it wider, it was supposed to connect to open space and an amphitheater. She thinks the tennis and pickleball is a great idea, but asked that it not take place at the Jordan River Park.

Jonas Newsom, 4314 Wappapella Ln. said he spends about \$1000 to reserve courts in Millcreek every Monday night. He has to drive to Orem or Salt Lake for kids' lessons. There is a lot of demand for tennis. He said USTA will put up as much as 50 percent of the cost of the facility if a community is underserved. He asked that they also consider the high school students. They could

use this facility for matches. The teams currently use the sports mall. That is income that is leaving the city. He said he would pay more if he could play in the city. He said the entire west side has to go to other locations to play.

Martin Heard, said he is part of the Jordan River Drive group. He noted that a traffic study was done 3 years ago. Can they determine which traffic is commercial and what is residential? He said their road is straight and wide and people will choose that over Parkway Palisades. He indicated that the police have put in speed indicator signs and done counts, but have not issued tickets. He asked if the City Council is responsible for protecting the existing residential? What will the city do to protect them?

Robert Paxton, 1073 W. 10250 S., expressed concern about air quality. He said in the last 10 years, Utah has grown by 400,000 residents. He worries about water supply and water quality. He noted the expected growth in the state over the next 20-30 years. He said he is concerned that the growth will be unsustainable, as far as resources go. He said they should work with the county and neighboring cities on what to do about these issues. They need to think about the future and not overbuild what we have.

Mitch Hum, 10988 S. Ridgeside Dr., said their subdivision was built in 1992-1993. It is concerning that there are 2 main streets that will come through. They are concerned about the speed being traveled in their neighborhood. He does not know why they did away with gated communities. He said they should look if there is another option. The builder will live in the new subdivision and he would like to have a gated community.

Debbie Kroll, said she goes to the South Jordan Recreation Center. Her friend was kicked out for working with a couple of friends. Her friend is a trainer, but has another job. She was working with some close friends. She tried to appeal to the recreation center, but was kicked out for a year. Now she can't work out with her friends. They keep saying she was training these people, but she accepted no money. She has written a letter twice. What is the next step to take?

Administrative Services Director Kyle said the fitness center contracts with trainers and they split the revenue. It was brought to their attention that this individual was using the gym to train people for her own business. The patron was informed. She appealed to ACM Lewis, and it was determined that the individual was using the recreation center for her own personal business.

CM Whatcott asked that the individual make an appointment with him.

City Attorney Loose said regarding the subdivision road connection, the law says roads have to connect. Except if it's in a platted subdivision and if there was no extension planned. The applicant applies for the rules under the law. The City Council can change the law. Even if the law is changed, the developer does not have to comply with the new law. They comply with the law when their subdivision passed. His understanding is that the developer was going to gate off a road to a cul de sac and that does not meet city code. If the City Council directs, staff will bring the Ordinance forward. He said the issue has been visited by the City Council within the last 3

years and there was no intent to change the law. He said the Ombudsman is a great resource. The residents can contact him or the CM with questions.

F. Mayor and Council Reports

Council Member McGuire reported on the city's Light the Night event as well as the dedication of the new public safety building. He noted that he attended an LPC meeting. The ULCT is working hard to keep them informed of changes regarding the housing crisis. They are being encouraged to look at the issue from all angles. They also talked about potential changes coming on their sales tax. He said the Arts Council has a full musical planned. He also attended a breakfast at the landfill and received a status of the landfill and future plans.

Council Member Zander reported that she also attended the dedication of the public safety building. She met with the residents in her district many times about concerns they have with power lines in the city. She met with developers for different projects in the city. She is appreciative of those developers that listened to the City Council and made changes that will have a lasting effect on the city.

Council Member Marlor also reported on the dedication of the public safety building. He also attended Light the Night. He has been recovering from the repercussions of a recent car accident.

Council Member Harris noted that he also attended the previously mentioned events. He attended a youth golf dinner. He continues to be supportive of that program.

Council Member Shelton said he also attended the same events that have been mentioned. He noted that if the legislature has their way, they will be making the land use decisions, not the city. He encouraged the residents to reach out to the legislators and preserve the cities' right to make land use decisions. He noted that he also helped serve dinner at the Seniors' Christmas celebration. He met with Strategic Services Director Tingey, Council Member McGuire, and the head of Salt Lake County Parks and Recreation to talk about Welby Park. There should be a public meeting on Welby Park in late February to present the design and kick off for the finalization of the planning before construction of that project starts.

Mayor Ramsey reported on her meeting with the sewer board. She attended the school board meetings. She noted the new board members that were re-elected. The President and Vice President of the Jordan School Board live in South Jordan. She just started her 3 year term on the Envision Utah Board of Directors. She is also serving on the Wasatch Front Regional Council Board of Directors. She reported on the EDCU Board of Trustees meeting. Air Quality is the number one concern. There are a lot of people in the state working on solutions to that issue. She said the State Land Authority is looking for an Executive Director to run the development at the Point of the Mountain. That will be their only hired staff position. She attended a community wellness night at Bingham High School. She reported on a meeting of the South West Mayors. They are working on grants to use for a comprehensive southwest visioning project. She noted that she is serving as vice chair of the County COG. Next year, she will be chair. Currently, she is serving as Chair Pro Tempore for the Regional Growth Committee for the Wasatch Front

Regional Council. She attended the compensation committee meeting. She attended a Christmas for kids event, which helped 300 secondary age students have a Christmas. She was invited on a conference call with the White House today with the President to talk about the situation in Washington DC. She indicated that it was great to get information from others, that is different from what they hear in the media.

G. Presentations:

G.1. Present New Fire Chief Christopher Dawson and Oath of Office

Anna West, City Recorder, administered the Oath of Office to the new Fire Chief Christopher Dawson.

G.2. Presentation to Outgoing Fire Chief, Andy Butler

Fire Chief Andy Butler, expressed appreciation to Chief Dawson. Mr. Dawson has been a great right hand man for him and has integrated well into the organization. Mr. Dawson has a great team behind him. Mr. Butler said it has been a good career, almost 22 years with the city.

CM Whatcott presented Fire Chief Butler with a parting gift.

Chief Dawson indicated that Mr. Butler is the first to retire from the South Jordan Fire Department, having spent all of his full time career with the South Jordan Fire Department.

G.3. Oaths of Office to Executive Team

Anna West, City Recorder, administered the Oaths of Office to the Executive Team (Attachment B).

H. Action Item: Resolution R2019-04, authorizing the Mayor to sign an Interlocal Cooperation Agreement between City of South Jordan and the City of Riverton for the construction of a Traffic Signal at the intersection of 11800 South and Kestrel Rise Road. 4510 West). (*Engineering Director, Brad Klavano*)

Engineering Director Klavano reviewed the background information on this item.

Council Member Zander made a motion to approve Resolution R2019-04. Council Member McGuire seconded the motion. The vote was unanimous in favor.

I. Action Item: Resolution R2019-05, appointment of Alexis Spaulding to the Senior Advisory Committee for a one year term. (*By Admin. Services Director, Spencer Kyle*)

Council Member McGuire indicated that Ms. Spaulding served briefly on the Arts Council and will do a great job with this appointment.

Council Member Marlor made a motion to approve Resolution R2019-05. Council Member Shelton seconded the motion. The vote was unanimous in favor.

- J. **Action Item:** Resolution R2019-07, approval of the Glenmoor Golf Assignment of Purchase and Sale Agreement. *(By City Attorney, Ryan Loose)*

This item was tabled. See motion under item C.

- K. **Public Hearing:** Ordinance 2019-02, updating City Treasurer and City Recorder Appointment procedures to align with State Law and Clarifying Council Member Benefits regarding Device Stipends. *(By CFO, Sunil Naidu)* **RCV**

Finance Director Naidu reviewed the background information on this item.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member Shelton asked if the Mayor or City Council chose to have their own device (a tablet) and pay to connect to the internet, would that fall under this Ordinance? Mr. Naidu said this Ordinance only addresses the reimbursement related to communication devices. Staff would check to see if a tablet would fall under another policy.

Council Member Shelton made a motion to approve Ordinance 2019-02. Council Member Zander seconded the motion. Roll call vote. The vote was unanimous in favor.

- L. **Public Hearing:** Ridgeview Property, 1549 West 11400 South
- **Resolution R2019-01**, authorizing the City and Developer to enter into an Agreement, with a Master Development Plan (MDP), which lists property uses, lot type and layout, and certain design and other development criteria; and
 - **Resolution R2019-02**, Land Use Amendment; amending the land use designation of the subject property from Medium Density Residential to Corridor as described; and
 - **Rezone Ordinance 2019-01-Z**, Rezone Ordinance to rezone the subject property from the R-1.8 and A-5 Zones to the Redwood Road Mixed Use South Center (MU-South) and the Planned Development (PD) Floating Zone as described.
 - *(By Spencer Moffat, The Boyer Group)* **RCV**

Planning Director Schaefermeyer reviewed the background information on this item. He reviewed a prepared presentation (Attachment C). It was noted that the design guidelines are final, the renderings are not final.

Council Member Zander asked if they have done that before - allow developments to come in without a firm design. Mr. Schaefermeyer said they do it all the time with standard subdivisions. He said there is the potential for better design and a higher standard with this method.

It was noted that there are 4 commercial pads on 11400 South. The buildings could have dual occupancy.

It was also noted that there are no tax incentives in the development agreement. The original agreement on this property was 8 units per acre and tax incentives. Nearly every developer wanted 12 units per acre and up.

It was noted that they haven't figured out the access to Redwood Road yet. A smaller retention basin is possible, and there is still a city boundary issue in Riverton that needs to be addressed.

Council Member Harris asked how many townhomes have 2 car garages versus 1 car garages?

Ryan Simmons, Boyer Company, said they left that flexible. They need a mix to have varying unit types. He said these are higher end townhomes. Mr. Schaefermeyer said all of the single family homes will have 2 car garages; there is no requirement for garages for the townhomes.

Council Member Harris asked about street parking or designated parking areas in the townhome part of this development. Mr. Schaefermeyer said there are some designated parking spaces. Council Member Harris said he is concerned that they will have to line the streets with cars. That is particularly concerning on non city sized streets.

Mr. Simmons said they are sensitive to that. They are building full parkable driveways with these units. Between every building, there are visitor stalls. He said the driveways are not located on the main corridor of the subdivision. They feel there is adequate parking. He said they have included sidewalks on both sides of the road, and increased the size of the park by almost 3 times. If there is enough interest in the commercial part of the development, they will put an additional commercial building on 11400 South and bury the detention pond.

Council Member Zander said the Sieverts family is concerned about drainage going onto their property. Mr. Simmons said they have to drain to 11400 South. There will not be any detention through the neighbor's property. Mr. Simmons also noted that they are allowing the Sieverts family fence to be the property line, but it will require a boundary line agreement. They have also committed to a masonry wall on the south border and along the commercial properties.

Council Member Marlor asked if they have made any progress with the small property northeast by the canal. Mr. Simmons said some of the land owners are willing to talk, some aren't. They are talking amongst each other currently.

Mr. Simmons said the commercial tenants could include restaurants, retail services, and small office buildings up to 2 stories.

It was noted that the park will be mostly active space. It will not be used as retention. There is a 6 ft. sidewalk around it. It will have a pavilion, sports court, and trees.

Council Member McGuire asked if there are any traffic calming measures planned through the neighborhood? He could foresee an issue with cut through traffic. Engineering Director Klavano said they will look at traffic calming options when the subdivision plat comes in.

Council Member McGuire asked that they try to avoid the look of a row of garages for the townhomes. He prefers a neighborhood feel. Mr. Simmons said they have to have usable front porches.

Mayor Ramsey opened the public hearing.

Chuck Newton, 3236 W. Cameron Park Ct., thanked Boyer for being willing and open to ideas on this project. He recommended more subdued lighting on the commercial property. He also expressed concern about the concrete barrier and people stopping to turn into this development. It will create a lot of stop and go traffic. He recommended they develop the south end first. He said if they shift the commercial pads to the west, they could make an L shaped commercial building and create an additional building. He recommended that they look at the exterior colors of the buildings. He recommended that the townhomes be attached because they are able to do more green space and they won't look as packed together. He said it might be desirable to put asphalt paths from the estate lots, and make the development more walkable. He said he does not like the sign placement for the development. He recommended that the commercial buildings not be rotated perpendicular to 11400 South. That could negatively impact the businesses.

Chris Gephardt, 10868 Martingale Lane, said he shares a lot of the same concerns as Mr. Newton. He said the development will impact traffic on 11400 South. He said this is pretty high level density for South Jordan. The housing crisis is over affordability, not volume. He asked what is the price point for the homes? He is concerned about the fire department being able to access the townhome area. He does not feel the development is quite ready for approval.

Luke Sieverts, said he does not love the change. The Boyer Company has been very gracious to work with them. He asked if the masonry wall is block masonry, and what is the height of the wall.

He was told the wall will be precast concrete, 6 ft. tall. CM Whatcott said the code does not allow the fence to be any higher.

Mr. Sieverts asked that they do their best to keep the rural feel and keep the density as low as possible. There are fairly small lots proposed. The more homes there are, the negative impacts increase. He said they should try and keep their way of life that drew many of the residents to the area.

Mayor Ramsey closed the public hearing.

Council Member McGuire asked why the urgency when there are so many unknowns to be resolved? The Boyer representatives said they respect the time of the sellers. The options are

based on what the sellers wish to do. It was noted that the overall density that is proposed is 6.47. They reviewed the lot sizes throughout the development, from .13 of an acre to 6000 sq. ft. lots.

The Boyer representatives said their desire is for the commercial buildings to be horizontal with 11400 South.

Council Member Zander asked about a deceleration lane on 11400 South going into this development. Engineering Director Klavano said it is a right in, right out access. They have to go through the normal permitting process. They are unsure if a deceleration lane will be required. That is dictated by UDOT. Council Member Zander asked that staff and the City Council lobby for the deceleration lane. CM Whatcott said they need to get the traffic study done first. Mr. Klavano said he thinks there might be room for the deceleration lane, but they would need to restripe the road. A deceleration lane may or may not work in this location. Mr. Klavano said there is a shoulder on the road to help. Staff will look into it. Mr. Klavano said he is an advocate of deceleration lanes.

Council Member Marlor asked if there are any apartments proposed? Spencer Moffat, Boyer Company said no, just townhomes.

Mayor Ramsey expressed appreciation for Boyer coming back with accommodations for the things that they had asked for.

It was noted that South Jordan is not able to reach affordable housing levels because the price of land is so high.

Council Member Harris asked if fire truck access is a concern? Fire Chief Dawson said he does not see anything alarming. The roads are 28 ft. wide. He said that is plenty of access.

Council Member Harris asked if they can make 2 car garages for the townhomes a requirement? He is concerned about parking and making sure the units are higher end. Mr. Moffatt said their preference is 2 car garages, but they need to do the math for this development. The price difference between 1 car and 2 car garage units is \$25,000-\$35,000. Mr. Moffatt indicated that they are comfortable with a 50 percent requirement for 2 car garages for the townhomes. That would equate to 56 1 car garage units at most.

Council Member Shelton asked about the lighting on the commercial portion of the property. He was told that the development agreement refers to the city code. They have to bring in a lighting plan with zero illusion on property line.

Council Member Harris made a motion to approve Resolution 2019-01, as stated, and to include that at least 50 percent or more of the townhomes will have a 2 car garage. Council Member Zander seconded the motion. The vote was unanimous in favor.

Council Member Zander made a motion to approve Resolution R2019-02. Council Member Marlor seconded the motion. The vote was unanimous in favor.

Mayor Ramsey said they acknowledge this development is a higher density. They are approving it because of its placement. The city is receiving incredible pressure to put in more housing and a variety of housing types. This location is more appropriate for medium density.

Council Member Harris said as they look at commercial, the big box stores are going out of business. You can't go as deep with commercial as you used to. This type of development is more typical currently.

Council Member Shelton made a motion to approve Rezone Ordinance 2019-01-Z. Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

Council Member Marlor made a motion to take a 10 minute break. Council Member Shelton seconded the motion. The vote was unanimous in favor.

M. **Public Hearing:** Resolution R2019-06, amending the FY 2018-19 Budget for the City of South Jordan. The appropriation authority shall apply to the Fiscal Year ending June 30, 2019. *(By CFO, Sunil Naidu)* **RCV**

Finance Director Naidu reviewed the background information on this item.

Council Member Shelton said he previously asked his questions to Mr. Naidu.

Council Member Marlor asked about unfunded capital projects in the budget. It was noted that there are approximately 22 unfunded projects. Council Member Marlor estimated that the cost of those projects is \$15-20 million.

Council Member Shelton said the footnotes that staff included in this amendment are very helpful.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member Marlor made a motion to approve Resolution R2019-06. Council Member McGuire seconded the motion. Roll call vote. The vote was unanimous in favor.

N. **Public Hearing:** Ordinance 2019-04, an ordinance adopting the Amended Project Area Plan for the Merit Medical Economic Development Project Area Plan as the official Community Development Project Area Plan for the Project Area. *(By City Commerce Director, Brian Preece)*

This item was moved to after item R.

Council Member McGuire made a motion to recess the City Council meeting and go into a Redevelopment Agency Meeting. Council Member Zander seconded the motion. The vote was unanimous in favor.

RECESS THE CITY COUNCIL MEETING AND MOVE TO A REDEVELOPMENT AGENCY MEETING (RDA)

- O. RDA Public Hearing: RDA 2019-01**, a Resolution approving and adopting the Amended Economic Development Project Area Plan for the Merit Medical Economic Development Project Area. *(By City Commerce Director, Brian Preece) RCV*

City Commerce Director Preece reviewed the background information on this item.

Greg Fredde, Merit Medical, expressed appreciation to staff, Mayor Ramsey, and the City Council for their support.

Chairman Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Chairman Ramsey said she feels this plan is in the best interest of the City, the County, and the State.

Board Member Harris made a motion to approve Resolution RDA 2019-01. Board Member McGuire seconded the motion. Roll call vote. The vote was unanimous in favor.

- P. RDA Public Hearing: RDA 2019-02**, a Resolution of the South Jordan Redevelopment Agency approving and adopting the Amended Project Area Budget for the Merit Medical Economic Development Project Area. *(By City Commerce Director, Brian Preece) RCV*

Chairman Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Board Member Zander made a motion to approve Resolution RDA 2019-02. Board Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

- Q. RDA Action Item: RDA 2019-04**, a Resolution of the South Jordan Redevelopment Agency approving a Participation Agreement for the Merit Medical Economic Development Project Area. *(By City Commerce Director, Brian Preece) RCV*

Board Member Zander made a motion to approve Resolution RDA 2019-04. Board Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

- R. RDA Public Hearing: RDA 2019-03**, a Resolution of the South Jordan Redevelopment Agency amending the FY 2018-19 RDA Budget. The Appropriation Authority shall apply to the Fiscal Year ending June 30, 2019. *(By CFO, Sunil Naidu) RCV*

Finance Director Naidu reviewed the background information on this item.

Chairman Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Board Member Marlor made a motion to approve Resolution RDA 2019-03. Board Member McGuire seconded the motion. Roll call vote. The vote was unanimous in favor.

ADJOURN THE RDA MEETING AND MOVE BACK TO THE CITY COUNCIL MEETING

Board Member Zander made a motion to adjourn the RDA meeting, and go back into a City Council meeting. Board Member Shelton seconded the motion. The vote was unanimous in favor.

- N. **Public Hearing:** Ordinance 2019-04, an Ordinance adopting the Amended Project Area Plan for the Merit Medical Economic Development Project Area Plan as the official Community Development Project Area Plan for the Project Area. *(By City Commerce Director, Brian Preece)*

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member Zander made a motion to approve Ordinance 2019-04. Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

S. Staff Reports and Calendaring Items

- S.1. Update Regarding Recycling Issues & Potential Contract Renewal Ideas *(By Public Works Director, Jason Rasmussen)*

Public Works Director Rasmussen reviewed the background information on this item. He reviewed a prepared presentation (Attachment D).

Council Member Zander said she would like feedback from the cities and residents that have done recycling every other week. Mr. Rasmussen said staff could reach out and get that feedback.

Council Member McGuire said he anticipates that the recycling market will stay tight. Mayor Ramsey said it is a global crisis without an answer. CM Whatcott said they are starting to control it in other parts of the world in their manufacturing and packaging on the front end, rather than just controlling it on the back end.

Council Member Marlor said right now, it is cheaper to produce a new water bottle rather than to recycle an older one. As the price of oil goes up, it may change that demand.

Council Member Shelton said he is okay changing to every other week. He has extra capacity in his recycling most of the time. It also lessens the amount of trucks driving around and pollution that they create. He is also in favor of combining the garbage and recycling fee.

Council Member Shelton made a motion to extend the meeting for 5 minutes. Council Member Marlor seconded the motion. The vote was unanimous in favor.

Council Member Marlor concurred with Council Member Shelton. He said he would also like to combine the garbage and recycling fee.

Council Member Harris said he would like to poll the residents. He asked how many complaints they have received that garbage fees are too high? Mr. Rasmussen said none on the garbage fee. Occasionally, people will complain that recycling should be free, but they just don't understand the economics.

Council Member Harris said he is concerned that the residents would be confused which week is recycling. He does not think it is worth the hassle for the cost. Council Member Zander concurred. She feels that would be a big service cut for a savings of 30 cents a month. She feels her neighbors would be concerned with that change, and they have to think through if it is a recycling week or not. Council Member McGuire said he hears that residents want more recycling options. If they went to every other week, the residents would see it as a cut to their service.

Mayor Ramsey said she does not want it to be perceived that they are raising fees; just covering their costs.

Council Member Marlor said he is okay to keep it every week.

Council Member Zander said she thinks they should keep the garbage and recycling fees separate. If they combine it together, it makes the fee appear higher. Keeping it separate is also more transparent.

Council Member Shelton said it is a small amount of money, but he does like taking the trucks off the street more. He is agreeable to keeping recycling every week.

Council Member Zander said she would still be interested in the feedback from the cities that have switched to recycling every other week.

Staff gave the City Council packets to study the CIP projects for the upcoming budget meeting.

ADJOURNMENT

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

The January 15, 2019 City Council meeting adjourned at 11:04 p.m.

**This is a true and correct copy of the January 15, 2019 City Council Meeting Minutes,
which were approved on February 5, 2019.**

Anna M. West
South Jordan City Recorder

Attachment A
1-15-19
CC/RDA Mtg.

CITY COUNCIL MEETING

January 15, 2019

6:30 P.M.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME

PRINT ADDRESS

Luanne A. Jensen

1118630 e 2200 W. 955.

ROD SYLVESTER

14415 PALO ALTO DR. Heriman, UT

Kelly + Roxanne Davies

1511 W 11400 S

MICHAEL + ANNON RICHARDS

2524 W. MARTINGALE CIR.

John + Matthew Helwig

4502 Vorena Ln

Troop 1161

Krist James

1146 W Jordan River Drive

Emily James

1146 Jordan River Drive

Donna Sackett

9750 S Tayside Dr.

Debbie Knoll

2757 W Bonanza Ct

Marte Johnson

10336 Temple View Cir. SJVT

Mike Nielson

3657 W. Snowfield CT (Tennis/Pickleball)

Chuck Newton

5236 Cameron Pl Ct

Blake Leonelli

2179 E Browning, SLC

Emma Simpson

Nephis Cusuma

Christina Giardimelli

326 N. Pugsley SLC UT 84103

Ginger Thompson

4162 W. Fifth Cir.

Todd Brown

11800 S. Greenwood

Craig Knedde

Maxit Medical

CHAD GARNER

926 E. CALLA Ct MILLCREEK, UT

Attachment B
1-15-19
CC/ RDA Mtg.

2019 Oath's of Office

<u>DATE</u>	<u>NAME</u>	<u>TITLE</u>	<u>BY</u>
01-15-2019	Christopher Dawson	Fire Chief	Anna West
01-15-2019	Brad Klavano	Engineering Director/City Engineer	Anna West
01-15-2019	Brian Preece	City Commerce Director	Anna West
01-15-2019	Don Tingey	Strategic Services Director	Anna West
01-15-2018	Dustin Lewis	Assistant City Manager	Anna West
01-15-2019	Gary Whatcott	City Manager	Anna West
01-15-2019	Jason Rasmussen	Public Works Director	Anna West
01-15-2019	Jon Day	Chief Technology Director	Anna West
01-15-2019	Ryan Loose	City Attorney	Anna West
01-15-2019	Spencer Kyle	Administrative Services Director	Anna West
01-15-2019	Steven Schaefermeyer	Planning Director	Anna West
01-15-2019	Sunil Naidu	Chief Financial Officer	Anna West
01-15-2019	Teresa Cook	Human Resource Director	Anna West

January 15, 2019



SOUTH JORDAN
U T A H

City Council
Meeting

RIDGEVIEW

@ SOUTH JORDAN

MASTER DEVELOPMENT PLAN





11400 South

Redwood Road

Subject Property



Land Use Map



11400 S 11400 South

Redwood Road

Subject Property

11550 S

South Jordan Parkway Rd

Equestrian Dr

Jordan Hills Dr

Thoroughbred Dr

Midas-Creek Dr

1300 West

Anguiano Way

Temple Dr

h

COR

COR

IND

Blue

Red Cr

Blue

COM

COM

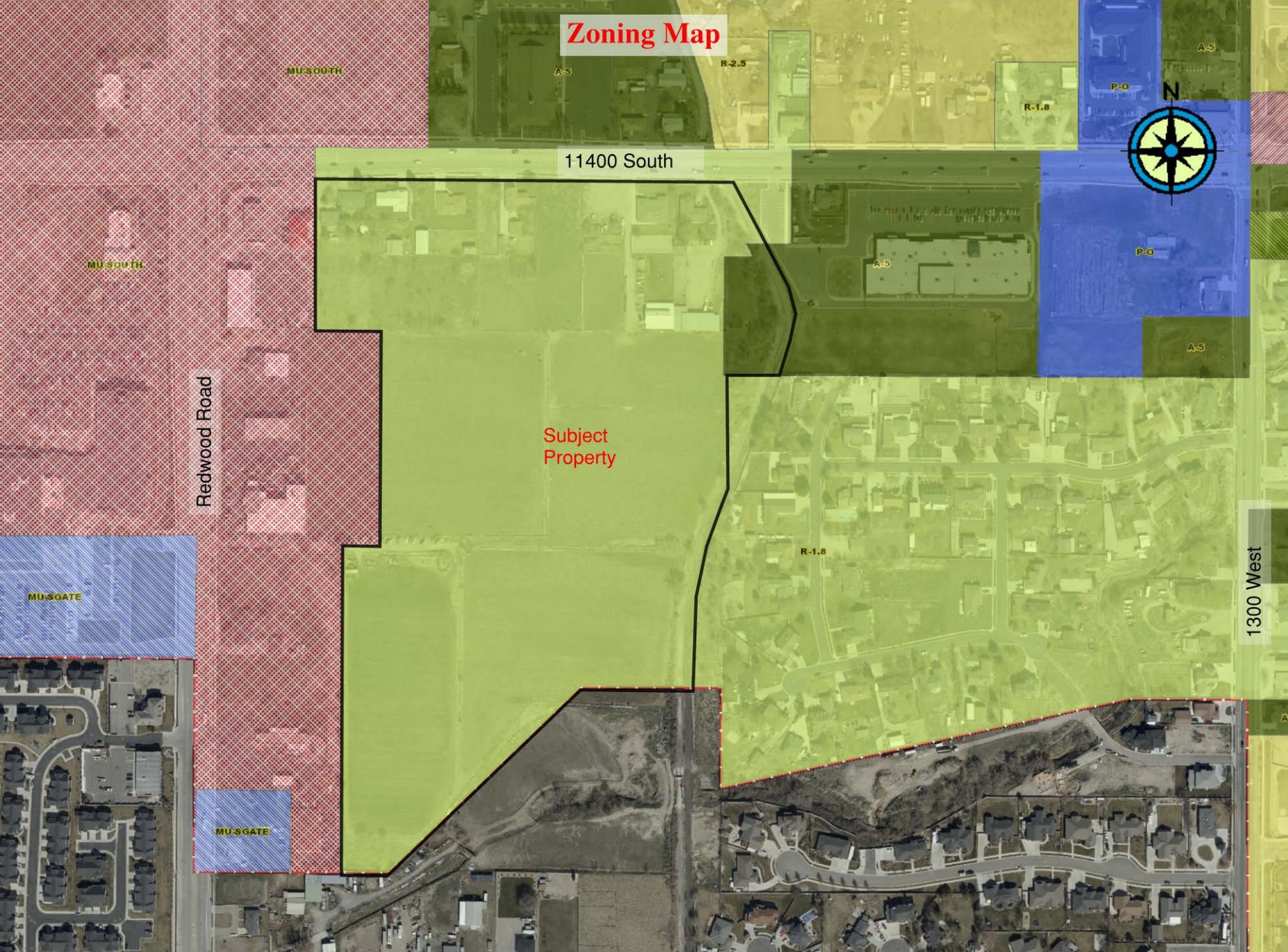
COR

COR

IND

RURAL

Zoning Map



11400 South

MU-SOUTH

MU-SOUTH

A-5

R-2.5

R-1.8

P-0

A-5

Redwood Road

Subject Property

A-5

P-0

A-5

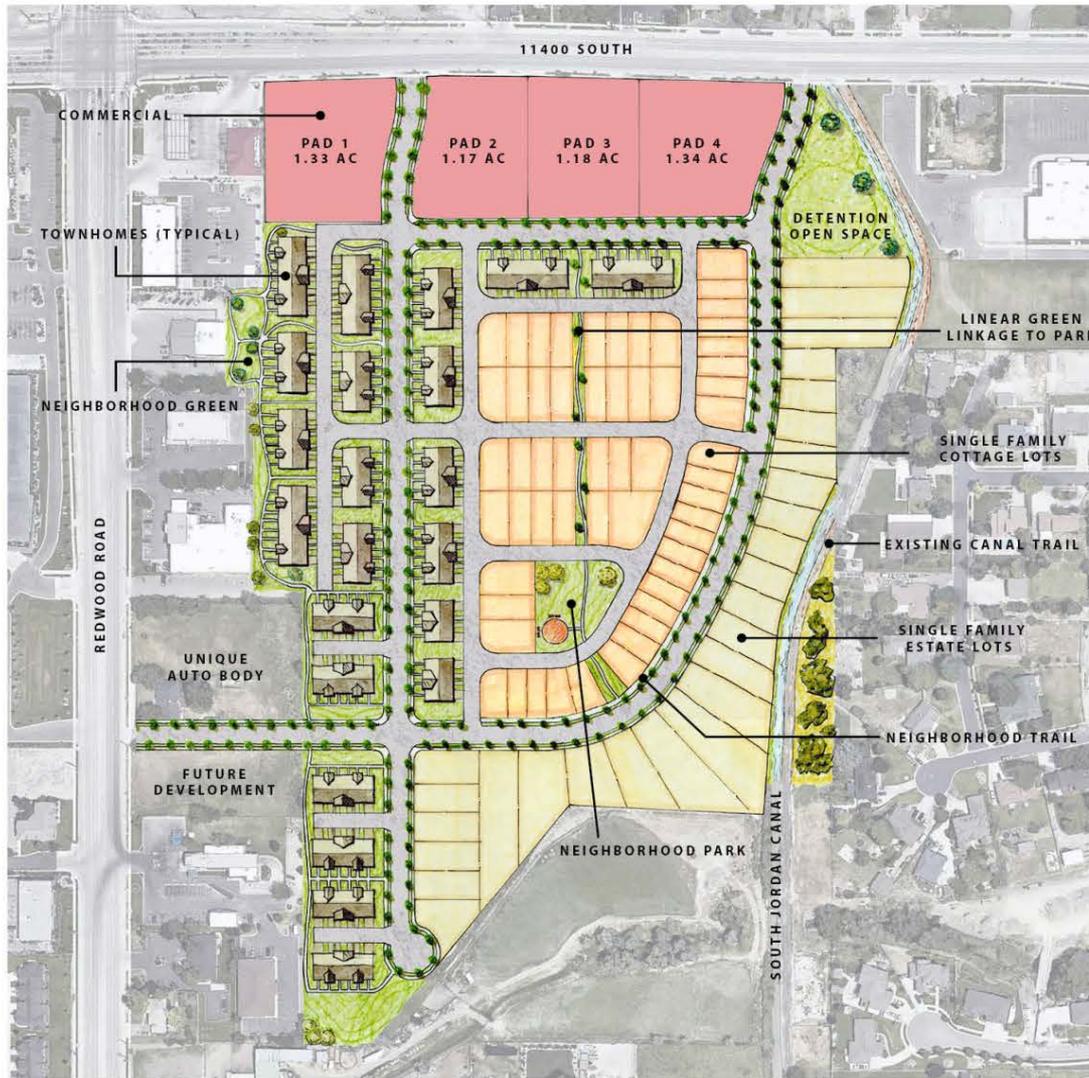
MU-SGATE

R-1.8

MU-SGATE

1300 West

Project: Conceptual Layout



DEVELOPMENT DATA

PROJECT ACREAGE	35.81 ACRES
RESIDENTIAL ACREAGE + OPEN SPACE	30.78 ACRES
COMMERCIAL ACREAGE	*5.03 ACRES
OPEN SPACE	+/- 4.59 ACRES

SINGLE FAMILY ESTATE LOTS	27
SINGLE FAMILY COTTAGE LOTS	57
TOWNHOMES UNITS	138
TOTAL RESIDENTIAL UNITS	222
TOTAL DENSITY	7.21 U/AC

*EXCLUDES FUTURE DEVELOPMENT & UNIQUE AUTO BODY

RIDGEVIEW

SOUTH JORDAN, UT

September 7, 2018
18-346



SCALE: NTS



Concept Plan - Ridgeview @ South Jordan



GRAPHIC SCALE



DATA TABLE

LOCATED IN:	SOUTH JORDAN CITY, SALT LAKE COUNTY
ORIGINAL PROPERTY	35.96 ACRES
RESIDENTIAL PROPERTY	30.91 ACRES
SINGLE FAMILY AREA	21.25 ACRES
TOWNHOME AREA	9.33 ACRES
COMMERCIAL PROPERTY	5.05 ACRES
COMMERCIAL PADS	51,048 SF - 59,913 SF
OPEN SPACE	APPROX 4.06 ACRES
USABLE OPEN SPACE	APPROX 3.93 ACRES
UNUSABLE OPEN SPACE	2.13 ACRES
TOWNHOME OPEN SPACE	1.55 ACRES (16.6% OF TOTAL TOWNHOME AREA)
SINGLE FAMILY LOTS	88
ESTATE LOTS (1-27)	27
CARRIAGE LOTS (28-51)	24
COTTAGE LOTS (52-81)	37
TOWNHOME UNITS	112
FRONT-LOAD	52
REAR-LOAD	60
TOTAL RESIDENTIAL UNITS	200
SINGLE FAMILY DENSITY	4.14 UNITS/ACRE
TOWNHOME DENSITY	12.00 UNITS/ACRE
TOTAL RESIDENTIAL DENSITY	6.47 UNITS/ACRE

CITY REQUIREMENTS

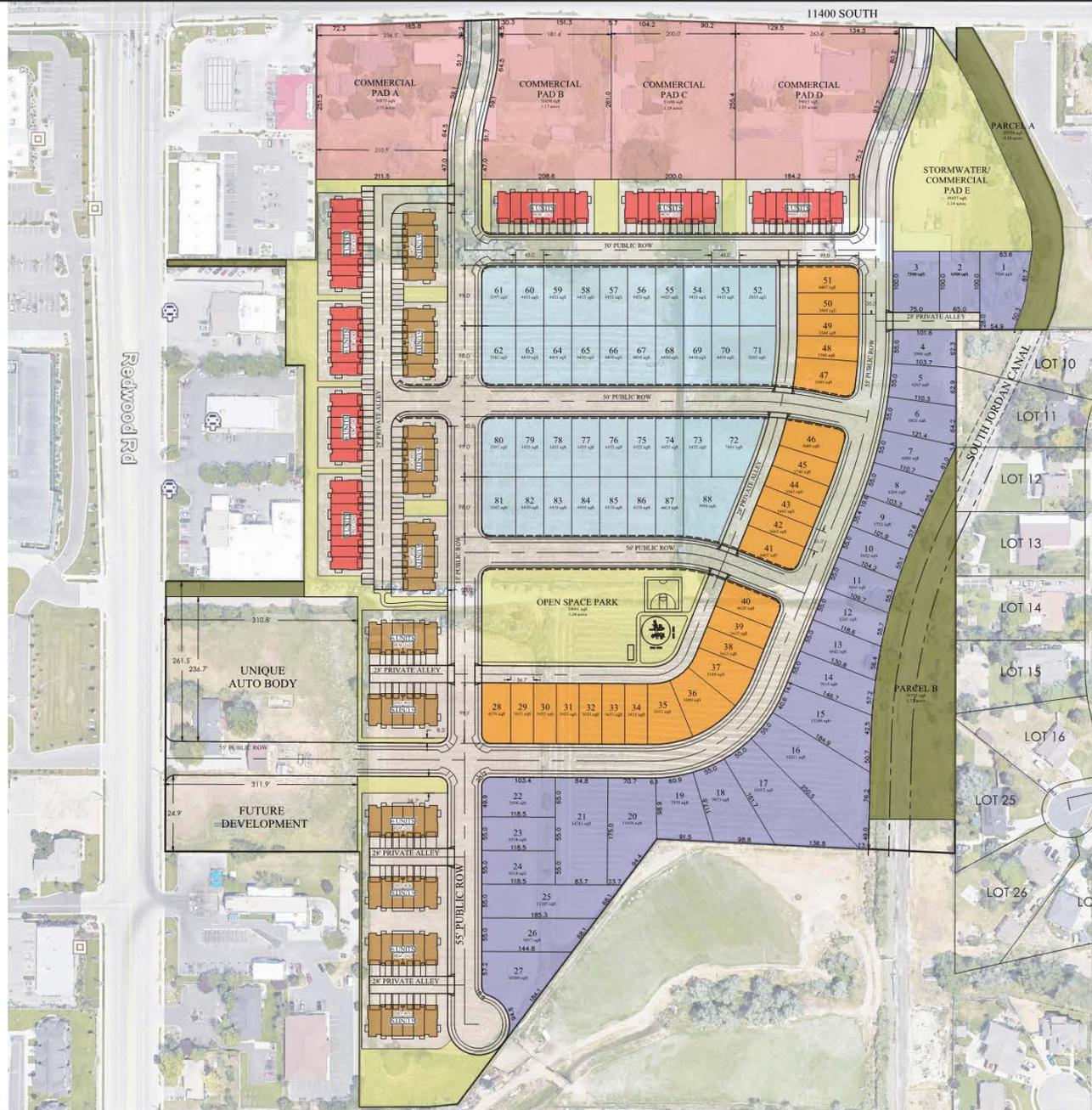
ZONE	PLANNED DEVELOPMENT FLOATING ZONE
CUL-DE-SAC RADIUS	50'
ROW WIDTH	50' - 50'
TOTAL PUBLIC ROW LENGTH	5,985 LINEAR FT
PRIVATE ALLEY WIDTH	20'
TOTAL ALLEY LENGTH	1,836.8 LINEAR FT

LIST OF AMENITIES

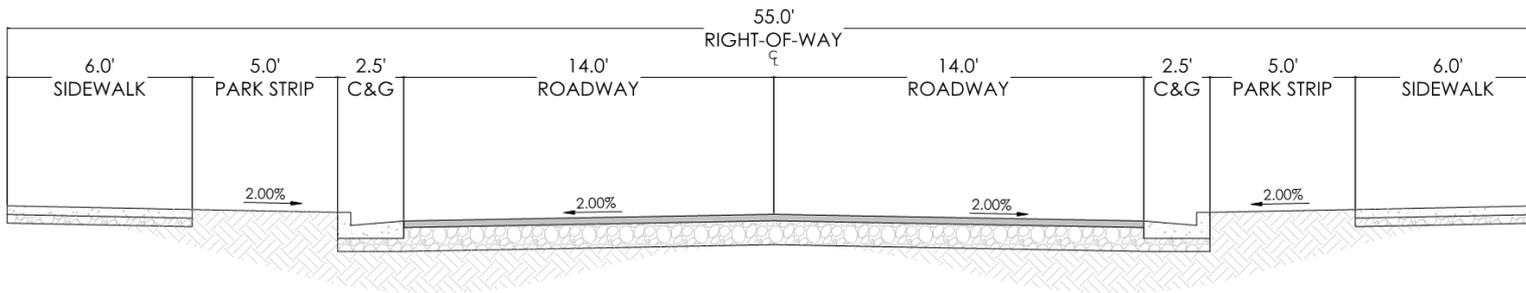
- MINIMUM 250 SF PAVILION
- BENCHES/SPRINK TABLES
- PLAYGROUND AREA
- SPORTS COURT

GENERAL NOTE:

- 1) INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANY TIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
- 2) RESIDENTIAL AREA ACREAGE EXCLUDES COMMERCIAL AREA BUT INCLUDES OPEN SPACE

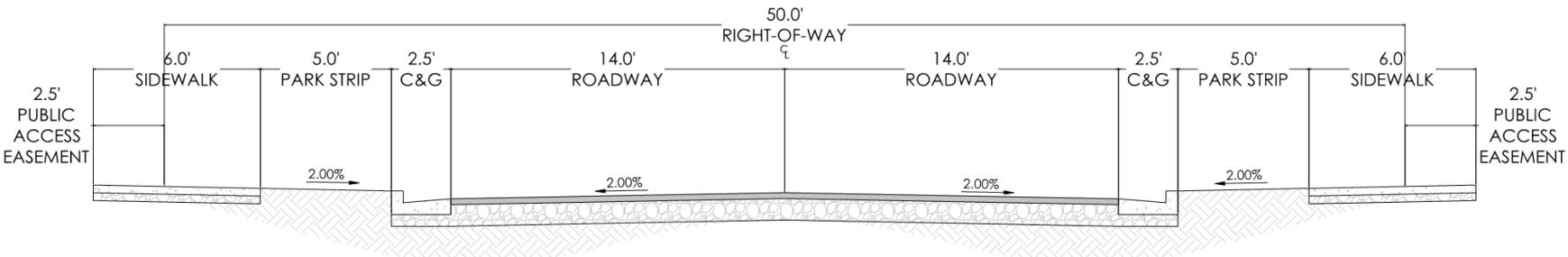


Concept Plan - Ridgeview Right of Way



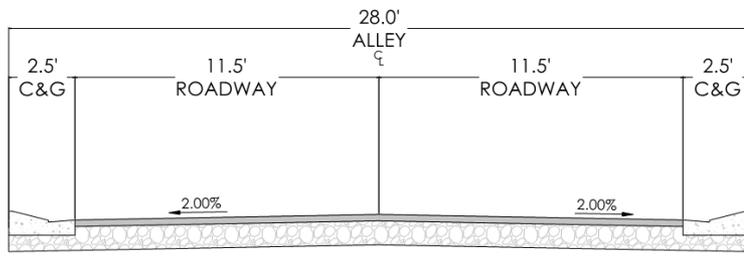
55' RESIDENTIAL ROAD

N.T.S.



50' RESIDENTIAL ROAD

N.T.S.



28' PRIVATE ALLEY

N.T.S.



RIDGEVIEW
 @ SOUTH JORDAN

REVISION BLOCK	DESCRIPTION
1	DATE: 1/8/19
2	DATE: 1/8/19
3	DATE: 1/8/19
4	DATE: 1/8/19
5	DATE: 1/8/19

CROSS SECTION EXHIBIT

Scale:	NTS	Drawn:	CH
Date:	1/8/19	Job No.:	18-34
Sheet:			



Concept Plan - Ridgeview Landscape & Amenity Plan



Amenities Include: Pavilion with a minimum of 250 square feet, picnic tables and benches, ½ court basketball court or similar size sports court, and playground

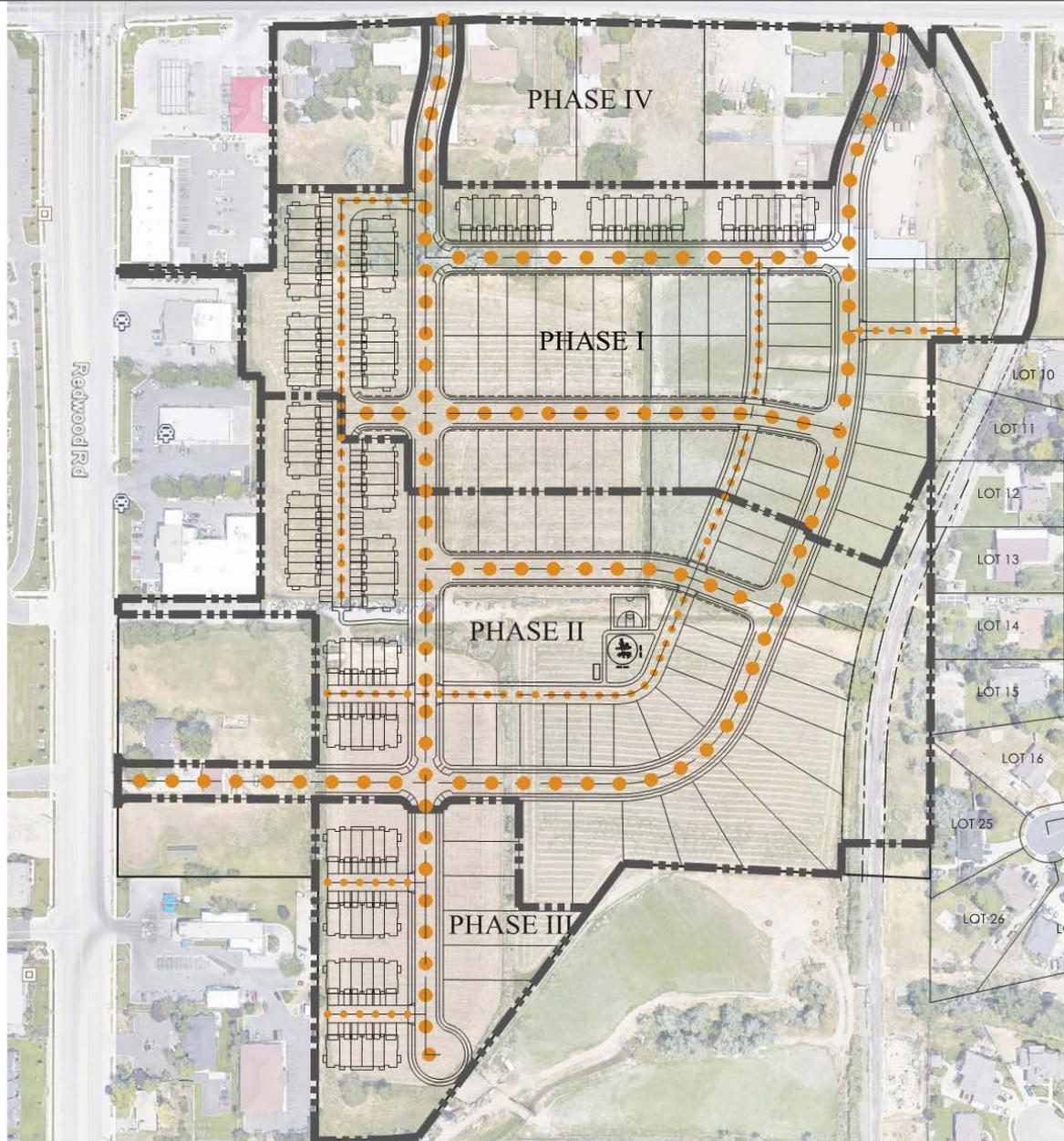
Concept Plan - Ridgeview Phasing & Circulation



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



RIDGEVIEW
@ SOUTH JORDAN



REVISION	DATE	BY	CHKD

CIRCULATION PLAN	
Scale: 1"=80'	Drawn: CGJ
Date: 12/18/18	Sheet #: 16.546
K	

DATE PLOTTED: 12/18/18 10:58:00 AM. PLOTTER: HP DesignJet 2500C. PLOT SCALE: 1"=80'

Permitted and Conditional Commercial Uses: Ridgeview

Permitted Uses

The following uses may be conducting in the PD-Ridgeview Zone:

- Health, beauty and fitness services
- Offices with customers on the premises
- Restaurants
- Retail uses
- Retail uses with drive-thru
- Unless prohibited herein, all uses permitted in 17.18.030.050: Commercial Use Regulations shall be permitted

Conditional Uses

The following uses may be allowed in the PD-Ridgeview Zone with approval of a conditional use permit:

- Active parks, recreational facilities
- Banks, credit unions, financial institutions
- Bed and breakfast lodging
- Business services
- Cultural facilities
- Drive-through service
- Educational and training activities
- Entertainment, amusement
- Equipment and appliance light repairs and service enclosed within a building
- Fast food with no eating accommodations
- Group daycare center
- Office or commercial PUD or condominium
- Office service
- Pharmacy
- Public or quasi-public facilities

RIDGEVIEW

@ SOUTH JORDAN

Design Guidelines

Ridgeview Residential Architectural Design Guidelines

Estate Lots

Housing Type: Single Family Estate Lots

Orientation: Front Load

Lot Size: Minimum frontage of 51 feet; minimum lot size of 5,500 square feet

Garage and Driveway: Minimum two-car garage that measures at least 22 feet by 22 feet on the inside walls. Minimum 20 foot deep driveway as measured from the back of the sidewalk to the garage door.



Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the City of South Jordan Architectural Review Committee (“ARC”), stucco, metal (accent material only), concrete (accent material only)

Single Material: No more than 25% of homes on estate lots can be a single material. Permissible materials for a single-material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 75% of homes on estate lots shall have stone or brick, or accent material equivalent to three times the perimeter of the footprint of the home.

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens with accent colors as approved by the ARC.

Height: Maximum height of two stories or 35 feet as measured from the top back of curb.

Roof: Roof pitches between 5:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary homes.

Front Porch: Each home shall have a minimum front porch requirement of 50 square feet with a minimum depth of five feet.

Repetition: No identical elevation within two lots on either side of the home, or the three lots directly across the street.

Home Style: Each home shall select a style from the residential stylebook and incorporate at least 50% of the key characteristics outlined for the chosen style.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC prior to submittal for building permit to the City.

Cottage Lots

Housing Type: Single Family Cottage Lots

Orientation: Front Load

Lot Size: 45 feet wide and 50 feet wide lots; minimum lot size of 4,000 square feet

Garage and Driveway: Minimum two-car that measures at least 22 feet by 22 feet on the inside walls, or the equivalent thereof. 20 foot deep driveway as measured from the back of sidewalk to the garage door.



Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the ARC, stucco, metal (accent material only), concrete (accent material only)

Single Material: No more than 25% of homes on cottage lots can be a single material. Permissible materials for a single material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 75% of homes on cottage lots shall have stone or brick equivalent to two times the perimeter of the footprint of the home.

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens with accent colors as approved by the ARC.

Height: Maximum height of two stories or 35 feet as measured from the top back of curb.

Roof: Roof pitches between 5:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary style homes.

Front Porch: Each home shall have a minimum front porch requirement of 50 square feet with a minimum depth of five feet.

Repetition: No identical elevation within two lots on either side of the home, or the three lots directly across the street.

Home Style: Each home shall select a style from the residential stylebook and shall incorporate at least 50% of the key characteristics outlined for the chosen style.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC prior to submittal for building permit to the City.

Carriage Lots

Housing Type: Single Family Carriage Lots

Orientation: Rear Load

Lot Size: Frontage minimum 35 feet; minimum lot size of 2,500 square feet

Garage and Driveway: Minimum two-car garage that measures at least 22 feet by 22 feet on the outside walls. 18 foot deep driveway as measured from the back of curb to the garage door.



Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the ARC, stucco, metal (accent material only), concrete (accent material only)

Single Material: No more than 25% of homes on cottage lots can be a single material. Permissible materials for a single material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 75% of homes on carriage lots shall have stone or brick equivalent to two times the perimeter of the footprint of the home.

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens with accent colors as approved by the ARC.

Height: Maximum of two stories or 35 feet as measured from the top back of curb.

Roof: Roof pitches between 5:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary homes.

Front Porch: Each home shall have a minimum front porch requirement of 35 square feet with a minimum depth of five feet.

Repetition: No identical elevation within four lots on either side of the home.

Home Style: Each home shall select a style from the residential stylebook and shall incorporate at least 50% of the key characteristics outlined for the chosen style.

Home Size: Carriage lots shall have a minimum square footage of 1,500 square feet per dwelling.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC to submittal for building permit to the City.

Townhomes

Housing Type: Townhomes

Orientation: Front Load and Rear Load

Driveway: Minimum driveway length of 18 deep. For front load townhomes driveway shall be measured from the back of sidewalk to the garage door, or for rear load townhomes driveway shall be measured from the back of curb to the garage door.



Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the ARC, stucco, metal (accent material only), concrete (accent material only)

Single Material: No more than 20% of townhomes can be a single material. Permissible materials for a single material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 80% of townhomes shall consist of a combination of at least two of the specified exterior materials (not including accent materials).

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens, with accent colors as approved by the ARC.

Height: 40 feet for all townhomes.

Roof: Roof pitches between 5:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary style homes.

Repetition: No identical buildings (set of attached townhomes) shall be placed next to each other.

Home Style: Each home shall select a style from the residential stylebook and shall incorporate at least 50% of the key characteristics outlined for the chosen style.

Home Size: Townhomes shall have a minimum square footage of 1,250 square feet per dwelling.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC prior to submittal for building permit to the City.

Ridgeview Commercial Architectural Design Guidelines

Building Types: Retail and Office

Orientation: The front entrance of the buildings may be on any side of the building. The facades facing 11400 South Street shall be clad with storefronts, or entrance doors similar to those shown in the Example Elevations. If a drive-thru is approved, no storefronts or entrance doors shall be required on the 11400 South Street side of the building, and glazing shall be required in customer seating and service areas only, and not in kitchens. Parking is allowed in the rear or side. Parking between buildings and 11400 South Street is prohibited.

Entrance: Front, rear or side entrances are acceptable

Setbacks: Front setbacks (along 11400 South Street) shall be zero to ten feet, except that building with drive thru between building and 11400 South Street shall have a maximum 20 foot setback with a minimum three foot tall bermed landscape area between the right-of-way and the drive aisle. A rock or block wall may be constructed on the drive isle side of the berm, below the apex of the berm, to control slope and increase drive aisle width. Rear yard setback shall be 25 feet and no side yard setback.

Building Facades: Each building shall have the same character and use the same materials, colors, features, forms, and design elements appropriate to the scale of the various building sizes and depths, as illustrated by the Example Elevations.

Building Materials: Primary building primary materials shall consist of granite, metal, composite metal panel, stone, integrally colored EFIS, integrally colored concrete, integrally colored GFRC, tile or other similar material as approved by South Jordan City Staff. More than one material shall be required on all building facades. Buildings shall use a minimum of 50% primary building material.

Glazing: Buildings shall have a minimum of 35% high-efficiency double or triple commercial glazing.

Prominent Entry: Buildings shall have notable entry features which could include an arch or canopy over entry doors, colors or materials that highlight the entry, or entry doors and lobby that extend beyond or are recessed behind the main footprint of the building.

Building Height: No building shall be shorter than 20 feet or taller than forty five feet 45 feet (approximately three floors) as measured from top back of curb, not including the mechanical penthouse.

Screened Mechanical: All mechanical equipment shall be screened from view, either by enclosure, parapet wall, or line of sight.

Dumpsters: Dumpsters shall be enclosed within a decorative masonry, integrally colored split face CMU or honed CMU enclosure.

Total Landscaping: The minimum landscape percentage for the Commercial shall be 20% inclusive of all commercial lots or phases. A consistent palette of drought tolerant tree types, plant materials, and groundcovers shall be incorporated throughout in relation to the architecture to create a strong and consistent sense of place and identity.

Primary Entrances: The landscaping shall define and enhance primary public entrances into each building.

Outdoor Patios: Ornamental landscaping shall be strategically designed to provide intimate outdoor spaces for public amenities and at pedestrian pathways and entrances.

Buffer: A landscaping buffer of ten feet of vegetation along the south border of the commercial will provide a vegetative shield of the parking area from residential. Any drive-thrus shall provide a landscape buffer shielding vehicle lighting and noise.

Main Corridor: The main corridor that goes north to south through the project shall be lined with trees on both sides. 40 foot maximum tree spaces shall be required for this corridor. The initial tree size shall have a minimum two inch caliper and be a minimum of six feet high.

Lighting Design: Parking lot lighting shall provide adequate illumination at a minimum 0.5 foot-candles and a maximum of four (4) foot-candles. Parking lot lighting shall utilize cutoff type fixtures. Parking lot lighting shall not be taller than thirty feet (30'). Please see Exhibit B.

Example Elevations



End Of Slide Show

01-15-2019 CC Meeting - Attachment D

CURBSIDE RECYCLING

City Council Meeting

January 15, 2019

Current State of Recycling

- China is staying firm on its national policy of not accepting recycling material from foreign countries

Your Recycling Gets Recycled, Right? Maybe, or Maybe Not

Plastics and papers from dozens of American cities and towns are being dumped in landfills after China stopped recycling most "foreign garbage."



City Curbside Recycling Program

- **70% of curbside recycling material is getting recycled**
 - Cardboard
 - Aluminum/Metal
 - Some Plastics
 - Cost = \$50/ton
- **30% going to landfill**
 - Contaminated materials
 - Garbage
 - Some plastics
 - Mixed paper



City Curbside Recycling Program

- Resident Education

Recycling Tip

Dirty and greasy cardboard boxes or containers cannot be recycled and should be placed in the garbage can.



****DIRTY CARDBOARD IS NOT RECYCLABLE****

- For More Info Visit the Link Below •

<http://www.sjc.utah.gov/garbage-recycling/#household>



Guide to Recycling Plastic



Plastic bags, films, and other miscellaneous plastics do not belong in your recycling bin!

- For Info Visit the Link Below •

<http://www.sjc.utah.gov/garbage-recycling/#recycling>

City Curbside Recycling Program

- Current curbside contract ends June 2019
- RFP sent out November 2018 for service starting in July 2019
- Ace Recycling & Disposal was awarded the contract
- Curbside fees were modeled to include new rates from hauler



City Curbside Recycling Program

Previous Rate Study

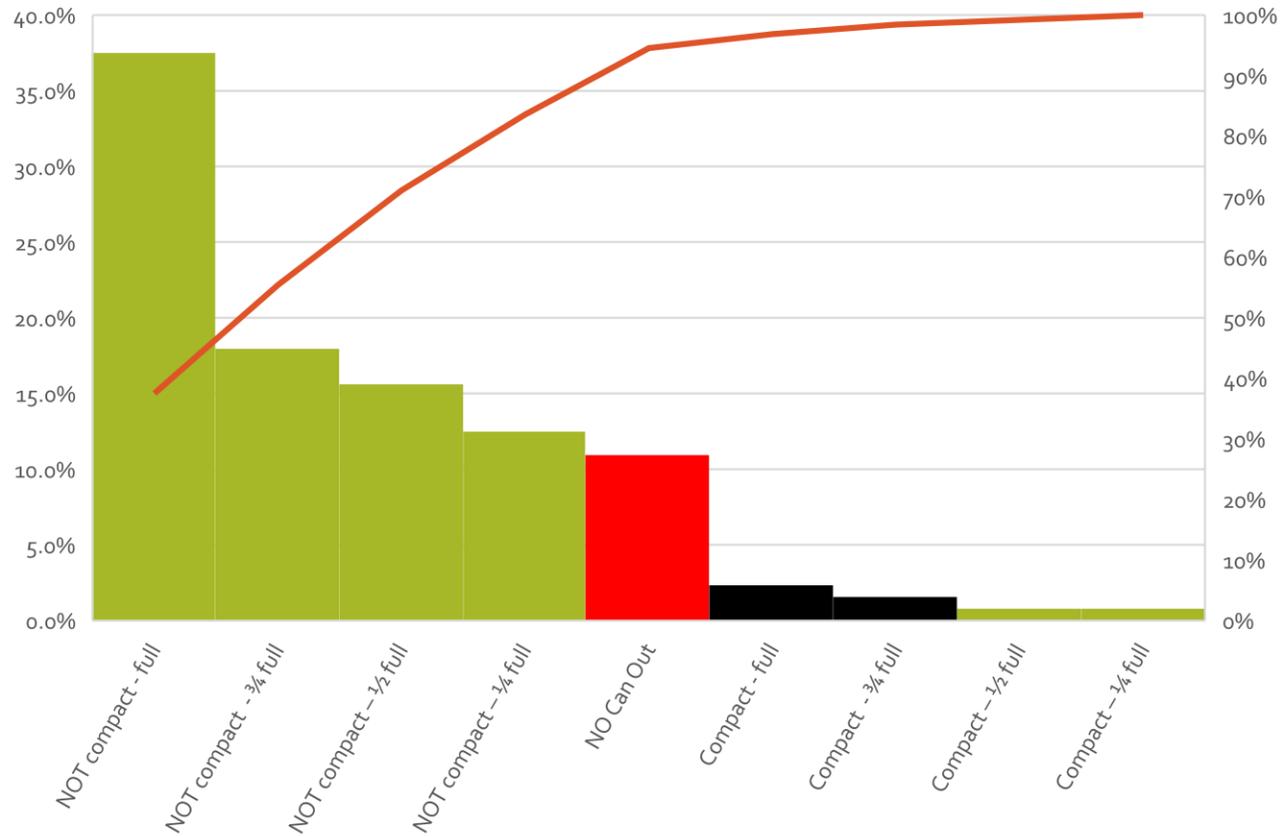
- Garbage Rate = 1% increase annually
- Recycle Rate = 5.6% increase annually

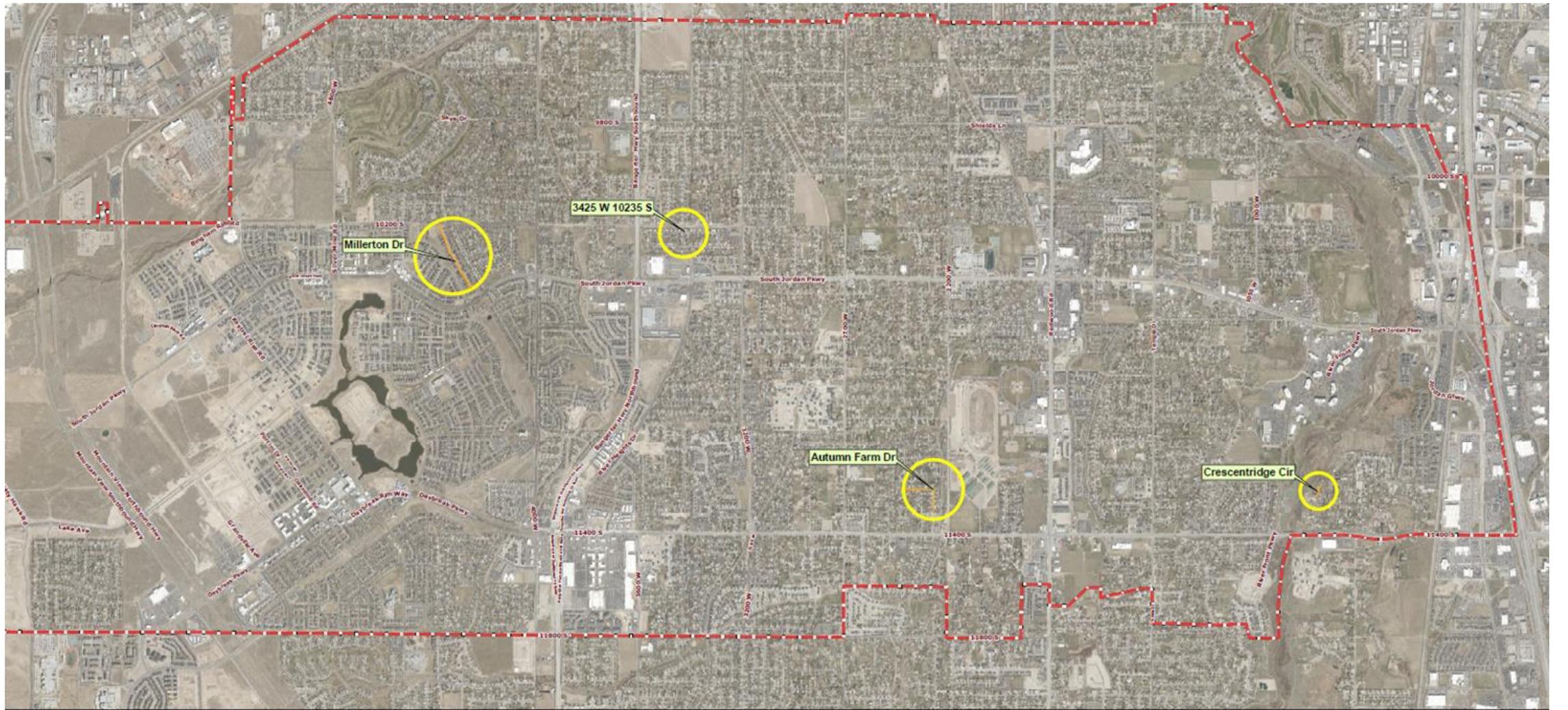
Update Rate Study (JAN2019)

- Garbage Rate = 2.4% increase annually
- Recycle Rate = 8% increase annually
- *Recycle Rate = .7% increase annually

City Curbside Recycle Program

Recycle Can Audit





City Curbside Recycling Program

- Performed an audit of 132 recycle cans in 4 areas of the City, Dec. 2019:
 - 11% of recycle cans not at curb
 - 62% of recycle cans contained contaminated recyclables
 - 4% of households would need a second recycle can

City Curbside Recycle Can

- Options for Recycle Program

1. Stay status quo, keep weekly recycle can service (*8% annual increase*)
2. Change to every other week recycle can collection (*.7% annual increase*)
3. Explore option to pay one monthly rate for garbage and recycle can, residents can choose whether they want to have/use recycle can

Option 1 vs. Option 2

Monthly Cost - Recycle Can



City Curbside Recycle Can

- Options for Recycle Program

1. Stay status quo, keep weekly recycle can service (*8% annual increase*)
2. Change to every other week recycle can collection (*.7% annual increase*)
3. Explore option to pay one monthly rate for garbage and recycle can, residents can choose whether they want to have/use recycle can