

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

April 2, 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 Chris 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, CFO Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

**Others:** See Attachment A

**REGULAR MEETING**

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

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

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

Mathew Bingham, member of the Youth Council, offered the invocation.

**C. Pledge Of Allegiance**

Carter Bagley, member of the Youth Council, led the audience in the Pledge of Allegiance.

**D. Minute Approval**

- D.1. March 19, 2019 Council Study Meeting
- D.2. March 19, 2019 CC-RDA-MBA Meeting

**Council Member McGuire made a motion to approve the March 19, 2019 Council study meeting minutes, and the March 19, 2019 CC-RDA-MBA meeting minutes, as printed. Council Member Zander seconded the motion. The vote was unanimous in favor.**

**E. Public Comment:**

None.

**F. Mayor and Council Reports**

Council Member Shelton reported on the Senior Committee – they are laying out their calendar for Spring, Summer, and Fall. There are lots of activities planned. He noted that he and Mayor Ramsey were filmed by the PGA network about saving Glenmoor golf course.

Council Member Marlor reported on the South Jordan Chamber's annual vision night. He indicated that Mayor Ramsey spoke at that event. He indicated that he co-founded the Chamber of Commerce 24 years ago. There were only a handful of businesses at that time. This year, there were hundreds of individuals at the event. He reported on a site selection dinner, which they were able to meet with individuals looking at an opportunity to bring their business and employment to the city. He attended a neighborhood meeting with residents, staff, and a member of the West Jordan City Council to discuss the Leisure Villas application. As a result of that meeting, staff met with a representative of SLCC. They will report on that meeting tonight.

Council Member Zander reported on the annual Chamber of Commerce Vision Meeting. She also thanked those that were able to attend the Zander real estate meeting.

Council Member McGuire also reported on the Chamber of Commerce Visioning dinner. He attended the Bingham Creek Regional Park open house. He said the Arts Council held auditions last week for the Sound of Music. That play will be held later this summer. He said tonight, the City Council toured the Jordan Valley Water treatment plants. They did that to be educated how their water is being kept safe. He thanked staff for their assistance in some neighborhoods, shielding some new LED lights that were installed. He also noted some members of the Youth Council that had reached out with concerns about an intersection in their neighborhood. They were successful in getting that intersection changed to a 4 way stop. He encouraged the residents to reach out when there is an issue.

Mayor Ramsey said the city is updating the General Plan, and they would love input from the residents. She said she attended a round table discussion with Senator Mike Lee on a Cradle Act that he is working on. She recorded a podcast with the Daybreak community. She attended a lunch at the Governor's mansion with the Uplift Families Advisory Committee. She also attended the Chamber of Commerce Vision dinner. She said the city has been successful in securing funding for projects in South Jordan over the last 16 months, about \$10 million worth of grants and funding for both projects and infrastructure. She noted the aforementioned tour with the Jordan Valley Water Conservancy District. She reported on a Sewer Board meeting. She also noted her weekly meeting with the Southwest Valley Mayors. They were successful in their application for \$250,000 in grant money for the first ever regional visioning study. She reported on the EDCUtah's site selector's guild. They were one of only three cities in the state there. She attended the Jordan School Board meeting. The proposed name of the new middle school is Mountain Creek Middle. She will be serving on the selection committee for the new superintendent of the School District. She visited all of the schools in the Jordan School District, presenting Jordan Educator awards. She attended the Wasatch Front Regional Council meeting, and the Council of Mayors meeting. She also attended the Bingham Creek Regional park meeting. She had a phone meeting with Congressman McAdams. She met with the new Salt Lake County Mayor to discuss the city's priorities. She talked with several members of the

County Council. She also recorded segments for the PGA network, and a local golf show about saving Glenmoor Golf Course.

## **G. Presentations**

### **G.1. Youth Council Report to City Council (*By Sterling Ward, Youth Council Mayor*)**

Mayor Ramsey recognized the Youth Council members that were present. Sterling Ward, Youth Council Mayor, gave a report on the activities of the Youth Council for the last year. They have a better understanding of how the city works. There are 36 active youth council members, who provided 1160 hours of service. He reviewed some of their service projects and activities they had planned throughout the year. He noted that they were required to attend 2 City Council meetings throughout the year. He thanked Candy Ponzurick for her assistance this year. He reviewed what he had learned during his time serving.

CJ Armstrong and Krystal Hansen, Youth Council directors, reviewed a slide show that reviewed some of the Youth Council activities from this past year (Attachment B)

### **G.2. Introduction of Michael Glenn as new Principal of the new South Jordan Middle School.**

Tracey Miller, Board of Education member for Jordan School District, noted that Mike Anderson and Marilyn Richards are also in attendance. Ms. Miller expressed appreciation to South Jordan for their working relationship. They are opening 5 new schools this fall, and 1 next fall. She said the new middle school in South Jordan is located west of Golden Fields Elementary. The new principal that has been appointed is Michael Glenn. She reviewed the background information on Mr. Glenn. She indicated that he is a terrific principal and the community will love him.

Mr. Glenn said he is excited to be part of the new middle school. Construction of the school is ahead of schedule. It will be an amazing facility. He feels they can make middle school memorable and positive. They are putting together a staff that will be accomplishing that. He said kids from South Jordan have strong academic skills traditionally. He indicated that he is thankful for this opportunity.

It was noted that the elementary schools feeding into this middle school are Daybreak Elementary, Eastlake Elementary, Golden Fields Elementary, and some from Bastian Elementary.

Council Member McGuire asked if a teacher has been selected for the Chinese Immersion program? Mr. Glenn said the current teacher will likely travel with them.

Mayor Ramsey noted that the school will have a school resource officer. She also noted the city's support of the DARE program. Mr. Glenn indicated that having an officer to build those relationships is valuable.

Mayor Ramsey said she served with Mr. Glenn with the ALPS program, and through various associations with the Jordan School District. He is an outstanding educator. They are happy to welcome him to the new middle school.

**H. Proclamations:**

H.1. Proclamation: Proclaiming April 2, 2019 as Bingham High School Girls Basketball Team State Championship Day

Mayor Ramsey read a proclamation celebrating the Bingham High School Girls Basketball team state championship. She presented the proclamation to the team.

H.2. Proclamation: Proclaiming April 2019 as Child Abuse Prevention Month

Mayor Ramsey read a proclamation proclaiming April 2019 as Child Abuse Prevention Month.

**I. Action Item:** Resolution R2019-20, Appointing Laura Gaillard and Margaret Bown to the Arts Council. *(By Administrative Services Director, Spencer Kyle)*

Administrative Services Director Spencer Kyle indicated that the Arts Council is doing great things. He said the applications for the applicants tonight have been reviewed. They are excited to have them serve.

**Council Member McGuire made a motion to approve Resolution R2019-20. Council Member Harris seconded the motion. The vote was unanimous in favor.**

Council Member McGuire noted that there are still some vacancies on the Arts Council.

**J. Public Hearing:** Ordinance 2019-07, re-Adopting the City's Construction Standards and Specifications. *(By Engineering Director. Brad Klavano)*

Engineering Director Klavano reviewed the background information on this item. He said most of these are existing standards that are being tweaked. They noted the change with the butterfly valves because they had a problem with those valves leaking.

Council Member Shelton asked if the changes are primarily driven by the city, or national building codes? Mr. Klavano said most changes were instigated by staff. Some were brought about by other national standard changes.

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

**Council Member Shelton made a motion to approve Ordinance 2019-07. Council Member Zander seconded the motion. Roll call vote. The vote was unanimous in favor.**

- K. Public Hearing:** Leisure Villas 55+ Residential Development, 9500 South 3400 West;
- Resolution R2019-15, authorizing the City and Applicant to enter into a Development Agreement that limits development of the property to the Applicant's proposal; and
  - Resolution R2019-16, Land Use Amendment changing the land use designation for the subject property from Public to Medium Density Residential; and
  - Rezone Ordinance 2019-01-Z, changing the zone for the subject property from A-5 (Agricultural, 5 acre lot), and R-1.8 (Residential, 1.8 lots or units per acre), to the R-M-5 Zone with the Planned Development Floating Zone. (*By Planning Director, Steven Schaefermeyer*).

Planning Director Schaefermeyer reviewed the background information on this item. He reviewed a prepared presentation (Attachment C). He said some of the concerns expressed by the Planning Commissioners was density. The current density is 4.2 units per acre. The developer agreed to increased masonry, use less stucco, meet landscaping requirements, and do improvements to 3400 West. There will be an HOA with this development. Some of the residents in the area are concerned about the use, some are not. The city never anticipated any use besides Salt Lake Community College (SLCC). He said in terms of use for this property, residential makes sense. The developer proposed this use because of its lower impact on schools and traffic. In exchange for the higher density, the city is getting a master planned community with less traffic and less school impact. He said the developer hired an engineer to do a traffic study, which staff has reviewed. He noted that UDOT recently fenced off the drainage basin in the southeast corner of the property. Even if the developer landscapes that property, there is a question as to who will maintain the property long term. Right now, there is no agreement to landscape that area or make that area green space. He said there was some concern expressed with the north concept road. The residents were worried about cut through traffic to 3200 West. One option is to shift the north road to the south a bit. That could potentially lower the impact to Lady Dove Lane. The developers also agreed to a High T intersection on 9800 South. He said a concern that has been expressed by the residents is why would the city rezone this if they don't know what is happening with the rest of the SLCC campus. He said staff met with a SLCC representative (Bob Askerlund). They were told that UDOT has rescinded the exit on Bangerter Highway to SLCC. Mr. Askerlund said they anticipate building 2-3 more buildings on their property. He (Mr. Askerlund) also believes the state fire marshal will allow them an emergency and service only access onto 3400 West. Mr. Schaefermeyer said he can't guarantee anything about the plans for the buildings or the access. SLCC will not give them in writing what their plan is, but SLCC plans are to extend their campus. SLCC will not master plan their property until this sale goes through or until something happens with this property. The city has little control over what SLCC does. He noted that there is no plan to connect 3200 West and 3400 West. A data center for SLCC will be developed on the Fairchild property.

**Paxton Guyman**, real estate attorney representing Dave Erickson and Leisure Villas. He said the applicants are asking for 3 action items. One is a resolution that allows the city to enter into a development agreement. Second is a land use amendment from public to medium density residential, and third is the rezone itself. He said they are asking for approval because of basic property rights. SLCC has determined to sell 40 acres. The current zoning is a holding zone, A-5

is not what will be developed. Staff has indicated that the zoning and density are appropriate. This will be an age restricted development. If they approve the application tonight, the development agreement does not include the High T intersection. That would need to be clarified to include in the development agreement.

**Dave Erickson**, VP of development for Leisure Villas, reviewed a prepared presentation (Attachment D). He said the seniors are the least impactful residents that there are. He said they are in the middle of the baby boom retirement age. The yards will be kept up and it will be professionally managed. The homes are large and expensive. The buyers are predominantly wealthy and stable. Typically, these residents will avoid driving in peak times. In their communities, they average 1.7 people per home, and 1.3 cars per home. The traffic impact is not great. They have listened to the concerns of the neighbors. They have worked to address architectural concerns and issues with road alignments.

**Scott Johnson**, Hales Engineering, said they were asked by the developer to do a traffic impact study. He reviewed a prepared presentation with their results (Attachment E). They analyze traffic during peak hours, when traffic is the worst. He said the 9800 S. 3400 W. intersection is problematic. It is a cuing issue. With UDOT's changes at that intersection, they anticipate a future level service B. They have collected data from existing Leisure Villa developments. Out of all potential land uses, the proposed development will have the lowest impact on traffic. They generally discourage offset intersections, but the applicant is willing to do that at the proposed intersection at Lady Dove lane.

Mayor Ramsey opened the public hearing.

**Nellie Christensen**, 3381 W. Starfire, said they have horse property up and down the street. They have bees, chickens, and it is a rural property with animals. They are paving paradise to put up an \$84 million shed. There is no place for the water to go. This is their home where they raised their children. She noted that 1/3 of South Jordan is owned by Kennecott, and they are opening up a senior citizens place that has 475 units. They don't need a senior community. They need a park, a field, or green space. She is concerned about water. There have been homes flooded on 3400 West in the past. Where does the rain and snow go? They have not checked all of that out. She said they don't need that many houses. She said 80 houses won't have double the traffic. They don't want that many cars running down the street. She is retired and goes out more than once a day. They want to keep this rural upper class neighborhood the same as why they built here. 3400 West used to be a dirt road. She said they should not put this in. They don't need it. She doesn't want to get rid of the horses and does not want her grandkids afraid to walk to school.

**Sheeree Campbell**, 9497 S. Lady Dove Lane, said South Jordan is a wonderful place to live. Her husband's family has lived here for generations. She reviewed some of the city's policies. She said the proposed rezone is not a right fit. The density surrounding this is R-1.8 and R-2.5. This would have double the density of any other property in the area. She noted that in the Planning Commission meeting, Commissioner Holbrook said she felt R-5 was too much. She encouraged the City Council to explore R-1.8 or R-2.5 for this property. She said R-1.8 should be

encouraged, per city policy. She said there are places for medium and high density housing. If they consider their neighborhood, this is not the type of zoning that they need. She said in the traffic study, it shows the potential of 80 half acre lots. That is not possible with 40 acres and infrastructure. They feel the data is misleading and inaccurate. She said the master plan from 20 years ago showed a park in this area. Now, green space is not even being considered. She said Planning Commissioner Ellis feels 3400 West would need to be widened as a collector street, and it is currently not wide enough. He also expressed concerns with traffic in the area and the density. As a neighborhood, they do not feel this proposal goes along with city policy. They are not against progress. They understand the demand for growth. She feels a master plan needs to be put in place with accurate data before this is rezoned.

**Lyndee Royce**, representing 3400 West, said they love the community. They like the rural/semi rural community. Their children like the community recreation programs, and they like the animals in the area. She said in reading the general plan, it talks about preserving farmland, and using that general plan to make future decisions. She asked that they keep that in consideration. She said they have horses, and the extra traffic will be a problem. She said adolescent kids ride the horses up and down the street. She said to keep their quality of life, they need to leave some rural areas.

**Zane Christensen**, 9537 S. 3400 West, said it was mentioned that this proposal does not diminish property value. He has been trying to sell his home for a month. Every person has run away from his home when they heard about this development. He said Lady Dove and Starfire join at the east end, so all of the cars will be funneled into one road. He feels the traffic study was extremely misleading. He said the general plan talks about preserving open space. He said he grew up in the home next to his current home. He is worried that his kids won't be able to see the geese every day in the spring and fall. He urged the City Council to not consider this proposal at all.

**Rosalee Ashby**, 9773 S. Iron Gate Rd., showed a picture (not provided) of heavy traffic at the 9800 South 3400 West entrance to the neighborhood during school. There are busses that have to wait to pull into the loading and unloading zone during school. When there is an event at the school, there are cars lined up and down 3400 W., 9800 South and filling the church parking lot. Daily, there are cars parked along 3400 W. It is a traffic nightmare. She asked how those traffic concerns will be addressed with this rezone? Does it make sense to have this intersection as the main access point? She said the neighborhood streets are the only other way to access this property. She noted the safe walking routes in the area and bus stops for local schools. Shouldn't this be an alarm sound for the safety of school children? These are the same neighborhood streets where the kids play at non peak hours. Planning Commissioner Holbrook noted in the Planning Commission meeting that 55 and older people still drive at peak times. Commissioner Ellis commented about the width of 3400 W. and about treating the neighborhood streets as through streets. People use the path of least resistance. In this case, it is through the neighborhood. She has concerns with her children's safety if the rezoning is approved. She asked the City Council to think carefully about this proposal, the safety of the school children, and their quality of life.

**Nancy Hill**, north end of 3400 West, said her home has flooded in the past. She said her home has been impacted by traffic and parking. Cars park in front of her home for college activities. There is total disregard for speed limit and traffic signs. Cars park along 3400 West. Cars park in front of the fire hydrant. Cars have blocked her driveway. With cars parked on both sides of the road, emergency vehicles can't get down the road. She said she had a brother killed by a drunk driver on a similar road. She said her son was hit by an unfocused driver. Her son became a paraplegic and lost his life at 24. That was on a street only a few blocks away from 3400 West, similar to their street. Their existing roads were not built to handle the projected traffic. She asked that the City Council consider the effect of additional traffic in their neighborhood.

**Ron Olson**, 9787 S. Garden Glen Rd., said this is not a bad project. The traffic is the root of the problem, which they already live with every day. He showed a picture (not provided) of the traffic back up from today. This project is just the start of more traffic problems. With SLCC plans to expand, that would create bigger problems. He said the proposal is a viable project, but the timing is premature. He said they know the property has to be developed. They don't have to make the decision tonight. Why can't they study it further? He urged the City Council to delay any use on this property until other traffic options manifest themselves through study and research. Please plan for the future of all concerned.

**Brian Sorensen**, representing half of Vista Farms, 3361 W. Lady Dove Lane, said he can't believe the college has to sell this before doing a master plan. If their plan did not include traffic coming down 3400 West, why wouldn't they present it to the city so the city can be at ease with the traffic situation. He said they already cut through the neighborhood streets. He said a lot of them would like to keep the zoning at R-1.8. He said the college will expand and they will have another egress. He showed a picture (not provided) of an accident in front of his home. He said they need to tell SLCC to give the city a master plan, and then they can decide together as a community and make a plan so the impact is minimized. He referred to the general plan about protecting the neighborhood. Enhancing local neighborhoods can affect how residents feel about the community. The general plan talks about traffic congestion, preserving open space, and discourages or prohibits barrack style homes. It also calls for not isolating senior housing. It also calls for higher density uses along major corridors. He encouraged them to wait until they know what will happen with SLCC, West Jordan, and South Jordan. They need a master plan that involves everyone.

**Scott Andrus**, lives on Channing Drive, said his house backs 3400 West. He said he has lived in the area for 30 years. They bought their current home, understanding SLCC's master plan. He said he does not have a lot of argument with the traffic study. The current level of service for 3400 W. 9800 S. is a service level E. With the 2 schools on 9800 South, there is a lot of traffic. It creates a lot of congestion at the schools. Also, 9800 South backs up every evening. He showed pictures of the traffic back up (not provided) on 9800 South at evening rush hour. There is poor accessibility in the evening. With the development, it will add to that traffic problem. He said people currently cut through the neighborhood streets to 3200 West. The site distance in the neighborhoods is poor. It will help when UDOT constructs the interchange at 9800 South, but it is not currently programmed. He feels they should involve everyone, not approve this tonight,

and see how they can make it work better. The city's own goals state to avoid congestion and traffic cut through.

**Randy McCleave**, 9861 Sterling Park Cir., said the residents elected the City Council members. They need to think about the people they are supposed to represent. Almost everyone is opposed to the development.

**Tom Partridge**, 3319 Lady Dove Lane, said they also had a truck destroyed by someone driving too fast on Lady Dove Lane. He noted that the joining of Starfire and Lady Dove Lane is inadequate for the existing traffic. He said the city has the power to determine what SLCC will do with that land. It has to be zoned before they do anything with it. This proposal does not need to be built there and does not have to be built now. He said it is odd that this has moved so quickly. He was not aware the property was for sale before it was virtually sold. He said many here are 55 and older and have more cars and more average trips per day than estimated in this proposed community. He said they do not know what SLCC will do. The numbers that were given earlier were based on an assumption. They need a proper study and master plan. They don't know what additional traffic will be on 3400 West. The decision of what SLCC is going to do is out of South Jordan's hands. The input they have is on this property. He said SLCC had a master plan 26 years ago. 3400 West was closed at 9000 South because of traffic concerns. There is no need to put higher density in. The assumptions in the traffic study were erroneous.

**Mark Johnson**, said he has been associated with Leisure Villas for 17-18 years, but he does not work for them. He is associated with their product. He is associated with the product in Lehi. He has a lot of confidence in the traffic study numbers. With every one of their facilities, the numbers are accurate. He said he is here on his own accord. He understands the concerns. He said if this was developed as a park, a passive park will deliver 1400 trips per day, and an active park will deliver 5000 trips per day, on a 40 acre parcel. He feels this is a good use. It will use less water. The densities are 1.7 people per house. The traffic numbers are real. He would like the City Council to consider the constitutional right of the property owner for the best entitled use of this property. He said the reality of this development will not have the impact that is feared.

**Ed Askew**, 9647 S. Limestone Cir., said people work to 65-70, and they will be traveling during peak hours. He said the majority of the time, people cut through the neighborhood streets. He said they should not increase the number of homes in the area because it is landlocked. He noted that he is an engineer and his projects need to be tested and changed. He said with the additional traffic from the neighborhood and college expansion, that is 1 car every 10 seconds and that does not take into account the existing residents. He said the only solution is to reject the plan and let SLCC get some skin in the game. He said if they have single family homes there, they will have less traffic than the current proposal for double the density.

**Joni Bown**, 9838 Lady Dove Lane, said she is the first house off 3200 West. She sees many near misses with vehicles every day. She has to be careful about backing into traffic. The existing traffic is too much for that corner. She said she is 60 and travels in and out of her driveway

several times a day. They are a different generation than the statistics show. Their numbers don't take into account the traffic from the neighborhood streets and that makes the data suspect.

**Curtis Peterson**, 9583 S. Limestone Cir., expressed concern about traffic because the school uses 3400 west as a staging area for busses. He is also concerned about the retention pond. The developer talks of the retention pond being open area, and that is used in the 4.2 density calculation. Then the developer said they don't have the ability to maintain the open space. But it is used in the calculation. If you take out those 5 acres, the density of this development becomes 4.8. He recommended that they reject the R-M-5 and at most go to R-M-4. He noted a circle in the proposed development that services 24 homes. That is too dense. He asked that they reduce the density and that will help alleviate and address some of the transportation issues.

**Ryan Campbell**, 9497 S. Lady Dove Lane, said his house is at the intersection where Starfire and Lady Dove Lane meet. He said the developer focuses on their land and the surrounding streets. The community is asking the City Council to include 9800 South and the feeder streets in an already problematic traffic area. He said they need to have communication from SLCC, West Jordan City and South Jordan City. SLCC had a previous master plan. He said they understand times change. The problem with this situation is the lack of proper planning and community involvement. He said a development will typically go through rounds of review to address concerns. To have this approved tonight, given all the concerns presented, would be against their best practices. He said this is a unique property. The Council should slow down. He said this is about responsible city planning. He expressed concern about the lack of green space in the area. He said they need to ensure that green space or a passive park is included in the development in the plan for this 40 acres. There has been talk about the retention pond being counted as open space on the plan. That property has been fenced by UDOT and it would not be feasible as open space. He said there are unresolved concerns from the Planning Commission. Many concerns have still not been addressed. He said more research/planning is needed. He said if the issues are not addressed, the community is prepared to file an injunction with the 3<sup>rd</sup> district court or pursue a referendum. He said the master plan must be in place before the zoning decision.

**Brent Cook**, 3322 Star Fire, showed a construction diagram from UDOT for a retention basin. It has been constructed to receive run off for storm water that is over capacity. The developer has said it would not support vegetation because of salt from Bangerter Highway. That should go to the storm drain because snow does not melt in huge quantities. This retention basin is more likely to get water from a large rain storm. If it is done properly, the property can be maintained. He noted that he coaches soccer at a different retention pond. He said that area does not receive the amount of traffic that was reported for a park. He said he believes the city or the developer could get UDOT to donate the property. He said his soccer club would donate some sod and they can use this area as a soccer field. If they proceed with the zoning change, they can make it a condition that UDOT donate that land. There is a precedent for such a donation. He asked shouldn't the impact of the zoning decisions take into account the impact on the greater air shed on the Wasatch front? He noted the lifelong benefits youth enjoy because they participate in something greater than themselves, such as sports. He talked about the benefits of sports, such as teaching hard work and building confidence. They need these facilities for their youth. They should include green space. It is a facility that would benefit generations.

**Camille Lane**, 9423 S. 3400 W., said she has been researching some of Leisure Villas other developments. All of those neighborhoods are smaller than this proposed development. This plan has no green space planned and nowhere for residents to walk. This area has quiet streets, large lots, and animals. This is not the right thing to do with their neighborhood. They saw the misinformation given in the traffic study. The developer told them that they need the R-5 zoning. If they do R-4, they would have to raise HOA fees. She does not believe that is the only alternative. She said she drove through one of Leisure Villas communities in West Jordan. Their main street was narrow. She said the junior high kids have to jaywalk across 9800 South to get to their homes. No crossing guards are provided.

**Steven Gibson**, 3358 W. Iron Gate Rd., said they need to put together a plan that will last for the ages. There are options. They need to look at those options. They need to develop a plan that brings 3400 South to a safe zone. They need to plan for the worst case scenario on SLCC's 20 additional acres. There are still problems to be resolved that have been brought up tonight. They can't solve them tonight. They need to take some time. He would like the City Council to vote this down.

**Greg Larsen**, lives on Lady Dove Lane. He said he is a general contractor. He estimated that this project will need 16,000 + yards of cement. That would be 3731 trips of a cement truck in and out. How can they facilitate that with the current traffic situation, along with the other construction vehicles that are needed? He hopes they can work it out at some time. Voting for this will impact their life and traffic situation. This needs to be resolved.

**Chuck Newton**, 3236 Cameron Park Ct., said the neighbors have legitimate concerns with traffic. The traffic concerns about the Jordan School District should not be put on the developer. He believes the school district could create more parking, extend the bus lane and get them off the road. He said if they put in the park, it would cost \$8 million to buy the property and that is not financially responsible. If they programmed this area for a park, it will bring traffic 4 nights a week and all day Saturday. The current proposal is the lowest impact traffic wise. If they use the Bangerter Highway zone, it would allow between 7-22 units per acre. He said people won't buy 1/3 acre lots along a major transportation corridor. He said 3400 West is a wide road until the southeast corner of the subject property. That part of the road needs to be expanded. He said they could ask the developer to carve off 1-2 acres for a park. He said Council District 2 is the worst for number of park acreage per 1000 population. He asked the City Council to pass this project. Traffic wise, this will have the least impact.

**Stephen Christensen**, 3381 Starfire Rd., read from the City Master plan. He said Kennecott owns 1/3 of South Jordan, and he noted the senior property to be developed there. He said South Jordan has adequate senior housing for current and future needs. He said this barrack style housing is not wanted. He said this would be an isolated development pod, which is against the city policy.

**Shawn Winterbottom**, 9714 S. Channing, said they do not know what SLCC will do, but it will likely impact traffic. They do not know what UDOT will do with Bangerter and 9800 South. He

said traffic in the area is almost as bad as it can get. They should not add more traffic until they know what will happen with the existing traffic. It would be irresponsible to approve any project until they know what will happen around it.

**Steve Allred**, 3278 W. Lady Dove Ln., said he lived there when it was dirt road. It is sad that the cities are kicking them out because of encroachment. He said this will make it more dangerous for their horses and their kids. He said even with more traffic, he would like to see this as 1/3 and 1/2 acre lots.

**Brad Ashby**, 9773 W. Iron Gate Road, said there are a number of variables present at this time. They are concerned about the timing. There are a number of things that go into the decision making process that they don't know yet. To make any decisions regarding the zoning before those variables are known, such as the plans for SLCC and the intersection at 9800 South Bangerter, it is dangerous. He said if they pull the trigger quickly on this, they may wish they could go back and change the way they approached this situation. They love South Jordan. He is concerned that they are getting away from the old fashioned feel. He said the land needs to be developed, and it should be done as like properties. He encouraged the City Council to take the time and research and make sure they vet out the data and make sure they make the right decision at the right time. He is not sure this is the right time.

**Chris Yates**, 3356 W. Star Fire Rd., said he will be impacted by cut through traffic. He said he has worked as a designer for developments in other cities. He is familiar with the position of the developer, as well as the position of the residents. They have a response from SLCC that talks about solutions that they anticipate. SLCC said they will require themselves to put a master plan together once these decisions are made. They need to look at the variables. Traffic will always be an issue. Open space is an issue. What makes this unique is the construction that will take place on 10400 South. That will have an impact on 9800 South. If they put even a maintenance access from SLCC onto 3400 West, that immediately exceeds the capacity of 3400 West. They would have to shift it to a minor collector. Who will pay for that? The development is not a bad thing. The timing is wrong. He feels they need more information from SLCC and accurate data.

Mayor Ramsey closed the public hearing.

**Council Member Marlor made a motion to take a break. Council Member Harris seconded the motion. The vote was unanimous in favor.**

The meeting reconvened.

Council Member Shelton asked if they can only get a development agreement in a PD zone? Planning Director Schaefermeyer said yes.

Council Member Shelton asked if the flood control for this property will be engineered? Engineering Director Klavano said yes, the water will be retained or detained, depending on what is worked out.

Council Member Shelton said the residents are correct that you can't have 80 lots on 40 acres. Mr. Schaefermeyer reviewed the minimum lot sizes in the R-1.8 and R-2.5 zones. Generally, you can't get all of the lots that small and still be within the density requirement. Council Member Shelton asked how many lots can they put on this property if it was zoned R-1.8? Mr. Schaefermeyer said assuming they own the detention basin, they could get approximately 72 units for R-1.8 and 100 units for R-2.5. It was noted that the developer owns the detention basin, but UDOT has an easement. Council Member Shelton asked how does 72 lots equate to trips? Mr. Klavano estimated about 720 daily vehicle trips for 72 units.

Council Member Shelton asked about the SLCC master plan that showed a park in the area. Mr. Schaefermeyer showed the master plan (Attachment F) and said SLCC described it as park like landscaping. He is unsure what the planned accessibility was to the public, but it could be considered a passive park.

Council Member Shelton asked about the width of the streets in the subdivision to the east. Mr. Klavano said Lady Dove and Star Fire have 25 ft. of asphalt. Today's standard is 28 ft. He said 3400 West is wider than normal; it is 35 ft. of asphalt. Because it is not designated as a collector, staff can only require 28 ft. in front of the subject property. If the City Council wants it wider, that would have to be part of the approval.

They discussed UDOT's plans for the 9800 South Bangerter intersection. Mr. Klavano said the plan is for a full interchange. It will be included in the next round of funding. He estimated 2022 for funding, and then a year or two until that is built.

Dave Erickson said they all have the same concerns. They are trying to meet a need that needs to be met. This is a quality product and they do a good job. He said he did not hear another alternative from the residents other than a park. Other residential developments will generate more traffic than what they have proposed. Something will happen on this property. Nothing is not an option, in their opinion. He said this proposal is better than expanding SLCC, and it won't add to the traffic at the elementary school. Most of their residents don't work any longer.

Dan McKay said the 9800 South Bangerter interchange should be funded in 2020, construction could be as soon as 2022. The plan is for Bangerter to go over 9800 South. He said the UDOT fence was part of the scope of the original property. UDOT didn't plan for SLCC to sell their property. He said he would not support 5 acres being fenced off. They have been talking to UDOT. They should have a decision on some of this on Monday. He said tonight, they are only talking about zoning. There are still a lot of steps including site planning and engineering. There will not be any additional flooding as a result of this project. He said after the site plan, a plat would be approved. He said SLCC has purchased land in Herriman and is branching out to other areas. He understands the concerns about what will go there instead. The worst they could do is nothing. This proposal locks SLCC to the lowest traffic count and impact to the residents. He said he understands the concern about change. He said it is never as bad as they imagine. He said they asked SLCC about their plan for the park space. SLCC said it was to compensate the neighbors for having a traffic impact of 3500-5000 trips per day. This proposed use is far less intense, and SLCC does not feel the park is good for the area any longer. He said regarding the

amount of concrete that will be delivered, that will happen over 4 years. That equates to less than 2.4 cement trucks per day.

Council Member Harris clarified that the developers are going to do everything they can to get the fencing off and get some open space. He asked if that would be part of this community or would it be passed to the city? Mr. McKay said the assumption is that they would sod it and leave it for city maintenance. Their intent is to push UDOT to make those improvements and have the city maintain the property.

Mr. Erickson said their potential homeowners are sensitive about paying for stuff that they won't use. They are big on a lot of quality landscaping. Their residents won't use the detention facility. He said they don't have a deal with UDOT yet. It is their pond. They want to dress up the perimeter so it is attractive. They are willing to landscape the interior of the pond. There are some concerns if grass will survive inside the pond. They are not opposed to making the retention pond usable, but it has to make sense. They are proposing to pay to improve it, to sod the interior, if it's doable. And then they can turn it over to the city for maintenance. They are willing to work with UDOT and the city to do what is in the best interest of the city.

Council Member Zander said if the detention pond is fenced in and not usable, that changes the density. Mr. McKay said it changes from 4.2 to 4.8. It was clarified that the developer owns the land over of the pond, but they have no surface rights because of UDOT's easement.

Mr. Erickson said part of their development agreement is that they work out an agreement with UDOT that is acceptable to the city. City Attorney Loose said staff understands that an open space use, without the fence, is acceptable. If they don't do open space, the developer would have to fix it or change it or amend the agreement. Mr. Guyman said they cannot get plat approval until they have a plan acceptable to the city for the retention pond.

Council Member Marlor asked if the developer is willing to fund the High T Intersection? Both Mr. McKay and Mr. Erickson said yes. It was noted that it needs to be added to the development agreement.

Council Member Marlor asked if it is a problem to move the northern access? The developers said no. Council Member Marlor asked if the developers would be willing to widen 3400 West to the north end of their subject property. Mr. McKay said the concern they have is the limitation of the power poles. He also has concern that if they make the road too wide, traffic will go faster. He said the road needs to meet the demands, but not speed the highway up. Mr. Klavano concurred that the wider the street, the faster the speed. Regardless, one power pole will need to be moved. He said they will work with the developers on that issue. Mr. Erickson said their residents will not park along 3400 West. Their subdivision will be walled off.

Council Member Zander said they have been implored not to move forward until they have more collaboration with SLCC, South Jordan City, and West Jordan City. She said they have not moved too quickly on this project. They have had many discussions on this to date.

Mr. Schaefermeyer said SLCC's current board wants to keep the 20 acres for a future use. That is as much as they can commit at this time. With the change in this property, SLCC will have to amend their master plan. They will have public input at that time. SLCC said they won't redo the master plan until there is a change on this property.

Council Member Zander said if SLCC decided to do more buildings, can they access 3400 West? Mr. Schaefermeyer said yes. Council Member Zander said if they deny this request, would it help the city leverage with SLCC to come to the table to get more clarity on the other portion that is outside of the city boundaries? Mr. Schaefermeyer said the challenge with the big coordinated planning effort is that they are left with a master plan that SLCC can change. They can't bind SLCC or West Jordan City.

CM Whatcott reiterated that the SLCC representative said if they build more college buildings, the state fire marshal would require an emergency egress that could be gated. City Attorney Loose said the college is not subject to local land use requirements. They can build their buildings, regardless of city zoning. They can put an access onto 3400 West.

Council Member Zander said South Jordan City has no control over the remaining northern portion. This decision won't impact that. Mr. Schaefermeyer concurred. He said SLCC did not contact the city when they decided to sell this property. He said staff will work with SLCC and West Jordan City, if asked. He said he does not want to give the false impression that they can do a better job at binding SLCC than the master plan in the past. They can fight for an emergency only access onto 3400 West. SLCC said they will go through the master plan process, once this property changes. He is unsure of what public process SLCC is required to follow. He does not believe there is a timeframe of when the master plan is required.

Dan McKay said cities can't bind the state. He said the city is represented well at the state. SLCC is responsive to the elected leadership. He encouraged them to work with those elected officials at the state level and the residents to make sure that is protected. He feels closing 3400 West at 9000 South was a mistake by SLCC.

Council Member McGuire asked if the reason for the offset intersection with Lady Dove Lane is to keep people from using that as a through street? He asked if it would be better to have a 4 way stop there? Mr. Klavano said they prefer to have the intersections align. He said he understands both points. Council Member McGuire said he does not think that offset will divert traffic.

Brad Lovell, representing the developer, said he promised some residents that they would try to offset those roads. He said he would appreciate that consideration. Mr. Klavano said the traffic volumes are low enough, it is not a big deal to offset the road.

Council Member Marlor said he takes this development as seriously as any other. When they first looked at this development, the first question was how to mitigate the impact of traffic and the impact on schools. There has been a lot of work from the City Council and staff to make this least impactful. He said a residential development is better than having SLCC put a bunch of dorms or other buildings that will put much more traffic on 3400 West. He said he is concerned

what could happen to this property if residential is not allowed. He said there are unique developments all over the city. He said they feel impacted by this as well. He said he was part of implementing the transportation plan for the city, and connecting key roads. They have to make decisions that they feel are in the best interest of the city. He said he would love to see open space retained in the area. He is a proponent of open space, and has a park access from his subdivision. He said it will generate traffic. He said every development brings more traffic. He appreciates the comments expressed tonight. He is nervous about SLCC and what they are planning.

Council Member Shelton said he is appreciative of the articulate and thoughtful comments. He appreciates the efforts of the development team. He said the city has no control over the SLCC's master plan. They may have some influence, but they have no control. The city has no control over what SLCC does with their property. He said the city has no control over the elementary school property either. He has heard that the Jordan School District is going to try to improve that situation. The city has no control over what the state will do on Bangerter. The only way the traffic on 9800 South will improve is with the installation of the interchange at Bangerter. He said they may have to widen 9800 South at some point. He said the city has control of the rezone. He has looked at every option. He said he believes the staff engineer when he says this will be the lowest impact on the community, in terms of traffic and pressure on the schools. He said he has to support it.

Council Member Harris said the reality is that something will be built on this property. If they reject this proposal, SLCC could say that they tried to put in something with low impact. If it is denied, he could see them filling this with affordable student housing at a much denser rate. He said the property won't stay open space. The alternative could be much worse. They can't tell SLCC what to do. This is the city's one chance to weigh in on this. He said the frequency and severity of accidents is much lower in the 55 and older age group. He feels the community will be safer with that demographic of drivers. It is low impact on crime, schools, and traffic.

Council Member Zander said the High T Intersection should be a requirement in the development agreement, paid for by the developer.

Council Member McGuire said he feels the developer offers a quality project. He does not feel this is the best location. The density does not match the existing neighborhoods. He said he understands a traditional neighborhood increases the traffic load. He said the developer is not offering anything in exchange for higher density. In this proposal, they are getting a lower traffic and school impact, and a decorated retention pond.

Mayor Ramsey indicated that members of the Jordan Board of Education have told her that they will have the facilities department look into seeing if there is anything that the School District can do to improve the Elk Meadows traffic flow situation.

They discussed the proposed High T intersection at 9800 South 3400 West. Mr. Klavano said they will design it so the school busses can make the turn. Mayor Ramsey said the High T intersection by her neighborhood has worked well for them. She sympathizes with all of the

concerns expressed. The schools can't handle a lot more children. She concurred that they have no say over what SLCC does with their property or the property in West Jordan City. She concurred with Council Member Harris's assessment of what could happen with this property. She said the slightly narrow neighborhood streets are a concern.

**Council Member Shelton made a motion to approve Resolution R2019-15, and to include in the development agreement the High T intersection that has been discussed.**

Council Member Marlor asked if they are willing to add in the motion the extended width of 3400 West, and who will pay for those amenities. Council Member Shelton said he feels the width of 3400 West is best left to be determined by the professionals. He is okay adding that the developer will pay for the High T intersection.

Council Member Shelton also agreed to add that the plan that showed the shift in the neighborhood street slightly south, so the roads are not aligned, be the plan that is implemented. He said the development of the detention pond is already part of the development agreement. The improvements of the detention pond are to be paid by the developers.

**Council Member Shelton amended his motion to include that the High T Intersection be added under developer's obligation, and to add the shift of the northern access to the south. Council Member Marlor seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member McGuire opposed.**

**Council Member Shelton made a motion to approve Resolution R2019-16. Council Member Marlor seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member McGuire opposed.**

**Council Member Marlor made a motion to approve Rezone Ordinance 2019-02-Z. Council Member Shelton seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member McGuire opposed.**

**Council Member McGuire made a motion to continue the meeting after 11 pm. Council Member Zander seconded the motion. The vote was unanimous in favor.**

#### **L. Staff Reports and Calendaring Items**

Mr. Klavano said UDOT will be starting a restriping project on Redwood Road on Monday. They will start at 9000 South, working south. They will be restriping it from 5 lanes to 7 lanes. The project is anticipated to take 2 months.

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

**M. Closed Executive Session:** Closed meeting to discuss the purchase, exchange, or lease of real property

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

ADJOURNMENT

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

The April 2, 2019 City Council meeting adjourned at 1:00 a.m.

**This is a true and correct copy of the April 2, 2019 City Council Meeting Minutes, which were approved on April 16, 2019.**

*Anna M. West*  
**South Jordan City Recorder**

# COMBINED CITY COUNCIL/RDA/MBA MEETING

April 2, 2019  
6:30 P.M.

ALL THOSE ATTENDING, PLEASE  
PRINT NAME & ADDRESS

## PRINT NAME

## PRINT ADDRESS

PRINT NAME	PRINT ADDRESS
Kat Sorensen	3361 W. Lady Dove Ln.
Brian Sorensen	3361 W. Lady Dove Ln.
Kris Yates	3356 W. Star Fire Rd.
Kristine Yates	" " "
Robyn Howarth	11156 S. 2480 W.
Tammy Rich	3357 W Star Fire Road
Terry Rich	3357 W Star Fire Road
Steve Alread & Janice	3278 W LADY DOVE LN.
Collin & Norma Tanner	8268 W. Iron Gate Rd
NANCY HILL	9231 S. 3400 West
Lauree Pratt	9448 Lady Dove Ln.
Joseph Briskey	" " " "
Lee Traff	3255 W. 10000 S.
Blaine & Jennita Ahlson	9586 Iron Gate Rd.
Lanny Hanson & Krystal Hansen	1431 Heather Downs Dr.
Matthew Bingham	9458 Chavez Dr.
Savannah Thomas	11523 S. Chapel Rim Way
Robin Hewitt	3502 W 10025 SO
Denise Knowles	9633 Swallowtail Cir
Sharon Timpson	9663 Channing Dr
Mark Timpson	" "
Vol/Gemma Marley	9601 So. Tanager Rd
Shane & Lyndee Royce	3400 W.
Steve & Susan Peterson	3400 W.
AJ Peterson	

George & Celine 9335 S. 3400 W.

Courtney Sosa 9301 S. 3400 W.

Carlos, Meticia + Austin Sosa

Vickie Vandemerwe 3303 Lady Dove Lane

Lynel & Brett Miller 3438 Eden View Drive

Meg Boud - 9984 Eden Point Cir

Dave & Jan Elogh 3342 Lady Dove Lane

David A. Orr 3284 W. Iron Gate Rd

Gary Wilson. 9677 Iron Gate Rd. South Jordan, UT 84095

Marilyn Richards Jordan School Board Member

Marilyn Grant 9407 S. 3410 West

Robert Lloyd 9661 S. Iron Gate Rd

Sharon Lloyd 9661 S. Iron Gate Rd.

Don Arthur 9717 S. Iron Gate Rd

Rebecca Duffin 9407 S. 3400 W.

Zane Christensen 9537 S. 3400 W.

# COMBINED CITY COUNCIL/RDA/MBA MEETING

April 2, 2019

6:30 P.M.

ALL THOSE ATTENDING, PLEASE  
PRINT NAME & ADDRESS

PRINT NAME

PRINT ADDRESS

Laura Gaillard

4487 Sebago Way

Brod Mason

John Evershed

Libby Stone

Carbor Bagley

SAM EGGERS

Becky Eggers

Donna Eggers

BRENT COOK

3322 W. STAR FIRE RD

Ronda Cook

"

Isaiah Guymon

9860s 2700 w.

Yogendra Parikh

3566 Lily Garden Ln.

Greg & LeAnn Warburton

9753 Channing Drive

Keilani Ngatuvai

1157 w. 11715 s

Nellie Christensen

9338 115th Ave

Stephen Christensen

3781 Starline

Clinton Geer

9211s. 3400w. Vest Jordan

Jayna Bowman

9211 S 2400 W

Richard Schmitt

9859 So. Schmitt Pk. W.J

BARRY PARENTUS

9659 S CHAVEZ DR ST W

Bill Bylund & Laurie

9762 Iron Gate Rd

Craig & Tavia Richardson

3238 Iron Gate Rd

DAVE LONGMORE

3234 W. IRON GATE RD.

Curtis Petersen

8583 Limestone Cir

Lynn Salisbury

1183 Ivy Creek CV

Shanna Lucido 3378 Star Fire Road S.J.

Scott Lucido 3378 Star Fire Rd.

Karen Barrow 3308 Lady Dove Lane

Rick & Mercedes 9479 Lady Dove Ln.

Joni Bourn 9538 S. Lady Dove Ln

Kris Kame 9463 S - Lady Dove Ln SJ

TODD & LINDA O'CONNOR 93435 3400 W W.J.

Richard & Elaine Noyce 9742 South Heathstone SJ VEG

Matthew Harper

9732 Channing Dr.

Ernest Richards + Steve Richards

9584 Swallowtail

cf Andy

Kaylan Christensen

2260 Bridle Oak Drive - YCC

Guy & Janet Zimmerman 9622 Channing Dr. S.J.

Jennifer & William Noyce 4096W Shady Plum Way - YCC

Ed LINDA Askew 9647 Limestone Cir

Karen McCleave

9861 Sterling PK Cir.

Randy McCleave

Al Harrison

3314 W Iron Gate

Jared Simpson

3322 Heathstone Dr.

Emily

Stephanie Johnson

2062 W Nicholas Farm Ln

Bruce & Evelyn Talbot

9736 So. Featherwood Cir. South Jordan

Scott & Faye Roberts

9617 So Limestone Cir. So Jordan

Joyce Brochinsky

3348 W. Heathstone Dr So. Jordn

# COMBINED CITY COUNCIL/RDA/MBA MEETING

April 2, 2019

6:30 P.M.

ALL THOSE ATTENDING, PLEASE  
PRINT NAME & ADDRESS

PRINT NAME

PRINT ADDRESS

LOYD HEFFLIN	5809 JORDAN RIDGE CIR.
Jennifer Larson	3333 W Lady Dove Ln
Rosalie Ashby	9773 S. Iron Gate Rd.
Brad Ashby	" " "
DOUG HUSSEY	3326 W. LADY DOVE LN
DANA HUSSEY	" " "
GREG LARSON	3333 W LADY DOVE LN -ST.
Holman Family	9058 Westley Park circle
TOM PATRIDGES	3319 LADY DOVE LANE
Karen Anderson	3388 Iron Gate Rd.
Ryan Campbell	9497 S. Lady Dove Ln.
Margaret Sall	9584 S. Channing Dr.
Marilyn Gibson	3358 W. Iron Gate Rd.
Judy Nyord	9721 Channing Dr.
Paul & Karen Christmann	9603 Channing Dr.
Bob & Darian Burt	9351 S 3400 W UTJ 84088
Jeffrey Bussard	9742 S Heathstone #
Frank Kwaus	9772 " " Circle
Stephen Gibson	3358 W. Iron Gate Rd.
Brenda Andrews	9002 Channing Dr
Scott "	" " "
Annie Lee	1823 W 10740 S South Jordan
Jonathan Lee	1823 W 10740 S.
Shawn Whitelet	9714 Channing
Annalee Winterbottom	9714 S Channing

2018-2019

**SOUTH JORDAN CITY  
YOUTH COUNCIL**

# Opening Social



# Carrington Court 12 Days of Christmas



Partridge in a Pear Tree



Four Calling Birds

# Service Project



**Seven Swans a Swimming**



**Eight Ladies Dancing  
(....boys too?)**

# Local Officials Day 2019



# Ronald McDonald House



# Youth Council Leadership Conference



# Keynote – Ben Kjar



- Change your perception, you can alter your reality.
- Do something bigger than yourself.
- “To live is the rarest thing in the world for most people exist.”  
- Oscar Wilde

# Keynote – Ben Taylor



- ⦿ You can't solve people's problems for them. You can guide them to potential.
- ⦿ Earned success is more powerful than money.
- ⦿ Easy to have a heart for the poor but harder to have a mind for the poor.

# Keynote – Clint Pulver



- ⦿ Live a life by design not by default.
- ⦿ The power of good people.
- ⦿ Perception determines reality.
- ⦿ A single moment can change someone's life.
- ⦿ Be a Mr. Jensen!

# Workshops



# The Fun Stuff



# Police Station Tour



# Mock Trial with Judge Boehm



# South Jordan Youth Council Theme

- NOW I AM THE VOICE. I WILL LEAD NOT FOLLOW. I WILL BELIEVE NOT DOUBT. I AM A FORCE FOR GOOD. I AM A LEADER. DEFY THE ODDS, SET A NEW STANDARD.

**STEP UP! STEP UP!  
STEP UP!**

*April 2, 2019*



SOUTH JORDAN  
U T A H

City Council Meeting

# LEISURE VILLAS SENIOR COMMUNITY

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## LAND USE AMENDMENT AND REZONING

9550 S. 3400 West

Leisure Villas / Dave Erickson



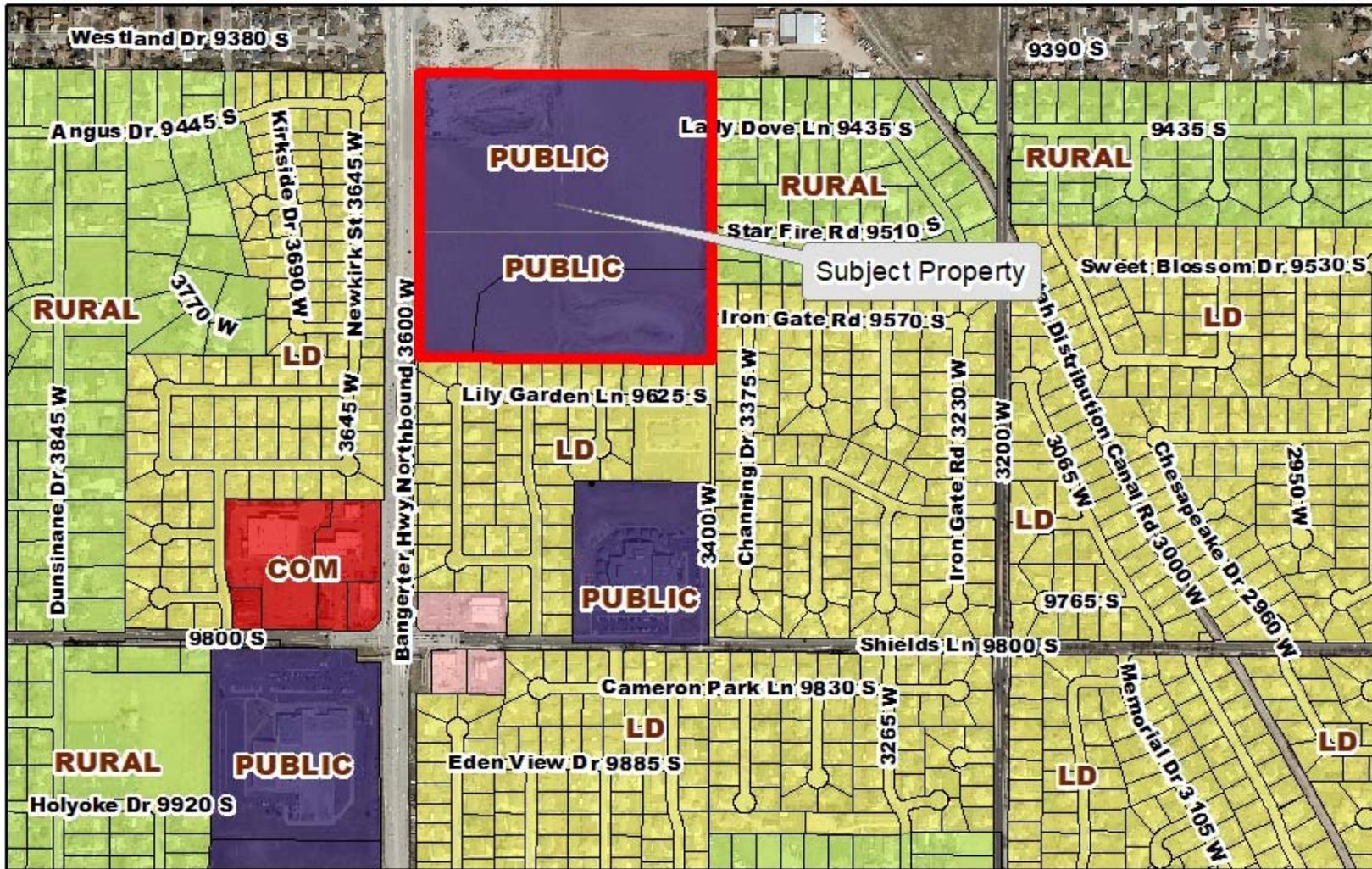
Legend	
	STREETS
	PARCELS

## Aerial Map

### City of South Jordan

0    215    430    860    1,290    1,720  
Feet

Aerial Imagery  
2018



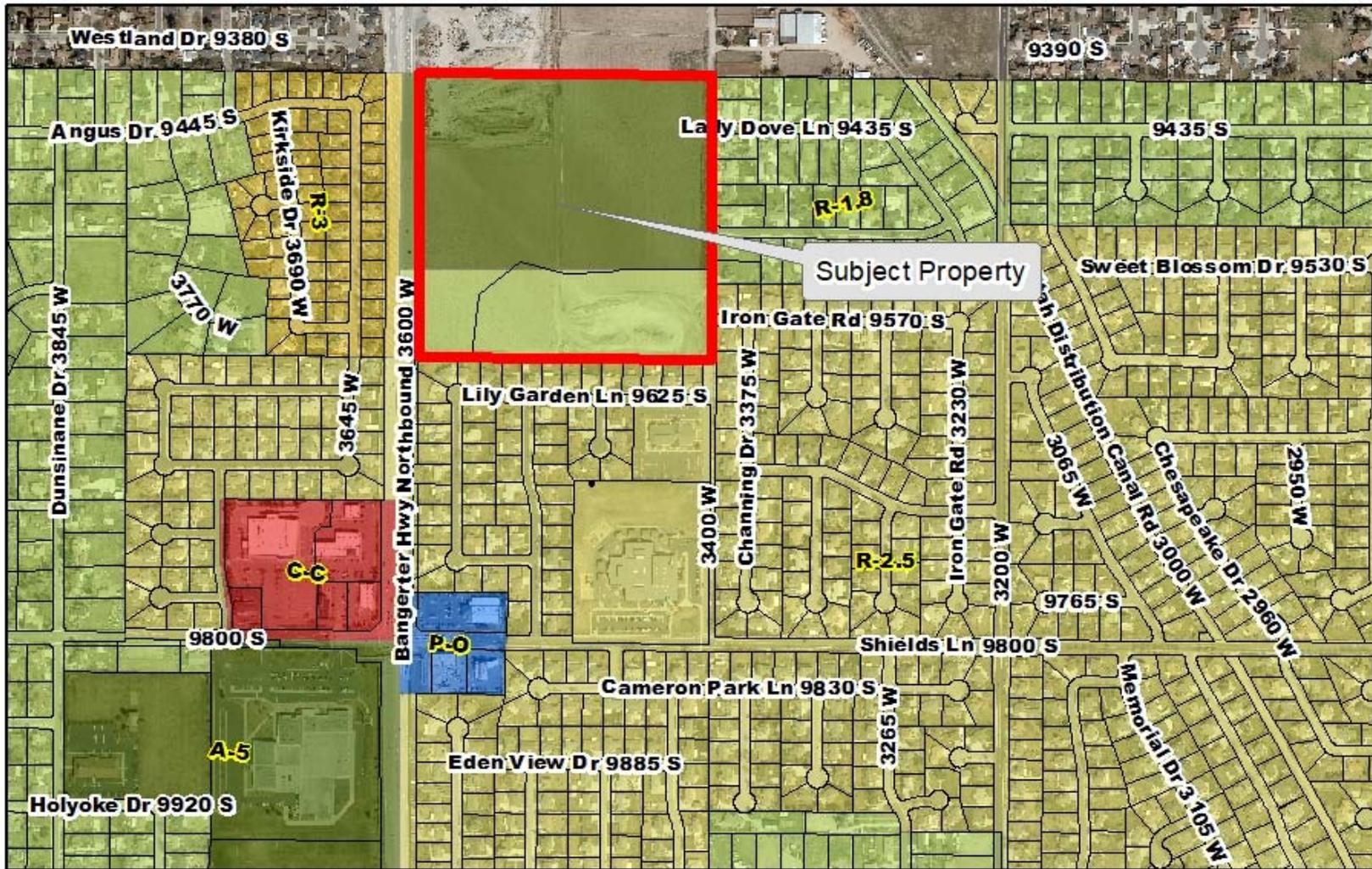
Legend	
	STREETS
	PARCELS

## Future Land Use Map

### City of South Jordan

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Feet

Aerial Imagery  
2018



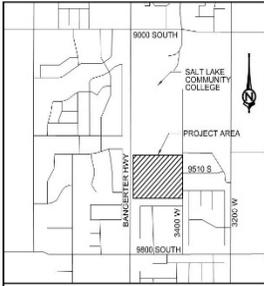
Legend	
	STREETS
	PARCELS

## Zoning Map

### City of South Jordan

0    215    430    860    1,290    1,720  
Feet

Aerial Imagery  
2018



MUSTANG DESIGN, LLC  
791 N 100 E, SUITE 200  
LEHI, UTAH 84043

REVISIONS

NO.	DESCRIPTION	DATE

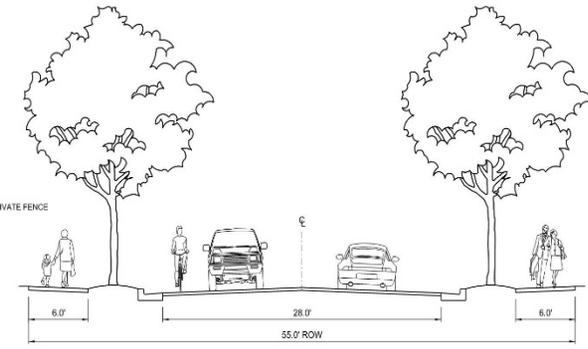
**SOUTH JORDAN VILLAS CONCEPT PLAN**  
A SENIOR RESTRICTED COMMUNITY  
A PLANNED UNIT DEVELOPMENT  
SOUTH JORDAN, UTAH

PROJ. # 201809  
CAD FILE 201809CP01.dwg  
DRAWN BY PSJ  
CHECKED BY MJC  
SCALE OF SHEET  
FOR SCALE 1"=80'  
VER. SCALE 1"=80'

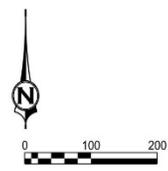
SHEET **CP01**  
OF  
**1**

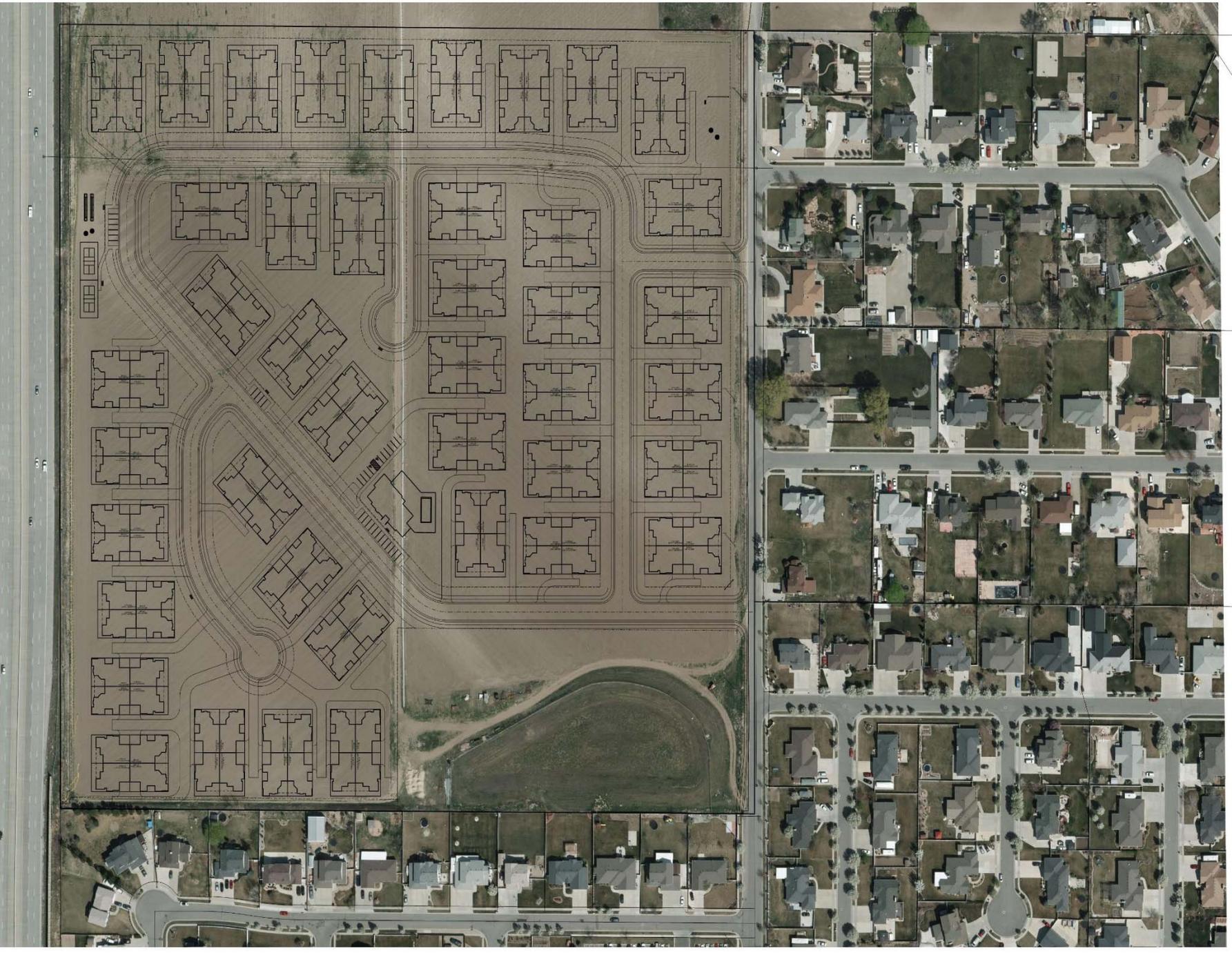


**SHARED DRIVEWAY/EMERGENCY ACCESS**



**SOUTH JORDAN CITY STANDARD RESIDENTIAL ROW**











*End of Presentation*

leisurevillas.com  
55+ Communities



Leisure Villas

# Outline

- Introduction - Paxton Guymon
- Background - Dave Erickson & Dan McCay
- Traffic Presentation - Hales Engineering
- Questions from Council



Bangerter Highway

40 Acres

Salt Lake Community College

9800 South

3400 West

3200 West

South Jordan

West Jordan

9000 South





Pickle Ball



Club House/  
Pool

Open Space



# Architectural Changes

- Stone/Brick- 50% higher than city standard
- Stucco- 60% lower than city standard









# Appendix

# Community Feedback

- Architectural Finishes
- Traffic Flow
- Masterplan of the College





Bangerter Highway

40 Acres

Salt Lake Community College

Elem School

3400 West

No Access - 9000 S

9800 South

9000 South

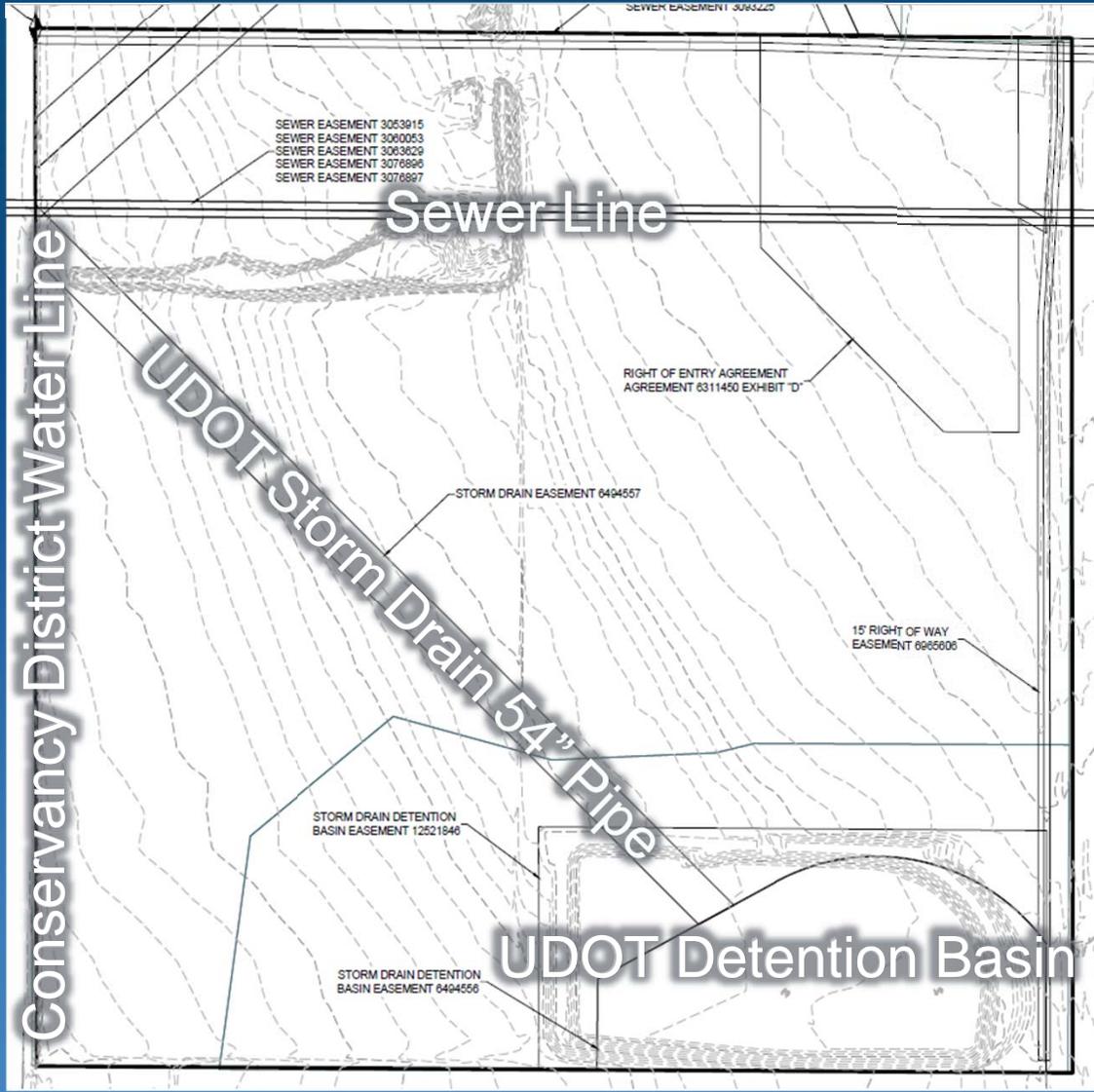
3200 West

South Jordan

West Jordan

# Possible Developments

Future Community College	3,500 Trips Per Day
High Density Residential	1,200 Trips Per Day
Single Family Residential	850 Trips Per Day
Active Adult Residential	650 Trips Per Day



# Project Details

- 40 acres
- Adjacent to Bangerter Highway and Salt Lake Community College
- Primary access 3400 West to 9800 South
- Located in desirable South Jordan Neighborhood



# Active Adult Background

- 75 million Americans born between 1946 and 1964
  - 10,000 people a day turn 65.
  - 2000: 35 million
  - 2025: 62 million
- 8700 South Jordan residents 65 or older
  - 122% increase in South Jordan over last 5 years
  - 63% anticipated increase over next 5 years
- Seniors want to stay in their community but have limited housing alternatives for their needs



# Active Adult Benefits

- Lowest traffic impact of any residential development
- No additional strain on area schools
- Lowest crime rate of any demographic segment
- Less than half as many occupants per home
- Wealthy and stable



# Floor Plan Basics

- 4 Plans
- 1600 – 1971 Square Feet
- Base price between \$450,000 - \$550,000

# Bristol Court Floor Plan

- 1,602 Square Feet
- 2 Bedrooms 2 Bath
- Enclosed Courtyard
- Bonus Room Available
- Open Floorplan
- Dedicated Dining
- ADA Adaptable



# Windsor Court Floor Plan

- 1,792 Square Feet
- 2 Bedrooms 2 Bath
- Office
- Enclosed Courtyard
- Bonus Room Available
- Open Floorplan
- ADA Adaptable



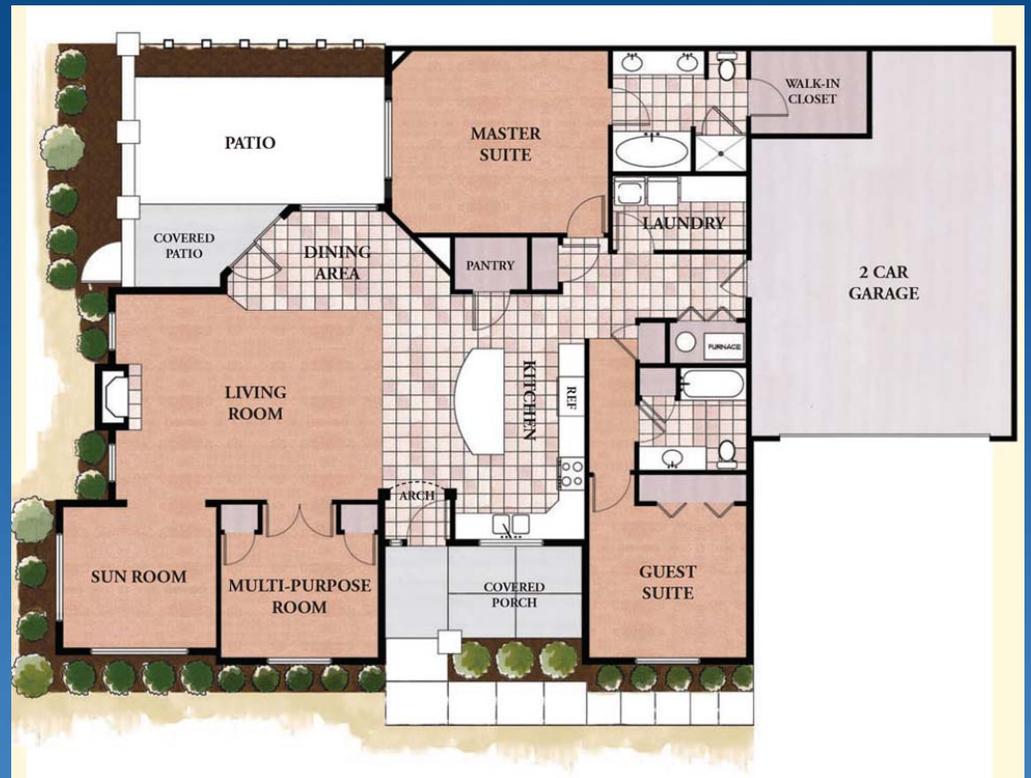
# Stratford Floor Plan

- 1,924 Square Feet
- 2 Bedrooms 2 Bath
- Enclosed Courtyard
- Bonus Room Available
- Open Floorplan
- Roll-in Shower
- Double Masters
- Covered Front Patio
- ADA Adaptable



# Grandview Floor Plan

- 1,971 Square Feet
- 3 Bedrooms 2 Bathrooms
- Sunroom
- Covered Porch
- Enclosed Courtyard
- Bonus Room Available
- Open Floorplan
- ADA Adaptable



# 90 Lot Subdivision

- Single Family will have heavy traffic
- Single Family will put strain on the schools



# Leisure Villas South Jordan, Utah

Hales Engineering  
April 2, 2019

# Project Description

- 40 Acres
- 55+ Active Adult Community
- 168 Dwelling Units
- Two Accesses to 3400 West



# Site Plan



Leisure Villas  
South Jordan, Utah

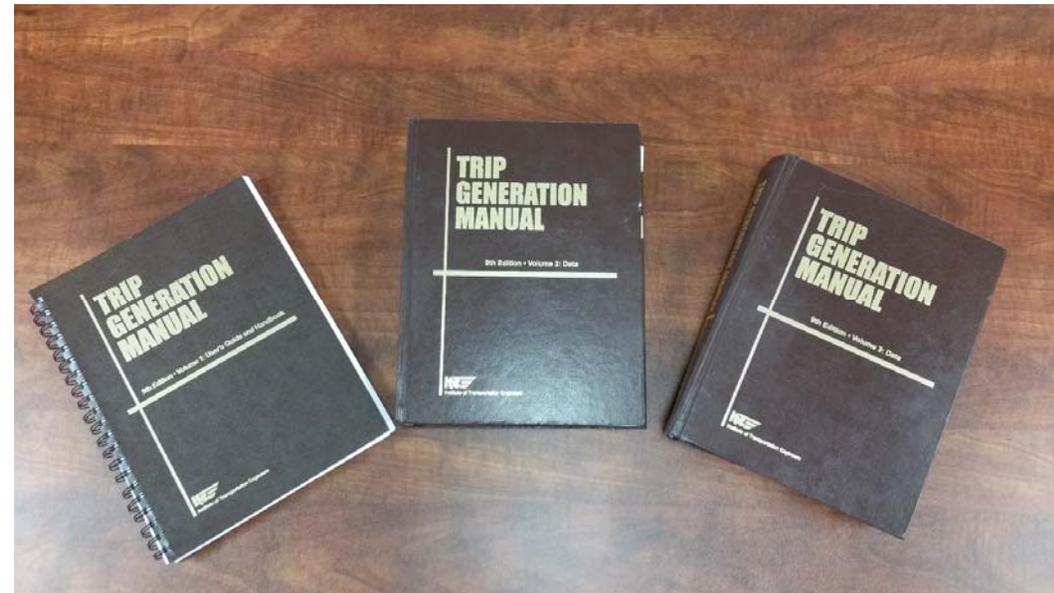
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# Neighborhood Concerns

- Increased Traffic
- Cut Through Traffic
- Speed of Traffic
- Pedestrian Safety

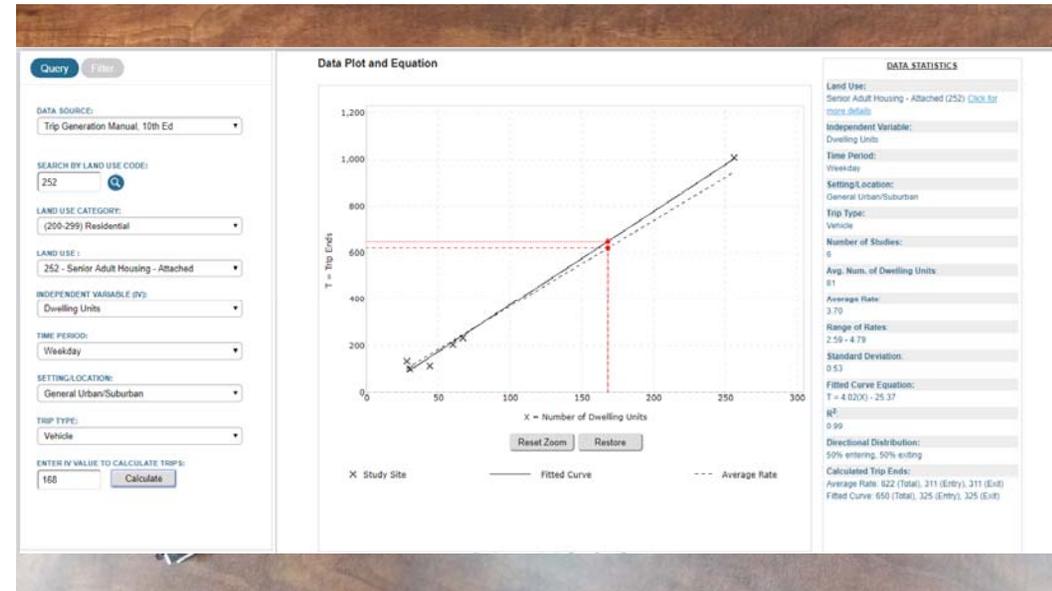
# Trip Generation

- Predicts the number of trips originating in or destined for a particular area
- Institute of Transportation Engineers, *Trip Generation*, 10<sup>th</sup> Edition, 2017



# Trip Generation

- Predicts the number of trips originating in or destined for a particular area
- Institute of Transportation Engineers, *Trip Generation*



# Trip Generation

- Local Trip Generation Study
- Meadow Park Villas
  - Lehi, Utah

Trip Generation Rate Comparison	
A.M.	
Meadow Park	0.125
ITE	0.20
P.M.	
Meadow Park	0.325
ITE	0.25
Daily	
Meadow Park*	3.31
ITE	3.44

\*calculated

# Trip Generation

South Jordan - Leisure Villas Trip Generation									
Weekday Daily									
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total Daily Trips	
Senior Adult Housing-Attached (252)	168	Dwelling Units	650	50%	50%	325	325	650	
Project Total Daily Trips						325	325	650	
Morning Peak Hour									
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total a.m. Trips	
Senior Adult Housing-Attached (252)	168	Dwelling Units	34	35%	65%	12	22	34	
Project Total a.m. Peak Hour Trips						12	22	34	
Evening Peak Hour									
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total p.m. Trips	
Senior Adult Housing-Attached (252)	168	Dwelling Units	44	55%	45%	24	20	44	
Project Total p.m. Peak Hour Trips						24	20	44	

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.  
SOURCE: Hales Engineering, March 2019

- 650 Daily Trips
  - 34 Morning Peak Hour Trips
  - 44 Evening Peak Hour Trips

# Alternate Land Uses

- 1/2 Acre Lots
  - 80 Single-Family Homes
- 1/3 Acre Lots
  - 100 Single Family Homes
- Community College Campus
  - ~176,000 square feet gross floor area

# 1/2 Acre Lots Trip Generation

South Jordan - Leisure Villas TIS 1/2 Acre Lots Alternative Land Use Trip Generation								
Weekday Daily								
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total Daily Trips
Single-Family Detached Housing (210)	80	Dwelling Units	848	50%	50%	424	424	848
<b>Project Total Daily Trips</b>						<b>424</b>	<b>424</b>	<b>848</b>
Morning Peak Hour								
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total a.m. Trips
Single-Family Detached Housing (210)	80	Dwelling Units	62	25%	75%	16	47	63
<b>Project Total a.m. Peak Hour Trips</b>						<b>16</b>	<b>47</b>	<b>63</b>
Evening Peak Hour								
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total p.m. Trips
Single-Family Detached Housing (210)	80	Dwelling Units	84	63%	37%	53	31	84
<b>Project Total p.m. Peak Hour Trips</b>						<b>53</b>	<b>31</b>	<b>84</b>

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.  
SOURCE: Hales Engineering, March 2019

- 848 Daily Trips 
- 63 Morning Peak Hour Trips 
- 84 Evening Peak Hour Trips 

# 1/3 Acre Lots Trip Generation

South Jordan - Leisure Villas TIS 1/3 Acre Lots Alternative Land Use Trip Generation								
<b>Weekday Daily</b>								
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total Daily Trips
Single-Family Detached Housing (210)	100	Dwelling Units	1,040	50%	50%	520	520	1,040
<b>Project Total Daily Trips</b>						<b>520</b>	<b>520</b>	<b>1,040</b>
<b>Morning Peak Hour</b>								
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total a.m. Trips
Single-Family Detached Housing (210)	100	Dwelling Units	76	25%	75%	19	57	76
<b>Project Total a.m. Peak Hour Trips</b>						<b>19</b>	<b>57</b>	<b>76</b>
<b>Evening Peak Hour</b>								
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total p.m. Trips
Single-Family Detached Housing (210)	100	Dwelling Units	102	63%	37%	64	38	102
<b>Project Total p.m. Peak Hour Trips</b>						<b>64</b>	<b>38</b>	<b>102</b>

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.  
SOURCE: Hales Engineering, March 2019

- 1,040 Daily Trips 
- 76 Morning Peak Hour Trips 
- 102 Evening Peak Hour Trips 

# Community College Trip Generation

South Jordan - Leisure Villas TIS SLCC Campus Alternative Land Use Trip Generation									
<b>Weekday Daily</b>									
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total Daily Trips	
Junior/Community College (540)	176	1,000 sq. ft. GFA	3,564	50%	50%	1,782	1,782	3,564	
Project Total Daily Trips						<b>1,782</b>	<b>1,782</b>	<b>3,564</b>	
<b>Morning Peak Hour</b>									
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total a.m. Trips	
Junior/Community College (540)	176	1,000 sq. ft. GFA	452	77%	23%	348	104	452	
Project Total a.m. Peak Hour Trips						<b>348</b>	<b>104</b>	<b>452</b>	
<b>Evening Peak Hour</b>									
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total p.m. Trips	
Junior/Community College (540)	176	1,000 sq. ft. GFA	328	32%	68%	105	223	328	
Project Total p.m. Peak Hour Trips						<b>105</b>	<b>223</b>	<b>328</b>	

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.  
SOURCE: Hales Engineering, March 2019

- 3,564 Daily Trips 
- 452 Morning Peak Hour Trips 
- 328 Evening Peak Hour Trips 

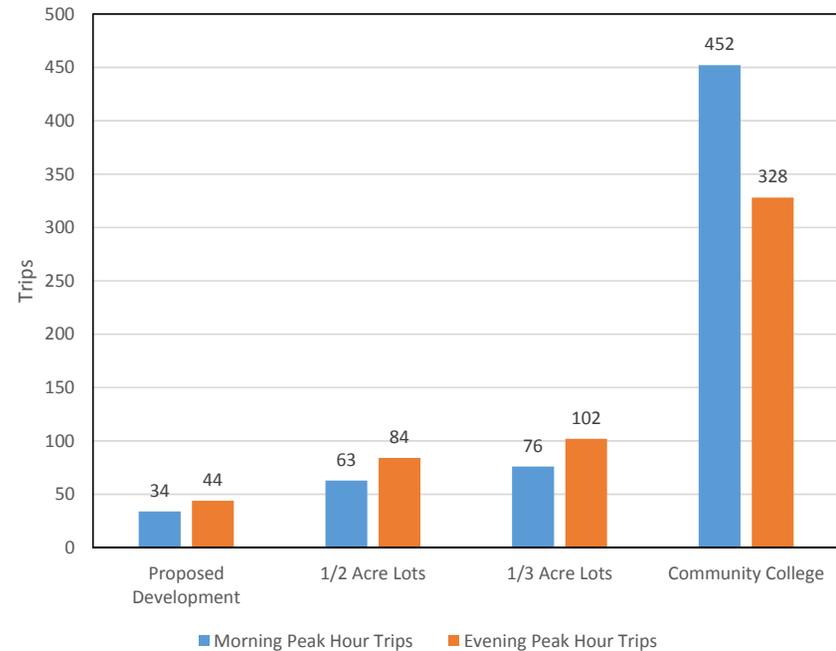
# Trip Generation Summary

South Jordan - Leisure Villas TIS						
Alternative Land Use Trip Generation Comparison						
	Morning Peak Hour Trips		Evening Peak Hour Trips		Daily Trips	
Proposed Development	34	-	44	-	650	-
1/2 Acre Lots	63	85%	84	91%	848	30%
1/3 Acre Lots	76	121%	102	132%	1,040	60%
Community College	452	1229%	328	645%	3,564	448%

SOURCE: Hales Engineering, March 2019

The proposed land use will generate less traffic than any of the alternative development scenarios

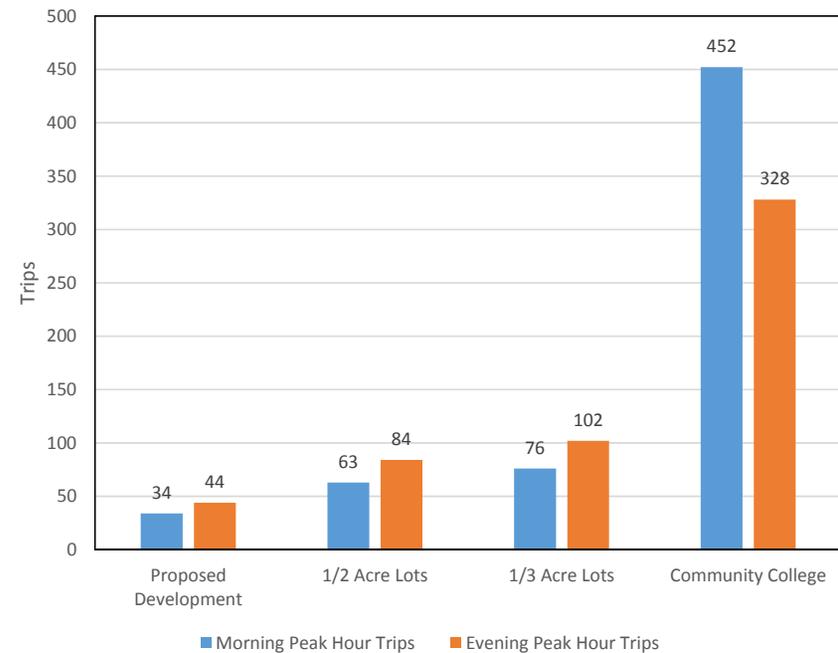
Trip Generation Comparison



# Trip Generation Summary

- Proposed Development
  - 1 Vehicle Every 85 Seconds
- 1/2 Acre Lots
  - 1 Vehicle Every 45 Seconds
- 1/3 Acre Lots
  - 1 Vehicle every 35 Seconds
- Community College
  - 1 Vehicle Every 15 Seconds

Trip Generation Comparison

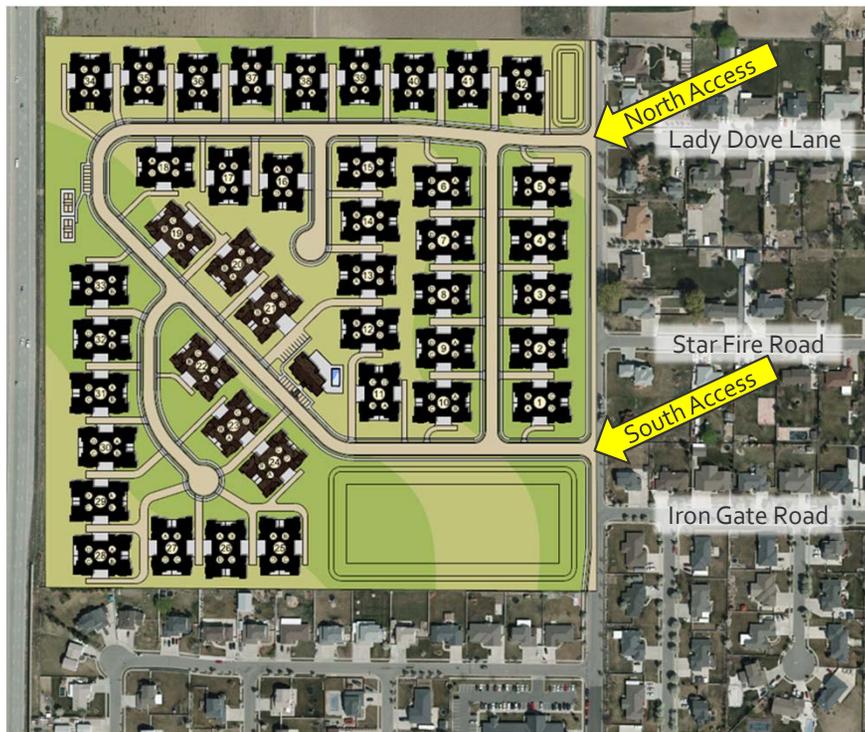


# Trip Generation Summary



- Proposed Development
  - 44 Peak Hour Trips
    - 50% - 3400 West
    - 50% - 3200 West
  - 22 Trips
    - 1 Vehicle Every 165 Seconds (2.75 minutes)

# Project Accesses



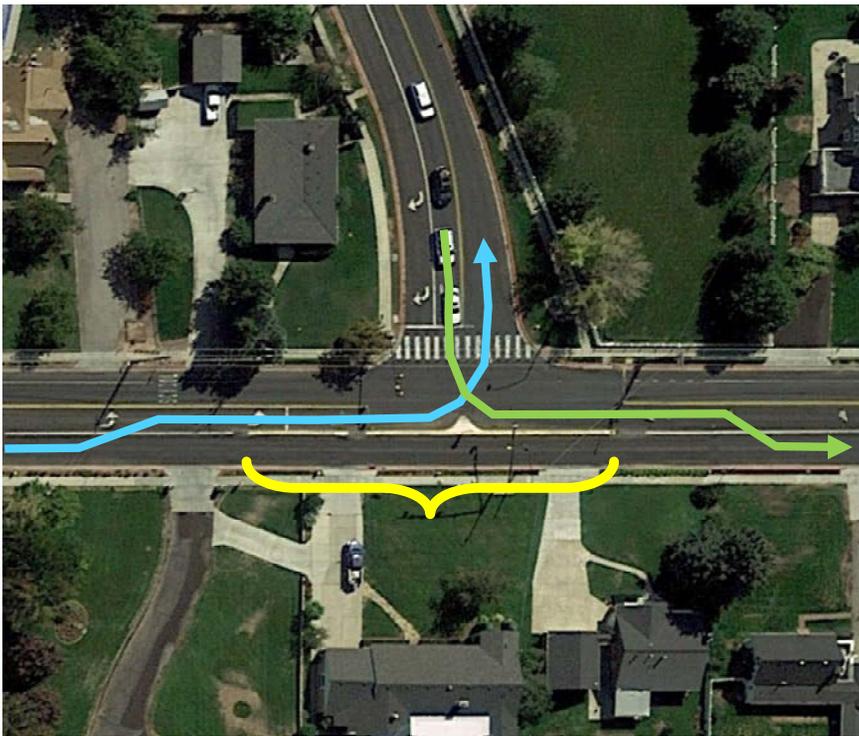
- North Access
  - Aligns with Lady Dove Lane
- South Access
  - Between Star Fire Road and Iron Gate Road

# Project Access Alternative

- Realign North Access
  - Will discourage some cut through traffic
  - Creates offset intersections



# High-T Intersection



- High-Functioning T Intersection
  - Raised Median Between Eastbound Lane and Two-Way Left-Turn Lane
  - Channelizes Eastbound Left Turns
  - Protects Southbound Left Turns
  - Will Decrease Delays for Southbound Left-Turn Movement

# Safe Routes Utah



From home location, stay on sidewalks, cross at intersections, and head towards 9800 South. If utilizing 3200 West, stay on the West side of the street to avoid areas where there is no sidewalk. Approaching the school from the West on 9800 South, use the South side of the street to cross Bangerter Highway where the overpass crosswalk is located.

- Update Safe Routes Plan to include:
  - Walking route on the east side of 3400 West
  - A crossing between Iron Gate Road and Lilly Garden Lane

# Questions?

# Project Access Alternative



- Relocate North Access
  - Connects to SLCC Jordan Campus
  - Will lead to increased cut through traffic from the school which will infiltrate the neighborhoods

Leisure Villas  
South Jordan, Utah

# SLCC Jordan Campus



- Some Leisure Villas traffic may use north access
- Some SLCC traffic will likely cut through to 9800 South via 3400 West

South Jordan - Leisure Villas TIS								
Existing SLCC Jordan Campus Trip Generation								
Weekday Daily	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total Daily Trips
Junior/Community College (540)	451.66	1,000 sq. ft. GFA	9,148	50%	50%	4,574	4,574	9,148
<b>Project Total Daily Trips</b>						<b>4,574</b>	<b>4,574</b>	<b>9,148</b>
Morning Peak Hour	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total a.m. Trips
Junior/Community College (540)	451.66	1,000 sq. ft. GFA	892	77%	23%	687	205	892
<b>Project Total a.m. Peak Hour Trips</b>						<b>687</b>	<b>205</b>	<b>892</b>
Evening Peak Hour	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total p.m. Trips
Junior/Community College (540)	451.66	1,000 sq. ft. GFA	842	32%	68%	269	573	842
<b>Project Total p.m. Peak Hour Trips</b>						<b>269</b>	<b>573</b>	<b>842</b>

Assuming 15%

1,372 Daily Trips

134 Morning Peak Hour Trips

126 Evening Peak Hour Trips

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# Traffic Calming

*Traffic Calming uses physical design and other measure to improve safety for motorists, pedestrians, and cyclists. -Wikipedia*

# Traffic Calming

- Driver Feedback Signs
- Bulb Outs



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# Driver Feedback Signs

- Generally posted in conjunction with a speed limit sign
- Displays a driver's speed
- Increases compliance with posted speed limit



# Bulb Outs



- Also referred to as “chokers” or “curb extensions”
- Can be created at intersection approaches or mid-block locations
- Create a narrow traveled way
  - Increases driver attention
  - Reduces speeds
- Pedestrian Benefits:
  - Decreased crossing distance
  - Increased pedestrian visibility

