

SOUTH JORDAN CITY
CITY COUNCIL MEETING

June 4, 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, Deputy City Engineer Jeremy Neilson, City Attorney Ryan Loose, ACM Dustin Lewis, City Commerce Director Brian Preece, CFO Sunil Naidu, GIS Coordinator Matt Jarman, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

Others: 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

Council Member Zander offered the invocation.

C. Pledge of Allegiance

CJ Simmons, Scout Troop 1689, led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. May 21, 2019 Council Study Meeting

D.2. May 21, 2019 City Council Meeting

Council Member Zander made a motion to approve the May 21, 2019 Council study meeting minutes and the May 21, 2019 City Council meeting minutes, as printed. Council Member Shelton seconded the motion. The vote was unanimous in favor.

E. Public Comment

Jason Runyan, 2266 Country Bend Dr., said he bought a home with his brother in December. He was going to build an apartment in the shop. Because they are in the R-2.5 zone, it is not allowed. They would be allowed to do a basement apartment. He asked why they can build an apartment in the house, but not in the shop? Is there any recourse?

Mr. Schaefermeyer said in the R-2.5 zone, it is considered a guest house. Those are only allowed in the A-5, A-1, and R-1.8 zones.

City Attorney Loose said that was a decision based on lot size. It was a policy decision adopted in 2012.

Mayor Ramsey asked that staff visit with Mr. Runyan and get more information.

F. Mayor and Council Reports

Council Member McGuire said he attended a UDOT open house for Bangerter and 10400 South. There are less houses that have to be taken down than what was shown in the original proposal. The residents are in favor of Bangerter going underneath 10400 South and he was happy to see that. He said he also attended the police awards banquet. He said it was great to see the brotherhood among the officers. He reported on the Summerfest celebration. He said he judged the chalk art contest with Mayor Ramsey. He also attended the Alex Boye concert. He noted that the dress rehearsals for the Sound of Music have begun. He noted that there were 130 service hours that it took to put together the writers conference. They have a strong Arts Council currently.

Council Member Zander said she also attended Summerfest. She thanked staff for their efforts. She noted the flash mob at the battle of the bands. She said the fireworks were great. She noted the Veterans Memorial service on Memorial Day. She thanked Luane Jensen and their group for the patriotic program.

Council Member Marlor also reported on the police awards banquet. He loved the spirit of comradery. He said the Memorial Day celebration was wonderful. He said the Architectural Review Committee met and looked at some townhomes on 11400 South Redwood. He thanked staff for Summerfest. He also noted that he declared his candidacy yesterday for the election this fall.

Council Member Harris said he enjoyed the police awards banquet. He said it was nice to hear the recognition for what they do. The Memorial Day celebration was great. He thanked the people who volunteered, planned the event, and those that make the cemetery look nice. He also noted the Summerfest celebration and said he felt that they had good attendance.

Council Member Shelton said he visited with the outgoing superintendent for Jordan School District. He said the new superintendent is a good choice. He attended the 104th S. Bangerter Highway interchange open house. He attended the police department awards banquet. He is grateful for the police department. He said the Memorial Day service was terrific. He said the senior committee was delighted to have an increase in their budget. He said Summerfest was a lot of fun. He said parking was a little challenging. He discussed building permits that are required for the finishing of basements. He asked if they decrease the cost, would that encourage

people to get the permits so it is built to code? They would have safer homes. He asked if this is worth exploring.

CM Whatcott said the city charges what it costs. To charge less, they would have to subsidize it through taxes or other means to cover the costs. Mr. Preece said residents taxes will go up after their basement is finished. That is why people don't get building permits. He does not feel a lower permit cost will change the number of people getting permits.

Council Member Shelton noted that there a lot of places where cars are adjacent to the bike lanes. In future roads, he would like to have more bike lanes dedicated to actual bikes.

Council Member Zander said Redwood Road was just widened in front of the South Jordan pool. That area was previously used for patrons to park along the curb. She asked if they would be painting the curb red or installing signs in that location? Deputy Engineer Nielsen said UDOT is not planning on signage or red curbs. CM Whatcott said it is a travel lane. They don't paint the curbs red.

Mayor Ramsey said they met with one firm that gave them a proposal for the Southwest Visioning Project today. A final decision will be made soon, and then a stakeholders meeting will be held. She attended Dr. Johnson's retirement open house. She said Anthony Godfrey was named new superintendent of Jordan School District. She attended the local high school graduations. She said she and Council Member Shelton attended an EDCU breakfast on preparedness. She said she swore in the new Youth Council, had lunch with the princess of Norway, attended a COG meeting for Salt Lake County, and presented the Wasatch Front 2050 Regional Transportation plan. She noted the Memorial Day celebration and thanked those that volunteered their time. She thanked staff for the Summerfest celebration. The parade was great and they had elected officials at every level in attendance. She attended the Giant of the City awards where Fred Lampropoulos was honored. Daybreak invited the city officials as their guest at that event. She met with a representative regarding the UDOT move Utah program. She would like to invite them to do a presentation at a future City Council meeting. She said the police awards were awesome. They have a great group of officers and continue to maintain the second lowest crime rate in Salt Lake County. She will be giving a presentation to the state water board next week.

G. Public Hearing: Ordinance 2019-05, Adopting an Amended and Updated Parks and Recreation Impact Fee Facilities Plan and Impact Fee Analysis. Adopting an Amended and Updated impact Fee for Parks and Recreation; establishing certain policies related to Impact Fees for Parks and Recreational Facilities; establishing service areas; and/or other related matters.

Associate Parks and Recreation Director Hill reviewed the background information on this item.

Administrative Services Director Kyle said the city charges impact fees so the new people moving into the city pay for the impact and needed infrastructure due to that growth.

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

Council Member Shelton said he sent an email with some questions regarding the impact fees to staff. He requested those questions, and staff's response be attached (Attachment B).

Council Member Marlor made a motion to approve Ordinance 2019-05, and to complete the next impact fee analysis 5 years from now.

Council Member Harris said in the work session, they mentioned 3 years might be better. Mr. Kyle said for the park impact fee, there might be reason to do it sooner. They are not certain and need more flexibility.

Council Member Marlor amended his motion that they prepare the next impact fee analysis not later than 5 years from now. Council Member McGuire seconded the motion. Roll call vote. The vote was unanimous in favor.

H. Staff Reports and Calendaring Items

CM Whatcott thanked staff for their efforts on Summerfest.

ACM Lewis said there is a grand opening for Mulligan's June 12th, from 5-8 p.m. They are having a VIP open house.

City Attorney Loose said a referendum was filed for the Leisure Villas rezone. The signatures were due yesterday. To his knowledge, they did not receive them. A lawsuit was filed by the Christensen's in District Court. The City retained Jody Burnett. They will work with opposing counsel. Paxton Guyman will be defending Leisure Villas. He feels the City Council's decision is defensible.

Council Member Marlor said he heard the residents have a hybrid transportation resolution. Has staff seen or heard about that? City Attorney Loose said he does not believe staff has seen that. They can work through some of those things through the site plan approval. If it requires a change in the Development Agreement, that would be a legislative discretion item.

It was noted that Jordan School District is still working on the changes needed relative to issues with the school near Leisure Villas.

City Commerce Director Preece said Texas Roadhouse is going in behind Sprouts.

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

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

Council Member Marlor made a motion to move out of closed meeting and go back into a City Council meeting. Council Member Zander seconded the motion. The vote was unanimous in favor.

ADJOURNMENT

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

The June 4, 2019 City Council meeting adjourned at 8:08 p.m.

This is a true and correct copy of the June 4, 2019 City Council Meeting Minutes, which were approved on June 18, 2019.


South Jordan City Recorder

Anna West

From: MaryAnn Dean
Sent: Friday, June 07, 2019 12:13 PM
To: Anna West
Subject: FW: Impact Fees

The email from below is Attachment B from the 6-4-19 City Council regular meeting

From: Don Shelton <DShelton@sjc.utah.gov>
Sent: Tuesday, June 4, 2019 7:42 PM
To: MaryAnn Dean <MDean@sjc.utah.gov>
Subject: FW: Impact Fees

MaryAnn,
Please add my note below and Mr. Tingey's responses to the minutes.

Thanks,
Don S.

From: Gary Whatcott <GWhatcott@sjc.utah.gov>
Sent: Tuesday, June 4, 2019 4:45 PM
To: Don Tingey <DTingey@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>
Cc: Colby Hill <cohill@sjc.utah.gov>; Spencer Kyle <SKyle@sjc.utah.gov>
Subject: RE: Impact Fees

Don, if necessary would you be able to explain the questions in the public meeting if necessary. I think Don S will asked about them for the record.

Gary L Whatcott | City Manager | City of South Jordan
1600 W. Towne Center Drive | South Jordan, UT 84095
O: 801.254.3742 | F: 801.254.3393



From: Don Tingey <DTingey@sjc.utah.gov>
Sent: Tuesday, June 4, 2019 16:38
To: Don Shelton <DShelton@sjc.utah.gov>
Cc: Gary Whatcott <GWhatcott@sjc.utah.gov>; Colby Hill <cohill@sjc.utah.gov>; Spencer Kyle <SKyle@sjc.utah.gov>
Subject: RE: Impact Fees

Don, here's a brief explanation to your questions.

From: Don Shelton <DShelton@sjc.utah.gov>
Sent: Tuesday, June 4, 2019 16:06
To: Gary Whatcott <GWhatcott@sjc.utah.gov>
Subject: Impact Fees

Gary,

I don't know who to send these questions to. Sorry for being late in the day with the questions.

1-Can we have an explanation of the "Buy in" component again? – basically the "buy-in" component includes facilities like a water tank that you oversize when you build it for future growth use. In the case of the parks impact fee its facilities like the Gale Center or Fitness Center that have user "buy-in" capacity.

2-What other impact fees do we charge? Impact fees are defined in state code as "Infrastructure" – we charge for Water, Transportation, Public Safety, Storm Water, & Parks

3-When was the last time those fees were re-calculated? 2012 for Parks Impact Fees

4-What is our total impact fee for a single family home?

- Parks, \$4,115
- Public Safety, \$323.45
- Storm Drain, \$1,012-2,799 per unit (variable)
- Water, \$3,107.68 (3/4" connection)
- Transportation, \$781.58
- Total \$9,338.45-\$11,125.45**

5-What is our total impact fee for a multi-family home?

- Parks, \$1,974
- Public Safety, \$207.79
- Storm Drain, \$1,201 per ERU (variable)
- Water, \$3,107.68-16,563.91 (3/4" – 2" connection)
- Transportation, \$217.24-\$543.11
- Total \$6,709-\$20,185 (dependent on ERU and water connection size)**

Thanks so much,

Don