

SOUTH JORDAN CITY  
CITY COUNCIL STUDY 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, City Attorney Ryan Loose, ACM Dustin Lewis, CFO Sunil Naidu, Planning Director Steven Schaefermeyer, City Council Secretary MaryAnn Dean

SPECIAL STUDY MEETING

Mayor Ramsey welcomed everyone. She said Council Member McGuire will be arriving shortly.

**A. Invocation:** *By City Manager Gary Whatcott*

CM Whatcott offered the invocation.

**B. Mayor and Council Coordination**

Mayor Ramsey said she met with the Southwest Mayors regarding the visioning project. The technical committee reviewed and ranked their options for the consultant. Overall, the technical committee and Mayors were in agreement. Today, she and 2 other Mayor met with the top choice for the consulting firm. She said an announcement will be forthcoming and then a stakeholders meeting will be held. She noted that this area has higher than expected growth and also a higher income than the County wide average.

Council Member McGuire arrived at this time.

It was noted that the cost to do the project is \$250,000, much of which is covered by grants. It is a micro-regional plan. Mayor Ramsey said it is not always popular to have a vision. People are concerned about their quality of life.

Council Member Marlor said the corridors for future roads need to be reserved now.

Mayor Ramsey said the timeline for the consultants to put together the plan is 1 year.

Council Member Marlor asked about Representative Coleman's proposal to split Salt Lake County. Mayor Ramsey said the proposal was to split the county at the Jordan River. There has been no discussion since the Legislative Session.

The City Council briefly discussed a deal between Jordan School District and Salt Lake County. The county has to sell Marv Jensen and see what they will get for that facility, and then hopefully they can get an update on their negotiations. Mayor Ramsey said she feels the amount of money needed will fall short and there will be a gap that needs to be filled.

Mayor Ramsey reported that she and CM Whatcott attended a giant in the city event where Fred Lampropoulos was honored. She said Daybreak communities invited them to sit at their table. It was a nice event.

### **C. Discussion/Review of Regular Council Meeting**

It was noted that tonight's closed meeting should be brief.

CM Whatcott reviewed some questions submitted to staff by Council Member Shelton regarding impact fees. He explained that the buy in component is when they build a project for the growth that is anticipated in the future. They reviewed the impact fees that the city charges including water, transportation, public safety, storm water, and parks.

CM Whatcott said they typically do the impact fee study for 6-7 years out and there is a window that you are supposed to use those impact fees. Council Member Marlor asked if they want to do the impact fee analysis every 5 years instead of every 7 years? It was noted that the study for park impact fees was about \$10,000. The impact fees pay for the study.

Administrative Services Director Kyle said they will need to update the impact fee study if changes are made to the recreation center. Also, they will want to update the fee study when they bring on Bingham Creek park. He said they may be 2-3 years from doing the park impact fee study again.

CM Whatcott said for police impact fees, they can only use it for infrastructure. It can't be used for soft costs or employees. For fire, they can use impact fees for apparatus more than \$1 million.

They discussed the water impact fee debt. The bond is being paid back with impact fees.

The impact fee for multifamily varies. The impact fees are \$9,000-10,000 for a single family home. It is based on the size of the lot.

It was noted that developers pay some impact fees, the builder pays some impact fees, and it is passed onto the homeowner.

Council Member Shelton said there are some complaints from builders about impact fees. He estimated it is about 2 percent of the cost of the home for impact fees.

City Attorney Loose said the builders and developers lump all fees together, including building permit fees and high design standards which increases the cost. CM Whatcott said the land costs are also high and they can't control that.

Council Member Marlor asked if doing the study every 5 years instead of every 7 years, will that effect the costs? City Attorney Loose said they need to do it in the range that they feel they would reasonably spend that impact fee money. CM Whatcott said the needs change over time. The first fire impact fee study showed 5 stations. They are now showing a need for 6 stations.

Mayor Ramsey mentioned that Copperton's City Council tried to annex a portion of Copperton's boundary into the sewer district boundary so they could have a seat on the sewer board. Kennecott opposed the annexation, so it won't be done. As a result, there will be an at large position open on the sewer board.

**D. Discussion Item:** Changes to our Park Strip and Front Yard Landscaping Requirements.  
*(By Steven Schaefermeyer and Greg Schindler)*

Planning Director Schaefermeyer reviewed a prepared presentation on this item (Attachment A). CM Whatcott said part of the reason they had water restrictions was to have sufficient fire flow. It can also assist the city during a drought. It was noted that Murray City has water restrictions.

Mr. Schaefermeyer said they need to address if they are wanting regulations in the city that they aren't going to enforce. City Commerce Director Preece said the water restrictions can cause people to panic and water use can actually increase as a result. Mr. Schaefermeyer said watering hours are different than watering restrictions.

Council Member Zander said she feels regulations for the parkstrips are different than the front yard. It is inefficient to water a parkstrip and has a lot of overspray.

Council Member McGuire concurred that the parkstrip should have separate rules. He would like to see regulations for the front yards to reflect local scape. Council Member Zander said she does not necessarily want xeriscape front yards.

The City Council discussed secondary water regulations. Council Member Marlor said his neighborhood has access to secondary water, but less than half of the people use it. It was noted that residents with access to secondary water pay for it whether they use it or not. It was noted that the primary reason people don't use secondary water is water quality and the effect on plants. Staff estimated 10-15 percent of people with access to secondary water don't use it.

Mr. Schaefermeyer referred to a handout (Attachment B) from Jordan Valley Water Conservancy District (JVWCD) and recommended the City Council study the residential landscaping section, and see if there is an area staff should focus on.

CM Whatcott said some of the feedback he receives from the residents are that the city does not give a lot of choices and they are not conservation oriented. He asked if they want to give more options? If they do, they need to find a range that they are comfortable with. He said they still want to ensure quality landscaping.

Council Member Harris expressed concern that if they prohibit grass in the parkstrip, some will do the landscaping nice, but others will not and it won't look good at all.

Mayor Ramsey said she likes some flexibility and allowing uses up to a certain amount.

Mr. Schaefermeyer said he could make a poll for the City Council to give input and create some consensus among the group.

He said they should create standards around the xeriscape so it has to meet certain parameters. Council Member McGuire said he feels the local scape done by JVVCD is a better guide than the xeriscape.

CM Whatcott said they could put together some choices, but create standards within those choices. There are some good things they can take away from JVVCD.

**E. Presentation Item:** Semi-Annual Report from Victim Services. *(By Chief Carr)*

Police Chief Carr passed out and reviewed the semiannual report from victim services (Attachment C).

ADJOURNMENT

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

The June 4, 2019 City Council study meeting adjourned at 6:24 p.m.

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

  
**South Jordan City Recorder**

ATTACHMENT A

# Water Conservation Zoning Requirements & Enforcement

South Jordan City Council  
Study Meeting  
Tuesday, June 4, 2019

# From the General Plan Update

“How We Grow...

A healthy and safe community that provides a variety of high-quality community services and amenities to all residents, *encourages water and resource conservation*, and strengthens community resiliency and fiscal sustainability with each new development through open communication and cohesive development patterns.”

# Questions to Consider

What should be the role of zoning and development regulations in water conservation?

What types of regulations can the City realistically enforce without allocating additional resources?

Where should we be focusing our conservation efforts?

- Incentives vs. Penalties & Code Enforcement
- Existing Development vs. New Development
- Commercial vs. Residential
- Park Strip vs. Front Yard Landscaping

## • Rebate Programs

- Water-wise plants
- Rock mulch for parkstrips
- Drip system conversion kits
- Toilet replacement
- Indoor water fixture
- Smart controllers

## • Resources & Links

- Water Saving Tips
- Water Shortage Management Plan
- Water Audit
- Water Use Portal
  - Preventing & fixing leaks

# Chapter 16.30—Water Efficient Landscaping

16.30.030—Extensive requirements for new and reconstructed public, commercial, industrial, and multi-family development landscaping.

16.30.040—Single-family receive “education package” and a post installation “water check” (currently voluntary).

16.30.050.B—“Watering hours may be restricted by resolution of the City Council as needed.”

## Chapter 16.04.190—Park Strips

16.04.190.E & F—sod and trees are required for collector street park strips; 50% of sod can be substituted for stamped concrete.

16.04.190.G—50% of residential park strip covered by live vegetation (not including tree canopy); 50% of park strip can be stamped concrete.

# Chapter 17.40.020.J—Residential Landscaping

17.40.020.J.1—50% of front yard landscaped and 50% of landscaped area covered in lawn or other live vegetation; conditional use permit for something different, including artificial turf.

17.40.020.J.3—a tree is required in the park strip for every 50 feet of frontage; the tree must be listed in City's park strip tree list.

17.40.020.J.4—more requirements for multi-family or other uses in residential zones.

# Questions to Consider

What should be the role of zoning and development regulations in water conservation?

What types of regulations can the City realistically enforce without allocating additional resources?

Where should we be focusing our conservation efforts?

- Incentives vs. Penalties & Code Enforcement
- Existing Development vs. New Development
- Commercial vs. Residential
- Park Strip vs. Front Yard Landscaping



**JORDAN VALLEY WATER**  
CONSERVANCY DISTRICT

Jordan Valley Water Conservancy District  
8215 South 1300 West, West Jordan, UT 84088  
Phone: 801.565.4300  
Web: www.jvwcd.org

6/1/19 study  
note.

## Water Efficient Landscaping Standards for Cities

This document outlines best practices for city landscaping provisions in *development agreements* and *landscape ordinances* to ensure a sustainable water supply into the future. It also includes best practices for maintaining and irrigating these landscapes.

### Standards for Development Agreements and Landscape Ordinances

#### 1. Residential Landscapes

- Sustainable residential landscape design is essential. The Locascapes® design approach can be used to meet this standard and allows homeowners to have landscapes that are attractive, functional, and water-efficient. (see: <https://localscapes.com>)
- Lawn should not be used in park strips or other narrow areas that are less than eight feet wide. Plants, mulch, drip irrigation, and hardscape should be used instead.
- Lawn areas in residential landscapes should typically not exceed 35% of the total landscaped area and should be at least eight feet wide in all directions.
- Lawn areas should be free from obstructions such as trees, sign posts, and boulders; and not used on steep slopes.
- All homebuilders should offer at least one water-efficient landscaping or Locascapes option to prospective home buyers.
- Model homes should be designed with water-efficient landscaping or as a Locascape. Model homes should include informational brochures on water-efficient landscaping or Locascapes.
- Homeowners Associations should be prohibited from enforcing any covenants that require lawn in areas less than 8 feet wide or in other areas that exceed 35% of the total landscaped area.

#### 2. Commercial, Industrial, and Institutional Landscapes

- Outside of active recreation areas, lawn in commercial, industrial, and institutional landscapes should typically not exceed 20% of the total landscaped area.
- Lawn should not be used in park strips, parking lot islands, or other narrow areas that are less than eight feet wide. Plants, mulch, drip irrigation, and hardscape should be used instead.
- Lawn areas should be free from obstructions such as trees, sign posts, and boulders; and not used on steep slopes.
- New commercial, industrial, and institutional landscape projects should submit a landscape, irrigation, and planting plan to ensure it meets city water conservation requirements and guidelines.

#### 3. Irrigation Design

- Bare soil should be covered with at least 3 to 4 inches of mulch to discourage weeds and retain moisture. The placement of weed fabric under the mulch is discouraged.
- Plants should be watered with drip irrigation using separate irrigation zones from lawn areas.
- As much as possible, plants with similar watering needs should be grouped together and watered based on their own watering needs.
- Spray irrigation in lawn areas should have only one type of sprinkler per zone.



- The use of EPA WaterSense labeled irrigation controllers with the ability to automatically adjust watering frequency is recommended.
  - For large landscapes and multiple sites, central irrigation control systems are preferred.
  - For smaller landscapes, including residential, Wi-Fi smart controllers are recommended for automatic watering adjustments and scheduling convenience.

## Best Practices for Maintenance and Irrigation

### 1. Maintenance

#### **Weekly Maintenance Tasks**

- Pull weeds or spot spray as necessary. Avoid spraying on windy days or getting too close to plants.
- Remove any trash that has accumulated.
- Mow and edge lawns as needed. Avoid cutting shorter than 2 to 3 inches.

#### **Spring Maintenance Tasks**

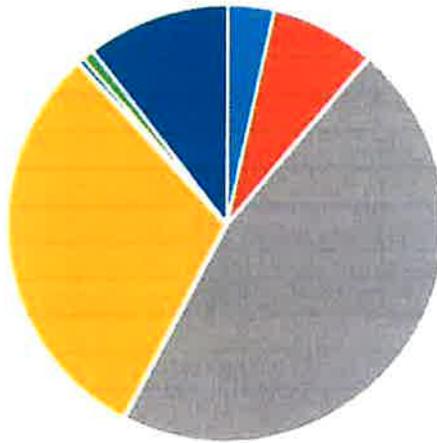
- **Tree Pruning**
  - Remove any dead, crossing, diseased, or excessive branches as needed.
  - Remove no more than 1/3 of total branches in one year.
  - Wait two years after planting new trees before pruning.
- **Large (Woody) Shrub Pruning**
  - Every other year, remove any dead, crossing, diseased, or excessive branches while maintaining the natural form of the plant.
- **Ornamental Grasses**
  - Cut back to 8 inches above the ground.
- **Perennials**
  - Cut back to 2 inches above the ground. Evergreen perennials are an exception to this.
- **Lawn**
  - Aerate and fertilize. Can also be repeated in fall.
- **Planting and Mulch Areas**
  - Apply pre-emergent herbicide to mulch areas to reduce weeds.
  - Refresh organic mulch every other year or as needed to maintain 3 to 4 inches of thickness.

### 2. Irrigation

- Water lawn 2 to 3 times per week during the summer, 1 time per week in spring and fall.
- Drip irrigate perennials deeply once per week during the summer.
- Drip irrigate established trees and shrubs deeply 1 to 2 times per month during the summer.
- The root zones of new plants should be kept moist until establishment, which is about 1 year for perennials and up to 3 years for trees.

October 2018 – March 2019 Quarter 2 and 3. These stats are based off of the crimes we deal with the most and the ones of most significance.

### Crime Victimization



- Adult Sexual Assault
- Child Physical and Sexual Abuse
- Domestic Violence
- Fraud/ID Theft
- Homicide (1)
- DUI/Vehicular Victimization
- Stalking/Harassment

Adult Sexual Assault	8
Child Physical and Sexual Abuse	18
Domestic Violence	106
Fraud/ID Theft	70
Homicide (1)	1
DUI/Vehicular Victimization	2
Stalking/Harassment	24

UT0181800	SOUTH JORDAN PD
<b>Index Crimes</b>	<b>Totals</b>
Murder- Non negligent Homicide	1
Negligent Homicide	0
Rape	14
Robbery	16
Aggravated Assault	44
Burglary	159
Larceny/Theft	1169
Motor Vehicle Theft	119
Arson	3
<b>Arrests</b>	<b>Totals</b>
Adult Arrests	915
Juvenile Arrests	195
Total Arrests	1110
Number of LEOKA incidents	8