

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

November 19, 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, ACM Dustin Lewis, City Attorney Ryan Loose, City Council Secretary MaryAnn Dean

REGULAR MEETING

A. Invocation: *By Mayor Dawn Ramsey*

Mayor Ramsey offered the invocation.

B. Mayor and Council Coordination

Mayor Ramsey congratulated Council Members Harris, Zander, and Marlor on their recent re-election to the City Council.

Council Member Harris made a motion to amend the agenda to switch items D and E. Council Member Zander seconded the motion. The vote was unanimous in favor.

Council Member Marlor said there may be residents here to make comments regarding recycling. He said he would like to understand what the residents would like to see happen with recycling, given all of the circumstances. He is interested in all options and alternatives.

CM Whatcott recommended they hear the concerns and then learn all of the options. They can bring back approval of the recycling options at another meeting. They can also schedule public feedback on a future agenda, if needed. They could also amend tonight's agenda to receive feedback, if needed.

Mayor Ramsey said she will give a report on her trip to Washington DC in the next meeting. She said the recognition of South Jordan is growing. She thanked the City Council and staff for their work.

C. Discussion/Review of Regular Council Meeting

The City Council reviewed the consent items from the regular meeting agenda. CM Whatcott was asked to give a synopsis of each item before the consent items are approved.

The City Council reviewed the background information on item H. Planning Director Schaefermeyer said they are matching zoning. The neighbors are in favor of the change.

CM Whatcott reviewed item I., the impact fee hearing. Staff is recommending approval. He said Kennecott would like a more phased approach.

CM Whatcott reviewed item J. Council Member Shelton asked why the Planning Commission didn't like the choices selected by staff. Mr. Schaefermeyer said they were concerned that the tone was about density. He said the state law has a tone about density. The Planning Commission also wants it known that the city does not like being told how to do their land use. City Attorney Loose said the city is already doing what is needed to be in compliance with the moderate income housing plan. There was a brief discussion about the cost for Zions to prepare this plan, and concern expressed about taxpayer funds being spent for unfunded state mandates.

E. Discussion Item: Larry H. Miller Theatre and Surrounding Property. (*City Commerce Director, Brian Preece*)

Scott Verhaaren, Boyer Company, said they are trying to be proactive with what will happen with retail in the future of The District. He said shopping centers are changing. He said they received permission to develop the 4.7 acres west of the movie theatre, south of Gordmans. They have been unsuccessful in finding additional retail. To date, they have not been successful developing it as office either. They are currently looking at doing some residential development in the area. He feels The District is uniquely suited to adapt to these changes.

Brad Holmes, Larry H. Miller, said they are concerned about streaming services and the effect on movie theatres. The District is often the most well attended theatre in the country. The lease expires in 2021 and they wonder about renewing. The new theatre model is to have 10 screens, with 500-700 seats. If they converted the entire theatre at The District to luxury seating, it would take the number of seats from 5500 to 2700. He said they support housing on the parcel west of the theatre.

Mr. Verhaaren said they have more parking at The District than needed. They are trying to relieve some of the burden on Larry H. Miller.

Mayor Ramsey said she would like to see the Megaplex be able to renew their lease. It is an anchor in the city. Council Member Marlor said adding more rooftops would help the situation.

The group looked at an aerial photograph of The District.

Council Member McGuire said developing this area might help the other businesses because they would have to move parking north and it will draw people to those businesses.

Council Member Zander said before they consider residential in the proposed location, she would like to see more effort to get restaurants.

Mr. Verhaaren said in the last three years, they haven't been able to get any tenants to do pad sites within The District. He said developing a restaurant is their preference. It has not been

successful up to this point. He said the site next to Bangerter Highway is challenging because there is no direct access.

Council Member McGuire said he feels that The District is missing a destination feature. Even with the housing component, they would need to make the area more walkable.

Mr. Verhaaren said the sooner they can get a decision from the city if they are open to a residential component, the better. He said JC Penney and Gordmans are not doing well nationally.

Council Member Zander asked if JC Penney and Gordmans close, will the proposal be to continue the housing further north? Mr. Verhaaren said that would be a challenge because of issues with parking, utilities, etc. He said they may need to modify the building.

Council Member Harris said he would rather look at a long term revitalization plan rather than piece mealing The District.

Council Member Marlor asked how do they cut up a large retail box and do it successfully? Mr. Verhaaren said it would be difficult to retrofit.

Council Member Shelton said he would like to see a concept plan and get a clear idea on how the traffic would be handled. He said he would like to see the whole picture of the area. They discussed the density for the existing residential, south of the Megaplex theatre.

Mr. Verhaaren said they could update their plan for The District that was done in 2010. That could be done quickly, without a lot of detail.

D. Discussion Item: Detention/Retention area conversions to park space – Concepts & Costs. *(By CM Gary Whatcott / City Engineer, Brad Klavano / Public Works Director, Jason Rasmussen)*

Ray Garrison, Associate Director of Public Works, reviewed the city owned storm drain basins. He showed the locations of each basin on a map, as well as information on each basin (Attachment A). He also showed pictures of each basin.

Council Member Zander asked if drainage can be taken care of for Basin #1, can they sell that lot? CM Whatcott said they need to make sure that selling that lot is allowed, based on neighborhood approval. City Commerce Director Preece said they need to make sure the lot can be used. At times, developers come back and sue the city because they were not allowed to use the property as a lot.

There was discussion about turning the lots into a park. It was noted that it would increase yearly maintenance costs. They would also not be able to use storm drain fees for maintenance of the lot. CM Whatcott said they will sell the property as lots, where they can.

Regarding storm drain basin #5, one idea is to develop that property as a mountain bike course.

Regarding storm drain basin #6, Administrative Services Director Kyle said given the size and location, it is not a good option as a park. They could possibly sell it as a lot.

CM Whatcott said they can start bringing these storm drain basins forward in the budget discussions, and they will work on them one at a time. They will look at the ones that can be sold or given back to the developers.

E. Discussion Item: Larry H. Miller Theatre and Surrounding Property. (*City Commerce Director, Brian Preece*)

This item was done earlier in the meeting – prior to item D.

ADJOURNMENT

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

The November 19, 2019 City Council study meeting adjourned at 6:25 p.m.

This is a true and correct copy of the November 19, 2019 City Council Study Meeting Minutes, which were approved on December 3, 2019.

Anna M. West
South Jordan City Recorder

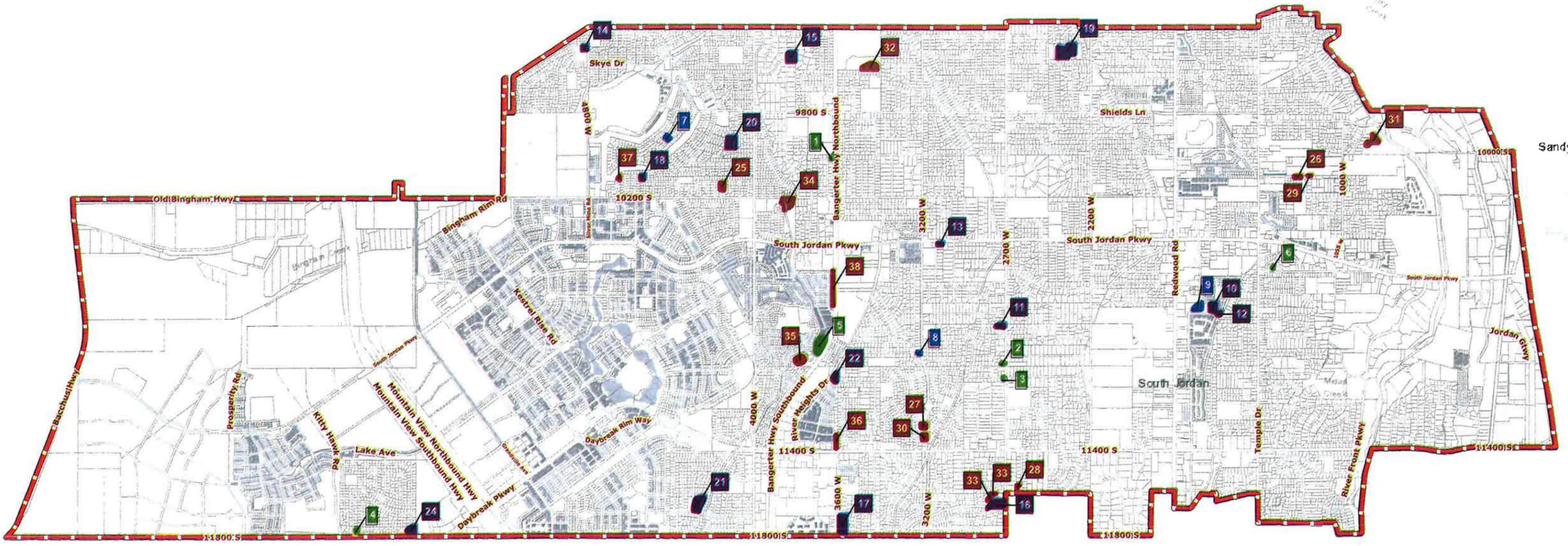
Attachment A
11-19-19 study mtg.

Storm Drain Basins

-  Landscaped
 -  Natural Vegetation (removal recommended)
 -  Turf w. Irrigation
 -  Natural Vegetation (removal not recommended)
- Parcel Boundary
SJC City Boundary



map created: 11/18/2019



Sandy

Riverton

Unique ID	Type	Address	Does it have a fence	Can we remove the Basin	Is the basin grass or Natural Vegetation	Basin Restrictions	Engineering Costs	Total Cost	Notes	Acres	Annual Maint. Costs/Savings	Landscape Improvement Cost
1	Detention	10002 S BANGERTER SB HWY	Yes	Yes, you will have to tie a 24 inch pipe into UDOT on Bangertter highway 197 feet away	Natural Vegetation	Does not have zoning or green space requirements attached to the property.	Connection into the UDOT system is required to eliminate this pond. New connection into system is \$25,000	\$25,000	Off of 3640 W and 10200 S. In a neighborhood, I would not support turning it into a park, not a good park property. Could be a good candidate for a home.	0.32768595	\$ 540.80	\$ 30,000.00
2	Detention	10994 S 2700 W	Yes	Yes, you would have to tie an 18 inch pipe into 2700 West	Natural Vegetation	Does not have zoning or green space requirements attached to the property.	Bypass and add 18" pipe section for connectivity \$30,000	\$30,000	Small, less than a quarter acre. I would not support landscaping this location	0.197589532	\$ 540.80	\$ 15,000.00
3	Retention	2719 W AMINI WAY	Yes	Yes, you will have to tie into 2700 West	Natural Vegetation	Does not have zoning or green space requirements attached to the property.	Connect to mainline in 2700 W \$100,000 or connect to line in Rosebud to the east \$250,000	\$250,000	Approx. 1/3 acre. Not a good location for landscaping or a park, but it would be a good candidate for a home.	0.33	\$ 796.20	\$ 31,000.00
4	Retention	11779 S WINDSTONE DR	Yes	Yes, you will have to tie into the storm drain to the west	Natural Vegetation	Does not have zoning or green space requirements attached to the property.	Grade difference will not allow connection to the west. Going east connect to line at Sunny Stone Drive and upsize retention basin accordingly. \$200,000	\$200,000	West pond of the Sunstone Subdivision. The pond a couple of blocks to the east was developed into a park. This may be a good location to subdivide into two home lots.	0.51	\$ 923.90	\$ 35,000.00
5	Retention	10821 S WELBY JACOBS CANAL RD	No	Yes, by tying this pond into pond number 36. We are looking into making this a mountain bike skills park.	Natural Vegetation	These ponds do have green space requirements that will need to be kept in place.	80% of capacity can go into pond 36, 20% will need to go into canal without upsizing pond. Some excavation will need to be done due to elevation differences. \$50,000-\$100,000	\$50,000-\$100,000	See #56 below. Could be a candidate for future home development. 5 acres could be developed into park space (the \$20,000 cost estimate reflects this idea).	\$	285.4 (Only the firebreak is mowed)	\$ 35,000.00
6	Retention	1260 W 10550 S	Yes	Yes, run pipe 234 feet to the west	Natural Vegetation	Does not have zoning or green space requirements attached to the property.	Connect to line in 10550 S \$90,000	\$90,000	Adjacent to a few homes. Could be a good lot for a home.	0.23	\$ 540.80	\$ 20,000.00
								\$595,000				
7	Detention	4352 W AMBYR LYNN WAY	No	Yes, you will have to remove the outfall	Grass and irrigation	This pond is designated as a city park by zoning. This will need to change in order to eliminate this pond.	May need to replace the Manhole in the street. \$15,000	\$15,000	Tee Box Storm Basin. In a neighborhood next to two homes. I would not recommend adding any other amenities and would support removing the basin and selling the property.	0.5	\$ 1,633.50	
8	Retention	3206 W 10950 S	No	Yes, you will have to tie into the west 186 feet away. We are also looking at making this a skate park	Partially landscaped with natural vegetation sprinklers	Does not have zoning or green space requirements attached to the property.	Bypass basin and connect into Main line \$40,000	\$40,000	JVWCD squee duct may run through this property. May not be able to be developed. Less than a quarter acre off of 3200 W. I would support removing the basin.	0.207460973	\$ 677.78	
9	Detention	10727 S BECKSTEAD LN	No	In order to eliminate the west most pond the middle and east pond will need to be up sized slightly.	Grass and irrigation	No greenspace restrictions applied	Pond on West end can be eliminated as long as flow between the three is corrected. Currently very west and very east ponds are the only ponds seeing water in an event.	\$200,000	Part of Beckstead Ponds	1.93	\$ 6,305.31	
								\$255,000				

Green are basins that are naturally vegetated and removal is recommended

Blue are basins that are landscaped and removal is recommended