

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

December 3, 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, Police Chief Jeff Carr, Administrative Services Director Spencer Kyle, City Commerce Director Brian Preece, Finance Director Sunil Naidu, Strategic Services Director Don Tingey, ACM Dustin Lewis, City Attorney Ryan Loose, Fire Chief Chris Dawson, Planning Director Steven Schaefermeyer, Engineering Director Brad Klavano, Public Works Director Jason Rasmussen, IT Director Jon Day, 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 – *By City Commerce Director, Brian Preece***

City Commerce Director Preece offered the invocation.

**C. Pledge of Allegiance**

Administrative Services Director Kyle led the audience in the Pledge of Allegiance.

**D. Minute Approval**

- D.1. November 19, 2019 Board of Canvass of Votes
- D.2. November 19, 2019 Council Study Meeting
- D.3. November 19, 2019 City Council Meeting

**Council Member McGuire made a motion to approve the November 19, 2019 Board of Canvass of Votes, the November 19, 2019 Council study meeting minutes, and the November 19, 2019 City Council 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 said he attended a service on the fallen soldiers. He said the Mayor spoke at that event. It was a touching tribute to those soldiers and their families. He attended the Dickens festival at the Equestrian Center. He met with the leadership team from the Western Growth Coalition. He said there is a Resolution encouraging the Legislature to fund transportation projects on the west side of the valley. He said it would be nice if the City Council approved the Resolution, or a position paper to show their approval.

Council Member Harris said he also attended the Dickens festival at the Equestrian Center. He said he was impressed with the turnout. He said he attended the Thanksgiving lunch with the seniors. He was able to receive feedback about the city from the senior committee. He noted service projects done by the seniors in the community. They are very active serving the community. He said he also attended a city budget overview meeting.

Council Member Marlor said on the 20<sup>th</sup>, he had lunch with Mayor Ramsey. They discussed issues and things that they are looking forward to accomplishing. He said he attended a Messiah sing along with the Utah Opera and Utah Symphony.

Council Member Zander said she is grateful for the snow plows during the recent storm. She thanked the police and fire for their work during the holidays. She noted that she teaches water aerobics in the city. She said they are fortunate to have a nice facility and warm water. She attended the Dickens festival at the Equestrian Center. She attended the Salt Lake Valley Mosquito Abatement board meeting. She noted that the City's Light the Night is Friday night. She will not be in attendance.

Council Member McGuire said he attended the Dickens festival. He also attended the planning meeting to prepare for this year's budget session. He thanked staff for their reports. He said he made a gingerbread house with his kids for the city's gingerbread making contest. He is grateful that the city has family centered activities.

Mayor Ramsey noted that the Sewer District had a budget meeting. She said she spoke at the Daybreak annual meeting. She attended the Daddy Come Home event, honoring fallen soldiers. She attended the Salt Lake County COG meeting; she will be the chair of COG in January. She spoke at the UTA micro transit pilot project press conference. She reviewed the project and said she hopes the project is successful. She said the Dickens festival was great and had a good turnout. She attended the Jordan School District Parent University. She said Representative Pulsipher is working on a bill that would define century farms. South Jordan has two. There is not a current state designation for farms and protection for the farms. She noted the city's budget planning meeting. She has met with candidates running for office at a variety of levels. She attended a lunch at the Governor's mansion. She attended a point of the mountain transportation infrastructure funding meeting at Draper City Hall. With the rate of growth at the Point of the Mountain, Lehi, Draper, Bluffdale, Riverton, Herriman, and South Jordan are trying to figure out what it will cost to come up with other transportation options. She said they need to complete Mt. View Corridor and extend the blue and red trax lines. She said the cost to do those projects is staggering. She said there is no money for the projects, but they need to be done sooner than later

because they need to preserve the corridor. She said she will be presenting the water reuse project to Senator Lee's office and see if there is opportunity for federal financial support. She said she attended the Envision Utah common good awards. There were awards given to the 4 fuel companies that have taken measures to start producing tier 3 fuel, an award given to a neighborhood house that has been serving low income people in the area for 100 years, and Governor Herbert. She said the Director of UDOT expressed appreciation for being able to work with South Jordan. She said she recently went to the White House to attend a round table discussion on affordable housing. She received an invitation to go back to the White House next week as a follow up to the first ever women Mayor's Conference. She said the invitation and recognition is because the city has an outstanding team.

**G. Presentation Item:** Jordan School District Board of Education – Update on New District Schools Planned. *(By Tracy Miller, JSD-BOE VP)*

Tracy Miller, Jordan School District, gave a report on schools to be built in South Jordan. She thanked the city for the resource officers in the schools. She reviewed the ongoing projected building plans (Attachment B). She thanked the voters for passing the bond in 2016. All of the promised schools were done on time and under budget.

Mayor Ramsey said the bond resulted in 7 schools instead of 6.

Ms. Miller said they have had a lot of growth in the heart of South Jordan. Monte Vista is expanding. They are also remodeling Bingham High School. She said they got more land and are expanding the transportation facility in West Jordan. She said the last 2 schools to be built will be paid with the lease revenue bond.

Ms. Miller said the School District has a lot of property to build schools. They are projecting 2-3 percent growth yearly for the next 5 years. She said several more schools are needed. They are starting to plan how to finance future schools that will be needed.

They discussed the school resource officers. Right now, there is one in every middle school and high school. That is the first time that has happened. She said the city and School District share that cost.

Council Member McGuire said the plan shows another school to be built in Herriman. Where will that be located? Ms. Miller said she is unsure. It will be built where infrastructure is available.

Council Member McGuire asked when the middle school will be built in South Jordan? Ms. Miller said the middle school that was just built will be full shortly and a new school will be needed.

Council Member McGuire said another elementary school is needed on the east side of the city. Is there any opportunity to build more vertical on a smaller piece of land? Ms. Miller said the plan right now is to build a smaller 2 story school on the east side of South Jordan.

They discussed land that the School District owns in the Olympia Hills development area. She said they own flex land. When the development gets approved, they will move the parcel to where the school is needed.

Mayor Ramsey said opening 5 schools at the same time was more than any other School District at one time in the Country. She thanked the Jordan School District for their efforts.

**H. Action Item:** Resolution R2019-63, approving the issuance by the Public Finance Authority of Bonds on behalf of Roseman University of Health Sciences. *(By CFO, Sunil Naidu)*

Finance Director Naidu reviewed the background information on this item. He said a public hearing was held on this item. No one spoke for or against.

**Council Member Marlor made a motion to approve Resolution R2019-63. Council Member Shelton seconded the motion.**

Council Member Shelton asked if the Resolution provides any kind of endorsement by the city on the quality of the bonds or credit worthiness of Roseman University? City Attorney Loose said no. It only fulfills the requirement for a public hearing to be held in the community where the university is. He said it does not affect the city at all. It is not an endorsement of the quality of the bonds.

Council Member Shelton said he is supportive of what is happening at Roseman University. He is happy to see it expanding in South Jordan. He does not want the city to come under any liability as a result.

**The vote was unanimous in favor.**

**I. Public Hearing:** Ed Fraughton Property Rezone – 10353 South Temple Drive

- Rezone Ordinance 2019-09-Z, (PLZBA201900607) rezoning the subject property from A-5 and R-M to the A-1 Zone. *(By Planning Director, Steven Schaefermeyer)*

Planning Director Steven Schaefermeyer reviewed the background information on this item (Attachment C). The request is to rezone the entire Fraughton property to A-1.

**Ed and Ann Fraughton**, introduced themselves. Mrs. Fraughton thanked the city and said the taxes have been a burden for many years. They are up to \$14,000 a year. A reduction in taxes would eliminate the problem of thinking that this is the year they have to move.

Mr. Fraughton thanked the staff for helping them work through this. He said he has been in South Jordan for 46 years. He said he has been over taxed all these years because the city rezoned the property R-M many years ago, and he was told that in South Jordan it meant Rural Mixed. He said they were told their taxes would stay low. They don't have a record of what they have paid in taxes, but they are currently up to \$14,000 a year. He said this property has

meaning. They want to save the property. His career started in that building. They raised their family in the building. They want to stay. He said he would like the taxing agencies to understand that this is a correction of an error that developed many years ago that put them in an unfortunate tax situation. He said they would like to be re-compensated for the overage paid for years. His concern is that the County will start this as a start date. If there is anything the city can do to help make this retroactive, perhaps the state will work with them.

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

Council Member Harris asked how can they clarify that a mistake was made considering the County was the body that made the decision? Is there anything they can do that has retroactive impact?

City Attorney Loose said there is not retroactive zoning. Staff can explain that the use always has been what it is. In South Jordan, the R-M zone has no specific density assigned. He said the request of the county is out of the city's control. He said staff can write a letter to say that if they could make this change retroactive, they would.

Mr. Schaefermeyer indicated that staff has sent letters to the County and had a phone conversation. They can do a follow up letter. City Attorney Loose said they can write a letter from staff, on behalf of the Council that this property has never been used and is not intended to be used for higher density.

The City Council indicated that they are okay with staff sending a follow up letter. They can also state that if they had the authority to make this retroactive, they would.

Mr. Schaefermeyer said it has been determined that the primary use of the property is a residential use. Any secondary use is a personal art studio and that would be permitted in a residential zone. If they expanded their current use, it would require further conversation. As it is currently being used, the A-1 zone is appropriate.

**Council Member Harris made a motion to approve Rezone Ordinance 2019-09-Z, noting that if they had the authority to make this retroactive they would, and for staff to write a letter to the County, as discussed. Council Member McGuire seconded the motion. Roll call vote. The vote was unanimous in favor.**

**J. Public Hearing:** Jordan Woods Property Development Agreement, Land Use Amendment, and Property Rezone – 9502 South Redwood Road.

*(By Planning Director, Steven Schaefermeyer)*

- Resolution R2019-61, authorizing the Mayor to sign the Development Agreement.
- Resolution R2019-53, amending the Land Use designation from Corridor (COR) to Medium Density Residential.
- Rezone Ordinance 2019-08-Z, rezoning the property at 9520 South Redwood Road from the A-1 Zone to the R-M-6 Zone.

Planning Director Schaefermeyer reviewed a presentation on this item (Attachment D). He reviewed concerns from the Planning Commission on this item. He said since the Planning Commission meeting, the developer made some amendments to the plan. They provided some open space and added a secondary access onto Redwood Road. The access would need to be approved by UDOT.

**Scott Yermish**, Newman Construction (applicant), and Bob Elder from Ensign Engineering, introduced themselves. Mr. Yermish said they have done a lot of development in South Jordan. They understand South Jordan's standards. They have worked hard to meet the property owners and the city's needs. They have met and exceeded everything the city has asked.

Mr. Elder said when density is done right, it can be a great asset. He said they reworked the plan to include a second (emergency) access to Redwood Road, blocked by a bollard. That proposal would need to be reviewed by UDOT.

Mayor Ramsey opened the public hearing on the land use amendment and rezone.

**Ivan Oakeson**, said he is living on the property right now, and they are excited about the development. He said he grew up on the property. His grandparents homesteaded the property. They are excited to see improvements in the area. He said they have talked to most of the neighbors and most of them have agreed with this proposal. He said some adjacent neighbors might be interested in moving here. They have had opportunities from other developers who proposed high density and a chance to make more money. With this, he and his sisters will get an upgraded home. There is a lot of problems with the old home. It will be nice to start over and stay on the property that they were raised. He is supportive of the rezone.

**Gary Howland**, 9450 S. Redwood Road, said his property abuts the north side of this property in its entirety. He has approximately 3 acres; he rezoned part of his property as commercial for his office. To maintain the value of his property, in 2005 he acquired the property to the north and the farmers market at that time. He said he does not want to stop this development from happening. He wants to see the Oakeson's develop. He has not been in contact with the property owners. He has talked to others that have not been contacted by the property owners. He feels Newman Construction will do a great job, but he is concerned with the way the proposed subdivision is laid out. He asked how parking in the street will be dealt with, especially for those with accessory dwelling units. In Kelsey Cove and Springfield, there is parking in the street. He was told that the city can't enforce the CC and R's. He feels there will be similar problems in this subdivision. He said on lot 14, there is only an 8 ft. setback. He would like on lots 13, 14, and 6 for ramblers to be required. He also sees potential problems where the snow will be pushed. He said it is hard to pull out onto Redwood Road and it would be great if UDOT would put a light there, if the road was aligned with the development across the street. He does not want to see this not go through, but would like restrictions on the lots that abut his property.

**Gary Garner**, 1868 Lawrence Cir., said he is concerned about the proposed density. This is not a spot for high density, and not compatible with the surrounding homes. The proposed houses are minimalistic and don't fit in with the area. He expressed concern about the single entrance/exit in

the subdivision and increased traffic. He said this subdivision is required to do secondary water. He said everyone that he has spoken to is against this, and the Planning Commission voted 4-0 to oppose. They should support the Planning Commission.

**Brent Anderson**, 1806 W. Lawrence Cir., said he also has concerns. He said it would be hard and expensive to provide services to this subdivision including snow shoveling. It would be difficult for garbage pick up. Delivery drivers would be blind when backing out of the street. He said with the size of the lots, he is not sure they will be able to fit 3 of the 4 housing types on these lots. He said the home value in the area is \$444,000-\$675,000. The mean average of the proposed homes is \$407,000, which is significantly less than the rest of the area. The homes will have to be a zero lot line dwelling and it will be dense. He also has concerns with Redwood Road. He feels the development is too dense and not well enough planned. It poses cost to the city and danger to the residents that will reside there.

Mayor Ramsey closed the public hearing.

Council Member Marlor asked what is the value of the proposed homes? Are they small and not going to fit with the values of the area? Mr. Yermish said the average price will be \$565,000. The size of the proposed homes are 3900-4200 sq. ft. He said the density is 4.7 units per acre. He said the proposed renderings were done quickly. In the development agreement, it stipulates masonry and hearty plank, not stucco.

Mr. Elder said the side yards are 8-10 ft. and they will be able to configure the homes on the property.

Mr. Yermish said he spoke with Mr. Howland several times. He said they will offer ramblers. He said lots 5 and 6 will be ramblers. They can make that requirement on lot 13 as well.

Council Member Marlor asked how do they view people needing on street parking? Mr. Elder said it would be similar to other residential roads. It meets the public road standards to accommodate that.

Mr. Yermish said they are willing to amend the development agreement to include ramblers for lots 6, 13, and 14.

Council Member Zander said she wants to be sensitive to the neighbors to the north. She would feel more comfortable with lot 13 being a one story home.

Council Member Zander asked if they can make the setback on the north side 10 ft. instead of 8 ft.? Mr. Yermish said yes. He noted that they will have a 6 ft. masonry wall. They can do a 10 ft. setback for lot 13 and 6.

Council Member Zander asked about the secondary water requirement? Mr. Elder said they will follow city standards, but they are not to that point of the design. Engineering Director Klavano said every new development has to look at secondary water. There is a cost and formula used to see if it is a requirement. They have not gotten into those details yet.

Council Member Zander noted the secondary access and asked if it was necessary. She said she does not feel the public safety vehicles would stop and remove the barrier in an emergency. She said they should not do the access if it is not going to be used.

Fire Chief Dawson said there are areas where emergency accesses are used, but it is unusual in a development like this. It is not needed in this case. Mr. Klavano said that was a concern of the Planning Commission, not staff. He said UDOT might not give them the drive approach.

Council Member Zander said if the secondary access is pointless and won't be approved by UDOT, they should move lots 1, 2, and 3 north so there is more site visibility entering and exiting the subdivision. Mr. Yermish said they can do that. Mr. Klavano said they may be able to widen the opening in that location.

Council Member Zander thanked the developers for addressing the concerns of the Planning Commission. They take those seriously. She has no issue with the density.

They discussed the ability for fire trucks, street sweepers, and snow plows to be able to maneuver in this subdivision. Public Works Director Rasmussen said the dead ends are problematic. They may not send a snow plow down there. Mr. Klavano said the dead ends are in compliance with code and the proposed hammer head meets the city standard.

Council Member Zander suggested they make a cul de sac near lots 13, 14, 12, and 15. Mr. Yermish said they would consider that with the site plan.

Council Member McGuire noted the pocket park that was added. He asked if the HOA would maintain the park, and not the city? Mr. Yermish said yes. Council Member McGuire asked about amenities for the pocket park. Mr. Yermish said there would be some type of play equipment and possibly a pavilion.

They discussed the areas in the proposed subdivision that would not have sidewalks. The developers said they are trying to maintain the lots at a minimum of 6000 sq. ft.

Mr. Yermish said even though the rezone is RM-6, the proposed density is 4.79. It was noted that 4-8 units per acre is considered medium density in South Jordan. The code does not allow high density at this time.

Council Member Harris said he understands installing stub roads when they are going to continue the road in the future. That is not the case for this stub road. He asked if they removed lot 14, can they do a cul de sac instead? Mr. Yermish said he would prefer not to lose a lot, but they will do a cul de sac one way or another.

It was noted that the proposed driveway length meets city standard at 25 ft.

Council Member Harris asked what are the masonry requirements? Mr. Yermish said the homes will be mostly masonry. Mr. Schaefermeyer said they have to do 2 times the perimeter of the home. Mr. Yermish said they can do 3 times the perimeter of the home.

Mr. Schaefermeyer said if it is above the code requirement, it needs to be included in the development agreement.

Council Member Marlor said he likes some variability in building materials.

Council Member Marlor asked if there would be collector street fencing behind lots 1, 2, 3, and 4? Mr. Klavano said yes. He said he does not feel UDOT will allow the secondary access. It was noted that if they are able to do a wider subdivision entrance, they will have to transition the fence down. There is no fencing in the site triangle.

Mr. Yermish said they can continue to work on the development agreement if needed. They are up against a deadline and contract for the rezone.

Council Member Harris said he does not consider this to be high density. He feels confident that the proposed homes will be nice. He likes the pocket park. He does not feel this lot is conducive to commercial development. He would prefer the density be 4 lots less, but with some changes to the development agreement, he can approve this subdivision.

City Attorney Loose said the rezone and development agreement have to be approved together. They can make the development agreement subject to approval by the City Attorney and City Manager.

Council Member Marlor said he believes the homes will be on the medium to upper side of the value of the homes in the surrounding area. He believes this will be a quality development. He would love to see a cul de sac by lots 13 and 14.

Council Member Shelton said he is appreciative of the developer and engineers efforts to accommodate the concerns. He reviewed the following changes that are needed to the development agreement; change the masonry requirement, add a cul de sac by lots 13 and 14, remove the secondary access to Redwood Road, require rambler on lots 6, 13, and possibly 14, and widen the access to the neighborhood for safety reasons. He said he believes this will be a nice project.

Council Member Zander said she feels lot 13 should be a rambler. She does not feel as strong about lots 14 and 6. She appreciates the developers efforts to make the needed changes since the Planning Commission meeting. The legwork done by the developer and engineer ahead of time is appreciated.

Council Member McGuire said he appreciates the accommodations that have been made. He is still uncomfortable with the proposal.

Mayor Ramsey said a developer approached the Oakeson's to do 60 units on this property. This proposal is 26.

City Attorney Loose reviewed the changes to the development agreement as follows: the concept plan will need to be amended, under architecture change the masonry requirement to 3 times the perimeter, make lots 6, 13, and 14 single story, make the setback on lots 13 and 6 10 ft., require a play structure or sport amenity in the open space pocket park, eliminate the emergency access, and require a cul de sac in the area of lot 13 or 14, and possibly widen the subdivision access as determined by the city engineer at site plan approval.

**Council Member Harris made a motion to approve Resolution R2019-61, as amended as outlined by City Attorney Loose, and to have the City Attorney and CM approve the development agreement before it goes to the Mayor for signature. Council Member Zander 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 Resolution R2019-53. Council Member Shelton 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 Rezone Ordinance 2019-08-Z, as stated. Council Member Harris seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member McGuire opposed.**

**K. Public Hearing: Ordinance 2019-18, vacating a portion of the right-of-way along the south side of South Jordan Parkway between Oquirrh Lake Road and Lake Avenue. (By Planning Director, Steven Schaefermeyer)**

City Planner Schindler reviewed the background information on this item. He reviewed a prepared presentation (Attachment E).

**Gary Langston**, Daybreak Communities, showed an exhibit of the proposed right-of-way (Attachment F). He said he feels their proposal will help traffic in the area to slow. They are taking the 14 ft. park strip and making it 8 ft. He also noted the 4 ft. walk off zone.

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

Council Member McGuire said the road width is not changing. They are not losing a lane of traffic, they are just setting back the park strip to accommodate on street parking. He clarified that there would be no parking in the round about. Mr. Langston said there will be no parking in the round about.

Mr. Langston said the landscaping in the park strip has not yet been determined. He said it will likely not be turf. He again noted the 4 ft. walk off. The 8 ft. sidewalk is the actual sidewalk.

Council Member Zander said in front of her business, she has to step onto gravel and open the door into natural grasses. Mr. Langston said that is why there is the 4 ft. walk off sidewalk.

It was noted that a typical sidewalk on a residential street is 6 ft. wide, 5 ft. in Daybreak. Trails are 8-10 ft.

Council Member Zander said she does not want rocks in the landscape area. She would like bushes, greenery, trees, and possibly turf. That is required in front of her home and she would like to see it in front of the commercial areas in Daybreak. Is there anything the City Council can do to enforce that request?

Mr. Langston noted an area that they will do grass and bark. They are trying to be water wise. The turf is hard on 4 ft. sections. The area will look nice. He said it would be more hardscapes near commercial and more soft scapes in other areas. They will do their best to minimize rock and use softer materials. He said they could consider dirt if bark and rock are not preferred.

Council Member Zander said with the hardscapes, like in front of her business, the visual is grey and dreary. There is not enough soft scape. Mr. Langston said there will be landscaping next to the building.

Council Member Marlor expressed concern about people exiting their cars, they will trample the soft scape. Mr. Langston noted the break up areas with sidewalk to get people from the 4 ft. walk off to the sidewalk.

Mr. Langston said there will be a mix of hard scape and soft scape materials.

Council Member Harris asked if this will create future issues if they need to widen South Jordan Parkway? Mr. Klavano said the city's master plan and WFRC do not show this road being widened. He said they could fit additional lanes, if needed. The biggest issue is putting 3 lanes in the round about. Mr. Langston said there are very few dead end roads in Daybreak. There are many ways to get places so it has reduced the impact on the larger roads. Mr. Klavano said when Mountain View and Bangerter are freeways, there will be less traffic on this road. Council Member Zander concurred that the road system in Daybreak is good.

**Council Member McGuire made a motion to approve Ordinance 2019-18, as stated.  
Council Member Zander seconded the motion.**

Council Member Harris further reiterated that a lane is not getting removed with this proposal.

**Roll call vote. The vote was unanimous in favor.**

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

Administrative Services Director Kyle said Light the Night is this Friday. He reviewed the agenda for that night and where the City Council is needed. Council Member Marlor and Council

Member Zander indicated that they would be absent from the event. Council Member Shelton said there is a chance that he will be absent, but he is planning on it.

Mayor Ramsey said they will be sending donuts to the Police Department to express their gratitude to them for the long hours that they have put in.

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

The City Council took a brief break.

**Council Member Marlor made a motion to amend the agenda to add a potential action item after the closed session. Council Member Zander seconded the motion. The vote was unanimous in favor.**

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

**M. Executive Closed Meetings:**

**M.1.** Closed Meeting to discuss the purchase, exchange, or lease of real property; and

**M.2.** Closed Meeting to discuss pending or reasonably imminent litigation

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

**Council Member Shelton made a motion to extend the meeting to address item N. Council Member Marlor seconded the motion. The vote was unanimous in favor.**

**N. Potential Action Item**

**Council Member Shelton made a motion to prepare Addendum 4 as a counter real estate offer, and that the offer be items 1, 2, and 4 from Addendum 3. Council Member Zander seconded the motion. Roll call vote. The vote was unanimous in favor.**

**ADJOURNMENT**

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

The December 3, 2019 City Council meeting adjourned at 12:01 a.m.

**This is a true and correct copy of the December 3, 2019 City Council Meeting Minutes, which were approved on January 7, 2020.**

*Anna M. West*

**South Jordan City Recorder**





DRAFT

# Ongoing Projected Building Plan

PROJECTS IN PROGRESS						
Construction/ Financing Timeline	Progress	School Opening	Type	Location	Funding	Construction Cost*
2017-2019	Recently Completed	2019-20	Mountain Creek Middle	South Jordan	November 2016 Bond	\$32.5 million
2017-2019			West Jordan Middle	West Jordan		\$40.0 million
2017-2020			Mountain Ridge High	Herriman		\$81.5 million
2018-2019			Mountain Point Elem.	Bluffdale		\$16.9 million
2018-2019			Ridge View Elem.	Herriman		\$19.1 million
2018-2020	Under Construction	2020-21	Hidden Valley Middle	Bluffdale	Bond/Capital Reserve	\$37.8 million
2018-2020		2020-21	Elementary School	West Jordan		\$18.3 million
2019-2020	Phase 1 of 5	n/a	Monte Vista Elem.	South Jordan	Capital Reserve	\$2.8 million
2019-2021		n/a	Bingham High School	South Jordan		\$30.0 million
2020-2021	Planning Phase	n/a	Transportation	West Jordan	Capital Reserve	\$23.0 million
2020-2021		2021-22	Elementary School	South Jordan		TBD
2020-2022		2022-23	Elementary School	Herriman	Lease Revenue Bond	TBD

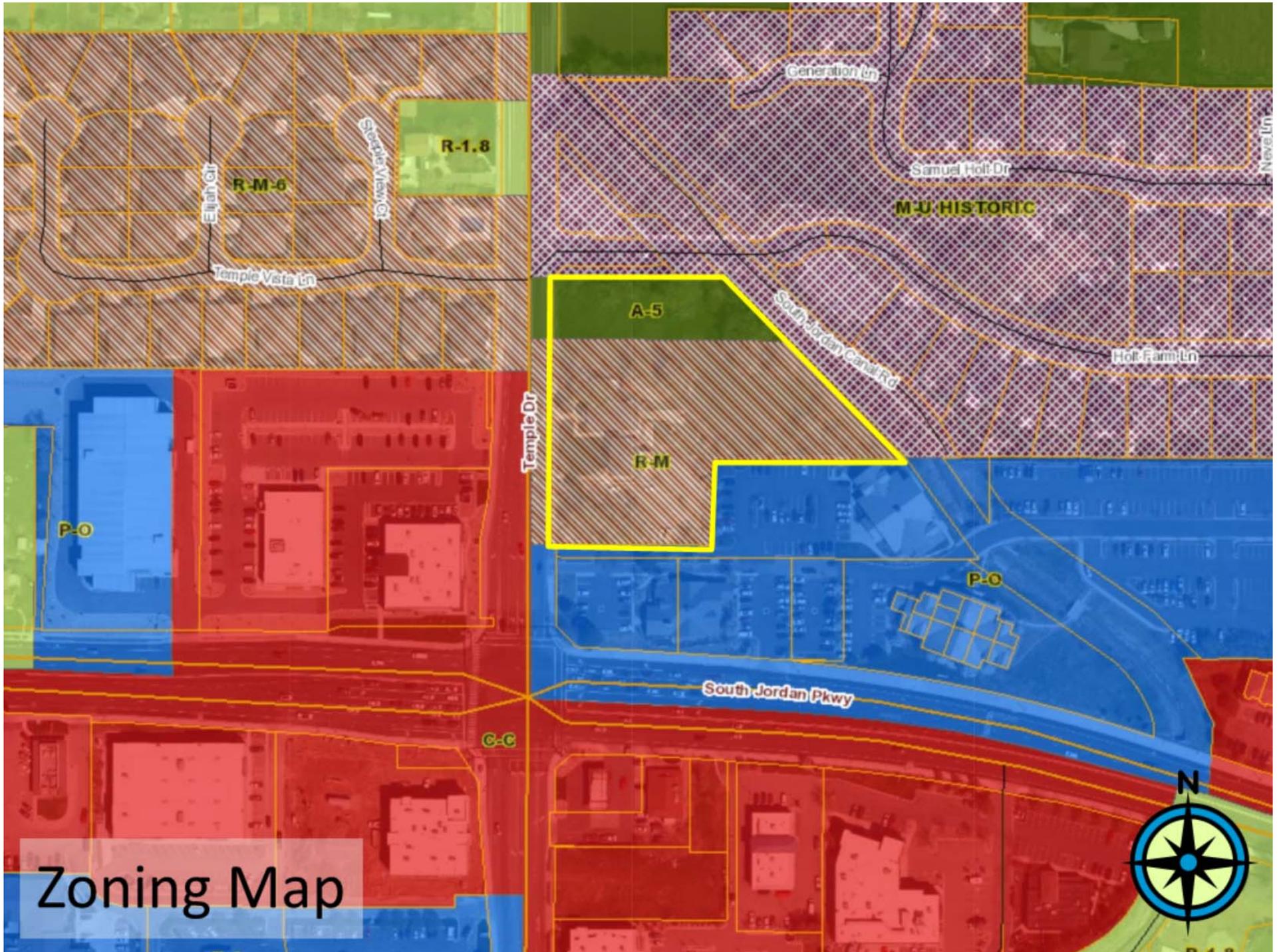
Type	Location
Elementary School	Herriman
Elementary School	Herriman
Middle School	Herriman
Middle School	Herriman
Elementary School	Riverton
Elementary School	South Jordan
Elementary School	South Jordan
Elementary School	South Jordan
Middle School	South Jordan
High School	South Jordan
Elementary School	Unincorporated County
Elementary School	Unincorporated County
Middle School	Unincorporated County
High School	Unincorporated County
Special School	Unincorporated County
Elementary School	West Jordan
Middle School	West Jordan
Middle or High School	West Jordan

- 2016 bond projects were on time and under budget
- Current enrollment 56,500
- Schools in operation:
  - 7 high schools
  - 11 middle schools
  - 38 elementary schools
  - 3 special schools
  - 2 academies for technology and careers
- 3 elementary schools remain on year-round
- 250 portables in use at schools; enough for 7.4 elementary schools, 4.7 middle schools or 2.1 high schools
- Projected enrollment growth of 2-3% per year or 8,000 students in 5 years
- Timeline for additional schools is currently undetermined and will require a future bond

\* Cost estimates will be revised after designs and bids are received. Construction inflation can be significant and therefore may cause project in the planning phase to be higher than estimated. Construction costs include site upgrades, architectural, engineering and impact fees.



Location Map



Zoning Map



*December 3, 2019*



SOUTH JORDAN  
U T A H

*City Council Meeting*

# JORDAN WOODS / OAKESON PROPERTY

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## LAND USE AMENDMENT AND REZONING

9502 South Redwood Rd.

Scott Yermish / Newman Construction



**Legend**

- STREETS
- PARCELS

# Aerial Map

## City of South Jordan



Aerial Imagery  
2019





Legend	
	STREETS
	PARCELS

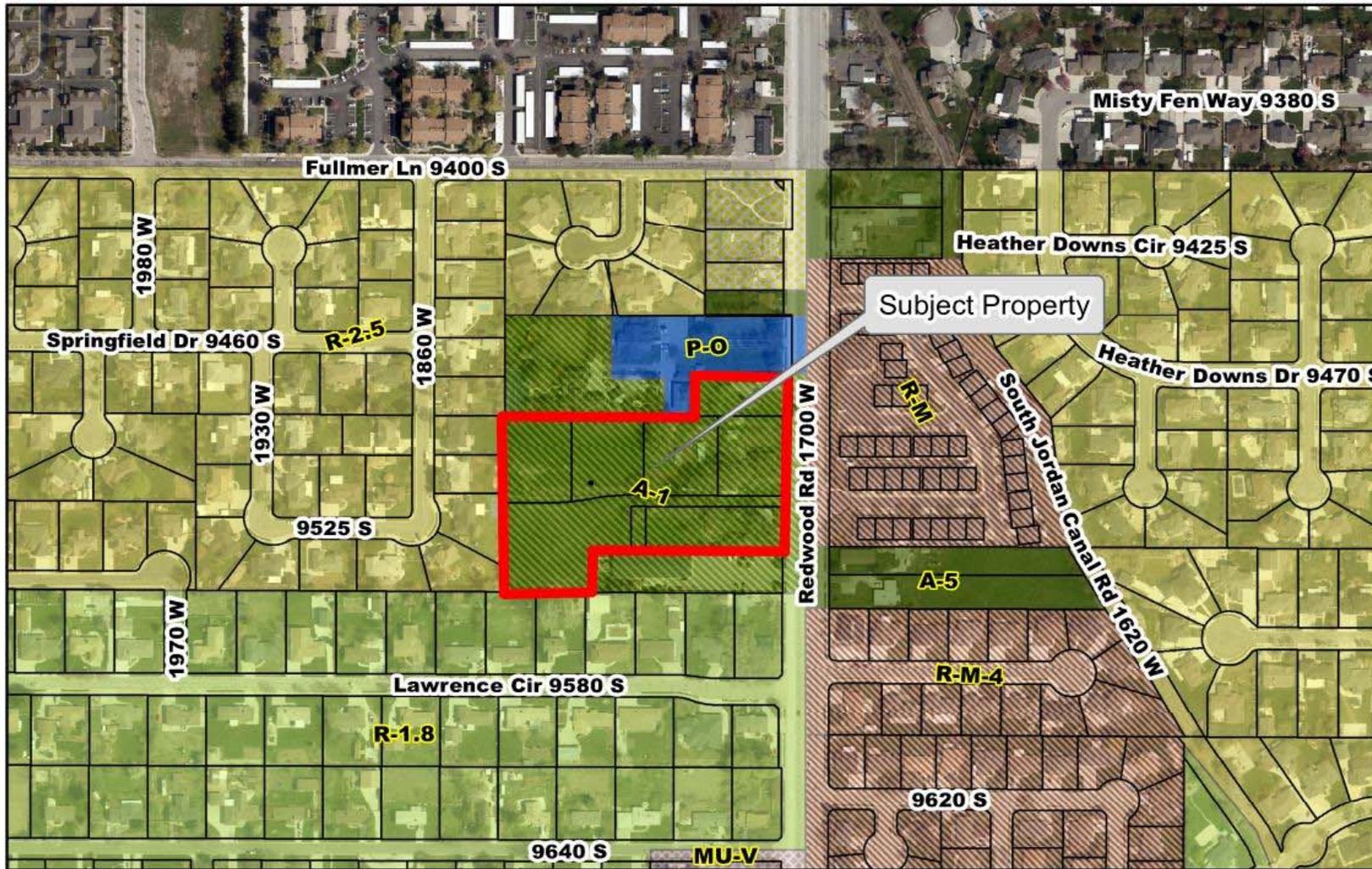
## Land Use Map

### City of South Jordan



Aerial Imagery  
2019





**Legend**

- STREETS
- PARCELS

## Zoning Map

### City of South Jordan

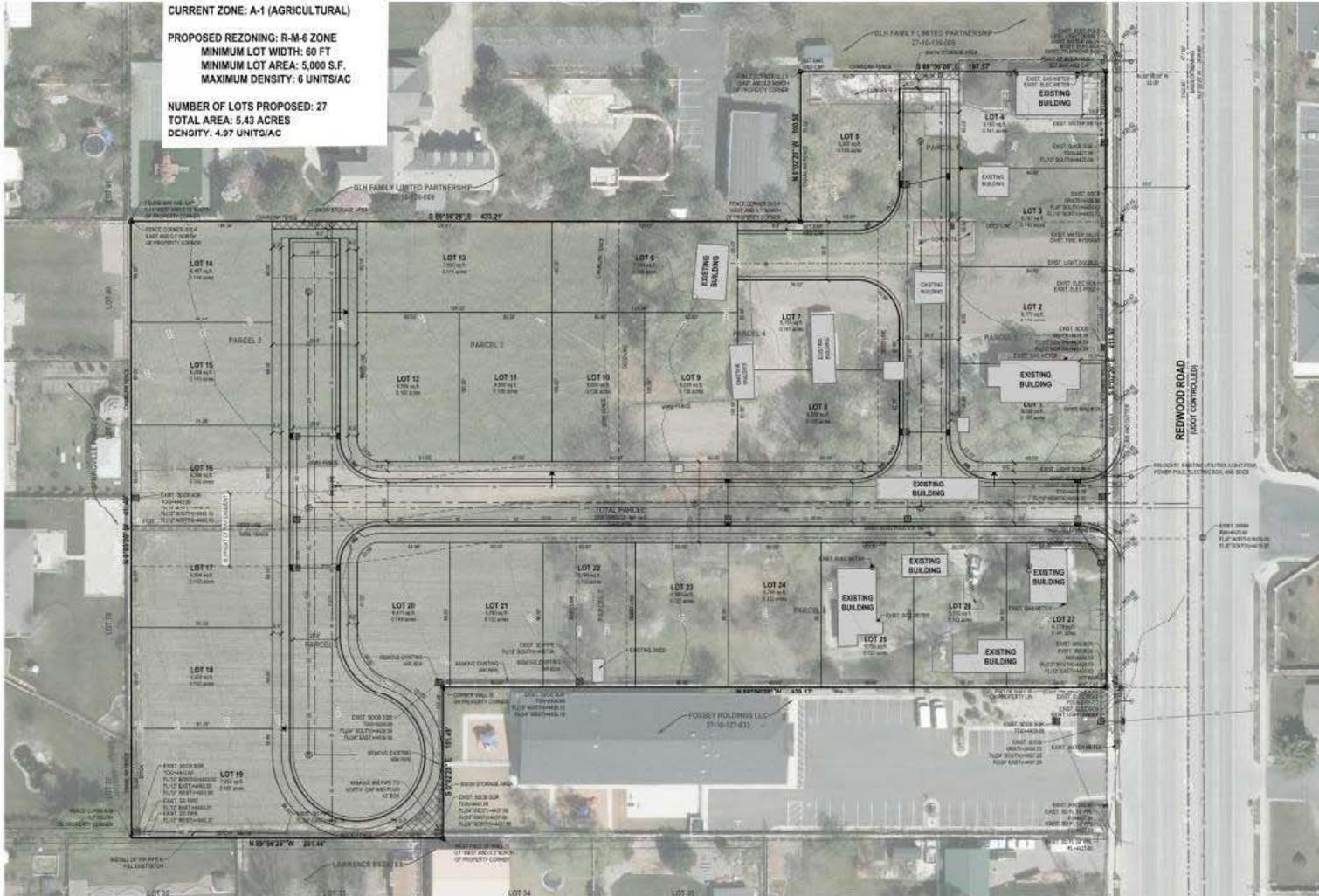
0    105    210    420    630    840  
 Feet

Aerial Imagery  
 2019

CURRENT ZONE: A-1 (AGRICULTURAL)

PROPOSED REZONING: R-M-6 ZONE  
MINIMUM LOT WIDTH: 60 FT  
MINIMUM LOT AREA: 5,000 S.F.  
MAXIMUM DENSITY: 6 UNITS/AC

NUMBER OF LOTS PROPOSED: 27  
TOTAL AREA: 5.43 ACRES  
DENSITY: 4.97 UNITS/AC



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**RICHFIELD**  
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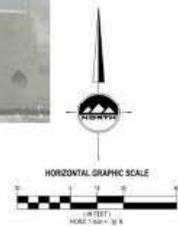
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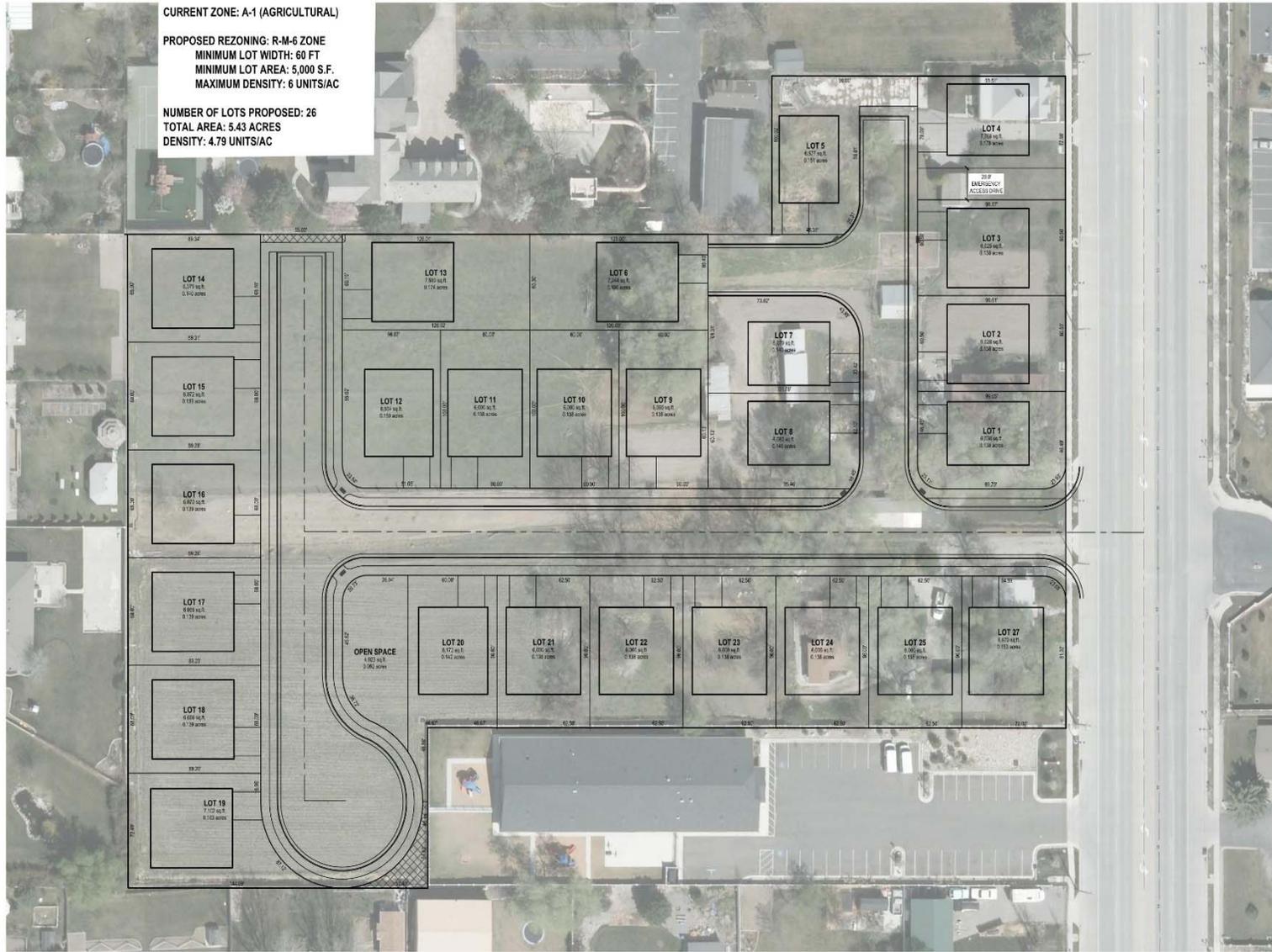
CONCEPT  
PHONE

**OAKESON PROPERTY**  
9524 SOUTH REDWOOD ROAD  
SOUTH JORDAN, UTAH

CONCEPT PLAN

1 OF 1





**ENSIGN**  
 THE STANDARD IN ENGINEERING

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FOR: **HEFFAW/CONSTRUCTION**

CONTRACT:

PHONE:

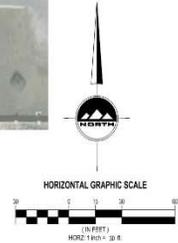
**OAKESON PROPERTY**  
 9524 SOUTH REDWOOD ROAD  
 SOUTH JORDAN, UTAH

**CONCEPT PLAN**

PROJECT NUMBER: 190519  
 DATE: 1/15/19  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]

PROJECT NUMBER: [blank]  
 DATE: [blank]

**1 OF 1**





**EN SIGN**  
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FOR NEWMAN CONSTRUCTION

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

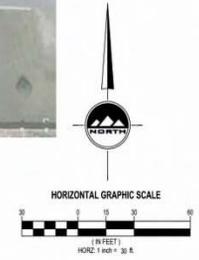
**OAKESON PROPERTY**  
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 SOUTH JORDAN, UTAH

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**CONCEPT PLAN**

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PROJECT NUMBER: 112519  
 SHEET NO: 10 OF 11  
 PROJECT MANAGER: RSE  
 DATE: 11/25/19



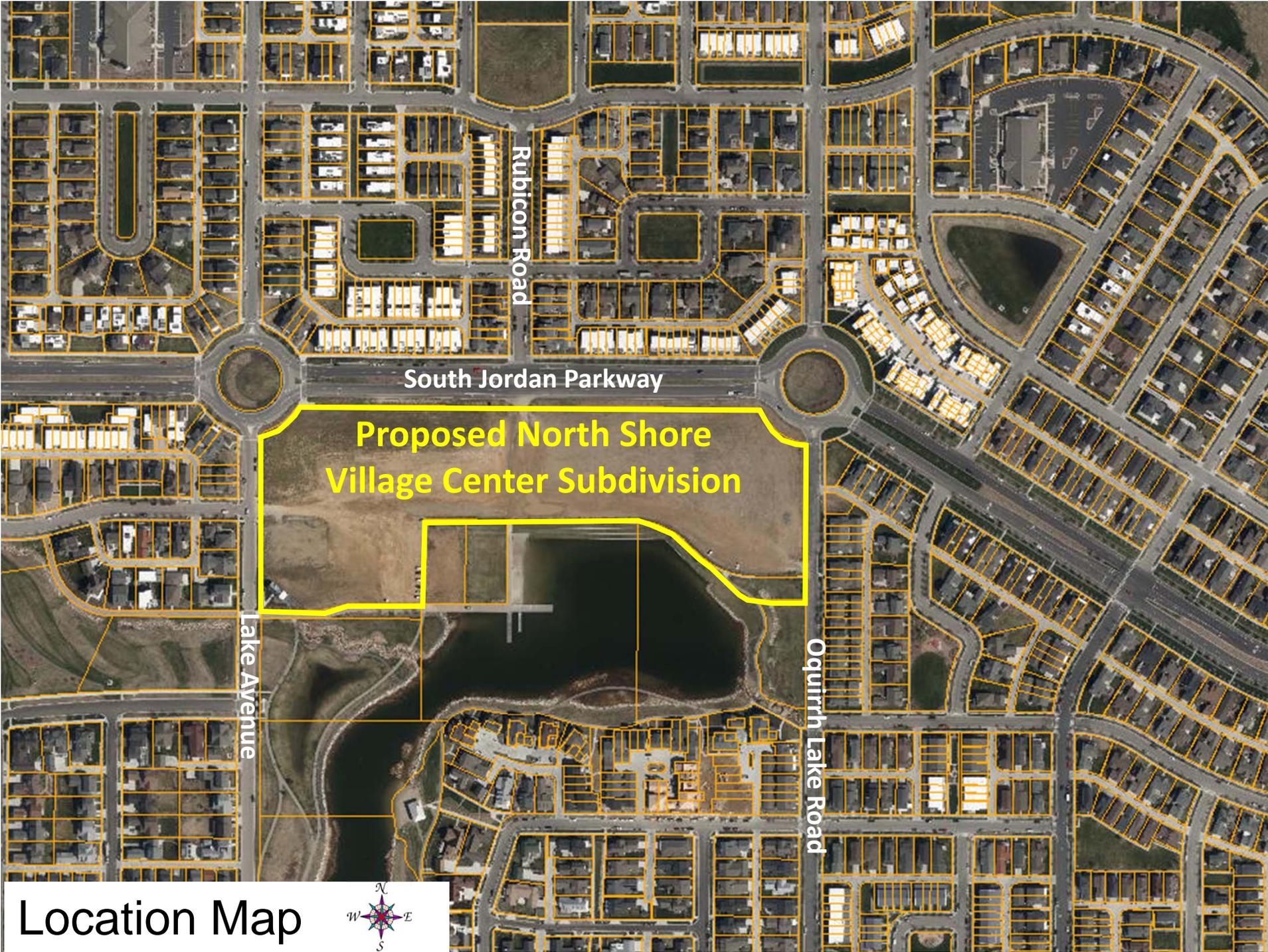




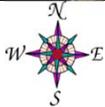


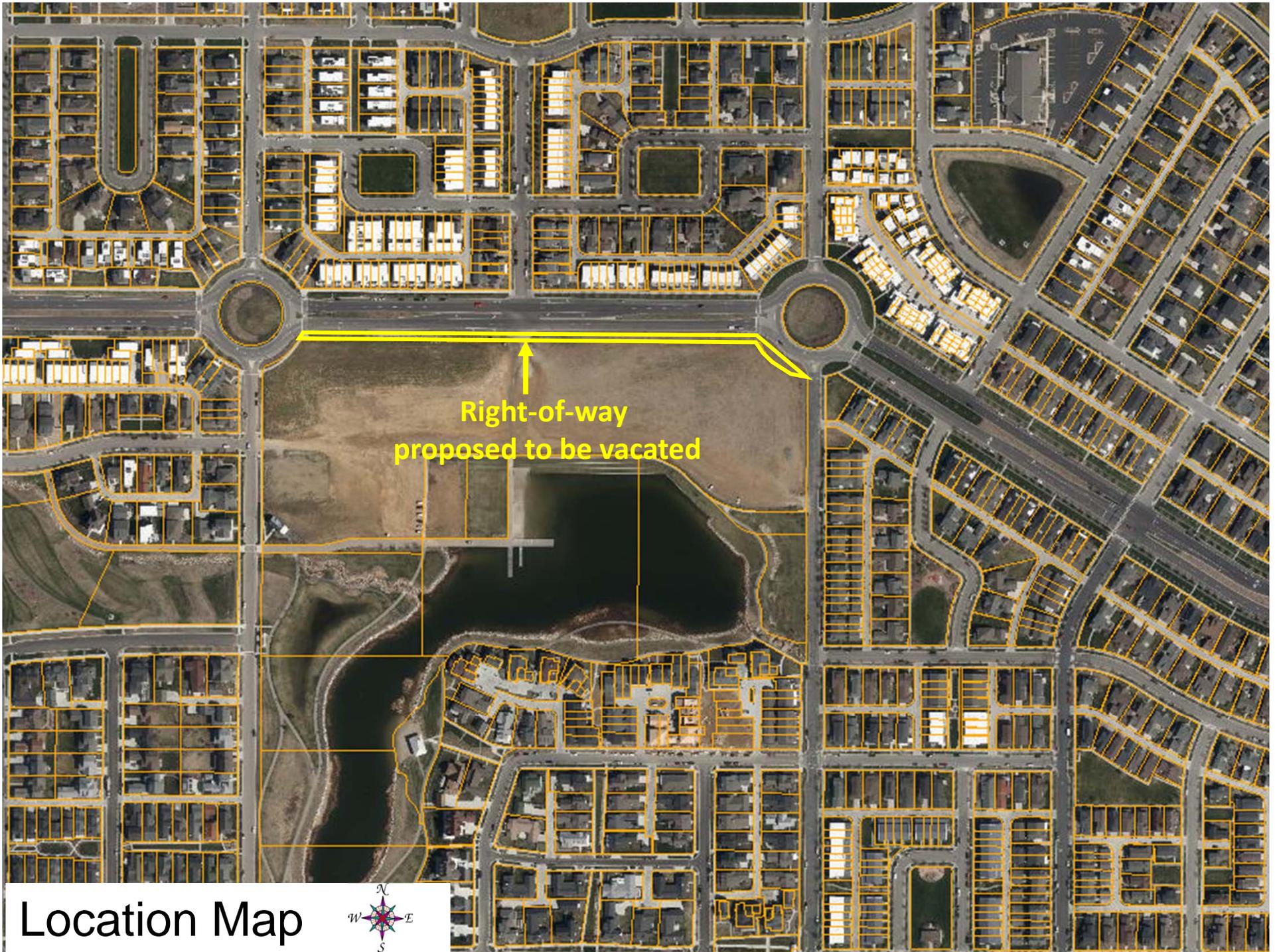


*End of Presentation*



Location Map

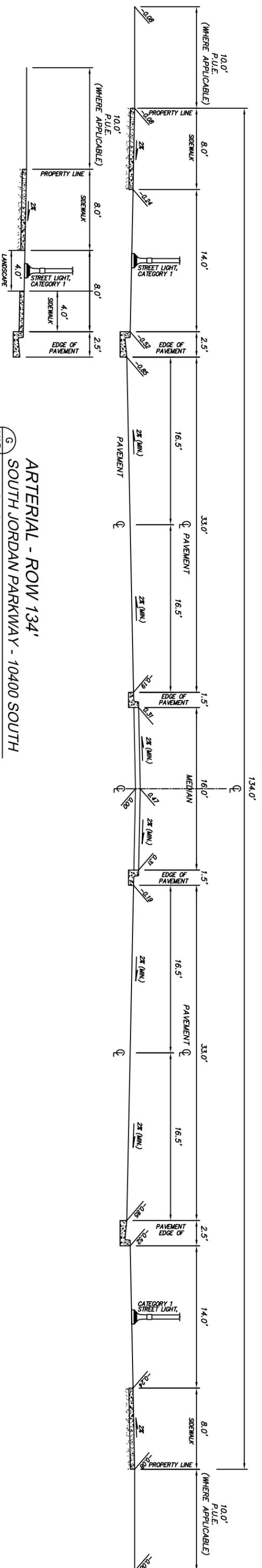




Location Map







**ARTERIAL - ROW 134'**  
**SOUTH JORDAN PARKWAY - 10400 SOUTH**  
 VAR SCALE: 1" = 5'