

SOUTH JORDAN CITY  
CITY COUNCIL STUDY 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, ACM Dustin Lewis, City Attorney Ryan Loose, Strategic Services Director Don Tingey, City Commerce Director Brian Preece, City Council Secretary MaryAnn Dean

4:30 PM  
STUDY MEETING

Mayor Ramsey welcomed everyone present. She noted that Council Member Zander will be arriving shortly.

**A. Invocation:** *By Strategic Services Director, Don Tingey*

Strategic Services Director Tingey offered the invocation.

**B. Mayor and Council Coordination**

Council Member Harris said he attended a Thanksgiving lunch with the Seniors. He said they are having trouble hearing the Mayor and Council when they turn and talk to each other during City Council Meeting. The City Council discussed other issues with the microphones. CM Whatcott said if needed, they can change the type of microphones in the Council chambers.

Council Member Harris said they also have problems seeing the Mayor. Mayor Ramsey concurred and said she can't see 1/3 of the room. They discussed options of moving the Mayor to another seat. Mayor Ramsey asked that they look at the issue over the next couple of weeks. She said the issue is that the podium is obstructing her sight.

Council Member Zander arrived at this point in the meeting.

Mayor Ramsey said Melanie needs final clarification for furniture for the corner of the lobby space for the City Council. The plan is to create a workspace for the City Council. It was noted that there are also several conference rooms available to the City Council.

The City Council reviewed options for the work station. Many expressed concern that the work station would not be used often. The City Council determined to not purchase the work station. Any work that needs to be done can be done in a conference room.

Mayor Ramsey noted Better Days 2020, recognizing 150 years since Utah was the first place in the United States where a woman voted. She said there are celebrations planned for next year.

She said South Jordan was offered a toolkit to help them plan an event for next year. It can be a simple event.

Mayor Ramsey said she has been invited back to the White House. They are doing a follow up meeting to the Women Mayor's conference. They are going to have the administration report on what they have done since then and what the cities have been able to do. She said because they can only invite one person, the invitation comes to her, but it is a reflection of everyone's work. She noted that she will be sharing information on the water reuse project with Senator Lee's office.

Mayor Ramsey reported on a meeting she attended about how to fund the finishing of Mountain View Corridor and the blue and red trax lines. Today's price to finish that is \$2.5 billion, not including the red line. She said they will continue meeting to figure out if something needs to happen in the legislative session. She said she talked to the chairs of UTA and WFRC. They are not eligible for federal aid; there needs to be a funding mechanism for growing communities. She said they need to preserve the land for the corridors. She said she will also bring it up in Washington DC with the federal delegation.

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

Mayor Ramsey noted the representatives from the Jordan School District that will be present at tonight's meeting.

The City Council discussed the Roseman University bond. The city conducted the public hearing on behalf of Roseman University. Staff was present. No one spoke at the public hearing. The bond has no effect on the city financially.

The City Council discussed the Fraughton rezone. The County assessor's office has been assessing the Fraughton's property taxes at a rate that they don't agree with. The city offered to do the zoning on their property that matches the current use on the property. Mr. Fraughton feels that RM means Rural mixed use. They hope that this will change the amount charged to the Fraughton's by the County assessors, but they cannot force the County. The Fraughton's also want a refund for being overcharged in year's past. CM Whatcott said there is no downside for the city to rezone the property. They are doing all they can to make this right for Mr. Fraughton.

The City Council discussed the Jordan Woods item. It is an infill property. The proposed density is less than 5 units per acre. The applicants did a new concept plan to address some of the Planning Commission's concerns. It was noted that the density at the Cottages at Temple View is 7 units per acre; Santorini is 7.85 units per acre. Planning Director Schaefermeyer said the General Plan that is in place does not give clear direction on this area. The total acreage is 5.4 acres.

Council Member Marlor asked if this property is possible to develop for a commercial use? Planning Director Schaefermeyer said if they did an office development, it would be small. He said there is not a precedent in the area for an office use. Staff does not feel this property would be used for retail because the frontage is not deep.

It was noted that the density for the development on 114<sup>th</sup> South Redwood Road is less than 7 units per acre.

The City Council reviewed the concerns of the Planning Commission. They include the density, the loss of open space, the changing character of the city, the proposed architecture and home values, increased traffic and only having 1 access on Redwood Road. There was concern about the subdivision design because there is a section with a hammerhead that does not have a sidewalk.

Mr. Schaefermeyer said if the Council does not approve this, he would like a clear message on what they want to see in this area.

Engineering Director Klavano said he thinks UDOT will only allow one access onto Redwood Road.

The City Council reviewed item K on the agenda. Council Member McGuire asked if they are giving up the park strip area, but not losing travel lanes? Planning Director Schaefermeyer said yes.

**D. Discussion Item:** Affordable Housing Programs *(By City Commerce Director, Brian Preece)*

City Commerce Director Preece reviewed policy 1 (Attachment A) and policy 2 (Attachment B).

City Commerce Director Preece said the down payment amount is \$15,000.

Council Member McGuire asked about how to enforce section 2.6.3 regarding the resale or rental or leasing of the property. City Commerce Director Preece said for the resale of the property, it is recorded against the deed. To catch someone from using it as a rental would be more difficult. City Commerce Director Preece explained that the property can't be leased until the agreement is fulfilled. If it is less than 10 years, the property owner would have to make the repayment.

It was noted that the City staff is the RDA staff, and they charge an RDA administrative fee. It was noted that these are new policies for the city. South Jordan has never done these programs. Council Member Marlor said they have spent RDA funds on other projects, but this project is new to the city. It was noted that South Jordan is one of a handful of cities with a large amount of RDA funds to do these kind of projects. Salt Lake and West Valley have active RDA programs. Park City has a workforce housing program. Administrative Services Director Kyle said Park City owns some housing. He said their community has different needs.

City Commerce Director Preece reviewed program 2.

Council Member Marlor asked if they should consider reducing the assistance in 2.4.1 to \$5,000 per person so they can help more people?

Council Member Shelton asked for an estimate of the number of residents that live in the city that would qualify for assistance? City Commerce Director Preece said he is unsure.

Council Member Marlor asked what is their target for how many people to help for policy 1? Community Development Director Preece said he is unsure.

Mr. Preece said they are working with other developers on a couple more workforce housing options. CM Whatcott said they have talked to developers about doing some senior housing in Daybreak. They also have a project on 106<sup>th</sup> that could be a redevelopment area.

Mr. Preece said there are a couple of employees eager to use the down payment policy. He said they will put this on the next available RDA/CC agenda.

The City Council discussed setting an amount of money for each policy so they don't become overrun. Mr. Preece suggested that each program be capped at \$500,000 for now. If they have more applicants, they can address extending the program.

Mr. Preece said there is a nonprofit group that is trying to help improve the daycare situation. It is problematic for lower income families. They are looking to partner with local businesses and leading a law change so RDA funds could be used to help build the daycare building. It was noted that Chick fil a pays for their employee's daycare. They are leading the charge on this change. City Attorney Loose said if the law changed, it would be just another tool that they can use.

Council Member Zander said if someone is able to use the property purchased through this program as a rental property, that is not what this program is for. CM Whatcott said they could have a requirement that people have to pay the down payment back in full if they want to rent out the home.

City Attorney Loose said they have to be careful to not preclude people from renting. Council Member Zander said they could just include the full repayment in the policy.

ADJOURNMENT

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

The December 3, 2019 City Council study meeting adjourned at 6:29 p.m.

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

*Anna M. West*

**South Jordan City Recorder**

Attachment A  
12-3-19 cc  
Study Mtg.

DRAFT 11-27-19

**Redevelopment Agency of the City of South Jordan**

**RDA Board Policy No. 01**

**Housing Down Payment Assistance Program Policy**

**1.0 Purpose**

A successful workforce-housing inventory requires long-term commitment and consistent administration through periods of economic downturn as well as economic growth. South Jordan City is anticipated to remain a highly desirable place to live even as housing costs outpace local wages. The purpose of this Policy is to establish processes and guidelines for the awarding of Redevelopment Agency (RDA) Housing Funds to improve the quality of families and the community, by helping moderate-income wage earning families, who qualify, purchase housing in safe neighborhoods.

**2.0 Policy**

**2.1 Definitions**

**2.1.1 Agreement** shall mean the contract between the RDA and successful Applicant stating the terms under which the Rehabilitation Assistance is awarded. If a Residence is jointly owned, all owners must enter into the Agreement with the RDA.

**2.1.2 Applicant** shall mean the person(s) who apply with the RDA for Housing Down Payment Assistance.

**2.1.3 Application** shall mean the form provided by the RDA, completed by the Applicant, with all requested attached information.

**2.1.4 Customary Mortgage Lender** means a Bank, Credit Union, Savings and Loan, Mortgage Company or other financial institution, which provides a loan for the purchase of the Residence, approved by the RDA staff.

**2.1.5 Down Payment Assistance** shall mean an amount of money, up to ~~\$10,000.00~~ <sup>\$15,000.00</sup>, offered to the Homeowner for assistance of purchase of a Residence under this policy and the ensuing Agreement.

**2.1.6 Homeowner** shall mean the successful applicant approved by the RDA staff under the provisions of this Policy who enters into an Agreement with the RDA and has or will purchase a Residence with Housing Down Payment Housing Assistance from the RDA.

**2.1.7 RDA** shall mean the Redevelopment Agency of the City of South Jordan.

**2.1.8 Residence** shall mean a single-family dwelling, townhome, or condominium purchased by the Homeowner, which has or will receive Down Payment Assistance under the provisions of this Policy.

## **2.6 Occupancy**

**2.6.1** Occupancy by the *Homeowner* shall be required throughout the term of the Agreement;

**2.6.2** The Homeowner must reside in the Residence purchased with Assistance from the RDA and shall not be leased, rented, sublet or the like until the Agreement term is fulfilled;

**2.6.3** Resale or the rental or leasing of the Residence by the Homeowner before full term of the Agreement shall require a prorated repayment of the dispersed funds back to the RDA, i.e., if the Residence is sold or rented or leased in the sixth year of the Agreement and the assistance amount was \$15,000, then the Homeowner would pay the RDA back 40% or \$6,000 at closing. A Residence that is occupied through the end of the term of the agreement shall require no repayment upon resale thereafter.

## **3.0 Procedures**

RDA staff is responsible for developing and maintaining procedures to implement this policy. All disputes, not resolved by the RDA staff, must be first appealed to the Executive Director of the RDA before any other legal recourse may be sought. The Executive Director may either hear and decide an appeal or appoint a hearing officer to hear the appeal and make a recommendation to the Executive Director who may accept, modify, or reject the recommendation in deciding the appeal.

## **4.0 Statement of Nondiscrimination**

It is the intent of this Policy to comply with The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 – 3619), as amended,, which prohibits discrimination against individuals because of race, color, religion, sex, disability, national origin, or familial status. Nothing in this Policy shall violate the Fair Housing Act.

Attachment B  
12-3-19 C.C.  
Study Mtg.

DRAFT 11-27-19

**Redevelopment Agency of the City of South Jordan**

**RDA Board Policy No. 02**

**Housing Rehabilitation Assistance Program Policy**

**1.0 Purpose**

A successful workforce-housing inventory requires long-term commitment and consistent administration through periods of economic downturn as well as economic growth. South Jordan City is anticipated to remain a highly desirable place to live even as housing costs outpace local wages. The purpose of this Policy is to establish processes and guidelines for the awarding of Redevelopment Agency (RDA) Housing Funds to keep neighborhoods safe, preserve property values and to improve the quality of families and the community, by helping moderate-income wage earning families, who qualify, to rehabilitate their currently owned Residences.

**2.0 Policy**

**2.1 Definitions**

**2.1.1 Agreement** shall mean the contract between the RDA and the successful Applicant stating the terms under which the Rehabilitation Assistance was granted. If a Residence is jointly owned, all owners must enter into the Agreement with the RDA.

**2.1.2 Applicant** shall mean the person(s) who apply with the RDA for Housing Rehabilitation Assistance.

**2.1.3 Application** shall mean the form provided by the RDA, completed by the Applicant, with all requested attached information.

**2.1.4 Homeowner** shall mean the successful Applicant approved by the RDA staff under the provisions of this Policy who enters into an Agreement with the RDA and owns a Residence.

**2.1.5 RDA** shall mean the Redevelopment Agency of the City of South Jordan.

**2.1.6 Residence** shall mean a single-family dwelling, townhome, or condominium currently owned by the Homeowner, within the corporate boundaries of South Jordan, which has or will receive Housing Rehabilitation Assistance under the provisions of this Policy.

**2.1.7 Rehabilitation Assistance** shall mean an amount of money, up to \$10,000.00, offered to the Homeowner for assistance of purchase or installation of qualified improvements to a Residence under this Policy and the ensuing Agreement

**2.1.6 Qualified Improvements** shall mean improvements to restore the inside or outside of the Residence to protect against weather, or make the Residence more energy efficient such as windows, siding, roofing, heating or air-conditioning systems and similar items. This term shall also include repairs to make the Residence safe such as damaged or rotted gypsum board, mold, smoke detectors, electrical

## **2.6 Occupancy**

**2.6.1** Occupancy by the *Homeowner* shall be required throughout the term of the Agreement;

**2.6.2** The Residence rehabilitated under the Agreement shall not be leased, rented, sublet or the like until the Agreement term is fulfilled;

**2.6.3** Sale or the rental or leasing of the Residence by the Homeowner before full term of the Agreement shall require a prorated repayment of the dispersed funds back to the RDA, i.e., if the Residence is sold or rented or leased in the sixth year of the Agreement and the assistance amount was \$10,000, then the Homeowner would pay the RDA back 40% or \$4,000 at closing. A Residence that is occupied through the end of the term of the agreement shall require no repayment of the assistance upon resale thereafter.

## **3.0 Procedures**

RDA staff is responsible for developing and maintaining procedures to implement this policy. All disputes not resolved by the RDA staff must be first appealed to the Executive Director of the RDA before any other legal recourse may be sought. The Executive Director may either hear and decide an appeal or appoint a hearing officer to hear the appeal and make a recommendation to the Executive Director who may accept, modify, or reject the recommendation in deciding the appeal.

## **4.0 Statement of Nondiscrimination**

It is the intent of this Policy to comply with The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 – 3619), as amended,, which prohibits discrimination against individuals because of race, color, religion, sex, disability, national origin, or familial status. Nothing in this Policy shall violate the Fair Housing Act.