

# The City of South Jordan

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## **2018-19 Annual Action Plan** for the use of Community Development Block Grant (CDBG) funds

Fourth year of the  
2015-2019 Consolidated Plan (Amended)

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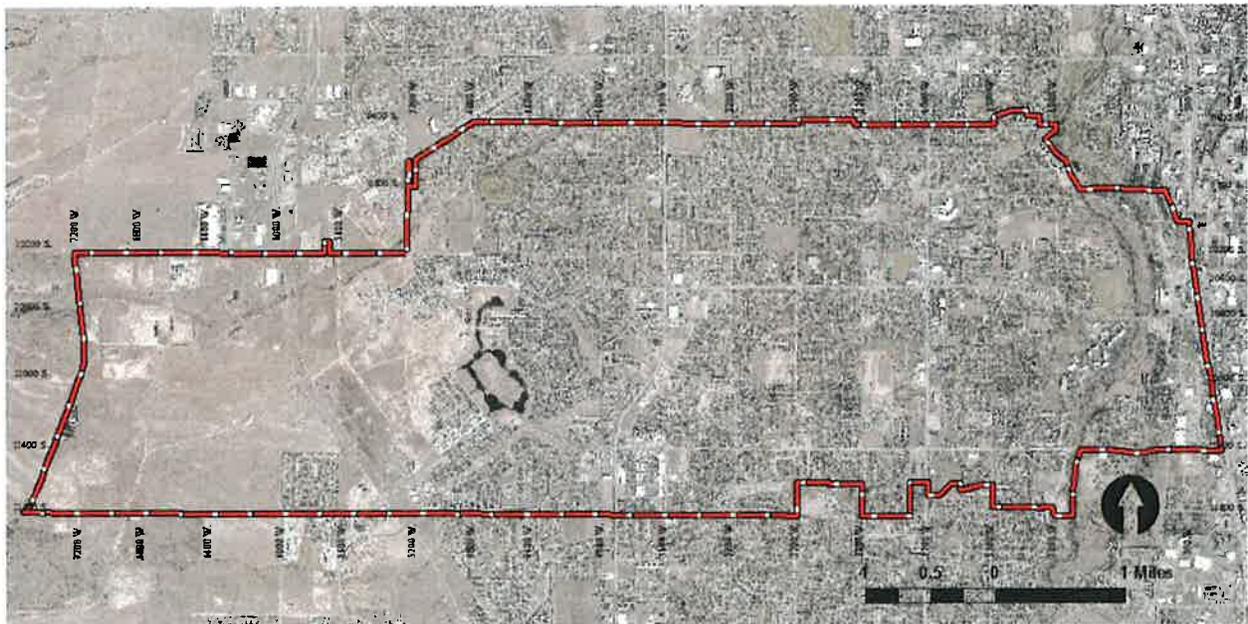


# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The 2018-19 program year will be the City of South Jordan's seventh year as a grantee of the Community Development Block Grant (CDBG) program and the fourth year of the City's 2015-19 Consolidated Plan. The projects of the 2018 Annual Action Plan (AAP) were developed in accordance with the needs, goals, and objectives identified in the 2015-19 Consolidated Plan, which was prepared through the research, analysis, and information gathered during the consolidated planning process.



City of South Jordan Boundary Map

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2015-19 Consolidated Plan outlines the following objectives to serve community needs and associated goals to direct annual projects:

## Objectives

- Support family and individual stability, self-reliance, and prosperity
- Enhance housing choice
- Strengthen neighborhood value
- Improve accessibility and opportunity for all residents

## Goals

- Maintain existing housing
- Improve and provide adequate senior facilities
- Provide senior services
- Correct accessibility deficiencies
- Provide improvements in deficient neighborhoods
- Support essential needs services and programs
- Support training and education programs
- Increase access to affordable housing

Goal	Needs Addressed	Category	National Objective	Outcome
Maintain existing housing	Housing rehabilitation. Neighborhood improvements. Removal of barriers to accessibility.	Affordable housing	Decent housing	Sustainability, Affordability
Improve and provide adequate senior facilities	Senior services and facilities. Removal of barriers to accessibility.	Non-housing community development	Suitable living environment	Availability, Accessibility
Provide senior services	Senior services and facilities.	Non-homeless special needs	Suitable living environment	Availability
Correct accessibility deficiencies	Removal of barriers to accessibility.	Non-housing community development	Suitable living environment	Accessibility
Provide improvements in deficient neighborhoods	Neighborhood improvements.	Non-housing community development	Suitable living environment	Sustainability, Accessibility
Support essential services and training programs	Special needs services. Essential needs services. Family & Individual crisis services. Poverty prevention services.	Non-homeless special needs	Suitable living environment, Expanded economic opportunities	Availability, Accessibility
Support training and education programs	Homeless services & prevention. Special needs services. Essential needs services. Family & individual crisis services. Poverty prevention services. Senior services and facilities.	Non-homeless special needs	Create economic opportunities	Sustainability
Increase access to affordable housing	Housing assistance. Additional affordable dwellings.	Affordable housing	Decent housing	Affordability

## Goals, Needs, and Objectives Summary

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The amount of CDBG funds received by a grantee each year is determined by HUD according to "a formula comprised of several measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas." (www.portal.hud.gov, 1/24/13) The 2018-19 program year marked the second time since becoming a grantee that the City has not received the lowest annual allotment of all grantees in the seven state region (Region VIII). The City's annual allocation reflects a relatively small, but rapidly growing, population, and the lack of community concerns, at least at a lower scale, when compared with other communities. The City's modest allocation of CDBG funding requires a simple program and the careful selection of projects. The City has also utilized other funding sources and staff time to leverage CDBG funds.

Over the six-year history of the City's CDBG program (program years 2012-2017), the City has been awarded a total of CDBG grants in the amount of \$1,131,086 and has allocated a total of 15.0% (\$169,640.90) to public services, 2.5% (\$28,500) to housing projects, 66.1% (\$747,327.90) to non-housing projects, and 16.4% (\$185,617.20) to planning and program administration.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

In 2012, the City adopted the Citizen Participation Plan to guide the preparation of plans and reports associated with the CDBG program. The Citizen Participation Plan was followed in the development of the 2017 AAP. A public hearing was held on September 19, 2017 to elicit comments regarding community needs. The City has an open application for the funding process, and the deadline for application submittal for the 2018-19 program year was January 30, 2018. The City's CDBG Committee (Staff Working Group) reviewed the funding request, and prepared recommended projects and funding allocations. The 2018 AAP, including the recommended projects and allocations, will be available for 30 days for public review and comment. A public hearing will held on June 5, 2018 to present the 2018 AAP to the City Council and to allow the public the opportunity to publicly provide comments.

### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

One individual commented at the September 19, 2017 public hearing. The individual spoke on behalf of Road Home, an organization that they represent

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted.

**7. Summary**

While maintaining a necessarily simple CDBG program, the City strives to effectively serve the unique and specific needs and concerns of the community, as identified by the analysis, goals, and objectives of the 2015-19 Consolidated Plan.

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SOUTH JORDAN	
CDBG Administrator	SOUTH JORDAN	Planning Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City's CDBG program actively pursues on an ongoing basis new and improved relationships with regional partners and service providers to better serve the residents of South Jordan.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

As a relatively small grantee and receiving a relatively modest amount of CDBG funding, the City has sought to address housing issues largely through resources other than CDBG. In 2014, the City joined the local HOME Consortium. Participating in the HOME Consortium has allowed the City the opportunity to work with a wider range of housing providers in the community. It has also strengthened the City's relationship and coordination with the County, as the lead agency of the HOME consortium, and other municipalities in the region, as fellow members of the Consortium.

The CDBG committee annually reviews all funding request applications and regularly meets with providers and tours their facilities. The committee has sought out public service providers on multiple occasions to meet underserved needs in the City. The CDBG Administrator works with providers funded by the City, including on-site visits and reviews of quarterly reports. The City holds two public hearings each year to address the use of CDBG funds, which are routinely attended by public service providers.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

There are three Continuums of Care organized in Utah. The local Continuum of Care serves Tooele and Salt Lake County. It received approximately \$7.4 million in the current program year from HUD for project funding and collaboration. Salt Lake County is the lead agency for the local continuum. Salt Lake County is striving to implement the Collective Impact Approach model. The Continuum of Care believes that the Collective Impact Approach will more closely align the Continuum with HUD's HEARTH program. The Collective Impact Approach is intended to:

- Take a system approach instead of a program approach;
- Be more data driven;
- Involve a broad group of diverse stakeholders; and
- Implement common principles and common metric throughout the community.

The City works closely with Salt Lake County and other Continuum of Care members. Since becoming a grantee of CDBG funds, the City has always provided funding for The Road Home, one of the Continuum of Care's primary member organizations and one of the primary homeless shelters and service providers in the region.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City does not receive ESG funds and does not administer the HMIS program.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	Agency/Group/Organization	SALT LAKE COUNTY
	<b>Agency/Group/Organization Type</b> Other government - County	
	<b>What section of the Plan was addressed by Consultation?</b> Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy	
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The CDBG Coordinator participates in various committees and planning efforts led by Salt Lake County.
2	<b>Agency/Group/Organization</b> <b>Agency/Group/Organization Type</b>	HOME Consortium Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is a member of the local HOME Consortium.
3	<b>Agency/Group/Organization</b> <b>Agency/Group/Organization Type</b>	Wasatch Front Regional Council Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Regional planning and transportation

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Wasatch Front Regional Council is the local MPO and has activity been involved in regional planning efforts.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

No types of agencies were intentionally not consulted in the preparation of the 2018-19 AAP.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Salt Lake County	The primary role of the Continuum of Care is to reduce homelessness in the region, with the goal of functionally ending homelessness. The role of the Continuum of Care aligns with the City's goal to support programs providing essential services.
Regional Analysis of Impediments to Fair Housing	Salt Lake County	The Regional Analysis of Impediments to Fair Housing Choice was developed to identify regional and city-specific opportunities and barriers. The regional document has been used as the foundation for the City's additional housing studies and plans.

**Table 3 - Other local / regional / federal planning efforts**

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process used to prepare the Annual Action Plan followed the City's Citizen Participation Plan. The City's Citizen Participation Plan was adopted in March 2012 to guide the development of the Consolidated Plans, Annual Action Plans, and amendments to those plans. The Citizen Participation Plan ensures that the community has the opportunity to work in partnership with the City to identify needs and to allocate CDBG funds. The Citizen Participation Plan established the following standards for citizen involvement:

1. All citizen participation is to be done openly
2. Involvement of low- and moderate-income persons, minorities, project area residents, elderly, handicapped and others is to be evident
3. Reasonable efforts to ensure continuity of involvement of citizens throughout all stages of the CDBG program are to be evident.
4. Timely and adequate information is to be given to citizens.
5. Citizens are encouraged to submit their views and proposals regarding the Consolidated Plan and use of CDBG funds.

In preparation of the 2018 AAP, the City continued its effort to expand minority participation. The list of minority organizations obtained from the Salt Lake County Mayor's Office of Diversity and Inclusion last year that were interested received CDBG notices.

A public hearing was held on September 19, 2017 to address community needs and a second public hearing was held on June 5, 2018 to receive comments regarding the 2018 AAP. The 2018 AAP will be available for review during a public comment period from May 7, 2018 through June 7, 2018. Notices for the public hearings and public comment period were published in the two largest regional newspapers, published at City Hall and the Senior Center, and mailed to 20 local affected entities.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	A notice was posted to notify of the needs public hearing and the funding request application deadline.			
2	Public Hearing	Non-targeted/broad community	A public hearing was held on Sept. 19, 2017 to allow an opportunity for public comments regarding community needs.	One public service provider commented on needs addressed by their agency.		
3	Newspaper Ad	Non-targeted/broad community	A notice was posted to notify the public of a public hearing regarding the 2018 AAP and to inform as to ways to review and comment on the 2018 AAP.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Non-targeted/broad community	A public hearing will be held on June 5, 2018 to address the 2018 AAP.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City participates in both the CDBG program, as a grantee, and the HOME program, as a member of the Salt Lake HOME Consortium. The 2018-19 program year marks the City's seventh year as a CDBG grantee and the fourth year as a member of the HOME Consortium. Due to the limited amount of HOME funds expected to be available to the City and in support of the City's desire to support regional housing and homelessness efforts, the City's HOME allocation remains with the Consortium to administer. The City does not participate in other HUD programs.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	228,033	0	228,033	220,000	

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City does not have match requirements of the program funding or anticipated projects funded to serve community needs. The majority of community development projects directly managed by the City are generally leveraged through staff time and other resources funded by the general fund. It is likely that all public service subrecipients will be agencies that serve the region, and funds provided by the City are leveraged by other municipalities, Salt Lake County, the State, and charitable donations. The City will seek for the advantage of opportunities to leverage CDBG funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Other than public service activities, the majority of activities will address accessibility improvements at City owned facilities and in City owned right of way throughout the City.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain existing housing	2015	2019	Affordable Housing		Housing rehabilitation Remove barriers to accessibility	CDBG: \$0	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Provide and improve adequate senior facilities	2015	2019	Non-Housing Community Development		Remove barriers to accessibility Senior services and facilities	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
3	Provide senior services	2015	2019	Non-Homeless Special Needs		Senior services and facilities Special needs services	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Correct accessibility deficiencies	2015	2019	Non-Housing Community Development		Remove barriers to accessibility	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1260 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide improvements in deficient neighborhoods	2016	2019	Non-Housing Community Development		Neighborhood improvements Public infrastructure improvements Remove barriers to accessibility	CDBG: \$151,033	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 111 Persons Assisted Other: 3 Other
6	Support essential services and training programs	2015	2019	Homeless Non-Homeless Special Needs		Essential needs services Family & individual crisis services & prevention Homeless services & prevention Poverty prevention services Senior services and facilities Special needs services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 220 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Support training and education programs	2016	2019	Homeless Non-Homeless Special Needs		Essential needs services Family & individual crisis services & prevention Homeless services & prevention Poverty prevention services Senior services and facilities Special needs services	CDBG: \$8,000	Public service activities other than Low/Moderate Income Housing Benefit: 4 Persons Assisted
8	Increase access to affordable housing	2015	2019	Affordable Housing		Additional affordable dwellings	CDBG: \$0	Rental units constructed: 4 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted

Table 6 – Goals Summary

**Goal Descriptions**

1	<p><b>Goal Name</b> Maintain existing housing</p> <p><b>Goal Description</b> While it is expected that five households will benefit from this goal during the program year, the City does not intend to allocate funding during the program year. The City typically allocates funding to Assist Inc. for the stated purpose of emergency home repair and accessibility upgrades. The City anticipates that the carryover from those years will be sufficient to support the expected need during the 2018-19 program year. The goal outcome indicator reflects one year of the 5-year strategic plan (2015-19 Consolidated Plan) goal.</p>
2	<p><b>Goal Name</b> Provide and improve adequate senior facilities</p> <p><b>Goal Description</b> The City has discussed building a new senior center in the next couple years. As the use of the existing facility has the potential to change, the City is not allocating funds to the Senior Center in the 2018-19 program year. The City has conducted an accessibility audit to identify needed accessibility improvements. Should a new facility be built, the existing facility will likely remain a public facility. As seniors continue to use the facility and as the use will likely remain public, the City may continue to use CDBG funds to address accessibility improvements. However, funding is included in the Correct Accessibility Deficiencies goal. The goal outcome indicator reflects one year of the 5-year strategic plan (2015-19 Consolidated Plan).</p>
3	<p><b>Goal Name</b> Provide senior services</p> <p><b>Goal Description</b> A growing senior population requires ongoing expansion of the services and programming provided. The City is not allocating CDBG funds in direct support of this goal during the 2018-19 program year. However, the City provides senior programming based out of the City's senior center. The goal outcome indicator reflects one year of the 5-year strategic plan (2015-19 Consolidated Plan) goal. It is also expected that seniors will benefit by the activities of the Support Essential Services and Training Programs goal.</p>
4	<p><b>Goal Name</b> Correct accessibility deficiencies</p> <p><b>Goal Description</b> This goal is being addressed by the ADA Ramp improvement activity, however, the funding and goal outcome indicators for the ADA ramp activity are reported with the goal to Provide Improvements in Deficient Neighborhoods. Funding from the previous year for various accessibility improvements within public buildings is still available since no projects were identified yet.</p>

5	<p><b>Goal Name</b></p> <p>Provide improvements in deficient neighborhoods</p>	<p><b>Goal Description</b></p> <p>The City is continuing its effort to replace or add ADA ramps in residential neighborhoods based on the number that were identified last year. The "Other" goal outcome indicator reflects one year of 5-year strategic plan (2015-19 Consolidated Plan) goal, and will be measured by the number of neighborhoods benefitting from ADA ramp improvements during the program year.</p>
6	<p><b>Goal Name</b></p> <p>Support essential services and training programs</p>	<p><b>Goal Description</b></p> <p>The City seeks to support agencies that provide essential services to residents in need. The funding included for this goal during the 2018-19 program year includes public services provided by the Road Home, South Valley Sanctuary, Legal Aid, Community Health Centers, INN Between, and the Utah Community Action Program's Food Pantry. The goal outcome indicator reflects one year of the 5-year strategic plan (2015-19 Consolidated Plan) goal.</p>
7	<p><b>Goal Name</b></p> <p>Support training and education programs</p>	<p><b>Goal Description</b></p> <p>The City seeks to provide funding for public service organizations that, in addition to the direct service provided, provide case management and training to help individuals escape poverty. Most of the funding and goal outcomes for public service organizations reported in the Support Essential Services goal also support this goal. However, the Utah Action Program's Case Management/Housing Counseling is more directly linked to this goal and will be used to report results for this goal. The goal outcome indicator one year of the 5-year strategic plan (2015-19 Consolidated Plan) goal.</p>
8	<p><b>Goal Name</b></p> <p>Increase access to affordable housing</p>	<p><b>Goal Description</b></p> <p>The City is not proposing to allocate funds towards this goal during the program year. However, the City tracks two different programs that are considered to directly contribute to advancing this goal. The City has implemented an accessory dwelling unit permit process and reports the number accessory dwelling units permitted during the year as "rental units constructed." The City is also a member of the local HOME consortium, and the consortium funds a down payment assistance program. Each household provided down payment assistance is reported as "direct financial assistance to homebuyers." The goal outcome indicator for "direct financial assistance to homebuyers" reflects one year of the 5-year strategic plan (2015-19 Consolidated Plan) goal.</p>

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The City's 2018-19 program year projects have been divided into four areas; public services, infrastructure improvements, and administration and planning.

<b>#</b>	<b>Project Name</b>
1	Public Services (2018)
2	Infrastructure Improvements (2018)
3	Administration & Planning (2018)

**Table 7 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The list of public service agencies receiving funding for the 2018-19 program year is similar to those that were funded in the 2017-18 program year. All applications received were reviewed and evaluated by the Staff Working Group. It is anticipated that funds allocated to the Infrastructure Improvements Project could be expended relatively quickly. While the City does not typically maximize the planning and administration cap, the City intends to start a general plan update and will be utilizing CDBG funds.

# AP-38 Project Summary

## Project Summary Information

<b>1</b>	<b>Project Name</b>	Public Services (2018)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support essential services and training programs Support training and education programs
	<b>Needs Addressed</b>	Homeless services & prevention Special needs services Essential needs services Family & individual crisis services & prevention Poverty prevention services Senior services and facilities Housing assistance
	<b>Funding</b>	CDBG: \$33,000
	<b>Description</b>	This project will include all public services funded during the 2018-19 program year.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that a total of 365 individuals will be reported as having benefited from the proposed activities associated with this activity. However, in many cases, such as the food pantry activity, these individuals reflect benefits to an entire household. It is expected that the actual number of individuals directly benefited from the proposed activities will be two to three times the reported benefit.  The City also anticipates that 300 seniors will benefit from senior services provided by the City. As funding is not included in this project for senior services, the 300 beneficiaries are not included in the total (365) number of individuals expected to benefit from the project.
	<b>Location Description</b>	The favious public service providers that will receive funding by this project are typically located or have facilities in the southwest quadrant of the valley where they will be accessible to South Jordan residents.

	<b>Planned Activities</b>	Homeless shelter and services (Road Home: \$5,000), Matrix Code 3T. Domestic violence victim shelter and services (South Valley Sanctuary: \$4,500, Legal Aid Society: \$3,000), Matrix Code 5G. Food pantry (Utah Community Action Copperview Food & Resource Center: \$2,500), Matrix Code 5W. Homeless hospice care (INN Between: \$10,000), Matrix Code 5M. Comprehensive case management (Utah Community Action Case Management and Housing Program: \$8,000), Matrix Code 5.
2	<b>Project Name</b>	Infrastructure Improvements (2018)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide improvements in deficient neighborhoods
	<b>Needs Addressed</b>	Neighborhood improvements Remove barriers to accessibility Public infrastructure improvements
	<b>Funding</b>	CDBG: \$151,033
	<b>Description</b>	The purpose of this project is to provide infrastructure improvements throughout the City. The City has identified 210 ADA ramps that need to be replaced or added. The estimated average cost is \$2,400 per ramp replacement. The City provided funding during the previous program year to replace 88 ramps and expects to replace an additional 63 with the 2018 program year allocation.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The subdivisions identified as needing ADA ramps replaced average about 16 ramps and 110 lots per subdivision. The City allocated funds for 63 ramps, which would complete approximately 4 subdivisions and would directly benefit approximately 433 households. With an average household size of 3.56 and 7.2% of residents with a disability, the City estimated that 111 disabled residents will directly benefit from this project. A total of 1,541 total residents in those subdivisions will benefit from this project
	<b>Location Description</b>	The City has identified ADA ramps that need to be replaced or added in several residential areas throught the City
	<b>Planned Activities</b>	ADA Ramp Replacements (\$151,033), Matrix Code 3L.
3	<b>Project Name</b>	Administration & Planning (2018)
	<b>Target Area</b>	

<b>Goals Supported</b>	
<b>Needs Addressed</b>	
<b>Funding</b>	CDBG: \$44,000
<b>Description</b>	This project includes expenses related to program administration of the CDBG program and eligible planning activities. The City is preparing to begin a general plan update, and intends to use funds from this project for the update.
<b>Target Date</b>	6/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	N/A
<b>Planned Activities</b>	Program Administration (\$29,000), Matrix Code 21A Planning (\$15,000), Matrix Code 20

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

A low-/moderate-income area exception (24.23%) was granted in 2015. Of the six eligible Census block groups, two of them (1128.17-2, 1131.05-2) are nearly completely outside of the City boundaries and do not contain South Jordan residents. The other block groups (1128.17-2, 1130.08-4, 1130.10-2, 1130.12-1) represent portions of the northern half and the most eastern portion of the City.

However, the City is not directing assistance to specific geographic areas during the 2018-19 program year. The majority of funding, and not including funding for public services and planning and administration, will be based on public improvements in residential areas throughout the City.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Geography was not a consideration in allocating 2018-19 program year funds.

### **Discussion**

The City does not anticipate CDBG funded activities during the 2018-19 program year based on the low-/moderate-income area national objective.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

"South Jordan is a rapidly-growing City in Salt Lake County. The City scores well in factors such as education, livability, economic prosperity, giving the City high scores with HUD and State agencies in access to opportunity matrices. These successes, plus a strong geographical location in the Valley have driven demand to live in the City very high in the last decade, driving up housing costs and presenting challenges in providing affordable housing." Source: Housing Needs Study, 2014)

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City has identified the following as four principal ways in which the barriers to affordable housing are being mitigated:

#### **1. Daybreak**

"Although rental units are usually desirable as affordable units, single-family homes are actually more affordable than rentals in the City. This is largely a result of homes in Daybreak built on small lots. These homes are more affordable with a lower purchase price, but they are high quality with higher value per acre than the rest of the City.

#### **2. HOME Consortium**

The City continues to participate in HOME as a member of the local HOME Consortium. The HOME Consortium will receive approximately \$2.4 million in HOME funds during the 2016-2017 program year compared to the \$214,253 in CDBG funds that the City will receive.

#### **3. Accessory Living Unit Ordinance**

Additional accessory dwellings are added each year through the City's Accessory Living Unit Floating Zone. These units are primarily being added to homes in existing neighborhoods, and regulated to maintain the existing character of the neighborhood.

#### **4. RDA Housing Funds**

In 2014 the City updated its housing plan. One of the main purposes of the updated housing plan was to guide the distribution of available RDA housing funds. In 2015, \$1 million was allocated between two state housing trust funds. The City's RDA submitted a rezone application last year for new senior center

& low-/moderate-income senior housing project. The application was put on hold due to the upcoming election.

## 5. Neighborhood Investments

The City remains committed to preserving existing homes and existing neighborhoods that are already serving the needs of low and moderate income households, and has funded emergency home repair and accessibility upgrades regularly in the past. It was determined that a growing balance of funds allocated for emergency home repair and home accessibility upgrades will be sufficient to serve expected needs during the 2018-19 program year without additional allocation.

### Discussion

The City of South Jordan is included in a regional fair housing equity assessment (FHEA) that identifies barriers to fair housing. The regional FHEA identifies the following barriers to affordable housing: 1) housing plan fails to address affordable rental housing, 2) large single family lots, and 3) absence of rent-assisted family rental units. In 2014, the City conducted a city-specific supplement to the regional FHEA, including a fair housing action plan. This plan identified that the City has sufficient affordable housing at 80% AMI, but is lacking in the lower income levels, specifically below 30% AMI. This resulted in the City working with the two State housing trust funds as mentioned above. Additionally, the plan included a series of action items for six broad goals. Those goals include:

1. Encourage development of affordable housing, focusing at transit sites and significant transportation corridor  
Encourage energy-efficient housing that reduces resident costs  
Support housing needs for special needs residents  
Eliminate barriers to affordable and fair housing.  
Work with UTA to improve and increase bus routes.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Actions planned to address obstacles to meeting underserved needs**

Limited funding and high housing and land costs are the primary obstacles to addressing underserved needs. The City will continue to seek programs and activities to more efficiently meet community needs through leveraging funds, better coordination with and awareness of local organizations, and seeking to meet needs with resources other than CDBG funding.

### **Actions planned to foster and maintain affordable housing**

A housing study (Housing Needs Study) conducted in 2014 concluded that sufficient housing units are available to families with incomes that are 50% to 80% of the AMI, however, the City lacks sufficient housing for families with incomes less than 50% of AMI. The range and availability of diverse housing types within the City has significantly increased in recent years. The City is an active contributing member of the local HOME Consortium. CDBG funds continue to be used to assist in the upkeep of existing housing units serving the needs of low-/moderate-income households. RDA funds have been donated to state housing trust funds and additional RDA funds are planned to be used to fund a new senior center/senior housing facility. As of right now, this project is on hold.

### **Actions planned to reduce lead-based paint hazards**

Approximately 9% of the City's housing units were built prior to 1978, when lead-based paint was banned. Lead-based paint is not considered a wide-spread concern in the City. For similar reasons, the Salt Lake County Health Department has recently discontinued testing and mitigation programs. The Health Department is now focused on education. It is recommended that city residents in housing units built prior to 1978 become familiar with the dangers of lead-based paint and actions that can be taken to reduce those hazards. Information is available from the Salt Lake County Health Department at: [www.slcohealth.org/programs/leadfreekids/index](http://www.slcohealth.org/programs/leadfreekids/index).

### **Actions planned to reduce the number of poverty-level families**

The goals of the Consolidated Plan were created to support the underlying objectives of the City's CDBG program, specifically the objective to support family and individual stability, self-reliance, and prosperity. In order to meet that objective, preferred public services serve essential immediate needs and provide case management and coordination with other agencies to assist families and individuals to achieve long-term stability. The City is seeking ways to improve access from transit stations in the City to housing and employment areas. The City's City Commerce Department actively pursues opportunities for job creation.

### **Actions planned to develop institutional structure**

The City is constantly striving to most effectively utilize the limited funds received to address needs within the community. The City intends to seek more effective outreach methods to the public in order to incorporate more community input.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Staff Working Group will continue to tour the facilities of funded public service agencies. The CDBG Coordinator has increased the number of on-site monitoring visits and intends to do so more regularly. The CDBG Administrator will continue to serve on the HOME Consortium and coordinate with housing providers. The City has been seeking to raise awareness for the programs and services offered by funded agencies. The City has developed a system to include information about agencies in a City newsletter. A presentation by the agency highlighted in the newsletter is coordinated with the release of the newsletter.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### Discussion

A one-year time frame will be used to determine the low and moderate income benefit.

## **Grantee Unique Attachments**

### **Documents Included:**

- Monitoring Plan (2018)
- FY 2018 Income Limits
- 9/19/2017 Public Hearing Notice
- 9/19/2017 Public Hearing Minutes
- 6/5/2017 Public Hearing Notice (to be added)
- 6/5/2017 Public Hearing Minutes (to be added)
- Resolution R2018-18 (to be added)

# Monitoring Plan 2018



The main objective of the City's monitoring plan is to maximize the effective use of CDBG funds for the benefit of all City residents, whether directly or indirectly, through performance consistent with the 2015-2019 Consolidated Plan and the 2018 Annual Action Plan and through compliance with all relevant City and federal requirements. The City recognizes that successfully accomplishing program goals and objectives requires a good working relationship as partners, through openness and approachability, with subrecipients and contractors. In addition to regular and ongoing communication with subrecipients and contractors, the City of South Jordan strives for a multi-faceted approach to monitoring projects and activities funded by CDBG.

## **Levels of Monitoring**

### **Committee Tours**

The City's CDBG committee (Staff Working Group) feels it is important to be familiar with subrecipient organizations, facilities, services, and practices. The CDBG committee strives to conduct at least two on-site tours each year.

### **Quarterly Reports**

Quarterly reports are expected of all subrecipients. The City uses a standardized quarterly review template for subrecipients, which is emailed following the end of each quarter. A coordination meeting is held quarterly between the CDBG Coordinator and representatives of City departments managing projects and activities. Project managers are assigned to each project and activity by a department director. Project managers are responsible for on-site observations and interviews of construction activities.

### **Desk Reviews**

Desk reviews are conducted annually on all subrecipients. Desk reviews include updating file information, review of the quarterly reports and invoices, and contact with a representative of the subrecipient. A risk category (low, medium, or high) is assigned at the end of each Desk Review based on missing information, employee turn-over, performance measurements, new subrecipient, amount funded, and type of project/activity. Actions are identified to address any findings.

### **In-Depth Reviews**

In-depth reviews include file reviews and interviews to determine performance and compliance. In-depth reviews are conducted by the CDBG coordinator and an accountant assigned by the Finance Department. In-depth reviews are typically scheduled based on the risk category identified in desk reviews; however in-depth reviews may also be conducted for new subrecipients and others as considered pertinent. Areas to be reviewed include finance systems and reports, budget, eligibility, insurance, procurement, record keeping, and non-discrimination. Actions are identified to address any findings.

## FY 2018 Income Limits

HUD publishes income limits to determine eligibility for different HUD programs. The income limits are based on the median family income for an area. The City of South Jordan is in the Salt Lake City, UT HUD Metro FMR Area. The median income for the Salt Lake County area, as published by HUD, for FY 2018 is \$80,000. The table below shows the income limit categories based on the number of persons in the family.

**FY 2017 Income Limits Table (Salt Lake City, UT HUD Metro FMR Area)**

<b>Income Category</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>Extremely Low (30%) Income (\$)</b>	16,800	19,200	21,600	<b>25,100</b>	29,420	33,740	38,060	42,380
<b>Very Low (50%) Income (\$)</b>	28,000	32,000	36,000	<b>40,000</b>	43,200	46,400	49,600	52,800
<b>Low (80%) Income (\$)</b>	44,800	51,200	57,600	<b>64,000</b>	69,150	74,250	79,400	84,500

(Source: [www.huduser.gov/portal/datasets/il/il2018/2018summary.odn](http://www.huduser.gov/portal/datasets/il/il2018/2018summary.odn), 5.7.18)

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CUSTOMER NAME AND ADDRESS

SOUTH JORDAN CITY,  
  
1600 TOWN CENTER DR  
  
SOUTH JORDAN UT 84095

ACCOUNT NUMBER

9001350317

DATE

8/28/2017

ACCOUNT NAME

SOUTH JORDAN CITY,

TELEPHONE

8012543742

ORDER # / INVOICE NUMBER

0001168341 /

PUBLICATION SCHEDULE

START 08/27/2017 END 08/27/2017

CUSTOMER REFERENCE NUMBER

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CAPTION

CITY OF SOUTH JORDAN NOTICE OF PUBLIC HEARING Notice is hereby given that t

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TIMES

3

TOTAL COST

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CITY OF SOUTH JORDAN  
NOTICE OF PUBLIC HEARING  
Notice is hereby given that the South Jordan City Council will hold a public hearing on Tuesday, Sept. 19, 2017 at 6:30 pm to receive public comment regarding the Community Development Block Grant (CDBG) year-end report (2016 CAPER) and community needs generally for the 2018-19 CDBG program year. The hearing will be held at South Jordan City Hall, 1600 W. Towne Center Drive (10610 S.). The 2016 CAPER will be available for public review and comment from Aug. 24, 2017 to Sept. 26, 2017 on the City's website (www.sjc.utah.gov/planning-zoning/), by hard copy at City Hall and the Senior Center, and upon request. Funding request applications for the 2018-19 CDBG program year will also be available on the City's website (www.sjc.utah.gov/finance/community-development-block-grant/), and must be submitted by Jan. 1, 2018. The City will provide reasonable accommodations, including necessary interpretation, for all timely requests. For requests, comments, and submittals, contact David Mann at dm.ann@sjc.utah.gov or 801-254-3742. The hearing impaired may call 7-1-1 to contact TDD Utah Relay, 1168341 UPAXLP

100150-520050

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF CITY OF SOUTH JORDAN NOTICE OF PUBLIC HEARING Notice is hereby given that the South Jordan City Council will hold a public hearing on Tuesday, Sept. 19, 2017 FOR SOUTH JORDAN CITY, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 08/27/2017 End 08/27/2017

DATE 8/28/2017

SIGNATURE *Lori Gudmundson*

STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 28TH DAY OF AUGUST IN THE YEAR 2017

BY LORI GUDMUNDSON.

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Commission # 672963

*Virginia Craft*  
NOTARY PUBLIC SIGNATURE

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

September 19, 2017

**Present:** Mayor David Alvord, Council Member Brad Marlor, Council Member Chris Rogers, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Fire Chief Andrew Butler, Administrative Services Director Spencer Kyle, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, ACM Dustin Lewis, Finance Director Sunil Naidu, IT Director John Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

**Others:** See Attachment A

**REGULAR MEETING – 6:30 PM**

**A. Welcome and Roll Call - *Mayor David Alvord***

Mayor Alvord welcomed everyone present. He noted that Council Member Harris was not present for this meeting.

**B. Invocation – *By Council Member Patrick Harris***

Council Member Zander offered the invocation.

**C. Pledge of Allegiance**

Mitchell Sorensen, Troop 1586, led the audience in the Pledge of Allegiance.

Mayor Alvord recognized the scouts that were present.

**D. Minute Approval**

1. September 5, 2017 Council Study Meeting
2. September 5, 2017 City Council Meeting

**Council Member Shelton made a motion to approve the September 5, 2017 Council Study meeting minutes, and the September 5, 2017 City Council meeting minutes, as printed. Council Member Zander seconded the motion. The vote was unanimous in favor.**

**E. Public Comment:**

CM Whatcott said they sent a letter regarding a change in policy for cemetery headstones. He said they have been incurring cost to move headstones. They were trying to figure out a policy to help them reduce costs and not have to raise rates. He said he has talked to some residents. He

said they are going to honor having a raised headstone for graves purchased prior to June 1<sup>st</sup>. If they bought a plot after June 1<sup>st</sup>, they wouldn't be able to have a raised headstone. If someone is close to that date, they will work with them. He said it is \$500-\$2000 to disassemble and put together the headstone. They now contract for that work. They also have a lawn sinking problem. The city bears the cost of that. He said it is easier to put in a flat headstone, and the weight is not as much for the flat headstones. He said staff may be asking for more help with the cemetery maintenance in next year's budget.

Council Member Rogers said he feels cemeteries have more character if there are some upright headstones. If they want an upright headstone, they could tack on additional costs to cover the maintenance costs.

CM Whatcott said in the expansion area, there are certain areas that they allow for larger monument headstones and that area is structured differently so the equipment can get around the headstones.

Mayor Alvord opened up the public comment portion of the meeting.

**Jean Jackman**, 2610 W. 10950 S., said she appreciates the grandfathering policy for those that already have plots. She feels the upright headstones bring class. It would be boring if it was all flat. They would like the cemetery left as is. If they want to limit the size of the stone, she can understand that, but they should leave the cemetery so people have the option of either type of headstone. She feels they can budget the needed money. If they want to set a standard in the new section they can, but in the existing cemetery, they would like it left. She said they may need to look into buying a smaller backhoe. She thanked the people that run and maintain the cemetery. If they need more employees, they should hire more. She does not feel they should nitpick at something as important as the cemetery.

**John Thibeault**, 1099 Shields Lane, presented some traffic observations to the City Council on Shields Lane. He said the city works for the residents. He has observed the following traffic violations: speeding, speed bumps, passing stopped school buses, tailgating, drag racing, tractor-trailer trucks, electronic speed signs, drinking drivers that throw liquor bottles and beer cans. This all happens on Shields Lane. They use the turn lane as a travel lane. He estimated there is 250 violations per day. In one turn lane, there are 2 solid lines and an arrow painted within the turn lane. He said drivers are also using the turn lane as a travel lane, and he showed some video of violations he has observed. He said drivers behave like it is an expressway. There are families, homes, and driveways on this road. They are at risk. He said when an accident happens, he will indicate that the city did nothing to address the problems in this residential section. He asked for the City Council's help to do something about Shield's Lane.

**Joan Ward**, 2765W. 10000 S., said she is grateful for the amendment to the cemetery policy. The cemetery looks great and is an important place to them. Her research shows that moving a headstone is \$100 on average. South Jordan has one of the highest priced burial plots. She concurred that a smaller back hoe is needed. She said flat headstones break as well, not just upright ones. The cemetery has never looked better. She said upright headstones allow for some creativity.

**Mitchell Sorensen**, 11044 S. Amini Way, said the City recently took down a barricade to stop cars from going into their subdivision. Now construction trucks are going through and running stop signs. He said he would appreciate it if the city would put up a sign that told them not to come through their subdivision.

**Luane Jensen**, 11186 S. 2700 W., said she spends a lot of time at the cemetery. The ground does sink when they bury someone. She said the flat headstones also break. She said they should leave the older part of the cemetery. They can have all flat headstones in the western part of the cemetery. She is glad they grandfathered in those that already have plots. It might take them longer to work around the headstone, but the people that are buried in the cemetery are the reason that the City Council is here and the reason they have the town that they have. They need to think about their heritage and what it stands for. They should not switch the rules now. Ms. Jensen also noted that she has seen dump trucks coming out of Palomino subdivision. She recommended that they put up a sign and tell the construction companies to go through McKee Farms to 2700 West, and not go through this subdivision.

Development Services Director Klavano said the City Council was informed 2 weeks ago that they were taking down the jersey barricades because of public safety issues. He said the agreement was when 75 percent of McKee Farms was occupied, staff will analyze the cut through traffic to see if traffic calming measures are needed. The barricades were there so the construction traffic would use McKee Farms. They will try to track down the construction vehicles and ask them not to drive through there. He noted that they are public streets. He said public works will also be putting up signs asking the construction traffic to use the other road. They are monitoring the situation the best they can. They hope to get the situation curtailed.

- F. Action Item:** Resolution R2017-48, Establishing a Board of Appeals per Title 15.16.010 of the South Jordan Municipal Code and appointing five regular members and two alternate members to the Board of Appeals. *(By Development Services Director, Brad Klavano)*

Development Services Director Klavano reviewed the background information on this item.

Council Member Shelton asked if this Board is similar in some ways to the Planning Commission where members of the Board are appointed by the City Council? City Attorney Loose said yes, in method of appointment. In this case, they are asking that the whole group be appointed at once. This board needs to have expertise. They are not an administrative board. They are making decisions based on their technical expertise. They can appoint members individually if needed. If they know of someone qualified in building codes, they can ask people to submit an application. There are various ways appointments can be handled. It does not need to be assigned based on City Council districts because it is a technical board. They have to be able to defend the decision of the board, as well as the board member's expertise. Council Member Rogers concurred that it is very technical, and a keen knowledge of the building code is needed.

**Council Member Marlor made a motion to approve Resolution R2017-48. Council Member Rogers seconded the motion. Roll call vote. The vote was 4-0 in favor.**

**G. Action Item:** Resolution R2017-51, authorizing the Mayor to sign the “Interlocal Agreement for Animal Control Services” between Riverton City and the City of South Jordan. *(By City Attorney, Ryan Loose)*

City Attorney Loose reviewed the background information on this item.

Council Member Shelton noted that in paragraph 10, it indicates that they will go to court if there is a dispute. Why would they not do arbitration? City Attorney Loose said they can agree to arbitrate or mitigate but he does not like mandatory arbitration. Council Member Rogers concurred and said arbitration can be just as costly and lengthy. City Attorney Loose said most interlocal agreements have the same litigation clause. Litigation in this case would be unlikely.

It was noted that Riverton City has agreed to the costs. It is close to the city’s standard cost. They added a small administration fee. This will help Riverton while they go from contracting with the County to building their own program. CM Whatcott said he anticipates they will be helping Riverton City for 2 years.

**Council Member Rogers made a motion to approve Resolution R2017-51. Council Member Zander seconded the motion. Roll call vote. The vote was 4-0 in favor.**

**H. Public Hearing:** Resolution R2017-10, approving the 2016 Consolidated Annual Performance and Evaluation Report (CAPER) regarding CDBG Funds and authorizing submittal to the US Department of Housing and Urban Development. *(By Planner II, David Mann)*

Planner Mann reviewed the background information on this item.

Mayor Alvord opened the public hearing.

**Kat Kahn**, Development Coordinator for the Road Home Shelter, 210 S. Rio Grande, said housing is the solution to homelessness. They put 11,000 people through their shelter and housing program last year. She said they are grateful that the city is looking at affordable housing options. They have had a 500 percent increase in the last 10 years for families needing housing.

Mayor Alvord closed the public hearing.

Council Member Shelton asked what is the improvement project on Charlotte Drive and how did they qualify for CDBG? Development Services Director Klavano said it is to provide curb, gutter, and ADA ramps on the street. The neighborhood met the qualifications.

Council Member Shelton said on the consolidated plan goal, the senior services were cancelled on the summary table. What are they doing to address the senior services? Mr. Mann said some

of the senior services were addressed in previous years. Because the use of the building might change, there are HUD requirements that might cause issues down the road and the city could have to repay some of the funds if the nature of the building changes.

Council Member Marlor asked how long are they able to forward funds for future programs before they are in jeopardy of losing funds? Mr. Mann said there is a certain percentage they can carry over. They are close to that limit. Some of the carry forward funding will be used in the upcoming year on projects such as Charlotte Way. Council Member Marlor asked that staff review the funding and re-allocate it if necessary so they don't lose any money.

**Council Member Shelton made a motion to approve Resolution R2017-10. Council Member Marlor seconded the motion. Roll call vote. The vote was unanimous in favor.**

**I. Public Hearing: Ordinance 2017-24, Amending Sections 12.24.030 and 12.24.050 of the South Jordan City Municipal Code pertaining to Tree Stewardship Standards. *(By Public Works Director, Jason Rasmussen)***

Public Works Director Rasmussen reviewed the background information on this item. He reviewed a presentation on tree stewardship standards (Attachment B). He noted that staff makes an effort to mitigate risks and repair sidewalks before removing a tree.

Mayor Alvord opened the public hearing.

**Rulon Dutson**, 11248 Kestral Rise Rd., expressed appreciation for the work staff has done to accommodate many items that were brought up in the June work session on this item. He asked if a tree does not meet the sidewalk clearance or road clearance, does that qualify for a hazardous tree? He said they appreciate the appeal process, but their HOA has responsibility of over 25,000 trees at this time. He feels the Ordinance compromises the character or look of the community. They are not opposing the ADA requirements of 7 ft. clearance. He said they are opposed to how the Ordinance is executed. He showed some pictures of trees that had been pruned by the City. They feel some of the pruning was improper and excessive. He said having to prune trees that high changes the character of the street. They understand the need to prune trees for safety reasons. He also noted that his understanding is that when the City contacted the HOA about pruning, they were told that the HOA did not want the pruning done. He said sometimes trees will grow higher than the stop sign, but they need to be patient and let it finish growing. They could put in other traffic measures to alert the driver to the stop sign in the interim. They have evaluated trees, some were too close to the stop sign and needed to be removed. He said most municipalities have the same standards for trees as South Jordan, but it is applied differently. He said they should engage the urban forester. He referred them to Springville City's extensive policy regarding trees. He said he would have hoped there was a sense of obligation by the staff to bring this issue to them for discussion. He was surprised they had not had a chance to discuss it before tonight. As developers, they too can pay more attention to agenda items.

Mayor Alvord closed the public hearing.

Mayor Alvord asked if further conversations with Daybreak is needed? Mr. Rasmussen said the tree height is what it is. Mt. Dutson does not like the way the program is administered. He said the manager of the HOA was informed that the pruning would be done. Staff did not receive any information requesting that they not prune in Daybreak. There were some issues with trees blocking stop signs in Daybreak. Daybreak paid for the city to hire a contractor to prune the trees. Earlier this year, there was no indication that they wanted to discuss the situation. Staff would have been happy to discuss the issue with Daybreak representatives. Many of the trees were pruned great. Some could have been done better. This is the first he has heard directly of Daybreak's displeasure or concern over pruning.

Council Member Rogers said he feels this merits a study session discussion. He has concerns about the issues shown tonight. He has concerns with the general philosophy of the Ordinance. He said he would like the city to have the burden of proof on why the tree needs to be taken down. They should also require the consent of the homeowner. He said he would also like to talk to the arborist. He wants to discuss their philosophy, trees, stewardship, etc. He reiterated that they should have the consent of the homeowners, not just notice. He said he would like a study session to discuss the issues brought up by Rulon Dutson, and a separate study session to discuss this Ordinance with the arborist.

Mr. Rasmussen said they made changes toward what Council Member Rogers is suggesting. Council Member Rogers concurred but said he wants more. Mr. Rasmussen said they notify the homeowners of the pruning so they can be present. They are also emailed through the HOA so the residents know how to contact them. They have provided maps so people knew where and when they would be pruning. They notified both the HOA and the residents.

Council Member Marlor said he is okay discussing the issue in a study session. From a safety perspective, if the issue is that the tree is blocking a stop sign, there should not be a presumption that we need to leave the tree and consult the homeowner. They can let the owner know that the issue is one of safety and has to be resolved immediately. The overall goal is to have a beautiful community. There are safety issues to consider. There are hazards caused by trees in parkstrips. He asked when a homeowner is notified that there is a problem with the tree in their parkstrip, does the homeowner have to remove the tree at their cost? Mr. Rasmussen said they may require the homeowner to bear the cost. Typically, the city removes and replaces the tree with no charge to the homeowner. Council Member Marlor indicated that is generous of the city to provide a replacement tree.

**Council Member Rogers made a motion to table Ordinance 2017-24 for further discussion. Council Member Zander seconded the motion. The vote was 4-0 in favor.**

Mayor Alvord noted that one of the pictures with the tree pruned high was done by the resident so he could have a view out of the windows of his home.

Council Member Zander said she lives in Daybreak and her house has a corner stop sign. She said the city has pruned the tree twice, and it was always done in an appropriate way. She was not notified of the pruning. Mr. Rasmussen said they don't always notify residents of pruning for a stop sign.

**J. Public Hearing: Ordinance 2017-26, Partial Right-of-Way vacation of the easterly 21 Feet of 5395 West Street between Daybreak Parkway and 11800 South Street. (By City Planner, Greg Schindler)**

Development Services Director Klavano reviewed the background information on this item.

Mayor Alvord opened the public hearing.

**Scott Kaufmann**, Daybreak Communities, 11248 Kestral Rise Rd., said this was envisioned years ago. They have worked with Herriman to make sure the alignment works. It is a neutral swap.

Mayor Alvord closed the public hearing.

Council Member Marlor asked what are the plans for the remainder of the triangle piece of property? Mr. Kaufmann said there are no plans at this time. There is the potential to the south where there is an abandoned road, and they could expand that site if they get a use for the property.

Council Member Zander asked about the parcel to the east of the new road? Mr. Kaufmann said there are 2 parcels. They have had discussions with a vehicle service center and bank. They do not have clear plans for the parcel to the west.

**Council Member Zander made a motion to approve Ordinance 2017-26. Council Member Shelton seconded the motion. Roll call vote. The vote was 4-0 in favor.**

**Council Member Marlor made a motion to take a break. Council Member Zander seconded the motion. The vote was 4-0 in favor.**

**K. Discussion Item: Lobbyist Agreement for Transportation. (By Mayor Alvord)**

Mayor Alvord asked what tactics and what methods are they comfortable directing lobbyists to take? He is in favor of hiring a transportation lobbyist. He wants to get big projects. He said he would be more comfortable having an understanding that they want to use above board techniques with their lobbyist.

Council Member Shelton said he has been involved with the city's lobbying. He feels it is vital for the city to be at the table, and they have not been. He completely agrees that what they do and how they do it is important. He said the process of legislating is messy and it is a lot of negotiation. They need to appreciate that the process is very dynamic and not clean. It is competitive with other municipalities for transportation money. South Jordan can't afford to lose out anymore. He agreed with Mayor Alvord that how the process is done is very important.

Mayor Alvord said he does not feel they have lost out on large amounts of money, but possibly smaller amounts. He said they have fought to have the process above board, and he does not

want to be hypocritical. He said he would like to give Senator Harper a chance to keep his promise that the process will be transparent.

Council Member Marlor concurred with Council Member Shelton. He said they learned through the issue with the quarter of the quarter that they need to make sure that the city is competitive. If that is how the game is played, they have to have an advocate for their team. He said they do not want to be underhanded in any way. They did discover an area that they need to be competitive.

Council Member Zander said she is comfortable with the direction that they are going. She is comfortable with the increased budget. They need to make sure they get a return on their investment. She has confidence in City Attorney Loose and who he has hired.

Council Member Rogers concurred and said they are all in agreement with Mayor Alvord that they want to do this in an above board, transparent, and moral way. They have to be at the table and be competitive. It is well worth the expense.

Mayor Alvord said David Stewart is a patient of his. He will talk to him about the issue further.

Council Member Shelton said they are unanimous in their support of Mayor Alvord and appreciative of his efforts in the quarter of a quarter issue.

#### **L. Reports and Comments:**

CM Whatcott said he, Mr. Naidu, Council Member Marlor, and Laura Lewis are going to San Francisco tomorrow to do a bond presentation. They are prepared to talk about the water department. They do not feel they will have a problem getting a great rate. They will report back to the City Council.

CM Whatcott indicated that Stephen Schaefermeyer is the new Planning Director.

Council Member Rogers said the historical committee would still like to have discussions with him on how to proceed with the Fullmer monument. If the City Council adopts the policy that has been discussed, it will not make the Fullmer monument eligible until 2020, based on when the death of the last brother was. He said there is still work that the committee could do to prepare for that presentation. There has been some discussion if the City Council would be amenable to changing the street name. They need further discussion if the City Council is okay to do that.

Council Member Shelton reported on some Utah League of Cities and Towns meetings that he attended. He noted a meeting where he heard Captain Lovell speak. He also attended a meeting where they discussed future legislation. He said the Legislature is wanting to take away some land use authority around transportation corridors from the city. City Attorney Loose said they are working to correct some inaccuracies that are out there. One Legislator indicated that South Jordan has been downgrading their zoning by transportation corridors, which is not true. There is talk that they want the cities to do more mixed use development, or lose B and C road funds, and it would be up to a land use authority. There has been no bill circulated at this time. He said they

will set up a meeting with the Legislators in November. Council Member Rogers asked that the City Council elect be invited to that meeting as they will have to get up to speed quickly.

Council Member Marlor said he also attended some of the ULCT meetings. He also said he met with County Council Chair Steve DeBry today and discussed the eventual disposition of Marv Jensen, which is somewhere in the 2-3 year range. He said he advocated to collaborate on developments in the future. He said they could put him on a future City Council agenda to talk about further opportunities. They need to be involved and make sure South Jordan is getting allocated funding from the County.

Council Member Zander said in January 2016, there were residents present that were concerned about the Daybreak parcel on Harvest Sun. She asked for a report to the City Council about that outcome. It was noted that the issue would be placed on a future work session agenda.

Council Member Zander said Herriman City Council met on September 12<sup>th</sup> and talked about a master plan. They approved a new master plan with extreme density west of the high school. There were a couple of City Council members who claimed that they had not seen the plan until that night. She said the traffic will go through South Jordan. She asked that staff find out what was approved and be proactive. They need to be aware and plan for what is coming.

CM Whatcott indicated that Mountain View Corridor has become a high priority project. There are discussions about making it a full freeway in the next 7 years.

**Council Member Marlor made a motion to go into a closed meeting to discuss the purchase, exchange, or lease of real property. Council Member Rogers seconded the motion. Roll call vote. The vote was unanimous in favor.**

**M. Executive Meeting:** Closed meeting to discuss the purchase, exchange, or lease of real property

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

ADJOURNMENT

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

The September 19, 2017 City Council meeting adjourned at 10:03 p.m.

**This is a true and correct copy of the September 19, 2017 Council Meeting Minutes, which were approved on October 3, 2017.**

*Anna M. West*  
**South Jordan City Recorder**