

SOUTH JORDAN CITY  
COMBINED CITY COUNCIL, REDEVELOPMENT AGENCY  
AND MUNICIPAL BUILDING AUTHORITY MEETING

April 20, 2021

**Present:** Mayor Dawn R. 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, Director of Government Affairs Melinda Seager, Engineering Director Brad Klavano, Police Chief Jeff Carr, Associate Director of Parks Colby Hill, Planning Director Steven Schaefermeyer, Public Works Director Jason Rasmussen, CFO Sunil Naidu, City Recorder Anna Crookston, Communications Manager Rachael VanCleave, City Commerce Director Brian Preece, Fire Chief Chris Dawson, IT Director Jon Day, Meeting Transcriptionist Diana Baun, GIS Coordinator Matt Jarman

**Others:** Attendance electronically via Zoom.

6:30 P.M.  
REGULAR MEETING

**A. Welcome, Roll Call, and Introduction to Electronic Meeting - *By Mayor Dawn R. Ramsey***

Mayor Ramsey welcomed everyone present. All members of the City Council were present. She introduced the electronic meeting.

**B. Invocation – *By Resident, Elizabeth O. Gross***

Resident Elizabeth O. Gross offered the invocation.

**C. Pledge of Allegiance – *By Council Member, Don Shelton***

Council Member Don Shelton led the audience in the Pledge of Allegiance.

Mayor Ramsey asked for a motion to amend the agenda adding a new item H.2. and move down item H.2. H.3., H.4. creating a new H.3., H.4. and H.5.

**Council Member Marlor made a motion to amend the agenda adding a new item H.2. and moving down item H.2., H.3. and H.4. Council Member Zander seconded the motion. The vote was unanimous in favor.**

**D. Minute Approval**

- D.1. April 6, 2021 City Council Study Meeting
- D.2. April 6, 2021 City Council Meeting

Council Member Don Shelton said there is a place in the dialogue where they were talking about legislative decisions and administrative decisions with the planning commission and it's recorded as "discretionary" decisions instead of "administrative." This was while he was speaking with City Attorney Ryan Loose. Council Member Shelton will send that information when his computer is back up and those changes will be made at that time.

**Council Member Shelton made a motion to approve the April 6, 2021 City Council study meeting minutes, as amended and the April 6, 2021 City Council meeting minutes, as printed. Council Member Harris seconded the motion. The vote was unanimous in favor.**

### **E. Mayor and Council Reports**

Council Member McGuire said since the last meeting he has been able to meet with some residents to discuss speeding and parking issues in the Oquirrh Park subdivision. It was nice to be able to get out and interact with residents instead of doing it all through Zoom or email. The Arts Council has chosen Shawn Kidd to be the director of the play for this fall. Mr. Kidd was the same director they used for the Sound of Music and he is willing to come back and do it a second time. Once they sit down with him and discuss what the next play will be he will be sure to announce it.

Mayor Ramsey said Mr. Kidd is the music teacher at South Jordan Middle School.

Council Member Zander said she is looking forward to the Utah League of Cities and Towns Conference in St. George. They are going as a council and she is excited for the opportunity to collaborate and learn, to sharpen her saw on skills that they need to know. They had a Mosquito Abatement Board meeting, nothing notable there.

Council Member Marlor said he is also looking forward to the Utah League of Cities and Towns meetings, starting tomorrow through Friday. Those are always instructive for him and he is looking forward to seeing not only our council and staff down there, but other public officials from throughout the state that he interacts with and benefits from. They did not have an Architectural Review Committee meeting since their last meeting. It has been months and he is looking forward to having one in person, he doesn't know when that will be. He noted he walks around Jordan Ridge Park a lot and there are some storyboards along the way. It has been a lot of fun to see those, they are on green fence posts by the trees.

Council Member Harris said the Historical Preservation Committee hasn't met since the last council meeting. He wants to make everyone aware that the Occupational Safety and Health Administration (OSHA) has identified municipalities to inspect and check out this year. He knows we always have safe employees, but just a head's up that is on the list for OSHA this year.

Council Member Shelton said the Western Growth Coalition met yesterday virtually, they are hoping to have their next meeting in person. They reviewed the Salt Lake County's future land use plan where they did a master plan for the unincorporated areas on the west side of Salt Lake County. That was interesting to see how the county planners think the west side ought to develop out from a high level for future land use. They also got a fairly detailed presentation on the study that the mayors had requested on the transportation plan that was very interesting. He presumes that the council will get a presentation on that sometime in the future.

Mayor Ramsey said she had all the same meetings she usually has. She had the unique opportunity to speak for the Economic Development Corporation (EDC) of Utah housing forum. They had a virtual housing forum that was statewide and she had the chance to discuss housing and what we are doing here in South Jordan, the efforts that we made with Ivory Homes that we led out in the state. People were so impressed with the efforts that are taking place here in South Jordan and our very unique approach to trying to find a way to add housing that is more affordable in a city that has very high land prices and high real estate, which we are finding everywhere. One of the things she really enjoyed the most the last two weeks has been going with the Jordan Education Foundation and presenting Outstanding Educator of the Year Awards at every school. This year they changed their criteria for the Outstanding Educator Awards because it has been such a unique and challenging year for the education community. Our teachers have been heroic in our district and across our country. We have seen such amazing work. They changed the criteria and had almost 400 pages of nominations to read. It was impossible to narrow that down to 15 winners for the school district. They don't usually choose one outstanding educator from every school, but instead of doing a banquet and district awards they are doing the awards that they usually do for the 15, one for every school in the district. They recognized one teacher at each school as the Outstanding Educator and are giving them a \$500 check from the Foundation and a lovely crystal trophy. The whole foundation board is going to each classroom and everyone cheers, surprises the teacher, and their families walk in behind them. It has been so tender and sweet to see their hearts and to know how hard they've worked, to see the students in their classrooms just be so excited their teacher was named Outstanding Educator of the Year. She is so grateful to get to be a part of it. Unfortunately, half of the schools are being done Thursday while she will be in St. George so she has to miss some of the schools in the city. It gives her the chance to say thank you on behalf of the city. Even to educators who aren't in the city, they are still thankful for the acknowledgment from a municipal level. These teachers don't do it to be thanked and it just means a great deal to them. She would like to say that the most updated information she has is that while they are down at their conference, watch KSL as they are going to be announcing a new podcast. It is launching this week and has been under wraps, but it is being announced and she is sharing it here. It is going to be called First Lady and Friends. The First Lady of the State of Utah, Abby Cox, is launching a new podcast and she has a couple of cohosts who are the "friends," Mayor Ramsey has the privilege of being one of those. They have been recording episodes down at KSL studios recently, which is unique because only one of them at a time is allowed in there with Utah first lady Abby Cox and that's not the way it was meant to be. Part of the chemistry and beauty of it is the relationship they have together, and one on one is not the same, but they are making it work and hoping they will all get into the studio together soon. They look forward to getting to know a lot of great people in the State of Utah, hearing their stories and working to heal the empathy crisis that we have in Utah and around the United States. We have the best people here in Utah and there are a lot of people outside the state who think we're so homogenous, that everyone is the same here, and we're not. They want to be able to share the beauty of our diversity. It is a weekly podcast and should be launching April 21<sup>st</sup> or 22<sup>nd</sup>.

**F. Public Comment:**

None.

**G. Presentation Items:** Proclamation, in recognition of the Daughters of the American Revolution (DAR) “The Spirit of America” Local Chapter Service to the Community.  
*(By Mayor, Dawn R. Ramsey)*

Mayor Ramsey read the proclamation in recognition of the Daughters of the American Revolution (DAR) “The Spirit of America” Local Chapter Service to the Community.

**H. Action Items:**

H.1. Resolution R2021-13, authorizing the Mayor to enter into an Interlocal Agreement with Salt Lake County to receive services of the Salt Lake County Election Division during the 2021 Primary and General Municipal Elections as an entirely Absentee (Vote-By-Mail) Ballot Election. *(By City Recorder, Anna Crookston)*

City Recorder Anna Crookston said this is a resolution authorizing the mayor to sign an Interlocal Agreement with the Salt Lake County Elections Division. They will handle all of the voting, ballot information and do all the polling locations. She reached out to them today and they don't have the exact locations yet, but are open if we need less or more when they determine if we are going to have a primary election with the general election. That will be determined later down the road once we do the candidacy declarations in June. This is an agreement for them to handle the elections side of it and the ballot information for the upcoming 2021 municipal elections.

**Council Member McGuire made a motion to approve Resolution R2021-13. Council Member Zander seconded the motion. The vote was unanimous in favor.**

H.2. Resolution R2021-18, authorizing the City Manager to enter into a Settlement Agreement. *(By City Attorney, Ryan Loose)*

City Attorney Ryan Loose said we had a situation where we worked with a resident who wanted to place an accessory building on his property. In working with that resident before a final application was made the resident purchased a building that it turns out, based on the discussion, couldn't meet the setback requirements and we didn't clarify that the setbacks were 10 feet not five feet. The resident purchased a building that was just over \$30,000, he cannot return it. Looking at that, and our conversations with the resident, we worked out with the resident that we would bring this to the council. If they were amenable, this resolution would direct the council to accept the release which essentially lets him have the five foot setbacks and also refunds him fees on his application. It also directs staff not to enforce ten foot setbacks, but to enforce five foot setbacks on this property alone due to the amount of correspondence and understanding between staff and that resident prior to the resident submitting for the permit. We caught it at building permit, and since they got that far into the approval process we felt it was the best option to help the resident out since we didn't catch it earlier. This resolution takes care of this. This is something that can be recorded against the property, saying that the council has directed staff not to enforce the setback. The other alternative that the resident was exploring was changing the setbacks. That went to Planning Commission however it couldn't be supported by staff because of all the net effect across the city in that zone. We thought this was a solution that was specific enough to this property, and to the situation, but also wouldn't set a

precedent unless these facts came into play again. This was discussed in a closed meeting as part of the claim process that the resident filed.

**Council Member Harris made a motion to approve Resolution R2021-18. Council Member Marlor seconded the motion. The vote was unanimous in favor.**

H.3. Resolution R2021-08, adopting a Tentative Budget; making appropriations for the support of the City of South Jordan for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022. (By CFO, Sunil Naidu) **RCV**

Chief Financial Officer Sunil Naidu reviewed the back ground information on this item.

Mr. Naidu noted that depending on the season, if it is a normal season we could have up to 200 part-timers as seasonal employees.

Council Member Shelton said it's interesting to look at the graph of the historical tax rates. He really likes the summary Mr. Naidu created for this presentation. He noted the historical tax rate thing troubles him a little bit, and his take on it is that it gives the impression that the taxes are going down, which in fact is not happening. We know that, but he thinks the average person looking at this would not understand that. He thinks if we are going to show that, it might be nice to have a note in there that says "the average house paid 'X' dollars last year and we expect that they will pay roughly that same amount this year," so the people understand their taxes aren't actually going down, the value of the property going up is what's driving the rates down.

Mr. Naidu said the initial reason to show the tax rate is that it's what the council can control. If someone comes to the City Council and says "you raised my taxes" they are implying the council raised the tax rate. The taxes can't be automatically raised by the council without holding a public hearing and you have to notify the Tax Commission, then they will give us the schedule. Typically in August is when we can actually go through a process called truth in taxation. This is why he focused on the rate itself, since that's what the council controls.

Council Member Shelton said it would be good to clarify in some way to the public that sees this that their taxes are not actually going down.

Mr. Naidu continued his review of the background information.

Mayor Ramsey thanked Mr. Naidu for his comments on the grants and the hard work the council and staff put in to make those happen. She asked if the reported grant and award amounts in the budget don't take into account money from places like Wasatch Front Regional Council (WFRC), Salt Lake County and other grants like that.

Mr. Naidu said they were not counted on this report if they were allocated to us prior to 2016. For example, Bangerter Highway and 11400 South, the money was received prior to 2016 so that's not here but it should include that.

City Attorney Ryan Loose said the Bangerter Highway and South Jordan Parkway project is coming in the next fiscal year since it's a current project. This was a project where we got some state funding to cover it, but also the Utah Department of Transportation (UDOT) built it into their project due to other agreements. These amounts being reported are straight grants or appropriation. We are doing a

lot of our own improvements on the project, and because of that they decided to cover a lot of the expenses within their budget to put the underpass through. That may never show on a spreadsheet like this, but there is significant value, probably in the millions of dollars.

City Engineer Brad Klavano said we put in two million of our own funds.

Mr. Loose said we put in two million of our own dollars and UDOT covered the balance of the underpass.

Mr. Klavano said if he had to guess, the total cost going under was eight to 10 million, so we got four million through the county and then we put two million in.

Mayor Ramsey was just wondering about those amounts that aren't showing in this budget presentation. There is county money and she knows 2021 is where this ends. She added that she just got word that the city is going to be awarded 3.2 million more dollars for another intersection in our city to be done. She got a text as that was approved from WFRC, so there is more money coming, but it's those kinds of sources that she thought are not specifically listed, like the four million from the county.

Mr. Naidu said the ongoing \$700,000 from the legislature for the next 15 years isn't shown here. What's shown tonight is what we have received within this budget. Only \$700,000 each year of the total 10 million will show since that's what we're getting each year.

Mr. Loose said even though the 10 million dollars was appropriated this year, it is to be paid over 15 years and will be shown when the money is received each year. Since it is grants, it may not show things we work out through interlocal agreement and other agreements.

Mayor Ramsey wanted to point all this out because this is a very impressive list, but there is a lot more money out there that we have worked to make happen and that has helped build the city infrastructure to what it has become.

Mr. Loose said it is important to note that this is a group effort, what Council Member Shelton and Director of Intergovernmental Affairs Melinda Seager do with Western Growth. What Ms. Seager and the Mayor and our group was able to accomplish this year has been a trend over a number of years and it doesn't always show up as awards and grants; when we can pencil it in, we do. Even last year we were able to get legislation to deal with alleyway type roads to get B and C road funding, which was around \$360,000 a year. They worked on legislation for ambulance services and interfacility, and that's \$100,000+ a year as a base. There is a lot of effort, but not all of it can show in these boxes.

Council Member Shelton noted he was having computer issues and will send Mr. Naidu an email with his questions at another time.

Mayor Ramsey said she appreciated the two page synopsis that Mr. Naidu created.

**Council Member Shelton made a motion to approve Resolution R2021-08. Council Member Harris seconded the motion. The vote was unanimous in favor.**

*RECESS CITY COUNCIL AND MOVE TO REDEVELOPMENT AGENCY MEETING (RDA)*

**Council Member Harris made a motion to recess the City Council meeting and move to a Redevelopment Agency meeting. Council Member Marlor seconded the motion. The vote was unanimous in favor.**

H.4. Resolution RDA 2021-02, adopting a Tentative RDA Budget for Fiscal Year 2021-22. (By CFO, Sunil Naidu) **RCV**

Chief Financial Officer Sunil Naidu said they have the RDA and CDA areas that are accounting for increments coming in and their contractual agreements paying for whatever they need to plus the admin and housing portions of it.

City Commerce Director Brian Preece said what comes in goes out; if it doesn't come in, it doesn't go out.

**Board Member Marlor made a motion to approve Resolution RDA 2021-02. Board Member McGuire seconded the motion. Roll call vote. The vote was unanimous in favor.**

*ADJOURN REDEVELOPMENT AGENCY MEETING (RDA) AND MOVE TO MUNICIPAL BUILDING AUTHORITY MEETING (MBA)*

**Board Member Zander made a motion to adjourn the Redevelopment Agency Meeting and move to Municipal Building Authority meeting. Board Member Shelton seconded the motion. The vote was unanimous in favor.**

H.5. Resolution MBA 2021-01, adopting a Tentative MBA Budget for Fiscal Year 2021-22. (By CFO, Sunil Naidu) **RCV**

Chief Financial Officer Sunil Naidu said the MBA information is in the Debt Service section of the staff report. The MBA is the Municipal Building Authority of the City of South Jordan. For many years we have been using that authority to pay for the debt of the city's bond, which is the lease revenue bond, funding the recreation center. That has been funded by the haircut portion of the RDA. Since we have gotten into an agreement with the county, this will probably be the last time we have a budget until we do something with the MBA authority. This year we will pay off the bond and that's all that's accounted for in that MBA for this budget cycle.

**Board Member McGuire made a motion to approve Resolution MBA 2021-01. Board Member Harris seconded the motion. The vote was unanimous in favor.**

*ADJOURN MUNICIPAL BUILDING AUTHORITY MEETING (MBA) AND RETURN TO THE CITY COUNCIL MEETING*

**Board Member Zander made a motion to adjourn the Municipal Building Authority meeting and move to the City Council meeting. Board Member McGuire seconded the motion. The vote was unanimous in favor.**

#### **I. Public Hearing Items:**

I.1. Resolution R2021-12, amending the 2019 South Jordan Transportation Master Plan to add the South Jordan Active Transportation Plan as Appendix "B". (By City Engineer, Brad Klavano) **RCV**

City Engineer Brad Klavano said they developed an active transportation plan, along with West Jordan, through a grant from WFRC a year or so ago. According to WFRC we needed to amend our Transportation Master Plan and add this as an appendices so we could qualify better for grants to start implementing some of these projects that are listed in here. There are a number of projects, they were grouped into three tiers. There was a lot of public input and working with the two cities trying to decide which projects would align. These include bike lanes, buffered bike lanes, trails along the canals and those types of projects. The highest priority project is buffered bike lanes for 2700 West. As soon as we complete the one piece of property we have left on 2700 West between 10400 South and 9800 South, then we will go after those grants to get that done. West Jordan is supposed to be working on this also so we can have this buffered bike lane through South Jordan. The Welby Trail, which we've been concentrating on, is one of the projects in here and we will continue to work on that. The next big project they would like us to do is the trail along the Utah Lake Distribution Canal, just west of 2700 West on 10400 South. Some of those will be a little tricky in the future because the canal company doesn't own all the right of way. Some of the properties of the homeowners go to the canal and there are easements. Welby Canal has been pretty clean with that but the other ones aren't always that clean.

Mayor Ramsey said part of her understanding is this is also helping us acquire federal grants and helping the state WFRC be able to receive additional federal grants by having this happen.

Mr. Klavano said the federal grants that were listed by Mr. Naidu all came through WFRC. There is also Transportation Alternative Program (TAP) monies, both state and federal, and we can go after both of these once we get this in the plans.

Mayor Ramsey said we have also received Zoo, Arts & Parks (ZAP) money from the county as well.

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

Council Member Zander asked for the history of our collaboration with West Jordan, has that always been ongoing or is it something new.

Mr. Klavano said Assistant City Engineer Shane Greenwood got this going and he is not sure how it all came together, but it might have been through WFRC working to get this Transportation Land Connection (TLC) grant. WFRC promoted it and asked the two cities to come together since we border and work together on this project.

Council Member Zander said on page five of this section of the Staff Report there is a map with existing bike lanes and trails. She is curious about the bike infrastructure. She asked if the orange lines were dedicated bike trails.

Mr. Klavano said they are painted bike lanes on the road.

Council Member Zander asked if we already had bike lanes on 2700 West.

Mr. Klavano said buffered bike lanes have a wider striped area, and the highest priority project we had in our city was putting these buffered bike lanes on 2700 West.

Council Member Zander asked the difference between a buffered bike lane and a regular bike lane.

Mr. Klavano said a regular bike lane just has a four inch white stripe. Buffered bike lanes have about three to four feet with two white stripes and crosshatching. They are much more visible and gives more separation from the bike lane to the cars in traffic.

Council Member Zander asked if he had seen the buffered bike lanes in Saratoga Springs, they are really good looking and she wondered if that was the same thing we are looking at doing here.

Mr. Klavano said it will be the first project we work on once we get the improvements done across the one property that we have a federal grant for. They are actually starting the environmental study on it right now.

Council Member Zander said she believed in a previous meeting they discussed why 2700 West was chosen as the priority and it was to get bikers off Redwood, she asked if that was correct.

Mr. Klavano said that's one thing, but 2700 West also goes clear to the south and north, it connects a lot of cities.

CMGary Whatcott said it goes from West Valley to Bluffdale. This active transportation planning has only been around for five years or so and now there is actually dollars for it. We are actually getting some of that money so we are doing trials, a little at a time. That has been a tough road because there just hasn't been any money. This is a priority for WFRC as their overall transportation plan isn't multimodal and we're seeing now that these types of things are starting to become reality. For people who actually use bikes in the summer as their mode of transportation, eventually they will be able to ride all the way from the suburbs to the city on a safe route.

Mayor Ramsey said she appreciates that Wasatch Front Regional Council has been good to award projects in our city and want to do what we can to help them qualify for as many federal funds as possible.

**Council Member Zander made a motion to approve Resolution R2021-12. Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.**

I.2. Ordinance 2021-10, amending Chapter 12.20 of the South Jordan Municipal Code. (By *Director of Public Works, Jason Rasmussen*) **RCV**

Director of Public Works Jason Rasmussen reviewed presentation (Attachment A).

CM Gary Whatcott said he believes they are having a ribbon cutting shortly on this, they have been waiting for warmer weather. As you can see by the photos, they have always only had grave sites before, now there are choices for mausoleums, other options for cremations, etc. There is a variety of ways and opportunities for people to choose in a variety of price ranges. The new cemetery also has family plots where you can buy a whole section for your family. There are lots of new features that meet the demands of a more modern world. There are 3,200 new plots that have been opened up.

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

Mayor Ramsey thanked the council for prioritizing funding for the expansion of the cemetery. This was something that residents really asked for, they felt passionate about it, but the city was out of room. This expansion is beautiful. We sold 70 in the first two days so people obviously have been anxious for this and are excited.

Mr. Whatcott said the cemetery has been in the city since he believes around 1869, it has a long history. We have done a lot of improvements in the last few years and he is really proud of what the staff has been able to accomplish. Some of the funding that was left in that perpetual care fund is what helped pay for the fence that goes clear around it now; it really cleaned it up and made it nice. There are a few more things they would like to do, they would like to fix the front a little bit more and some more entry features added.

Council Member Zander asked who maintains the cemetery.

Mr. Whatcott said they have their own cemetery team in Public Works that handles it. There is also a sexton that specifically handles the cemetery, which includes the sales of the plots and dealing with burials.

Mayor Ramsey said at the cemetery this year we will be having our Memorial Day event that we have had the last few years, in person.

Mr. Whatcott said that tradition was started about three or four years ago and it just keeps getting better and bigger. The mayor has spoken a few times and it has been great, we want to continue doing it. Bingham and Herriman's drumlines have been involved and they are going to continue to help it grow and make it a Memorial Day special event every year.

Mayor Ramsey said they have a resident who polishes the memorials and she plans on continuing that.

Mr. Whatcott said there are a few residents that take particular care of the veterans there, including making sure flags are on every grave and the memorial statue is polished. That is all done by volunteers, not city staff.

**Council Member Zander made a motion to approve Ordinance 2021-10. Council Member Marlor seconded the motion. Roll call vote. The vote was unanimous in favor.**

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

CM Gary Whatcott said it's wonderful to be here in person. He wanted to report to everyone that we've come out of this period of uncertainty not knowing what was going to happen at the end or where we'd be, and we should all feel blessed because our community has done well financially as well as productivity wise. We had to adapt to some really interesting work arrangements throughout the city. He believes we had close to 80 or 81 confirmed positive tests by city employees. There were some interruptions of services at times where it was challenging, but all of our employees stepped up and we did not lose productivity during this time. Everyone adapted well. Our IT staff had a huge challenge trying to get all the hardware out to everyone's homes and make sure people could

function and work well from home, including phones. We had a few people get sick but no one had severe problems with it that they couldn't function, and we didn't have any employee deaths. He feels fortunate that we work with a great team of people, a great community, and we have a great council. We will look back on this one day and go "that was an amazing, crazy, dreadful time, but we got through it well." Things are looking good for us. Our Bingham Court partnership with Ivory Homes included about five people (we don't know their names) who are city and district employees out of the nine units available. He spoke with Ivory's leadership a few weeks ago and said they'd like to do another project with them. The new owner of Daybreak, Brad Holmes, also spoke with him about doing some projects in Daybreak as well. Hopefully we can get a few more of these, they are good projects to do. This is what the money is there for and what we had wanted to do and accomplish. It is small overall based on the number of building permits we do every year here, but it's our piece of contributing to affordable housing.

City Commerce Director Brian Preece said its nine families that wouldn't be able to purchase a home here that now have homes in South Jordan.

Mr. Whatcott said our home values are a bit higher and our own staff can't even afford to live here at times.

Mr. Preece said on average they are selling for about \$100,000 less than market and they are deed restricted so they can't sell it tomorrow to make that \$100,000. They have to live there for probably about 20 years (they get about 5% a year) before they could actually realize the whole appreciation. When they sell them they stay in the program, they have to be sold to somebody else that qualifies.

Mr. Whatcott said there was a lot of discussion about whether we do it, how we do it, will it work? We pulled it off and it's working well. Ivory Homes really stepped up on this project. We anticipated we would get all the middle sections of the townhomes and they said no, we'll get one in each building. There will be end ones and middle ones, two bedrooms and three bedrooms, and it was really great.

Mr. Preece said they had expected they would be the smaller interior units, one in each building. Ivory Homes on their own stepped up and said no, we want it to be a variety.

Mr. Whatcott said the talk around the city has been positive that we are doing this for our employees and other government employees who otherwise maybe wouldn't qualify.

Mr. Preece said the biggest challenge has been the lenders. Salt Lake County housing and other places have said they don't like having restrictions on the deeds. We don't want to use public dollars and have a foreclosure happen and the bank just gets the money. We have been trying to work through that and the lenders have been great but they have their rules, we have ours, and we have been told by other folks that they are always that way but that it can be done. Ivory Homes has been great, they have a preferred lender they have been working with.

Mr. Whatcott said they are looking forward to doing more projects like this. He added that thanks to the mayor putting his name in, he ended up being the chair of the Riverton IHC Community Council Group; it will be interesting to be a part of them. They have not had a South Jordan Representative on their board or as a chair, so he is looking forward to seeing how we can partner with the hospital in bringing a healthier environment to our community. They are big on trying to be preventative and

doing healthy things out in the community. They like to sponsor a lot of programs. Even though the hospital is located in Riverton, they consider South Jordan, Bluffdale all part of their community and he thinks they really mean that.

Mayor Ramsey said they reached out and said they haven't had a South Jordan representative in so long, they asked if there was someone that would like to represent the city.

City Engineer Brad Klavano said in less than two weeks South Jordan Parkway shuts down at Bangerter for six months.

Mayor Ramsey said she was tagged in one of the city's social media posts and asked for a crossing guard at a certain intersection and she doesn't know what the plan is for that.

Mr. Klavano said crossing guards are funded through the police department, but they can talk afterward the meeting.

Mayor Ramsey asked if there is one there or if they need one there, just follow up on that since a resident requested it.

Mr. Whatcott said we know the patterns are going to shift when this happens. We will have to respond as we see issues that maybe weren't anticipated, that we couldn't see until it happened and we find out where people are going to start driving. He asked the council to let him know if anyone hears from their constituents or the public and they will try to work through those problems. This is what Assistant City Engineer Jeremy Nielson is there for, to handle the traffic issues, and he does a really good job working through those problems.

Mayor Ramsey addressed the public, asking them to consider this a plea for patience because it is going to be hard. It is going to take a while and we have six months that this will be closed with a three month overlap with 12600 South being closed. We are all residents of this city, we have to drive it too. We all know that it's not going to be easy, but it's going to be so worth it when it's done. Please hang in there with us and be patient because the outcome will be worth it. It will get done faster, for less money, and safer doing it this way. She has read on social media from several people saying there wasn't any planning that went into this. There has been an immense amount of planning by the best transportation professionals that has gone into making sure this is going to be the safest, fastest and least expensive way to do these intersections. We ask for your patience and hope that everybody will just work through it because it will be much, much better when it's done.

Mr. Klavano said he found out the other day they are finally under contract for the environmental work on the rest of the interchanges on Bangerter. The intersections at 9800 South, 4700 South, and 13400 South are being expedited to try and be done at the end of this year. They will be having their public meetings at the time this is closed, so that will be interesting.

Mr. Whatcott said a huge thanks to our businesses in that area. They know it's going to be difficult but all of them were supportive of this decision. Costco, Wal-Mart and some of the bigger businesses in the area were all part of the planning and agreed that this would be the best way to do it, even for their businesses. We appreciate their support as well.

**ADJOURNMENT**

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

The April 20, 2021 City Council meeting adjourned at 8:19 p.m.

**This is a true and correct copy of the April 20, 2021 City Council Meeting Minutes, which were approved on May 4, 2021.**

*Anna Crookston*

**South Jordan City Recorder**

# ORDINANCE 2021-12 CEMETERY CODE CHANGES

April 20, 2021



# SOUTH JORDAN MEMORIAL PARK

## Changes:

- Identifies who is responsible for oversight of the South Jordan Memorial Park
- Eliminates outdated language which references the perpetual care fund and payment policy
- Eliminates outdated language regarding plot ownership transfers

