

SOUTH JORDAN CITY
CITY COUNCIL MEETING

May 18, 2021

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, 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, Planning Director Steven Schaefermeyer, CFO Sunil Naidu, Deputy City Recorder Cindy Valdez, Communications Manager Rachael VanCleave, Administrative Services Director Spencer Kyle, Strategic Services Director Don Tingey, City Commerce Director Brian Preece, Fire Chief Chris Dawson, Assistant Director of Public Works Jerimie Thorne, IT Director Jon Day, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Absent: Council Member Jason McGuire

Others: Tracy Miller, Jorie Hill, Kent England, Thayne Gardner, Natalie Gardner

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 and excused Council Member Jason McGuire who was absent.

B. Invocation – *By CFO, Sunil Naidu*

CFO, Sunil Naidu offered the invocation.

C. Pledge of Allegiance – *By Fire Chief, Chris Dawson*

Fire Chief Chris Dawson led the audience in the Pledge of Allegiance.

D. Minute Approval

- D.1. May 4, 2021 City Council Study Meeting
- D.2. May 4, 2021 City Council Meeting

Council Member Shelton made a motion to approve the May 4, 2021 City Council study meeting minutes as printed, and the May 4, 2021 City Council meeting minutes as amended. Council Member Zander seconded the motion. The vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Don Shelton reported on his participation with the Association of Municipal Councils, the teacher appreciation award luncheon sponsored by the South Jordan Chamber of Commerce and the groundbreaking at The Pearl at North Shore. He had his campaign kickoff party on Saturday and yesterday had a meeting with the Western Growth Coalition. He received a parks update from the Salt Lake Council where they discussed funding. They have asked all the mayors to contact their legislators and tell them to channel that money towards completing all of the interchanges on Bangerter.

Council Member Patrick Harris had nothing specific to report.

Council Member Tamara Zander had a South Valley Mosquito Abatement Board meeting. She met with the mayor, city manager, Strategic Services Director Don Tingey, County Council Member David Alvord and some leadership from the Jordan School District including Tracy Miller to discuss the pool expansion. She shared a success story regarding 11400 South with the traffic issues and residents not being able to access and leave their neighborhood; after contacting the city, we were able to paint “do not block” in the space so that residents could safely access and leave their neighborhood while the traffic was backed up.

Council Member Brad Marlor said there were no Architectural Review Committee Meetings since our last City Council Meeting. He also received some emails regarding the construction on 9800 South and 2200 West.

Mayor Dawn Ramsey said she took a short vacation and did some work while she was gone, including swearing in the new Youth Council. She sent a video for the teacher appreciation luncheon. She met with the administrator of the Riverton Hospital and discussed partnering with the city to discuss healthy initiatives. She is joining this meeting from the Utah Water Users Conference in St. George because she represents the city on the Jordan Valley Water Conservancy District Board. Last week she was appointed to the Drinking Water Quality Board for the state. Yesterday she attended a Utah League of Cities and Towns Board Meeting where they discussed a new board created to plan for the economic opportunities and growth we are facing over the next 10 years; her name was chosen to represent us on the new Unified Economic Opportunities Commission that was created. This Thursday the League of Cities and Towns is offering an ARP training, she will be unable to attend and asked those able to attend to please do so. Next Monday, May 24, they have the Corporate Citizen Award luncheon and cemetery expansion ribbon cutting.

F. Public Comment:

None.

G. Presentation Item: Proclamation in recognition of Post-Traumatic Stress Disorder (PTSD) Awareness Month. *(By Mayor Dawn R. Ramsey)*

Mayor Ramsey read the proclamation recognizing PTSD Awareness Month.

H. Action Item: Resolution R2021-14, authorizing the Mayor to sign a Development Agreement pertaining to the development of property located at 11381 South Temple

Drive, Applicant Tucker Nipko and Thayne Gardner. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed attached presentation (Attachment A).

Mayor Ramsey asked if she could move the public hearing up, before they make a decision on the development agreement, as she wants everyone to have their say up front so they can make a comprehensive decision.

City Attorney Ryan Loose said state law requires you have a public hearing on these types of changes, but it doesn't dictate where it has to be on the agenda.

Mayor Ramsey opened the public hearing on Zoning Ordinance 2021-05-Z, rezone for property located at 11381 South Temple Drive.

Thayne and Natalie Gardner (Applicants) – Mr. Gardner said he is a pediatric dentist, his practice is currently on 10400 South and 1300 West, he is looking to buy this property and develop it out. It would be a one story pediatric dental office on the corner and then their own private home would be behind it to the east. They are trying to find a good home for themselves and their business, and have it flow with the area as far as design. With the residential home, the design would match the zoning for the neighborhood right next door. It is a unique piece of land and they are hoping to beautify that corner.

Jorie Hill (Resident) – said she lives to the north and thinks what they've done is a pretty good job. She had a question about the dumpster location, that it looks like it's about 10 feet off the property line but the shape has her a little bit confused and she would like some more explanation about the red area. She also wanted to welcome them to the neighborhood.

Mayor Ramsey closed the public hearing.

Director Schaefermeyer answered Ms. Hill's question.

The council and Director Schaefermeyer discussed the resolution and Zoning Ordinance 2021-05-Z.

Attorney Loose said that the development agreement expires in 10 years. The whole point of a development agreement is to facilitate developing of the property, once it is developed the terms of the agreement are filled.

Council Member Zander made a motion to approve Resolution R2021-14, as stated. Council Member Harris seconded the motion. Roll call vote was 4-0, unanimous in favor; Council Member McGuire was absent for the vote.

I. Public Hearing Items:

I.1. Zoning Ordinance 2021-05-Z, rezone for property located at 11381 South Temple Drive, Applicant Tucker Nipko and Thayne Gardner. *(By Director of Planning, Steven Schaefermeyer)* **RCV**

The public hearing for this rezone was held previously in the meeting as noted above.

Council Member Zander made a motion to approve Ordinance 2021-05-Z, rezoning the property at 11381 South Temple Drive. Council Member Marlor seconded the motion. Roll call vote was 4-0, unanimous in favor; Council Member McGuire was absent for the vote.

I.2. Zoning Ordinance 2021-04-Z, South Jordan Recreation Center/Park rezone from A-5 to OS-P. *(By Director of Planning, Steven Schaefermeyer)* **RCV**

Director Schaefermeyer reviewed the attached presentation (Attachment B).

Mayor Ramsey opened the public hearing for this item. Since there were no comments, the public hearing was closed.

Council Member Shelton made a motion to approve Ordinance 2021-04-Z, South Jordan Recreation Center Park rezone from A-5 to OS-P. Council Member Zander seconded the motion. Roll call vote was 4-0, unanimous in favor; Council Member McGuire was absent from the vote.

J. Staff Reports and Calendaring Items:

City Manager Gary Whatcott had nothing to share.

Attorney Loose said he'd have a report soon about the special interim session but nothing else.

CFO Naidu said regarding the King Benjamin and Holland Park gate situation, they sent the certified mail; everyone received it and so far they have gotten two payments out of the 11 left.

ADJOURNMENT

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

The May 18, 2021 City Council meeting adjourned at 7:22 p.m.

This is a true and correct copy of the May 18, 2021 City Council Meeting Minutes, which were approved on June 1, 2021.

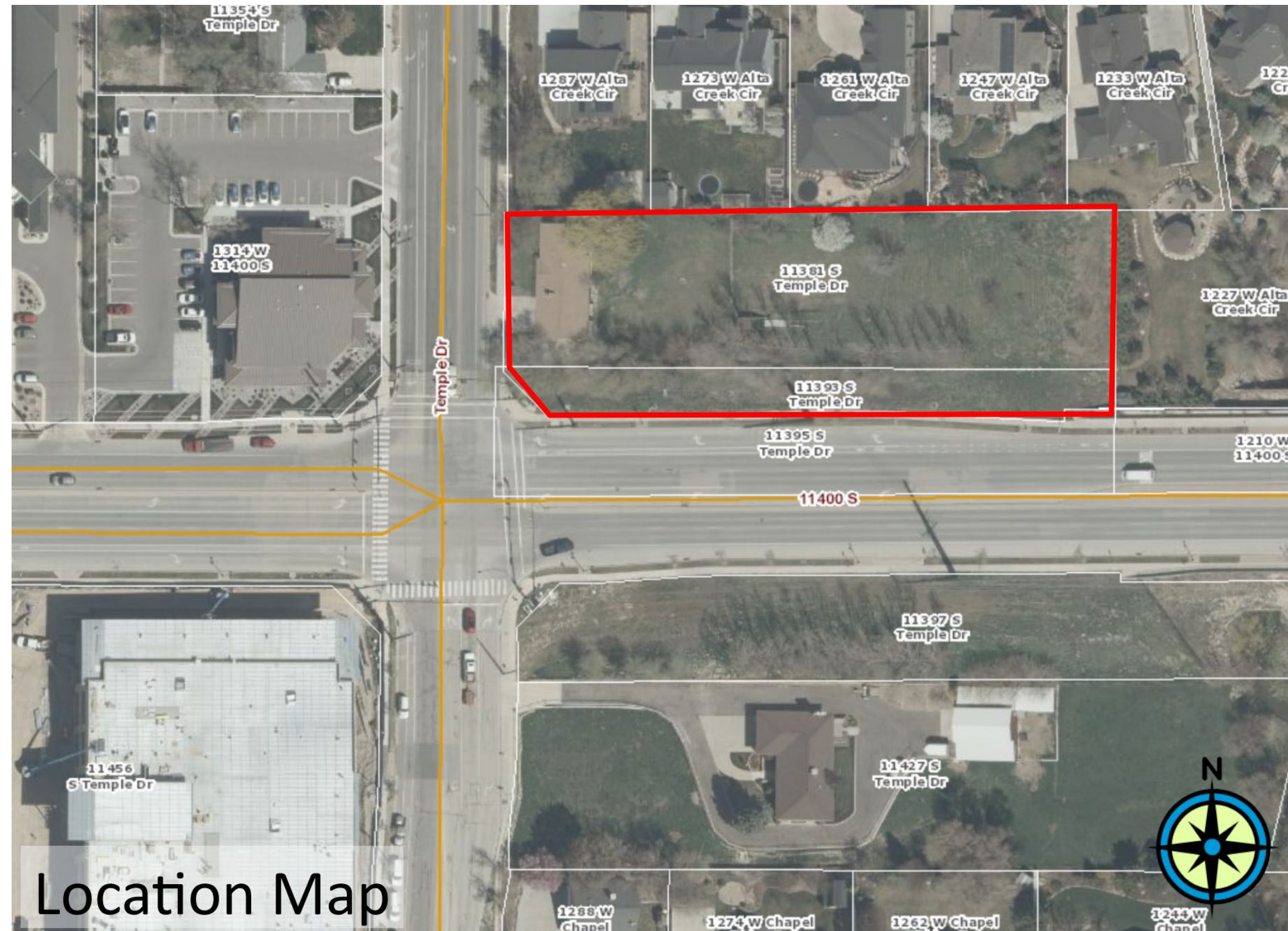
Anna Crookston
South Jordan City Recorder

**THAYNE GARDNER PLANNED
DEVELOPMENT**

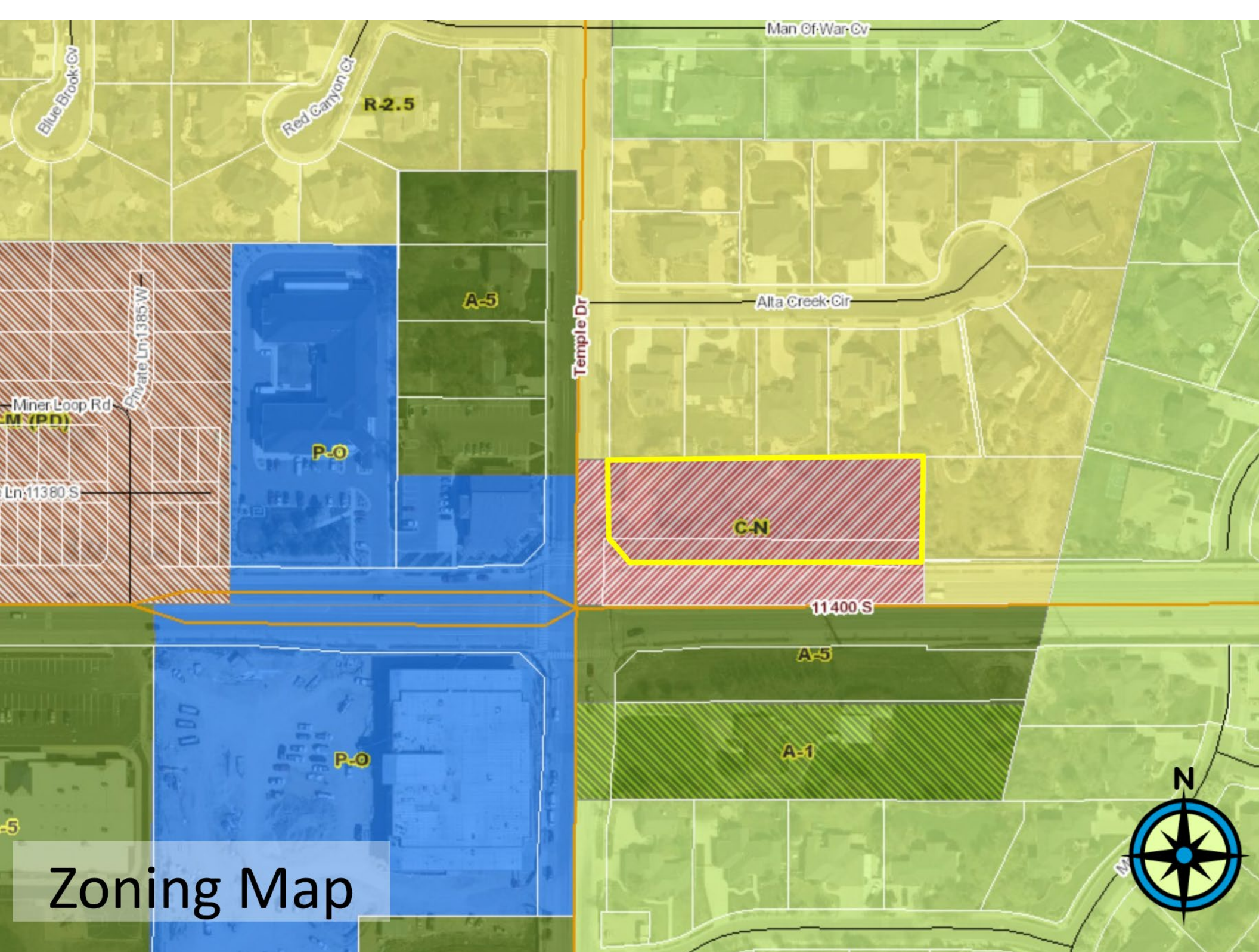
REZONE

11381 SOUTH TEMPLE DRIVE

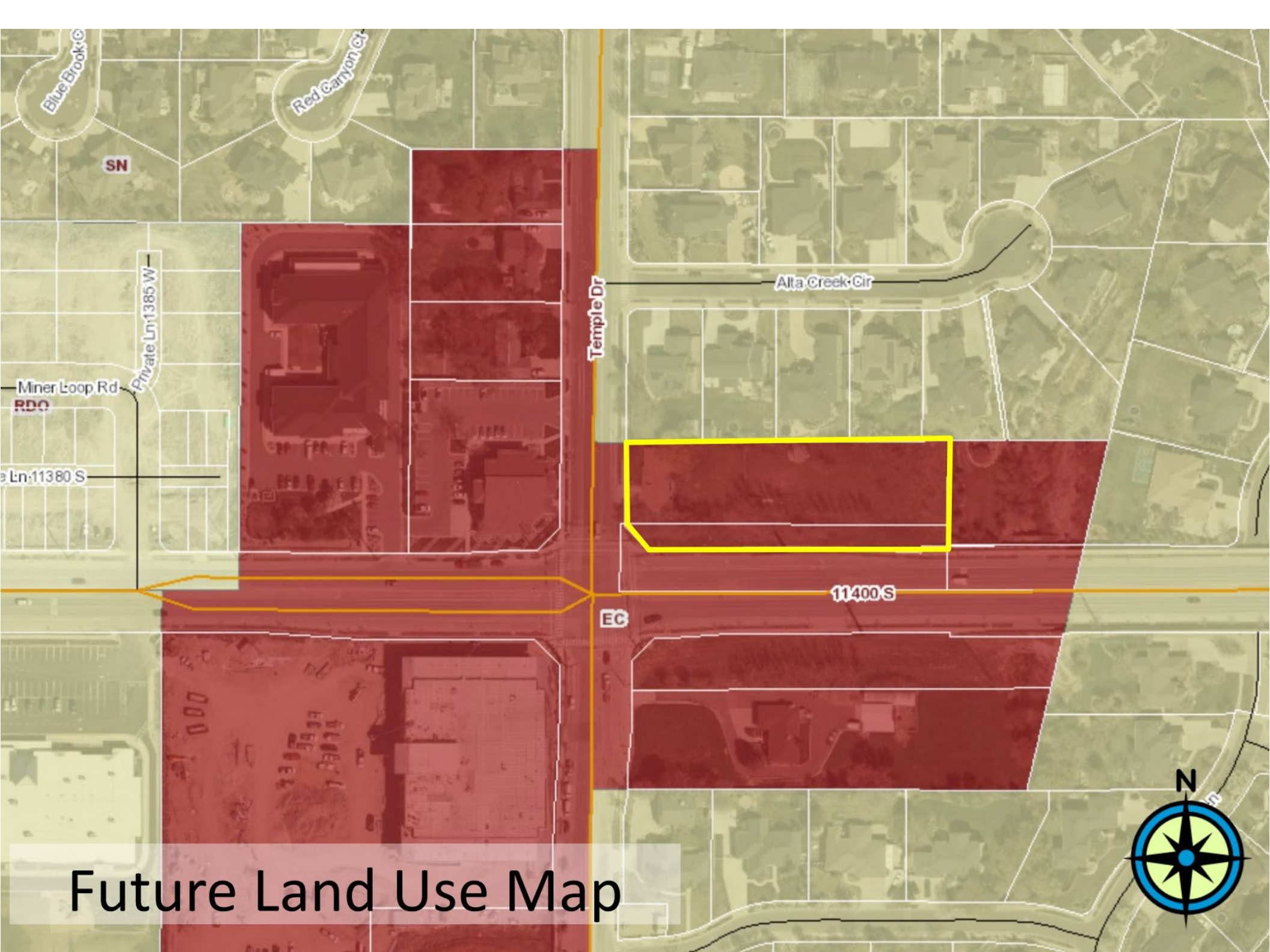
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Location Map



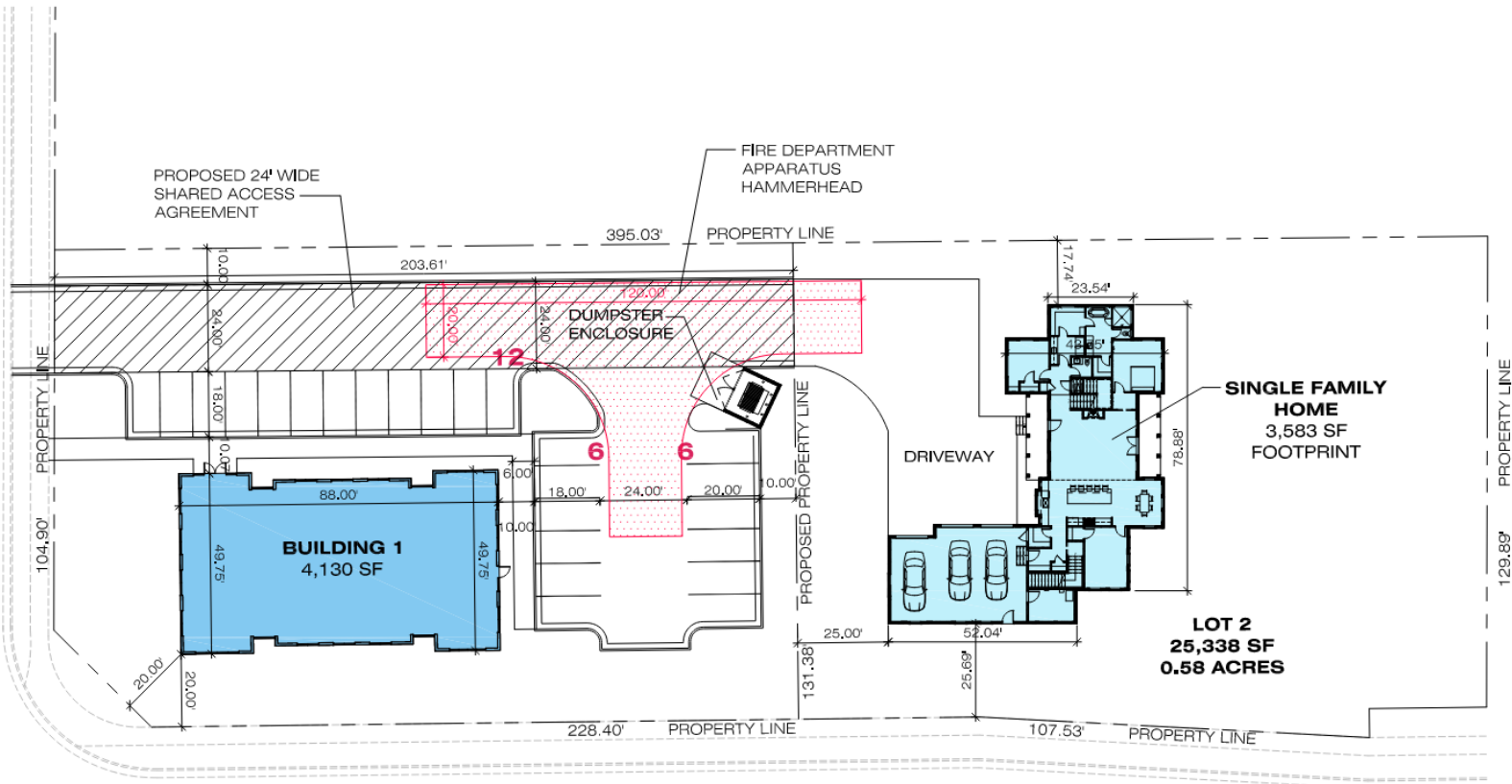
Zoning Map



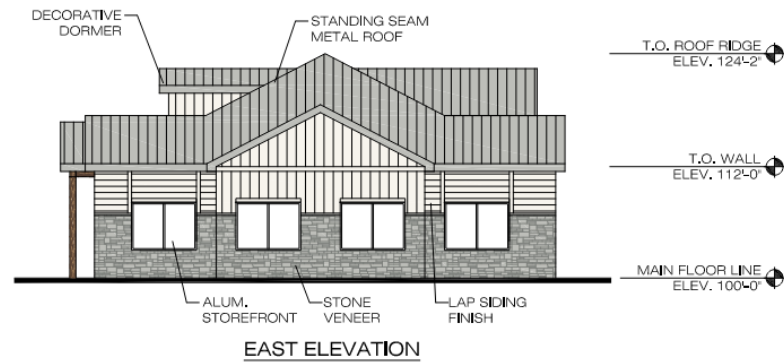
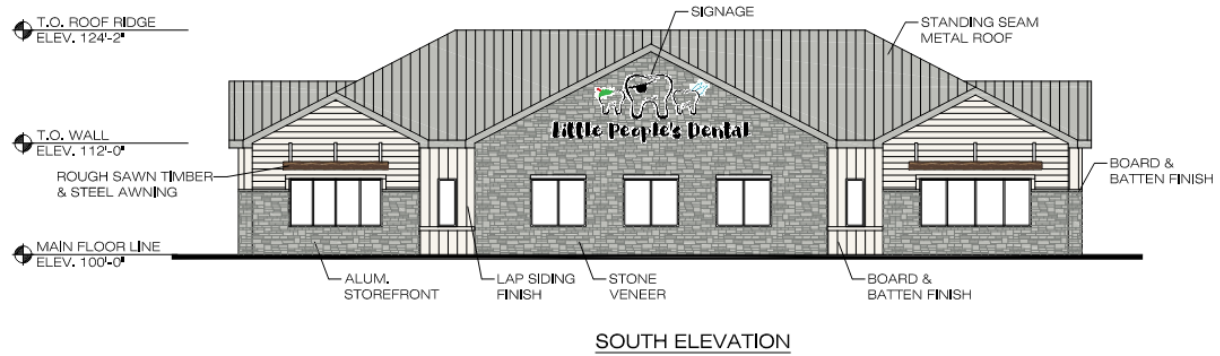
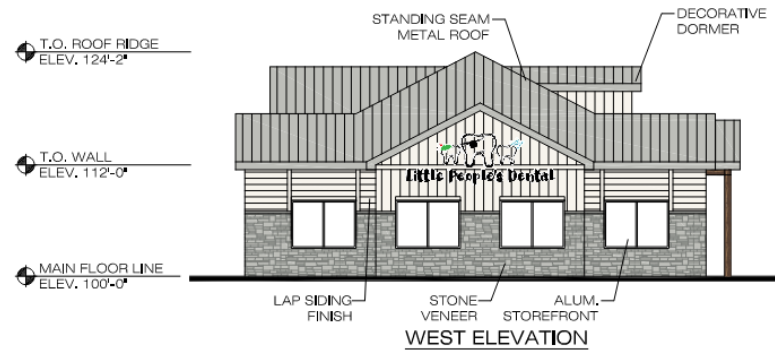
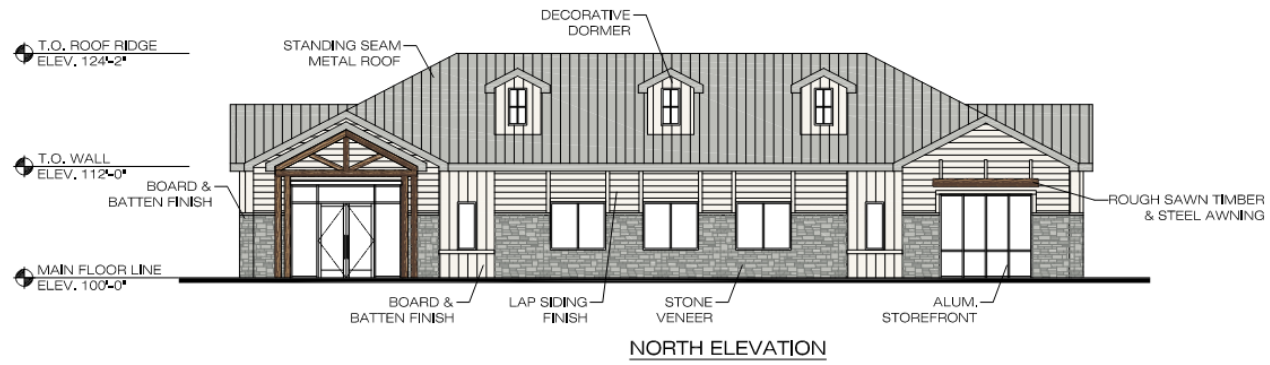
Future Land Use Map

PROJECT SUMMARY	
ZONE	C-N
LOT 1	26,541 SF 0.611 ACRES
LOT 2	25,338 SF 0.58 ACRES
TOTAL LAND AREA	51,879 SF 1.191 ACRES
BUILDING 1 AREA	4,130 SF
BUILDING 1 PARKING	24 SPACES 5.81/1000

1300 WEST STREET



11400 SOUTH STREET



CITY PARK/RECREATION CENTER

REZONE

10866 S REDWOOD ROAD

PLZBA202100073



Location Map



R-1.8

MU-COMM

MU-COMM

Bank Rd

R-1.8

A-5

A-1

G-C

Zoning Map



