

SOUTH JORDAN CITY
CITY COUNCIL MEETING

October 19, 2021

Present: Council Member Brad Marlor, Council Member Don Shelton, Council Member Jason McGuire, Council Member Tamara Zander, CM Gary Whatcott, City Attorney Ryan Loose, Strategic Services Director Don Tingey, CFO Sunil Naidu, City Commerce Director Brian Preece, Director of Administrative Services Spencer Kyle, Associate Director of Public Works Ray Garrison, Deputy Police Chief Jason Knight, Engineering Director Brad Klavano, Planning Director Steven Schaefermeyer, Fire Chief Chris Dawson, Communications Manager Rachael VanCleave, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Associate Director of Recreation Janell Payne

Absent: Mayor Dawn Ramsey

Others: Matt Clewett (Salt Lake Board of Realtors), Alex Howland, Carol, South Jordan City Chamber of Commerce President/CEO Brian Synan, Tina Franco, Gary

6:30 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction to Electronic Meeting - *By Mayor Pro Tempore Jason McGuire*

Mayor Pro Tempore Jason McGuire welcomed everyone present and indicated that he is serving as Mayor Pro Tempore tonight as voted upon in the previous meeting.

B. Invocation – *By Council Member Don Shelton*

Council Member Shelton offered the invocation.

C. Pledge of Allegiance – *By CFO Sunil Naidu*

CFO Naidu led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. October 5, 2021 City Council Study Meeting

D.2. October 5, 2021 City Council Meeting

Council Member Harris motioned to approve the October 5, 2021 City Council meeting minutes as printed. Council Member Shelton seconded the motion, the vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Don Shelton said he has met with the Association of Municipal Councils, a group of council members from around Salt Lake County, facilitated by staff at Salt Lake County. While there, they had a legislative update from the Utah League of Cities and Towns. He also attended the Legislative Policy Committee (LPC) meeting and received a legislative update there. There will be legislation to limit and/or eliminate incentives that cities can provide, particularly for retail establishments moving into their city. He had the privilege of attending the Strategic Planning meeting with everyone and talk about the future of our city. He went to see Once Upon a Mattress and it was a lot of fun. He led the Western Growth Coalition discussion yesterday and they received an update from Utah Transit Authority (UTA) on transit. He wasn't aware, and wanted to share with everyone else, that the Via Service has been made permanent; the program has been expanded and is no longer a pilot program. He received an update from Salt Lake County and Wasatch Front Regional Council (WFRC) on the transportation plans, he encouraged everyone to attend the meeting on Monday next week.

Council Member Patrick Harris had nothing to share this week.

Council Member Brad Marlor said he and his wife met with Kyle Bowen, South Jordan Cemetery Sexton, in regards to finding a couple cemetery plots. They had a great experience meeting with him. He met with a developer on October 11 regarding developing some property near River Park and he's waiting to see what happens there. On October 12 he attended the Strategic Planning meeting with staff, he feels the City is headed in the right direction and he appreciated everyone's efforts. On October 13 he had an Architectural Review Committee (ARC) meeting with five agenda items, he is excited about all the good things happening. On October 14 he attended the Arts Council presentation of Once Upon a Mattress, it was a lot of fun and he would encourage those who missed it this year to plan on seeing next year's production.

Council Member Tamara Zander thanked the staff for the Strategic Planning meeting last week, it was very informative and she appreciated how proactive they were in helping the council be ahead of concerns and budget issues with the city. She has learned a lot over her years on the council, but she really did learn some valuable information at the meeting. Yesterday she had the opportunity to listen in on the LPC meeting and she was impressed, again, with the leadership of the Utah League of Cities and Towns, all those working hard to protect the rights of our cities and towns. Yesterday she had the South Valley Mosquito Abatement Board meeting, they are still being held virtually and will probably keep that going for a while; nothing major to report there. She had a resident reach out to her, wanting to get involved in the city; she referred them to our website that lists the councils and committees they can join but she asked staff to let her know if they know of anything specific that has an opening to direct this resident to. She shared a story about her daughter leaving the Provo MTC and using our public transportation to get to the airport, she was so impressed to hear that we have made such huge improvements to our public transportation that they were able to get from Provo to Salt Lake so easily.

Mayor Pro Tempore Jason McGuire said he also attended the Strategic Planning meeting and appreciated all the work put into that. The Arts Council did not have a meeting this month due to the

Once Upon a Mattress production, he thought it was well done and thanked all the city staff who helped put that together along with the Arts Council.

F. Public Comment:

Mayor Pro Tempore McGuire opened up the public comment portion of the meeting. There were no comments. Mayor Pro Tempore McGuire closed public comment.

G. Action Item:

G.1. Resolution R2021-36, Authorizing the Mayor to sign Addendum #3 to Assignment and Assumption of Purchase and Sale Agreement (Glenmoor Golf Course). (By City Attorney, Ryan Loose)

City Attorney Ryan Loose reviewed background information from the resolution and agreement.

Council Member Shelton motioned to approve Resolution R2021-36, Authorizing the Mayor to sign Addendum #3 to Purchase and Sale Agreement. Motion was seconded by Council Member Harris; Roll Call Vote was 5-0, unanimous in favor.

H. Public Hearing Item:

H.1. Zoning Ordinance 2021-09-Z, Rezoning property generally located at 972 W. Shields Lane, from the A-5 Zone to the R-1.8 Zone. Applicant Tina Franco. (By Director of Planning, Steven Schaefermeyer)

Director of Planning Steven Schaefermeyer reviewed background information from the prepared presentation (Attachment A).

Mayor Pro Tempore opened the hearing to public comment.

Patrick Eggbert (Resident) thanked everyone for their service and gave a voice of support for this project. He knows many of the neighbors, landowners and the Mumfords and he plans to purchase one of these lots; he knows five other families that are also interested in these lots. They would all be good stewards of this land, and they hope this rezone gets approved.

Mayor ProTempore McGuire closed the hearing to public comment.

Tina Franco (Applicant) has been working very diligently with the city's Planning and Engineering Departments to make this possible for the Mumfords; they would really like to get this done.

Council Member Marlor asked about the hammerhead at the end of the development, specifically the pros and cons.

City Engineer Brad Klavano said it's a hammerhead turnaround, it meets the fire code and would

be posted “no parking” to keep it clear so firetrucks, garbage trucks, etc., can turn around there. Generally they prefer cul-de-sacs, but this is allowed under our code and they do allow them in certain circumstances where cul-de-sacs are difficult to do.

Mayor ProTempore McGuire reopened the hearing to public comment.

Glade Mumford (Applicant) said it has been quite a challenge to get to this point so far, they hope that the council is willing to look at the plan with open eyes and be able to help them accomplish this development they are planning for so they can have more funds for retirement.

Mayor Pro Tempore McGuire closed the public comment.

Council Member Shelton asked, after looking at the concept map, if the entrance to the trail parking lot was across the road.

Director Schaefermeyer said the property next to their property isn't theirs, their home is just west of that. The subject property and subsequent land to the north is what will become part of this subdivision. There are challenging grade issues in the area. In the past they wondered if this was even a possibility, so this has taken quite a bit of effort to determine that it was possible to put a road through there.

Director Klavano said it would have been ideal to line up the roads, but with the different property owners and similar grade issues it is not optimal but for this to only be for seven homes and with the parking lot that doesn't have a lot of traffic either I don't see it being an issue.

Council Member Marlor asked if there was a walkway from the current cul-de-sac on the plan to the trail.

Director Schaefermeyer said yes, all the developments along the trail have been requiring those connections.

Council Member Zander asked if the neighbors to the north of this proposed hammerhead have voiced concerns about this development.

Director Schaefermeyer said this is the ideal option for them. Part of the history for this is that there was an easement for that development and coming through that cul-de-sac is not ideal for those neighbors. When the subdivision was recorded there was an access easement as part of that, there are several issues with using that easement at this point and that's eventually why they looked to Shields Lane as an alternative for access.

Council Member Harris said this is in his district. These are bigger lots than the surrounding neighbors and he sees no reason not to support this.

Council Member Harris motioned to approve Zoning Ordinance 2021-09-Z, Rezone of property from A-5 zone to R-1.8 zone. Council Member Marlor seconded the motion; Roll Call vote was 5-0, unanimous in favor.

Manager Whatcott wanted to remind everyone that the Pumpkin Promenade is this Friday and Saturday at Heritage Park. November 2 is Election Day so there will not be a City Council meeting that night, the next City Council meeting will be November 16^{water}; there is a special meeting via zoom for an additional issue scheduled for next Tuesday. They may bring in the new Mulligan's Manager at the next City Council meeting and he looks forward to introducing him.

Attorney Loose told the council to watch their calendars for upcoming meetings with legislators.

Council Member Zander motioned to adjourn the meeting. Council Member Marlor seconded the motion, the vote was unanimous in favor.

ADJOURNMENT

The October 19, 2021 City Council meeting adjourned at 7:00 p.m.

This is a true and correct copy of the October 19, 2021 City Council Meeting Minutes, which were approved on November 16, 2021.

Anna Crookston

South Jordan City Recorder

MUMFORD REZONE

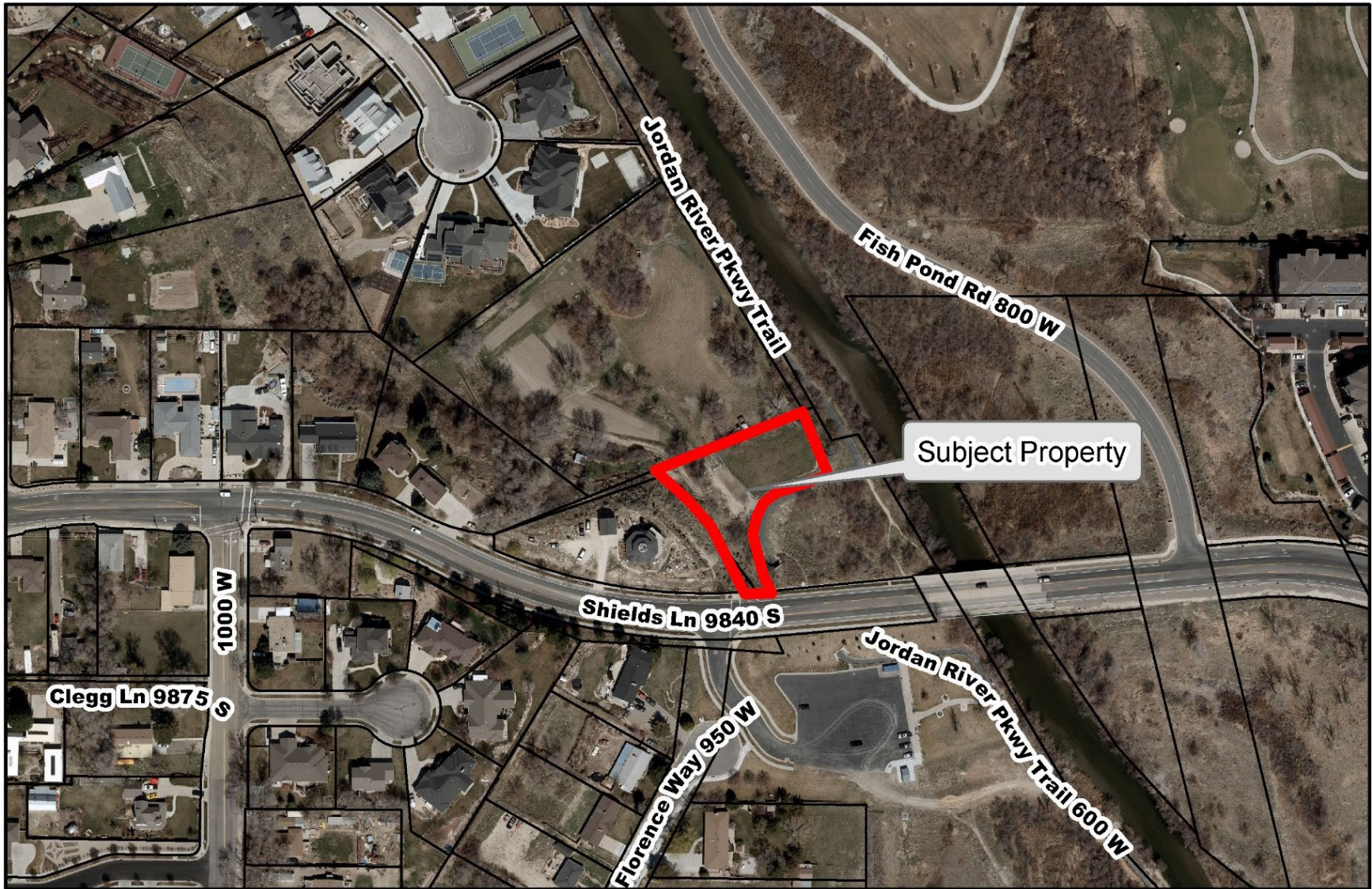
972 W Shields Lane (approx. 0.6 acres)

Request to rezone from

A-5 Zone (Agricultural, minimum 5 acre lot)

to

R-1.8 Zone (Single-family residential, 1.8 lots per acre)



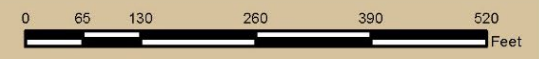
Legend

STREETS

PARCELS

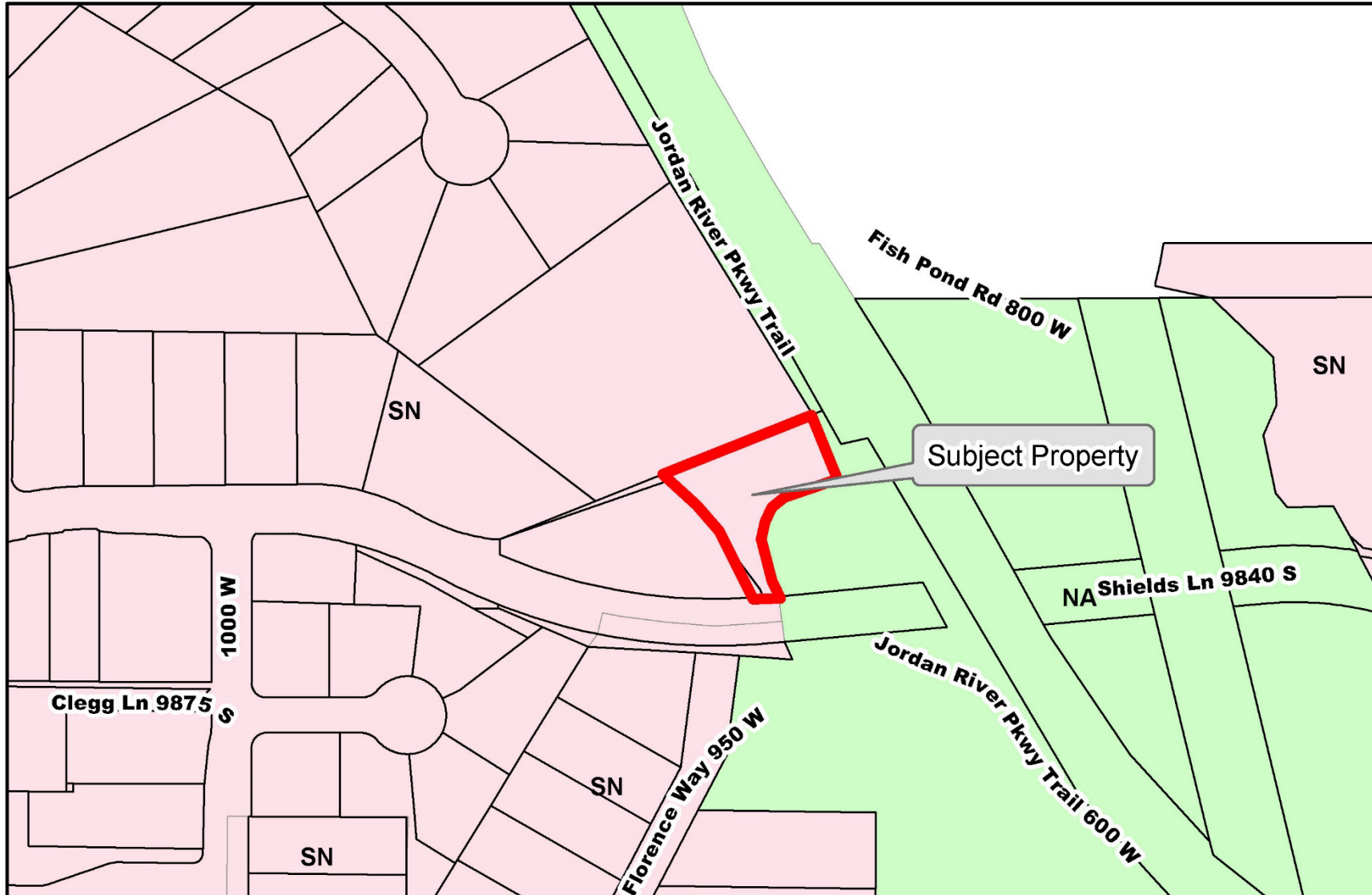
Aerial Map

City of South Jordan



Aerial Imagery
2021





Legend


- STREETS
- PARCELS

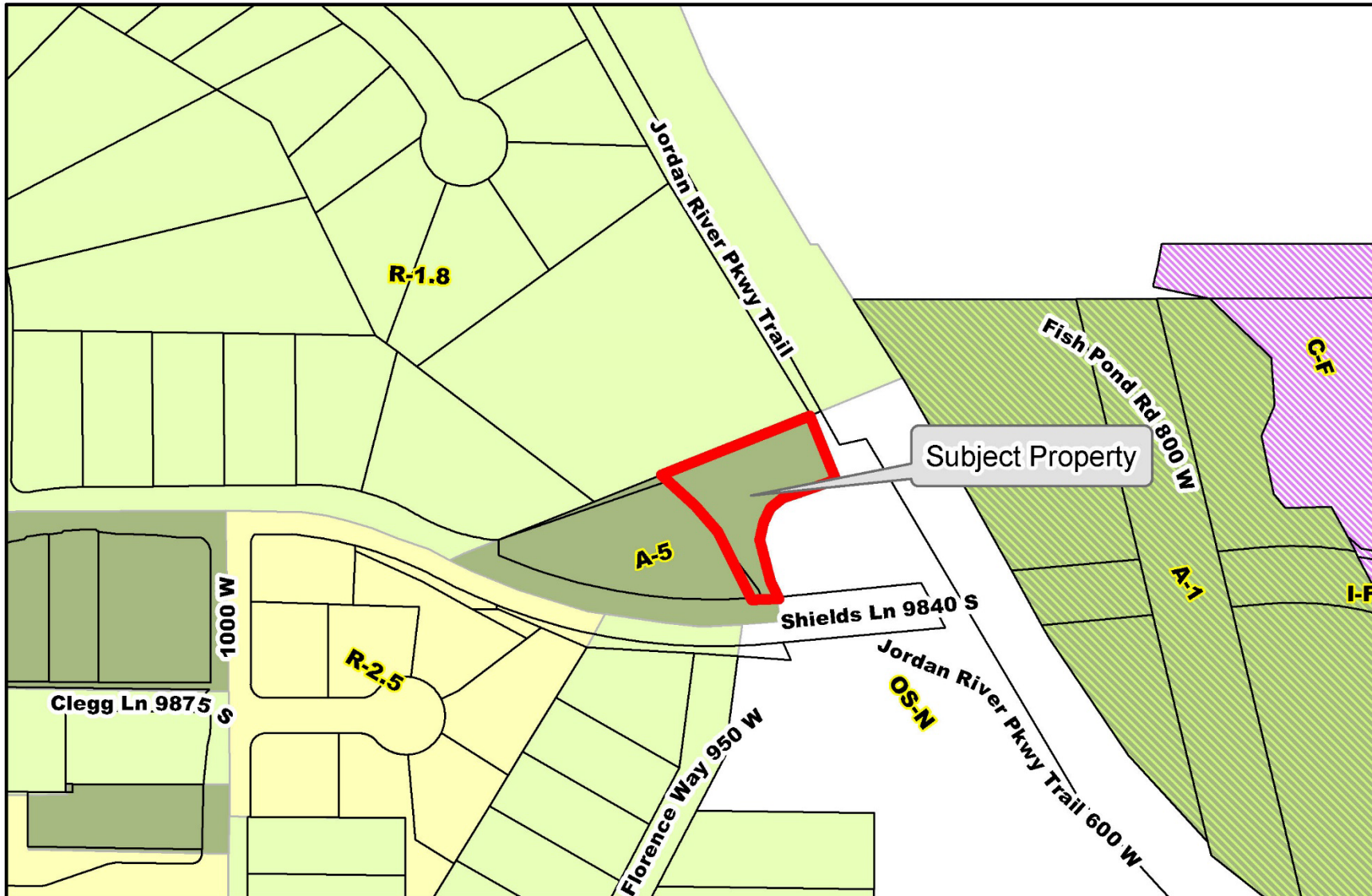
Future Land Use Map

City of South Jordan

0 65 130 260 390 520 Feet

Aerial Imagery
2021





Legend	
	STREETS
	PARCELS

Zoning Map

City of South Jordan



Aerial Imagery
2021



