

SOUTH JORDAN CITY
CITY COUNCIL MEETING

February 4, 2014

Present: Mayor Pro Tempore Steve Barnes, Councilman Mark Seethaler, Councilman Chuck Newton, Councilman Don Shelton, Councilman Chris Rogers, Interim CM Gary Whatcott, City Attorney Rob Wall, Police Chief Lindsay Shepherd, IS Director Jon Day, City Council Secretary MaryAnn Dean

Others: See Attached (Attachment A).

6:00 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Mayor Pro Tempore Barnes welcomed everyone present. He noted that Mayor Alvord was absent for this meeting. He noted that he was appointed Mayor Pro Tempore for this meeting.

B. Opening Ceremony

1. Invocation – *Councilman Mark Seethaler*

Councilman Seethaler offered an invocation.

2. Pledge of Allegiance

Isaac Webb, Troop 1783, led the audience in the Pledge of Allegiance.

C. Motion to Approve Amended Agenda Items, If Any

None.

D. Minute Approval

1. January 21, 2014 Study Session

2. January 21, 2014 Council Meeting

Councilman Rogers made an amendment to the January 21, 2014 Council Meeting minutes.

Councilman Rogers made a motion to approve the January 21, 2014 Council Meeting minutes, as amended and the January 21, 2014 Study Session minutes. Councilman Seethaler seconded the motion. The vote was unanimous in favor.

Mayor Pro Tempore Barnes recognized some scouts present. Scout Troops 1783 and 1968 were introduced.

II. CITIZEN COMMENT

Julie Holbrook, 717 W. Mystic Creek Way, read a prepared statement regarding concerns with the proposed TOD development (Attachment B).

Ms. Holbrook also read a prepared statement from **Carol Brown**, 10221 S. 1040 W., also outlining concerns with the TOD development (Attachment C).

III. APPOINTMENTS

- A.1. Official Appointment of Mayor and Council Members to City Boards (*Mayor Alvord*)

Mayor Pro Tempore Barnes reviewed the list of official appointments of Mayor and Council Members to City Boards (Attachment D).

- A.2. Potential Action Item – (See III. A.1.)

Councilman Seethaler made a motion to approve the appointment of Mayor and Council Members to City Boards, as presented. Councilman Rogers seconded the motion. The vote was unanimous in favor.

IV. AWARDS AND PRESENTATIONS

None.

V. SHORT RECESS PRIOR TO BEGINNING BUSINESS & PUBLIC HEARINGS

Recess not taken.

VI. PUBLIC HEARINGS AND POTENTIAL LEGISLATIVE ACTION ITEMS

- A.1. **PUBLIC HEARING – Hamilton Property Development Agreement and Rezone** – Resolution R2014-08, authorizing the City of South Jordan to enter into a Development Agreement pertaining to property located at 11081 S. Redwood Road; and Rezone Ordinance 2014-03-Z, Changing the Zoning Map from Commercial Community (C-C) & Agricultural (A-5) to a Village Mixed Use (VMU), Zone in conjunction with a Master Development Plan (MDP) on property

generally located at 11081 South Redwood Road, Boyd Brown (Applicant). (*By Community Development Director Shaw*)

Community Development Director Shaw reviewed the background information on this item.

Dwayne Rasmussen, 6740 S. 1300 E. (Cottonwood Heights), representing Castlewood Development Company, reviewed the proposed site plan (Attachment E). He said they do not control the property facing Redwood Road, so they are not proposing a site plan on that portion of the property. He said they were the developers of the Hidden Village project. This is a similar project. It will buffer the commercial on Redwood Road to the residential to the east. The proposed lots are smaller than Hidden Village. He feels this place is appropriate for VMU. They will do a development agreement for the eastern section of this property.

Mayor Pro Tempore Barnes opened the public hearing on this item.

Chad Broadhead, 11181 S. Village Grove Lane, said the plan is acceptable, except for the apartments. He is opposed to the apartments. Apartments bring a more transient market, and he is concerned about retaining property values in the area. There were no apartments when he moved to South Jordan 20 years ago. They are on an undesirable trend as they add apartments.

Lee Brown, 10922 Crystal View Way, said they share the concern with the apartment buildings. Their concern is the value of the lots and the homes presented. They are also concerned about the values of the homes to the east. He noted that they had 3 sales of homes in the last 2 weeks that were cash sales. There is a demand for their quality of homes. They should not devalue or lesson the home values in South Jordan.

Marcenne Calderon, 1566 Moonstone, asked how are they going to accommodate the additional traffic? Beckstead Lane dead ends at 11400 South.

Mayor Pro Tempore Barnes closed the public hearing.

Mr. Rasmussen reviewed the concept plan. The area west of the yellow lots are owned and controlled by David George. They are not proposing to develop any of that property. Mr. George owns the dance studio and rental car business. Mr. George is limited on how high and dense the buildings can go by City Ordinance and by the parking requirements. They are requesting a zone change on Mr. George's property as well, but they do not have a concept plan for that property at this time. They only have a concept plan for the eastern portion of the property.

It was noted that the zoning on the adjacent properties is R-5 and RM-6. The density proposed on the eastern portion of this application is 7 units per acre.

Councilman Newton said if they approve the VMU zone on the entire property, they are stuck with whatever comes down the line. There are many elements to this application that are attractive, until phase 4. If they approve this, can they prohibit high density housing, such as apartments, in the development agreement? Community Development Director Shaw said yes. It was noted that the actual site plan is based on a review by the Planning Commission.

Councilman Shelton asked why are they rezoning an area that the applicant does not control or own? It was explained that there are 7 different parcels. The owner of the parcel adjacent to Redwood Road wants the rezone.

Mr. Rasmussen said the key for staff was to have a buffer along Beckstead Lane. The neighbors did not want commercial along Beckstead Lane. It is currently zoned C-C and would allow for commercial.

Councilman Shelton said with a VMU development, the theory is that the subdivision acts as a buffer to the commercial. The only way they can buffer people is if they know what will be developed next to them.

Mayor Pro Tempore Barnes asked if Beckstead Lane is proposed to connect to 10400 South? The traffic signal on 11000 South was noted. City Engineer Klavano said they did a traffic assessment for the area. From the concept plan, they estimate 291 trips per day onto Beckstead Lane. They don't anticipate that traffic will go past the Heatherwood subdivision. The proposed single family residential development will have minimal impact. Redwood Road is a major arterial, and 11000 South has a traffic signal. They don't have concerns with the proposed plan.

Councilman Newton noted that Beckstead Lane is 2 lanes, with a shoulder. He asked will that road need to be widened? City Engineer Klavano said it is not on the master plan to widen the road. He said none of the high density or commercial development would exit onto Beckstead Lane. He noted that the adjacent subdivision backs up to Beckstead Lane, with a wall.

Mr. Brown, applicant, said even if Mr. George developed his site as dense as possible, the traffic would be 50 percent less than if the area remained in the C-C zone. They have had a lot of neighborhood input. He said they have gone to great effort to work within the zone and with the neighbors. He said residential along Redwood Road is not viable. He feels their proposal is a better buffer for the neighbors than a 35 ft. commercial building along Beckstead Lane.

Councilman Newton concurred that no one wants to buy a home along Redwood Road. He said the concern is about allowing high density in the area. He said everything on the plan is okay, except the multifamily housing on phase 4. If they block that in the development agreement, would they still be willing to go forward with this development? Mr. Brown said that may make their land trade difficult. He noted that Mr. George had discussed a for sale product.

David George, 11693 S. Grosse Meadow, said they have looked at many proposals over the years. He said he lives in the area and shares many of the residents' concerns. He said they don't know what will work best economically for the front part of this development yet. He said he is not in favor of down zoning from commercial to VMU, and then adding additional restrictions.

Councilman Newton said they are concerned about allowing apartment buildings in this location. Why not leave it C-C? Community Development Director Shaw said a mix of uses is needed for VMU. Councilman Newton suggested phase 4 be left C-C. He said he would be okay with townhomes and commercial. His concern is specifically apartments.

Mr. George said they would need time to look at that option. He was considering for sale units rather than rental units.

Community Development Director Shaw said if they amend the master development plan to prohibit apartments, they can still put a for sale product in this location. It was noted that the city does not control if someone buys the units and then rents them out.

Mr. Rasmussen requested that this issue be tabled so that the applicants can meet with staff and assuage their concerns.

Councilman Seethaler said it is important to air concerns, but not renegotiate the deal that has been made. He asked if the applicants would consider a less dense development for the yellow units on the east side of the development? He asked that they consider 6 units per acre. Mr. Rasmussen said they would consider that.

Councilman Seethaler asked what is the floor space and selling price range for the proposed units? Mr. Rasmussen said the lots would be 40-45 ft. wide with an upscale feel. The main floor living area would be 1200-1350 sq. ft., with a 2 car garage. The side yards would be similar to Crystal Cove. He said they have agreed to doing varying heights of homes, so they will have ramblers every 2-3 lots. The home values will be from the low \$300,000 up to \$425,000.

Councilman Seethaler said in this case, it may work better if they look at separate zonings rather than VMU. Connecting this with VMU zoning makes this a little awkward. The east side of the development is more understandable. The west side is not understandable. They are not accustomed to rezoning an area without having an idea what will be done on the property.

Councilman Rogers said in terms of the development agreement, he is more comfortable attaching a site plan, rather than a bubble plan, to use as an exhibit to the development agreement. The bubble plan is inadequate.

Lee Brown, 10922 Crystal View Way, said the residents are in favor of housing on the east side. They would prefer that to other types of development, such as commercial.

A.2. Potential Action Item – (See VI. A.1.) Resolution 2014-08 Development Agreement

A.3. Potential Action Item – (See VI. A.1.) Rezone Ordinance 2014-03-Z

Councilman Newton made a motion to table item VI. A.1. until March 4, 2014. Councilman Rogers seconded the motion.

Councilman Seethaler made a substitute motion to table item VI. A.1. Councilman Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

- B.1. **PUBLIC HEARING – Oquirrh Mountain Marketplace LUA & Rezone; Resolution R2014-11**, Land Use Amendment adjusting the boundary from Large Scale Master Planned Community to Commercial (COM); and **Rezone Ordinance 2014-06-Z**, amending the zoning map from Agricultural (A-5) to Commercial Community (C-C) on property generally located at 3997 W. Daybreak Parkway. South Jordan Marketplace, LLC (Applicant). *(By City Planner Schindler)*

City Planner Schindler reviewed the background information on this item. It was noted that the applicant is not present.

Mayor Pro Tempore Barnes opened the public hearing. There were no comments. He closed the public hearing.

- B.2. Potential Action Item – (See VI. B.1.) LUA Resolution R2014-11

Councilman Seethaler made a motion to adopt Resolution R2014-11. Councilman Rogers seconded the motion. Roll call vote. The vote was unanimous in favor.

- B.3. Potential Action Item – (See VI. B.1.) Rezone Ordinance 2014-06-Z

Councilman Rogers made a motion to adopt Rezone Ordinance 2014-06-Z. Councilman Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

- C.1. **PUBLIC HEARING – Consideration of Ordinance 2014-05**, amending Code Section 17.16.010 to change the Term and Removal Procedures of the Planning Commission Members. *(By Councilman Rogers)*

Councilman Rogers reviewed the proposed Ordinance. The only difference from the one in the packet and tonight's proposal is the clarification on the government immunity citation. I also intend to amend the terms to keep it at four years instead of two years based on the comments of the Planning Commission and others.

Mayor Pro Tempore Barnes opened the public hearing.

Linda Auger, 10862 S. Pine Shadow Rd., said she supports the change to 4 year terms, rather than 2 years. It is hard to have continuity when there is change every 2 years. She said the purpose of going to a 7 member Planning Commission was to ensure a quorum. She said more people serving on the Planning Commission will ensure more public involvement.

Mrs. Auger said she is not in favor of the City Council appointing the Planning Commission chair. She said when she served on the Planning Commission, they voted as a Commission who would be the best to sit as the chair. She said she is not comfortable with the appointment of Mr. Morrissey because he didn't even vote on this issue because of his lack of experience. She said they rotated their appointment as chair each year so more people had the opportunity to lead. She said the Planning Commission is advisory to the City Council. It is made up of objective professional people. They are not meant to supersede the City Council.

Susan Egbert, 11323 S. 2700 W., said this statement was left out of her comments from the Planning Commission meeting, “If you would like more people to serve, and you cut it from 7 to 5 members, that is less involvement”. That is a matter of confusion. She said the Planning Commissioners are wise and thoughtful people. The focus should be on the issue at hand, and not be worried that the City Council will kick them out if they don’t do what they want.

Mayor Pro Tempore Barnes closed the public hearing.

Mayor Pro Tempore Barnes asked how often has it been a problem that they didn’t have a quorum? Ms. Auger said twice. She said if they cancel a meeting, there are a lot of angry people. If they want more participation, they should leave the Commission at 7.

Mayor Pro Tempore Barnes said he is happy with 4 year terms. He said if one of their objectives is greater participation, he is okay keeping the Commission at 7 members.

Councilman Newton said having 5 commissioners, plus an alternate appointed by the Mayor, and reducing the number to 3 to make a quorum, it allows the Commission to conduct business.

Councilman Rogers said he prefers not having an alternate, but the alternate is there to help satisfy the quorum requirement. If that doesn’t become an issue, they can remove the alternate at some point. He likes the quorum requirement at 3.

Mayor Pro Tempore Barnes said Planning Commissions act as an extension of the City Council and he can understand why the City Council would want to participate in determining the make-up of the Commission. He said many of the City Council doesn’t know the members of the Planning Commission, other than the person they appoint.

Councilman Rogers said he would like to bring the Planning Commission in regularly to discuss ideas. They should know the Planning Commission well enough to trust their decisions and input. He said historically, there has been a division between the Planning Commission and the City Council and he would like to bridge that. He feels the City Council needs more involvement with the Planning Commission. He would like the City Council to appoint the chair. If it becomes a problem, they can change that.

Mayor Pro Tempore Barnes said if they trust the Planning Commission, they should also trust them to appoint their own chair. He said they could give the City Council the option to appoint the chair, if necessary. Otherwise, the Planning Commission can appoint their own chair. Councilman Newton said it then gets messy when to exercise that option.

Councilman Newton said the Planning Commission has taken a lot of heat for the City Council. They can only consider if the development violates the City Ordinances.

Mayor Pro Tempore Barnes said he would feel more comfortable meeting with the Planning Commission before appointing a chair.

Councilman Shelton said he thinks they should let the Planning Commission appoint the chair. They don't know the commissioners well enough to know who will run an efficient meeting. He likes the idea of them working with the Planning Commission, but he doesn't think it is realistic that they will meet with the Planning Commission regularly. Councilman Newton said that underscores the reason for the City Council appointing the Planning Commission chair.

Councilman Rogers said given the discussion, he is comfortable with the Planning Commission appointing their own chair, with the provision that the City Council can override that decision. He said they can add to the Ordinance that the City Council can remove, replace, or appoint a chairperson, pursuant to a majority vote of the City Council. He still thinks it is important to meet with the Planning Commission.

Councilman Seethaler said he feels the alternate member is awkward because they have no right to speak or vote. He said one concept they talked about is that each Council Member would appoint a Planning Commissioner from their District. The idea is that there would always be someone that could speak to or be familiar with the area when an application is received. He said rather than an alternate, he would prefer to have 6 members on the Planning Commission, one of which is appointed by the Mayor, and they would serve at large. That appointment would only vote in the case of a tie, like the Mayor. They can then participate in the discussions. He also suggested that if they had a 3 year term, and 6 members, they could rotate every 2 years. He said regarding the Chair, he likes the rotation of that assignment yearly.

Councilman Newton said the city planners said they need 7 members. The Planning Commission has a desire for a 4 year term. The developers have also indicated that 4 year terms are preferred. He suggested they do a 4 year term so it coincides with the terms of the City Council. Councilman Seethaler said having 3 year terms for the Planning Commission ensures that a City Council member would have an appointment during their term.

Councilman Rogers said he likes the suggestion to add that the nominees come from the City Councilman's District. He said for now, they should leave it as 5 members, plus an alternate, and to allow the Planning Commission to select their own chair. If it becomes problematic, they can make a change. The proposal right now is that the City Council can nominate whoever they want from the city. Councilman Barnes said he does not want to politicize this issue. Councilman Rogers concurred. Councilman Shelton said there is an advantage to having the Planning Commission appointments from each district because every project will have somebody that lives in the vicinity. Councilman Newton said it makes sense to appoint someone from their District, but they shouldn't require it.

C.2. Potential Action Item – (See VI. C.1.) Ordinance 2014-05

Councilman Rogers made a motion to approve Ordinance 2014-05, with the following amendments, after the word meeting in the first paragraph of 17.16.010, delete the period and add “or if at least one voting member is recused.” Change the term of the Planning Commission from two years to four years. Remove all edits from paragraph A, insert a sentence in line 9 after the word regular meetings to say “the City Council may remove,

replace, or appoint the chairperson of the Planning Commission by majority vote of the City Council.” Councilman Newton seconded the motion.

Councilman Seethaler said he feels the alternate should be able to speak and weigh in on issues. Mayor Pro Tempore Barnes concurred. Councilman Newton said he does not feel the alternate is needed. Councilman Seethaler said the alternate should be able to fully participate in the discussion and only vote in the case of a tie.

Councilman Rogers amended his motion to state that the alternative member of the Planning Commission shall attend the Planning Commission meetings, shall participate in the proceedings of the Planning Commission, but shall not vote except for the conditions already laid out in the Ordinance. Councilman Newton seconded the motion. Roll call vote. The vote was 4-0 in favor, with Councilman Seethaler abstaining from the vote.

Councilman Seethaler indicated that he abstained from the vote out of respect of Councilman Rogers.

The City Council took a recess.

VII. PUBLIC HEARINGS AND POTENTIAL ADMINISTRATIVE ACTION ITEMS

None.

VIII. OTHER BUSINESS

- A.1. Resolution R2014-13, Designating the existing members, removed members, appointing an alternate member and chairperson of the Planning Commission based upon Ordinance 2014-05. *(By Councilman Rogers)*

Councilman Rogers reviewed the proposed Resolution. He said paragraph D would need to be deleted, as the Planning Commission will appoint their own chairperson.

Councilman Seethaler said he has been unable to reach Beverly Evans to discuss this restructuring. He said he understands that Russ Naylor desires to continue serving. The other person effected by the change is Mr. Winder.

Councilman Rogers said Mr. Naylor and Mr. Winder’s nominations were at large.

Councilman Shelton said he feels Mr. Naylor is an asset to the Planning Commission meeting.

Councilman Newton said he thought someone wanted to step down because of health concerns. Should they table this issue to get more information? Councilman Rogers said to do this cleanly, they wanted to remove the Commissioners appointed at large.

- A.2. Potential Action Item – (See VIII. A.1.)

Councilman Rogers made a motion to approve Resolution R2014-13, with the following edits, in the second whereas clause, deleting the phrase “amending the length of term from four years to two years” and indicating that the City Council *may* appoint the chair of the Planning Commission, and to delete item D. Councilman Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

IX. REPORTS AND COMMENTS

A. MAYOR

Mayor Pro Tempore Barnes said he will be at least an hour late at the visioning meeting.

B. CITY COUNCIL MEMBERS

Councilman Rogers said they could have a study session on the 5th Tuesdays to meet with the Planning Commission to discuss expectations, thoughts, and concerns so they have better interaction.

Councilman Rogers said in a lot of reports to the City Council, it indicates that Planning Commission minutes are not available. For the Planning Commission Ordinance, there was a copy of the record. He said if they are going to have input from the Planning Commission, that should happen equally for all applications.

Planner Schindler said at times, that is based on when the project was heard by the Planning Commission. Councilman Rogers said the Planning Commission Ordinance was heard last week. Councilman Shelton said he would love to have the Planning Commission’s comments included with their reports.

Councilman Shelton said the Senior Committee has some worthy ideas that they are considering using the remainder of their budget on.

Councilman Shelton said in the Legislative Policy Committee, he has been focusing on the bills that would limit their opportunity to create their own school district. He said he isn’t committed to the idea of creating their own school district, but would like the option available to them.

City Attorney Wall noted a bill (by Senator Harper), that will be heard tomorrow, that requires if a city desires to have a vote to create their own district, they need to obtain a petition with at least 10 percent of the voters from each Council district (within the city) to agree to the issue going on the ballot. Councilman Newton said the voters already have to be able to vote on the issue. To put that hurdle on it, it is ridiculous. He said they need to keep the local option. He said they need to do the feasibility study so they know their options and let the residents decide what they want to do.

Mayor Pro Tempore Barnes said he is also in favor of the city having the ability to decide if they want their own school district or not.

Councilman Seethaler said he would like to keep their options open. Regarding the feasibility study, he does not want to spend money on something that would be restricted should we decide to do it.

Councilman Rogers said he opposes the bill that City Attorney Wall identified.

Mayor Pro Tempore Barnes indicated that he had an informative meeting with Susan Pulsipher from the school board. She is committed and desires to work together with the City Council. She said the staff of the school district has always worked well with city staff. She is open to joint discussions in the future. He said he indicated to Ms. Pulsipher that he doesn't know if creating their own school district is the best outcome, but he wants the option available. They need to do their due diligence to get the right answer. They discussed having smaller meetings between the City Council and School Board to get engaged; that would be a good way to start deeper dialog.

Councilman Seethaler noted an upcoming trip to the Philippines. He will not be present at the February 18th meeting.

C. CITY MANAGER

Interim CM Whatcott said Susan Pulsipher is amenable to a study session with the City Council. There are several school board members that represent parts of South Jordan.

Interim CM Whatcott asked what issues the City Council would like to discuss in their upcoming tour of Daybreak? Mayor Pro Tempore Barnes said he would like to better understand the operation of the lake.

Interim CM Whatcott said regarding the Dallas TOD trip, they do not have to go with UTA. The train station is only a component of the TOD. They can do their own trip and look at other areas of the country. Staff has experience with other developments. Councilman Newton said that would help their TOD discussions, but it needs to be done sooner rather than later.

Mayor Pro Tempore Barnes said he is okay doing the trip with UTA because they will need to coordinate with them to some extent. It would be healthy to consider other options.

Councilman Seethaler said they should use Forest City as a resource in this effort. Mayor Pro Tempore Barnes asked if they can move the Forest City report to March 4th so Councilman Seethaler can participate in the discussion. Interim CM Whatcott said staff can check with Forest City to see if that is an option. The City Council discussed another option of having Councilman Seethaler join the February 18th study session electronically. Interim CM Whatcott said they will also have a lot of discussion at the visioning meeting regarding the TOD development.

ADJOURNMENT

Councilman Newton made a motion to adjourn. Councilman Rogers seconded the motion. The vote was unanimous in favor.

The February 4, 2014 City Council meeting adjourned at 8:46 p.m.

This is a true and correct copy of the February 18, 2014 Council meeting minutes, which were approved on February 18, 2014.

Anna M. West
South Jordan City Recorder

SOUTH JORDAN CITY City Council Meeting

February 4, 2014

6:00 P.M.

**ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS**

PRINT NAME	PRINT ADDRESS
KEN & SYLVIA BOLDWIN	1181 S. HEATHER GROVE LN SJ
Jim & Sissy Buchmann	1172 S. HEATHER VILLAGE GROVE LN.
Jane Johnson	1583 Moonstone St. So Jordan 84095
Charles Johnson	1583 Moonstone St. So. Jordan "
MIKE BLACK	13136 S 2050W Pwdr
Bonnie Bauen & Bob	1591 Moonstone St. S.J UT
GWEN SYMES	1586 MOONSTONE ST SJ
Marianna Calderon	1546 Moonstone S.J. UT.
Barry McGee	1582 W. Heather Grove Ln
Jude Auger	10862 Pine Shadow Rd
Susan Egbert	11323 S. 2700 W.
Chad Broadhead	1181 S Village Grove Ln
Chevy Hunt	9680 S. Camden Grove Lane
Daryl Coe	11693 S. Crows Nest
Conner Benjamin	11756 GOLD DUST DRIVE
Marty Stephens	11323 Palisade Vista Pa
Jalen Morgan	11238 Gunn Trail circle
LARRY SHERET	2234 W Autumn Farms DR
Katie McDermott	5027 W Burntside Ave
Alex Winda	1169 Keradine
Lwane A. Jensen	1186 So. 2700w. So. J. UT.

3 February 2014

Dear Mayor Alvord and City Council Members:

One of the often overlooked resources in a city is its social capital. Social capital refers to the people who live, work and contribute to our city. A city's social capital is very valuable because after all; a city is only as good as its people. Damage to your social capital is often very hard to repair and so it must be taken very seriously.

From my recent observation it appears that a large portion of South Jordan's citizens are already upset because of so many rezones, development issues – such as substandard streets and lighting - and park issues to name a few. If the recent TOD and Mulligan's consultant study comes out to a public hearing prior to stakeholder input, I believe the outrage and push back of the people will be very strong and damage to your social capital will be beyond repair.

Already, in my neighborhood behind Mulligan's for sale signs are appearing and people want to move away because of the threat of development and loss of the open space that was promised. The people feel like they have no voice, that they are being used and ignored, that the city is doing a bait and switch and so forth and as you know that is not what the city is trying to do.

I would highly recommend that you seriously consider the possibility of forming a large group (25-35) of city stakeholders; business people, developers, citizens groups, school officials, leaders from local churches, artisans, environmentalists, neighborhood groups and representatives from any other group that may exist in South Jordan. This would be for the express purpose of building consensus and garnering input prior to any public hearing on what the consultant has proposed for the TOD or Mulligan's.

I know it feels like too big to tackle but in the long run it will help everyone involved to understand the other person's point of view as well as their concerns. It will help you as the mayor and council to hear potential solutions or partial solutions to issues you may or may not have considered.

As always, the final decisions rest with the mayor and city council but what a good way to tap into the resources of the city to come up with a plan that would not be possible otherwise.

Thank you for your consideration.

Julie Holbrook

717 W Mystic Creek Way

801.787.9673

February 4, 2014

Dear Mayor and City Council Members,

I am grateful that your hard work and appreciate your willingness to listen to those whom you represent. Before you meet to discuss your vision for South Jordan in a few days, I would like to share with you my neighbors' vision for our great city. We moved to South Jordan because we want to live in a city that is safe and family-friendly with great schools for our children and grandchildren. We want a city with a strong commercial tax base to sustain our schools so that our property taxes do not become burdensome. We ask that you continue to invite good businesses to move to South Jordan and that you maintain the commercial zoning in the city, especially in those areas with freeway, Redwood Road, and Bangerter Highway access.

My friends throughout South Jordan are deeply concerned about the amount of high density development that have been built in our city during the past several years, many on prime commercial properties. Some who lives near high-density housing have told me they no longer are safe because of the gangster-type teens who now live near their home and threaten their children. Please know that people throughout the city are concerned about the explosion of high-density housing developments, not just those in my neighborhood.

Before you finalize plans for the TOD planned development and for the new city master plan, we ask that to form a committee of all the stakeholders that represent our city, including business, school district and neighborhood leaders so that all stakeholders have a voice in plans for these projects. For example, many citizens are concerned that you some of you want to develop Mulligans. Please know that records show that each over 150,000 people pay to use Mulligans and and hundreds of thousands also drive and walk past that beautiful space each year. It is adjacent to pristine wetlands, is the gateway to South Jordan, and it attracts businesses and tourists to our city. In the May 18, 2004 City Council Meeting Minutes, Mayor Money said "They need to put a conservation easement on the Mulligans property so it remains open space. Council Member Colton said by doing this, they are preserving more green space and keeping the property values higher in the area." We need to make certain that we preserve this priceless piece of property.

Within our city are three sacred temples that are revered by both members of the Church of Jesus Christ of Latter-day Saints and the Hindus. You have a stewardship to keep our city safe and strong not only for the residents of South Jordan but for all who travel to worship in these holy sites. Please know that we want you to make thoughtful, wise decisions as you determine how this city grows and to listen to the input of all stakeholders in our city before you do so. Yours is the duty, responsibility, and privilege of making certain that South Jordan remains a strong, safe, beautiful, family-friendly city for future generations to come. Thank you for your vision and hard work in making certain that South Jordan continues to be the best place in the United States to live and to work.

Sincerely,

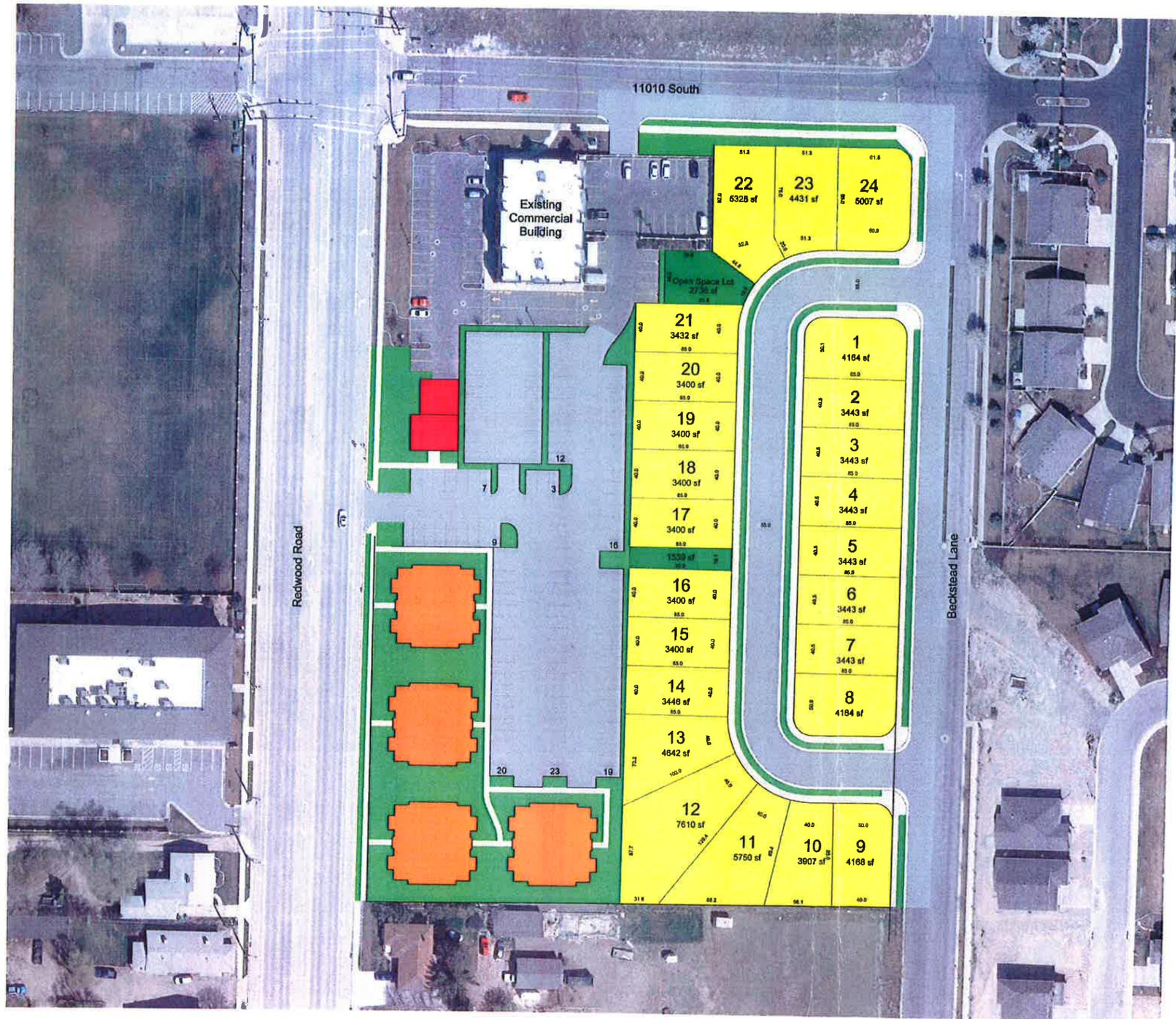
Carol Brown
10221 South 1040 West

2-4-2014 Attachment D

City Board	Appointee
Legislative Policy Committee (LPC)	Mayor Alvord, Councilman Newton & Councilman Shelton
JVWCD Executive Committee	Scott Osborne
JVWCD Water Board	Scott Osborne
South Valley Sewer Board	Mayor Alvord
EDC Utah Executive Committee	Mayor Alvord & Councilman Rogers Proxy
EDC Utah Board of Trustees	Mayor Alvord & Councilman Rogers Proxy
Mosquito Abatement	Councilman Barnes
Trans Jordan	Gary Whatcott
Conference of Governments (COG)	Mayor Alvord & Councilman Barnes Proxy
WFRC	Mayor Alvord
Confrence of Mayors (COM)	Mayor Alvord
Association of Municipal Councils	City Council
Jordan Coalition (JSD)	Mayor Alvord
Western Growth Coalition	Anyone
Youth Council	Councilman Barnes
Senior Committee	Councilman Shelton
PACDB	Councilman Shelton
Historical Committee	Councilman Rogers
Arictectural Review Committee	Councilman Seethaler
Taxing Entity (TEC) Board	Councilman Seethaler & Councilman Rogers
Audit Committee	Mayor Alvord, Councilman Newton & City Manager
Compensation Committee	Mayor Alovrd, Councilman Rogers & City Manager

run by WFRC, well attended
by a single member of each
city council throughout the
St. Valley, meeting is a
review of COG and lasts 1
hour

APPOINTMENT OF MAYOR AND COUNCIL MEMBERS TO CITY BOARDS AS NOTED ABOVE
WAS APPROVED BY CITY COUNCIL 2/4/2014 BY A UNANIMOUS VOTE OF 5-0 IN FAVOR.



Proposed Village Mixed Residential (VMR) Development

Area of Property (Acres):	6.3
Single Family Detached Area (Acres):	3.10
Minimum Lot Size (SF):	3,400
Minimum Lot Dimensions (FT):	40' x 85'
Average Lot Size (SF):	4,175
No. of Proposed Lots:	24
Net Density (DU/Acres):	7.7
Multi-Family Area (Acres):	1.7
No. of Buildings:	4
No. of Units per Building:	12
No. of Proposed Units:	48
Net Density (DU/Acre):	25.2
No. of Parking Spaces Required:	96
No. of Parking Spaces Provided:	99
Overall Residential Area (Acres):	4.8
No. of Lots / Units:	73
Overall Residential Density (DU/Acre):	15.2
Commercial Area (Acres):	1.3
Approx. Gross Floor Area (SF):	8,900
No. of Parking Spaces Required:	45
No. of Parking Spaces Provided:	96

Castlewood Development

