



COMBINED CITY COUNCIL & REDEVELOPMENT AGENCY MEETING AGENDA EXECUTIVE SUMMARY

May 21, 2024

This Executive Summary includes only certain issues on the combined City Council & Redevelopment Agency Meeting Agenda which require a vote, and for which the City Council is not familiar. The combined City Council & Redevelopment Agency Meeting Agenda includes all issues to be addressed by the City Council.

Agenda Items:

G.1. Resolution R2024-23, adopting South Jordan Historic Preservation Committee Bylaws to replace the existing bylaws. (Janell Payne, Director of Recreation, pg. 19).

The City created the Historic Preservation Committee (the “Committee”) in 1987 to promote identify, preserve, protect and enhance historic buildings, sites, monuments, streetscapes and landmarks within the City deemed architecturally or historically significant. The City believes that by having an active Committee and adopting new Committee bylaws this will enable the City to receive resources and assistance from the Utah State Historic Preservation Office, as well as provide minimum disruption when transitioning between Committee members. The proposed new bylaws allow for 5 to 12 community and/or staff members appointed by the City Manager.

Recommendation: Approve R2024-23, Adopting South Jordan Historic Preservation Committee Bylaws to replace the existing bylaws.

G.2. Resolution R2024-27, adopting an updated Business License Cost of Services Fee Study and Fee. (Fred Philpot, LRB Vice President, pg. 25).

The City commissioned the Business License Cost of Service Fee Study, which recommends an updated fee schedule. The South Jordan City 2024-2025 Fee Schedule shall be updated to include the new fees and shall become effective July 1, 2024.

Recommendation: Approve Resolution R2024-27, adopting an updated Business License Cost of Services Fee Study and Fee.

G.3. Resolution R2024-30, authorizing Mayor Ramsey to sign the Agreement for the Sale and Purchase of Real Property for a parcel needed to complete Grandville Ave between the City of South Jordan and the Utah Transit Authority. (Don Tingey, Director of Strategy & Budget, pg. 39).

Utah Transit Authority (“UTA”) owns real property (the “Property”) located in the City of West Jordan (“West Jordan”), which is part of the planned extension of Grandville Ave in the City of South Jordan (“South Jordan”) connecting to Old Bingham Highway. South Jordan is constructing Grandville Ave through South Jordan, and for purposes of efficiency and costs is willing to continue such construction into West Jordan on the Property. The City has received State and County funds to assist with acquisition and construction of the extension of Grandville Ave on the Property, and upon completion, it will be conveyed to West Jordan for ownership and maintenance.

Recommendation: Approve Resolution R2024-30, authorizing Mayor Ramsey to sign the Agreement for the Sale and Purchase of Real Property for a parcel needed to complete Grandville Ave between the City of South Jordan and the Utah Transit Authority.

G.4. Resolution R2024-34, authorizing the Mayor of the City of South Jordan to sign a Franchise Agreement with Summiting Utah, LLC. (Don Tingey, Director of Strategy & Budget, pg. 57).

SummitIG Utah, LLC provides a variety of telecommunication services and now desires to enter into a franchise agreement with the City, pursuant to City Code Chapters 3.20 (Telecommunication Service Providers Tax) and 5.80 (Telecommunication System Franchises), to allow them to construct, operate, and maintain a telecommunications network in the City in consideration for paying the franchise tax.

Recommendation: Approve Resolution R2024-34, authorizing the Mayor of the City of South Jordan to sign a Franchise Agreement with Summiting Utah, LLC.

H.1. Resolution R2024-28, stating proposed compensation increases for specific City Officers. (Ryan Loose, City Attorney, pg. 89).

S.B. 91 amended Utah Code Section 10-3-818 regarding City employee salaries. The City is now required to hold a public hearing on proposed compensation increases for executive municipal officers before adopting those increases. The proposed 4% compensation increases are for inclusion in the upcoming City budget, and include a 1% Merit Increase and a 3% Cost of Living Adjustment.

Recommendation: Approve Resolution R2024-28, stating proposed compensation increases for specific City Officers.

H.3. Resolution R2024-29, adopting a Final Budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2024 and ending June 30, 2025 and determining the rate of tax, and levying taxes upon all real and personal property within South Jordan City, Utah and taxable by law for the year 2024. (Sunil Naidu, CFO, pg. 96).

City Council has reviewed, considered, revised, and adopted the Tentative Budget, and now desires to adopt the Final Budget for FY 2024-2025, and determine the rate of tax, and levying taxes upon all real and personal property within the City.

Recommendation: Approve Resolution R2024-29, adopting a Final Budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2024 and ending June 30, 2025 and determining the rate of tax, and levying taxes upon all real and personal property within South Jordan City, Utah and taxable by law for the year 2024.

H.4. RDA Resolution 2024-02, adopting a Final Budget for the Redevelopment Agency of the City of South Jordan, Utah, for fiscal year 2024-2025. (Sunil Naidu, CFO, pg. 335).

The City Redevelopment Agency has reviewed, considered, revised, and adopted the Tentative RDA Budget, and now desires to adopt the Final RDA Budget for FY 2024-2025.

Recommendation: Approve RDA Resolution 2024-02, adopting a Final Budget for the Redevelopment Agency of the City of South Jordan, Utah, for fiscal year 2024-2025.

H.5. Resolution R2024-32, amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Open Space (OS) to Stable Neighborhood (SN) on property generally located at 10749 South 2200 West as depicted on Exhibit A (Lot 1 only); South Jordan City (Applicant). (Steven Schaefermeyer, Director of Planning, pg. 350).

The City is the applicant and seeks to amend the Land Use Map by changing the land use designation on City-owned property located at 10749 S. 2200 W. from the Open Space (OS) Zone to Stable Neighborhood (SN) Zone. The subject property is also intended to be subdivided into two lots and become the South Jordan City Park Subdivision. The City has also applied to rezone the subject property.

Recommendation: Approve Resolution R2024-32, amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Open Space (OS) to Stable Neighborhood (SN)

on property generally located at 10749 South 2200 West as depicted on Exhibit A (Lot 1 only); South Jordan City (Applicant).

H.6. Zoning Ordinance 2024-07-Z, rezoning property generally located at 10749 South 2200 West from the A-5 (Agricultural) Zone to R-1.8 (Residential) Zone (Lot 1) and to OS-P Zone (Lot 2); South Jordan City (Applicant). (Steven Schaefermeyer, Director of Planning, pg. 361).

In relation to the Land Use Amendment for the subject property, the City (Applicant) also seeks to rezone the subject property from A-5 (Agricultural) Zone to R-1.8 (Residential) Zone for Lot 1 and to OS-P Zone for Lot 2. The City intends to sell Lot 1 with the existing single-family home, and intends to build a parking lot on Lot 2. For now, Lot 2 will provide additional parking for the park to the east, and in the future will provide parking for a future fire station that will be located just east of the canal.

Recommendation: Approve Zoning Ordinance 2024-07-Z, rezoning property generally located at 10749 South 2200 West from the A-5 (Agricultural) Zone to R-1.8 (Residential) Zone (Lot 1) and to OS-P Zone (Lot 2); South Jordan City (Applicant).

H.7. Zoning Ordinance 2024-06-Z, rezoning property generally located at 905 West 10400 South and 873 West 10400 South from A-5 (Agricultural) Zone to the R-2.5 (Single-Family Residential) Zone; Jeff Dong (Applicant). (Steven Schaefermeyer, Director of Planning, pg. 368).

Applicant Jeff Dong seeks to rezone the subject properties from A-5 (Agricultural) Zone to the R-2.5 (Single-Family Residential) Zone. The R-2.5 zone will match the zoning to the north and east. The properties are owned by Charles Bouck, however, he is deeding the 873 W. 10400 S. property to his daughter, Tammy Loerstcher. The properties have recently gone through a lot line adjustment process and the changes in the addresses and property boundaries are not yet reflected in Salt Lake County records. Supporting documentation show what the new boundaries of the properties will look like. Together these properties total 2.28 acres. There are no current plans for the larger 905 W. property, but they intend to build a home on the 873 W. property.

Recommendation: Approve Zoning Ordinance 2024-06-Z, rezoning property generally located at 905 West 10400 South and 873 West 10400 South from A-5 (Agricultural) Zone to the R-2.5 (Single-Family Residential) Zone; Jeff Dong (Applicant).

H.8. Ordinance 2024-09, vacating a segment of Lake View Avenue from 7050 West to the South Valley Water Reclamation Facility property line, approximately 1,020 feet containing 1.388 acres. (Steven Schaefermeyer, Director of Planning, pg. 382).

The Applicant, Larry H. Miller Real Estate, seeks to vacate a segment of Lake Avenue from 7050 W. to the South Valley Reclamation Facility property line. The right-of-way ("ROW") proposed for vacation was originally dedicated with the Daybreak West Villages Roadway Plat in 2019, and covers approximately 1.388 acres. The purpose of the ROW vacation is to accommodate larger lots in a future subdivision that were not anticipated when it was dedicated. The ROW will be replaced and located slightly north of its existing location. Should the ROW vacation be approved, the property will be deeded to the adjacent property owner, which is the Applicant.

Recommendation: Approve Ordinance 2024-09, vacating a segment of Lake View Avenue from 7050 West to the South Valley Water Reclamation Facility property line, approximately 1,020 feet containing 1.388 acres.

H.9. Ordinance 2024-10, amending portions of Sections 17.08.010 (Definitions) and 17.130.030 (Accessory Dwelling Unit Floating Zone) of the South Jordan Municipal Code related to the Definition of Internal Accessory Dwelling Unit and Single-Family Zones where Guesthouses may be built. (Steven Schaefermeyer, Director of Planning, pg. 391).

In 2020, the City adopted an updated General Plan that includes the South Jordan Moderate Income Housing Plan with a goal to "ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate income households within the City." In order to accomplish this goal, the City has twice reviewed and updated City Code regulating Accessory Dwelling Units ("ADUs"). The proposed text amendments would expand where a detached ADU (called "Guesthouse" in City Code) can be built, allowing Guesthouses in all single-family zones on lots that are at least 14,520 square feet (approximately 1/3 acre). This Ordinance does not change ADU regulations for the PC Zone where the Daybreak development is located. The proposed text amendment also brings the definition of "Internal Accessory Dwelling Unit" into compliance with state law.

Recommendation: Approve Ordinance 2024-10, amending portions of Sections 17.08.010 (Definitions) and 17.130.030 (Accessory Dwelling Unit Floating Zone) of the South Jordan Municipal Code related to the Definition of Internal Accessory Dwelling Unit and Single-Family Zones where Guesthouses may be built.