

SOUTH JORDAN CITY
CITY COUNCIL MEETING

July 15, 2014

Present: Mayor David Alvord, Councilman Chuck Newton, Councilman Chris Rogers, Councilman Mark Seethaler, Councilman Don Shelton, Councilman Steve Barnes, CM Gary Whatcott, General Counsel Rob Wall, Development Services Director Brad Klavano, Strategic Services Director Don Tingey, Fire Chief Chris Evans, CT Officer Jon Day, Finance Director Sunil Naidu, COS Paul Cunningham, City Commerce Director Brian Preece, Public Works Director Jason Rasmussen, City Council Secretary MaryAnn Dean

Others: See Attached (Attachment A)

A. Welcome and Roll Call

Mayor Alvord welcomed everyone present. All members of the City Council were present.

B. Invocation

Ken Simmons offered the invocation.

C. Pledge of Allegiance

Ian Clemmon, scout from Troop 1534 “Flaming Arrow Patrol” led the audience in the Pledge of Allegiance.

D. Minute Approval

1. July 1, 2014 Study Meeting
2. July 1, 2014 Regular Meeting

Councilman Barnes made a motion to approve the July 1, 2014 study meeting minutes, as printed, and the July 1, 2014 regular meeting minutes, as printed. Councilman Rogers seconded the motion. The vote was unanimous in favor.

The City Council moved to item F on the agenda.

- F. Presentation:** Proclamation in recognition of **Kazim M. Ali** for winning the First through Third Grade Division of the Jordan School District Spelling Bee. *(By Mayor Alvord)*

Mayor Alvord read the proclamation recognizing Kazim M. Ali, and presented him with the proclamation.

The City Council moved to item I. on the agenda.

- I. **Action Item: Fence Appeal AP2014.04** – Hancock Subdivision, 1042 W. 10290 S. appeal of the Municipal code standard requiring decorative masonry wall between properties with different farm animal rights. *(By Planner, Damir Drozdek)*

City Planner Greg Schindler reviewed the background information on this item. Staff is in favor of approving the fence appeal, if both property owners are in agreement.

Mayor Alvord asked if they would get the agreement from both property owners in writing? City Planner Schindler said they have a document with both signatures notarized. If the subject property is sold, the new homeowner would not have to sign the agreement, but they would be buying the property knowing that there was not a fence.

Development Services Director Klavano said staff will work on recording the agreement against the property.

Mark Hancock, 12082 Big Cottonwood Canyon (Solitude), building a home at 10763 S. Felicity Ct. (South Jordan), said they are requesting that the fence not be installed. The neighboring property does not want it to look like a compound. The neighboring property would prefer chain link with a grapevine. Another option is vinyl.

Councilman Seethaler made a motion to approve Fence Appeal AP2014.04, and for staff to record the fence agreement with the property. Councilman Barnes seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.

- P. Action Item: Resolution R2014-57, Affirming City Cemetery Ownership and Directing Staff to Develop Improvement Recommendations. *(By Assoc. Director of Public Works, Colby Hill)*

Associate Director of Public Works Hill indicated that the Mayor and City Council have determined that it is not in the best interest to privatize the city cemetery at this time. Further, they determined to subsidize the cemetery annually with the general fund.

Councilman Newton asked that in section 2, *interface* be changed to *interact*.

Councilman Seethaler said the cemetery has been maintained and enhanced over the years. Celebrations are held throughout the year, specifically on Memorial Day. The City Council felt that they needed to move the cemetery into the general fund so that it won't be isolated.

Councilman Rogers said this Resolution is meant to give confidence to the residents and the Historical Committee. They have a solace and reverence for this location. They treat it as a city service for everyone to benefit from.

Councilman Newton asked about the concern of taking over a trust fund? General Counsel Wall said state code allows them to transfer the funds into the capital improvement account but it is still dedicated for the use of the cemetery. They can also continue to accrue funds for perpetual care of the cemetery. Councilman Seethaler said the transfer is outlined in the Resolution.

Councilman Barnes asked why would they memorialize that the city continue to operate the cemetery? He is not sure how contracting services would impact any of the 'whereas' clauses. Councilman Newton said they approved sexton services in the budget. Councilman Rogers said the Resolution states they can ask the Historical Committee for input, it affirms ownership, and transfers the perpetual care fund to the general fund.

Councilman Barnes said it doesn't say that they are opposed to outsourcing some services so they can get a higher level of service? Councilman Rogers said they can look at that as an option, and ask the Historical Committee for their input.

Councilman Seethaler said in other cities, the cemeteries are managed in the general fund as a service in the city. He said this reinforces that the city is now, and will continue to be, the owner of the cemetery.

Councilman Barnes said section 1 deals with the Council affirming that they retain ownership of the cemetery. All of the 'whereas' clauses don't spell out why they want to retain ownership. Councilman Rogers said they could not own it, and the 'whereas' clauses could be true. He feels they do affirm why it is important for the city to retain ownership.

Councilman Rogers made a motion to approve Resolution R2014-57, with the amendment to section 2 changing *interface* with *interact*. Councilman Seethaler seconded the motion. Roll call vote. The vote was 4-1 in favor, with Councilman Barnes opposed.

The City Council moved back to item E. on the agenda.

E. CITIZEN COMMENT

Jeanne Jackman, 2610 W. 10950 S., thanked the City Council for the cemetery vote. She thanked the scouts for their presentation. She said there was a 5 year plan that was initiated for cemetery funding. She is hoping that they will reign that back in and get the costs back in the same ballpark with the other cities and towns.

Rochelle Symons, 9862 S. Campaign Dr., said she and her neighbors would like a chance to vote for the educational future of their kids. As a taxpayer, she is concerned about the increasing amount of property taxes to finance the educational buildings for the south end of the valley. She asked that the City Council put the issue to a vote of the citizens. Only a vote can determine what the citizens want.

Steve Hodnet, 9932 Eden Crest Rd., said they want the right to vote. He said he is proud the voters said no to the tax increase proposed for the Jordan School District (JSD). He reviewed

salaries of JSD employees. He said the only ones that are shortchanged are the kids. He said his kids are doing well in school and he would be happy to send them to an outbuilding or trailer rather than a palace. He believes the key to a good education is having communities involved in education. He said he does not want to see another bond approved. They won't get a return on their investment. He asked that the city let them have the right to divest themselves of the JSD.

Lori Munk, 1958 Gold Nugget Dr., said her kids played sports and took concurrent enrollment courses at JSD. The JSD met their diverse needs and prepared them for college. The last split created division. They should look at the last split to see the future. It is history repeating itself. She feels they should slow the process and get the buy in of the residents.

Jennifer Boehme, 10233 S. Mystic Creek Way, read a prepared statement opposing a split from the JSD (Attachment B).

Michelle Robbins, 81 N. 825 W. (Clearfield), theatre teacher at Bingham. Expressed concern about putting them through another split. It feels like a divorce. They are now just starting to feel secure from the last split. Right now, Bingham is a school of choice. A split will make Bingham eventually become a 4A school and it will fall into mediocrity. She said they cannot isolate themselves. A split will tax the energy of overworked teachers and it will trickle down to the kids.

Paul Nodd, 3408 Cameron Park Ln., said the South Jordan Journal's June issue was biased. He is concerned about the rush to sign a memorandum of understanding without the feasibility study being done and the taxpayers having their say. They need to get the documentation from the JSD. He is concerned that Mayor Alvord supports staying in the JSD. He feels the new study will show that they will save money with their own School District. The JSD is paying for schools everywhere else, despite the overcrowding in the schools in South Jordan. JSD has no plans to build on the recently purchased Daybreak property. It is time to take care of their own school district and kids, and stop putting their children last.

Alexandra Eframo, 3735 Judd Cir. (West Jordan), said Representative Cunningham indicated that not one person he has talked to in his District is in favor of the split. She is against the split. They have to work together. She said the City Council members should be going the School Board meetings, including the 4 pm study session. This split will create hard feelings. She is concerned for the special needs kids. She urged them to oppose the split.

Tim Ellingson, 9858 Dream Cir., read a prepared statement opposing a split from the JSD (Attachment C).

Cindy Bowser, 4289 S. 6220 W. (West Valley), said she is a teacher at West Jordan Elementary. She said there are kids in her classroom that are autistic. If they split, the programs for those kids will be done away with. She said if the split goes through, she is done teaching. She lost 3 years of her retirement with the last split and can't afford to do it again. They do not understand the effect it has on teacher's lives.

James Maun, 3640 S., 6580 W., teaches in JSD, said recently he served on the JSD building and design committee for middle schools. He said he was impressed to see the priorities of the school district. They want safe, energy efficient, and cost efficient schools. He said a split means less teachers, bigger class sizes, less individual time with students, and loss of programs. They need to do what is best for the students. Beware of unintended consequences.

Heather Virch 7055 S. Claudia Hill Lane (West Jordan), is a JSD teacher. She shared a letter sent to elected officials. She reviewed some of the costs of the last split. The morale was terrible. They have seen a positive change in the last few years. She noted programs that could be lost from a split with the JSD. Last time there was a split, she took a wait and see approach. She won't do that again. The Jordan School Board is opposed to the split. Senator Osmond is opposed to the split. 82 percent of teachers are opposed to a split. She urged the City Council to reconsider.

Mary Meyer, 6921 S. Mineral Mt. Dr., Copper Hills High teacher, said their average class size is 38-42. She said she lived through the last split. There was a division between the old and new school districts, rather than collaboration. The morale was terrible. If they split, they are just talking about money instead of teaching. Kids wonder if their teachers are going to leave. This feels like another divorce.

Gary Abbott, 9585 S. Lawrence Cir., said the police and fire departments created the unified fire to address the welfare of the people. The only place for the area to grow is out west. They need to focus on helping the kids, not getting into battles. They need to eliminate the bureaucracy.

Mindy Dummer, 1810 Lake St. (SLC), teaches at Valley High School, which is an alternative high school for JSD. The school districts are not required to have an alternative school. Canyons doesn't have one. There are federal programs and special education programs for the special needs kids. There is nothing out there for her kids. Look at the unintended consequences.

Bob Elder, 2605 Carriage Oak Ct.(South Jordan), said as they divide the school district, they lose efficiency. They need to work together as a community. There are young families that can't afford to live in South Jordan. They should support all families and unify and keep the school district together. They should find the efficiencies and common thread to make them a better system.

Shannon Diotaiuti, 1876 Richland Cir., (WJ), said she is a teacher at Majestic Elementary. She said her son attends West Jordan middle. They are not able to install air conditioning. They have large fans going all the time. It is very loud. She said at Majestic, they get more because they are a Title 1 school. They need to educate all children, not just worry about their own kids. If they break off from the JSD, it will be hard to have the extra programs. The parents of special needs kids are concerned. She urged them not to put the issue on the ballot.

Mayor Alvord said they did a 2 percent property tax decrease. He is not convinced that splitting from the school district will lower their taxes because they need a high school. He feels it will actually cost more. He is trying to stay consistent with his fiscal conservative pledge.

Councilman Newton said the school district will have to do the \$495 million bond again. If they break away, it will cost \$70 per household for the high school. If they just do the middle school and elementary school, there would be no increase. There could be a reduction. He said he supports putting it on the ballot and let the residents decide.

CM Whatcott said the feasibility study will be done before August 1st. Mayor Alvord said they will have a public discussion when that study is released.

The City Council took a brief recess.

- F. Presentation:** Proclamation in recognition of Kazim M. Ali for winning the First through Third Grade Division of the Jordan School District Spelling Bee. *(By Mayor Alvord)*

Item F. was discussed earlier in the meeting.

- G. Action Item:** Ordinance 2014-12, Enacting a Temporary Land Use Regulation affecting accessory building in all residential zones. *(By Councilman Seethaler)*

Councilman Seethaler reviewed a recent complaint of an accessory building built on Lawrence Cir. In that case, the law was followed. Were it not for the accessory living unit in that building, the law would have been more liberal. He said this Ordinance will give them time to think about how to structure the regulations differently including setbacks, the noticing process, and if the building faces a roadway, should that require special consideration?

Councilman Newton said he feels they should increase the 300 ft. notification and possibly place signage on the property like they do for a zone change. He said regarding the CC&R's, they would expect the neighbors to bring those forward because they are not recorded with the city. Councilman Rogers said if there are CC&R's, they could require them to be submitted with the application. He said this Ordinance is not the place to address the larger notification problems.

Councilman Barnes said he feels they should stay out of the CC&R business. Councilman Rogers said staff should review the CC&R and noticing provisions, during the moratorium.

Councilman Newton said they need more information so they can make a more informed judgment. Councilman Seethaler said the code gives them protection and they can deal with them on a case by case basis.

Planner Warner said the case on Lawrence Cir. is the first case where there was an accessory living permit on the second floor of an accessory structure. City Planner Schindler said the City Council will only see structures over 16 ft.

Councilman Seethaler said people are concerned about the new code. He feels that this is the right direction for them to go at this time, especially for properties that are ½ acre.

Councilman Newton asked about the use of professional offices in an accessory garage? He suggested staff look at that as well.

Councilman Newton made a motion to approve Ordinance 2014-12, and that staff bring back a discussion to consider a change in zoning to allow the use of professional offices in accessory buildings. Councilman Seethaler seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.

Note – The City Council determined to hold a public hearing and ratify this action on August 5th, per the recommendation of the City Attorney. This item was discussed after item H.

H. Action Item: Sign Appeal AP-2014.03 – Country Manor Professional Suites, 2651 W. South Jordan Parkway. (By Planner, David Mann)

City Planner Schindler reviewed the background information on this item. Staff is recommending approval.

Lorraine Anderson, said the 6 ft. from the sign will be measured from the top of the new established rock berm. They had a car nearly drive into the front of their building so they installed some large boulders to prevent a large disaster. She indicated that the problems started when the road was widened.

Councilman Newton made a motion to approve the Sign Appeal AP-2014.03. Councilman Seethaler seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.

I. Action Item: Fence Appeal AP2014.04 – Hancock Subdivision, 1042 W. 10290 S. appeal of the Municipal code standard requiring decorative masonry wall between properties with different farm animal rights. (By Planner, Damir Drozdek)

This item was discussed earlier in the meeting.

J. Action Item: Housing Plan. (By Long Range Planner, Jake Warner)

Planner Warner reviewed the background information, and introduced the Zion's Bank Public Finance representatives, Cecily Buhl and Susie Becker.

Councilman Seethaler noted that the Federal requirements are higher for lower cost housing. He said if the city refused the CDBG money, and if they don't participate in the HOME program with the County, would they no longer be subject to the federal restrictions to the city with respect to lower income housing? Councilman Seethaler asked if they have put themselves in a

category of being subject to the federal government? Planner Warner said the city is still required to comply with the Fair Housing Act, regardless of the funds. HUD administers the Fair Housing Act and CDBG funds.

Cecily Buhl, Zion's Bank Public Finance, said the State has the Olene Walker Fund with similar requirements and they have to provide information to them as well. Ms. Buhl reviewed the Housing Study Findings presentation (Attachment D).

Councilman Newton said they need to worry about state code, and as far as state code goes, they are okay. Mayor Alvord said the Olene Walker Fund is more of an incentive. It was noted that the City contributed some funds to the developer of The Gardens so they could qualify for the Olene Walker Funds.

Planner Warner said the purpose of this is that there is action being taken if there is a need. HUD just wants an action plan to meet the need. Councilman Seethaler asked if there are penalties for communities that don't comply with the HUD housing requirements? Planner Warner said the communities can put services and programs in place to provide assistance to lower income individuals in order to meet those requirements. HUD is taking a regional approach. He noted that HUD thinks highly of the accessory living unit Ordinance. CM Whatcott said they can give density bonuses rather than doing a lower end apartment product, for example.

Councilman Rogers said there is a difference between high density housing and affordable housing. He noted that he forwarded some recommended revisions to page 47-48. He said he feels the primary barrier is the lack of affordable housing. He feels they need to take steps to remedy it through other options than just high density zoning.

Councilman Newton said one problem is the desirability of South Jordan and the high land costs. Councilman Rogers said he thinks the solution is focusing on the HOME program, a voucher program, some grant money, and funding assistance to lower income individuals to purchase homes in the city.

Councilman Newton said they had previously discussed using the money as a rotating loan fund for developers. Councilman Rogers said he feels the primary focus should be to help the tenant themselves. He does not want to give funds to a developer and then have it turn into a high level apartment building. Secondly, they can consider developer financial assistance. Thirdly, revisions to the zoning Ordinance.

CM Whatcott said they have high rents in the buildings because of the architectural requirements. They do not want to lower their building standards. Councilman Rogers concurred.

Councilman Rogers said looking at the affordable housing stock they have in AMI groups, in the under 30 AMI, they are ahead of many comparable cities. In the other categories, they are headed in the right direction. It is not such a bleak outlook, compared to the other cities.

Councilman Newton asked if the RM-8 zone addresses some of these issues? Is that a valuable tool to use? Planner Warner said it is hard to say how the RM-8 will impact their needs. He said the HOME program is one tool.

Mayor Alvord said they are compliant with the state code. They do not need to pursue the Olene Walker funding. CM Whatcott concurred.

CM Whatcott explained that the RDA's were designed to be backloaded so they would be able to build legacy programs out of that money, such as Councilman Rogers has suggested.

CM Whatcott said they will keep moving the plan forward and consider programming options. He asked that the City Council submit their comments and revisions so they have a more solid plan. They will bring the plan back in draft form before the public hearing.

Councilman Newton suggested they strike Goal 1, item 4, and Goal 4, item 2.

Councilman Shelton asked that they strike the language that the city can be sued on page 47. He does not want to encourage that thought.

The City Council took a brief recess.

- K. **Action Item: Resolution R2014-51**, approving and authorizing the Mayor to sign an Interlocal Agreement to participate in a local HOME Program Consortium during Fiscal Years 2015-2017. *(By Long Range Planner, Jake Warner)*

Councilman Newton said if they don't say yes to joining now, can they participate at a later date? Planner Warner said potentially. The amendment would have to be approved by HUD.

Councilman Newton asked what is the advantage of involving the city now? Planner Warner said the purpose in presenting this is because the housing plan, and other documents that they have, recommend that the city participate. They are also presenting this because of the city's housing issues.

Councilman Newton asked if participating in the HOME program will give them some protection against state guidelines? If they use the consortium funds to help another city, will that count as a credit towards South Jordan from HUD? Planner Warner said HUD would look at it favorably. He reviewed the data on the match credit, and explained the match requirement. The match credit has nothing to do with the funds available to the city.

Councilman Rogers clarified that participating in the consortium does not require any payment or disbursement from any city coffer. Planner Warner said in 20 years, the County has never required the cities to contribute.

Councilman Newton made a motion to approve Resolution R2014-51. Councilman Rogers seconded the motion. Roll call vote. The vote was 4-1 in favor, with Councilman Seethaler opposed.

Councilman Seethaler said his opposition is philosophical. If they could reject the CDBG money, it would be the right thing to do. He said he does not think it is the right thing for the city to get more entangled with the federal government, its programs, and regulations.

- L. Action Item: Resolution R2014-43, Authorizing expenditure of funds for the Parks Water Conversion Project. (By Public Works Director, Jason Rasmussen)**

Public Works Director Rasmussen reviewed the background information on this item. In addition to the previously approved \$614,000, they are asking for another \$400,000 to finish the city park. The payback period is just under 8 years (7 years, 11 months). The source of the funds is the water operating fund. He said the city park has been a complex project. He said it will take time to get the other parks designed and get a more accurate cost estimate.

Development Services Director Klavano said each park will have its own complexity. They need to address the issues in each park to make sure they have the right plan and accurate cost estimates. They might be able to bid the projects all at once.

Councilman Newton made a motion to approve Resolution R2014-43. Councilman Seethaler seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.

Mayor Alvord requested that this project be accelerated.

Councilman Seethaler asked that in the fiscal impact section of the staff report, they include the before and after balance of the fund, and a statement of the adequacy of the balance to meet their future needs.

- M. Action Item: Resolution R2014-54, Creating a City Wide Policy Implementation Process. Adoption of City Wide Policy 100-01. (By COS, Paul Cunningham)**

COS Cunningham reviewed the background information on this item.

Councilman Newton made a motion to approve Resolution R2014-54. Councilman Rogers seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.

- N. Action Item: Resolution R2014-55, Adoption of City Wide Policies; 200-01, 200-02, 200-03, 200-04, and 200-05. (By COS, Paul Cunningham)**

COS Cunningham reviewed the background information on the issue.

Councilman Seethaler asked if they should provide a reference that these policies are subject to laws that may change. COS Cunningham said they could say, *or as amended by IRS Regulation.*

They discussed employee reimbursement for a receipt. If that receipt was submitted after 60 days, the employee would be reimbursed but the funds would become taxable rather than excludable. They also discussed educational reimbursements and moving expenses.

Councilman Seethaler made a motion to approve Resolution R2014-55, with the following amendments: whenever they refer to IRS codes and regulations, they add some language that it is subject to current laws that could potentially change. The moving expenses should read that it is approved by the City Manager, except for those positions under the direction of the general counsel, which would need to be approved by the general counsel, and the general counsel and City Manager need to be approved by the Mayor. Councilman Shelton seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.

- O. **Action Item: Resolution R2014-56**, Ratification of the South Jordan City Employee Handbook. *(By COS, Paul Cunningham).*

COS Cunningham reviewed the background information on this item. He will put the Handbook in a share file folder and provide a summary sheet of the changes. It was noted that the code of ethics is a separate document, not in the employee handbook.

Councilman Seethaler said in section 1.2, staff should review the service values. He also noted that they need to refer to the City Manager as the Chief Administrative Officer in this code so there is not a conflict with state code.

COS Cunningham said they are ratifying this now, even though changes will be coming, because they want to put this on an annual rotation.

General Counsel Wall said they need to change the handbook to indicate that the city has a 6 member Council form of Government.

Councilman Seethaler made a motion to approve Resolution R2014-56, with the edits in section 1-04 that indicates the city operates under a 6 member Council form of Government, and that the City Manager be referred to as the Chief Administrative Officer (CAO), and that staff consider the service values and make them their own during CM Whatcott's administration. Councilman Shelton seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.

Councilman Seethaler made a motion to extend the meeting past 11. Councilman Newton seconded the motion. The vote was 3-2 in favor, with Councilman Rogers and Councilman Barnes opposed.

- P. **Action Item: Resolution R2014-57**, Affirming City Cemetery Ownership and Directing Staff to Develop Improvement Recommendations. *(By Assoc. Director of Public Works, Colby Hill)*

This item was discussed earlier in the meeting.

- Q. **Action Item: Resolution R2014-58**, Supporting the Zoo, Arts, and Parks Program, its 2015 reauthorization and support for funds to be used in developing a regional park in South Jordan. *(By Strategic Services Director, Don Tingey)*

Strategic Services Director Tingey reviewed the background information on this item. He noted that this does not affect the Welby Interlocal Agreement. He said there will be much discussion before projects are approved, if this re-authorization passes.

Councilman Barnes asked if the ZAP tax was originally intended to be a one-time thing? Councilman Newton said yes, but it was re-authorized. CM Whatcott said as long as the County is using this for operation funds, it will be re-authorized.

Mr. Tingey said if the ZAP tax was not approved, it will not affect the City's 30 acres within the Welby pit park. It could affect the rest of the acreage. The PACDB gets money from the ZAP tax every year. He said he believes the ZAP tax will pass.

Councilman Shelton made a motion to approve Resolution R2014-58. Councilman Barnes seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.

- R. **Action Item:** Re-Appointment of Claron Perry to the Public Art and Cultural Development Board for a two year term. *(By Community Services Director, Don Tingey)*

Councilman Seethaler made a motion to reappoint Claron Perry to the Public Art and Cultural Development Board. Councilman Newton seconded the motion. Roll call vote. The vote was unanimous in favor.

- S. **Action Item:** Appointment of Evan Jones to the Public Art and Cultural Development Board for a two year term. *(By Community Services Director, Don Tingey)*

Councilman Barnes made a motion to appoint Evan Jones to the Public Art and Cultural Development Board. Councilman Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

- T. **Reports and Comments:** *(Mayor, City Council, City Manager, and other)*

Mayor Alvord suggested adding a meeting per month to their schedule to deal with their work load. He also suggested having only one meeting a month with public comment.

Councilman Newton said they need to have a cut off time for public comment. Councilman Seethaler said people are not always upset after a few weeks. He said he would like to allow people to speak, but they should not engage or make counter points. Councilman Newton said

having people fill out a speaker card with their topic might help. Councilman Shelton said they need to determine the purpose of the public comment. He said the residents have access to the City Council in many different ways. Councilman Barnes said when they come to a City Council meeting, the comments are part of the record. It was noted that not every city has a section for public comment on their agenda.

Councilman Barnes said when there is a controversial item, they can hold the public hearing on a separate night. Councilman Barnes said he is in favor of public comment at every meeting. Councilman Rogers said they could limit the comments to 3 minutes each, and have public comment for a maximum of 30 minutes. If they see a lot of people on an issue, they can hold the comments at a separate meeting, hold the comments until the end, or ask them to appoint a spokesperson. The City Council discussed doing 30 minutes of public comment at the beginning of the meeting, and then hold the rest until the end of the meeting, if needed.

CM Whatcott said they could also start doing the consent calendar to speed up the meeting. Councilman Newton said he is okay with the consent calendar for committee appointments.

Councilman Rogers suggested that they hold City Council meetings on the 5th Tuesday of the month. Councilman Barnes indicated that he does not want to add another meeting every month.

The City Council determined to hold public comment at the beginning and end of their meetings and to hold a meeting on the 5th Tuesday of the month, unless it is not needed. They determined to meet on July 29, 2014.

Councilman Shelton reviewed a recent PACDB event, a movie in the park. It was a good event.

Councilman Newton said they are continuing to work through the issues with the school district. They are still waiting on the delivery of the deliverables. One thing that is problematic is that the JSD can't give us a plan regarding the building of schools until September 30th, and we have an August 5th deadline. After the discussion yesterday, he is in favor of putting the issue on the ballot because they don't know what the JSD will bring them back.

Councilman Barnes said he would be meeting with the residents that were involved in the Kornwasser development from last year to discuss options for the city owned property on 4000 West.

Councilman Rogers said if they meet on the 5th Tuesday of the month, that will give them an extra meeting in July, September, and December. Councilman Newton said he does not favor an extra meeting in December.

Councilman Rogers requested that an article be placed in the FOCUS as a reminder on what people are supposed to do when they are driving near busses.

Councilman Seethaler said he met with the school district in their open and closed session on July 3rd. They were able to have a discussion on the Resolution passed by the City Council.

Councilman Seethaler indicated that he enjoyed the employee barbeque yesterday. That was a great event.

Councilman Seethaler asked for some information for what it will mean for the city when they become a second class city. City Attorney Wall said they will be considered a second class city when their population reaches 60,000. Councilman Seethaler said before they are certified as a second class city, they need to determine what the ramifications are.

Councilman Newton thanked Councilman Seethaler for his contribution in the process of dealing with the Jordan School District. He has spent numerous hours on the issue.

U. Executive Session – To Discuss the purchase, exchange, or lease of real property

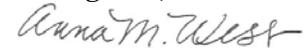
Councilman Shelton made a motion to go into an executive session to discuss the purchase, exchange, or lease of real property. Councilman Barnes seconded the motion. Roll call vote. The vote was unanimous in favor.

ADJOURNMENT

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

The July 15, 2014 City Council meeting adjourned at 12:54 a.m.

This is a true and correct copy of the July 15, 2014 Council meeting minutes, which were approved on August 5, 2014.


South Jordan City Recorder

**SOUTH JORDAN CITY
City Council Meeting**

**July 15, 2014
6:00 P.M.**

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

PRINT NAME	PRINT ADDRESS
ALEXANDRA EFRAMO	3735 Judd Cir. West Jordan UT 84088
Lori R. Munk	1958 Gold Nugget Dr S.J UT
Jeremy Butcherbaugh	297 W 1365 S Draper
Hester Reich	7055 S. Claudia Hill Lane WJ 84081
Jennifer Behme	10233 S. Mystic Creek Bay ST
MARK HANCOCK	12082 E. BIL COTTONWOOD CANY RD.
Jamice Voorhies	West Jordan
Mary Meyer	6929 S. Mineral Point Dr. West Jordan 84081
Paul Meata	3408 Cameron Park Ln S.-J. UT 84095
Rox Glatthi	P.O. Box 744 Riverton
Cynthia Bowser	P.O. Box 701948 WVC, UT 84170
Beckie Jensen	9512 Campaign So Jordan
Janne Jackson	2610 W. 10950 So.
Jean Peterson	
John L. Rice	10508 Cedar Springs Lane S.J. UT Flaming Arrow Patrol
Michelle Robbins	81N 825 W Clearfield
Alex Stoddart	14401 Windom Rd Herriman
Michelle Larsen	10033 Memorial Dr. S. Jordan
Chris	2037 West Lawrence Cir.
Luann Jensen	11186 So. 27000 W. J.S.
Heidi Greene	10207 Mystic Falls Way, S Jordan
Leslie Draper	1858 W Portabella Rd SJ UT
Tim Ewinson	9858 DREAM CIRCLE
Melissa Handy	11573 Oakmond Rd S. Jordan
Bob Elder	2605 W. Carriage Oak Ct.
Michelle Thompson	2102 W. Lawrence Cr.
Ann Johnson	1762 W " "

INFANT BURIAL FEES AT DIFFERENT CEMETERY'S
For residents

South Jordan City Cemetery	\$450.00
Herriman city Cemetery	\$ 0.00
Sandy City Cemetery	\$205.00
Riverton City Cemetery	\$125.00 - 2
West Jordan City Cemetery	\$255.00
Bluffdale City Cemetery	\$200.00

Jean Jackson

INFANT BURIAL FEES AT DIFFERENT CEMETERY'S
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West Jordan City Cemetery	\$255.00
Bluffdale City Cemetery	\$200.00

Jean Jackson

July 15, 2014

Tim Ellingson
9858 Dream Circle
South Jordan, UT 84095

My first encounter with this body was in March of this year during a meeting between the Jordan School Board and the South Jordan City Council where I witnessed a councilman verbally harassing the senior board member for almost 30 minutes followed by the city council bullying the school board into a closed session to speak against district leadership.

I was appalled at this behavior by the city council and couldn't believe that I lived in a city with this representation. I thought that it may have been a single event so I signed up for South Jordan University to widen my perspective. I was pleasantly surprised at the diligence and professionalism of city employees. It was a night and day comparison from what I observed that night in March compared to the friendliness of the city employees, and abundant programs, and offerings.

You said purchase land in Daybreak and the split would go away. The district purchased land yet the split continued on.

You said make administrative changes and the split would go away. Administrative changes were made yet the split continues on.

You now say sign this MOU and the split **might** go away.

These demands are nothing more than extortion.

You state that you want what's best for our children yet you use extortion to drag concessions out of the school board members that are not in the best interest of all children. You don't attend the study sessions; you don't attend the board meetings; you understand neither their Budget Book nor their CAFR yet you insist on exerting your will over what you **think** is best for the district. You share some blame for their purchasing land in Daybreak. You have pushed them to dismiss arguably the most talented business administrator in the state, leaving them leaderless. Your draft Resolution was not designed to unite but rather to incite. I was hopeful after this resolution was tone down into something more reasonable. However I was yet again disappointed when I received a copy of the mayors draft of the Memorandum of Understanding that effectively requires the board to become puppets to the mayors with no promises, no guarantees, and provides nothing to help the children but rather adds another layer of bureaucracy and politics.

You are within your right to micro manage this city. Stop trying to micro manage the school district as well, especially if you aren't going to get your information from reliable sources. Today I am ashamed to call myself a resident of South Jordan and I am embarrassed to be represented by this body. Perhaps you should be following the examples of your employees who still remember who the customer really is.

Housing Study Findings

South Jordan City

July 2014

Housing Study Scope

- Population and Demographics
- Population and Household Projections
- Current Housing Stock and Inventory
- Housing Quality and Conditions
- Current Affordable Housing Availability and Need
- Current and Projecting Housing Needs for Special Needs Groups
- Affordable Housing Forecasts
- Regulatory Environment
- Compliance with Housing Laws and Guidelines
- Goals and Recommendations
- Available Financial Tools and Mechanisms
- Summary of: Fair Housing Equity Assessments, Analysis of Impediments, HUD Compliance Review

Existing Population

Population Assumptions		
2013 Base Dwelling Units	17,396	Assessor's Office
Household Size	3.74 in 2013	ACS 2012
Occupancy Rate	94.1% of All Units	ACS 2012
2013 Occupied Households	16,365	
2013 Population	61,205	
2024 Occupied Households	25,650	
2024 Population	91,607	

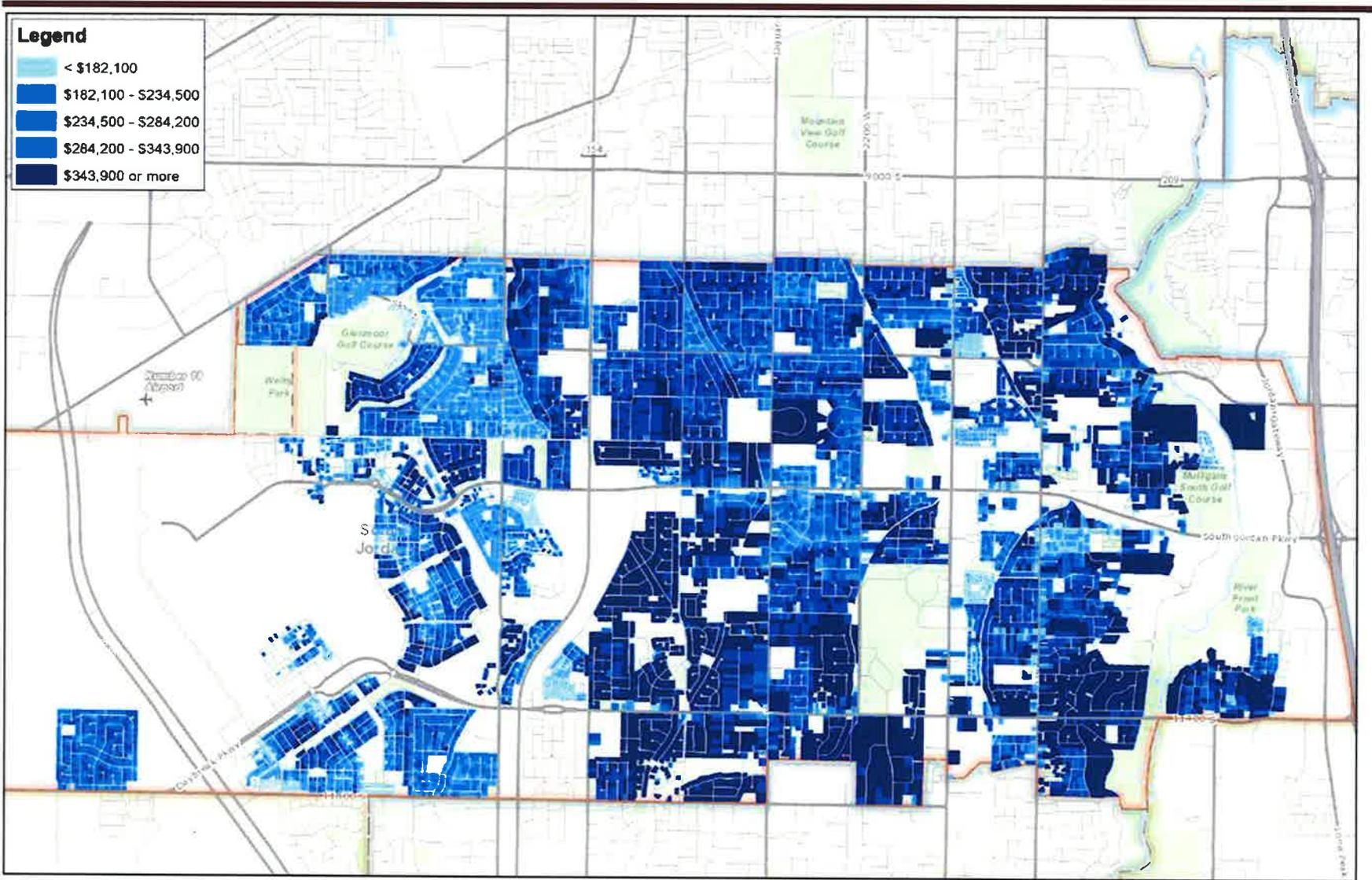
Housing Inventory

Property Type	Non-Rental Units	Rental Units	Total Units
Single Family Units and PUD*	13,659	1,415	15,074
Condo Units	441	52	493
Duplex Units	4	8	12
Apartment Units	-	1,712	1,712
Rental Townhomes*	-	105	105
Total Units	14,104	3,292	17,396
Percent of Total Units	81.1%	18.9%	100%

Source: SLCo Assessor, ZBPF

*Assessor counts townhomes as PUD if not in a multi-family rental complex

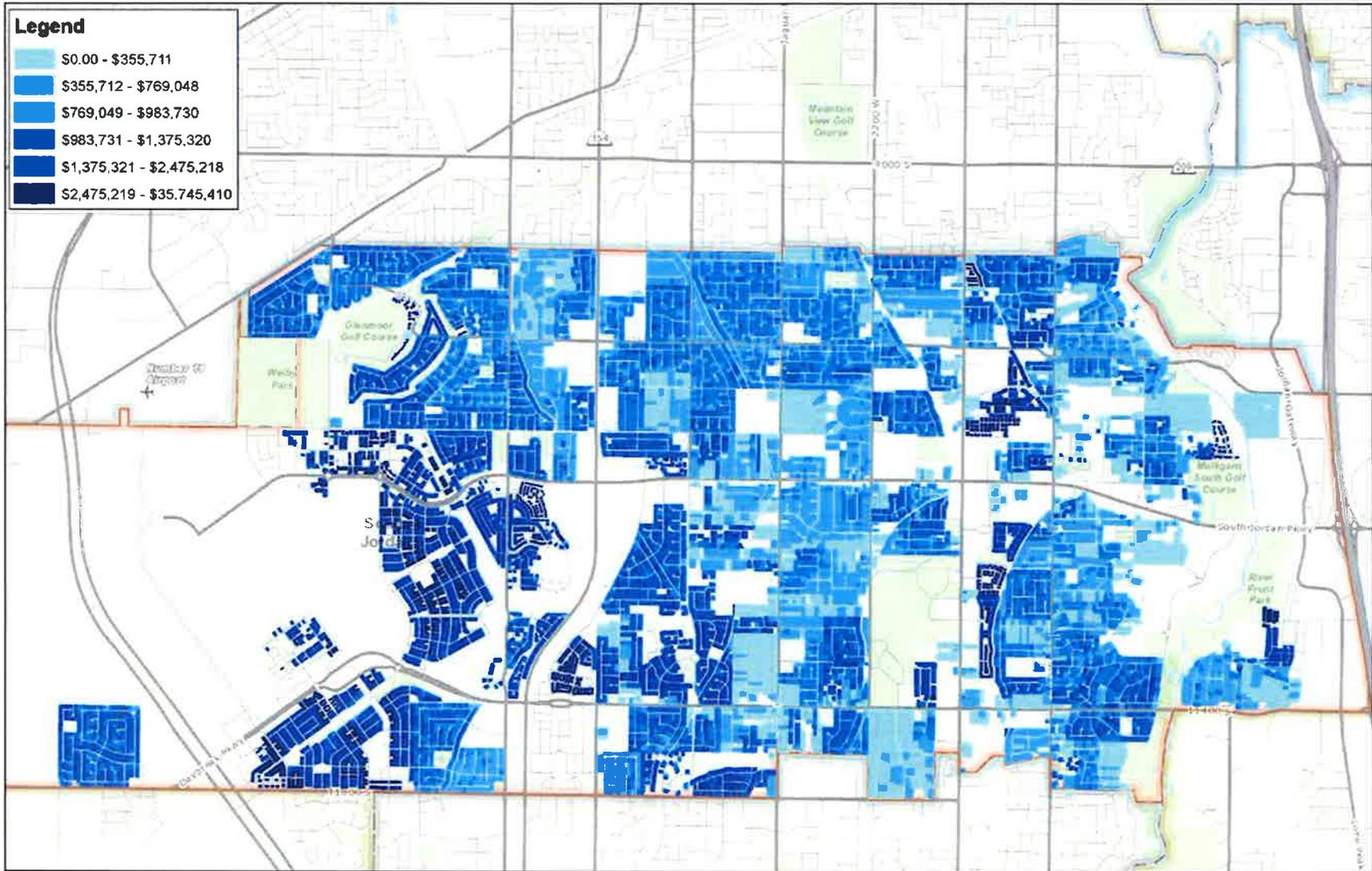
Market Value – by Parcel



Source: Salt Lake County Assessor



Market Value – by Acre



Source: Salt Lake County Assessor





Housing Affordability

- State of Utah Affordability Analysis
 - Reasonable Opportunity at 80% AMI
- Olene Walker Housing Study Requirements
 - Opportunities at 30%, 50% and 80% AMI
 - Projected Needs
- HUD Guidelines

Source: Salt Lake County Assessor



HUD Area Median Income (AMI) Guidelines

FY2014 HUD Area Median Income (AMI): \$68,700

	30% of AMI	50% of AMI	80% of AMI
Targeted Income Group Thresholds	\$20,610	\$34,350	\$54,960

	30% of AMI	50% of AMI	80% of AMI
Monthly Housing Allowance (including utilities)	\$515	\$858	\$1,374
Monthly Housing Payment Allowance (\$150 in utilities)	\$365	\$708	\$1,224

- Monthly housing payment: 30% of gross monthly income after utility expenses
- Utility assumptions: \$150 for multi-family rental, \$250 for purchased home

Home Ownership Affordability by Income Range

Household Income Range	Home Price Range					
	4 Percent Mortgage		5 Percent Mortgage		6 Percent Mortgage	
	Low	High	Low	High	Low	High
\$10,000 to \$14,999	\$0	\$24,048	\$0	\$21,870	\$0	19,947
\$15,000 to \$24,999	\$24,052	\$72,152	\$21,875	\$65,619	\$19,951	\$59,849
\$25,000 to \$34,999	\$72,157	\$120,257	\$65,624	\$109,369	\$59,853	\$99,752
\$35,000 to \$49,999	\$120,262	\$192,414	\$109,373	\$174,993	\$99,756	\$159,605
\$50,000 to \$74,999	\$192,419	\$312,677	\$174,997	\$284,366	\$159,609	\$259,361
\$75,000 to \$99,999	\$312,681	\$432,939	\$284,370	\$393,739	\$259,365	\$359,117
\$100,000 to \$149,999	\$432,943	\$673,463	\$393,743	\$612,485	\$359,121	\$558,629
\$150,000 to \$199,999	\$673,467	\$913,987	\$612,489	\$831,231	\$558,633	\$758,140
\$200,000 or more	\$913,992		\$831,235		\$758,144	

Current Stock – SFR, Condo, Townhome

Household Income Range	# of Households in Income Range	Affordable Home Price Range (4% Mortgage)	# of Properties in Value Range
\$10,000 or less	172	\$0	0
\$10,000 to \$14,999	242	\$0 - \$24,048	3
\$15,000 to \$24,999	592	\$24,052 - \$72,152	2
\$25,000 to \$34,999	558	\$72,157 - \$120,257	40
\$35,000 to \$49,999	1,555	\$120,262 - \$192,414	2,018
\$50,000 to \$74,999	3,527	\$192,419 - \$312,677	8,347
\$75,000 to \$99,999	2,859	\$312,681 - \$432,939	4,056
\$100,000 to \$149,999	3,986	\$432,943 - \$673,463	1,044
\$150,000 to \$199,999	1,762	\$673,467 - \$913,987	43
\$200,000 or more	867	\$913,992 or more	26

Source: ZBPF, Salt Lake County Assessor, ACS 2010-2012

Monthly Rental Rates – Available Multi-Family Rental

Household Income	Low	High	Units
\$10,000 to \$14,999	\$0	\$225	0
\$15,000 to \$24,999	\$225	\$475	0
\$25,000 to \$34,999	\$475	\$725	0
\$35,000 to \$49,999	\$725	\$1,100	1,052
\$50,000 to \$74,999	\$1,100	\$1,725	761
\$75,000 to \$99,999	\$1,725	\$2,350	0
\$100,000 to \$149,999	\$2,350	\$3,600	0
\$150,000 to \$199,999	\$3,600	\$4,850	0
\$200,000 or more	\$4,850	-	0

Source: ZBPF

Home Ownership Affordability – LMIs

Targeted Income Group	Household Income Range	Home Price Range					
		4 Percent Mortgage		5 Percent Mortgage		6 Percent Mortgage	
		Low	High	Low	High	Low	High
< 30% of AMI	< \$20,610	\$0	\$51,039	\$0	\$46,418	\$0	\$42,336
30% to 50% of AMI	\$20,610 - \$34,350	\$51,039	\$117,135	\$46,418	\$106,529	\$42,336	\$97,162
50% to 80% of AMI	\$34,350 - \$54,960	\$117,135	\$216,279	\$106,529	\$196,697	\$97,162	\$179,401



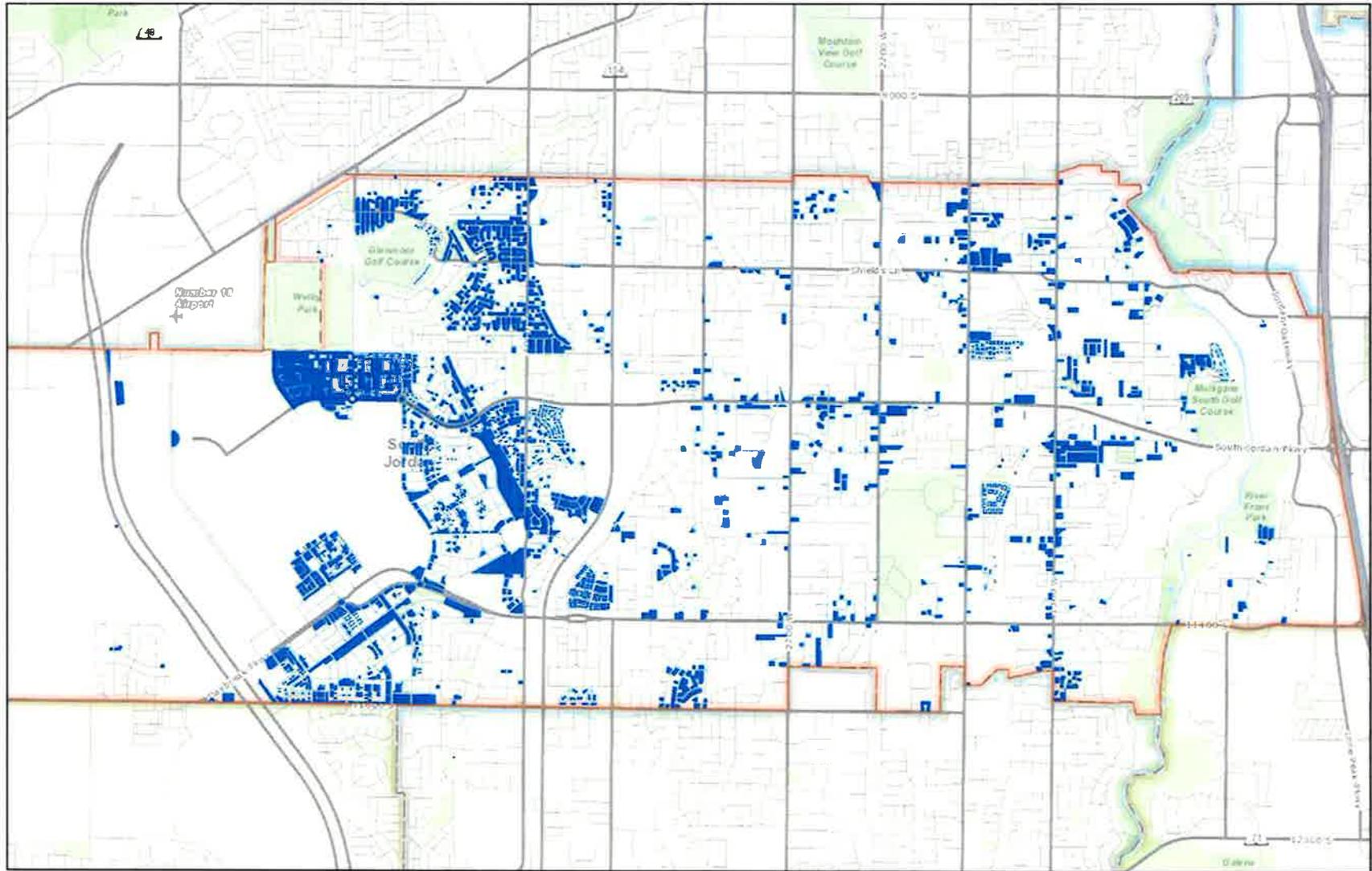
South Jordan LMI Households

Household Income Level	Income Range	Estimated Number of Households	Percent of Households	Cumulative Total	% Cumulative Total
< 30% of AMI	< \$20,610	823	5.03%	823	5.03%
30% to 50% of AMI	\$20,610 - \$34,350	763	4.66%	1,586	9.69%
50% to 80% of AMI	\$34,350 - \$54,960	2,265	13.84%	3,851	23.53%

Affordability Summary – State Requirements

Total Housing Units	17,396
Housing Units at 80% AMI (Affordable at \$54,960 HH income)	
Affordable SFR/Condo/PUD/Duplex Units	3,710
Affordable Multi-Family Units	1,547
Total Affordable Units	5,257
Percent Affordable at 80% AMI	30.2%

Units Affordable to Purchase at 80% AMI



Source: Salt Lake County Assessor

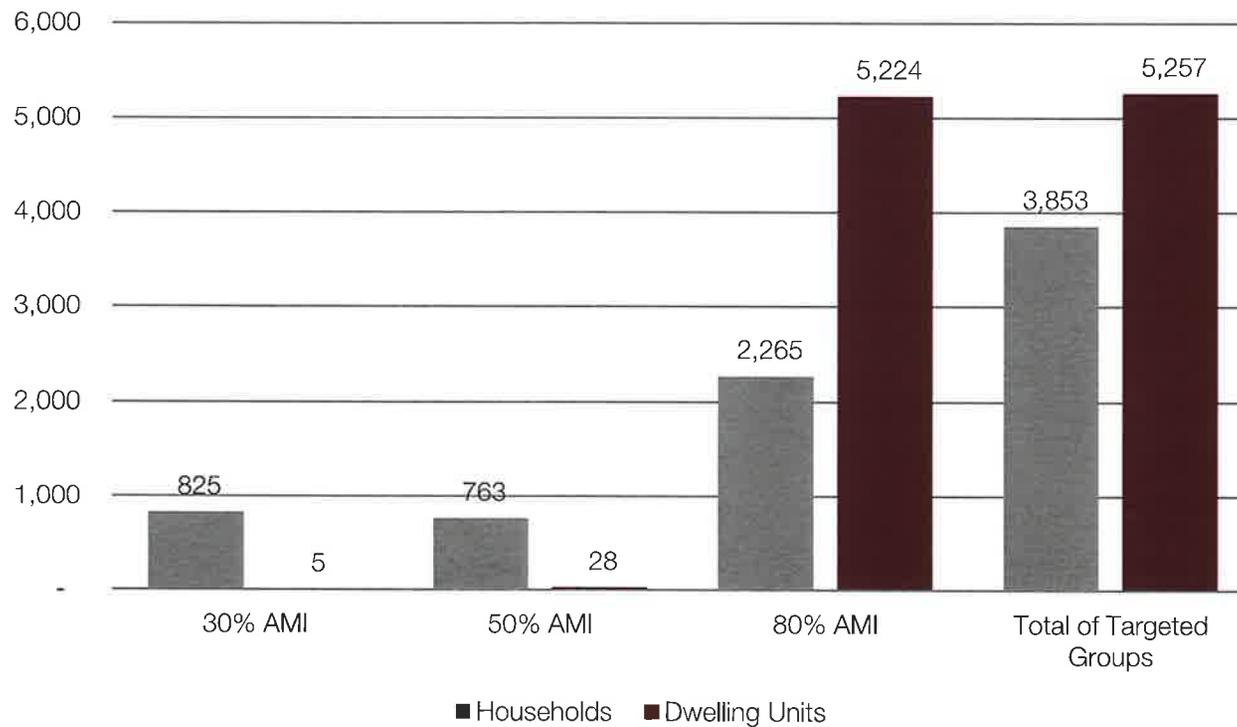
Affordability Summary

	< 30% of AMI	30% to 50% of AMI	50% to 80% of AMI	Total
Income Range	< \$20,610	\$20,610 - \$34,350	\$34,350 - \$54,960	-
Monthly Housing Allowance (Less Utilities)	\$365	\$708	\$1,224	-
Affordable Home Price Range (4% Mortgage)	\$0 - \$51,039	\$51,039 - \$117,135	\$117,135 - \$216,279	-
Number of SJ Households/ Number of Units Needed by Income Group	825	763	2,265	3,853
Number of Affordable SJ SFR/Condo/TH units (Regardless of Current Rental Status)	5	28	3,677	3,710
Number of Affordable SJ Multi-Family Rental Units (Includes Centrally-Rented TH Complexes)	None	None	1,547	1,547
Total Existing Supply	5	28	5,224	5,257
Number of Units Needed for Current South Jordan Households	815	735	<i>2,959 Excess</i>	-



Affordability Summary

Existing Housing Stock Compared to Households in Targeted Income Groups – South Jordan



Projected Affordability

Targeted Income Group	2013		2019		2024	
	Households	Available Units	Projected Households	Projected Available Units	Projected Households	Projected Available Units
< 30% of AMI	823	5	1,078	7	1,290	9
30% to 50% of AMI	763	28	999	48	1,195	58
50% to 80% of AMI	2,265	5,224	2,966	5,425	3,550	6,493

80% LMI Demand Countywide

43.1 percent of households in Salt Lake County make less than \$50,000, compared to 19.4 percent of households in South Jordan.

Income Category	South Jordan	South Jordan Cumulative	Salt Lake County	Salt Lake County Cumulative
Less than \$10,000	1.10%	1.10%	5.40%	5.40%
\$10,000 to \$14,999	1.50%	2.60%	4.20%	9.60%
\$15,000 to \$24,999	3.70%	6.30%	9.40%	19.00%
\$25,000 to \$34,999	3.50%	9.80%	9.60%	28.60%
\$35,000 to \$49,999	9.60%	19.40%	14.50%	43.10%
\$50,000 to \$74,999	21.90%	41.30%	22.00%	65.10%
\$75,000 to \$99,999	17.70%	59.00%	13.90%	79.00%
\$100,000 to \$149,000	24.70%	83.70%	13.60%	92.60%
\$150,000 to \$199,999	10.90%	94.60%	4.00%	96.60%
\$200,000 or more	5.40%	100.00%	3.40%	100.00%

Source: ACS 2010-2012



Affordability Summary – County-wide Perspective

Needs and Availability of Affordable Units, Definitions:

- Olene Walker – based on units and households within City only
- State Code – reasonable opportunity for people desiring to live there – more regional

	< 30% of AMI	30% to 50% of AMI	50% to 80% of AMI	Total
Number of South Jordan Households	825	763	2,265	3,853
SJ Proportionate Ratio Based on County-Wide Income Distribution	2,281	2,318	2,919	7,518
Difference Between County Proportion and South Jordan Actual Households	1,456	1,555	654	3,665
Total Affordable Units in SJ	5	28	5,224	5,257
Units that would meet County Proportions	2,276	2,290	<i>2,305 Excess</i>	

Dwelling Units by Market Value*

Single-Family Home Value	South Jordan	Draper	Herriman	Riverton	Sandy	West Jordan	Salt Lake County
<\$100,000	0.0%	0.0%	0.1%	0.2%	0.1%	2.0%	4.1%
\$100,000 - \$124,999	0.4%	0.1%	0.6%	0.8%	2.0%	7.6%	11.9%
\$125,000 - \$139,999	1.9%	0.5%	4.2%	2.7%	3.7%	15.6%	19.6%
\$140,000 - \$149,999	2.6%	3.7%	5.6%	3.8%	4.9%	22.3%	25.0%
\$150,000 - \$159,999	3.9%	5.7%	6.9%	5.1%	6.4%	30.0%	30.2%
\$160,000 - \$169,999	6.0%	6.7%	8.5%	9.1%	9.7%	38.1%	35.5%
\$170,000 - \$179,999	9.1%	9.6%	11.4%	15.0%	14.7%	45.2%	40.7%
\$180,000 - \$189,999	12.3%	12.2%	14.2%	22.1%	20.9%	51.6%	45.5%
\$190,000 - \$199,999	16.5%	15.2%	19.5%	30.2%	28.9%	57.9%	50.5%
\$200,000 - \$219,999	25.5%	21.5%	32.6%	44.5%	44.5%	71.1%	59.6%
\$220,000 - \$239,999	34.9%	27.5%	46.2%	55.5%	56.4%	82.1%	67.2%
\$240,000 - \$259,999	44.2%	33.5%	58.3%	64.2%	65.6%	89.3%	73.0%
\$260,000 - \$279,999	53.2%	39.4%	68.0%	71.8%	71.8%	93.5%	77.5%
\$280,000 - \$299,999	61.5%	44.9%	75.5%	78.8%	76.3%	95.9%	81.1%
\$300,000 - \$324,999	71.1%	51.7%	82.6%	86.3%	80.7%	97.7%	84.7%
\$325,000 - \$349,999	79.0%	58.3%	87.5%	91.3%	84.4%	98.8%	87.6%
\$350,000 - \$374,999	84.4%	64.5%	91.3%	94.6%	87.4%	99.3%	89.8%
\$375,000 - \$399,999	88.7%	69.7%	94.1%	96.6%	89.8%	99.5%	91.5%
\$400,000 - \$424,999	92.0%	74.7%	95.9%	97.7%	91.8%	99.6%	92.9%
\$425,000 - \$449,999	94.6%	79.2%	97.2%	98.5%	93.4%	99.7%	94.0%
\$450,000 - \$474,999	96.5%	82.5%	98.1%	98.9%	94.6%	99.7%	94.9%
\$475,000 - \$499,999	97.5%	85.3%	98.7%	99.1%	95.6%	99.8%	95.7%
\$500,000 - \$599,999	99.2%	92.3%	99.7%	99.6%	97.7%	99.9%	97.5%
\$600,000 - \$699,999	99.6%	95.6%	99.8%	99.8%	98.7%	99.9%	98.5%
\$700,000+	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

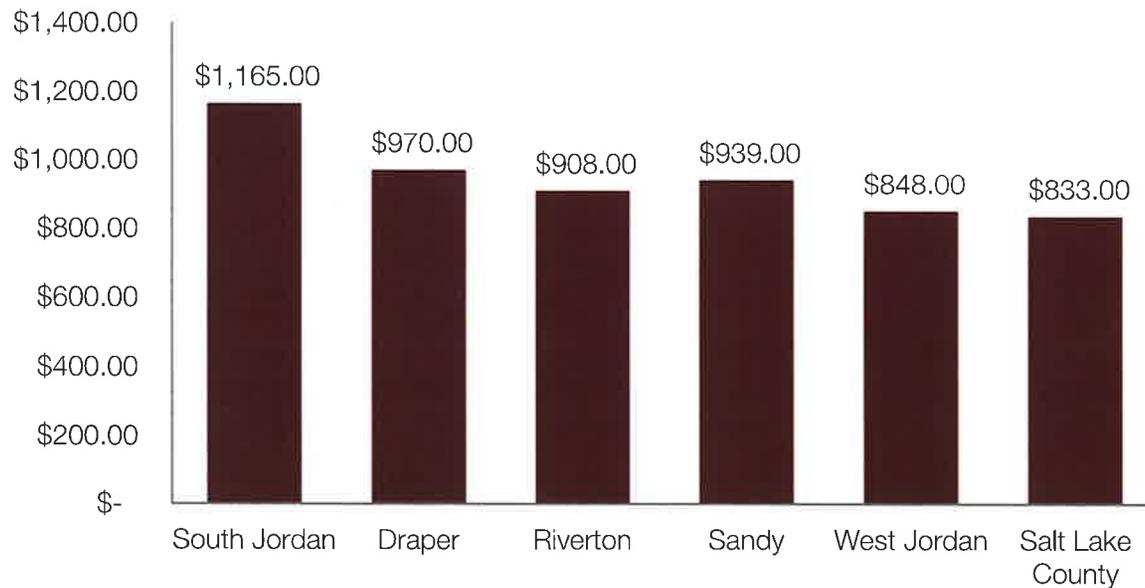
Source: Salt Lake County Assessor; *does not include multi-family units



Rental Rates – Available Multi-Family Rental

	South Jordan	Draper	Herriman	Riverton	Sandy	West Jordan	Salt Lake County
Average Rent – Mid 2013	\$1,165	\$970	NA	\$908	\$939	\$848	\$833
Average Rent/Square Foot	\$1.10	\$1.02	NA	\$0.87	\$1.06	\$0.93	\$0.96

Source: Equimark Multi-Family Report – July 2013



Housing Study Goals and Recommendations

Goal 1: Encourage Development of Affordable Housing, Focusing at TOD Sites and Redwood Road

- *Responsible Parties:* City Administration, Community Development, Planning Department and Planning Commission, Redevelopment Agency, Daybreak developers
- *Timeline:* 1-10 years

Action Items:

1. Identify TOD Sites and create CDAs at each site if needed. The map below identifies transit sites in and near the City and the areas that could foster TODs. The two TRAX stops in the northwest of the City are not currently in RDA zones.
2. Identify affordable housing development sites along Redwood Road and other streets with access to current bus routes.
3. Provide financial assistance and tools to developers to encourage affordable housing at TOD sites. Using the mechanisms detailed in this study, partner with multi-family developers to reduce development costs or incentivize builders to provide affordable units.
4. Engage the Olene Walker Housing Loan Fund as a community partner in attracting affordable development.
5. Assist low-income families to purchase condo units at TOD or bus route sites through a revolving loan fund with down-payment assistance and interest rate buy-downs (or deferred payment loans).
6. Waive fees to reduce construction and maintenance costs, allowing lower rental fees to be more feasible.

Housing Study Goals and Recommendations

Goal 2: Encourage Energy Efficient Housing that Reduces Resident Costs

- *Responsible Parties:* City Planning and Planning Commission, Community Development, Developers
- *Timeline:* 1-15 years

Action Items:

1. Provide incentives for green building, such as grants or loan assistance, to builders and developers on affordable housing projects.
2. Educate homebuilders on federal and state tax credits for energy efficient building.
3. Provide zero interest deferred payment loans for down payments to low-income households seeking an efficient home.
4. Provide loans to multi-family developments to install green features, such as water saving features or solar panels. These developments can use these features as a marketing tool and use the saved energy costs to pay back the loan.
5. Waive City fees in return for using green building practices.

Housing Study Goals and Recommendations

Goal 3: Support Housing Needs for Special Needs Residents

- *Responsible Parties:* City Planning, City Council, Community Development
- *Timeline:* Ongoing

Action Items:

1. Maintain CDBG grants to special needs agencies, such as South Valley Sanctuary and ASSIST.
2. Become involved with the County's HOME Consortium.
3. Continue to encourage the development of affordable senior housing, especially as this is a fast growing population in the City with high needs for affordable housing.
4. If a revolving loan fund is developed with RDA funds, include provisions for disability housing and accessibility modifications.

Housing Study Goals and Recommendations

Goal 4: Eliminate Barriers to Affordable and Fair Housing

- *Responsible Parties:* City Administration, City Council, Planning Department, Community Development, Disability Law Center
- *Timeline:* 1-15 years

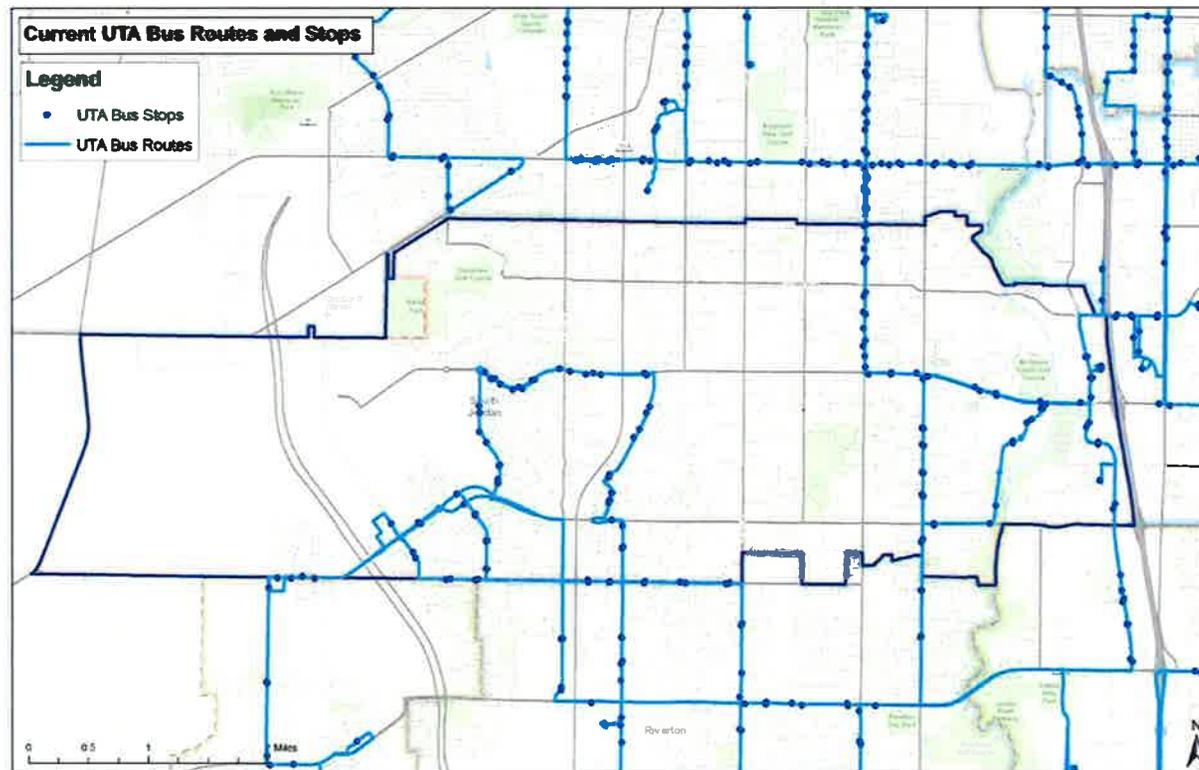
Action Items:

1. Review zoning ordinances to re-examine role of mixed-use and high-density zoning in the City.
2. Provide City housing assistance and public notices in Spanish.
3. Provide housing education to low income and protected class families.
4. Use RDA funds to provide advocacy and loan assistance to minority families to reduce denial rates. One of the most frequent reasons for denials to minority families was a failure to provide the correct information.
5. Determine discrimination levels in the City using testing services through the Disability Law Center. Through regional planning efforts, this organization will be providing 450 tests over the next three years.
6. Provide education to landlords regarding fair housing laws and regulations, especially for single-family and accessory rental units.
7. Provide special provisions for protected classes through an RDA assistance program.

Housing Study Goals and Recommendations

Goal 5: Work with UTA to Improve and Increase Bus Routes

- *Responsible Parties:* City Planning, Administration, and Community Development Departments, UTA
- *Timeline:* 1-5 years



Housing Study Goals and Recommendations

Goal 6: Maintain Existing Housing Stock Appeal and Quality

- *Responsible Parties:* City Planning, Public Works, Code Enforcement, Residents
- *Timeline:* Continuous

Action Items:

1. Maintain design and maintenance standards outlined in the General Plan
2. Ensure new development is cohesive and integrative to its community