SOUTH JORDAN CITY
CITY COUNCIL MEETING

October 20, 2015

Present: Mayor David Alvord, Councilman Steve Barnes, Councilman Chuck Newton, Councilman Chris Rogers, Councilman Mark Seethaler, Councilman Don Shelton, CM Gary Whatcott, City Attorney Ryan Loose, Fire Chief Andrew Butler, Administrative Services Director Dustin Lewis, Police Chief Jeff Carr, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, COS Paul Cunningham, City Commerce Director Brian Preece, Finance Director Sunil Naidu, IS Director John Day, Public Works Director Jason Rasmussen, City Council Secretary MaryAnn Dean

Others: See Attachment A

REGULAR MEETING – 6:00 PM

A. **Welcome and Roll Call** – *Mayor David Alvord*

Mayor Alvord called the meeting to order. He noted that Councilman Seethaler has been excused and will be joining the meeting shortly.

B. **Invocation** – *By Councilman Steve Barnes*

Councilman Barnes offered the invocation.

C. **Pledge of Allegiance**

Fire Chief Butler led the audience in the Pledge of Allegiance.

D. **Minute Approval**

1. October 6, 2015 Study Meeting
2. October 6, 2015 Regular Meeting

Councilman Rogers made a motion to approve the October 6, 2015 Study Meeting minutes and the October 6, 2015 Regular Meeting minutes, as printed. Councilman Shelton seconded the motion. The vote was 4-0 in favor, with Councilman Seethaler absent.

E. **Public Comment:**

Ron Higham, 3238 Corinne Drive, said he previously requested a variance for his cats. He said he had 13. They are down to 9 because they had to put 4 of them down. He said in discussions with Councilman Rogers and Mayor Alvord, they discussed a possible number that may be acceptable would be 6. He said Riverton only allows 2, but that Ordinance is rarely enforced.

Herriman has no Ordinance regarding the number of cats, and Sandy has no mention of cats. West Jordan's code calls for a "reasonable number" of cats. He asked the city to adopt the position of West Jordan and Salt Lake County where the number is not limited, but all must be licensed and well cared for. This could be an additional source of revenue for the city. He said he is asking for a variance because when they put their 4 cats down, it nearly killed his wife. He is concerned that if they had to do more, she would go. He feels they can be down to 6 by next year at this time, or sooner. One cat is up for adoption, two of the other cats belong to their niece. He asked that they be granted a petition for a variance for 6 cats.

Mayor Alvord asked how large of a property Mr. Higham lives on. Mr. Higham said it is a ½ acre, but they have a 5,000 sq. ft. home. He noted one cat that is kept separate from the others because of a possible disease that is easily transmittable.

Mayor Alvord said he is not sure if 6 would be in the comfort zone of the City Council, but they talked about tying the number of cats to a lot size.

Councilman Newton said he is supportive of that concept, but feels 6 cats on a ½ acre is pushing it. It was noted that Riverton has a hobby license for more animals.

Councilman Newton asked that staff delay enforcement on this issue until they can talk through this issue at a work session in January.

CM Whatcott said staff has been trying to be amenable to a time schedule and they have been as sensitive as possible. They will continue to work with Mr. Higham. Staff will prepare a possible solution for the January work session, such as how they can tie this to the lot size. Mayor Alvord said they have to have a reasonable limit.

F. **Presentations:**

1. Proclamation: Citizen Recognition and Commendation of Cody Crossley for Alerting Emergency Services in a Life Saving Event. *(By Police Chief Jeff Carr and Fire Chief Andy Butler)*

Mayor Alvord read the proclamation.

Councilman Seethaler arrived at the meeting at this time.

Councilman Newton noted that he was on scene for this emergency. It was an amazing thing that Mr. Crossley did.

2. Mulligan's Commission Update on Mulligan's Operations. *(By Doug Brown)*

Doug Brown, Mulligans Manager and Golf Professional, did a presentation on the 2015 Mulligans Highlights (Attachment B). He said the Food Truck Wednesdays have been successful, but it is hard to get a parking space.

Councilman Seethaler expressed appreciation for Mr. Brown and his talents.

Councilman Seethaler said the number one factor that has the greatest impact on revenue is weather. Mr. Brown concurred. He said they have had publicity for Mulligans and great support from the community. They are also making improvements to the facility and that has been helpful with the retention of customers and overall satisfaction.

Councilman Seethaler asked if the Mulligan's rates have been flat? Mr. Brown said yes.

Mayor Alvord noted that the development code update for section 17.18 has been moved to November 17th.

3. Mulligan's Master Planning Process. *(By Commission Member, Dustin Lewis)*

Administrative Services Director Dustin Lewis updated the City Council on the master plan process. He said Staples golf is working with subcontractors. It has been a good process. One of the subcontractors is a former employee of the Arnold Palmer group that is an expert in irrigation. They anticipate 8 meetings with the public.

Mr. Lewis said they are looking at the current conditions of the structures and Mulligan's facilities such as miniature golf, and the batting cages. They are also considering a connection with the Jordan River trail. They are also considering adding other activities and a business and marketing plan. They are also developing some pro forma budgets to base future decisions. Staff is working to fine tune the scope of work.

G. **Consent Item:**

1. Resolution R2015-69, authorizing the Mayor to execute and enter into an Interlocal Cooperation Agreement modifying the 2010 Interlocal Cooperation Agreement that established the Jordan River Commission. *(By Colby Hill)*

2. South Jordan City Decision on Appeal Application AP-2015.08 Preliminary Site Plan for "The Bluffs" at Oquirrh Park. *(By City Attorney, Ryan Loose)*

Councilman Barnes made a motion to approve the Consent Calendar. Councilman Seethaler seconded the motion. The vote was unanimous in favor.

H. **Public Hearing:** Ordinance 2015-02, Zone Text Amendment amending Title 17 of the Municipal Code to include "Self-Storage Facilities" as a Conditional Use to the Professional Office Zone (17.50). *(By Planner, David Mann)*

Planner David Mann reviewed the background information on this item.

Mayor Alvord opened the public hearing.

Patrick Harris, 10311 Venenzia View Way, said his wife's family lives in this area and they don't feel that storage units fit the area well. He said this is an important spot, across from the historical area. They need to pay attention to what they are doing to the gateway of their city. They need to hold the standards high in this area.

Mayor Alvord closed the public hearing.

Councilman Newton asked if there was another way they could do this without using the professional office zone?

Mr. Mann said the applicant was going to amend the amount of acreage allowed in the C-C zone for storage units so he could do this. Because of concerns that arose from the neighbors, they determined to enter into a development agreement and address concerns before the site plan process.

Councilman Newton said he has concerns mixing professional office space with storage units. He asked is there a reason they have to have a rezone, or can they just do a development agreement? Mr. Mann said they would still need a zone text amendment to increase the amount of storage units allowed in the zone. He said in order to go forward with a development agreement it needs to be attached to a rezone.

Councilman Newton expressed concern that if they amend the office zone to allow storage units, it will open up the use in other areas as well.

Senior Planner Schindler said this application is for 2 acres. If it's approved, and the rezoning is approved, they will fulfill the entire 2 acres of allowed storage units. Out of the entire P-O zone, only 2 acres would be allowed as storage units, and that would be used up with this application.

Councilman Rogers asked if the language is sufficient that it is a maximum 2 acres for the entire zone. City Attorney Loose said the language is the same as in other zones.

Councilman Rogers said the Planning Commission talked about the historical quality to this facility and the architectural requirements. How will this be different than another project? Mr. Mann said the development agreement mentions that this development will have to go to the architectural review committee. It just highlights that process that they need to get approval from that group before it goes to the Planning Commission.

Councilman Shelton asked how much land in total is the whole property? Mr. Mann said just under 5 acres.

Councilman Shelton asked about the feelings of the residents on this application?

Councilman Seethaler said he lives immediately north of this 5 acre property. He reviewed the history of the property. He said the residents realized that this use would be low traffic, low

impact. There would not be late hours and no retail. This is a reputable group that does fine work. The neighbors are not opposing this because of the look and feel of the building. He said this is a free market economy, and noted that this is the first time they will have received property tax on this property for many years.

Councilman Seethaler made a motion to approve Ordinance 2015-02. Councilman Barnes seconded the motion. Roll call vote. The vote was unanimous in favor.

I. **Public Hearing:** South Jordan Self Storage; Resolution R2015-12, authorizing the Mayor to sign a Development agreement; and Rezone Ordinance 2015-09-Z, rezoning the designated portion of the subject property at 1350 W. South Jordan Parkway, from C-C to P-O. *(By Planner, David Mann)*

Planner David Mann reviewed the background information on this item.

Mayor Alvord opened the public hearing. There were no comments. He closed the public hearing.

Councilman Newton made a motion to approve Resolution R2015-12, and to amend item D1 to read "Advertising and signage is only allowed on the south side of the building." Councilman Seethaler seconded the motion. The vote was 4-1 in favor, with Councilman Shelton opposed.

Councilman Newton made a motion to approve Rezone Ordinance 2015-09-Z. Councilman Rogers seconded the motion. Roll call vote. The vote was unanimous in favor.

J. **Public Hearing:** South Jordan Office Space; Resolution R2015-65, authorizing the Mayor to sign a Development Agreement; and Resolution R2015-63, Land Use Amendment, amending the land use designation from Low Density Residential to Office; and Rezone Ordinance 2015-16-Z, rezoning property at 4000 W. 11400 South from R-M-6 to P-O. *(By Planner, David Mann)*

Planner Mann reviewed the background information on this item. He reviewed the additions to the development agreement (Attachment C).

Mayor Alvord opened the public hearing.

Rusty Isaacson, 4072 Greatneck Drive, said a lot of proposals have come forward with this land. A lot of the trepidation with this has been that there was misinformation from the beginning. He said his house is behind the proposed smaller building. The neighbors are concerned about the impact this will cause to the neighborhood. He feels they have reached a compromise with Mr. Brown. Mr. Brown has agreed to a lot of their terms. He said they would like to keep the buffer significant. He said he would like to get a commitment that Mr. Brown will try to keep the building at the 30 ft. mark. He doesn't want to restrict Mr. Brown too heavily.

Mitch McDonald, lives to the east of the proposed development, 11362 S. Hereford Ct., said he opposes the rezoning of this to change to office. He said this was zoned as RM-6 and everyone bought their lots expecting that. They just finished building last year. A lot of what is driving this is the fear of what could be. There was fear of a drive in and apartments. If they change the zoning tonight, it won't be residential anymore. He asked that they vote against the change knowing that the area to the east opposes this.

Ray Levitre, 2160 Copper King Rd., said he is opposed to this. He said there is talk of an amphitheater behind him, and he does not want this. He said it is not fair for residents to buy a house, not thinking there would be businesses behind them. If there was an amphitheater behind his house, he would not have bought it. These people probably feel the same way.

Mayor Alvord said there is a candidate running for City Council talking about the amphitheater. There have been no votes for it on the City Council. Right now, it is an idea in one person's mind.

Stephanie Hutsenpiller, said she works for Keller Miller, but not for or with Mr. Brown. She is a homeowner in the Jordan Heights subdivision. She asked Mr. Brown how she could help. She is in support of the proposal. She is in the real estate business and understands properties can get rezoned at any point. She said she had a petition signed regarding this proposal. She said she has 32 signatures in support of this proposal (Attachment D). They support the office and the proposal. She said the property has been for sale for some time, zoned for residential. No one has offered to purchase it. Who would live there? She didn't give an opinion when she gave the petition, she gave the facts. It was noted that her home backs the church on 4000 West.

Kevin Olsen, lives on Wheatley Hill, said he approves this and many others approve it. They moved in knowing there would be a certain level of home built. He believes putting residential there would drop their home values.

Chaz Johnson, 9544 S. Willow Trail Way, said he is also in support of Mr. Brown's proposal. His profession is medical office development. He feels this is an ideal use for this property. It is an ideal buffer for the low density to a high intensity retail. The developer has spent a lot of time with the residents working through their concerns. He is in favor of this.

Councilman Rogers asked if Mr. Johnson is the potential tenant of the second office building? Mr. Johnson said no. It was noted that Mr. Johnson is a builder, not a renter.

Mayor Alvord closed the public hearing.

Mayor Alvord said his understanding is that the residents don't feel the proposal is ideal, but they would rather have this than what could come later.

Councilman Newton concurred with the point that land sales have been crazy, but this property, as residential, sat there.

Planner Mann reviewed the list of items that were changed or added to the development agreement (Attachment C).

Councilman Newton said if residential was built on this property, the maximum height allowed would be 35 ft. It was noted that the P-O zone allows up to 70 ft., with additional setbacks. The proposal is for half of what is allowed. It is also on the southeast corner of the property, which is less intrusive to the residents.

Councilman Newton said some of the residents were concerned about seeing asphalt. Why is wrought iron proposed? Mr. Mann said they were concerned with vandalism with a solid fence.

Councilman Rogers asked about an access point on 11400 South. Mr. Mann said they are working with the applicant to get approval for that access. Staff is in favor of it. The developer has requested that access. They will review it more in depth with the site plan.

Mayor Alvord asked if there is any concern about people cutting through the parking lot? Mr. Klavano said they could put speed bumps in the parking lot to prevent through traffic. Also, the access would be a right in, right out only.

Councilman Newton asked if green asphalt is available? Mr. Mann said he is not sure.

Councilman Newton asked about the curb cut on Daybreak Parkway. Does it makes sense to put a curb cut there? It could slow people down. Would it be better to push traffic to 4000 West? Mr. Klavano said they have a fairly wide shoulder there, so they could stripe it and make a right turn pocket there and get people out of the travel lane. Councilman Rogers noted that a traffic study will be done.

Mr. Klavano said no green asphalt is available. They can paint it green, but it will look unsightly in a short amount of time.

Councilman Barnes asked how far east/west will the median on 11400 South go? Mr. Klavano said that will be part of the traffic analysis.

Councilman Rogers asked if there are any items that the HOA Board takes issue with in the development agreement? Are they comfortable with the development agreement? Mr. Isaacson said the concern is that if they don't do what is best for the option right now, down the road they could end up with a fast food restaurant. He said it appears that the developer is agreeable to all of their conditions. They are okay with the 35 ft. maximum height, but they would like to have Mr. Brown's commitment to try to keep it at 30 ft. to try to keep their views. Just because they can build a 35 ft. or 70 ft. building doesn't mean they should. If Mr. Brown could try to keep as close to the 30 ft. mark as possible, the neighbors would appreciate it.

Councilman Newton said they could say that the perimeter line should be 35 ft.

Councilman Seethaler said he relates to the concerns of the neighborhood. He said the road slopes down there. The corner is a low point. The foundation of the proposed buildings could be 10 ft. lower than the homes.

Mr. Brown, developer, said he has engaged the neighborhood. The building height will probably not exceed 30 ft., but the false parapet may go above that. He said the 35 ft. requirement is reasonable where the RM zone allows that. It was noted that the mechanical equipment would be screened.

Councilman Newton said if they say the highest point of the perimeter line should not exceed 35 feet; that allows room for the mechanical equipment.

It was noted that there is a 15 ft. drop on the land height, so there will be less impact on the residents. Mr. Brown showed some renderings of the proposed buildings. He said he will own and occupy the building. His space will take 60 percent of the first building. The rest will probably be used by title and mortgage companies.

Mr. Brown showed a potential plan for a subdivision with 9 homes. The lots would be .15-.20 acre. It is an odd shaped lot impacted by both 4000 West and 11400 South. He believes the office will have less impact on the neighbors. He said they have held neighborhood meetings and have a positive recommendation from the Planning Commission. They have over 25 signatures in support of the rezone. He said they addressed the concerns with the development agreement. He is willing to continue to work with the neighbors to make this a great project.

Councilman Rogers said he appreciates Mr. Brown working with the community. He has gone above and beyond what most developers would do. Councilman Barnes concurred. He said he feels they are grabbing something great when it comes along.

Councilman Barnes noted that he has a potential business deal regarding software sales with Keller Williams Corporate. It has no impact on this application.

Councilman Newton said he feels this is the best use for the property and the best option for the neighborhood. There is less impact in evenings and weekends. It will add to the area.

Councilman Rogers asked what is the timeline for the building? Mr. Brown said they are going to focus on the first building. They may start looking for a tenant or buyer for the 2nd building. They are ready to go and want to start construction as soon as possible. They would like to come out of the ground in 90 days.

Mayor Alvord said this is the best option that is practical for this piece of property.

Councilman Rogers made a motion to approve Resolution R2015-65. Councilman Barnes seconded the motion. Roll call vote. The vote was 4-0 in favor, with Councilman Newton abstaining due to a conflict.

Councilman Barnes made a motion to approve Resolution R2015-63. Councilman Rogers seconded the motion. Roll call vote. The vote was 4-0 in favor, with Councilman Newton abstaining due to a conflict.

Councilman Rogers made a motion to approve Rezone Ordinance 2015-16-Z. Councilman Shelton seconded the motion. Roll call vote. The vote was 4-0 in favor, with Councilman Newton abstaining due to a conflict.

Councilman Shelton expressed appreciation to Councilman Rogers for his work to bring the residents and developer together. He feels the use is appropriate for the location.

The City Council took a brief recess.

K. **Action Item:** Approval of November 17, 2015 as the date for the public hearing authorized by Resolution R2015-71 regarding the pledge of Sales Tax Revenues to assist the Redevelopment Agency in connection with the issuance by the Agency of its Tax Increment and Sales Tax Revenue Bonds, Series 2015 previously approved and scheduled for November 3, 2015 given that November 3, 2015 is Election Day and no City Council Meeting will be held. *(By City Attorney, Ryan Loose)*

City Attorney Ryan Loose said when they approved the sales tax backing, they set November 3rd as the public hearing date. They need to change that since there is no City Council meeting scheduled that day.

Councilman Barnes made a motion to approve November 17, 2015 as the date for the public hearing authorized by Resolution R2015-71 regarding the pledge of Sales Tax Revenues to assist the Redevelopment Agency in connection with the issuance by the Agency of its Tax Increment and Sales Tax Revenue Bonds, Series 2015 previously approved and scheduled for November 3, 2015 given that November 3, 2015 is Election Day and no City Council Meeting will be held. Councilman Shelton seconded the motion. The vote was unanimous in favor.

L. **Action Item:** Resolution R2015-74, approving the expenditure for an Enterprise Resource Planning (ERP) System and authorizing the Mayor to sign the agreement between the City and City View. *(By Paul Cunningham)*

COS Cunningham reviewed the background information on this item. He said the first phase is done. It should be up and running in January. This takes care of code compliance and building enforcement. This concludes their 5 year plan. The tech committee has not yet made a decision on cardiograph.

CM Whatcott said he feels good about this. When they have received external complaints, it is always about this module. This will help customer satisfaction immensely.

Councilman Shelton made a motion to approve Resolution R2015-74. Councilman Barnes seconded the motion.

Councilman Seethaler asked that they include the email communication from Councilman Rogers on this item in the minutes (Attachment E).

Roll call vote. The vote was unanimous in favor.

M. **Reports and Comments:** *(Mayor, City Council, City Manager, and City Attorney)*

Mayor Alvord said they broke ground on Riverton Chevrolet.

Mayor Alvord said he was invited by COG to demonstrate the website that forecasts economic disturbances and the impact on state and city funding. He said the presentation will be in November. He asked Finance Director Naidu to join him for the presentation and give an opinion if it is helpful for cities to use that website as a tool.

Mayor Alvord said he looks forward to the discussion on the animal Ordinance and for staff to study the sliding scale based on the size of the lot.

Councilman Barnes said the reason for the Interlocal agreement with the Jordan River Commission is to get in compliance with state codes.

Councilman Shelton said 2 grants were considered at the last arts council meeting; one for Kensington Theater for Les Miserables, and one for the philharmonic orchestra.

Councilman Shelton updated the City Council on the last Legislative Policy Committee meeting. There was a lot of discussion on the Marketplace Fairness Act. There was also some discussion about the need for the Senate to change the rules so bills from the House get a hearing.

Councilman Newton said he will be interested to see where the Tier 1 and Tier 2 issue goes with Representative Cunningham.

Councilman Newton said he was invited by the Jordan School District to attend a strategy and focus session. He noted the minutes of that meeting (Attachment F). It was a great step in determining the priorities for the Jordan School District. Depending on the buildout of Daybreak, they are projecting a high school in Daybreak in 6-7 years.

Councilman Newton said at the Riverton Chevy ground breaking, the Mayor did a great job representing the city in his comments.

Councilman Rogers said the Historical Committee is still discussing the idea of a memorial or monument to the Fullmer family somewhere in South Jordan. They are expanding the current monument in West Jordan. The historical committee is not as interested in pursuing that; they want to do something in South Jordan. The plan is to do something in the area of the founders

monument, but not too expensive. They have discussed some type of tri panel monument, one for each brother. He also noted a book. They are coming up with a plan on how to coalesce their history, how to present it, who would compile it, etc. They are still in the brainstorming phase of their map. There have been discussions about partnering with the Chamber of Commerce on the map.

Councilman Rogers noted a teacher appreciation lunch on Thursday at 11:30 at the Sagewood at Daybreak.

Councilman Barnes said the activity level of mosquitos are up. Everything is under control. Mitigation is still being done. He will be meeting with the Jordan River Commission next Thursday. The passage of the Interlocal agreement will be helpful.

Councilman Barnes expressed gratitude to staff for the South Jordan marathon. It was well done.

Councilman Seethaler noted the first financial report they received from the new Tyler system. Finance Director Naidu said the goal is to give the Council a report every 90 days. Councilman Seethaler noted the improved Mulligans numbers in the report.

Councilman Seethaler noted that 1300 West is named Temple Drive in Riverton and West Jordan, but not South Jordan and that is where the Temple is located. He showed a flyer that he printed (Attachment G) and took to every home and business on 1300 West asking for their input about referring to 1300 West as Temple Drive. He received 5 supportive emails and input from one business owner that would prefer to emphasize 1300 West because people depend on the number for navigating to the office. The cost to change the signs is $2100. He proposed to draft a Resolution for the November 17th meeting to vote on the issue.

CM Whatcott said they can just direct staff; a Resolution isn't required.

Councilman Seethaler made a motion to direct staff to take the steps necessary to double name 1300 West as 1300 West Temple Drive.

Public Works Director Rasmussen recommended that in the major intersections (9800 S., 10400 S., and 11400 S.) they do the sign with 1300 West larger, and the neighborhood streets can have the words Temple Drive larger.

The City Council concurred with Mr. Rasmussen's suggestion.

Councilman Newton seconded the motion. The vote was unanimous in favor.

Mayor Alvord asked about the decrease in property taxes as shown on page 4 of the Tyler report. Finance Director Naidu said most of the property tax is not due until November 1st.

CM Whatcott noted that there would be no November 3rd City Council meeting, but a closed meeting will be held November 10th at 5 in the police training room, and on November 12th as the beginning of the budget process.

CM Whatcott thanked staff for their work on the SOJO Marathon. They had over 1000 participants. It is becoming a recognized and well run event. He said there were a few complaints from residents about traffic. Councilman Newton recommended an ad be placed in the FOCUS for future marathons.

It was noted that the Council elect will be invited to the City Council meetings starting November 10th.

ADJOURNMENT

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

The October 20, 2015 City Council meeting adjourned at 9:07 p.m.

This is a true and correct copy of the October 20, 2015 Council Meeting minutes, which were approved on November 17, 2015.

Anna M. West

South Jordan City Recorder

Attachment A
10-20-15 C.C. Mtg.

SOUTH JORDAN CITY
City Council Meeting
October 20, 2015
6:00 P.M.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME	PRINT ADDRESS
Ron Hughes	3238 Corinne Dr
Guy Crossley	9877 S. Campaign Dr.
Cody Crossley	9872 S. Campaign Dr.
JORDAN FRANCIS	9800 S REDWOOD
RAY LEVINRE	2160 Copper King Rd
Thom Geilmann	10284 S. Temple Vista Cir.
Jeff Gamma	11239 Alpine Creek Way
Kendra Adams	9877 S. Campaign Dr.
Patrick Harris	10311 Venezia View Way
Boyd Brown	9098 S. Mesa Dr
Susan Pulsipher	1179 Chapel Ridge Dr.
Tyson Webb	3971 Copper Sea Cv
RUSTY ISAKSON	4073 W Great Neck Dr.

Attachment B to the 10-20-15 City Council Minutes

MULLIGANS

Golf & Games

2015 SEASON HIGHLIGHTS

Doug Brown,
Mulligans Manager &
Golf Professional

Guiding Principles to Mulligans Path Forward

- Environmental Interface
- Open Space Preservation
- Recreational Improvement
- Public Use & Access
- Operational Sustainability

SOUTH JORDAN
UTAH

2015 BY THE NUMBERS

MULLIGANS
Golf & Games

Days

Labor Day
-Busiest Day on Record $14,796

Saturdays
-Average Sat. revenue $10,605

Daily
-17 days > $10,000

Months

February	$56,239
March	$123,489
April	$142,449
July	$224,194
August	$207,863

Year

-Season revenues surpassed previous yearly revenues

-3 months remaining

Revenues by the Numbers

IMPROVEMENTS

MULLIGANS Golf & Games

Mini-golf Carpet Replacement

Haunted House Painting

Batting Cage Netting

Pump Repairs

Irrigation Improvements

FOOD TRUCKS

MULLIGANS
Golf & Games

FOOD TRUCKS

First Year Highlights

Increased Wednesday Revenues

$5,284 AVG. WEDNESDAY REVENUE

$116,258 APRIL - SEPTEMBER

FOOTGOLF

MULLIGANS
Golf & Games

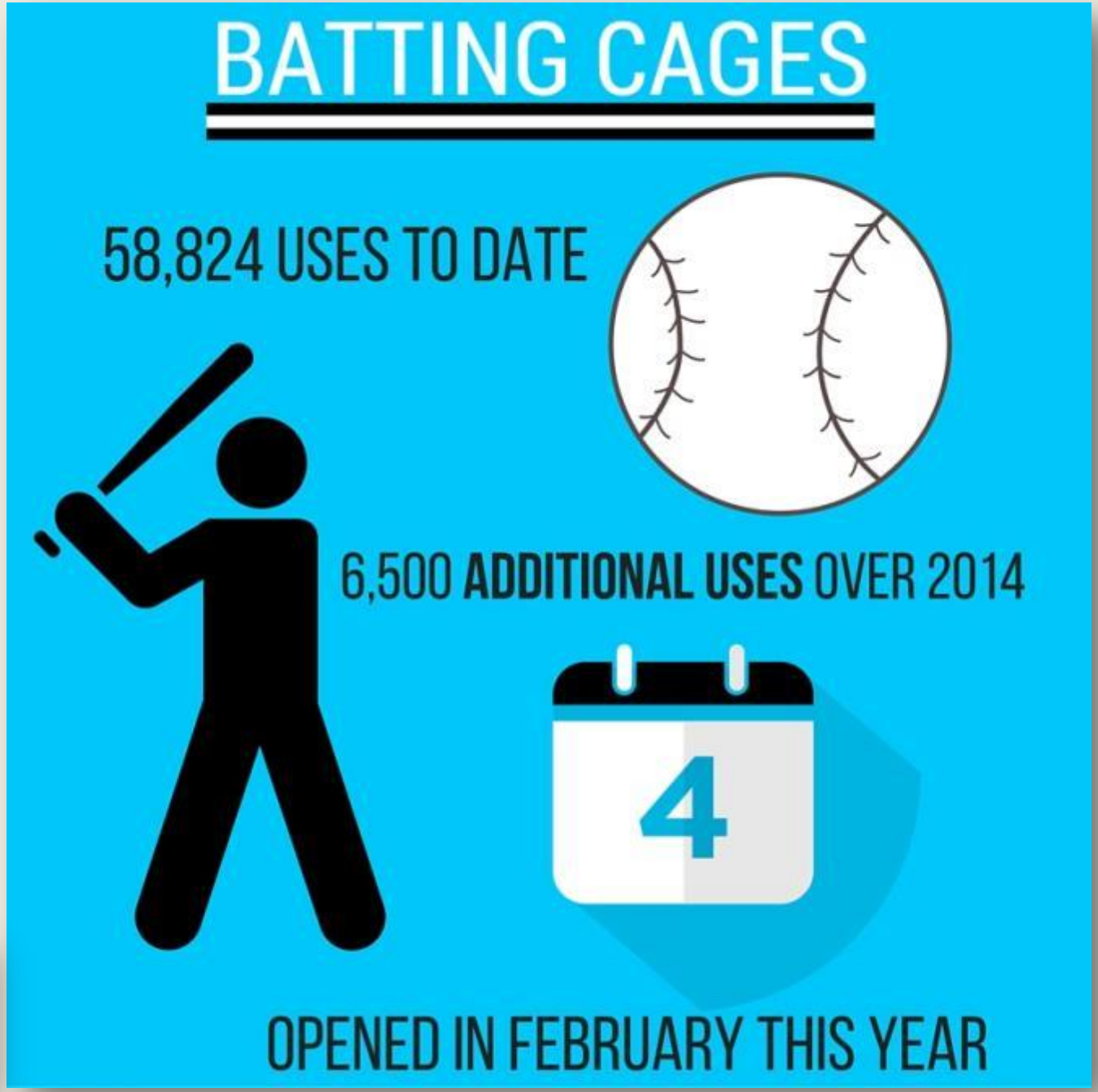
MINI GOLF

5,000+
MORE
customers
than
2014

MINI GOLF

MULLIGANS
Golf & Games

BATTING CAGES



MULLIGANS
Golf & Games

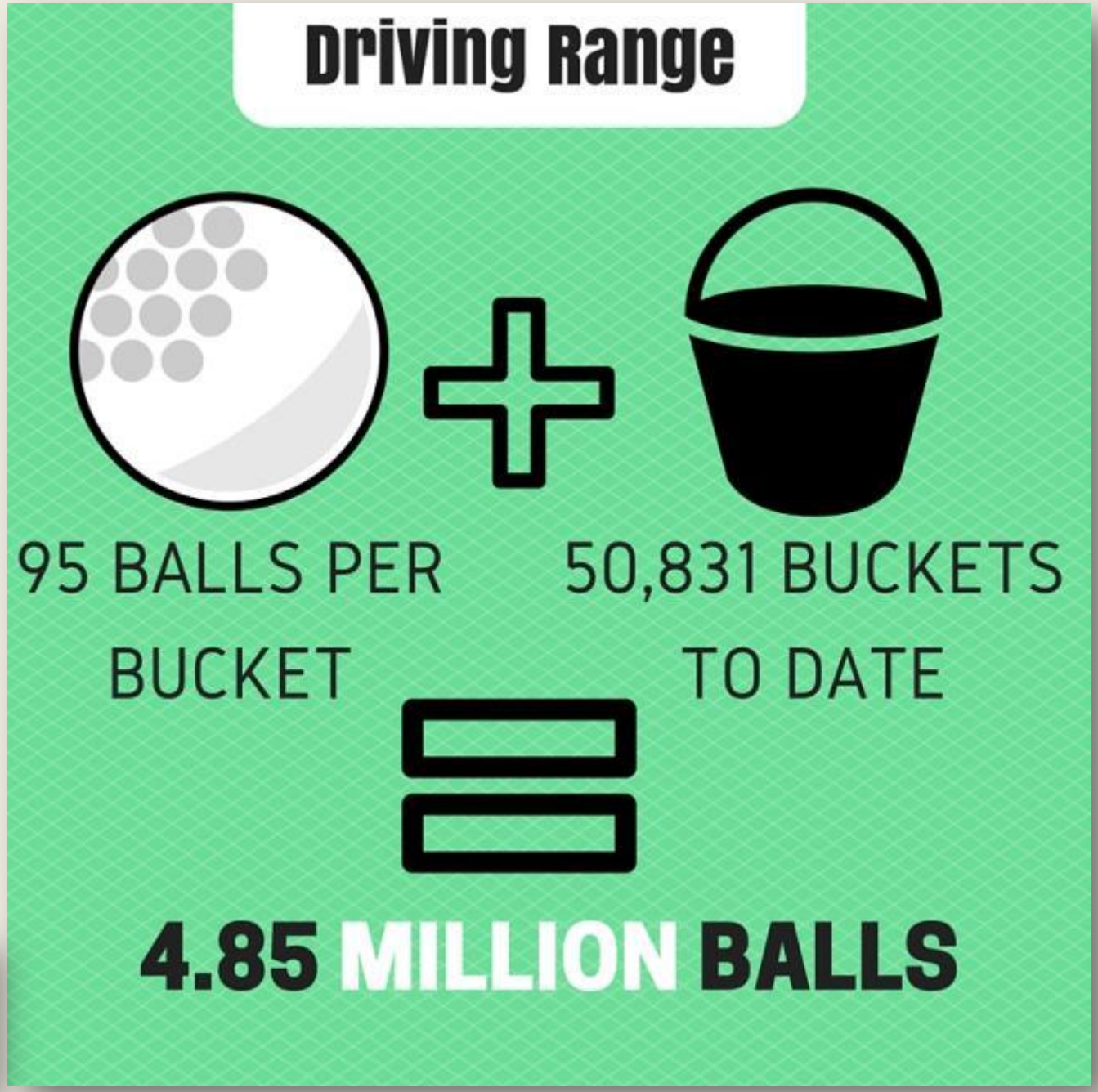
GOLF

PAR 3:
6,067
ROUNDS

EXECUTIVE:
15,077
ROUNDS

MULLIGANS
Golf & Games

DRIVING RANGE



MULLIGANS
Golf & Games

10-20-2015
CC Mtg

Attachment C
10-20-15 C.C. Mtg.

WHEREAS, the City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as R-M-6 Zone to a zone designated as P-O Zone.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained and set forth herein, the Parties agree as follows:

TERMS

A. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

B. Enforceability. The City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City Council in its sole legislative discretion approves a zone change for the Property currently zoned as R-M-6 Zone to a zone designated as P-O Zone.

C. Conflicting Terms. The Property shall be developed in accordance with the requirements and benefits provided for in relation to the P-O Zone under the City Code as of the Effective Date. In the event of a discrepancy between the requirements of the City Code including the P-O Zone, and this Agreement, this Agreement shall control.

D. Developer Obligations:

1. Zone. The Developer shall cause the Property, as depicted within Exhibit A, to be developed as office buildings, designated as a permitted use in the P-O Zone. The following exceptions shall apply to this development:

a. Each building shall be a maximum of two (2) stories high and a maximum of thirty five (35) feet tall.

b. A wrought iron or other non-obscuring fence shall be installed along the northwest property line, adjacent to the canal.

c. The businesses that occupy the buildings shall limit their hours of operation to between 7:00 am and 9:00 pm.

d. The developer together with the neighboring property owners shall select the location and types of trees along the northwest property line, adjacent to the canal.

e. Illuminated signs shall only be permitted on the south side of the property.

f. The developer shall submit a photometric lighting plan with the site plan that shows footcandle readings of zero (0) adjacent to property lines to ensure site lighting will not spill over into the surrounding neighborhood.

g. A traffic study shall be conducted as outlined in Section 17.18.040.A of the South Jordan municipal code.

h. All mechanical equipment on the roof of the buildings shall be

screened as required in Section 17.50.120.A of the South Jordan municipal code.

2. Site Plan Review. The Developer shall submit all appropriate and necessary applications for site plan review. Applications shall be required to meet the City Code, except where consistent with the terms of this Agreement and appeals to the requirements of the City Code that are approved by the City. The Developer acknowledges that additional requirements, consistent with the City Code, may be imposed upon development beyond those included in this Agreement.

E. City Obligations.

1. Development Review. The City shall review development of the Property in a timely manner, consistent with the City's routine development review practices and in accordance with all applicable laws and regulations.

F. Vested Rights and Reserved Legislative Powers.

1. Vested Rights. Consistent with the terms and conditions of this Agreement, the City agrees the Developer has the vested right to develop and construct the Property in accordance with: (i) the P-O Zone designation as set forth in Exhibit D; (ii) the City Code in effect as of the Effective Date; and (iii) the terms of this Agreement.

2. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of the Developer under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in the City and Salt Lake County; and, unless in good faith the City declares an emergency, the Developer is entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this paragraph shall be that public notice published by the City as required by State statute.

G. Term. This Agreement shall be effective as of the date of recordation, shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this Agreement shall not extend further than a period of ten (10) years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

H. General Provisions.

Attachment D
10-20-15 C.C. Mtg

Jordan Heights Residents

Petition of support

We support the re zoning from the current RM 6 to the proposed PO for professional office. We are in support of the construction as proposed by Boyd Brown team.

Name	Address	Phone	Email	Signature
1. Randy Millet	4074 Shinnerock	801-671-2127	milletr@msn.com	[signature]
2. Lisa Cowan	11241 S. Wheatley	801-455-3247	lmcowan1@gmail.com	[signature]
3. Scott Cowan	11241 S. Wheatley Hill	801-635-0555	skcowan2@gmail.com	[signature]
4. Chad Huff	4083 Shinnerock	801-253-3994	chad@thehuffs.net	[signature]
5. Sabrina Huff	4083 Shinnerock	801-253-3994	sa@thehuffs.net	[signature]
6. Kathryn Lewis	4116 West Shinnerock	801-803-8381	kathrynlewis@mlode.com	[signature]
7. Joy + Rick Nelson	4123 W. Shinnerock	818-400-7951	joyrick1@gmail.com	[signature]
8. Craig + Mikale DesJardins	4131 W Shinnerock	801-598-5055	cmdesjardins@msn.com	[signature]
9. MEL LEWIS	4114 SHINNEROCK	801-838382	[signature]	[signature]
10. Melanie Argyle	4139 W Shinnerock		[signature]	801-867-6692
11. Greg Argyle	4139 W Shinnerock		[signature]	801 867-6693
12. Pascal Vincent	11246 Wheatley Hill Dr			801 864 2819
13. Hannah Thiel	4096 Deep Dell Dr		801 815 4727	hannahthiel@yahoo.com
14. Barbara Argyle	4114 Deep Dell Dr.		801-254-7475	bifargyle@gmail.com
15. Craig Ellis	4114 Deep Dell Dr.		801-647-9970	joeellis@gmail.com
16. Marc Ellis	4114 Deep Dell Dr.		801-231-2124	[signature]
17. Beth Ellis	4114 Deep Dell Dr.		435-757-8330	[signature]
18. Jennie Ellis	4114 Deep Dell Dr.		801-254-7475	[signature]
19. WADE COOPER	11286 SO NAUSSAU WAY		801-440-2316	[signature]
20. Eli Stevens	11317 S. Naussau Wy		801-857-1[illegible]	[signature]
21. Lacy Stevens	11317 S. Naussau Wy		303-704-1088	[signature]
22. Rory Pentico	4135 W. GREENECK DR		801 440-7686	[signature]

Name	Address	Phone	Email	Signature
23. Stefani Hutsenpiller	11231 S. Wheatley Hill Dr.	801-455-3203	Stefanihutsenpiller@gmail	
24. JASON HUTSENPILLER	11231 S. WHEATLEY HILL DR	801-592-1800	jasonhutsenpiller@gmail.com	
25. Alex Herrera	11277 S. Wheatley Hill Dr.		alryjazz@gmail.com	
26. Natalie Herrera		801-574-8192		
27. Kim Carper	4091 W. Deep Dell Dr			
28. JOHN CARPER	4091 W. DEEP DELL DR	801-560-4433		
29. Travis Ashby	11294 S. Wheatley Hill Dr	8019101987		
30. Tara Ashby	11294 S. Wheatley Hill Dr	8019101977		
31. Fricka Eggleston	11316 Wheatley Hill Dr.	(762)896-0976		
32. Ann Stanger	4086 W. Shinnerock Dr.	801-721-7517		
33.				
34.				
35.				
36.				
37.				
38.				
39.				
40.				

Attachment E
10-20-15 C.C. Mtg

Paul Cunningham

From: Mark Seethaler
Sent: Monday, October 19, 2015 9:48 PM
To: Paul Cunningham; Chris Rogers
Cc: CITY_COUNCIL_EMAIL; Gary Whatcott
Subject: RE: ERP funds

Thank you Paul. It is clear that our city team has worked to place the best systems in operation with focus on economics and efficiency. My thanks to all.
mark

From: Paul Cunningham
Sent: Monday, October 19, 2015 10:08 AM
To: Chris Rogers; Mark Seethaler
Cc: CITY_COUNCIL_EMAIL; Gary Whatcott
Subject: RE: ERP funds

1. The primarily overlap between the two systems is for billing purposes, essentially from the cashiering system to Munis. They use the same database (SQL) so the integration is seamless. This has been verified with other jurisdictions running both. There will be a significant decrease in inefficiencies.
2. Sunil has provided the following detail on funding: The $600,000 budget is in the software implementation line item within capital projects budget.

This money was budgeted in the last fiscal year (FY15). Majority of the expenditures will occur in the current fiscal year (FY16) and some into (FY17).

The Council will adopt the carryover money as part of the Mid-year budget amendment process during the second council meeting in January.

3. We would like to have the "go-live" date August 15, 2016, they are negotiating for Sept. 30, 2016.

I have also attached a copy of the draft scope of the contract for reference.

I will have a copy of this and any additional e-mails available for a motion to add them to the minutes.

Paul Cunningham | Chief of Staff | City of South Jordan
1600 W. Towne Center Drive | South Jordan, UT 84095
O: 801.253.5203 | F: 801.253.5214 | M: 801.205.2085

Click on the logos to follow us on Social Media!

From: Chris Rogers
Sent: Sunday, October 18, 2015 3:59 PM
To: Mark Seethaler
Cc: Paul Cunningham; CITY_COUNCIL_EMAIL; Gary Whatcott
Subject: Re: ERP funds

Mark and Paul- thanks for the response and follow up questions. As Mark recommends, I think we should include this email chain in the minutes on Tuesday.

On Oct 18, 2015, at 3:33 PM, Mark Seethaler <MSeethaler@sjc.utah.gov> wrote:

Great question, Chris - and response Paul. Very helpful)and should be included in Tuesday's minutes on this topic if Chris desires). My three questions:

1. With this system being different than the Tyler Muni system - how much inefficiency (data bases, overlap of systems, support, duplicate data entry, etc. do you anticipate the city will experience with two disparate systems, each performing major functions for our city?
2. To clarify - the $600,000 is already included in the Fiscal 2016 budget, correct?
3. What is the anticipated timeline for complete installation, once approved?

Thanks Paul.
mark

From: Paul Cunningham
Sent: Saturday, October 17, 2015 7:51 PM
To: CITY_COUNCIL_EMAIL
Subject: Re: ERP funds

This is the second major phase of the five year technology plan previously approved by the Council, the first of which was Tyler Munis, which is the finance, payroll, and human resources ERP.

This phase is the permitting processes, including building inspections, planning, engineering review, code compliance, and business licensing. It will also allow us to process engineering plans electronically. A critical value of this software will be able to electronically log who is waiting on who, an on-going complaint of the development community. The software was bid out competitively and awarded to Cityview. Staff evaluated the software on site at another jurisdiction out-of-state, and were comfortable that this software will be a significant improvement on our current processes. The Munis software in the area was determined not to be as robust, but Cityview will integrate with Munis , the as demonstrated at the jurisdiction staff visited.

We are in the final negotiations over some technical issues, and the final implementation date, which will be approx. 12 months out. We are particularly concerned that the existing software being used by building inspections is no longer being maintained. Because we are so close on the negotiations and there is no public meeting prior to Nov. 17, it has been placed on this agenda , as it is an expenditure exceeding $50,000. The funding is included in this year's budget and the amount listed may be slightly less. If authorized, we will be able to have the Mayor sign the contact as soon as we come to an agreement.

Please let me know if there are other details I can provide.

Sent from my iPad

On Oct 17, 2015, at 1:45 PM, Gary Whatcott <GWhatcott@sjc.utah.gov> wrote:

Can you provide the needed information requested?

Gary Whatcott
South Jordan City Utah

Begin forwarded message:

From: Chris Rogers <CJRogers@sjc.utah.gov>
Date: October 17, 2015 at 13:15:40 MDT
To: Gary Whatcott <GWhatcott@sjc.utah.gov>
Cc: CITY_COUNCIL_EMAIL <CITY_COUNCIL_EMAIL@sjc.utah.gov>
Subject: ERP funds

Can you tell us more about the $600k proposed for the second phase of the ERP technology update?

Chris Rogers
Councilman
South Jordan City Council, District 5
Email CJRogers@sjc.utah.gov

Sent from my iPad

III. Scope

Inclusions:

1. Install CityView Property Information, Permits and Inspections, Planning, Code Enforcement, (Business) Licensing and Cashiering Modules as well as CityView Portal (licensed for Property Information, Permits & Inspections, Planning, Business Licensing and Code Enforcement), CityView Mobile (for permit and code enforcement inspections) and CityView Electronic Plans Review (which includes licensing Bluebeam Revu (eXtreme)).
2. Install CityView integrated extensions including CityView Esri ArcGIS Server mapping extension, CityView MS Outlook Add-in, CityView MS Word Add-in, CityView MS Exchange Extension and CityView Application Builder.
3. Collect City of South Jordan-specific data for lookup table values, fees, letters, workflow-specific values (assigned to, required dates, responsible departments, resource groups, email triggers), reviews, inspections, submittal requirements, business types and classifications, renewal periods and processes, expiration dates and processes, violations and corrections codes, and other related values for Permits & Inspections, Planning, Code Enforcement, and Business Licensing. This data will be collected, providing the CityView team relevant documentation, such as fee schedules and letter templates, and by the City's completion of the CityView workbook for each specific CityView Module.
4. Collect City of South Jordan-specific requirements for a total of up to three (3) custom workflows across the modules licensed.
5. Provide a hardware and software infrastructure questionnaire for completion by the City. Review questionnaire response and report on any possible deficiencies in hardware and/or software infrastructure as far as suitability for optimal running of CityView is concerned.
6. Configure the CityView modules for Property Information, Permits & Inspections, Planning, Code Enforcement, (Business) Licensing, Cashiering, Portal, Mobile, and Electronic Plans Review using the data collected in the workbooks. This will include the following:
    a. Lookup table data.
    b. Custom data fields for specific data capture requirements.
    c. Fees specific to the permit, project and license types being tracked through the system.
    d. Adjustments to the solution workflows, including the assigned to, required dates, email notifications, responsible departments and resource groups. This task also includes connection or disconnection of sub-workflows based on South Jordan requirements.
    e. Configuration of up to three (3) custom workflows across the modules licensed.
    f. Adjustment of the scheduled processes for license renewals and permit expirations.

g. Configuration of 10 letter templates for each of Permits & Inspections, Planning and Code Enforcement, 5 letter templates for (Business) Licensing and 2 letter templates for Cashiering.

h. Additional configuration (workflows, letters, etc.) as required or desired by the City and mutually agreed to through written change order.

7. Capture the City's relevant historical, electronic data as defined in the following table and convert this into CityView.

Type of Electronic Information	**Source**
Property, owner and address data	GIS
Planning and Zoning data	GovPartner
Permit data	GovPartner
Code Enforcement data	GovPartner
Business License data	GovPartner

No other data sources are assumed to be involved.

8. License the CityView integration with Esri ArcGIS Server 10.1 or later.

9. Create an interface to City's Electronic Document Management System (Sire or other Records management system) using CityView's standard EDMS Integration Framework. If the system the City elects to use is one supported by CityView, CityView will revisit the costs to include License, configuration and maintenance fees. If the system is one not currently supported by CityView, CityView will revisit the proposed costs in light of the development work needed to integrate with the City's EDMS vendor system's API. Once the development work is completed, CityView will configure the integration framework for integration with the City's EDMS, for posting electronic documents from CityView to City's EDMS and dynamically retrieving them from City's EDMS.

10. Set up the export for exporting cash receipting information to the City's General Ledger system (Tyler Munis) from CityView Cashiering.

11. Create the following additional interfaces from CityView to:

    a. Tyler Munis Utility Billing (IN.3 of Interfaces worksheet)

    b. Stormpro compliance tracking (IN.5 of Interfaces worksheet)

    c. Cartegraph Work Orders (IN.7 of Interfaces worksheet)

12. Create customizations as described in CityView response to Functional Technical Requirements worksheets items GT.80 (including partial GT.81), GT.94, GT.96 (including GT.97 to GT.105), GT.214 (including GT.216 & GT.217), GT.222, PL.133, PT.2, PT.158, IN.100, IN.103, CE.34, LC.150, LC.66, LC.150, CC.39 (including CC.40), as part of project scope.

13. Implement user security settings according to customer completion of organizational role spreadsheets defining the out the box organizational roles inherent in the solutions.

10-20-15 CC Mtg Attachment G

1300 West is Temple Drive

in Riverton to our south

and in West Jordan to our north

But here in South Jordan … 1300 West is, well, 1300 West

Proposal: that we consistently name 1300 West as Temple Drive here in South Jordan

This has been cleared with Salt Lake County who must approve all street names
As a resident along 1300 West, you will NOT have to change your address
You can choose to continue using 1300 West or switch to Temple Drive, as you like
1300 West will still display on the street signs
Temple Drive will be added to the street signs as they are replaced

What do you Think?

Our Public Works has a sign shop which saves us a lot. They prepared two signs for your review.

Do you prefer that **1300 West** or **Temple Drive** be more prominent on the new street signs?

As residents of 1300 West, we'd like to know your feelings

- How do you like the idea of consistently naming your street?
- Which of these two signs do you prefer?
- Are you OK with phasing replacement signs in gradually, or should we just *"get 'er done?"*
- Please email me with your input.

Councilman Mark Seethaler Email: mseethaler@sjc.utah.gov