

CITY COUNCIL MEETING AGENDA
MAY 21, 2019
6:30 PM

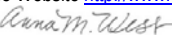
Notice is hereby given that the South Jordan City Council will hold a City Council meeting **Tuesday, May 21, 2019**, in the City Council Chambers at 1600 W. Towne Center Drive, South Jordan, Utah. In compliance with the American Disabilities Act, any individual who may need special accommodations including auxiliary communicative aides and services during this meeting shall notify the City Manager at 801-254-3742 at least 24 hours prior to the meeting. The order of Agenda Items may be changed if deemed appropriate by the Mayor or City Council. An Executive Session may be held at the end of the meeting, if needed. Timings listed are approximate and may be accelerated or delayed.

REGULAR MEETING

- 6:30 p.m. **A. Welcome and Roll Call** – *Mayor Dawn Ramsey*
- 6:35 p.m. **B. Invocation** – *By Council Member Tamara Zander*
- 6:40 p.m. **C. Pledge of Allegiance**
- 6:45 p.m. **D. Minute Approval:** May 7, 2019 Combined CC-RDA-MBA Council Meeting
- 6:50 p.m. **E. Public Comment:** This is the time and place for any person who wishes to comment on items not scheduled on the Agenda for Public Hearing. Any person or group wishing to comment on any item not otherwise scheduled for Public Hearing on the Agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting. Time taken on non-agenda items, interrupts the process of the noticed Agenda. In rare cases where it is determined appropriate to address items raised from Public Comments, these items will be noted and may be brought back at the conclusion of the printed agenda.
- 7:15 p.m. **F. Mayor and Council Reports**
- 7:40 p.m. **G. Action Item:** Petition to reduce the minimum parking requirement from 70 stalls to 47 stalls for the proposed use located at 10702 South 300 West, The Rising Church CUP.
(*By Planning Director, Steven Schaefermeyer*)
- 8:00 p.m. **H. Action Item:** Resolution R2019-27, authorizing an exception to the South Jordan City purchasing policy for Professional Services for Water Hydraulic Modeling Projects and to authorize the City Engineer to enter into a contract with Hansen Allen & Luce for said Water Hydraulic Modeling Projects for a 5-Year period. (*By City Engineer, Brad Klavano*)
- 8:20 p.m. **I. Staff Reports and Calendaring Items**

ADJOURNMENT

I, Anna M. West, the duly appointed and qualified City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov.

Published and posted May 17, 2019.  Anna M. West, City Recorder

MINUTE APPROVAL: 05-07-19 CC-RDA-MBA MTG MINUTES

SOUTH JORDAN CITY
COMBINED CITY COUNCIL, REDEVELOPMENT AGENCY AND
MUNICIPAL BUILDING AUTHORITY MEETING

May 7, 2019

Present: Mayor Pro Tempore Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason Rasmussen, CM Gary Whatcott, Fire Chief Chris Dawson, Administrative Services Director Spencer Kyle, Public Works Director Jason Rasmussen, Planner Greg Schindler, Attorney Todd Sheeran, ACM Dustin Lewis, City Commerce Director Brian Preece, CFO Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

Others: Luane Jensen

6:30 PM
REGULAR MEETING

A. Welcome and Roll Call – *Mayor Dawn Ramsey*

Council Member Marlor welcomed everyone present. He noted that Mayor Ramsey was absent.

Council Member Marlor made a motion to nominate Council Member Harris to be the Mayor Pro Tempore for tonight's meeting, until the Mayor returns, if applicable. Council Member Zander seconded the motion. The vote was unanimous in favor.

B. Invocation – *By Council Member Brad Marlor*

Council Member Marlor offered the invocation.

C. Pledge of Allegiance

Administrative Services Director Kyle led the audience in the Pledge of Allegiance.

D. Minute Approval

- D.1. April 16, 2019 Council Study Meeting
- D.2. April 16, 2019 City Council Meeting

Council Member Zander made a motion to approve the April 16, 2019 Council study meeting minutes, and the April 16, 2019 City Council meeting minutes, as printed. Council Member Shelton seconded the motion. The vote was unanimous in favor.

E. Public Comment:

None.

F. Mayor and Council Reports

Council Member McGuire reported on the ground breaking for the Daybreak library. He also noted that he attended the Mountain West Art Conference with several members of the Arts Council.

Council Member Zander noted that she also attended the ground breaking ceremony for the library. She said there was a lot of residents and County officials in attendance. She attended a mosquito abatement board meeting. Today, they took a field trip to the Attorney General's office and had an experience with the VirTra machine.

Council Member Marlor also reviewed their field trip today. That training will benefit the community. He reported on the ULCT training.

Council Member Marlor read a letter from Mark Woolley, the Planning Commission Chair (Attachment A), announcing his resignation. Council Member Marlor said he appreciates the efforts of Mr. Woolley and his service to the city.

Council Member Harris said he attended the ULCT meetings. He was able to learn from various leaders in the state. He attended a class on wildfires. He asked about their ability to get information out to those people in need, in case of a wildfire. ACM Lewis said people need to register their cell phones with reverse 911.

Council Member Shelton wished Mark Woolley well and thanked him for his service. He reviewed some of the classes he attended at the ULCT conference. He said he attended a Senior Advisory Committee meeting. He also attended the grand opening for the Mountain America branch in Daybreak.

Council Member Shelton said he had a report from a resident about watering of a park strip after a snow storm. Public Works Director Rasmussen said if it is a commercial company, that is handled by their landscape company.

G. Action Item: Resolution R2019-24, authorizing a purchasing policy exemption for landscaping services. *(By Administrative Services Director, Spencer Kyle)*

Administrative Services Director Kyle reviewed the background information on this item.

They discussed what park strips the city maintains, and which ones they do not. Generally, if it is in front of a home or business, those individuals maintain the park strip. There are some exceptions. CM Whatcott said the city is responsible for any park strip on a state road to the right of way line.

Council Member McGuire made a motion to approve Resolution R2019-24. Council Member Zander seconded the motion. Roll call vote. The vote was unanimous in favor.

H. Action Item: Resolution R2019-25, authorizing a purchasing policy exemption for elevator services. *(By Administrative Services Director, Spencer Kyle)*

Administrative Services Director Kyle reviewed the background information on this item. He said ideally, they would prefer to work with 1 vendor, but to get the best price, dealing with 2 vendors is manageable.

Council Member Zander made a motion to approve Resolution 2019-25. Council Member Marlor seconded the motion. Roll call vote. The vote was unanimous in favor.

I. Public Hearing: Resolution R2019-22, adopting a Final Budget; making appropriations for the support of the City of South Jordan for the Fiscal Year commencing July 1, 2019 and ending June 30, 2020 and determining the Rate of Tax, and levying taxes upon all Real and Personal Property within South Jordan City, Utah, made taxable by law for the year 2019. *(By CFO, Sunil Naidu)*

CFO Naidu reviewed the background information on this item.

Council Member Harris opened the public hearing. There were no comments. He closed the public hearing.

Council Member Shelton proposed that they add \$5,000 in the Arts Council budget and \$1000 in the Senior Committee budget. He said they could take the money from the reserve fund, if needed. He said they have not increased those budgets for at least 3 years. CM Whatcott said the line item that Council Member Shelton is referring to has not changed, but the allocation to the Arts Council increased substantially in 2017.

Council Member Shelton said with a significant increase in population, if they don't increase the budget, they are reducing services.

Council Member Shelton said the Senior Committee did not ask for an increase, but they could use it. Mr. Naidu said if the City Council approves the increase, he would recommend it as an amendment to the budget on July 1st.

Council Member Zander said she feels comfortable with the increase for the Senior Committee. She is having more of a pause on the Arts Council. They reviewed the budget allocation for Arts Council, which is \$63,000. They also have one time funding for an arts master plan. Mr. Kyle said the Arts Council spends \$44,000 of the \$63,000. Staff determines how to spend the remaining funds.

Council Member Zander asked that the Arts Council tell them what they would do with the \$5,000. Mr. Kyle said they are having discussions if they want to use their funds for more grants or do more programming. That recommendation would come to the City Council. They are excited about the Sound of Music production. If there were additional funds, they would likely put it towards theatrical production. They will be meeting this week and can have additional discussions. Council Member Zander said she is okay with an increase, if it is a meaningful project.

Council Member McGuire said some people misinterpret the grant program. It is more about helping new groups get started, it is not meant for ongoing funding. He said they have had the Missoula Children's Theater do a production twice a year. To do 2 shows is \$6,000. They have a lot of residents that want more utility wraps and more murals. The Arts Council budget is running tight. He said to maintain current service levels, they need to increase funding. He said the Sound of Music was chosen because of the relative low cost. It is approximately \$30,000.

CM Whatcott said there are many programs in the city that are underfunded. They have other essential services that they are worried about. If the budget process does not allow them to feel comfortable, they need to spend more time. They should look at the budget and all services in totality. He asked that they let staff see if they can find some money in the operational budget. They will find the right place for the funding to come from. The reserve would be the last resort.

Council Member Harris concurred that they need to consider the funding in totality. He concurred for staff to see where the adjustments should be made.

The City Council discussed the Arts Master Plan. Mr. Kyle said the plan is to be done this calendar year. Council Member Zander suggested they consider the plan rather than allocating more money. CM Whatcott said they can deal with the \$5,000 in July, if they want. He concurred that long range, the plan should be considered in the process.

Council Member Marlors said he is supportive of the Arts. If the Arts Council needs money for the Sound of Music or to support that effort, he would support that. He likes the idea of the Arts Council showing them where the funds will be used.

Council Member McGuire said he feels it would be best to move forward with the July 1st allocation, if possible. There could be a valid need for the Sound of Music. They will have a better idea after the committee meeting this week.

Council Member Marlors said they have not touched the reserve fund in many years, including after the recession, because of the city's growth. Mr. Naidu said when money has been tight, they have put a freeze on open employment positions. He noted that by Ordinance, the city increases that fund balance by ½ percent annually. He said that increase is helpful in years that they are in the bond market.

Council Member Marlors said there are so many capital improvement projects that get delayed. He is also okay to build the reserve fund. If they decrease the amount going into the reserve each

year, and use additional funds for capital projects, will that hurt the bond rating? Mr. Naidu said they are okay, if they are setting aside reserve funding annually. Council Member Marlor said he would like to have this conversation at a future meeting.

Council Member Marlor said Mayor Ramsey is working harder and spending more personal time than any Mayor he's aware of. He feels they are under paying her. She needs to be paid for her efforts, for the balance of her term. With the amount of accomplishments and how she is representing the city, and what they are benefitting for it, they are underpaying her sorely. He would like to address that at a future meeting as well.

CM Whatcott said the budget addresses the mayor's salary, if that is imposed. They put money in there based on the salary survey. He said she received an increase in her car allowance. He said a change in her salary is done through a public hearing.

Council Member Shelton made a motion to approve Resolution R2019-22, adopting the final budget, and for staff to prepare an amended budget for early July adding \$1,000 to the senior committee budget, and \$5,000 to the Arts Council budget. Council Member McGuire seconded the motion. Roll call vote. The vote was unanimous in favor.

Council Member Marlor made a motion to recess the City Council meeting and go into an RDA meeting. Council Member Shelton seconded the motion. The vote was unanimous in favor.

RECESS CITY COUNCIL AND MOVE TO REDEVELOPMENT AGENCY MEETING (RDA)

- J. RDA Public Hearing:** Redevelopment Agency Resolution RDA 2019-06, adopting a Final Budget for the Redevelopment Agency of the City of South Jordan, Utah, for the FY 2019-20. (By CFO Sunil Naidu)

CFO Naidu reviewed the background information on this item.

Chairman Harris opened the public hearing. There were no comments. He closed the public hearing.

Board Member Marlor made a motion to approve Resolution RDA 2019-06. Board Member Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

Board Member Shelton made a motion to adjourn the RDA meeting and move to a Municipal Building authority meeting (MBA). Board Member Zander seconded the motion. The vote was unanimous in favor.

ADJOURN RDA MEETING AND MOVE TO MUNICIPAL BUILDING AUTHORITY MEETING (MBA)

K. MBA Public Hearing: Municipal Building Authority Resolution MBA 2019-02, adopting a Final Budget for the Municipal Building Authority of the City of South Jordan, Utah, for the FY 2019-20. *(By CFO, Sunil Naidu)*

CFO Naidu reviewed the background information on this item.

Chairman Harris opened the public hearing. There were no comments. He closed the public hearing.

Board Member Shelton made a motion to approve Resolution MBA 2019-02. Board Member McGuire seconded the motion. Roll call vote. The vote was unanimous in favor.

Board Member Zander made a motion to adjourn the MBA meeting and return to the City Council meeting. Board Member Marlor seconded the motion. The vote was unanimous in favor.

L. Staff Reports and Calendaring Items

CM Whatcott said they had a bond rating meeting in New York. He said it went well, and they anticipate a good rating this year.

CM Whatcott said staff will be going to Alpha Mont Springs to review the water reuse project, as it will be similar to their project. They will be ramping up the public outreach campaign.

They reviewed Summerfest, the battle of the bands, and a plan for a Guinness World Record bottle flipping. The bottle flipping will be centered around the water reuse. They will have media in attendance. Council Member Harris noted an individual that was injured at last year's summer fest, and the need for changes this year. He asked that staff walk around and observe to make sure things are operating safely.

ADJOURNMENT

Council Member Marlor made a motion to adjourn. Council Member Zander seconded the motion. The vote was unanimous in favor.

The May 7, 2019 City Council meeting adjourned at 8:05 p.m.

ACTION ITEM - G: RESOLUTION R2019-26, PARKING
REQUIREMENT REDUCTION ON THE RISING CHURCH
CUP

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

**Proposal: THE RISING CHURCH
REDUCTION OF OFF-STREET PARKING REQUIREMENT**

Address: 10702 South 300 West
File No.: PLCUP201900296
Applicant: Joshua Blair

Submitted By: David Mann, Planner II

Staff Recommendation (Motion Ready):

I move that the City Council **approve** the Applicant's petition to reduce the minimum parking requirement from 70 stalls to 47 stalls for the proposed use located at 10702 South 300 West.

The Applicant filed a conditional use permit application to locate a church in the Commercial Freeway (C-F) Zone, which was approved by the Planning Commission through a public meeting review process on April 23, 2019. One of the conditions of approval was that the City Council approve a reduction of the number of required off-street parking stalls for the proposed use. According to Section 16.26.040 of the South Jordan City Municipal Code, "[t]he [C]ity [C]ouncil may determine the requirements for individual developments if a use is not listed or under unusual circumstances in which a greater or lesser number of parking stalls is justified." Staff is recommending the City Council approve the reduction the off-street parking requirement for The Rising Church based on the attached staff report and supporting documents that were presented to the Planning Commission.

Supporting Documents

- Planning Commission Packet for PLCUP201900296
- Minutes from 4/23/19 Planning Commission meeting


David Mann
Planner II, Planning Department

5/15/19
Date

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 4/23/19

Application: **THE RISING CHURCH
CONDITIONAL USE PERMIT**

Address: 10702 South 300 West
File No.: PLCUP201900296
Applicant: Joshua Blair

Submitted By: David Mann, Planner II

Staff Recommendation (Motion Ready):

Approve file no. PLCUP201900296 for the operation of a church in an existing building located at 10702 South 300 West, with the following conditions:

- That the City Council grants the Applicant's petition to reduce the minimum parking requirement for the proposed use.
- If the City Council does not grant the reduction, then the Applicant will apply for a site plan amendment to add more parking stalls to the subject property.

ACREAGE:	1.07 acres
CURRENT ZONE:	C-F (Commercial Freeway)
CURRENT USE:	leased office space
FUTURE LAND USE PLAN:	Commercial
NEIGHBORING LU DESIGNATIONS/ (ZONING)/USES	
North	- Commercial, (C-F) / Sleep Inn
South	- Commercial, (C-F) / Super 8 Motel
East	- Commercial, (C-F) / I-15 Freeway
West	- Commercial, (C-F) / Power lines

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.18.050.I:

1. A conditional use may be commenced and operated only upon:

- a. Compliance with all conditions of an applicable conditional use permit;
 - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. Compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I.1 of this section.
3. No conditional use permit shall be revoked until after a public hearing is held before the city council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the city council shall determine whether or not the permit should be revoked.

BACKGROUND:

The Applicant is seeking approval for a Conditional Use Permit to occupy an existing building and operate a church. This type of use is classified as "religious assembly and worship" and is listed as a conditional use in the Commercial Freeway Zone. The existing building was constructed in 1993. The property was developed with the future plans to build another building on the back of the property.

ANALYSIS:

The primary concerns that could be considered detrimental to neighboring properties with this type of use, and the reason it is listed as conditional in the C-F Zone, is traffic and parking. The proposed floorplan for the church will split up the building into thirds: one section for church services, the center section for a café and gathering area, and the last section for classrooms for children. The building is located on a frontage road adjacent to I-15 and with easy access to the freeway onramps, South Jordan Parkway, and Jordan Gateway. The nearest residential neighborhood is over a quarter of a mile away. The building will only be used on Sunday, so the impact to roads and neighboring businesses will be minimal. With regards to parking, the requirement for the proposed use is one stall per 100 square feet of building area (since there will not be any fixed seating installed). The building is just over 7,000 square feet and would therefore require 70 stalls for the proposed use. There are currently 47 stalls on the subject property and both neighbors (one in writing) have told the Applicant that they can use their parking lots if necessary. The Sleep Inn on the north side has five extra stalls above what they need for their use and the Super 8 Motel has 21 extra stalls. This would bring the total available stalls for the church to 73, meeting the requirement for the proposed use. The manager of the Super 8 Motel has refused to put anything in writing to confirm the patrons of the church can use their parking lot, but the Applicant has told staff that he has received verbal approval. Since there can be no documentation that the Super 8 parking lot will be shared, Staff is submitting a petition on the Applicant's behalf to the City Council to grant a reduction to the parking requirement in this case.

There is also space to park on the street if necessary. The Applicant has told staff that the church currently has about 90 in their congregation and averages around 40 cars in their parking lot.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The subject property has good access to major roads and I-15.
- The nearest residential neighborhood to this location is approximately a quarter mile away.
- The minimum parking requirement for a church is one stall per 100 square feet of building area. In conjunction with the neighboring parking lots (based on written and verbal agreements), the proposed use will have access to 73 parking stalls.
- Staff will process a request for a reduction in the minimum parking requirement for the proposed use, as allowed in City Code Section 16.26.040.
- Staff reviewed the application and found no potential detrimental effects.

Conclusion:

Based on the application materials, the findings listed above, and the proposed conditions, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent sections of the City's Planning and Land Use Code.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing and approve the Conditional Use Permit Application File No. PLCUP201900296 for the operation of a church in an existing building located at 10702 South 300 West, with the recommended conditions stated above, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

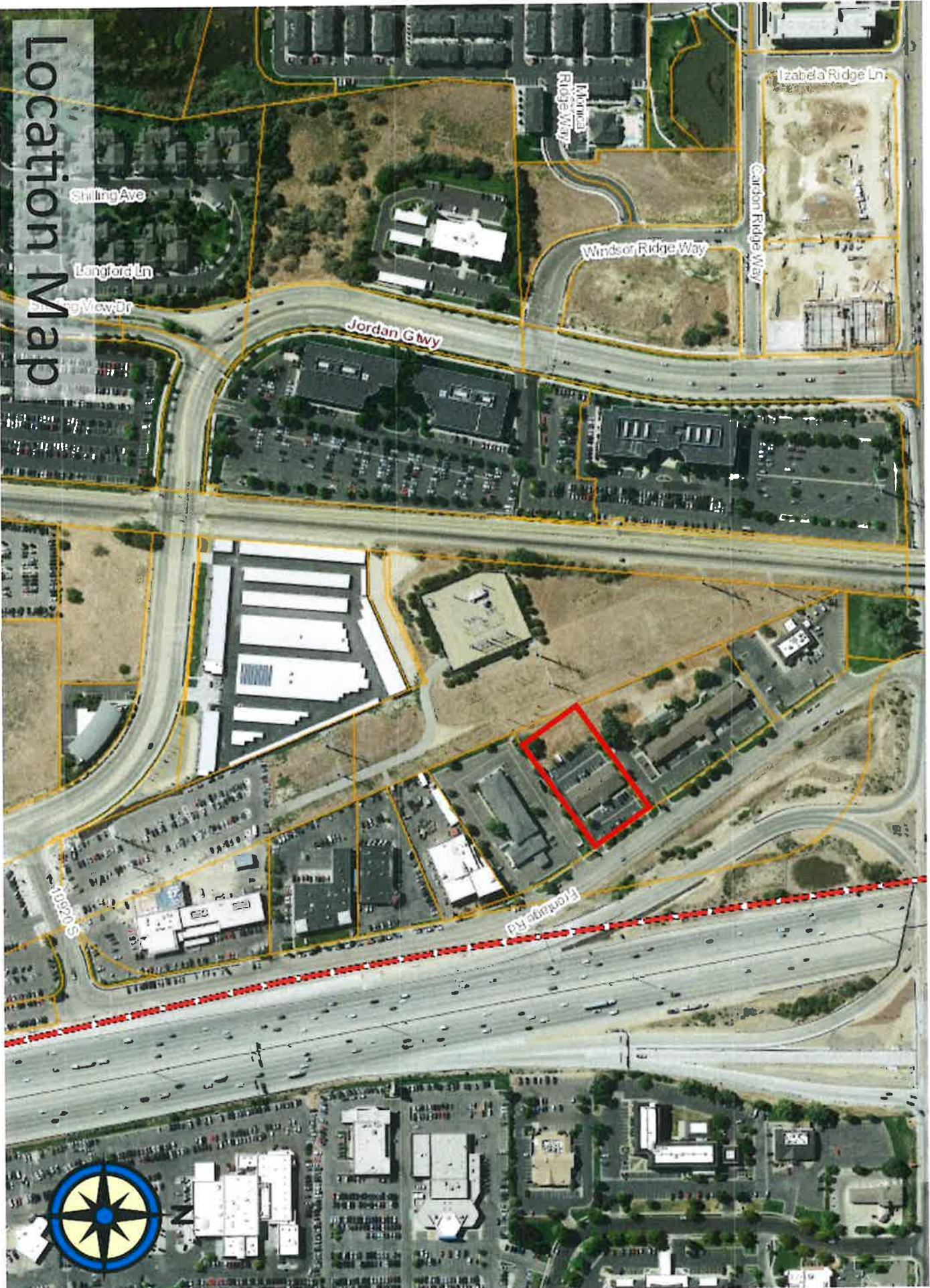
ALTERNATIVES:

- Deny the Conditional Use Permit
- Modify the conditions for approval.
- Schedule the decision for a later date.

SUPPORT MATERIALS:

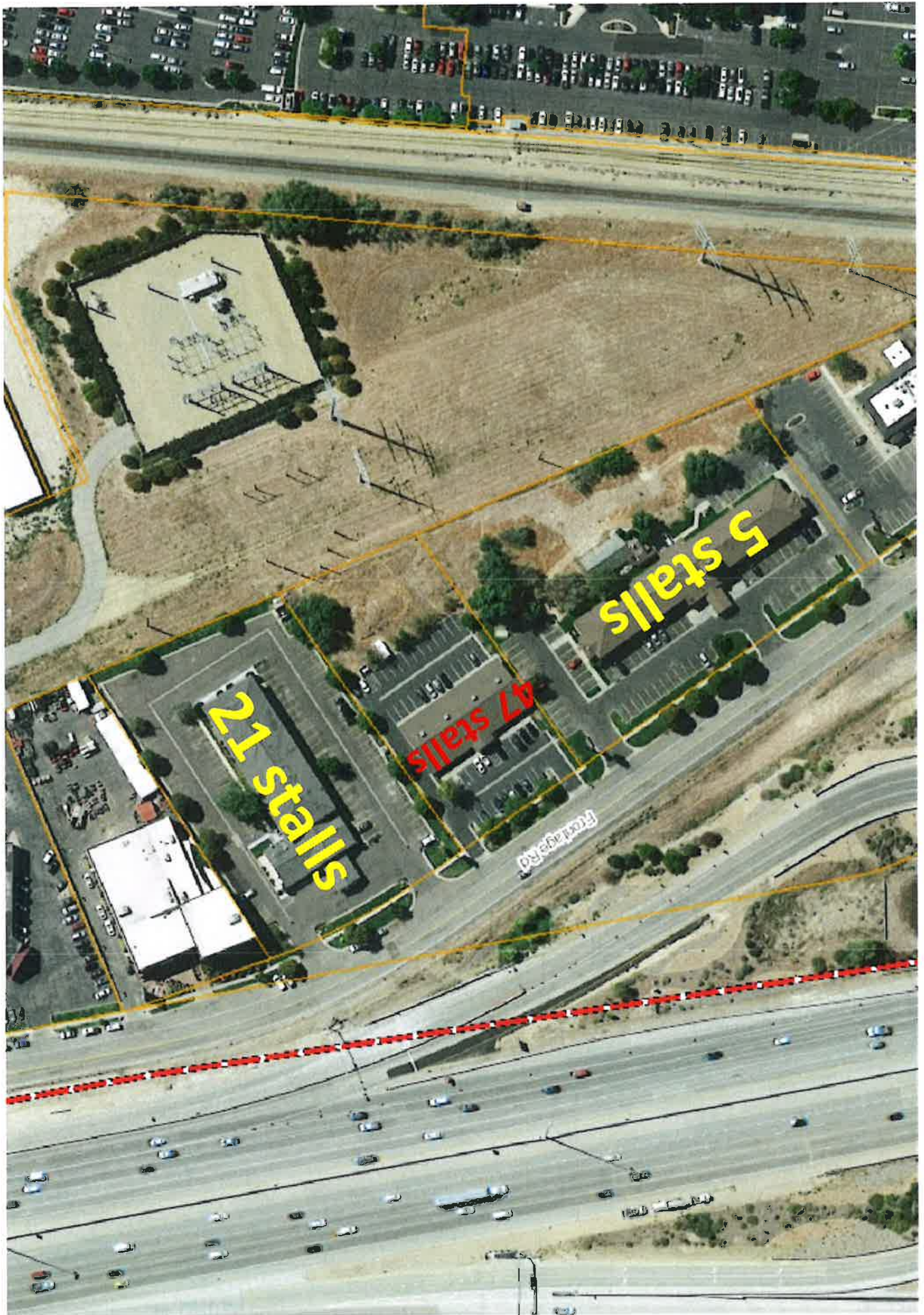
- Location Map
- Zoning Map
- Aerial photo showing parking lots

Location Map



Zoning Map





VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

****Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)**

**A.1 Issue: THE RISING CHURCH
CONDITIONAL USE PERMIT**
Location: 10702 South 300 West
File No: PLCUP201900296
Applicant: Joshua Blair

City Planner Greg Schindler reviewed background information on this item from the staff report.

Vice-Chair Earl Jolley said when does this application go before the City Council.

City Planner Schindler said it has not been scheduled yet, but it is likely that it will be on the May 21, 2019 Meeting.

Joshua Blair, Bluffdale (Applicant) – said Planner Greg Schindler did a great job reviewing the project, so I don't have a lot to add. I was hoping that it would be a consideration of the Planning Commission to approve this without having to go to City Council. The additional time that it would take to go to City Council would delay us being able to do all of the things we need to do. We are in a temporary meeting situation right now, which is less than ideal. We are going to hire architects and do a construction remodel that is already going to take months, so we wanted to find out if that is even a possibility.

City Planner Schindler said I wanted to clarify that you can make the approval tonight, but it is the approval subject to the conditions. The Planning Commission does not have the authority to give a reduction in the amount of parking stalls, only City Council can do that.

Commissioner Julie Holbrook said even though there is on street parking this still has to go to City Council.

City Planner Schindler said it has to go to City Council to get a reduction on the amount of parking stalls, because our ordinance says, "The required parking has to be on site."

Vice-Chair Earl Jolley opened the Public Hearing.

Rod Booyesen, Bluffdale – said my wife and I resided in Bluffdale Utah but we will be attending the Rising Church. There is plenty of on street parking on 300 west. It is owned by UDOT, but South Jordan controls the street. There is part of the parking lot that is too restrictive, and excessive for the neighborhood, and a small church. We have had our church nearby for eleven years, and our members really like and want to stay close.

Grant Schwartz, South Jordan – said I really hope that you will consider this application, because not only is our home in South Jordan, but we are members of this thriving church. As it was said earlier, we are not in an ideal situation, but we are grateful to have the opportunity to be in this building to grow and progress. We already have the availability and permission from the neighbors for parking. I hope this approval will move forward and won't be delayed. We are very excited to get into our building, so we appreciate your consideration on this.

Tamara Anderson, Riverton – said I am on the board at the Rising Church and I want to thank you for having us here tonight to consider this application. We have a great desire to be good citizens and brings things to your community, and we think our church will do that. We have great faith in our people and we

know they are assertive as well. We don't want to be a church that just resides there, but we will be involved in the community, so it is our desire to get going on this. We thank you for using your influence in whatever way you are able to give us this permit with reduced parking, because there is plenty of parking on site.

Marie Cannon, Draper – said I am a resident of Draper Utah where our church is moving from, and moving to South Jordan. I would like to go on record requesting that you approve this conditional use permit. I would also like to thank City Planner Schindler on presenting the information so well for us.

Vice- Chair Earl Jolley closed the Public Hearing.

Mr. Blair said I would just like some clarification on the "Alternatives" on page 3 of the staff report it say (Denial) which we hope is not the case. If we modify the conditions of approval, can we not strike the request to go to City Council, or is a mandated thing because our numeric number of parking stalls has not being met?

City Planner Schindler said the Planning Commission cannot approve this Condition Use Permit if there is not the required amount of parking stalls. This is a legislative item and this body cannot approve it without the required number of parking stalls. It will need to go to City Council, because they have the authority to do that.

Commissioner Holbrook said are you going to have fixed seating in the future.

Mr. Blair said no.

Vice-Chair Earl Jolley said do you have any written parking agreement with the adjacent parking lots.

Mr. Blair said we have an agreement with the hotel to the north, and a verbal agreement with the hotel to the south.

Vice-Chair Earl Jolley said you said you have about 90 member, but do you know about how many cars will be parking there.

Mr. Blair said I did a count a couple of weeks ago and we had 42 cars show up on that Sunday.

Commissioner Morrissey said do you plan to have any activities during the week as well.

Mr. Blair said the bulk of the people come on Sunday's, but we have bible study and youth services during the week, but it is only about 10 people.

A.2 Potential Action Item – (See VI.A.1)

Commissioner Morrissey motioned to recommend approval of File No PLCUP201900296 for the operation of a church in and existing building with the following conditions:

- **That the City Council grants the Applicant's petition to reduce the minimum parking requirement for the proposed use.**
- **If the City does not grant the reduction, then the Applicant will apply for a site plan amendment to add more parking stalls to the subject property.**

Commissioner Holbrook seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Woolley and Commissioner Ellis were absent from the vote.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

ACTION ITEM - H: RESOLUTION R2019-27, AUTHORIZING A
PURCHASING POLICY EXEMPTION FOR HYDRAULIC WATER
MODELING PROJECTS

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: May 14, 2019

Issue: Resolution 2019-27, to authorize an exception to the South Jordan City Purchasing Policy for Professional Services for water hydraulic modeling projects and to authorize the City Engineer to enter into a contract with Hansen Allen & Luce for said water hydraulic modeling projects for a 5-year period.

Submitted By: Brad Klavano

Department: Engineering

Staff Recommendation (Motion Ready): Approve Resolution 2019-27; to authorize an exception to the South Jordan City Purchasing Policy for Professional Services for water hydraulic modeling projects and to authorize the City Engineer to enter into a contract with Hansen Allen & Luce for said water hydraulic modeling projects for a 5-year period.

STRATEGIC PLAN GOAL: *Safe Community and Civic Development*

BACKGROUND: All developments within the City of South Jordan are required to submit a hydraulic water model of that development. Once submitted to the City, this hydraulic model is put into the City wide hydraulic water model. The development is then reviewed to determine the effect of this development on the citywide water system.

The engineering firm of Hansen Allen and Luce (HAL) has completed three culinary water master plans for the City since early 2000, has calibrated, and developed the Citywide Water Hydraulic Model for the City of South Jordan. HAL has been providing the reviews of the submitted water hydraulic models from developers for the past 3-years.

HAL has submitted a proposal to continue doing this work for the City (see attached). The costs are unknown as it depends on the amount of water hydraulic modeling projects they complete for the City, which is largely development driven. The costs of this proposal are based on the hourly rates within the proposal, which will be evaluated yearly as part of the contract. The rates are consistent with the Engineering Industry. The proposal is to enter into a 5-year contract with HAL for this hydraulic water modeling projects review.

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS: The City Council has recognized that the review of the development water hydraulic modeling submitted by developments within the City of South Jordan is a critical factor in insuring a very highly efficient water system.

CONCLUSIONS: City staff has received a proposal from the Engineering firm of Hansen Allen & Luce to continue reviewing the water hydraulic modeling projects and finds the proposal to acceptable.

RECOMMENDATIONS: City staff is recommending that the City Council approve Resolution 2019-27; to authorize an exception to the South Jordan Purchasing Policy for Professional Services for water hydraulic modeling projects and to authorize the City Engineer to enter into a contract with Hansen Allen & Luce for said water hydraulic modeling projects for a 5-year period.

FISCAL IMPACT: The cost to the Water Enterprise Fund will vary.

ALTERNATIVES: Deny Resolution 2019-27.

ATTACHMENT: Hansen Allen & Luce Proposal

City Council Action Requested:


Department Head


Date



"Exhibit A"

SALT LAKE AREA OFFICE
859 W. South Jordan Pkwy Ste. 200
South Jordan, UTAH 84095
PHONE: (801) 566-5599
FAX: (801) 566-5581
www.hansenallenluce.com

Mr. Brad Klavano, P.E.
City Engineer
City of South Jordan
1600 Towne Center Dr.
South Jordan, UT 84095

April 30, 2019

RE: Proposal for the City of South Jordan
Development Reviews for the Drinking Water System

Dear Mr. Klavano:

Thank you for the opportunity to submit this letter proposal to assist the City of South Jordan (City) with Development Reviews for the Drinking Water System. This proposal is organized into the following sections: Project Understanding, a suggested Scope of Work, Assumptions, Proposed Engineering Budget, and Project Schedule.

Project Understanding

Hansen, Allen & Luce Inc. (HAL) has recently performed several hydraulic modeling projects involving the City's water system. These modeling efforts included the development of an extended period hydraulic model of the City's water system. HAL has leveraged this extended period model to evaluate developments that are proposing to connect to the City's drinking water system over the past few years. The use of this model enables HAL to obtain a full picture of the impacts these developments will have on the City's water system. It is our understanding that the City would like HAL to continue to review developments as needed on a time and materials basis.

Scope of Work

The following is our proposed scope of work. The input section describes information to be provided by others or from previous work. The activities section describes the work to be performed by HAL. The output section describes the products to be delivered to the City of South Jordan.

Task 100: Development Reviews for Drinking Water System

Objective:

Obtain and review development plans and hydraulic models that are submitted by developers to the City. Update South Jordan's existing drinking water model to include the proposed demands of the development and test the hydraulics to verify the proposed development meets City standards.

Input:

- Existing extended period hydraulic model
- Plans and hydraulic models submitted by developers (should include location map, pipe sizes, and required fire flow).
- City Standards for Drinking Water system
- Estimated demands for proposed developments

Activities:

- 1.1. Review submitted plans and hydraulic models from developers to determine location and demands of proposed developments.
- 1.2. Update the City's existing hydraulic model to include proposed developments and test hydraulics.
- 1.3. Summarize results of the hydraulic analysis.

Output:

- Certified memo (stamped by a Professional Engineer) summarizing results of the hydraulic modeling at the location of the proposed development

Assumptions

- HAL will continue to use the extended period model that has been used historically for the evaluation of proposed developments.
- HAL will evaluate the developments as proposed. No future pipeline sizing, master planning or other projections will be made.
- The City will provide HAL with proposed demands, proposed pipe sizes and locations, and required fire flow.

Mr. Brad Klavano
April 30, 2019
Page 3 of 3

Cost Proposal

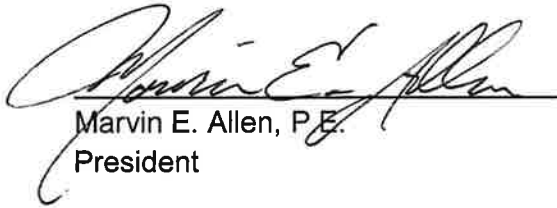
Due to the uncertainty of the number and quantity of development reviews received by the City, we propose that this project move forward on a time and materials basis according to HAL's hourly rate structure (included as Exhibit B). As this project will also occur over several years it is also anticipated that the rate structure will be adjusted at the beginning of each year to an agreed upon rate between the City and HAL.

Schedule

As development reviews are received by HAL we anticipate a 1-2 week turnaround to review the development and provide a certified memo to the City summarizing the results.

Sincerely,

HANSEN, ALLEN & LUCE, INC.



Marvin E. Allen, P.E.
President

EXHIBIT B
STANDARD FEE SCHEDULE
2019

PERSONNEL CHARGES

Client agrees to reimburse Hansen, Allen & Luce, Inc. (HAL), for personnel expenses directly related to the completion of the project, in accordance with the following:

Senior Managing Professional	\$188.50/hr
Managing Professional	\$164.50/hr
Senior Professional II	\$151.00/hr
Senior Professional I	\$136.10/hr
Professional III.....	\$131.25/hr
Professional II.....	\$117.85/hr
Professional I.....	\$109.50/hr
Professional Intern.....	\$98.90/hr
Engineering Student Intern	\$51.30/hr
Senior Designer.....	\$105.65/hr
Senior Field Technician	\$105.65/hr
Field Technician	\$85.85/hr
CAD Operator.....	\$85.85/hr
Secretary.....	\$63.00/hr
Professional Land Surveyor.....	\$121.35/hr
1 Man GPS Surveying Services – Surveying Technician	\$107.65/hr
1 Man GPS Surveying Services – PLS	\$143.40/hr
2 Man GPS Surveying Services – PLS	\$160.00/hr
1 Man GPS Surveying Services.....	\$149.10/hr
Expert Legal Services.....	\$300.00/hr

DIRECT CHARGES

Client also agrees to reimburse HAL for all other costs directly related to the completion of the project. Direct charges shall include, but not be limited to, the following:

Communication, Computer, Reproduction	\$6.00 per labor hour
Out-of-town per diem allowance (lodging not included)	\$46.00 per day
Vehicle	\$0.65 per mile
Outside consulting and services	Cost plus 10%
Other direct expenses incurred during the project	Cost plus 10%
Trimble GPS Unit	\$130.00 per day
Drone Unit	\$500.00 per day plus data conversion costs
Data Logger/Transducer.....	\$125.00 per week

INTEREST CHARGE AFTER 30 DAYS FROM INVOICE DATE 1.5% per month

Note: Annual adjustments to personnel and direct expense charges will occur in January of each year. Mileage rate changes are based on fuel prices.

RESOLUTION R2019 - 27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, TO AUTHORIZE AN EXEPTION TO THE SOUTH JORDAN CITY PURCHASING POLICY FOR PROFESSIONAL SERVICES FOR WATER HYDRAULIC MODELING PROJECTS AND TO AUTHORIZE THE CITY ENGINEER TO ENTER INTO A CONTRACT WITH HANSEN ALLEN & LUCE FOR SAID WATER HYDRAULIC MODELING PROJECTS FOR A 5-YEAR PERIOD

WHEREAS, the City of South Jordan's (the "City") water system models are technical and require special expertise; and

WHEREAS, further, the City desires to insure that the safety and integrity of the City water system models are kept secure; and

WHEREAS, when development or other water projects are designed and constructed it is critical to run a hydraulic water model prior to construction to determine the effect of the new water lines on the City water systems; and

WHEREAS, the engineering firm of Hansen Allen & Luce (HAL) is familiar with the City's water system models since HAL completed the last three City Water Master Plans and has updated the City's water system models with each update; and

WHEREAS, pursuant to subsections 4-11 and 4-12 of the South Jordan City Purchasing Policy, contracts for professional services cannot exceed \$15,000 without approval of an exception by the City Council; and

WHEREAS, HAL has a knowledge of the City water systems that cannot be duplicated without much cost and effort; and

WHEREAS, the City can receive a cost savings due to the work of HAL on the City Water Master Plans and the current hydraulic water modeling.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. South Jordan Purchasing Policy Exception for Professional Services.

The City Council grants an exception to the South Jordan Purchasing Policy for Professional Services for Water Hydraulic Water Modeling Projects and authorize the City Engineer to enter into a contract with the professional engineering firm of Hansen Allen & Luce based on its proposal for a 5-year period.

SECTION 2. Effective Date. This Resolution will be effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

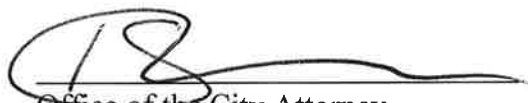
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2019, BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:


Office of the City Attorney