

AGENDA

“Combined Meeting”
of
The South Jordan City Council
and
Redevelopment Agency
and
Special Service District for Gate at Enos Ln.

For

December 4, 2012

City Council Chambers
South Jordan City Hall
1600 W. Towne Center Drive

6:00 P.M. – Regular Meeting

Cellular Phones and Pagers Must be Turned Off, or Set to Vibrate Only
Upon Entering the City Council Chambers

Scott L. Osborne, *Mayor*
Mark Seethaler, *Council Member*
Chuck Newton, *Council Member*
Brian Butters, *Council Member*
Steve Barnes, *Council Member*
Larry Short, *Council Member*

John H. Geilmann, *City Manager*



AGENDA
CITY OF SOUTH JORDAN
"COMBINED MEETING" OF CITY COUNCIL, REDEVELOPMENT AGENCY, AND
SPECIAL SERVICE DISTRICT FOR GATE AT ENOS LN.

DECEMBER 4, 2012

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY COUNCIL WILL HOLD A COMBINED CITY COUNCIL AND REDEVELOPMENT AGENCY AND SSD FOR GATE AT ENOS LN. MEETING ON TUESDAY, DECEMBER 4, 2012, IN THE CITY COUNCIL CHAMBERS, 1600 W. TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE CITY MANAGER AT 254-3742 AT LEAST 24 HOURS PRIOR TO THIS MEETING. A CLOSED MEETING MAY BE HELD AT THE END OF THE MEETING, IF NEEDED. THE ORDER OF AGENDA ITEMS MAY BE CHANGED IF DEEMED APPROPRIATE BY THE MAYOR OR CITY COUNCIL. THE REGULAR MEETING WILL BEGIN AT 6:00 P.M. AND THE AGENDA WILL BE AS FOLLOWS:

6:00 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

- A. Welcome and Roll Call
- B. Opening Ceremony
 - 1. Invocation
 - 2. Pledge of Allegiance
- C. Motion to Approve Amended Agenda Items, If Any
- D. Minute Approval
 - 1. November 20, 2012 Work Session Meeting Minutes
 - 2. November 20, 2012 Regular Meeting Minutes

II. CITIZEN COMMENT

Any person wishing to comment on any item not otherwise on the Agenda may address the City Council at this point by stepping to the microphone and giving his or her name and address for the record. Speaker cards should be filled out in advance and given to the City Manager. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair of the Meeting. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. 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 Citizen Comments, these items will be noted and be brought back at the conclusion of the printed agenda.

III. AWARDS AND PRESENTATIONS

- A. South Jordan Chamber of Commerce Quarterly Update (*By Chair, Lori LeBeau*)

IV. SHORT RECESS PRIOR TO BEGINNING BUSINESS & PUBLIC HEARINGS

BUSINESS AND PUBLIC HEARINGS

V. OTHER BUSINESS – Not Public Hearings

- A.1. Approval of Council Ruling on Gun Vault Appeal (*By CM Geilmann*)
Note: *If not ready, this Item will be moved to the December 18, 2012 Council Agenda*
- A.2. Potential Action Item – (See V. A.1.)
- B.1. Resolution R2012-63, Repealing Resolution R2010-35, directing the City Manager to prepare draft ordinances for consideration regulating chain link fences in A-1 and A-5 zones and fence and landscaping standards, and establishing an enforcement direction and schedule for Ordinance 2012.04 relating to Collector Street Fencing.
(*Government Services Director Cunningham*).
- B.2. Potential Action Item – (See V. B.1.) R2012-63
- C.1. Resolution R2012-62, Adopting the Master Transportation Plan for the City of South Jordan.
(By City Engineer Brad Klavano).
- C.2. Potential Action Item – (See V. C.1.) R2012-62
- D.1. Resolution R2012-60, Approval of an Interlocal Agreement with the South Jordan Redevelopment Agency to allow Sales and Energy Taxes for an eBay Data Center Incentive. (*By City Commerce Director, Brian Preece*)
- D.2. Potential Action Item – (See V. D.1.) R2012-60

RECESS CITY COUNCIL AND MOVE TO REDEVELOPMENT AGENCY

- E.1. Approve October 23, 2012 Redevelopment Agency Minutes
- E.2. Potential Action Item – (See V. E.1.)
- F.1. Redevelopment Agency Resolution **RDA 2012-09**, Approval of an Interlocal Agreement with South Jordan City to allow Sales and Energy Taxes for an eBay Data Center Incentive and Redevelopment Agency Resolution **RDA2012-08**, Approval of a Participation Agreement with eBay. (*By City Commerce Director, Brian Preece*)
- F.2. Potential Action Item – (See V. F.1.) RDA2012-09 & RDA2012-08

ADJOURN RDA MEETING AND MOVE INTO SSD FOR GATE AT ENOS LN.

VI. OTHER BUSINESS – SPECIAL SERVICE DISTRICT FOR GATE AT ENOS LN.

- A.1. **Public Hearing** – Resolution SSD2012-01, A Resolution of the Governing Body of the King Benjamin and Holland Park Gate SSD designating an assessment area and dividing the assessment area into zones. (*By City Engineer Brad Klavano*)
- A.2. Potential Action Item – (See VI. A.1.) SSD2012-01

- B.1. "Not A Public Hearing" – Resolution SSD2012-02, A Resolution of the Governing Body of the King Benjamin and Holland Park Gate SSD appointing a Board of Equalization. *(By City Engineer Brad Klavano)*
- B.2. Potential Action Item – (See VI. B.1.) SSD2012-02

ADJOURN SSD GATE MEETING AND MOVE BACK INTO CITY COUNCIL MEETING

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

- A.1. **Public Hearing** – Ordinance 2012-17, Amending Sections 2.32, 8.12, 9.04, 10.08, and 15.08 of the South Jordan Municipal Code Updating the duties of the City Recorder and modifying related Code sections for consistency. *(By Government Services Director Paul Cunningham)*
- A.2. Potential Action Item – (See VII. A.1.) ORD 2012-17
- B.1. **Public Hearing** – Ordinance 2012-18, Amending Section 16.44 of the South Jordan Municipal Code Pertaining to Land Disturbance. *(By City Engineer Brad Klavano)*
- B.2. Potential Action Item – (See VII. B.1.) ORD 2012-18
- C.1. **Public Hearing** – Ordinance 2012-19, Amending Title 13, Chapter 12 Pertaining to Storm Water and Flood Control. *(By City Engineer Brad Klavano)*
- C.1. Potential Action Item – (See VII. C.1) ORD 2012-19
- D.1. **Public Hearing** – Ordinance 2012-20, Adopting an Amended and updated Transportation Impact Fee Facilities Plan and Impact Fee Analysis; Adopting an Amended and Updated Impact Fee for Transportation; Establishing certain policies related to Impact Fees for road infrastructure; Establishing certain policies related to Impact Fees for Transportation Infrastructure; Establishing Service Areas; and/or Other Related Matters. *(By City Engineer Brad Klavano)*
- D.2. Potential Action Item – (See VII. D.1.) ORD 2012-20
- E.1. **Public Hearing** – Resolution R2012-61, Approving an amendment to the Future Land Use Plan Map from Open Space to Village Mixed Residential and Adopting Ordinance 2012-08-Z, approving an amendment to the Zoning Map from A-1 and R-M-8 to VMR on property located at approximately 10500 South 3700 West. Lynn Bowler, 1 Utah Homes (Applicant) *(By Planner Damir Drozdek)*
- E.2. Potential Action Item – (See VII. E.1.) R2012-61
- E.3. Potential Action Item – (See VII. E.1.) 2012-08-Z

VIII. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

None

IX. REPORTS AND COMMENTS

- A. MAYOR
- B. CITY COUNCIL MEMBERS

