

SOUTH JORDAN CITY
COMBINED
CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING

June 18, 2019

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Deputy Fire Chief Ryan Lessner, Administrative Services Director Spencer Kyle, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, Engineering Director Brad Klavano, City Attorney Ryan Loose, ACM Dustin Lewis, CFO Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

Others: Attachment A

**REGULAR MEETING
6:30 PM**

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

Mayor Ramsey welcomed everyone present. All members of the City Council were present, as listed.

B. Invocation – *By CFO, Sunil Naidu*

Mason Bishop, scout from Troop 986, offered the invocation.

C. Pledge of Allegiance

Brayden Strand, Scout Troop 986, led the audience in the Pledge of Allegiance.

Mayor Ramsey recognized the scouts present. Scout Troop 986 introduced themselves.

D. Minute Approval

- D.1. June 4, 2019 Council Study Meeting
- D.2. June 4, 2019 City Council Meeting

Council Member Marlor made a motion to approve the June 4, 2019 Council study meeting minutes, and the June 4, 2019 City Council meeting minutes, as printed. Council Member McGuire seconded the motion. The vote was unanimous in favor.

E. Public Comment

None.

F. Mayor and Council Reports

Council Member Harris reported on the Mulligans ribbon cutting for the new clubhouse. That was a well-attended event. He said he also went the SL Farm Bureau summer event. He noted the corporate citizen award luncheon. He noted the EDCU golf tournament that he attended. He also noted that South Jordan was a presenter at a safety meeting for WCF. Staff did a good job.

Council Member Shelton thanked Colby Hill for taking care of trees that needed trimming on 4000 West. He reported on the Association of Municipal Council meeting. They talked about the micro-transit program being tested in South Jordan. He also reported on the Mulligans event and the Western Growth coalition and the Wasatch Front Regional Council. He said growth will be ahead of transportation and there is a need to narrow that gap.

Council Member Marlor also reported on the Mulligans re-grand opening. They also attended a preview the week before, which was also a lot of fun. He also attended the corporate citizen award luncheon. The award was given to the owners and builders of River Park; it was a well-deserved award.

Council Member Zander said she also attended the Mulligans grand opening and the Corporate Citizen award luncheon. She updated the City Council on the Mosquito Abatement meeting. She said currently all testing done in Utah is negative. In mid-July, they might see some West Nile virus show up. She said larva pools are tested throughout the summer. They have excellent control on mosquitos in the area. She noted that there are gnats at Daybreak Lake, not mosquitos. She said stagnant water breeds mosquitos. She will be attending a Mosquito Abatement conference in October.

Council Member McGuire said he also attended the Mulligans grand opening. He reported on the upcoming Sound of Music production. Tickets are on sale. He said the Arts Council Board is being reorganized, and that may create some Arts Council openings.

Mayor Ramsey said she attended the EDCUtah golf tournament. She was able to visit with the Governor and other business leaders at that event. She said the city did a presentation at the Governor's office on a water project. She reported on the sewer board meeting, and the ULCT board of directors meeting. She also reported on the Jordan School District School Board meeting. They are planning to hold a truth in taxation hearing to try to increase teacher salaries. She noted an EDCUtah fireside chat. She attended both Mulligans events. She attended the Point of the Mountain State land authority meeting. She noted that the Special Olympics torch came through the city today. She reported on the Jordan River commission meeting. She also attended the South Jordan Chamber economic summit.

G. Consent Summary Action Items:

- G.1.: Resolution R2019-14, Prohibiting the Use of an Ignition Source Including Fireworks, Lighters, and Matches in certain areas. *(By Fire Chief Dawson)*

- G.2.: Resolution R2019-30, Designating Interim Emergency Successors for 2019-20. *(By ACM, Dustin Lewis)*
- G.3.: Resolution R2019-32, authorizing the City Manager to enter into an Interlocal Agreement with the City of Herriman for the provision of Animal Control Services. *(By Police Chief, Jeff Carr)*
- G.4.: Resolution R2019-33, amending City-Wide Policy 210-03 regarding Surplus Property. *(By City Attorney, Ryan Loose)*
- G.5.: Resolution R2019-34, directing staff to provide sheet music acquired to support Sounds of the Season performances to the Sounds of the Season Organization. *(By ACM Dustin Lewis)*

Council Member Harris made a motion to approve items G.1., G.2., G.3., G.4., and G.5. Council Member Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

H. Public Hearing: Ordinance 2019-09, Zone Text Amendment, amending 17.18 (Uses) of the South Jordan City Municipal Code to limit storage in buildings in the P-O Zone and adding the Use “Office/Warehouse Flexible Space. *(By Planning Director, Steven Schaefermeyer)*

Planning Director Schaefermeyer reviewed the background information on this item. He reviewed a prepared presentation on this item (Attachment B). He reviewed where the CI (Commercial Industrial) and IF (Industrial Freeway) zones are located. Mr. Schaefermeyer reviewed the uses listed in the CI and IF zones.

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

Council Member McGuire made a motion to approve Ordinance 2019-09. Council Member Marlor seconded the motion.

Mr. Schaefermeyer said because flexible space is a popular use, they could approve this through a PD overlay, if they wanted to. He noted that the Planning Commission is okay with this amendment. The Planning Commission had some discussion about the right percentage of storage space.

Council Member Harris asked if the prime office land in residential areas or South Jordan Parkway is impacted by this. Mr. Schaefermeyer said this would only be in the industrial area.

Council Member Harris asked if there are any downsides. Mr. Schaefermeyer said it is a popular product and brings startup businesses. He said he can't control what type of businesses come here. Council Member Harris said he wants to maximize having the best businesses in the city.

Roll call vote. The vote was 4-1 in favor, with Council Member Harris opposed.

- I. Public Hearing:** Resolution R2019-26, adopting a final amended City Budget FY 2018-19. The appropriation authority shall apply to the Fiscal Year ending June 30, 2019. *(By CFO, Sunil Naidu)*

Council Member Shelton asked about an amendment of \$58,700 to do some pool repair at the recreation center? Mr. Naidu said that amount came from the fund balance. They reviewed the fund balance of both the recreation center and Mulligans.

Council Member Shelton asked how much was in the city reserves? Mr. Naidu said \$9.8 million. They are at 21 percent of the general fund budget. The maximum amount they can put in reserve is 25 percent, which would be close to \$12 million.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member Shelton made a motion to approve Resolution R2019-26. Council Member Zander 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 Zander 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 RDA2019-07, adopting a final amended Redevelopment Agency Budget FY 2018-19 with the appropriation applying to the fiscal year ending June 30, 2019. *(By CFO, Sunil Naidu)*

Chairman Ramsey opened the public hearing. There were no comments. She closed the public hearing.

CFO Naidu reviewed the background information on this item.

Board Member Harris made a motion to approve Resolution RDA 2019-07. Board Member Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

ADJOURN RDA MEETING AND RETURN TO CITY COUNCIL MEETING

Board Member Harris made a motion to adjourn the Redevelopment Agency meeting and go back into a City Council meeting. Board Member McGuire seconded the motion. The vote was unanimous in favor.

K. Staff Reports and Calendaring Items

City Attorney Loose said last week, they got a decision from the hearing officer on the Rocky Mountain Power issue. The Planning Commission decision was upheld. The City has asked the Ombudsman for an opinion. Staff would also like to waive the reminder of the legal fees for the residents regarding this case. There were more legal fees in this case than typical. The City Council said they would like to know what that figure is first.

Council Member Zander said the leader of the resident group over the Rocky Mountain Power issue would like to meet with her. City Attorney Loose said that is okay; the City Council has no authority in this matter. They can't change the decision. An appeal now goes to District Court.

CFO Naidu reported that the city received an AAA rating on their last bond. He said that is not a typical rating, and the investors recognized South Jordan's strengths. They sold the bond and will close July 2nd, 2019.

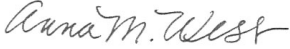
Council Member Shelton made a motion to go into a closed meeting to discuss the purchase, exchange, or lease of real property and to discuss the character, professional competence, or physical or mental health of an individual, following a recess. Council Member Zander seconded the motion. The vote was unanimous in favor.

L. Executive Session: Closed meeting to discuss the purchase, exchange, or lease of real property and to discuss the character, professional competence, or physical or mental health of an individual.

Council Member Marlor made a motion to come out of the closed meeting and go back into the open meeting. Council Member Zander seconded the motion. Vote was unanimous in favor.

Council Member Zander made a motion to adjourn the June 18, 2019 Council Meeting. Council Member Marlor seconded the motion. Vote was unanimous in favor.

This is a true and correct copy of the June 18, 2019 City Council Meeting Minutes, which were approved on July 16, 2019.


South Jordan City Recorder

COMBINED CITY COUNCIL AND RDA MEETING

June 18, 2019

6:30 P.M.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME

PRINT ADDRESS

Jason Hall

9917 Orchard View Dr

Flo Miller

2531 W 9545 S

Jack Knudsen

9532 S 2500 W

Rick Bennett

2330 W Burley Circle

Shem Bishop

2337 W Pheasant Bend Cir

Mason Bishop

" " "

Alexis Spaulding

11224 S. JONGBOLD

Brian Kitchner

11306 S. Red Canyon Ct.

Ordinance 2019-09

Limiting allowable storage area in the
Professional Office (P-O) Zone
and

Adding the “Office/warehouse flexible space”
as a permitted use in the C-I and I-F Zones

Amending City Code § 17.18.030.070.B.2 limiting allowed storage area in the P-O Zone

d. P-O Zone: The floor area used for storage of any type, including, but not limited to supplies, equipment, material, products, etc., shall not exceed twenty percent (20%) of the floor area of any building.

Amending City Code § § 17.18.020 (Allowed Uses Table) and 17.18.060.E.2 (Use Definitions) to add “Office/warehouse flexible space” as a permitted use in the C-I (Commercial-Industrial) and the I-F (Industrial-Freeway) Zones

Office/warehouse flexible space. A facility of single or multiple buildings or units where a portion of each building or unit is built as office space or showroom with the remainder of the building or unit built as storage or warehouse space. The facility typically is one or two stories tall, has higher ceilings than a typical office building, includes garage bays, and the ratio between office or showroom and storage or warehouse space is easily customized based on changing tenant needs.