SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

October 1, 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, Commissioner Sean Morrissey, Commissioner Julie Holbrook, Commissioner Michele Hollist, Commissioner John Ellis, Planning Director Steven Schaefermeyer, City Council Secretary MaryAnn Dean

SPECIAL JOINT STUDY MEETING

Mayor Ramsey welcomed everyone present. She noted that Council Member Zander will be arriving to the meeting late.

A. Invocation: *By IT Director, Jon Day*

Jon Day, IT Director, offered the invocation.

B. Mayor and Council Coordination

Council Member Ramsey said the southwest visioning steering committee met following the technical committee. She said an email was sent to all stakeholders to start scheduling one on one interviews with the consultants (Logan Simpson). The City Council can submit their email addresses if they are interested in giving input on the southwest visioning project.

C. Discussion/Review of Regular Council Meeting

Council Member Marlor asked about item K., regarding the reconstruction of the canal culvert at approximately 2200 West 9500 South. He asked when will the project start, and how long will it take, if the funding is approved? Engineering Director Klavano said they expect to award the bid in November, with construction anticipated in January or February. They need the project done by the first of April. He said they can try to keep one lane open on 2200 West, but that will delay the project. If they shut down 2200 West, they will be able to finish the project quicker. He said they have federal aid money to do the curb and gutter on 2200 West, from the West Jordan border to 11400 South. They need to lengthen the canal as part of the curb and gutter project, but they can't do that because of the condition of the culvert. The culvert is rusted. The curb and gutter project won't be until late spring/early summer, whenever they can obtain the needed right of way.

Council Member Shelton noted that he sent an email to CM Whatcott with questions about items on tonight's agenda. CM Whatcott responded and copied the City Council with the answers.

CM Whatcott said Council Member Zander asked about the money being used for item J., the agreement with Salt Lake County for funding a portion of Bingham Creek Regional Park. He said the money used is impact fee money, not general fund money. He said they have an agreement for usage of the park; they are contractually bound because they are using impact fees.

Council Member Marlor asked how the other agreements with the County are coming along? CM Whatcott said they are moving ahead with those discussions, including the park authority. That will come back to the City Council in November.

Mayor Ramsey noted that she has a lunch meeting scheduled with County Mayor Wilson the end of October.

Mayor Ramsey reviewed item H.1. on the agenda, which makes it clear that the city is going to be compliant with Utah law regarding medical cannabis.

Mayor Ramsey reviewed item M. regarding the bar license for Market Street Grill. There was an Ordinance approved that included 2 bar licenses in the city. The licenses were contingent that the licenses would not be transferrable. She said the owner of Gastronomy passed away and it had to be sold. The new owners would like to continue with the business as usual. She feels they need to transfer the bar license or the restaurant will leave South Jordan.

Council Member Marlor said his understanding is that 2 of the 3 owners of the restaurant passed away since that Resolution was passed.

Mayor Ramsey reiterated that the business model won't be any different.

Council Member Harris said he feels the language in the Ordinance was there so this could be addressed on a case by case basis.

Mayor Ramsey said there could be residents from Rushton Meadows present under public comment. Their concerns remain. She said she spoke to the HOA president. He will be scheduling an appointment with her, CM Whatcott, staff, and possibly Council Member McGuire. She said she can understand the concerns of the HOA, but the City is not able to fully fund a parking lot for them. Council Member McGuire said the HOA president has been trying to keep the number of emails they receive to a minimum and has been the spokesperson for the larger group.

Council Member Marlor asked what was the reaction of the HOA to CM Whatcott's email? Mayor Ramsey said the HOA president now understands that is what the city can do. Any other ideas or suggestions would need to be discussed at their meeting.

Council Member Shelton said with the city's proposal, that would equate to $150 a unit. Mayor Ramsey said the city is trying to help with the parking situation, but it is not the city's fault.

The City Council took a dinner break.

D. Discussion: General Plan. *(By Steven Schaefermeyer/Logan Simpson)*

Council Member Zander joined the meeting at this time.

Mayor Ramsey introduced Mike Pierce, her recommendation for the alternate to the Planning Commission.

The Planning Commission, consultants, and staff members present were all introduced. Jennifer Gardner, Logan Simpson, reviewed a prepared presentation (Attachment A). She reviewed the future land map. A hard copy was also provided (Attachment B).

Commissioner Holbrook asked why being less specific on the land use plan is a good thing? Planning Director Schaefermeyer said part of that was because they looked at other projects that Logan Simpson has done. Also, they don't want to alarm people with the land use plan. He said one problem with the previous land use map is it became a pseudo zoning map. He said the land use map should be a guide.

Commissioner Holbrook said one concern is what if someone wants to put an R5 or R6 use next to an R2. How does this help them? Mr. Schaefermeyer said they are working to identify vacant land in the city. Commissioner Ellis said he likes the flexibility if it is used to make things more consistent, not less consistent with the surrounding areas.

Commissioner Holbrook asked if this will allow them to decrease the need to rezone as frequently as they have? Mr. Schaefermeyer said South Jordan does not zone a property to match the land use map. As a result, a lot of rezones are necessary. He said this could help in residential areas that are stable to say that they need to pick compatible zones.

Mayor Ramsey recommended that the Wheadon Farm be listed as historic preservation residential rather than future residential. Mr. Schaefermeyer said the Wheadon's legal representative said there is a concept plan to develop the property. He said they can change it to historic preservation residential. Mayor Ramsey recommended that staff talk to the landowners directly.

CM Whatcott noted that the Wright Farm is also an area to address. Mr. Schaefermeyer said they will continue to work on the definitions of the historic area and historic preservation residential area.

CM Whatcott said a representative from the State Department of Agricultural gave a presentation to the city at one time and encouraged them to preserve agricultural spaces. He said staff can see if they can get state funding to preserve the farms on the condition that they continue to have a green belt and continue to produce products. Commissioner Ellis said they could also work with the Jordan School District and the FFA for educational farm opportunities. Mayor Ramsey said the Wheadon's hosted the 7th graders in the last school year to provide some agricultural education.

Council Member McGuire noted a piece of property that was mislabeled on the land use map. It was in the area of the existing San Marino apartments. Council Member Shelton said Lake Avenue and the open space around Sunstone should also be on the land use map.

They discussed what the areas labeled economic opportunity means. Ms. Cvetko said it is envisioned to be more of a gathering place, such as City Creek or the Gallivan Center.

Commissioner Hollist said she is concerned about more residential, especially moderate residential, on the eastern side of the city because there is no land available for more schools and the existing schools are already overcrowded.

Mr. Schaefermeyer noted a swap they proposed to the school district with the Elefson property, but that did not work out. They also talked about property at Ridgepoint for the school district, but that didn't work out. He said they can look at language in the General Plan and evaluate how they are working with the school district.

Mayor Ramsey said it is hard for the school district to find out about the growth after the fact and then try to figure it out. She said the property that they own by Mabey Lane is too small for a school.

Ms. Gardner said they could analyze the land areas on the east side of the city, and try to determine what the density would be, and start that conversation with the school district.

Council Member Marlor said he feels The District is an economic center, not an economic opportunity, according to the definitions provided. Ms. Gardner said they can manipulate the definitions of economic opportunity and economic center. They need to redefine economic opportunity to say it already is an economic center and there is opportunity for more. Council Member Zander said the area of the Smith's is already an economic center but there is space for more to come.

Ms. Cvetko said the desire is to make the economic opportunity more of a come and stay area. The Smith's area was labeled economic center because it is more of a drive in and out center. Ms. Cvetko said they could consider changing the label to gathering opportunity.

Commissioner Holbrook expressed concern about adopting the Wasatch Front 2040 Plan and the Jordan River Blueprint because those plans could change in the future. She recommended they use them only as a guide. Ms. Cvetko said they did change that language. CM Whatcott said the Jordan River Blueprint principles were adopted by Resolution.

Mr. Schaefermeyer said the housing portion of the general plan has to be adopted before December. They can adopt the rest of the plan next year, if needed.

Ms. Gardner asked that any comments be submitted by the end of this week.

It was noted that the city's newsletter with the link has been the most successful outreach to the public.

ADJOURNMENT

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

The October 1, 2019 City Council study meeting adjourned at 6:17 p.m.

This is a true and correct copy of the October 1, 2019 City Council Study Meeting Minutes, which were approved on October 15, 2019.

Anna M. West

South Jordan City Recorder

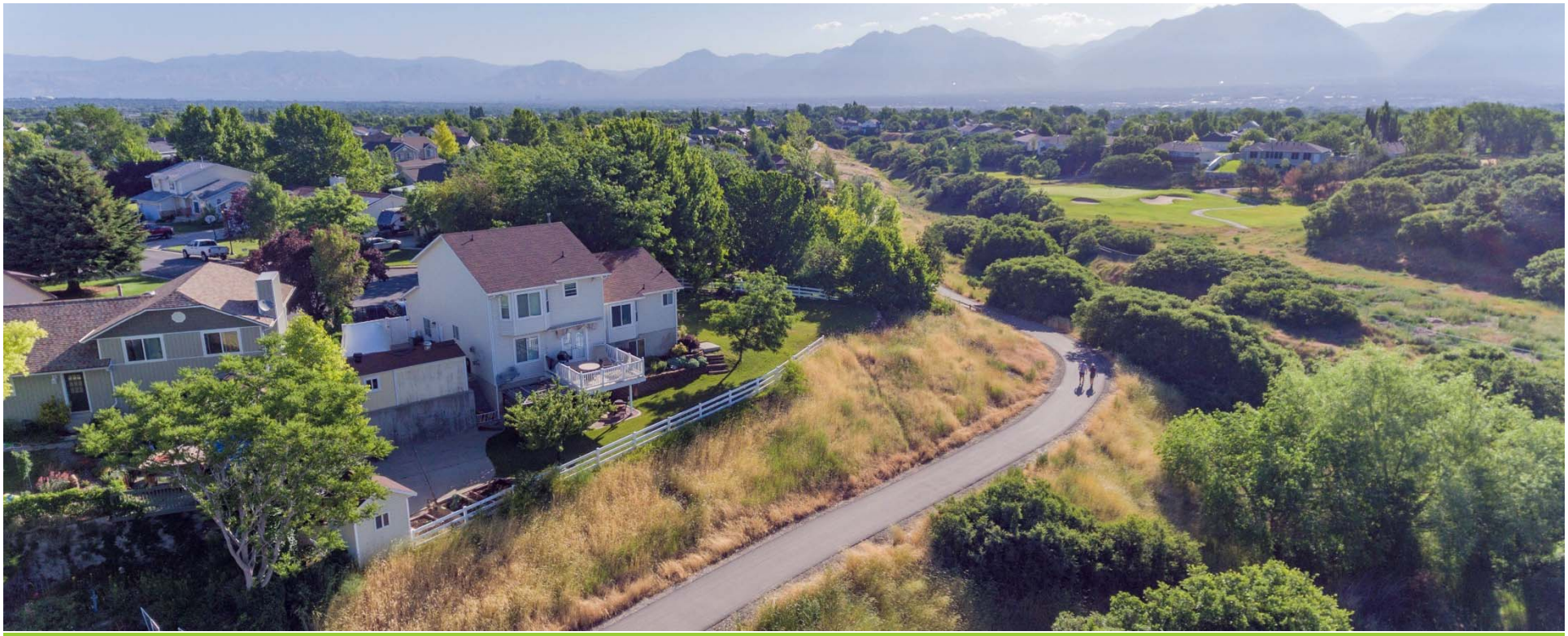
10-1-19 CC Work Session - Attachment A

CITY COUNCIL & PLANNING COMMISSION JOINT WORK SESSION

OCTOBER 1, 2019

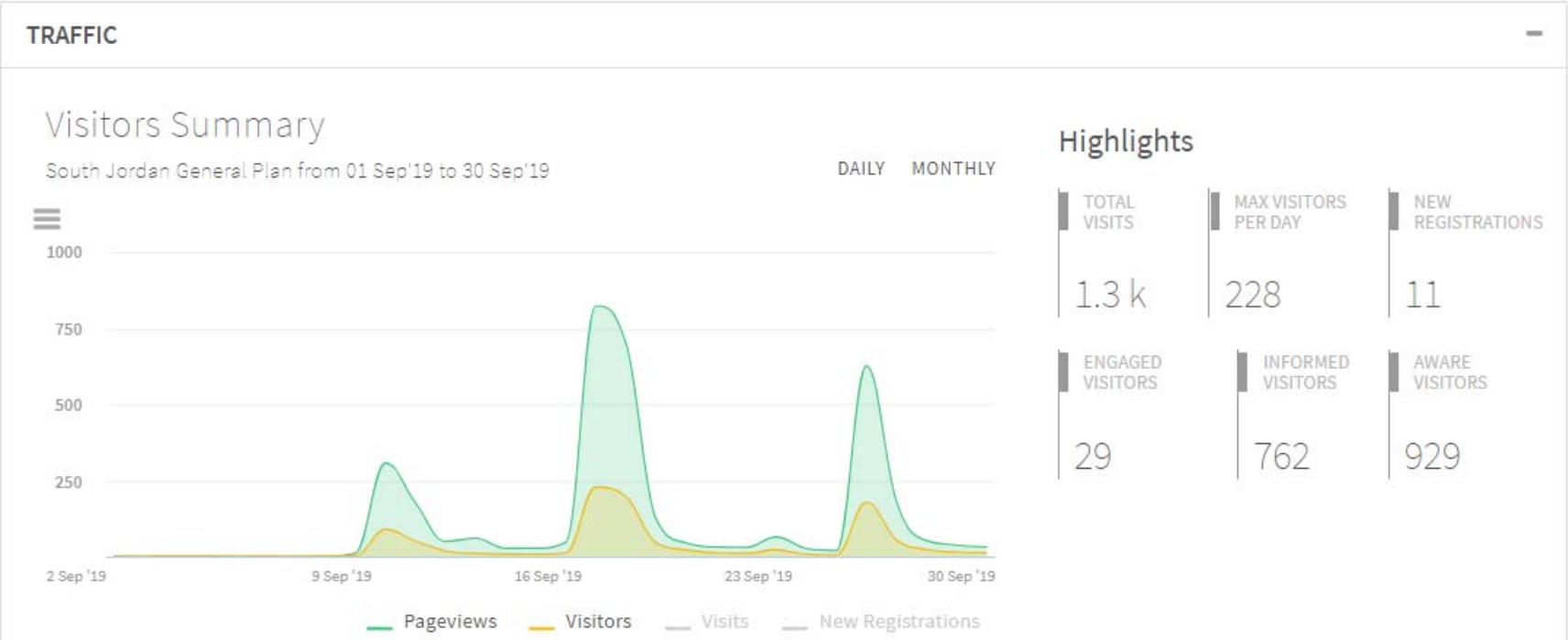
Meeting Agenda

1. Public Input Summary
2. Draft Plan Format
3. Future Land Use Map
4. Next Steps / Adoption Schedule



Public Input

Website Participation



ENGAGED

INFORMED

AWARE

762 INFORMED PARTICIPANTS

	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	628
Visited the Key Dates page	1
Visited an FAQ list Page	2
Visited Instagram Page	0
Visited Multiple Project Pages	589
Contributed to a tool (engaged)	29

** A single informed participant can perform multiple actions*

TOP PROJECTS

	Participants (%)
Read and Review the Draft Plan!	761 (83.1%)
What We've Heard	9 (24.3%)
Become an Expert!	2 (22.2%)
Opportunities	0 (0.0%)
Visioning	0 (0%)

** Calculated as a percentage of total visits to the Project*

Chapter Format and Objectives

What's in the plan?

Chapter 1:

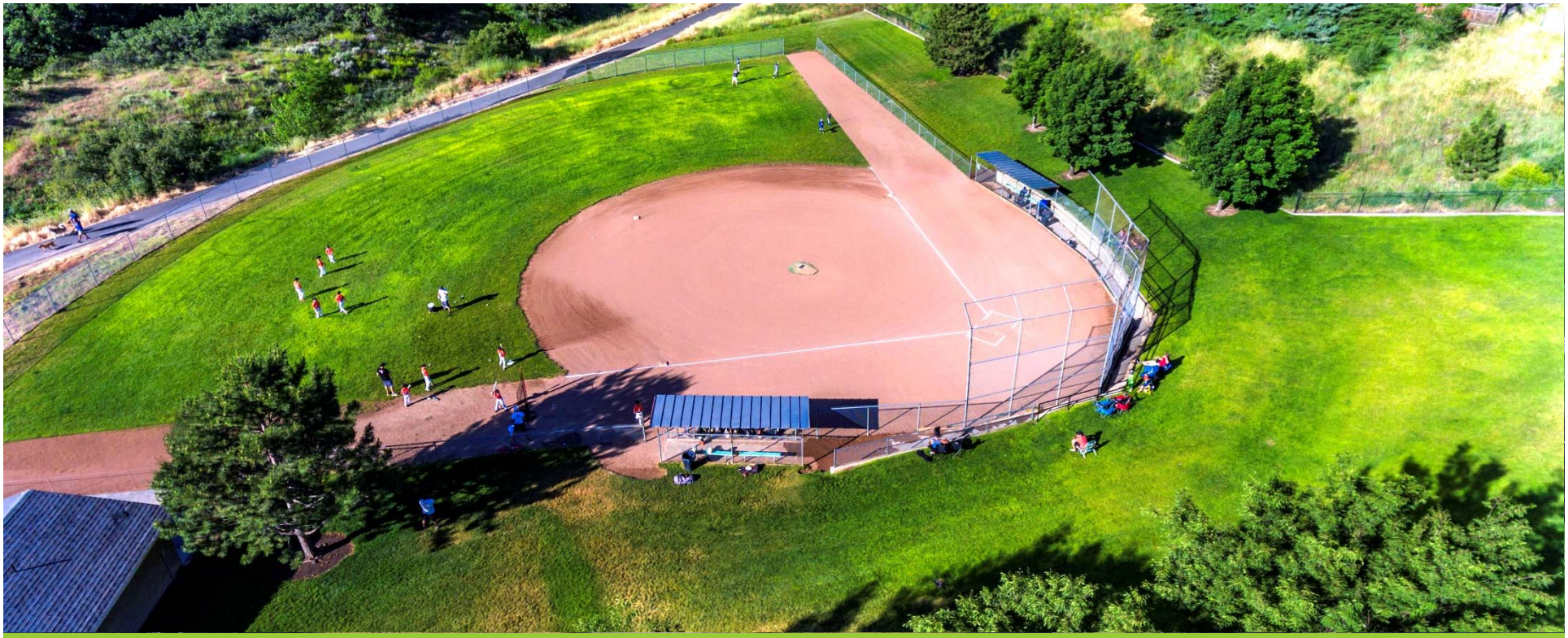
- Why we are planning
- How the Plan will be used
- Update Process
- Vision Statements
- Future Land Use

Chapter 2-7:

- Existing conditions
- Trends and public input
- Framework map
- Vision
- Goals
- Strategies

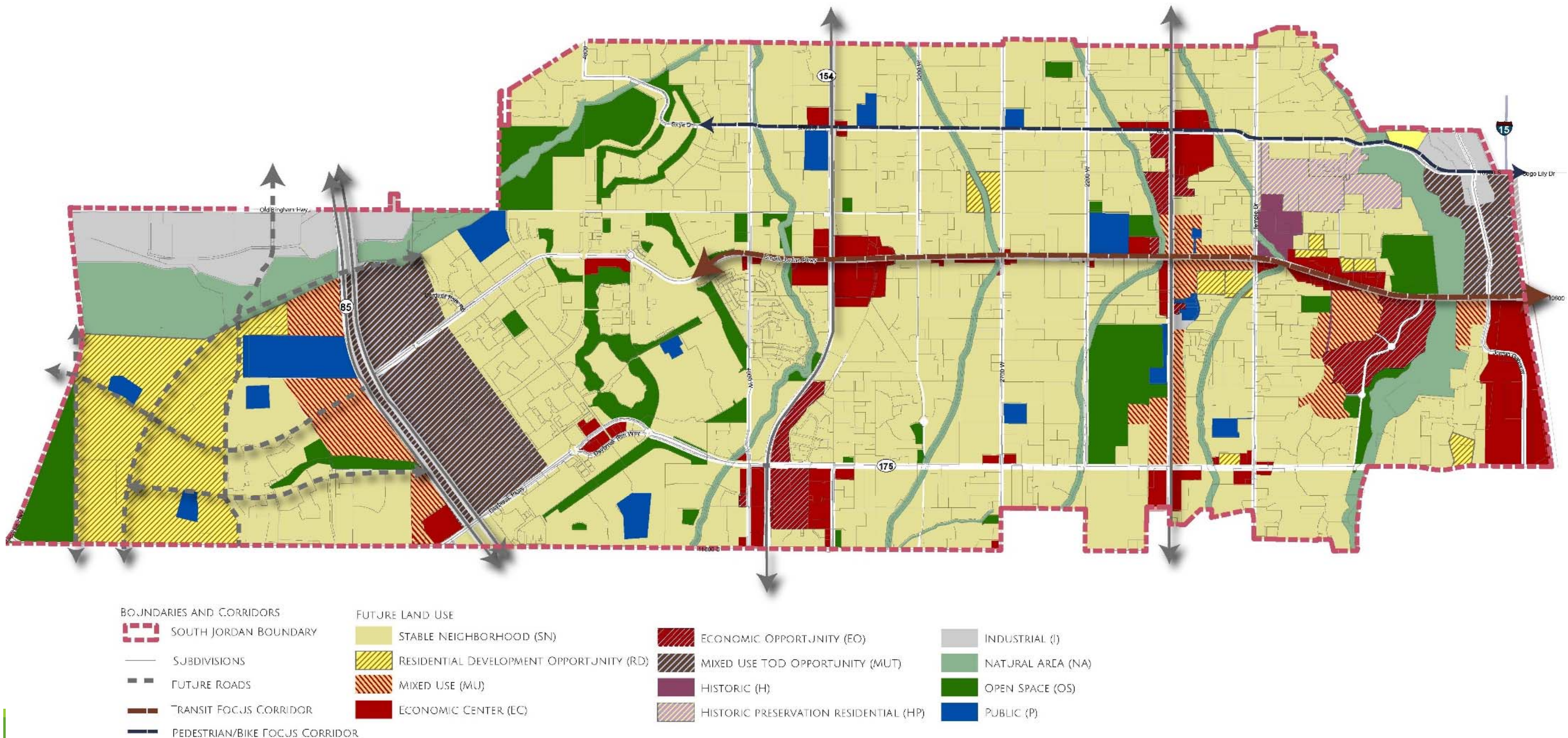
Chapter 8:

- Plan amendment process
- Keystone indicators
- Implementation table
  - Actions, type, timeline, cost
- Implementation Matrix
  - Cost/effectiveness chart



Future Land Use Map

Future Land Use Map



STABLE NEIGHBORHOOD (SN)

Stable Neighborhood identifies the residential areas throughout South Jordan that are unlikely to redevelop into a different land use. This land use designation supports existing or planned areas with a variety of housing types, densities, and styles. Stable neighborhood represents areas with very minimal mixing of uses and is reserved for those areas with predominantly residential development.

RESIDENTIAL DEVELOPMENT OPPORTUNITY (RD)

Residential Development Opportunity identifies areas that are not yet developed, but would support a variety of predominantly residential land uses. These areas are suited to support residential uses because adjacent to municipal services such as roads, schools, parks, and commercial areas and mixed use areas. RDO is also designated in areas that maintain a safe distance from land uses that support uses such as heavy industrial, floodplain, or others that would cause issues such as noise, dust, or environmental hazards.

MIXED USE OPPORTUNITY (MU)

Mixed Use land uses are often in transitional areas between single use land uses to support areas where commercial, residential, parks, and light industrial land uses are integrated. This land use supports walkable areas that are activate in the evenings and weekends with residents, restaurants, and entertainment areas and active during the weekday with employees.

ECONOMIC OPPORTUNITY (EO)

Economic Opportunity areas identify those land uses that would support commercial development commercial and office development in the future. These areas are characterized by proximity to primary to transportation corridors and supportive residential densities.

ECONOMIC CENTER (EC)

Economic Center represents areas that support commercial and entertainment land uses such as restaurants, bars, hotels, shopping malls, offices, neighborhood convenience stores, and local businesses.

MIXED USE TOD OPPORTUNITY (MUT)

Mixed use TOD are active areas that support transit. These areas support commercial, office, and higher density residential uses with entertainment uses, restaurants, bars, cafes and businesses that do not require automotive transportation. These areas are typically located adjacent to regional transit hubs.

HISTORIC (H)

Historic areas maintain developed land uses that have not been redeveloped and support architectural styles characteristic of South Jordan's original development.

HISTORIC PRESERVATION RESIDENTIAL (HP)

Historic Preservation land uses identifies areas with current and historic use as agriculture. Future development in these areas shall serve to preserve the agricultural character in the forms and style of the development.

INDUSTRIAL (I)

Industrial land use supports businesses that have minimal small traffic, and produce small goods and some services.

NATURAL AREAS (NA)

Plots of land set aside for habitat and riparian corridors in continuity to allow for animal migration, hydraulic flows, and visual breaks in the built environment

OPEN SPACE (OS)

Not required to be maintained but often maintained for recreational purposes and to develop pedestrian continuity

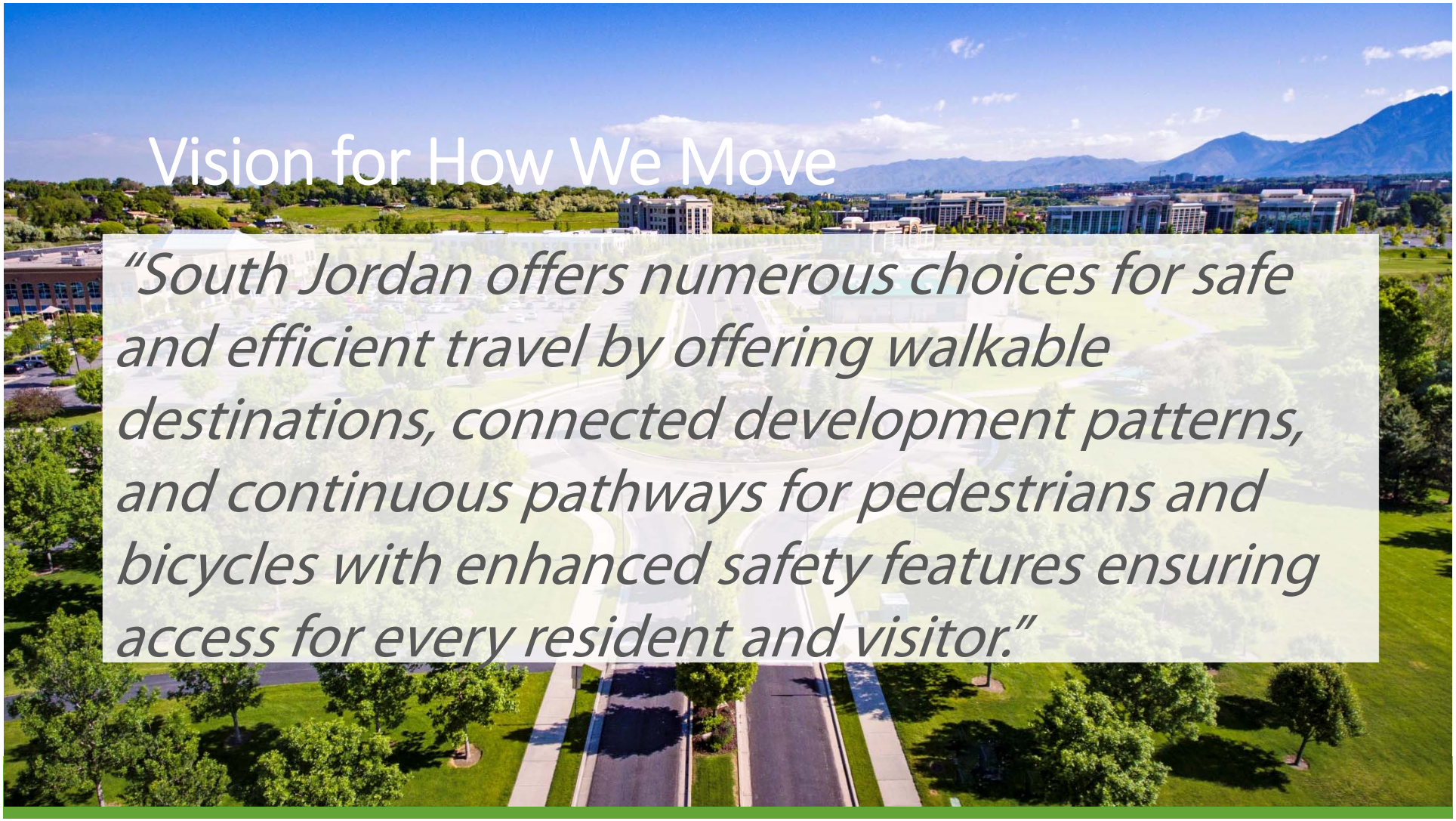
PUBLIC (P)

Public land uses identify areas that have city buildings, schools, and public facilities. These areas require easy access, and a safe distance from areas with potential environmental hazards.

Next Steps

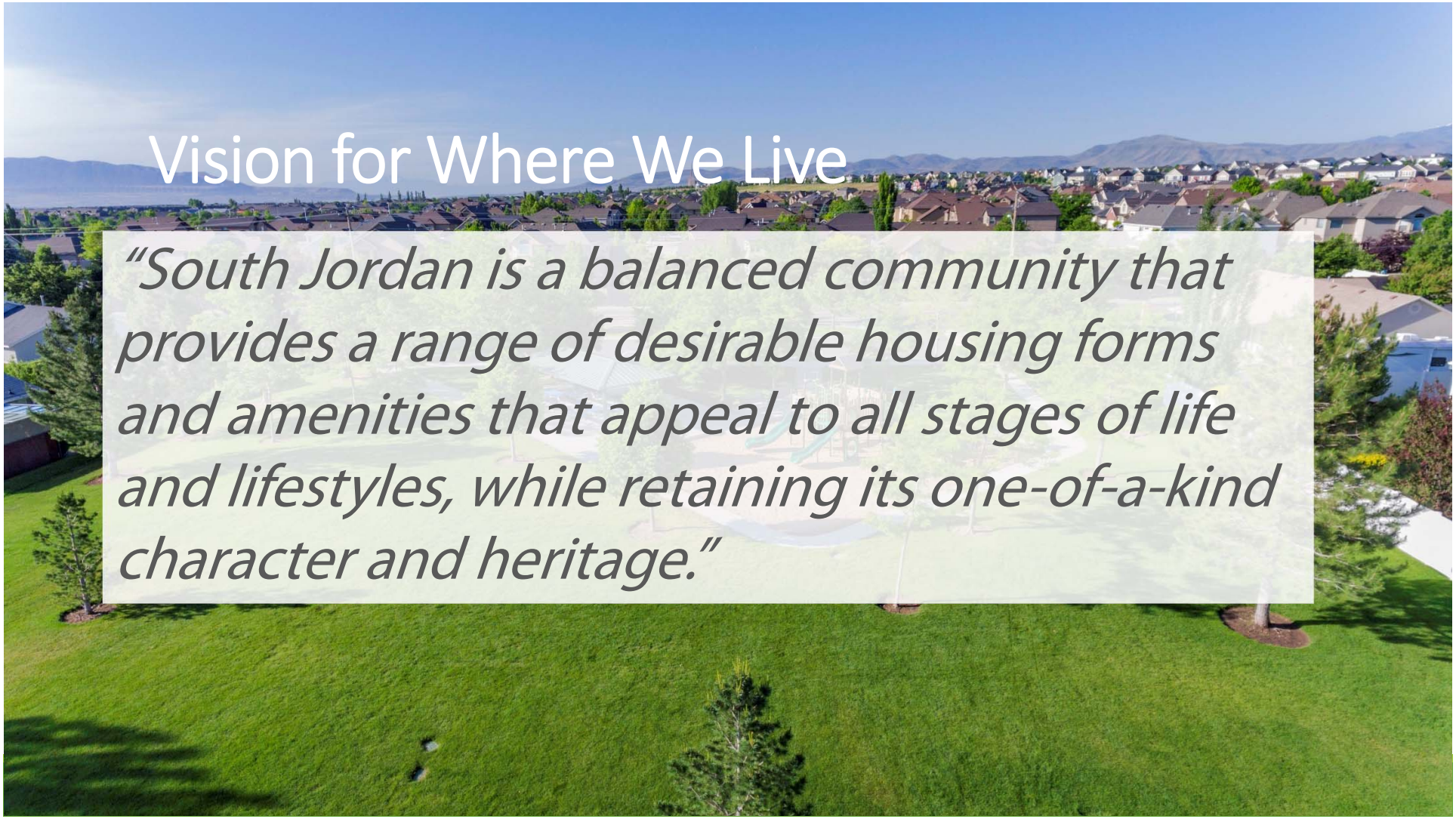
Next Steps

1. Planning Commission Hearing – *October 22*
2. City Council Hearing - *November 19*



Vision for How We Move

"South Jordan offers numerous choices for safe and efficient travel by offering walkable destinations, connected development patterns, and continuous pathways for pedestrians and bicycles with enhanced safety features ensuring access for every resident and visitor."



Vision for Where We Live

"South Jordan is a balanced community that provides a range of desirable housing forms and amenities that appeal to all stages of life and lifestyles, while retaining its one-of-a-kind character and heritage."

Vision for Where We Work

"South Jordan is a strong and resilient economy that attracts a skilled and vibrant workforce through a balance of both large-scale economic generators that encourage new, high-quality development, and neighborhood-oriented shops and businesses that preserve and build on our local character."

Vision for Where We Gather

"South Jordan has active, vibrant, and unique destinations that encourage socialization, entertainment, art, local events, and celebrations that connect people together."

Vision for Where We Play

"South Jordan has a growing network of parks and trails that offer access to and between neighborhoods while offering exceptional trail amenities."

Vision for How We Grow

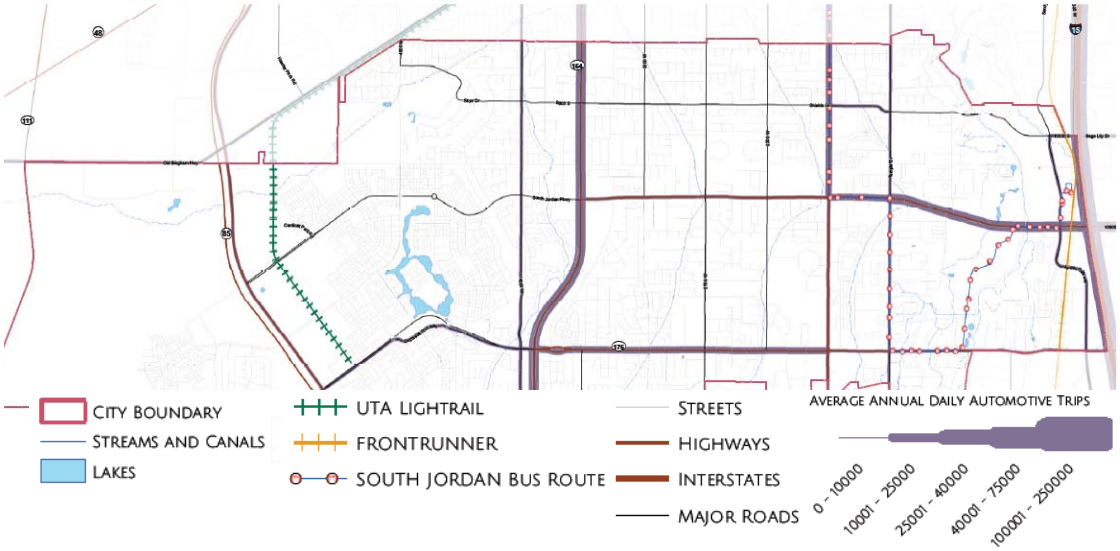
"South Jordan is a healthy and safe community that provides a variety of high-quality community services and amenities to all residents, encourages water and resource conservation, and strengthens community resiliency and fiscal sustainability with each new development through open communication and cohesive development patterns."

Chapter 1 – Introduction

<u>Primary Objectives:</u>

- Why we are planning
- How the Plan will be used
- Update Process
- Vision Statements
- Future Land Use

Chapter 2 – How We Move



Primary Objectives:

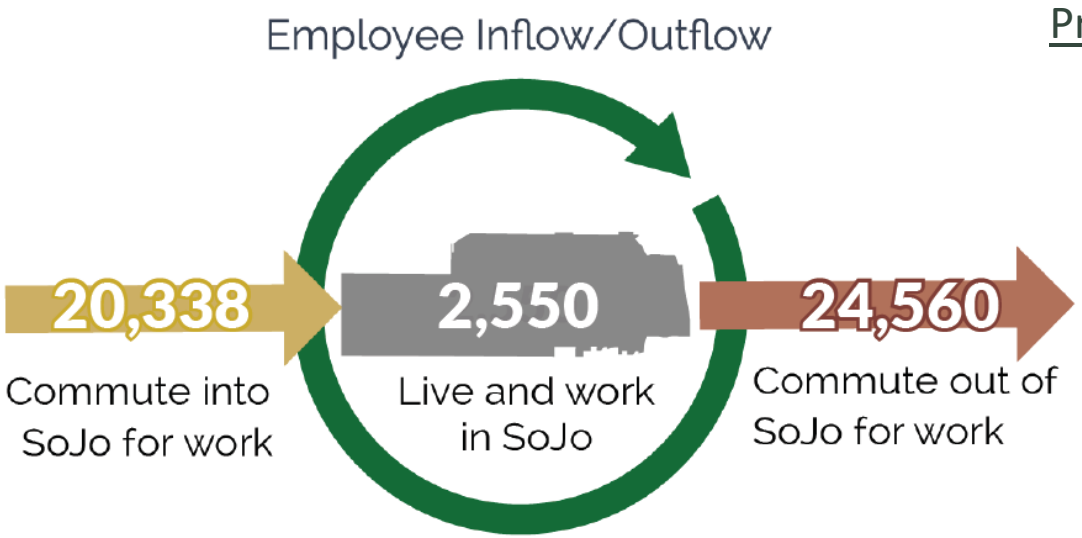
- Improve east/west circulation
  - Expand Multi-modal transportation network (bike/peds)
  - Enhance bike paths and bicycle circulation
  - Plan for future transit on sojo pkwy (design standards)
- Annually reassess circulation and connectivity throughout the city
- Consider and search for innovative technologies and techniques to reduce congestion and improve air quality

Chapter 3 – Where We Live

Primary Objectives:

- Moderate income housing development
- Development of diverse housing types for a full spectrum of users
- Preserve stable neighborhoods
- Well planned growth

Chapter 4 – Where We Work

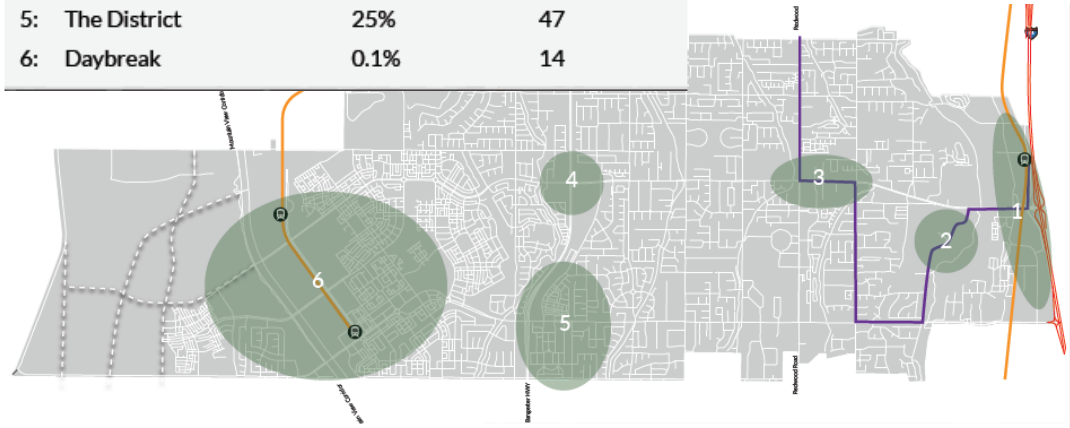


Primary Objectives:

- Capitalize on our premier location along Mountain View Corridor and I-15
- Attract local and unique businesses
- Support live/work development
- Foster a business-positive atmosphere
- Use new commercial and office development to enhance the quality of life in South Jordan through location and design

Chapter 5 – Where We Gather

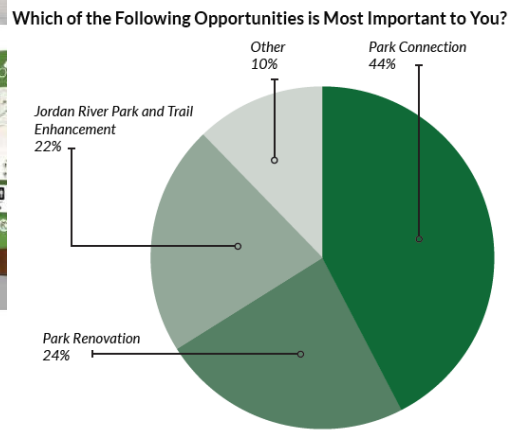
Economic District	% of City-Wide Retail Sales	# of Businesses
1: I-15 Corridor	43.9%	26
2: Riverpark / Office	2.4%	14
3: Towne Center	16.8%	126
4: Harvest Village	0.9%	18
5: The District	25%	47
6: Daybreak	0.1%	14



Primary Objectives:

- Update and enhance common public areas such as the District and Towne Center for unstructured recreation and gathering
- Explore and provide an arts district/venue
- Promote Infill and redevelopment
- Beautify and brand key corridors, enhance streetscapes
- Develop design standards for key development areas
- Promote innovative place making techniques

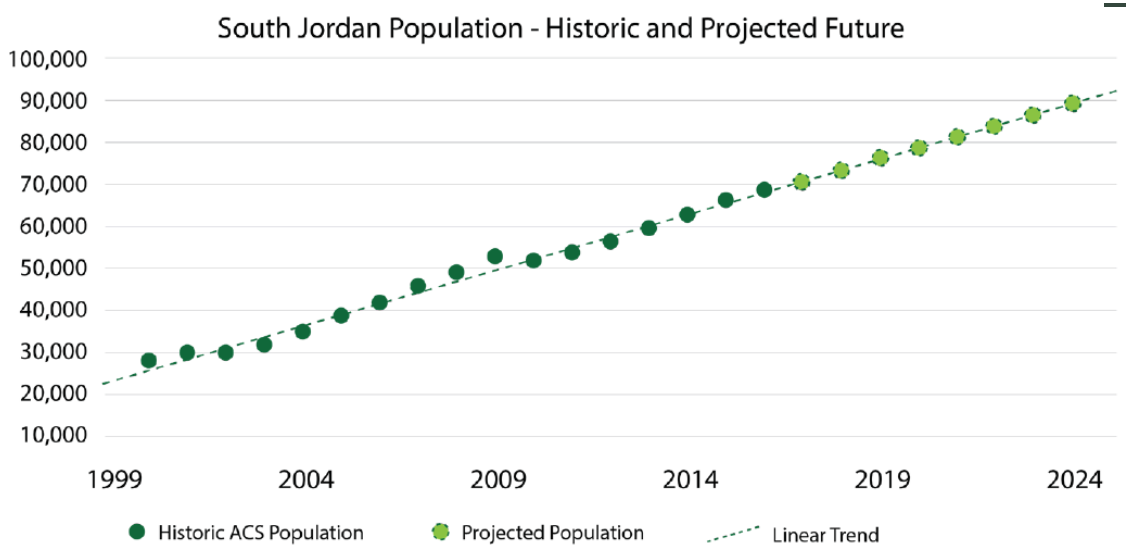
Chapter 6 – Where We Play



Primary Objectives:

- Enhance Jordan River Park and Trail
- Identify underutilized parks for redevelopment
- Provide easy access to parks/ open space for all residents
  - Canal Trails
- Provide a wide variety of recreation amenities – structured and unstructured – for users of all ages and abilities

Chapter 7 – How We Grow



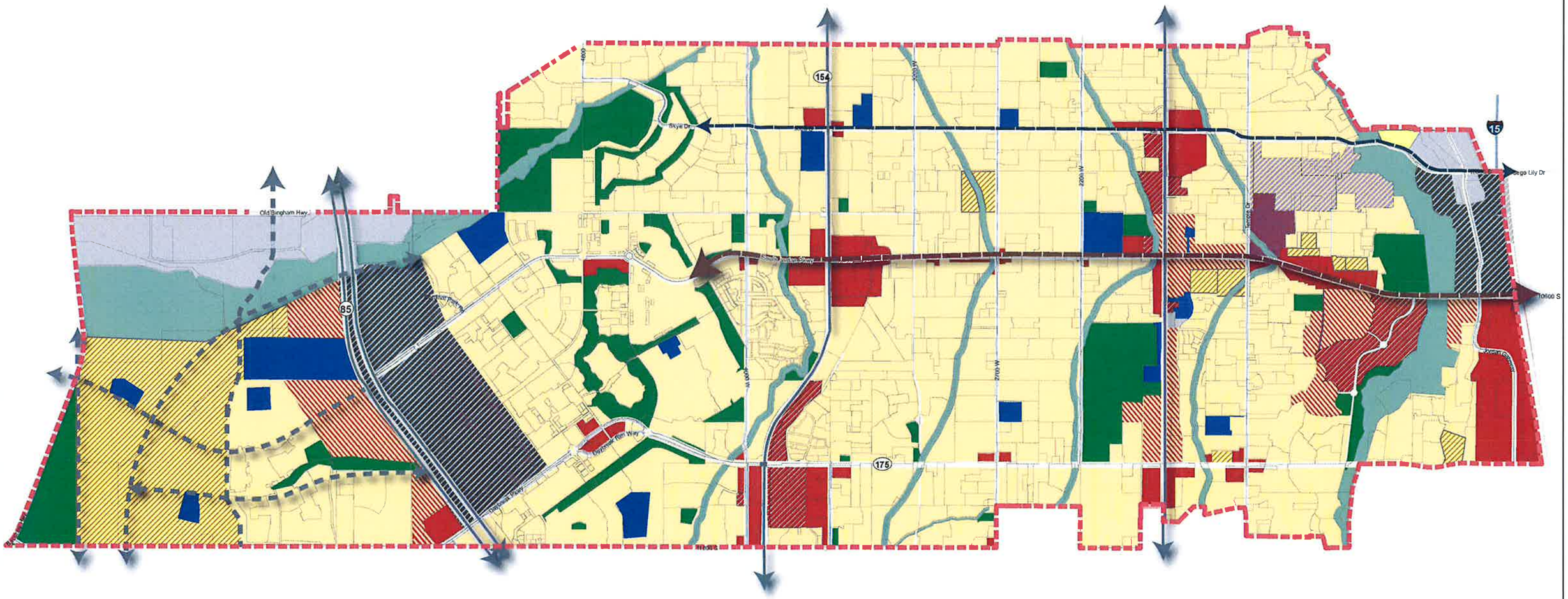
Primary Objectives:

- Encourage redevelopment and expansion of well deigned development
- Coordinate with the school district and JVWCD often on new development
- Plan for a variety of densities in residential development while maintaining high quality design
- Review and revise development standards to be consistent with gen plan
- Promote energy and resource efficient development and programs
- Preserve desirable open spaces

Attachment-B
10-1-19 Study Mtg

CITY OF SOUTH JORDAN GENERAL PLAN

Plan Together, Grow Together



BOUNDARIES AND CORRIDORS

- SOUTH JORDAN BOUNDARY
- SUBDIVISIONS
- FUTURE ROADS
- TRANSIT FOCUS CORRIDOR
- PEDESTRIAN/BIKE FOCUS CORRIDOR

FUTURE LAND USE

- STABLE NEIGHBORHOOD (SN)
- RESIDENTIAL DEVELOPMENT OPPORTUNITY (RD)
- MIXED USE (MU)
- ECONOMIC CENTER (EC)
- ECONOMIC OPPORTUNITY (EO)
- MIXED USE TOD OPPORTUNITY (MUT)
- HISTORIC (H)
- HISTORIC PRESERVATION RESIDENTIAL (HP)
- INDUSTRIAL (I)
- NATURAL AREA (NA)
- OPEN SPACE (OS)
- PUBLIC (P)

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