

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

January 21, 2020

Present: Mayor Dawn Ramsey, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Planning Director Stephen Schaefermeyer, Assistant Attorney Todd Sheeran, Strategic Services Director Don Tingey, Planner Brad Sanderson, City Council Secretary MaryAnn Dean

Others: Attachment A

STUDY MEETING

Mayor Ramsey welcomed everyone present. She excused Council Member Harris.

A. Invocation: *By Council Member, Tamara Zander*

Council Member Zander offered the invocation.

B. Mayor and Council Coordination

Council Member Marlor said he met with CFO Naidu last week, in preparation for the upcoming budget discussions. It was a very productive meeting.

Mayor Ramsey said she met with the Executive Board of Directors for the Utah League of Cities and Towns. She was able to meet with and share with Governor Herbert some of the great work South Jordan has done with housing and their collaboration with Ivory Homes. She said they discussed affordable housing vs housing affordability. She noted that nearly all communities are in compliance with the requirements of SB34. The rest of the communities will be in compliance this month.

Council Member Shelton said the Saturday morning legislative round up with the Western Growth Coalition will begin after the legislative session starts.

C. Discussion/Review of Regular Council Meeting

Council Member Shelton said he sent an email to CFO Naidu with questions on the budget amendment. It was noted that staff's response was sent to all members of the City Council (Attachment B).

CM Whatcott said they will have both a City Council and RDA meeting tonight.

CM Whatcott noted the text amendment on tonight's agenda regarding flag lots. He said they reviewed the general plan last meeting. No one spoke at the public hearing. He said they can take a vote on the general plan tonight, but don't have to. City Attorney Loose said if there is no vote on the general plan tonight, he recommended they set a date certain for a vote to inform the public.

Planning Director Schaefermeyer said there was also a public hearing on the general plan with the Planning Commission, with a recommendation to the City Council for approval. He also noted several public meetings that were held for the public to give input.

The City Council took a brief dinner break.

D. Discussion: Crown Castle requests for text amendments regarding cell towers. *(By Planning Director, Steven Schaefermeyer)*

Mr. Schaefermeyer reviewed the background information on this item.

Scott Harry, Government Affairs Manager for Crown Castle, said they are a publicly traded company. They are a communication infrastructure provider for fiber optic cable, cell towers, and small cell infrastructure.

Scott September, Real Estate Manager for Crown Castle, reviewed a prepared presentation (Attachment C).

Craig Chagnon, Crown Castle, reviewed the proposed zone text amendment and existing tower infrastructure with interested cell phone applicants (part of Attachment C).

Council Member Shelton said the owner of the Glenmoor Golf Course talked about making the cell tower in that location look like a tree. Mr. Chagnon said they are not sure what the best design will be for that location. Mr. Schaefermeyer said there is talk of the tower at Glenmoor being 100 ft. tall.

Council Member Shelton asked how can we allow flexibility and still have influence over aesthetics?

Mr. Harry said the towers are necessary; there will probably be more larger towers built. He said the small cells fill in where the large towers are insufficient. He said they have to put in more infrastructure to handle more technology. He said the large towers are for coverage, the small cells are for capacity.

Council Member Shelton said the cell phone coverage on the west side of the city is awful. Mr. Schaefermeyer said there is a lack of monopoles in Daybreak. Strategic Services Director Tingey said Daybreak only has roof mounted poles.

Mr. Schaefermeyer reviewed some of the proposed zone text amendment changes.

Council Member Zander asked how many cell phone companies are allowed on 1 pole? Planner Sanderson said there is not a limit on antennas. Mr. Harry said it has to do with the coverage. The lower they are on a pole, the less coverage there is. It was noted that the ordinance allows up to 100 ft. poles; there is no restriction on how low the equipment can go on the pole.

Council Member Marlors asked how many colocations are on a 100 ft. pole? Mr. Harry said that could accommodate 4 carriers.

CM Whatcott said people like the reliable use of cell phones, but they dislike cell towers. He said much of the Ordinance was created due to public comment.

Council Member McGuire said he has been receiving emails regarding 5g poles. He said the sentiment hasn't changed; the public still does not like cell towers.

Council Member Marlors said he wants to make sure they can communicate. There are areas in the community where towers don't belong. He said they should mandate co-location.

Mr. Schaefermeyer said right now, there is a distance requirement on poles. They can install more poles. It was noted that on the east side of the city, there is so much residential. As they put restrictions on the poles, there are fewer places the poles can go.

Mr. Hardy said they used to be able to go 1-2 miles between poles; that is not the case anymore.

Council Member Zander said the issue of cell towers needs to be readdressed in Daybreak. She said she is in favor of increasing what is needed to fix the problem. They should be thoughtful about where the towers will go. She feels the design of the top of the Glenmoor pole is less of an eyesore. She does not favor the more dense design. She said moving the infrastructure out so it is 6-10 inches wider is not a problem. She said she is concerned that the developer has restrictions on the towers in the area where the residents are clamoring the loudest.

Council Member Marlors concurred that he likes the look of the top of the Glenmoor tower.

It was noted that if they are building a large tower that looks like a tree, they can still have 4 carriers on that tower. Mr. Schaefermeyer said the code says to make the tower "stealth". It can be camouflaged in different ways. They can determine what is appropriate for different areas.

City Attorney Loose said the pole could extend above 100 ft. and beyond the 36 inch circumference. There are some legal issues. The boundaries are being pushed to meet customer's needs. There are still arguments on RF (radiofrequency). There will be opposition as much or more than they experienced with the Rocky Mountain Power line issue.

Council Member Zander recommended they look at the city map and determine where the towers are appropriate, especially on the west side. City Attorney Loose said they can justify the need. Council Member Zander said they need to be proactive with this issue on the west side.

Mr. Schaefermeyer said they can do a map where they feel it is appropriate to have pole sites. Council Member Zander concurred that they should do an analysis of the city to determine where the gaps in coverage are and what is recommended. She said they want to ensure that the problems are fixed.

Mr. Harry said they work with firms to do those analysis. Council Member Zander asked if Crown Castle could do that study so they can make their decisions on reliable information and not guess work.

Council Member Marlor said he wants there to be enough towers, but not go overboard. They need to determine what is useful and efficient.

Jan Robinet, AT&T, said comparing carriers is not comparing apples to apples. Different carriers have different needs. It was noted that Debbie Lowe with AT&T was also present.

Council Member Zander indicated support in moving forward and working on this issue. Council Member McGuire concurred, but would like it discussed in a study session before they bring forward a new Ordinance. Council Member Marlor and Council Member Shelton concurred. Council Member Shelton said they may need to consider a communication plan as part of the general plan. Mayor Ramsey concurred.

Mr. Schaefermeyer said they can solve short term issues quickly, and then do a long term study and consider a communications plan.

Mayor Ramsey said they want adequate coverage in the city, but they do not want to upset people.

E. Discussion: Review of Interlocal Agreements with Salt Lake County. *(By Strategic Services Director, Don Tingey)*

Strategic Services Director Tingey passed out a copy of an email sent to the Salt Lake County Mayor and Council in October (Attachment D). He reviewed the email. He also reviewed the South Jordan City and Salt Lake County Parks and Recreation time table (Attachment E).

Mr. Tingey said at the next City Council meeting, they will be discussing an operations agreement for operations of the center. They will also be discussing the conveyance agreement. They will address the park authority agreement 1-2 meetings later. It was noted that if the park authority is not met, the other agreements are undone. The only thing that is separate from the agreements is the \$3 million, which is what the city obligated as part of the zap application.

Mayor Ramsey said since they have not had all the agreements together, there has not been a public announcement yet. She said there is a lot of negative chatter about it. They need to lead out on messaging about what this is. She said she would like the messaging both in print and video form.

Communications Manager Rachel Van Cleave said they have not wanted to officially communicate about this until all of the agreements are solid. She said they have been working with Salt Lake County staff. There will be the same FAQ page on the city and the county website. They will be sending letters to those with memberships. They will also be sending messages out to the residents on all of their various communication channels.

City Attorney Loose said they can broadcast that it will be on the next City Council agenda. It was noted that word has gotten out by county employees and some people are upset.

Mayor Ramsey said she would like to see the message before it is sent out to the public. Administrative Services Director Kyle said they will also give educational information at the next City Council meeting.

F. Staff Item: Legislative Priorities for 2020 Session. *(By Council Member Jason McGuire)*

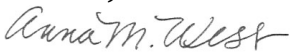
This item was discussed later in the meeting. See Staff Comments in the regular City Council meeting minutes.

ADJOURNMENT

Council Member Shelton made a motion to adjourn. Council Member McGuire seconded the motion. The vote was 4-0 in favor.

The January 21, 2020 City Council meeting adjourned at 6:37 p.m.

This is a true and correct copy of the January 21, 2020 City Council Study Meeting Minutes, which were approved on February 4, 2020.


South Jordan City Recorder

Attachment A
1-21-20 CC Study
Mtg.

CITY COUNCIL STUDY MEETING
CITY COUNCIL WORK ROOM
January 21, 2020
4:30 p.m.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME

PRINT ADDRESS (*Optional*)

Debbie Lowe, AT+T
Jane Robinette, AT+T
MICHAEL RICHARDS
Scott Harry
Scott September
Craig Chagnon

Here are a few questions I have from my review of the packet for the meeting tonight. We can review in the Study Meeting if that works best for you. They are in the order I came across them in my study.

1-RDA Down payment assistance and rehabilitation assistance. How will we know if a person that has entered into an agreement with us is renting the home instead of using it as a primary residence.

Staff will perform simple audit annually. Tax notices and utility bills will reflect whether owned or rented.

2-I thought we had a reduction in Sales Tax Revenue. Can you show me where to find that reduction in our budget?

We are not adjusting the budget as of mid-year. My intent is to not make any amendment but balance with the savings at the end of the fiscal year as we had done last fiscal year. However, we will keep track of the revenues and if amendment needed, it will be done as of the Final Amended Budget.

3-Page 1 of the budget, General Fund Summary: How did out charges for service go up by over \$400,000? What is accounted for in Charges for Service?

This increase in revenues is due to moving Recreation Programs from Fitness Center Budget to General Fund Budget. This is an accounting (reporting) change in transition to ownership change.

4-Are we moving all city staff out of the fitness center? I assumed that at least some of them would stay with the fitness center and become county staff.

No, we are only moving two staff. 1. The Associate Director of Recreation and 2. Custodian.

5-Page 13 of the budget: I am curious about the sidewalk inspection machine. What does it do?

The machine is driven on the side walk. It's an efficient way to capture hazard and incorporate into GIS. This become a tool for the side walk maintenance program.

6-How much money is in the water fund reserve? Wouldn't we show interest income on page 26 of the budget?

Reserve Fund Balance: \$10,172,192 - This balance is in the Water General Fund currently budgeted at \$200,000.

7-Page 28 of the budget. How many employees are there in the sanitation department? Given that we contract for our curbside pick-up what do the employees do?

4 Total employees

Job Duties:

- 1. Deliver/repair/service over 45,000 Garbage/Recycling City Owned cans (year round).**
- 2. Service neighborhood dumpster program (year round).**
- 3. Manage recycling program.**

8-Page 28 of the budget shows 24,000 in interest earnings. How much money is in the Sanitation Fund Reserves?

Projected Reserve Fund Balance: \$4,585,938

9-Page 30 of the budget. What projects are being worked on at Mulligan's right now? How much do we have in Reserves?

Projects:

- 1. Mini golf renovation (budgeted \$125,000)**
- 2. Ball wash shed (budget \$15,000)**
- 3. Parking lot repairs (budgeted \$15,000)**
- 4. Pro shop & Design (\$76,529 carried over from last year)**

Fund Balance:

Projected to be approximately \$699,698

10-Page 41 of the budget shows a fee schedule that includes renting space that the city owns. Have we had any rental income? Does it happen often? Where does that revenue show up in the budget?

So far rented about 5 times. They are mostly rented during afterhours.

Thanks, Gary and Sunil. That's all I have right now.

Don S.



South Jordan City Council Study Session

Wireless Ordinance Text Amendment

JANUARY
2020

The pathway to possible.

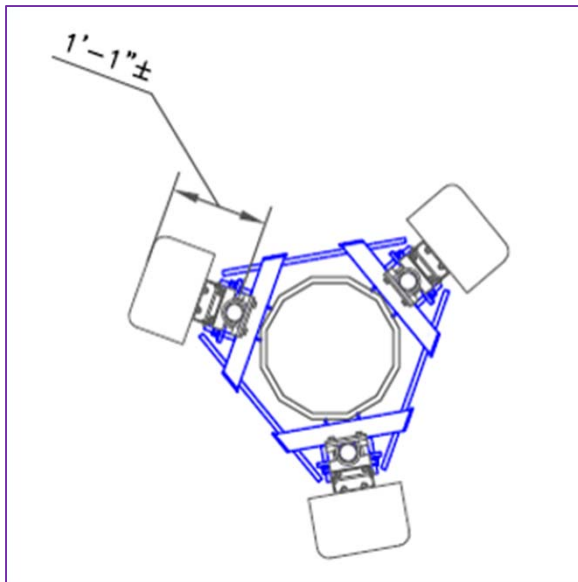
Introduction

- Who is Crown Castle
- Wireless Technology
- Communication Infrastructure Needs
- Wireless Ordinance Revisions

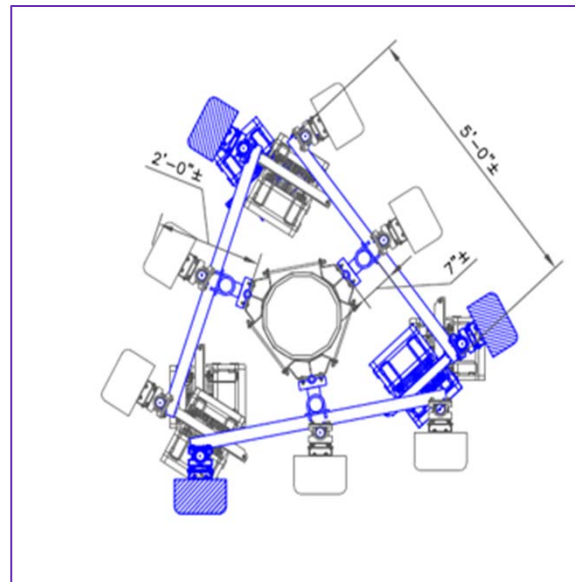
Wireless Technology: How it Works?

- Cellular Network Handoffs
- Wireless Spectrum (RF) – A Finite Resource
- Frequency Reuse
- High Speed Data/Low Latency/Capacity Demands

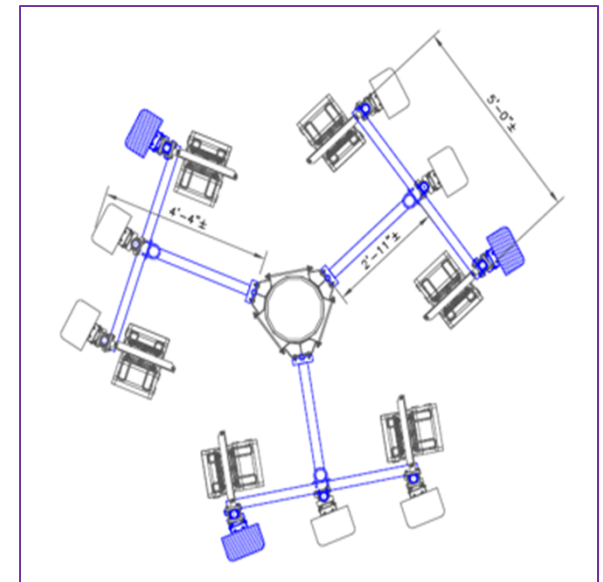
Equipment Challenges



Current Ordinance



New Ordinance



Industry Proposed

Zone Text Amendment

- Section 6409 Eligible Facility Requests
- Shelters, Walls and Screening
- Flush Mounting vs. Stand-Off Mounts
- Landscaping
- Noise Studies

Monte Vista School

- T-Mobile Collocation via 6409 Eligibility
- Consistent with Existing Use and Design
- AT&T Original CUP 2006

Monte Vista School



The pathway to possible.

Glenmoor Golf Course

- Verizon Collocation (Sprint & T-Mobile on Tower)
- Original Approval Allowed Standoff
- Stealth Design Proposed

Glenmoor Golf Course



The pathway to possible.

11500 S Redwood Rd

- Verizon & AT&T New Collocations
- Very Limited Space
- Commercial Zone / Back Lot
- Existing Screening

11500 S Redwood Rd



The pathway to possible.

11800 South 6000 West

- Verizon New Collocation Application
- PacificCorp Utility Site
- Limited Space for Add Land
- Existing Screening – Existing Stand-Off Mounts

11800 South 6000 West



The pathway to possible.

Thank you

For further information please contact:

Craig Chagnon

(801) 979.9077

Craig.chagnon@crowncastle.com

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

(Via email)

Salt Lake County

Attention: Jenny Wilson, Mayor

Shireen Ghorbani, Council Member At Large A
Richard Snelgrove, Council Member At Large B
Jim Bradley, Council Member At Large C
Arlyn Bradshaw, Council Member District 1
Michael Jensen, Council Member District 2
Aimee Winder Newton, Council Member District 3
Ann Granato, Council Member District 4
Steve DeBry, Council Member District 5
Max Burdick, Council Member District 6

2001 South State Street N2-200
Salt Lake City, UT 84114-4575

October 28, 2019

Dear Salt Lake County Mayor and Council:

Over the past few years, we have collectively engaged in an extensive journey to create an innovative park and recreation partnership with Salt Lake County. Briefly stated, the partnership includes:

1. transferring the South Jordan Fitness & Aquatics Center to Salt Lake County when the Marv Jensen Recreation Center closes (March 31, 2020),
2. creating a park authority for the ownership and governance of the Bingham Creek Regional Park, and
3. partnering with Salt Lake County and the Jordan School District to expand the South Jordan Fitness & Aquatics Center to construct a competition pool/lap lanes.

The City of South Jordan views this partnership as a monumental win for our community and Salt Lake County in many ways. First, adding the South Jordan Fitness & Aquatics Center to the Salt Lake County Recreation Center network is a potential benefit and advantage to our residents, current members and other County residents. Second, creating a park authority for Bingham Creek Regional Park is an effective model that collectively leverages our limited fiscal resources to create and govern a generational regional park in our community. Finally, partnering with the Jordan School District to expand the South Jordan Fitness & Aquatics Center not only

SOUTH JORDAN CITY & SALT LAKE COUNTY — PARKS & RECREATION

Marv Jensen Rec Center

Close: 31 March 2020

Status: Property is for sale

South Jordan Center

Transfer: 1 April 2020

Status: Staffs are working on transfer

Bingham Creek Regional Park

Groundbreaking: Spring 2020

Status: Design & Construction –
Completion Fall 2022

CC: 4/2/2020

Operations Agreement

Terms:

- 4/1/2020-1/1/2022 (conveyance)
- Specifics to daily operations
- combined staffs working

CC: 4/2/2020

Conveyance Agreement

Terms:

- Conveyance 1/1/2022 (Bond)
- Quit Claim
- Easements
- Value

CC: 4/18 or 3/3/2020

Park Authority Agreement

Terms:

- Finalizing Terms
- Value
- including the \$3million

