

SOUTH JORDAN CITY
CITY COUNCIL ELECTRONIC STUDY MEETING

May 19, 2020

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, ACM Dustin Lewis, City Attorney Ryan Loose, Public Works Director Jason Rasmussen, Engineering Director Brad Klavano, City Recorder Anna Crookston, City Commerce Director Brian Preece, Fire Chief Chris Dawson, Strategic Services Director Don Tingey, Police Chief Jeff Carr, Communications Manager Rachel VanCleave, Administrative Services Director Spencer Kyle, Planning Director Steven Schaefermeyer, CFO Sunil Naidu, Emergency Manager Aaron Sainsbury, IT Director Jon Day, City Council Secretary MaryAnn Dean

Others: Attendance electronically via Zoom

STUDY MEETING

A. Welcome, Roll Call and Introduction

Mayor Ramsey called the meeting to order at 4:35 p.m. She welcomed everyone present. All members of the City Council were present. She reviewed the protocol for the meeting.

B. Mayor and Council Coordination

Council Member Zander noted a story of some firefighters that assisted a resident recently, and ended up weeding her yard. She asked and was given permission to share that story on her personal social media.

Council Member Marlor asked for statistics on how many corona virus infections they have had in the city. He said he gets asked that periodically. ACM Lewis said those numbers are on Salt Lake County's website. South Jordan's numbers are low.

Council Member Shelton said now that they are in the yellow phase, he asked for plans to reopen the city buildings or gather for City Council meeting.

CM Whatcott said the city offices are open. Mulligans will be in full operation by next week. They are holding back on the senior programming for now. The museum will open next week on a limited basis. The court is continuing to follow the ALC guidelines. He said many employees are back in the office, but a number are still working from home. He said there is a baseball tournament at the park this weekend. The pickle ball courts will open Monday. Tennis courts are open. They are working to get baseball back in action. He said they found it very effective for the employees to work electronically. They will be sending out a survey next week to see what worked and what did not.

CM Whatcott said given the current limitations of gatherings of 50 people, they are cautious about holding City Council meetings in person. There is some speculation that they will be in a different phase by June or July. He noted that playgrounds, the skate parks, and pavilions are all open. Mayor Ramsey said libraries are also reopening.

CM Whatcott said everything that is open still requires social distancing and crowd control. They are told that the County is opening recreation centers in June.

Mayor Ramsey asked if they know when Daybreak pools are opening? Council Member McGuire said they have not seen anything from the HOA yet. There has been clamor among the residents, but no word yet. Administrative Services Director Kyle said he heard that they were planning to open the pools by reservation only so they can control the numbers.

Mayor Ramsey asked if they are doing a ribbon cutting for the pickle ball courts? CM Whatcott said it is hard with the social distancing requirements. He recommended a soft opening and a full grand opening once they are back in the green zone. The City Council concurred and determined to hold off on a full grand opening at this time. They will allow people to play right now, and celebrate when they are able.

Council Member Shelton asked for an update on the Bingham Creek Regional Park. Strategic Services Director Tingey said the contractor has been chosen and documents are signed. CM Whatcott said he told the County that the press release should be a joint statement from the County and the City. Communications Manager VanCleave said she will be receiving the press release on the groundbreaking from the County tomorrow. Mr. Tingey said the County just received their grading permit and will be starting work tomorrow or Thursday.

Mayor Ramsey updated the City Council on the front line salute event. They just filmed a promotional video and took some photos. She also recorded an audio shout out that will play during the firework show, which will be held May 30th. She said the cities that will be participating are Draper, Riverton, South Jordan, and Herriman.

C. Discussion/Review of Regular Council Meeting

Council Member Harris said he is supportive of the recommendation to keep recycling weekly.

CM Whatcott said Ms. VanCleave's team has been working on some graphics and social media that supports recycling. He said they need to be flexible as it is an ever changing market.

Council Member Shelton asked about the Salt Lake County mitigation plan. If there was a natural disaster, what becomes of the police and fire department, and what is the responsibility of the Mayor and City Council? ACM Lewis said that is outlined in the City's emergency response plan. The plan they are approving tonight mitigates issues before a disaster happens. It is a plan to help prevent some of those emergencies. They look at potential hazards that the city faces, and identify projects that can be done to help mitigate those concerns.

CM Whatcott said they could go through the city's emergency plan at a future work meeting so the City Council can understand their roles in an emergency response. He said the city's plan is thorough and well done.

D. Discussion: Discussion of property. *(By Miller Group, Brad Holmes)*

It was noted that Brad Holmes, Miller Group, will not be present. There are additional things they need to work out before they come to the City Council. Staff will present information on this item as an informational discussion.

CM Whatcott said the Miller Group came before the City Council previously about wanting to do a development south of Gordmans. They were asked to bring forward some ideas to the City Council. Staff has since reviewed the agreement between the city and The District development.

City Attorney Loose referred to the BHMU master development plan land use plan (Attachment A). The agreement was done in 2004-2005, and amended in 2010. The agreement allows The District to have up to 1600 units. He said they have 96 units to be used in the unassigned mixed use. Those units are entitled now, and would have to go through the conditional use process. If all they want is 96 units, they can build that. There has been talk of possibly going higher, and transferring some unassigned units. If they try to transfer units, they would have to do a full release from the current property owner and they would have to amend the development agreement. He is not sure if they are interested in transferring the units. He said The District is still entitled to build 248 units in different areas of the development. He said it is likely they will bring in a townhome project on approximately 5 acres. If they do that, they might tie it into Odessa or San Tropez so they can jointly share the amenities.

CM Whatcott said when they met before, they did not have all of the information. They may not need a rezone, based on the agreements of 2010.

Council Member Zander said she spoke to the developer of Odessa, and he indicated that he wants to add to that product. Would that take away from the allowed 96 units? Mr. Loose said yes. He said Mr. Gust thought that the units sold to Mr. George were outside of the development agreement, but they are not. He said they are locked into the 96 units unless the City determines to allow more than 1600 units or if they allow them to transfer some of the units.

Council Member Zander asked how many units were they wanting when they came to the City Council previously? CM Whatcott said they were just talking about a concept. City Commerce Director Preece said they were looking at 14 units per acre. The City Council asked them to consider a lower density. Mr. George is also talking to the owners of The District about developing the 96 units.

Council Member Zander asked if Mr. George has talked to staff? Mr. Preece said no, he heard about Mr. George's plans from the owners of The District.

CM Whatcott said if they stay in the realm of what they are entitled, it would be done through a Conditional Use Permit and go through the Planning Commission.

Mr. Loose said if they transfer units or amend the development agreement, it would come back to the City Council. He said Mr. Gust seemed intent on the 96 units, to be developed in the parking lot west of the movie theater. Mr. Preece concurred.

Council Member Zander asked if they can make the development as dense as they want, as long as it stays under the allowed number of units? Mr. Loose said it is a conditional use, so they would have to address concerns with parking and traffic and detrimental impacts. He said the theater is reducing their occupancy and may not need as much parking.

Council Member Zander said there is a private road on the south edge of San Tropez that gets bottlenecked. If they add 96 more units, that road will be a nightmare. She recommended they funnel the traffic north and have them use 4000 West. CM Whatcott said traffic is a concern of staff as well.

CM Whatcott said they might need to get creative about the future of this center. The city can't afford for the center to go dark. They need to determine how to keep it vibrant and running. Mr. Preece noted that JC Penny has filed for bankruptcy but they are unsure if this location will close.

Council Member Zander asked for a heads up if they move forward with the 96 units.

Mayor Ramsey said the Miller Group is trying to find a way to make their business pencil and sign another 10 year lease at The District.

Council Member Zander made a motion to recess the study meeting and go into a closed meeting to discuss the purchase or sale of real property. Council Member McGuire seconded the motion. The vote was unanimous in favor.

E. Executive Closed Session: Discussion of the Purchase or sale of land. *(By CM, Gary L. Whatcott and Strategic Services Director, Don Tingey)*

Council Member Marlor made a motion to come out of closed meeting, and go back into the City Council study session. Council Member Shelton seconded the motion. The vote was unanimous in favor.

ADJOURNMENT

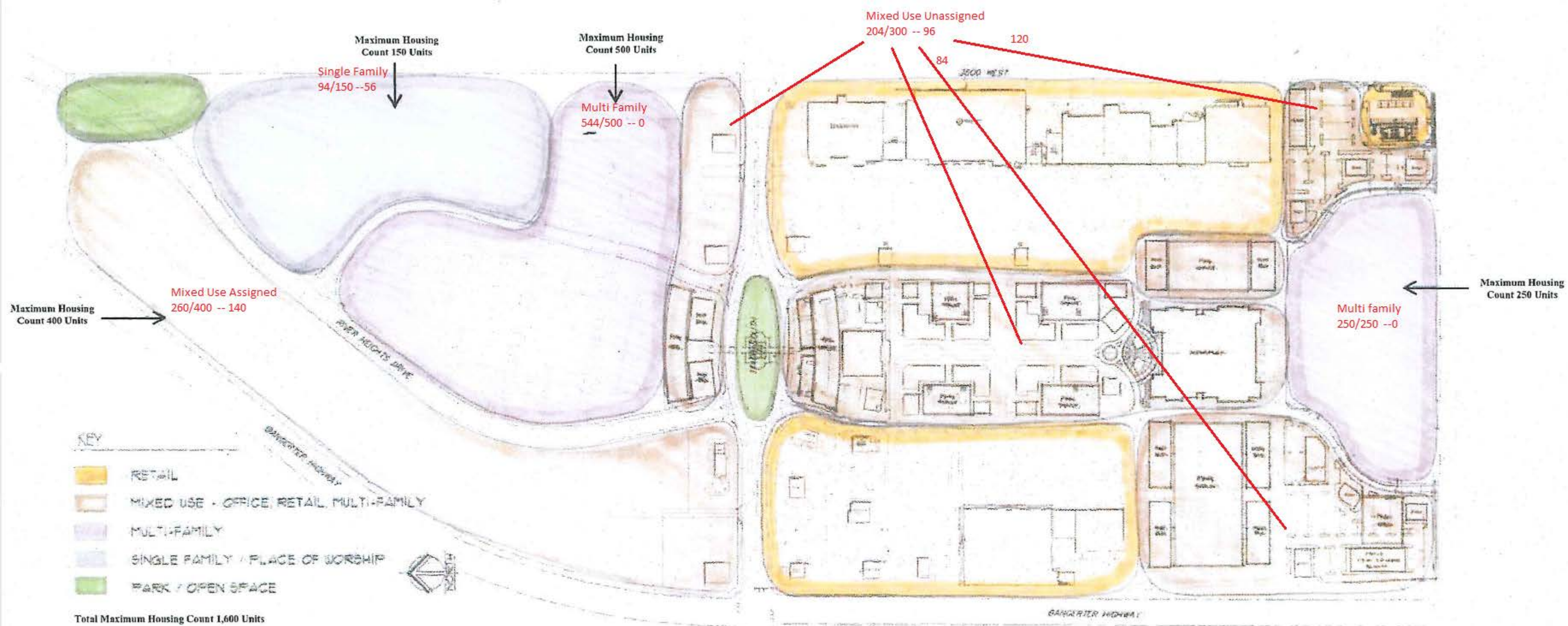
Council Member Zander made a motion to adjourn. Council Member McGuire seconded the motion. The vote was unanimous in favor.

The May 19, 2020 City Council study session adjourned at 6:36 p.m.

This is a true and correct copy of the May 19, 2020 City Council Study Meeting Minutes, which were approved on June 2, 2020.

Anna Crookston

South Jordan City Recorder



BHMU Master Development Plan (page 1 of 4)
-- (Land Use Plan)