

# AGENDA

Regular Meeting of

The South Jordan City Council

For

June 4, 2013

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  
CITY COUNCIL MEETING

JUNE 4, 2013

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY COUNCIL WILL HOLD ITS REGULAR MEETING ON TUESDAY, JUNE 4, 2013, 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 801-254-3742 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. May 21, 2013 Regular Meeting

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. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. 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. QUASI-JUDICIAL APPEAL HEARING

- A.1. Appeal AP-2013.03, Appeal of the Planning Commission Decision to Approve a Conditional Use Permit for Cash Store proposed to be located at 10384 S. River Heights Drive.  
*(By Community Development Director Shaw)*
- A.2. Potential Action Item – (See VI. A.1.)

IV. SHORT RECESS PRIOR TO BEGINNING BUSINESS & PUBLIC HEARINGS

## BUSINESS AND PUBLIC HEARINGS

### V. PUBLIC HEARINGS AND POTENTIAL \*LEGISLATIVE ACTION ITEMS

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

- A.1. **PUBLIC HEARING** – Rushton Meadows/Bowler Development L.C. – Randy Bowler (Applicant) Resolution R2013-37, Authorizing execution of Development Agreement; Resolution R2013-25, Land Use Amendment (LUA-2013.03) Approving an amendment to the Future Land Use Plan Map from Village Mixed Residential, Open Space and Commercial to Medium Density Residential, and Village Mixed Residential to Open Space; and Rezone Ordinance 2013-06-Z, Changing the Zoning Map from A-1 to R-M-8, and R-M-8 to OS-P on property located at 11000 South Bangerter Highway. *(By Community Development Director Shaw)*
- A.2. Potential **Administrative Action Item** – (See V. A.1.) Development Agreement R2013-37
- A.3. Potential Action Item – (See V. A.1.) LUA Resolution R2013-25
- A.4. Potential Action Item – (See V. A.1.) Rezone Ordinance 2013-06-Z
- B.1. **PUBLIC HEARING** – Ordinance 2013-11, Amending the South Jordan Planning and Land Use Ordinance, Title 17, Specifically Amending Section 17.130.040.050 of the Code Regulating the number of Pigeons to be kept on a lot as allowed per code. Boris Majnaric (Applicant). *(By City Planner Schindler)*
- B.2. Potential Action Item – (See V. B.1.) Ordinance 2013-11
- C.1. **PUBLIC HEARING** – Shamrock Estates 1) Resolution R2013-31, Authorizing execution of Development Agreement; 2) Land Use Amendment Resolution R2013-18, Amending the Land Use Designation from Village Mixed Use (VMU) and Office (O) to Medium Density Residential (MD), and Rezone Ordinance 2013-02-Z, Changing the Zoning Map from Agricultural (A-5) and Professional Office (P-O) to Residential Multiple-Family 8 (R-M-8) on 9.02 acres of property generally located at 10950 S. River Heights Drive. Jim Giles (Applicant). *(By Community Development Director Shaw)*
- C.2. Potential **Administrative Action Item** – (See V. C.1.) R2013-31 Development Agreement
- C.3. Potential Action Item – (See V. C.1.) LUA Resolution R2013-18
- C.4. Potential Action Item – (See V. C.1.) Rezone Ordinance 2013-02-Z
- D.1. **PUBLIC HEARING** – Saville Estates Land Use Amendment File LUA-2013.04, Resolution R2013-24, Amending the Future Land Use Map from Rural Residential (RURAL) to Low Density Residential (LD); and Rezone Ordinance 2013-04-Z, Changing the Zoning from Residential 1.8 (R-1.8) to Residential 2.5 (R-2.5), on four parcels (7.98 acres) generally located at 11450 S. 2700 West. Trevor Hull-Applicant. *(By City Planner Schindler)*
- D.2. Potential Action Item – (See V. D.1.) LUA Resolution R2013-24
- D.3. Potential Action Item – (See V. D.1.) Rezone Ordinance 2013-04-Z
- E.1 **PUBLIC HEARING** – Milar Rezone File REZ-2013.04, **Ordinance 2013-05-Z**, Changing the Zoning from Residential 1.8 (R-1.8) to Residential 2.5 (R-2.5) on one 0.83 acre parcel located within the Eden Ridge #2 Subdivision at 9923 Eden Ridge Drive. Gordon Milar - Applicant. *(By City Planner Schindler)*

- E.2. Potential Action Item – (See V. E.1.) Rezone Ordinance 2013-05-Z
- F.1. **PUBLIC HEARING** – Ordinance 2013-09, Updating the City’s Alcoholic Beverage Licenses Ordinance, Title 5.12, to reflect recent State law changes. *(By Chief of Staff Cunningham)*
- F.2. Potential Action Item – (See V.F.1.) Ordinance 2013-09
- G.1. **PUBLIC HEARING** – Ordinance 2013-10, Repealing and Re-Enacting Section 5.62 of the South Jordan Municipal Code Updating the City’s Residential Facilities Ordinance to reflect recent State law changes. *(By Chief of Staff Cunningham)*
- G.2. Potential Action Item – (See V. G.1.) Ordinance 2013-10

VI. OTHER BUSINESS – Not Public Hearings

- A.1. Resolution R2013-19, Prohibiting the use of an Ignition Source, Including Fireworks, Lighters and Matches in certain areas within the City. *(By Fire Chief Evans)*
- A.2. Potential Action Item – (See VI. A.1.) Resolution R2013-19
- B.1. Resolution R2013-30, Approving a Public Arts and Cultural Development Board Arts Grant to Hillary Emmer on behalf of Jordan Youth Choir in the Amount of \$2,500 for the 2013 Jordan Youth Choir Season. *(By Community Services Director Tingey)*
- B.2. Potential Action Item – (See VI. B.1.) Resolution R2013-30
- C.1. Resolution R2013-32, Authorizing the Capital Expenditures for attached critical projects and purchases from the Capital Projects Fund Balance and approval to move forward on said projects and purchases. *(By City Engineer Klavano)*
- C.2. Potential Action Item – (See VI. C.1.) R2013-32
- D.1. Resolution R2013-33, Determination by City Council of which of the Capital Expenditures that the City Council will authorize and approve to move forward on said projects and purchases. *(By City Engineer Klavano)*
- D.2. Potential Action Item – (See VI. D.1.) R2013-33
- E.1. Resolution R2013-22, Increasing the Reserve Fund from 18% to 25% of the Annual General Fund. *(By Finance Director Naidu)*
- E.2. Potential Action Item – (See VI. E.1.) R2013-22
- F.1. Resolution R2013-34, Authorizing the implementation of Water Enterprise Budgeted Capital Improvements Projects and Authorizing the allocation of the respective project budget. *(By City Engineer Klavano)*
- F.2. Potential Action Item – (See VI. F.1.) R2013-34
- G.1. Resolution R2013-35, Authorizing the implementation of certain Capital Improvement Projects and authorizing the allocation of the respective project budget from the Park Impact Fee Account. *(By City Engineer Klavano)*
- G.2. Potential Action Item – (See VI. G.1.) R2013-35

H.1. Resolution R2013-36, Authorizing the implementation of certain Capital Improvement Projects and authorizing the allocation of the respective project budget from the Storm Drain Impact Fee Account. *(By City Engineer Klavano)*

H.2. Potential Action Item – (See VI. H.1.) R2013-36

VII. REPORTS AND COMMENTS

A. MAYOR

B. CITY COUNCIL MEMBERS

C. CITY MANAGER

D. OTHER

VIII. CLOSED SESSION (If Needed)

ADJOURNMENT

FIRST READING REPORTS

No Council Action Will Be Taken On These Items – They Will Be Added To A Future City Council Agenda

A. FIRST READING REPORT – Ordinance 2013-12, Amending Section 5.84 of the South Jordan Municipal Code Regarding Towing Services. *(By Chief of Staff Cunningham)*

CERTIFICATE OF POSTING

STATE OF UTAH )  
 : §  
COUNTY OF SALT LAKE )

I, Anna M. West, do hereby certify that I am the duly appointed, qualified and acting City Recorder for South Jordan City, State of Utah, and do further certify that a true and correct copy of the South Jordan City Council Agenda for the meeting held on June 4, 2013 at 6:00 p.m. was posted at the South Jordan City Office located at 1600 W. Towne Center Drive, where the referenced meeting was held, at least 24 hours prior to such meeting. The agenda was also posted at the South Jordan Library located at 10673 S. Redwood Road, at the South Jordan Fire Station #61 located at 10758 South Redwood Road, at the South Jordan Fire Station #62 located at 4000 West South Jordan parkway, and at [www.sjc.utah.gov](http://www.sjc.utah.gov). I also certify that a true and correct copy of the South Jordan City Council Agenda was provided to the media at least 24 hours prior to such meeting, specifically the Deseret News, the Salt Lake Tribune and the South Valley Journal and has been posted to the Utah Public Notice Website <http://www.utah.gov/pmn/index.html>.

Dated this 31<sup>st</sup> day of May, 2013.

  
Anna M. West, City Recorder  
City of South Jordan, State of Utah