

SOUTH JORDAN CITY
CITY COUNCIL ELECTRONIC MEETING

October 20, 2020

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, ACM Dustin Lewis, City Attorney Ryan Loose, Engineering Director Brad Klavano, Police Chief Jeff Carr, Administrative Services Director Spencer Kyle, Planner Director Steven Schaefermeyer, Public Works Director Jason Rasmussen, CFO Sunil Naidu, City Recorder Anna Crookston, Communications Manager Rachael VanCleave, City Commerce Director Brian Preece, Strategic Services Director Don Tingey, Fire Chief Chris Dawson, IT Director Jon Day, City Council Secretary MaryAnn Dean

Others: Attendance electronically via Zoom.

6:30 PM
REGULAR MEETING

A. Welcome, Roll Call and Introduction To Electronic Meeting: *By Mayor Dawn R. Ramsey*

Mayor Ramsey called the meeting to order at 6:42 p.m. She welcomed everyone present. She excused CM Whatcott. She introduced the electronic meeting.

B. Invocation: *By Council Member Don Shelton*

Council Member Shelton offered the invocation.

C. Pledge of Allegiance – *By Engineering Director, Brad Klavano*

Engineering Director Klavano led the audience in the Pledge of Allegiance.

D. Minute Approval

- D.1. October 6, 2020 Council Study Meeting
- D.2. October 6, 2020 City Council Meeting

Council Member Zander noted some edits to the minutes.

Council Member Zander made a motion to approve the October 6, 2020 Council study meeting minutes, as amended, and the October 6, 2020 City Council meeting minutes, as printed. Council Member Marlor seconded the motion. The vote was unanimous in favor.

E. Mayor and Council Reports

Council Member McGuire said he was unable to attend the art show because it was during the day. He said he understands there was a good turnout.

Council Member Zander reported on the Mosquito Abatement District meeting. She said the VA hospital is great, but the official grant opening was cancelled. She said she has been attending the County rec center pool. It is running well.

Council Member Marlor reported on the Architectural Review Committee meeting. He said they looked at 3 new buildings. He also reported that he did a blood test for covid antibodies and is awaiting the results. He was tested once for covid and was negative.

Council Member Shelton reported on the LPC meeting. He said there is a lot in flux regarding legislation. He also attended the Western Growth Coalition meeting. He said he would like to follow up with the Mosaic consulting group that attended their study session. He said he would like to see what their services include and the cost for their services. Mayor Ramsey said they have that information and will discuss that at the Strategic Planning Meeting.

Mayor Ramsey said she attended the Utah Clean Air Compact kick off. She said it is a group making a commitment to work together to address air quality issues. She said the air is cleaner now than it ever has been, but it's not where it needs to be. She reported on the Regional Growth Committee meeting for the Wasatch Front Regional Council. There is a meeting to go through the plan and discuss its practical application. The meeting is scheduled for November 9th; it is the wasatch choice workshop for southwest Salt Lake County at 4 pm. She asked the Council to attend if possible. She said she met with a couple of candidates. She reported on the JVWCD meetings. She said they met as the Point of the Mountain Development Board. As a League, they had a discussion about the third round of Cares Act distribution. There will be an 11 percent cut and that will be divided among the communities with a unique and greater effect from covid. Salt Lake County has not yet committed to a third distribution. The County thus far has been generous, as there was no obligation for them to share any of the money received. Mayor Wilson's biggest concern is that the County has funds for the mass distribution of a vaccine. It is a work in progress. The legislature and ULCT want Salt Lake County to take care of the cities within the County. They want to make sure the cities in Salt Lake County are equitable with the rest of the state. She reported on LPC.

F. Public Comment:

Erin Preston, candidate for Salt Lake County recorder, said she is a resident of Herriman, and a former resident of South Jordan. She has been an attorney for 25 years, and spent 15 years involved in education. She said she does not like that in Salt Lake County you can't search your own property records. There are a lot of instances where the CC and R's and HOA's are not articulated. She said she would like to give more access to records and more transparency and accuracy.

Council Member Harris said he appreciates a willingness to be more transparent.

Ms. Preston noted that there are some counties that you are able to search your own property. She said there is the ability to access the records, if you pay a subscription. The average homeowner does not have access.

Council Member Zander asked how would Ms. Preston do that? What would the process be? Ms. Preston said the records are digitized, but not searchable. She said there was an RFP in place, and she would resume that process. She said they may not be able to allow access to any records at any time, but they need to be able to see their own records.

Lauri Gale, said she subscribes to have access to the records. The initial fee is \$150, and maintenance is \$25 a month. With lien laws the way they are, sometimes you get a surprise. She said how you deal with those surprises would be different if they had notice in the beginning.

G. Presentation: Annual Rocky Mountain Power update and introduction of the new Community Manager. *(By Lisa Romney)*

Lisa Romney, Rocky Mountain Power, reviewed a prepared presentation (Attachment A). She said they have substantially completed the transmission project. She said she is now serving in a different role at Rocky Mountain Power. She introduced Jeff Barrett as the new RMP representative. She said RMP will be sponsoring the pumpkin promenade and light the night. Both Mr. Barrett and Ms. Romney said they feel South Jordan is a good fit for the wattsmart community program.

Council Member Zander said a couple years ago, people were going door to door for RMP asking if they could put an energy saving device on the AC units. Mr. Barrett indicated that is the cool keeper program. The wattsmart program is separate. The wattsmart program is a partnership to put together a sustainability plan for the community; it is more broad.

Council Member Zander said if the city said yes to this opportunity, can the residents opt in or out? Mr. Barrett said it would be a decision for the city as a whole, but there are no mandates. The plan would set out goals and targets. There may be some education components.

Council Member Shelton said this would also be a good thing to discuss in the upcoming strategic planning meeting. Mayor Ramsey concurred to either discuss this in the strategic planning meeting or a study session.

Mayor Ramsey recognized Tracy Miller from the Jordan District Board of Education.

H. Public Hearing: Ordinance 2020-13, Text Amendment – amending Chapter 17.18.030.030 and creating Chapter 5.39 of the South Jordan City Municipal Code regulating model homes. *(By Planning Director, Steven Schaefermeyer)*

Planning Director Schaefermeyer reviewed the background information on this item. He said they need to better regulate how long the model homes can be established. The changes add a requirement for builders to get a business license. The requirements for the model home would remain the same. Business licenses are renewed yearly. They can't renew the business license

once there are no homes to be sold in that development. There is a grace period to sell the model home. It also clarifies that model homes in one development can't be used to sell homes in another development.

Mayor Ramsey opened the public hearing.

Lauri Gale, 10883 S. Martin Gale Lane, asked why have this level of regulation for model homes? It seems like overkill. She noted that she is a realtor by profession. This could make things expensive for builders and could be hard to comply with.

Mayor Ramsey closed the public hearing.

Planning Director Schaefermeyer said this would require a business license, but it is a different category than a Home Occupation license. In some cases, the builder would also need a contractor license, but that is only required in the city where the contractor is based.

Planning Director Schaefermeyer said these regulations would not be unique to South Jordan. They are based, in part, on what other high growth communities are doing. Renewing a business license annually is not onerous. He said the reason for the change is because they have a builder trying to take advantage of the current regulations. There are no remaining lots in McKee Farms. He runs a model home, but also a contractor business out of the model home. It has created a traffic concern and some problems with signage in this residential area. There may be a second builder who thought they would also move their business to a model home.

Council Member Shelton asked how much would the annual business license cost? Mr. Preece said he believes the initial fee is a little over \$100, and then approximately \$49 for an annual license.

Council Member Harris asked if this would be required per model home? Mr. Preece said that is the way it was designed.

Council Member Zander said she is in support of this. She said there are many builders in Daybreak that have several model homes. She asked if it would be equitable to say one license per builder, or one license per development? Mr. Preece said that is at the prerogative of the City Council. The fees are based on the cost to administer the license. He said the current Ordinance doesn't require a business license, so this is a way for the city to recoup the cost of the service they are receiving. Council Member Zander said she is happy with the Ordinance, but she would like to be thoughtful of the builders with several model homes.

Mr. Schaefermeyer said they could have one license per builder that lists each model home. From an administrative standpoint, they would need to determine which models homes are active and which ones aren't. They do not generally have problems with model homes. This is a new trend that hopefully will end.

Council Member Harris recommended they pass the Ordinance without the requirement for the business license, and then only track it if it becomes a problem. Mr. Preece said that is where they are at with the current policy.

Council Member Marlor said he is okay with the concept of one license per development. They should prohibit doing home sales in South Jordan for homes outside of the city. Mr. Preece said the other point of the proposed code requirement is a separate license for each location. They looked at doing it through business licensing for tracking purposes. They could look at paying one fee, but having separate licenses.

Council Member Zander said she is okay with one fee per builder, she is not okay charging one fee per door. She wants the builders in Daybreak under one fee. She does not like to put a heavy handed blanket policy when there is one misbehaving model home.

Mr. Preece said there is concern that the issue was starting to be a trend.

Council Member Harris asked if this can be enforced without a business license? Mr. Schaefermeyer said if they take the licensing out, they need to figure out another mechanism. Mr. Preece said they are having to prove that there is a business that is not allowed in the zone. This simplifies that. Council Member Marlor said they need the Ordinance to let the builders know that they can't be selling houses all over the valley from one location.

Council Member Harris said he is opposed to it because he does not want to take action on all builders.

City Attorney Loose said if they do a fee or not, they can address it in the fee schedule. They need a process for enforcement. If they don't do a business license, they have to put it somewhere else that would be similar. With business licensing, there is an appeal process. The difficulty of the process is minimal. In the case of the McKee Farms model home, people have entered the neighbor's home thinking they were going into the model home. They can't find the model home because the area is built out and so people enter near the sign. If they give someone a permit, there has to be an appeals process.

Mayor Ramsey said she shares Council Member Harris's concerns. She wants to be a city that is easy to work with. City Attorney Loose said they could require one permit per builder. It would only be needed for the model home. Mr. Preece said they can call it a model home permit instead, but they still have to figure out the due process.

City Attorney Loose recommended they table the issue and let staff work on it more. Council Member Harris asked that staff make it as easy as possible for the builders, but still accomplish what the city needs.

Council Member Marlor made a motion to table Ordinance 2020-13, and let staff provide further clarification with the idea that they have one license per builder who has a model home in the city. Council Member Zander seconded the motion.

Council Member Harris said if staff thinks of any alternative that will allow them to enforce this, but is less burdensome on the builders, present those as well. Council Member Marlor said there needs to be enough teeth in the Ordinance to make it worth it.

Roll call vote. The vote was unanimous in favor.

I. Staff Reports and Calendaring Items

ACM Lewis said staff will be delivering the budget materials tomorrow for next Tuesday's strategic planning meeting. He said they will also include the 2 items discussed tonight.

City Attorney Loose said right after the election, bills and ideas for the legislative session will come out. If there is anything staff needs to be aware of, let them know.

Council Member Zander said she would like to meet in person for the strategic planning meeting if possible. Mayor Ramsey concurred.

Mayor Ramsey encouraged everyone to vote in this year's election.

ADJOURNMENT

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

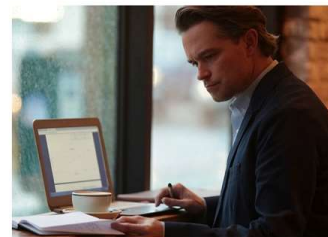
The October 20, 2020 City Council meeting adjourned at 8:30 p.m.

This is a true and correct copy of the October 20, 2020 City Council Meeting Minutes, which were approved on November 17, 2020.

Anna Crookston

South Jordan City Recorder

South Jordan Updates and Opportunities





Agenda

Update: South Jordan to Draper Transmission Upgrade

Introduce: Jeff Barrett – NEW Rocky Mountain Power Representative

Propose: wattsmart Community Partnership



Update: So. Jordan to Draper Transmission Upgrade

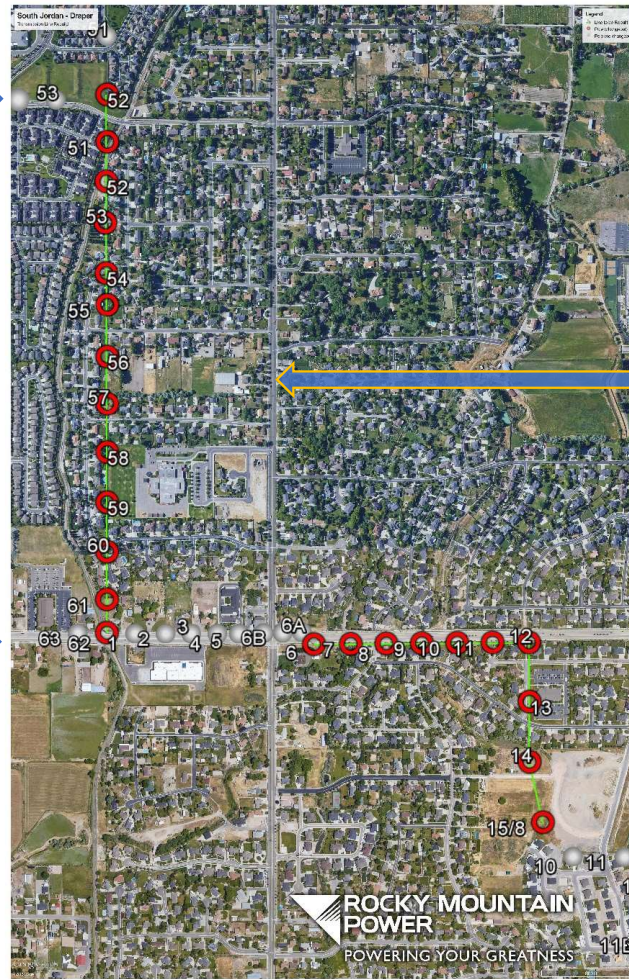
10700 South

Total: 23 Poles

1300 West

11400 South

11700 South





BEFORE



AFTER



BIG WINNER!

- FLAG LOT
- PREVIOUS CONDITION: POLE IN DRIVE-WAY, with GUY-WIRE
- CURRENT: almost completely in landscape. Did not lose tree. Fit with existing utilities



CORONA: Structures 16, 17, 18, and 19
South of 114th South.

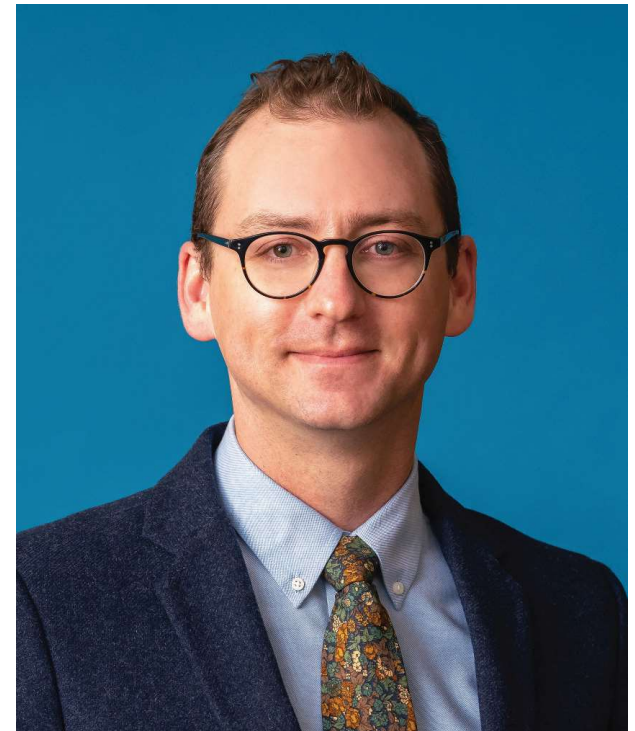
One resident brought this to our attention. Others noted they could hear it.

Replacing 24 insulators and adding a corona ring to address the noise issue.

Work to be completed: Fall 2020
or Spring 2021.

Introduce: Jeff Barrett

Jeff Barrett
Regional Business Manager
385-239-1388
Jeffrey.Barrett@pacificorp.com





Propose: wattsmart Community



RMP's wattsmart Community Program

- wattsmart Communities is a partnership opportunity offered by Rocky Mountain Power for communities interested in collaboratively charting a path forward to meet the communities' sustainability goals.
- Framework by which RMP engages community leaders to:
 - a) help them better understand their current status, and what they may already be doing to promote sustainability;
 - b) assess what their goals should be over the coming years; and
 - c) identify what opportunities exist in terms of programs, incentives, partnerships, etc. to advance those goals.
- Rocky Mountain Power will invest its expertise, and leverage the expertise of its third-party consultants (e.g. engineers, sustainability experts, etc.), to help your community achieve its environmental stewardship goals.
- Limited capacity; partnership only sought with 1-2 communities in a given year, and it is relatively new.



RMP's wattsmart Community Program

- Four-part process:
 - Community leadership discussion and buy-in
 - Community energy profile; scoping
 - Vision; focus areas; goals
 - Strategies; community energy plan; implementation
- Results:
 - Partnership opportunities; other like-minded communities, businesses, etc.
 - Economic development potential; businesses seek locales that reflect their ideals
 - Energy efficiency improvements; saving money for municipal operations, constituents
 - Education about and access to RMP's energy conservation and renewables programs
 - Potential advancement of renewable energy in your city; in the State of Utah
 - Adaptable for other types of sustainability goals, e.g. with respect to water, waste streams, etc.