

SOUTH JORDAN CITY
CITY COUNCIL ELECTRONIC MEETING

November 17, 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, Planning Director Steven Schaefermeyer, Associate Director of Public Works Ray Garrison, 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, Building Director Ty Montalvo, IT Director Jon Day, City Council Secretary MaryAnn Dean

Others: Attendance electronically via Zoom.

REGULAR MEETING
6:30 P.M.

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

Mayor Ramsey welcomed everyone present. She excused Council Member Marlor who will be arriving shortly. She also excused CM Whatcott from the meeting. She introduced the electronic meeting.

B. Invocation – *By Administrative Services Director, Spencer Kyle*

Administrative Services Director Kyle offered the invocation.

C. Pledge of Allegiance – *By Public Works Director, Jason Rasmussen*

Associate Director of Public Works Ray Garrison led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. October 20, 2020 Council Study Meeting

D.2. October 20, 2020 City Council Meeting

D.3. October 27, 2020 City Council Strategic Planning Meeting

Council Member Harris made a motion to amend the agenda, switching items I. and J. Council Member Shelton seconded the motion. The vote was unanimous in favor.

Council Member Zander made a word change to the October 20, 2020 Council study meeting minutes.

Council Member Zander made a motion to approve the October 20, 2020 Council study meeting minutes, as amended, the October 20, 2020 City Council meeting minutes, as printed, and the October 27, 2020 City Council strategic planning meeting minutes, as printed. Council Member McGuire seconded the motion. The vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Zander said she thought the pumpkin promenade in Heritage Park was a great event. She thanked staff for their efforts. She reported on the mosquito abatement district meeting. She noted that conferences are being cancelled due to the pandemic.

Council Member Harris noted that he also attended the pumpkin promenade; it was a good event. He noted that he went to the Wasatch Choice virtual workshop and reviewed some statistics. Transit use is down, bicycle use is up. The demand for parks and open space is up. He feels the demand will continue to increase. He said it was good to see what other communities needs are, and they also talked about transportation needs for the southwest part of the valley.

Council Member Marlors said he also attended the Wasatch Choice workshop and it was very informative. Last night, the city did a virtual Light the Night. He said they miss not having the residents come together to celebrate. He noted that he met with the Mayor over lunch to discuss some important issues.

Council Member Shelton said his family enjoyed the pumpkin promenade. It was a fun event. He said he attended the Legislative Policy Committee for ULCT. There is a lot of stuff in the works for the upcoming Legislative session. He said the Western Growth Coalition is putting together a transportation request to take to the Legislature. They are having a leadership meeting tomorrow to prioritize the list of requested items.

Council Member McGuire said he also attended the Legislative Policy Committee meeting. He also attended an Arts Council meeting. They are brainstorming ideas for next year; they hope by late summer or fall to be able to have social gatherings.

Council Member Marlors noted that he voted in the recent election.

Mayor Ramsey said South Jordan has a seat at the table at more tables than any other city in the state. She said she was able to tour the new Veterans Health Center. It was very impressive; she would love to do a video about it. She did a video about their partnership with Ivory Homes on the workforce housing units. She noted the virtual Light the Night. She appreciates staff working to keep the community engaged. She said she met with some girls scouts. She also met with Mayor Wilson from Salt Lake County to discuss the potential 3rd round of Cares Act funding. The County is dedicating the bulk of the Cares funding for vaccine distribution. The city will be able to get funding for some very specific covid related expenses. She said she attended the Athena Awards. She said she attended the My Care Grand opening with Governor Herbert and Senator Fillmore. She said she will be serving as part of Governor Elect Cox's transition team.

She will be on a team reviewing UDOT. They met with Carlos Braceres; they will be meeting with the 17 most senior staff at UDOT. She will be writing an informal survey to be sent out for a public opinion of UDOT.

F. Public Comment:

None.

G. Proclamation: 2020 Small Business Saturday (By Mayor Dawn R. Ramsey)

Mayor Ramsey read the proclamation.

Mayor Ramsey noted that the Chamber of Commerce held a job fair. A lot of people were able to participate and the event was well received. She encouraged the support of small businesses.

H. Presentation Items:

H.1. Presentation: Sego Excellence Award (By CM, Gary L. Whatcott)

ACM Lewis said the city received an email that Ty Montalvo and the Building Department were the recipients of the Sego Excellence award. Mr. Montalvo has been an employee for approximately 25 years. He thanked Mr. Montalvo for his efforts and the work he and his team do to help make South Jordan exceptional. He said they are grateful that they have been able to keep the work going during this time. Mr. Montalvo has been instrumental in figuring out how to do some virtual inspections.

Mayor Ramsey indicated that their work does not go unnoticed. The review turn around time comes up during every Legislative session. South Jordan does more permits than anyone.

Council Member Zander said when she was newly elected, Mr. Montalvo was one of the first employees she engaged with when building her office in Daybreak. Mr. Montalvo helped them with a challenge they had with the building.

City Engineer Klavano said Mr. Montalvo is the best building official he has ever worked around.

H.2. Presentation: UDOT update Bangerter Highway project(s). (By City Engineer, Brad Klavano)

Marwan Harah, UDOT project manager, reviewed a prepared presentation (Attachment A). He discussed some difficulties they have ran into, including crews testing positive, the need to sanitize equipment, and not being able to receive supplies timely. He said the closure for 12600 South will start in February, and will be for 6 months. Both 12600 South and 10400 South will be closed at the same time, for 3 months.

Mayor Ramsey asked for people's patience during the project. The road won't be closed entirely. This plan will help the project move along faster and be safer.

Council Member Marlor asked when will 9800 South come up on the agenda? Mr. Harah said they are in the process of trying to get funds to do the environmental document for the entire Bangerter corridor. There are still 12 intersections that need to be converted to interchanges. They have seen the benefits of the interchanges, from safety to traffic mobility. He said 9800 South is a top priority because traffic won't stop for 6 miles in each direction. There is not enough signal time to clear 60,000 cars at a time, and it will be a bottleneck. 9800 South is one of the top priorities to get funds.

Mayor Ramsey said the State is considering a transportation bond. She thinks that is the only way they will get the money to get it done.

Mr. Harah said finishing the interchanges will help take traffic off I-15. Mayor Ramsey said there are other big projects that need to be done as well.

- J. **Action Item: Resolution R2020-55**, authorizing the South Jordan Mayor to sign Addendum #2 to Assignment and Assumption of Purchase and Sale Agreement (Glenmoor Golf Course). *(By City Attorney, Ryan Loose)*

City Attorney Loose reviewed the background information on this item. In the assignment, there was a put option to work out the details. It had to be exercised by last year, but neither the city or other party were ready. They have a lot of planning and other details to work out. They are asking for a 1 year extension on the put option.

Council Member Zander asked if there is a risk to the city to do the put option? City Attorney Loose said there is no more risk than they have had since the assignment. If they don't extend this, the other party will feel that they have to trigger the put option.

Council Member Shelton made a motion to approve Resolution R2020-55. Council Member Marlor seconded the motion.

Council Member Shelton said the process of dealing with the Glenmoor golf course was difficult, but the result has been amazing. He noted Mr. Young's drive to make it a good golf course and facility, and noted the dedicated staff. He said it is the premier golf course in the area. He said there have been a number of top golfers that have been there and been amazed at the quality of the facility. They could not have asked for a better outcome. He said extending the option is giving their partner the time to complete the work they need so they can transfer the development rights to a different property and keep the golf course the jewel that it is. Mayor Ramsey concurred.

Roll call vote. The vote was unanimous in favor.

I. **Discussion Item:** ADU Ordinance. *(By Planning Director, Steven Schaefermeyer)*

Planning Director Schaefermeyer said Mayor Ramsey pointed out, correctly, that now may not be the ideal time to change the Ordinance, considering potential changes coming from the Legislature. They determined to still move forward with the discussion. He reviewed a prepared presentation (Attachment B).

Council Member Shelton said he feels using the lot size is a better tool than the zone. Council Member Marlor concurred.

Mr. Schaefermeyer said it is a requirement for the owner of the home to live on the property in order to rent out the ADU.

They discussed ADU occupancy limits in surrounding cities. Mr. Schaefermeyer said he anticipates seeing changes in West Jordan. He noted that there are some cities in the County that don't allow ADU's.

They discussed the number of people living in a house, even if they're related. Mr. Schaefermeyer reviewed the definition of families. He said the issue/complaint typically received is with the number of cars at the residence.

Council Member Shelton asked that staff look for a way to enforce the ADU that is less difficult, including the total number of people allowed in the ADU and not worrying about the relation.

Mr. Schaefermeyer said the larger the ADU, the more people that can live there and the more issues they will have with cars/parking. He said the occupancy is tied to the size of the unit. What is the maximum square footage that they are okay with? He reviewed the size limitations and asked them to consider if they want to limit the size of the ADU based on the size of the main dwelling of the home, or limit the square footage of the unit.

Mr. Schaefermeyer reviewed concerns with the appearance of the exterior of the home. They don't want the ADU access to be visible from the street.

Mr. Schaefermeyer said he would send the information to the City Council. He asked that they send questions, concerns, or feedback back to staff.

Mr. Schaefermeyer noted that Daybreak is not part of this discussion. The rules in Daybreak are different.

K. **Public Hearing: Ordinance 2020-14**, amending two easements on Lot 3 of the Morley Subdivision. *(By Planning Director, Steven Schaefermeyer)*

Planning Director Schaefermeyer reviewed the background information on this item. He reviewed a prepared presentation (Attachment C). It was noted that the applicant was not present.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member Harris asked if they are aware of any objections from the neighbors? Mr. Schaefermeyer said he is not aware of any objections from the neighbors.

Council Member Marlor said this is his District. He has not received any calls or objections.

Council Member Marlor made a motion to approve Ordinance 2020-14. Council Member Zander seconded the motion.

Council Member Harris said because these are larger than ½ acre lots, he is comfortable with it.

Roll call vote. The vote was unanimous in favor.

L. Staff Reports and Calendaring Items

None.

ADJOURNMENT

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

The November 17, 2020 City Council meeting adjourned at 8:55 p.m.

This is a true and correct copy of the November 17, 2020 City Council Meeting Minutes, which were approved on December 1, 2020.

Anna Crookston

South Jordan City Recorder

South Jordan City Council Update

November 17, 2020

Project Status

Feb. 5, 2020 issued Contract Award to W.W. Clyde & Co./Ralph L. Wadsworth Construction

March 5, 2020 issued Notice to Proceed WWCLyde/RLW

March 16, 2020 Governor office issued COVID-19 high risk (Red) status

Late October, 2020 – Project design phase – 90% complete

10400 South Renderings



10400 South current



10400 South Renderings



10400 South current



10400 South current

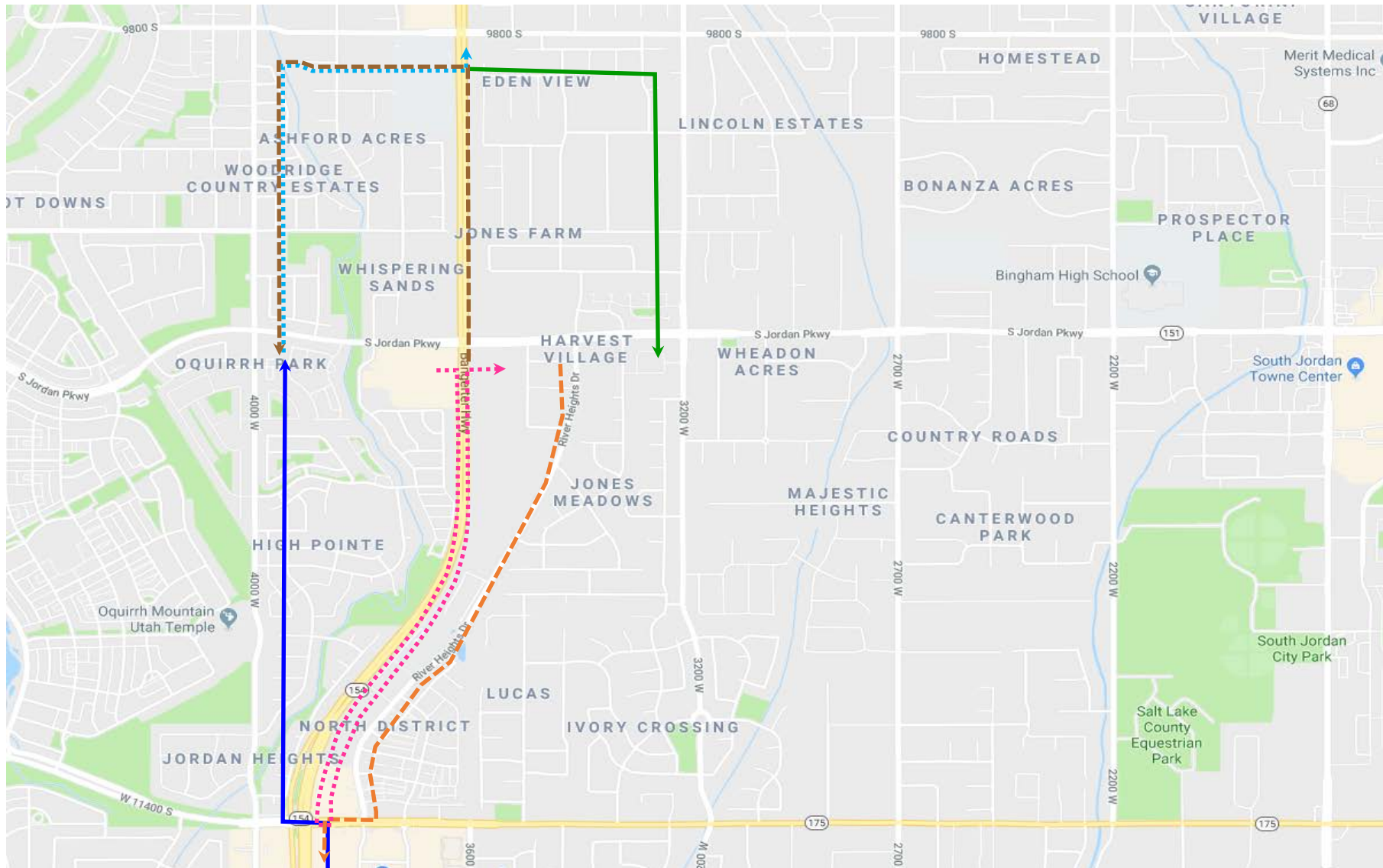


Project Schedule update

10400 South Closure...about 1st May 2021 to 1st November 2021
(Anticipated)

Project Substantial Completion.....end-November 2021
(Anticipated)

10400 South Full Closure Proposed Detour Routes



Website: www.udot.Utah.gov/bangerter
email: bangerter@Utah.gov
Hotline: 888-766-ROAD(7623)

Accessory Dwelling Unit Text Amendment Phase 2

City Council Discussion – Nov. 17, 2020

Topics to Discuss:

- ADU Occupancy Limitations
- ADU Size Limitations
- Planning Commission Exceptions
- Zones where ADUs are Permitted
- Exterior Appearance Concerns



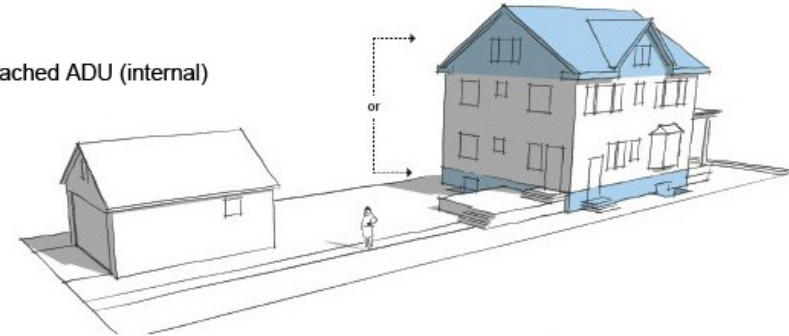
ADU Types

- Accessory Apartment
 - Attached
- Guesthouse
 - Detached
- Unspecific Terms
 - Mother-in-law Apartment
 - Granny Flat

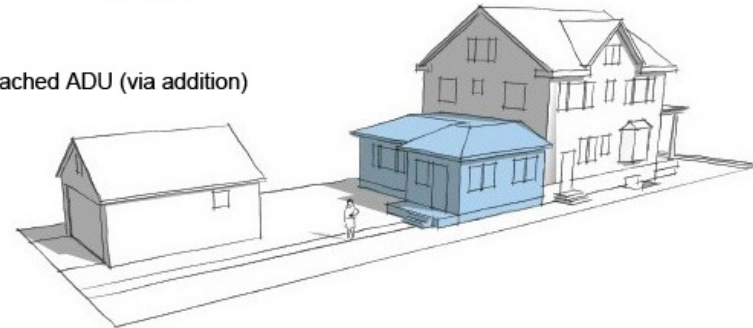
Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

Attached ADU (internal)



Attached ADU (via addition)



Detached ADU

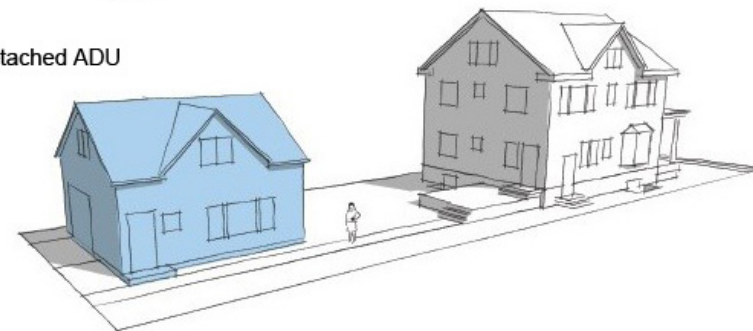


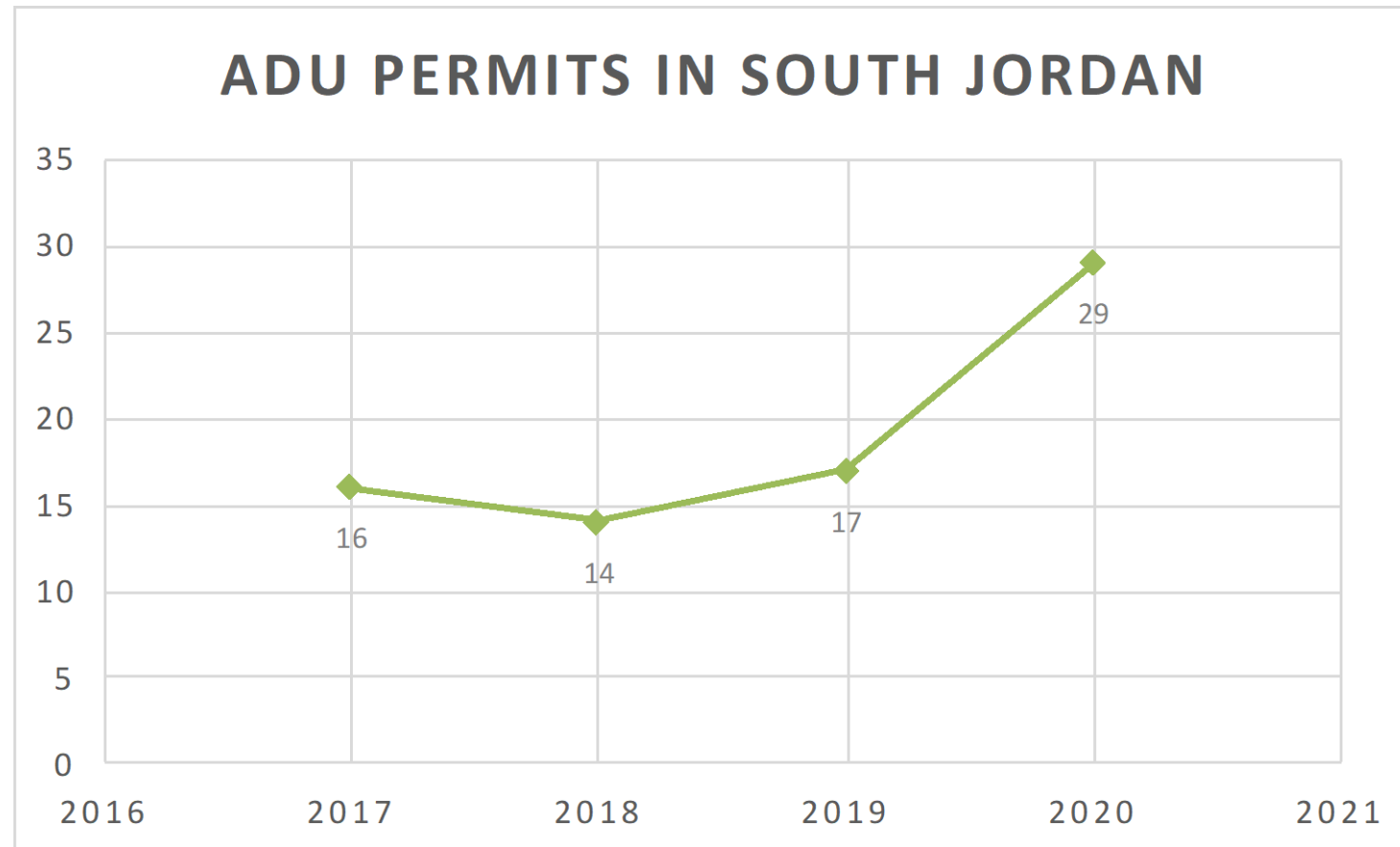
Image credit: City of Saint Paul, MN

Permitted ADUs in South Jordan

*Daybreak not included

*Illegal ADUs not included

*2020 numbers are current through October 14, 2020



Zones where ADUs are Permitted

- Does the City want to change any of the Zones where Accessory Apartments or ADUs are allowed?
- Does the City want to regulate where ADUs are permitted based on lot size instead of Zone?

Zone	A-5	A-1	R-1.8	R-2.5	R-3	R-4	R-5	R-M
Lot Size	5 Acres	1 Acre	14,520 Sq Ft (1/3 Acre)	12,000 Sq Ft	10,000 Sq Ft	8,000 Sq Ft	6,000 Sq Ft	5,000 Sq Ft
Accessory Apartment Permitted?	✓ ☐	✓ ☐	✓ ☐	✓ ☐	✓ ☐	✓ ☐	✓ ☐	
Guesthouse Permitted?	✓ ☐	✓ ☐	✓ ☐					

*Guesthouse minimum lot size: 14,520 Sq Ft (1/3 Acre)

ADU Occupancy Limits

Current Code Language:

- Accessory dwelling units may be occupied by no more than **four (4) individuals related** by blood, marriage, adoption, or approved foster care; **or no more than two (2) unrelated individuals** in addition to the “family or household” that occupies the primary dwelling.

Current Family or Household Definition:

- **One or more persons related** by blood, marriage, adoption or approved foster care, **and up to two (2) unrelated persons; or a group of not more than four (4) unrelated persons** occupying a dwelling unit or a group of persons as defined by state law as elderly or disabled.

ADU Occupancy Limits

- How many related individuals does the City want to allow to live in an ADU?
- How many unrelated individuals does the City want to allow to live in an ADU?

	# of Related Individuals Allowed	# of Unrelated Individuals Allowed
Current Language		
Option 1	Up to 4	None
Option 2	None	Up to 2
Family or Household		
Option 1	Any #	Up to 2
Option 2	None	Up to 4

ADU Occupancy Limits

- How many related individuals does the City want to allow to live in an ADU?
- How many unrelated individuals does the City want to allow to live in an ADU?

City	South Jordan (Current)	Draper	Sandy	West Jordan	Murray	Riverton and Bluffdale
Occupancy Limit	4 Related or 2 Unrelated	Any # Related + 2 Hired or 5 Unrelated	Any # Related or 2 Unrelated	Can only be rented to Family	2 Related + Children or 2 Unrelated + Children	Any # Related or 4 Unrelated

Size Limitations

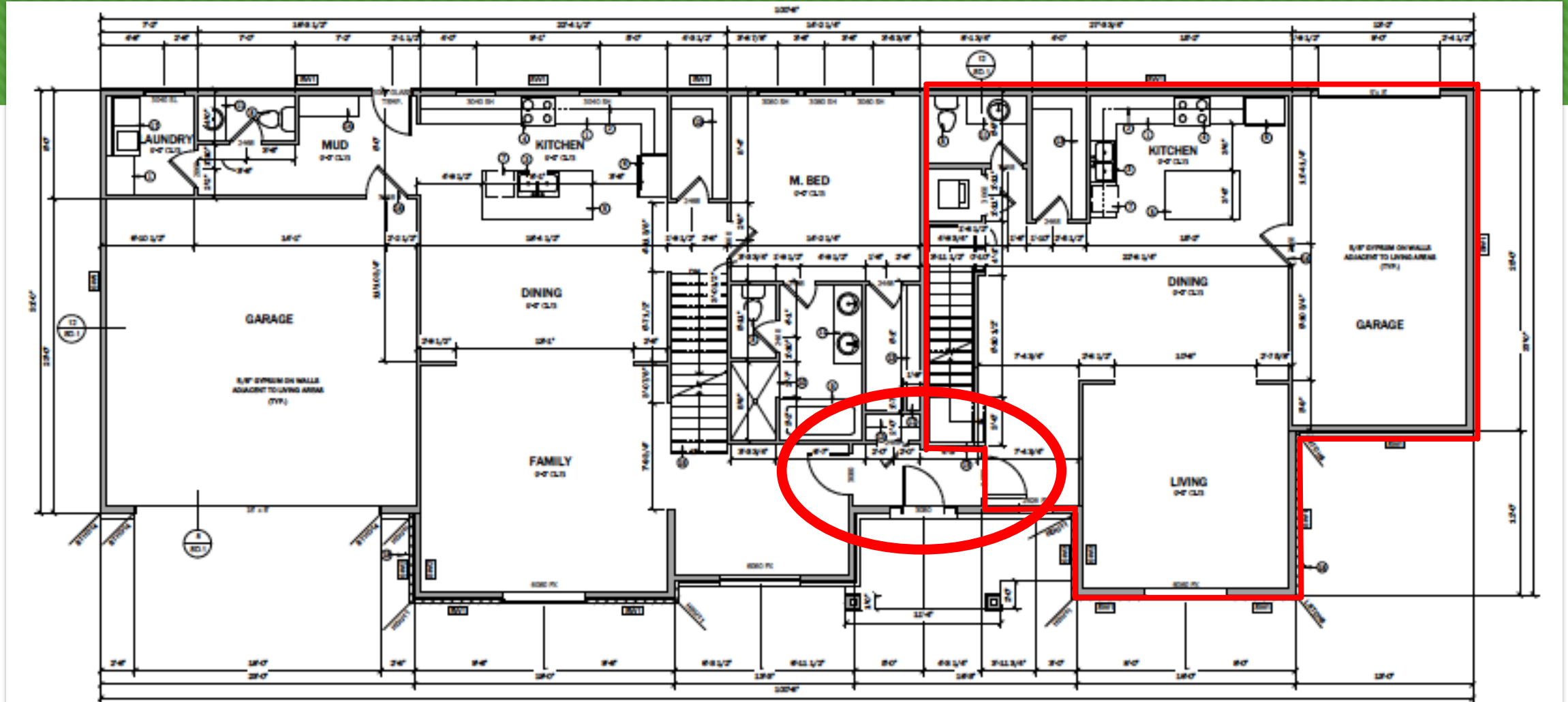
- What max. square footage, % of dwelling, and # of bedrooms does the City want to allow for ADUs?
- Should the allowance be different for Accessory Apartments vs. Guesthouses?
- Should the Planning Commission be able to grant exceptions to these limitations?

City	South Jordan (Current)	Draper	Sandy	West Jordan	Bluffdale	Murray	Riverton
Max Sq Ft	1500 sq ft	none	800 sq ft	none	none	1000 sq ft	none
Max % of Dwelling	35%	50%	30%	33%	50%	40%	50%
Max #of Bedrooms	3 Bedrooms	none	2 Bedrooms	none	none	2 Bedrooms	none
Is PC Exception Allowed?	Yes	No	Yes	No	No	No	No

Exterior Appearance Concerns (1)

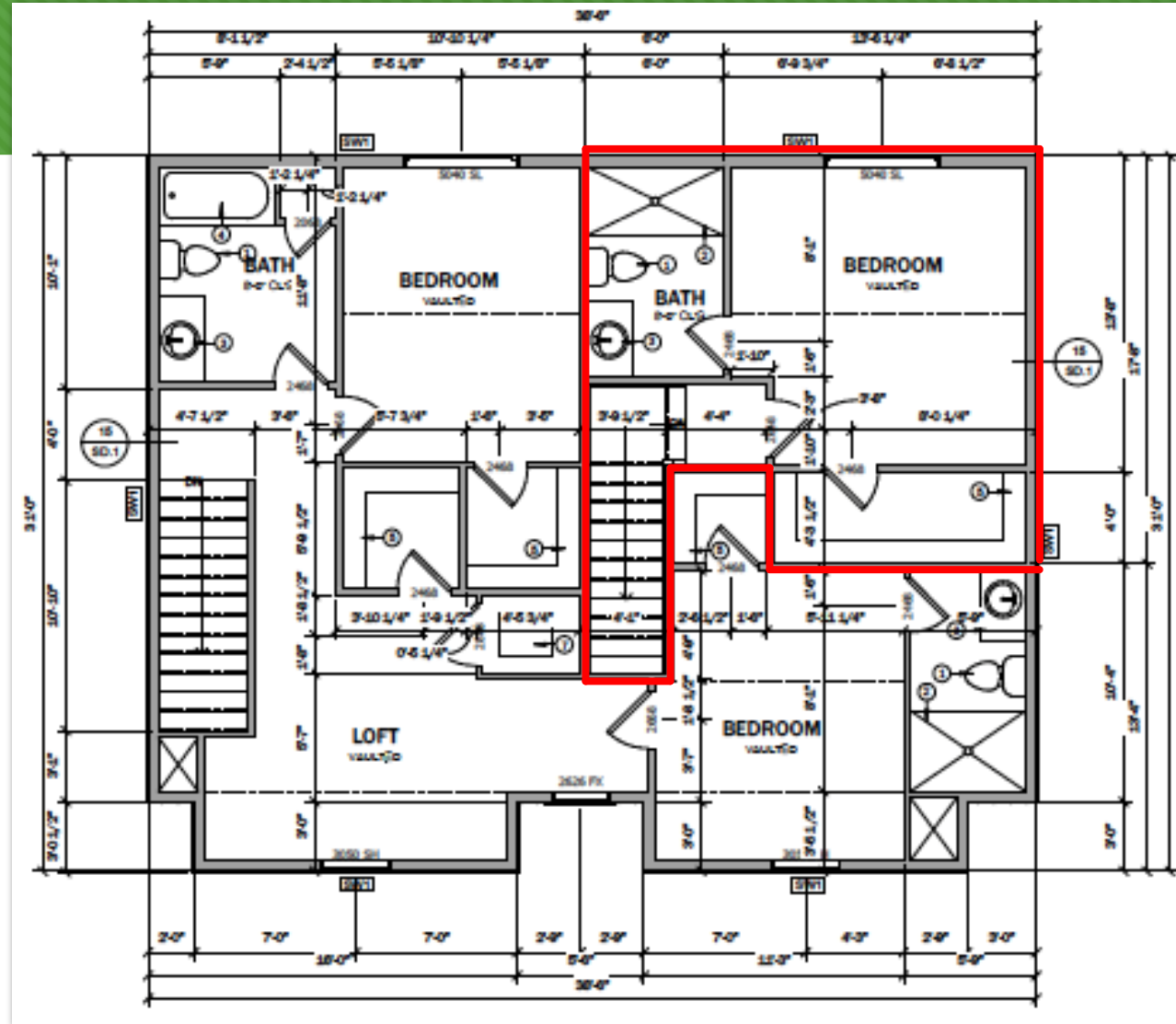


Exterior Appearance Concerns (1)



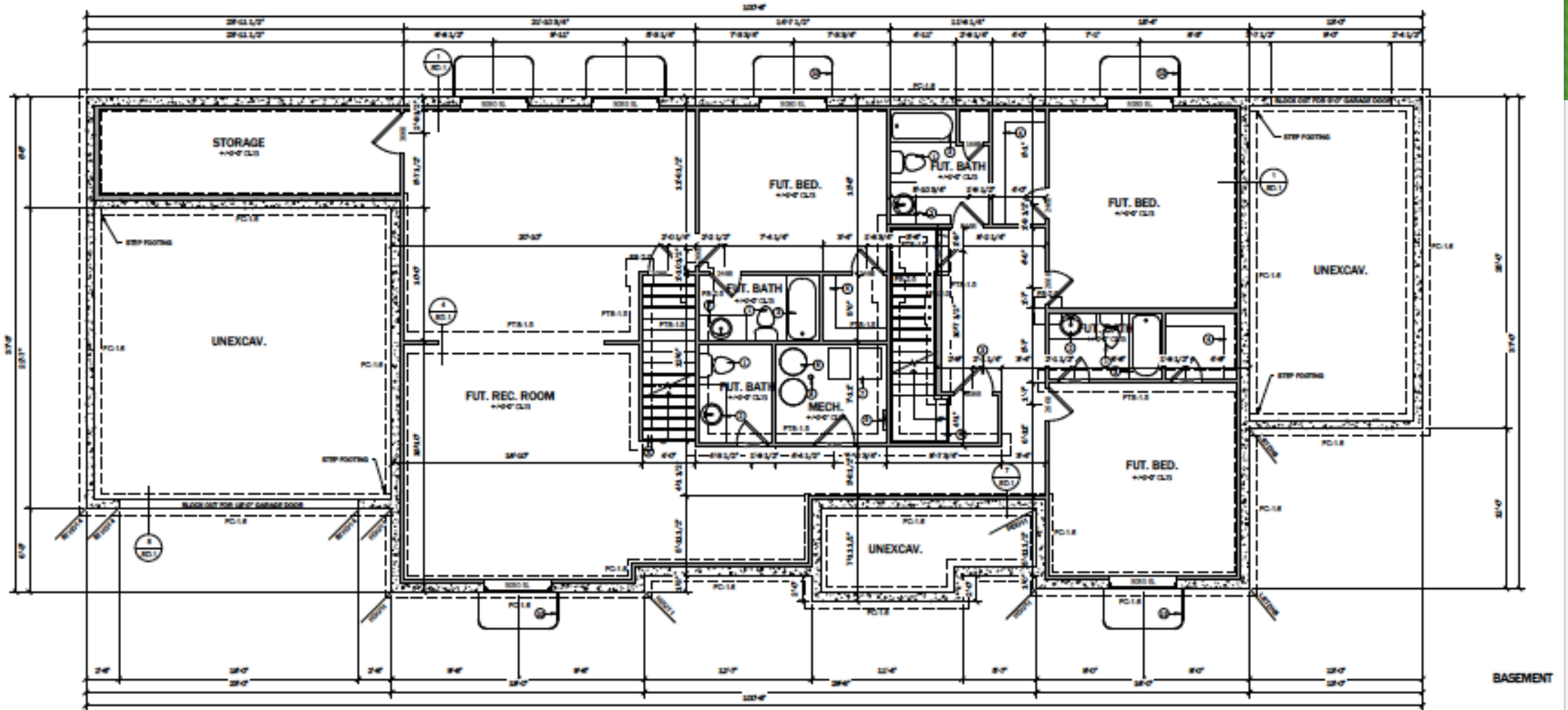
Main Floor Plan

Exterior Appearance Concerns (1)

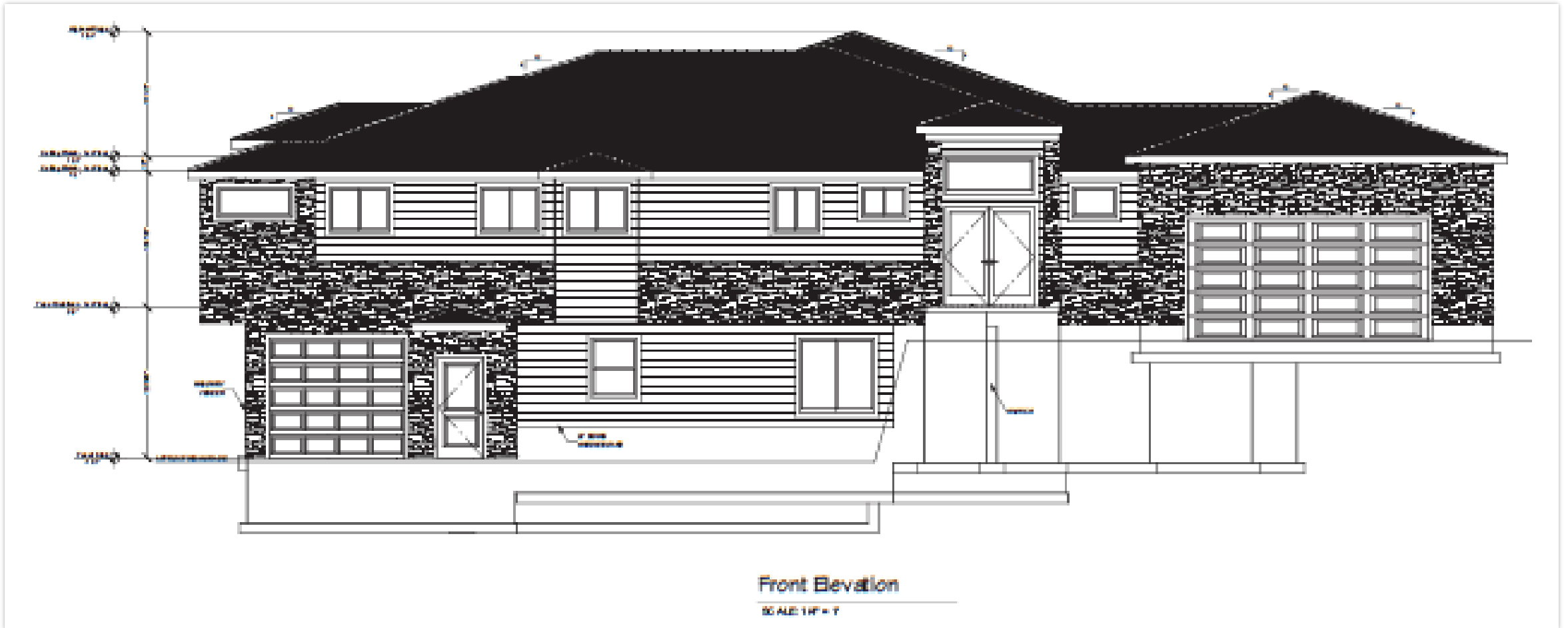


Upper Floor Plan

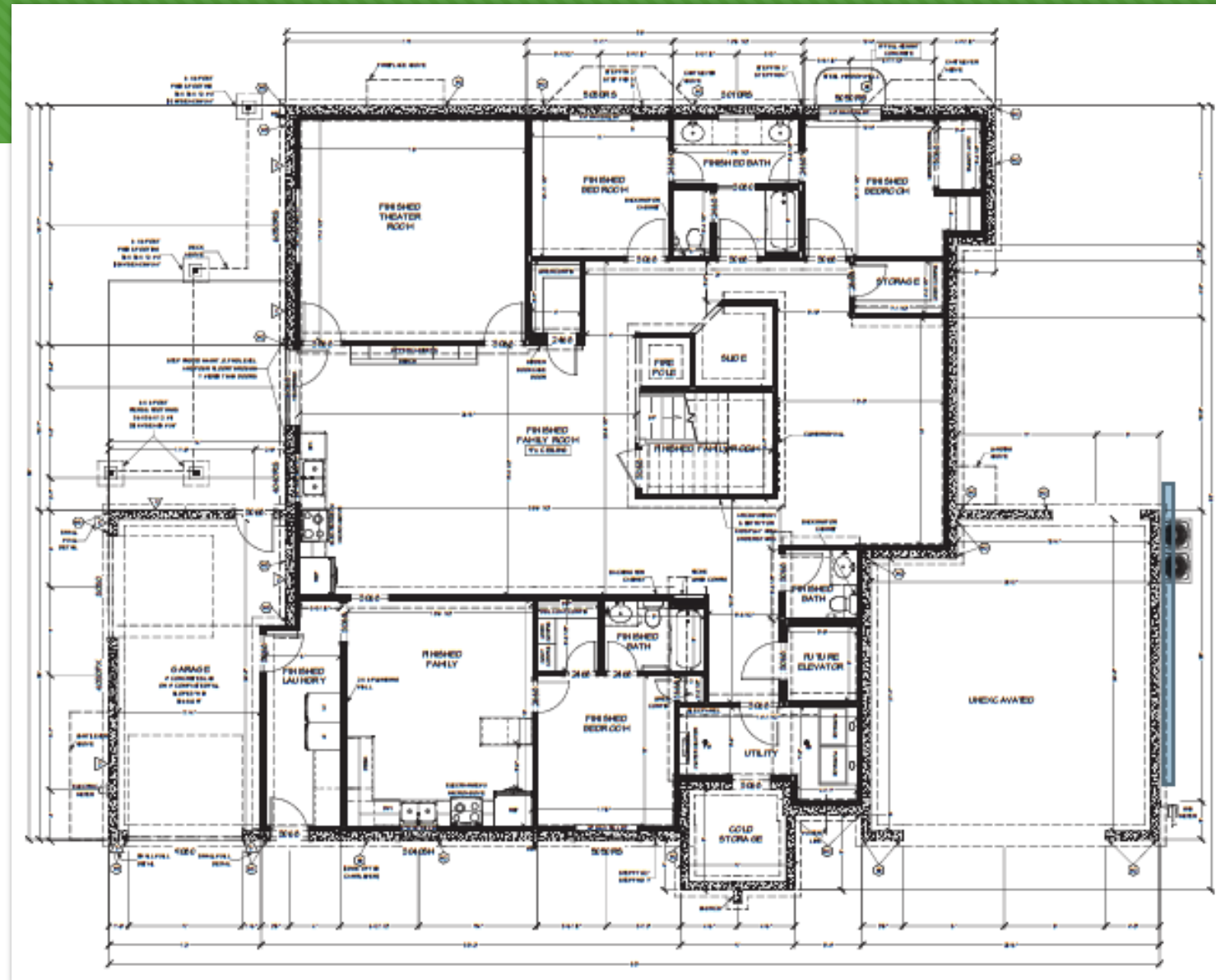
Exterior Appearance Concerns (1)



Exterior Appearance Concerns (2)

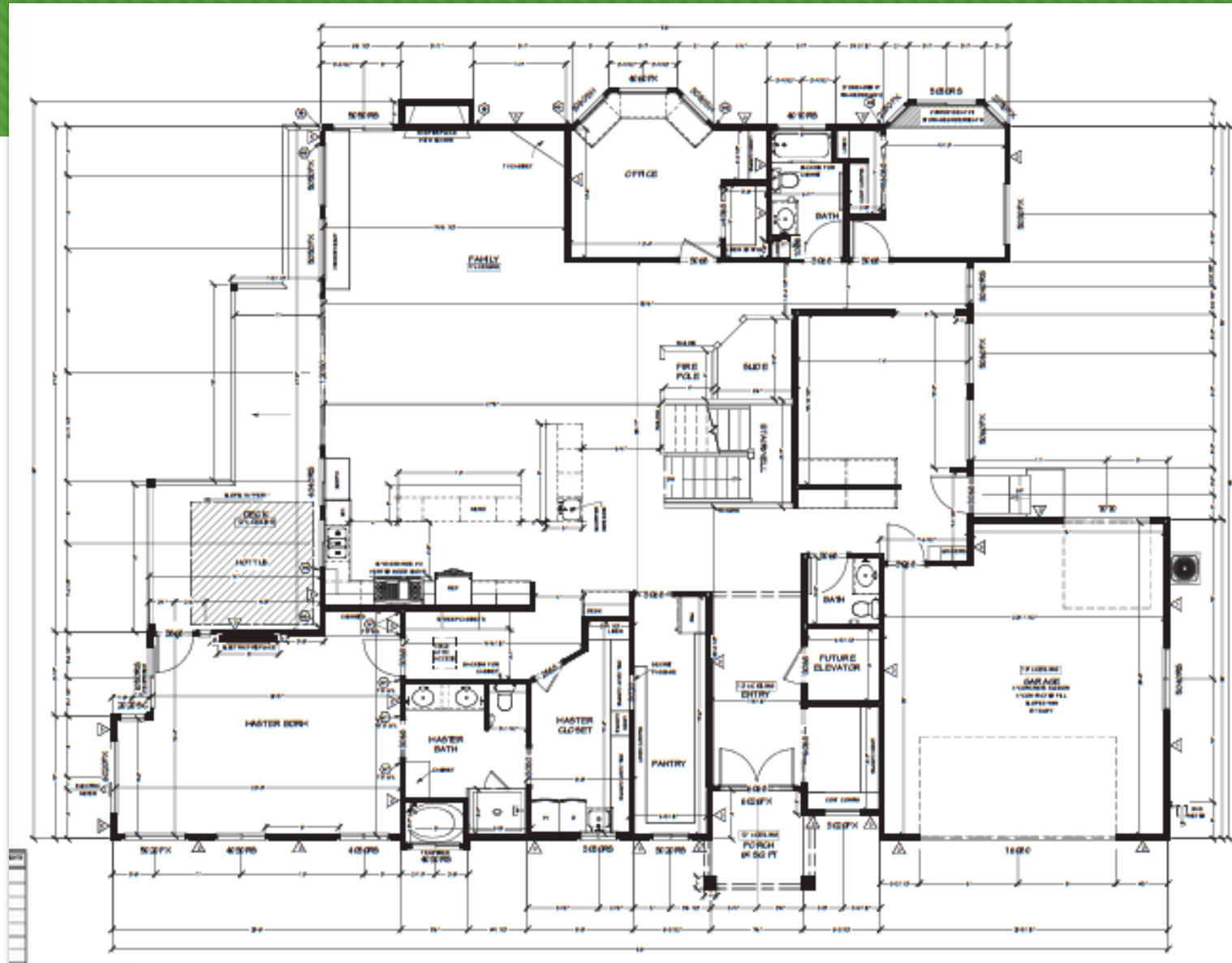


Exterior Appearance Concerns (2)



Basement Floor Plan

Exterior Appearance Concerns (2)



Main Floor Plan

Exterior Appearance Concerns (3)

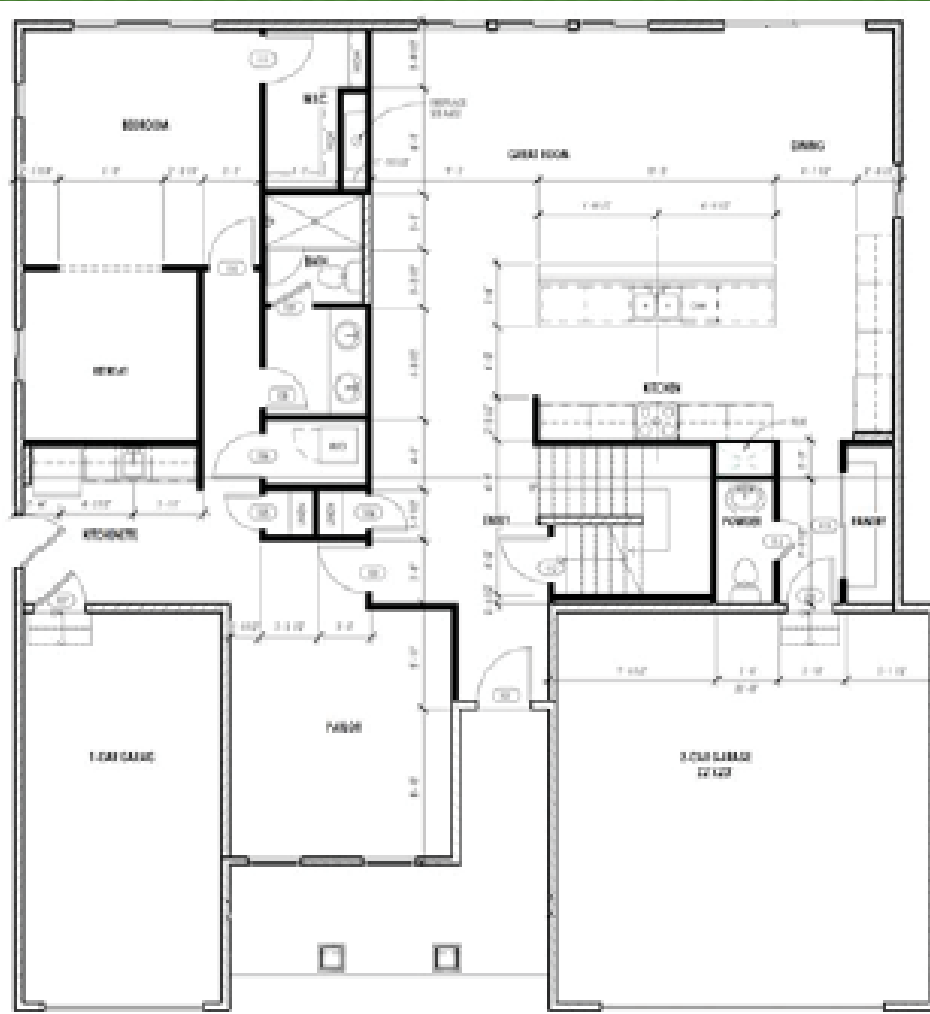
SUPERHOME

3,747 Finished Square Feet



Contemporary Front Elevation

Exterior Appearance Concerns (3)



First Floor



Second Floor

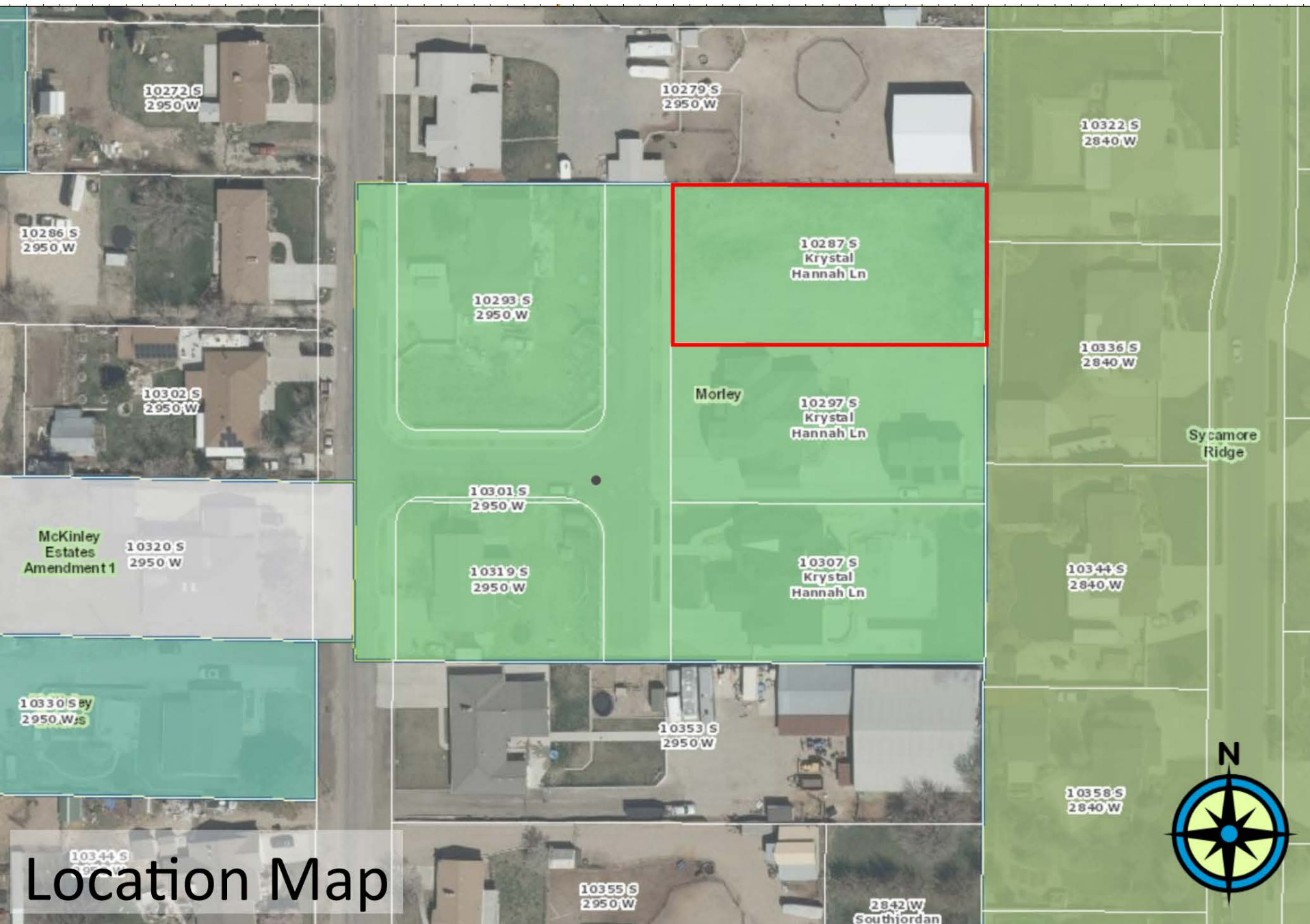
Exterior Appearance Concerns

- What specific concerns does the City have about ADU appearance and architectural compatibility?
- Is there specific language that needs to be added to the City Code or changed?

○ Current Language

- Exterior Appearance. ADUs shall be designed so that the appearance of the lot, building structure, and landscaping retain the character of a single-family neighborhood.
- Architectural Compatibility. ADUs shall be designed and constructed to be compatible with the exterior of the primary dwelling (e.g., exterior materials, colors, and roof pitch).
- Prohibitions. The installation of additional outside entrances visible from the street, separate utility meters, mailboxes, and addresses, is not permitted. ADUs shall not be permitted on flag lots.

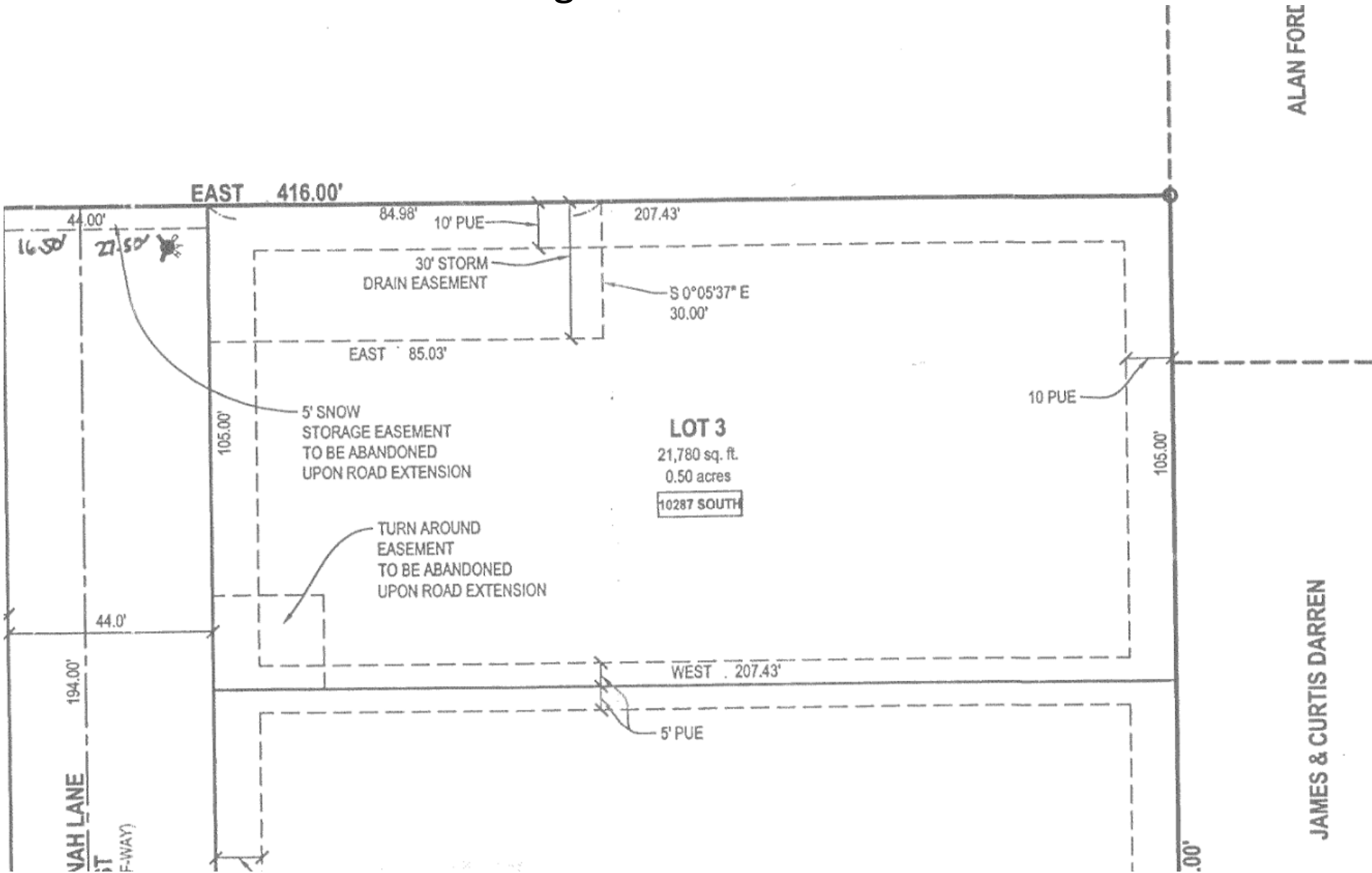
Thank You



Original Subdivision

ALAN FORI

JAMES & CURTIS DARREN



Proposed Amended Subdivision

