

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

October 1, 2013

**Present:** Mayor Scott Osborne, Council Member Mark Seethaler, Council Member Chuck Newton, Council Member Brian Butters, Council Member Steve Barnes, Council Member Larry Short, CM John Geilmann, ACM Gary Whatcott, City Attorney Rob Wall, Police Chief Lindsay Shepherd, IS Director Jon Day, City Council Secretary MaryAnn Dean

**Others:** R.J. Coles, Naomi Foreman, Shawnda Bishop, Richard Feist, Bill Barry, Robert Butterfield, Michelle Butterfield, Mark and Denise Marshall, Rebecca Keyser, Julie Keyser, David Keyser, Dan Allphin, Darren and Staci Christensen, Sherry Malstrom, Bradford Hatch, Lorilee Richardson, Cheri Hansen, Tammy Dixon, Julie Jones, Christine and Gene Ashdown, Alicia Cunningham, Shauna Larson, Dawn Young, Cally Clegg, Mike Winder, Shannon Caldwell, Don Shelton, Sandy Gitins, Susan Egbert, Marianne Dwyer, Steven Kroshcon, Randy Wareham, Gene Ashdown, John Willardson, Jeff Ray, G. Duffin, Val Brown, Jared Glare, Conner Benjamin, Kenyon Porter, Greg Bland, Bud Merrill, Russell R. Sanderson, Richard Brimhall, Tim Frank, Chris Rogers, Greg Green, Leesa Leonard, Eric Barke, Jessica Sabin, Josh Sabin

6:00 P.M.

**REGULAR MEETING**

I. GENERAL BUSINESS

A. Welcome and Roll Call

Mayor Osborne welcomed everyone present. All members of the City Council were present.

B. Opening Ceremony

1. Invocation

Council Member Seethaler offered the invocation.

2. Pledge of Allegiance

**Preston Moon**, scout, led the audience in the Pledge of Allegiance.

Mayor Osborne recognized some scouts present. The scout troops were introduced.

C. Motion to Approve Amended Agenda Items, If Any

None.

D. Minute Approval

1. September 17, 2013 Regular Meeting

Council Member Newton noted a change to the minutes.

**Council Member Short made a motion to approve the September 17, 2013 regular meeting minutes, as amended. Council Member Butters seconded the motion. The vote was unanimous in favor.**

E. Department Spotlight

None.

II. CITIZEN COMMENT

**R. J. Coles**, 2747 W. 11400 S. indicated that they have a rock wall that was installed by UDOT. They have had no success working with UDOT. The wall is only 2 years old and it is breaking apart. He noted a petition signed by his neighbors asking for a Resolution to this problem (Attachment A). He also passed out some pictures showing the broken down rocks (Attachment B).

CM Geilmann noted that a contractor for UDOT installed the rock wall, but it is UDOT's responsibility. He said ACM Whatcott will address this with UDOT.

**Steve Kroschel**, 2815 W. 11400 W. said they never got a walk through inspection with UDOT on the wall, as promised. They were told that this would be a weed free environment and it has not been. The wall is falling apart and getting in his lawn mower. The wall is unfit.

**Christine Ashdown**, 2657 W. 11400 S. said a city representative indicated to her that this was not their problem. A UDOT representative told her that the 11400 South project was finished and they are not sending out any more representatives on the issue. This wall is one of several issues they have with the completion and expansion of 11400 South. They are burdened with noise, pollution, traffic, and now the wall is breaking down. She said James Sususky with UDOT came to their home and acknowledged the fractures in the rocks, and said he would get back to them in 2 weeks. It has now been 8 weeks, 2 days. She said they need assistance. She would appreciate any help.

**Naomi Foreman**, 11561 Cross Country Cir., said she represents USA soccer. She said she is here to speak on the property at 4000 W., from 114<sup>th</sup> S. to 118<sup>th</sup> S. She encouraged the city to buy the proposed property and hopefully put sports fields in that location rather than apartments. She reviewed the number of South Jordan kids, ages 4-18 that are involved in their soccer

program. She said there are other soccer programs as well as rugby and lacrosse. All of the kids need a place to play. Green space makes for healthier children. She asked the City Council to please consider the children when considering the land purchase.

**Marianne Dwyer**, 10713 S. Logan Canyon Rd., said she is concerned about overcrowding of schools, traffic, and violent crime. She referred to a study said that says high density housing promotes serious violent crime (Attachment C). She said that should be considered as the land is sold for apartments, sports fields, or schools.

**Harveston Brimhall**, 5293 Rose Summit Dr., said she is 10 years old and attends Hawthorne Academy. She referred to an incident where she was hit by a teenager driving a car when she was 9. She did not feel the police were a help or a protection to her. She met with the Police Chief after the incident, but does not feel that this means the police will help if they have a problem. They now live in Herriman. When people are hit by a car, the police should care. She said she has learned about the democratic process. The police have a responsibility to make them feel safe. The Mayor and City Council have responsibilities too. She asked that they take their responsibilities seriously.

Mayor Osborne apologized for her bad experience. He said he believes the police do want to make a safe experience.

**Russell Sanderson**, former City Council Member, 2577 W. 13360 S. (Riverton), said the South Jordan police department upholds laws. He said some people don't like developments or road widening, or zoning on properties. He noted that there has been no tax increase in the city in the last 10 years. He said South Jordan is the lowest taxed municipal entity in the Wasatch Front. Riverton and Herriman are the highest. He said in Riverton, they pay a County tax. He said when he was in office, they put a policy in place that the City Council gets a small wage, and they didn't have to mess with their own wages. South Jordan is a great city professionally. It is well run, and they should take care of their employees.

**Lorilee Richardson**, 11641 S. Country Brook Ct., read a prepared statement (Attachment D).

**Brad Hatch**, 11704 S. Harvest Moon Ct., echoed the previous comments. He said his wife and family live near the area considered for high density housing and a possible sports part. When they moved in, they always knew there was the possibility of the land being developed. With the development of The District and Daybreak, some of it is wonderful and some of it is negative. He is supportive of green space on this property or a sports field. They should also consider traffic and parking concerns with this development.

**Stacey Christensen**, 11674 Harvest Moon Ct., thanked the City Council for listening to them and coming up with alternate solutions. She is opposed to the high density housing. The rapid growth in the area has taken away most of the rural feel. A turf park is a great way to invest in their youth. She is concerned about the traffic flow in the area. If this is developed, consideration should be given for traffic and parking.

**Randy Wareham**, 11703 Harvest Moon Ct., said his house backs the area that will be developed. He said if a turf park does go in; there are concerns with the amount of people there. He recommended that they have a lot of parking. He suggested a sound wall to help block some of the sound. He submitted a drawing of a potential layout of the property (Attachment E).

**Richard Feist**, 11661 S. 4340 W., thanked the City Council for addressing the high density use. This property was previously planned for office, and then it was changed to VMU. He noted several high density residential developments east of Bangerter Highway. He said he appreciates having the project go forward. They should eliminate additional high density.

**Rebecca Keyser**, 11723 Country Crossing Rd. student at Paradigm High School, said she walks home from school a lot and would not feel safe if walking by apartments by Bangerter. She said she remembers when there were farms, fields, and a creek around them. She misses the farm fields. She feels they should use the proposed property for a small farm. They can make up the cost of the property by charging for horseback riding. If not a farm, they should use the property for soccer or lacrosse fields. Big houses and 1/3 acre lots would be okay too.

**Dave Keyser** 11723 Country Crossing Rd., said he is supportive of a turf field. He said he is concerned with the potential of high density and its effect on the already crowded school system. High density also burden police, fire, and other city services. He is also concerned about the potential decrease in property values.

**Tyler Beverly**, 11515 Country Farm Cir., said he would like more soccer fields. They have too many apartments.

**Chris Rogers**, 10775 Sienna Dune Dr., Election Candidate for City Council in District 5. He expressed opposition to the high density housing, and echoed the sentiments of a park being developed. The park would be more consistent with the area and the moratorium decision. He endorsed soccer fields on this parcel and encouraged the City Council to approve them.

**Gene Ashdown**, 2657 W. 11400 S., said the face of the community is its streets. Anything they can do to make them pleasant and inviting would be welcomed. He hopes they take issue with the appearance of the city.

**Greg Bland**, 4758 W. 10200 S., said 4800 West will be built next spring. They would like a sound wall along 4800 West along his property so they don't hear the traffic. There is a planned senior citizens development behind him. That has a lot of potential for a lot of traffic. The County is also looking at a park on their property.

**Robert Brotherson**, 11021 S. 1300 W., expressed appreciation to Mayor Osborne for his work with UTA to bring changes to transit here. He said he grew up in South Jordan. He does not agree with more apartments. The proposed park would be funded with a bond and he does not agree with that. The city has enough debt. He said more commercial would bring down the tax rate.

**Diane Rindlisbacher**, 11720 Harvest Moon Dr., said she recognizes the need to be careful about bonding and paying off debt. There are times when it is appropriate. Right now, the interest rates couldn't be better. They need to be judicious. She is a proponent of diversity in the city in an appropriate matter. The density around The District is more than she thought would happen. She asked them to not be afraid of bonding at this time.

**Greg Green**, 10178 Crossley Ct., feels it would be nice to have a farm on the proposed property. He also likes the idea of a community garden. A turf field might be a great solution as well. He would support a turf field over high density housing. He said one consideration is whether the property might be a holding and eventually might be turned over. He said he is in favor of preservation of the community and using the property for something more appealing than high density.

### III. AWARDS AND PRESENTATIONS

#### A. Presentation: 5 Years of International Days (*By Shawnda Bishop*)

Shawnda Bishop and Robert Brotherson showed a video highlighting the 5 years of International Days in South Jordan. 15 different ensembles have traveled to South Jordan. This is one of only eight such festivals in the United States. They presented Mayor Osborne with a collage of pictures from the event. Mayor Osborne recognized the hours of work that goes into this event and thanked them for their efforts.

### IV. SHORT RECESS PRIOR TO BEGINNING BUSINESS & PUBLIC HEARINGS

The City Council took a short recess.

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

#### A.1. **PUBLIC HEARING – Glenmoor Greens – Located at 10121 South 4800 West:** Resolution R2013-58, Adopting the Glenmoor Greens Development Agreement and authorizing the Mayor to sign the subject agreement; and Resolution R2013-57, Land Use Amendment changing the Land Use Designation from Low Density Residential to Medium Density Residential; and Rezone Ordinance 2013-13-Z, changing the zoning from Agriculture to Residential Family 8. (*By City Planner Greg Schindler*)

Planner Schindler reviewed the background information on this item. The Planning Commission recommended a stub road to the south. The purpose of the stub road is for possible future expansion of this project. It was noted that the adjacent property would not be landlocked; that property has access to 4800 West.

The request for a sound wall by Mr. Bland was noted. The Bland property is further south. It is not part of this development.

Council Member Newton noted that the requirement for the stub road is not in the development agreement. Council Member Schindler indicated that was a Planning Commission recommendation, but the City Council has to put it in the Development Agreement.

Council Member Newton asked why the age restriction was not part of the development agreement. Planner Schindler said legally, they cannot require that in the development agreement.

Planner Schindler explained the reason for the stub road. It is to accommodate future development. There has been some interest from this developer to purchase the adjacent property.

Council Member Newton asked about the anticipated completion date for this project? Planner Schindler said it won't be done until 4800 West is developed.

Council Member Newton expressed concern about the noticing of this application. The sign on the property can't be seen from the road. Should they send the item back for proper noticing? Planner Schindler said the sign may have fallen down, but this was noticed properly. A picture was taken 2 weeks ago, with the sign in place. He noted that the city now has new sign holders that are more durable. It was noted that at the Planning Commission meeting, Mr. Bland was the only resident who spoke.

Mayor Osborne declared that because of his working relationship with the applicant, Mike Winder, he will keep his comments minimal on this issue.

Mr. Winder said the whole purpose of the stub road is to provide better access to the Bland property. They want to keep the option open of expanding their project, somewhere down the road, when the Bland's are ready. There is access from the Bland's property to 4800 West.

Mr. Winder presented the top 10 reasons that the Villas at Glenmoor Greens are great for South Jordan (Attachment F).

Mr. Winder indicated that they would not develop this project until 4800 West is done, but they will be putting in the sewer lines and utilities lines for the project as part of the 4800 West construction project. He said Mr. Bland is happy with the project.

Mayor Osborne asked if the proposed widening of the golf course is part of the open space calculation for this project. Mr. Winder said no.

Mayor Osborne asked if the windows will be made with special material adjacent to the golf course. Mr. Winder indicated that they have discussed that as well as nets to protect the homes.

Mr. Winder indicated that the noticing signs were put up, as required. The signs were up for a number of weeks. If the sign blew down, he apologized. This application was noticed properly.

Council Member Barnes asked about the request for a wall on the Bland's property. Mr. Winder said the requested wall on the Bland's property on 4800 West has nothing to do with this project. They are amenable to a wall between their project and the Bland's property.

Council Member Newton asked if all of the units will be single story. Mr. Winder said yes.

Council Member Seethaler asked if RM-7 is an acceptable zone. Mr. Winder said RM-7 would be difficult to meet the setbacks and proposed layout. Council Member Seethaler asked if Mr. Winder would be willing to identify a maximum number of units for this project. Mr. Winder said as the concept plan is finalized, they are happy to codify that.

Council Member Newton said including a maximum number of units could be problematic if they wish to expand this development onto the Bland property.

Council Member Seethaler asked that they be mindful of the resident's concerns regarding density and the total number of units. Mr. Winder noted that the proposal is for medium density and these are for purchase units, not rental units.

Council Member Seethaler asked if the Ordinance will need to be changed to permit golf carts in the area. Mr. Winder said that should not be necessary since the development has private roads, and the golf course parking lot is adjacent to this development.

Mayor Osborne opened the public hearing.

**Don Shelton**, 9747 Sandwood Dr., said he is surprised he did not know earlier about this proposal because 4800 W. is right behind his property. It is estimated that this project will generate 250 vehicle trips per day. He supports the project, but would have liked to have known about it earlier. He said he is a candidate for City Council in District 3. Only 7-8 homes got a letter for this project. The location is unique for this project. The rules were followed, but very little notice was given. The people on 4800 West 10200 South knew nothing about this. He said he gave information about this project to people in the Wood Ranch subdivision and Daybreak. Everyone seems supportive of it. They need to be smarter about noticing. In this case, the rules were not effective. He said putting a sign 500 ft. down a dirt road is not effective.

Mayor Osborne closed the public hearing.

Mike Winder indicated that they are okay putting a maximum number of units for this development at 65, plus the clubhouse, or they can just go by the setbacks and open space requirements. They can't fit many more units than that anyway.

The City Council determined to add the following to the development agreement: a stub road to be installed to the south, a maximum of 65 units to be developed on this property, plus a clubhouse, and some golf ball protection is to be provided to the homes adjacent to the golf course.

City Attorney Wall said if they are concerned about the wall along 4800 West, that should be included in the agreement.

Mr. Winder said they are happy to construct a wall. Staff discouraged the wall in an effort to have a more open look in the area. Mr. Winder said they would prefer to construct a wall.

A.2. Potential “Administrative” Action Item – (See V. A.1.) R2013-58 Development Agreement

**Council Member Seethaler made a motion to approve R2013-58 Development Agreement, with the following amendments: a stub road to be installed to the south, a maximum of 65 units to be developed on this property, plus a club house, and some golf ball protection is to be provided to the homes adjacent to the golf course, and that a wall be constructed consistent with the collector street fence ordinance. Council Member Barnes seconded the motion.**

City Attorney Wall noted that the legal description will be included in the development agreement.

**Roll call vote. The vote was unanimous in favor.**

A.3. Potential Action Item – (See V. A.1.) R2013-57 Land Use Amendment

**Council Member Barnes made a motion to approve Land Use Amendment R2013-57. Council Member Short seconded the motion. Roll call vote. The vote was unanimous in favor.**

A.4. Potential Action Item – (See V. A.1.) 2013-13-Z Rezone

**Council Member Butters made a motion to approve Rezone 2013-13-Z. Council Member Seethaler seconded the motion. Roll call vote. The vote was unanimous in favor.**

VI. OTHER BUSINESS

A.1. Discussion of Contract Regarding the Purchase of Real Property (*by City Manager John Geilmann*)

CM Geilmann reviewed the background information on this item (Attachment G). He said they should not speculate on the future use of this land, and no one should make any promises regarding the use of the land. He said one Council cannot bind a future Council. He advised the City Council to accept the contract and move forward with due diligence provided within the contract. He reiterated that no one can promise anyone anything regarding the use of this property. They will look at all of the possibilities. It is premature to say what they will do with the land, if they purchase the property.

Council Member Seethaler asked where is the \$150,000 refundable earnest money coming from? CM Geilmann said it is not a line item in the budget. It will come out of surplus funds and it would have to be part of the mid-year amended budget. Council Member Seethaler asked if the city has enough surplus funds currently to cover this expense. CM Geilmann said yes.

Mayor Osborne asked if something like this had been done mid-year before? CM Geilmann said yes, there are numerous situations where opportunities arose and the city expended the needed funds. Of the situations he is aware of, they all turned out to be a positive thing for the city.

The City Council noted that this property is only the southern portion of the subject property, not the entire parcel. Steve Usedan explained 16 acres of the subject property would be used for retail, 16 acres is contemplated to be developed for single family residential, 4-5 acres is subject to a sale to a charter school. This proposal is for the 13 acres south of the grocery anchored retail development.

City Attorney Wall explained that the \$150,000 is refundable by October 31<sup>st</sup>. After Oct 31<sup>st</sup>, if they want to continue looking, they would have to pay an additional \$150,000. If they then don't buy the property, they forfeit the \$300,000 for liquidated damages. If the city doesn't buy the property, they are back to where they are today.

CM Geilmann indicated that staff would be able to meet their due diligence in the next 28 days.

Council Member Barnes asked what was the concept for this land when the city expressed an interest in 2006 or 2007. CM Geilmann said it was the same concept, a turf sports park. He said the nuisance from the use can be minimized because it has Bangerter on one side, 11800 South on the other side, and a potential commercial development on the third side. However, they cannot make any promises about the use of this property until they have something specific in front of them.

It was noted that title insurance was included in the proposed purchase contract. CM Geilmann indicated that they have enough money in the bank for the earnest money, but it is not assigned to any line item at this time.

City Attorney Wall said they will need to survey the property to clarify the exact size. They are required to provide insurance to the seller for damage that occurs while they do their due diligence. They anticipate executing the agreement as soon as possible. The Resolution is to explore the idea. They are protected if they act in the next 30 days.

Council Member Newton asked if there is a penalty involved if they can't close by January 15<sup>th</sup>. CM Geilmann said there is extension language in the contract.

A.2. Potential Action Item – (See VI. A.1.)

**Council Member Barnes made a motion to approve Resolution R2013-68. Council Member Newton seconded the motion. The vote was 4-0 in favor, with Council Member Seethaler abstaining from the vote.**

Council Member Seethaler explained that he was abstaining from the vote because the owner of the property is a subsidiary of the Church of Jesus Christ of Latter Day Saints, which is his employer.

**Council Member Newton made a motion to schedule a special City Council meeting to discuss this item on Wednesday, October 30<sup>th</sup> at 6 p.m. Council Member Barnes seconded the motion. The vote was unanimous in favor.**

- B.1. Appeal AP-2013.07, Bill Barry, Appeal of the Sign Ordinance, Chapter 16.36.090 Regarding Maximum Allowed Height and Sign Area at 1086 West and 1098 West South Jordan Parkway. *(By City Planner Greg Schindler)*

Planner Schindler reviewed the background information on this item.

Bill Barry, representing The Peaks Centre HOA, said they presently have 20 tenants and some need help with advertising. A larger sign would help.

Mayor Osborne asked how far below grade is the property? Mr. Barry said 5-7 ft. He said the monument sign is level with the sidewalk. The sign is not big enough to advertise for both buildings. With the digital sign, each tenant would have equal time.

It was noted that the new sign is proposed to be 8 ft. by 12 ft. The digital part is 5 ft. tall 8 ft. wide.

Council Member Newton expressed concern about setting a negative precedent. City Attorney Wall said that would apply if another applicant came in asking for the same thing, for the same reasons, and they were denied.

Council Member Barnes asked if the needs are specific to this site, or would it be reasonable to consider the whole sign ordinance to accommodate this? Planner Schindler said it is specific to this site.

Mayor Osborne expressed concern about the fact that this is the gateway to the city, and he has reservations about the large neon sign. South Jordan has a different look than that. He recommended keeping the sign ordinance in force, and placing 2 signs adjacent to the property. The second sign could be next to the building further west. Mr. Berry indicated that the HOA discussed that, but since they only have one entrance off of South Jordan Parkway, they wanted the sign at the entrance of the center. The City Council noted that when people saw the second sign, they could turn right and access the center off Hindu Temple Lane.

It was noted that the property has filled up, and they currently only have one vacancy, but some of the businesses are struggling.

Council Member Newton asked if they are willing to do two smaller signs, rather than one large sign. Mr. Berry said they are amenable to that. Their main concern is the ability to advertise.

Council Member Barnes said given the economy, he would like the appeal granted. Council Member Short said he favors two sign.

The City Council discussed lowering the sign to 10 ft. Planner Schindler said with a digital sign; the digital area cannot exceed more than 50 percent of the entire area. He said this variance is for both the height and area of the sign.

Mr. Barry said a larger sign would be beneficial because people can't find The Peaks Centre.

Planner Schindler noted that the ordinance calls for 32 sq. ft. total sign area. To meet the Ordinance, half of that could be digital.

Mr. Barry noted that Kneaders sign only serves one business. In the Peaks Centre, they are trying to advertise for 20 businesses, and that is where they need some latitude.

Council Member Seethaler asked if the applicant was willing to work with staff further and reduce the size of the sign, or consider 2 signs, something that would be less obtrusive. Mayor Osborne said they want the businesses to be successful, but also to keep the decorum of the gateway controlled. Mr. Berry said they would work with staff further on this issue.

B.2. Potential Action Item – (See VI. B.1.)

**Council Member Newton made a motion to table this issue until the applicant is able to move forward. Council Member Seethaler seconded the motion. The vote was unanimous in favor.**

C.1. Appeal AP-2013.14, Brad Ashby, Collector Street Fence Appeal: Appeal to Title 16.04.200, Section C, Subsection 2, Letter (a); Pertaining to the height of rear yard residential fences abutting a collector street at 9773 South Iron Gate Road.

Planner Schindler reviewed the background information on this item.

Brad Ashby said the code allows for a 6 ft. fence, but he has to appeal for an 8 ft. fence. The extra 2 feet would make a significant difference for both sound and visibility issues.

The City Council discussed allowing the applicant to maintain the 2 existing 8 ft. pillars with the precast. All other pillars would have to be taken out. That is one possibility.

Council Member Newton asked if the applicant was required to match the neighbor's fence for consistency. It was noted that there are vinyl, wood, and brick fences by this applicant.

Council Member Butters asked if it was the applicant's intent to demolish the existing fence and build something new. Mr. Ashby said yes, except possibly keeping the 8 ft. pillars in the corners.

Mayor Osborne noted that this road slopes.

Planner Schindler said there is nothing in the code that requires compatibility with neighboring fences. If adjacent property owners wanted to do the same thing, staff would suggest they match Mr. Ashby. In this case, there are different styles so he would not have to match it.

C.2. Potential Action Item – (See VI. C.1.)

**Council Member Barnes made a motion to approve Appeal AP-2013.14, with an 8 ft. fence, and that the vision triangle be maintained, and that the property outside the fence be maintained with irrigated landscaping, and that staff encourage future fences to match this fence. Council Member Seethaler seconded the motion. Roll call vote. The vote was unanimous in favor.**

VII. REPORTS AND COMMENTS

A. MAYOR

Report given later in the meeting.

B. CITY COUNCIL MEMBERS

Council Member Short noted the recent chili cook off.

Council Member Short thanked the police department for a recent drug raid in his neighborhood. The neighborhood feels safer and they are happy with the results.

Council Member Short indicated that the History Committee is working on the wording for the bus crash monument. They are also working on getting private funds for the monument.

Council Member Barnes thanked staff and the City Council for their hard work and consideration for the property on 11800 South 4000 West. The residents are appreciative of the consideration that has been given to alternatives for that development.

Council Member Barnes noted a follow up meeting next Wednesday to discuss the backflow preventer issue. After that, they may be coming to the City Council with a report.

Council Member Barnes clarified a misprint in a recent South Valley Journal article. He said he voted in favor of the moratorium on the VMU zone.

Council Member Butters indicated that he became the grandfather to a set of twin boys this morning.

**Council Member Newton made a motion to approve a Resolution to update the South Jordan School District feasibility study that was created in 2007.**

Council Member Newton said that study used data from 2001. The city has changed considerably since that time. He reviewed the proposed Resolution. The proposed cost to update the study was discussed. It was estimated at \$12,000-16,000. After that a full feasibility study would be in the \$28,000-\$30,000 range.

Council Member Barnes agreed that all options should be considered. Could this be done without being seen by the School District as a slap in the face? CM Geilmann said it would be seen that way at this time. It would add more fuel to the separations that currently exist. At some point, they can look at it. He discouraged updating the study at this time. It was noted that they could wait until after the election to see what happens with the bond. In addition, Senator Osmond will be presenting other school concepts at the next Legislative Session.

Council Member Newton said whenever they do the study, there will be hard feelings. Council Member Seethaler said anything feasible should be looked at. He said the trigger event will be the next legislative session. He said he would like to understand better what they learned from the prior study.

Council Member Short said if the bond is approved, and the city ended up splitting off, would they still have to pay for the bond? City Attorney Wall said yes, but they would receive some of the funds as well.

Mayor Osborne said he would like to understand the findings of the initial study. Staff indicated that they would give a copy of the study to the City Council, along with its conclusions or an executive summary.

Council Member Short said one of the reasons that they didn't move forward with this item in 2007 is because the split would have made an island and they didn't know how Herriman and Bluffdale could afford their own school district. They considered the greater good. Council Member Butters said the study also said it would be better if South Jordan and West Jordan went together on a school district, but West Jordan didn't want to do that.

**Council Member Newton withdrew his motion.**

Council Member Newton asked CM Geilmann to put this issue on as a discussion item in the first quarter of 2014.

Council Member Barnes noted an email he received from a resident about the backflow preventer meeting. This resident was upset that they did not receive formal communication from

the city about the meeting. Public Works Director Rasmussen explained what they are doing to publicize that meeting. Mayor Osborne asked that they respond to that email and proceed with the backflow preventer meeting, as planned.

A. MAYOR

Mayor Osborne noted the south valley sewer district public hearing regarding the recently annexed property. The public hearing will be held the 4<sup>th</sup> Wednesday of October.

Mayor Osborne noted that they have a vacancy on the UTA Board and they need to nominate someone.

Mayor Osborne noted the JWCD open house tomorrow, 8:30 a.m. – 12. They will be showing the reverse osmosis plant. The ribbon cutting will be held at 10.

C. CITY MANAGER

None.

D. OTHER

None.

VIII. CLOSED SESSION

None.

**ADJOURNMENT**

**Council Member Butters made a motion to adjourn. Council Member Short seconded the motion. The vote was unanimous in favor.**

The October 1, 2013 City Council meeting adjourned at 10:17 p.m.

**This is a true and correct copy of the October 1, 2013 City Council minutes, which were approved on October 15, 2013.**

*Anna M. West*  
**South Jordan City Recorder**

PETITION REQUESTING INTERVENTION:

We the under signed , have serious concerns regarding the fracture /disintegration of the boulders/rocks used as permanent retaining walls on our property's during the expansion of 11400 South. This problem affects both the security and appearance of our property.

Therefore, we the undersigned are seeking an immediate opportunity to meet with representatives from the City of South Jordan and UDOT to resolve these concerns.

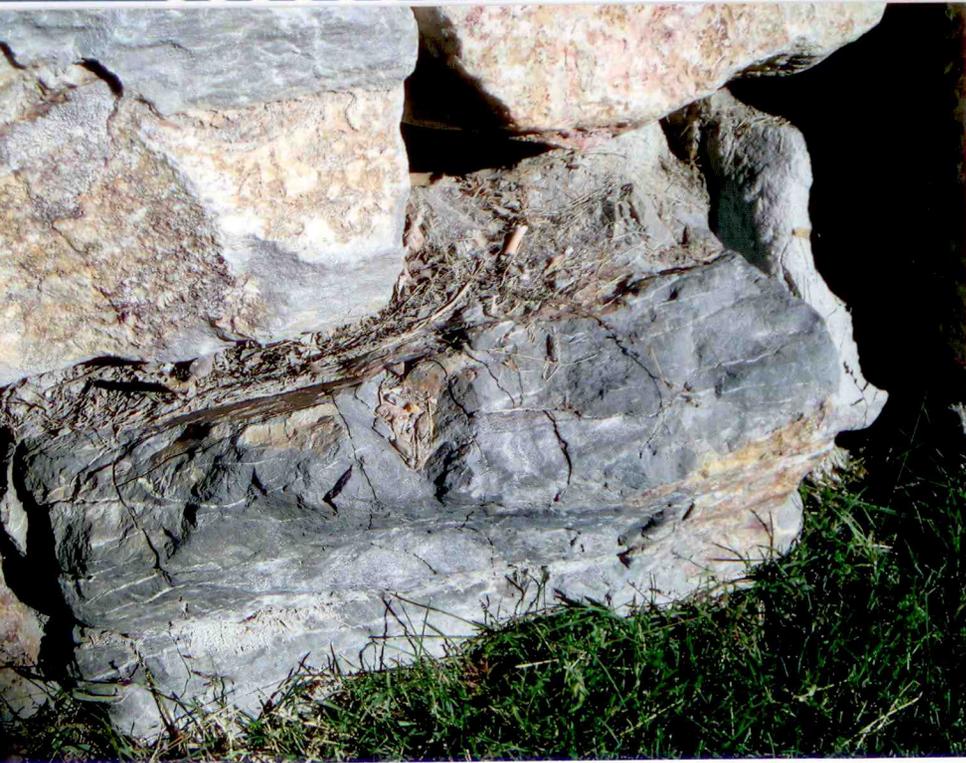
Name	Address	Signature
R. J Coles	2747W 11400 So	RJ Coles
Sherry Malstrom	2787W 11400 So	Sherry Malstrom
CASEY MALSTROM	2787W 11400 So	CASEY MALSTROM
STEVE KROSCHEZ	2815 W 11400 SO	Steve Krosch
Jani Kipschel	2815W 11400 SO	Jani Kipschel
Peggy Petersen	2831 W 11400 S.	Peggy Petersen
Don Petersen	2831W 11400 S.	Don Petersen
Dave Ruckert	2921 W. 11400 S.	Dave Ruckert
Ann Ruckert	2921 W. 11400 S.	Ann Ruckert
D & F. FITZMORRIS	3065 "	D & F. FITZMORRIS
Mika Dalpiaz	2841 W. 11400 So.	Mika Dalpiaz
Kirsten Dalpiaz	2841 W. 11400 So.	Kirsten Dalpiaz
CHRISTINE ASNDOWN	2657 W. 11400 So.	Christine Asndown
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## **IU News Room**

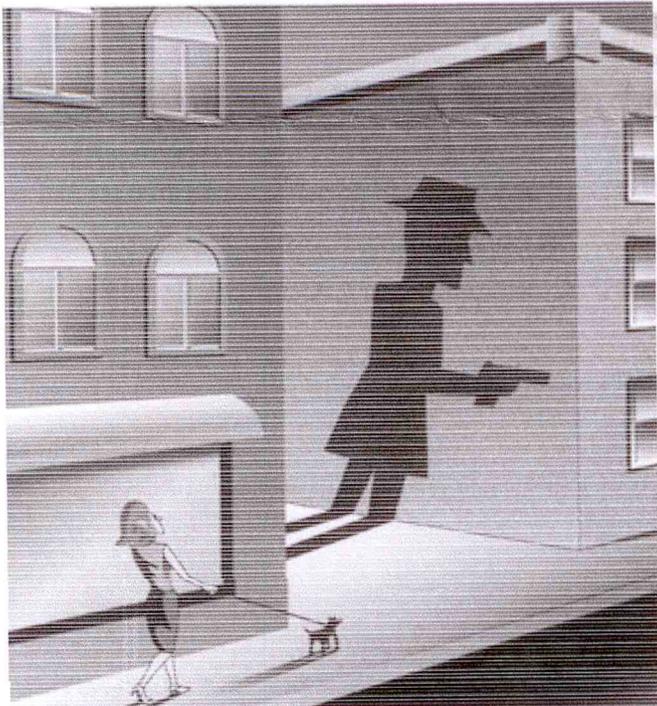
**IU News from all eight campuses**

Wednesday, September 25, 2013

### **SPEA study shows links between land use and violent crime rates**

Land use matters when it comes to predicting violent crime rates, according to results of a study by two professors in the IU School of Public and Environmental Affairs at Indiana University-Purdue University Indianapolis.

Thomas Stucky and John Ottensmann show that rates of murder, rape, robbery and aggravated assault are generally higher in areas with high-density residential developments and commercial property, and generally lower in areas characterized by industry, parks and schools.



*Illustration by Ned Shaw*

But the correlations aren't always straightforward. They are influenced, to varying degrees, by socioeconomic factors such as poverty rates and neighborhood residential stability.

"We found you couldn't look at either the socioeconomic characteristics of a neighborhood or the land-use configurations separately," Stucky said. "It's critical that you understand both in order to understand the crime patterns."

The study, titled "Land Use and Violent Crime," was published in the November 2009 issue of the journal *Criminology*. It employs geo-coded Uniform Crime Report data for the city of Indianapolis, along with information on 30 categories of land use and demographic information from the 2000 U.S. Census, to map relationships between land use and crime. The research was sponsored by the Indiana University Public Policy Institute (<http://policyinstitute.iu.edu/index.aspx>).

While other studies have examined crime rates by geographical units such as street blocks or Census tracts, Stucky and Ottensmann took an innovative approach. They used data for 1,000-by-1,000-foot grid squares, providing objective and precise plotting of land-use types and crime locations. Also, previous studies of crime and land use tended to focus on specific uses, such as proximity to taverns or schools; and they often looked at land use independently of socioeconomic factors.



(<http://newsinfo.iu.edu/asset/page/normal/8340.html>)

Tom Stucky

Print-Quality Photo

(<http://newsinfo.iu.edu/asset/page/normal/8340.html>)

Some of the results are, on the surface, not unexpected -- for example, that there are more robberies in commercial areas. But putting both land-use categories and socioeconomic factors in the mix led to complex and sometimes surprising findings. For example, in "disadvantaged" areas with no commercial land use, rates were higher than average for homicides but lower than average for other violent crimes. At the same time, in better-off areas with commercial land use, rates are higher than average for robbery but

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low for other violent crimes.

"People might expect the rates for homicides and robberies to both be higher in disadvantaged areas, but we didn't find that," Stucky said. "This allows you to think in more nuanced ways about where you would expect to see different crime configurations."

The study found higher rates of all types of violent crime in areas of high-density residential land use, even after controlling for overall population. The correlation was more pronounced in disadvantaged areas but held true in other areas as well.

"There seems to be something about (high-density residential) units that is associated with all types of serious violent crime, even controlling for the other factors in the model," the authors write. "Apparently, high-density housing units promote serious violent crime."

Generally speaking, the study found higher rates of robbery, aggravated assault and rape in commercial areas, and higher rates of all violent crimes in areas traversed by major streets. It found generally lower violent crime rates in areas with parks, cemeteries and schools.

Stucky is a criminologist and former law enforcement officer, while Ottensmann is an expert in urban land use, especially the development of land-use models. Their collaboration took root several years ago when Stucky attended a presentation by Ottensmann on LUCI, the Land Use in Central Indiana model, which facilitates urban planning by showing the relationship between policy choices and development.

They realized that, with massive data sets available on both land-use patterns and crime, it made sense to combine the topics -- and their research specialties -- and look for relationships.

"It's a perfect example of the kind of collaboration that comes out of serendipity, being in the right place at the right time and open to new opportunities," Stucky said.

**Lorilee Richardson**

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To the Mayor and City Council. Thank you for considering the purchase of the property west of Bangerter and 11800 South for the purpose of a "turf sports park." I appreciate and acknowledge the tireless hours you have put into finding a better solution for that development, than the current proposal of 200 to 300 apartment units. We thank you for being willing to consider this option.

My family and I and many neighbors have very strong feelings and plausible fears and concerns, in regard to high density developments in this corner of our city. High density developments aren't bad in and of themselves, but the rapid rate at which they have been built in our corner of the valley has been alarming. We appreciate that recently the city has wisely placed a moratorium on high density housing so that you may look at the best way to address this going forward. You have my faith that you will be able to do this in a way that will be beneficial to our community.

Now, in regard to the aforementioned sports park,

I ask that you please vote "yes" to purchase and develop the property west of Bangerter at 11800 South for the purpose of a sports park. Even if this is only considered a "temporary holding" we acknowledge that technically, this is the case with any park space or land that the city owns.

As reported in the Salt Lake Tribune on November 30 of 2011, when Mark Seethaler replaced Leona Winger as council representative of District 1, he explained that the council's first responsibility is providing essential services, but he also hoped to create a sense of community. I appreciate his wisdom and his vision.

City leaders, we acknowledge that you have the heavy duty of making sure the city <sup>property</sup> dots all its I's and crosses all its t's; in managing the city's resources, and along with that, you also have the amazing opportunity to consider and create options that will enhance our community for years to come.

A park which would bring together, and be used and enjoyed by hundreds of residents in our corner of the valley would certainly create a wonderful sense of community.

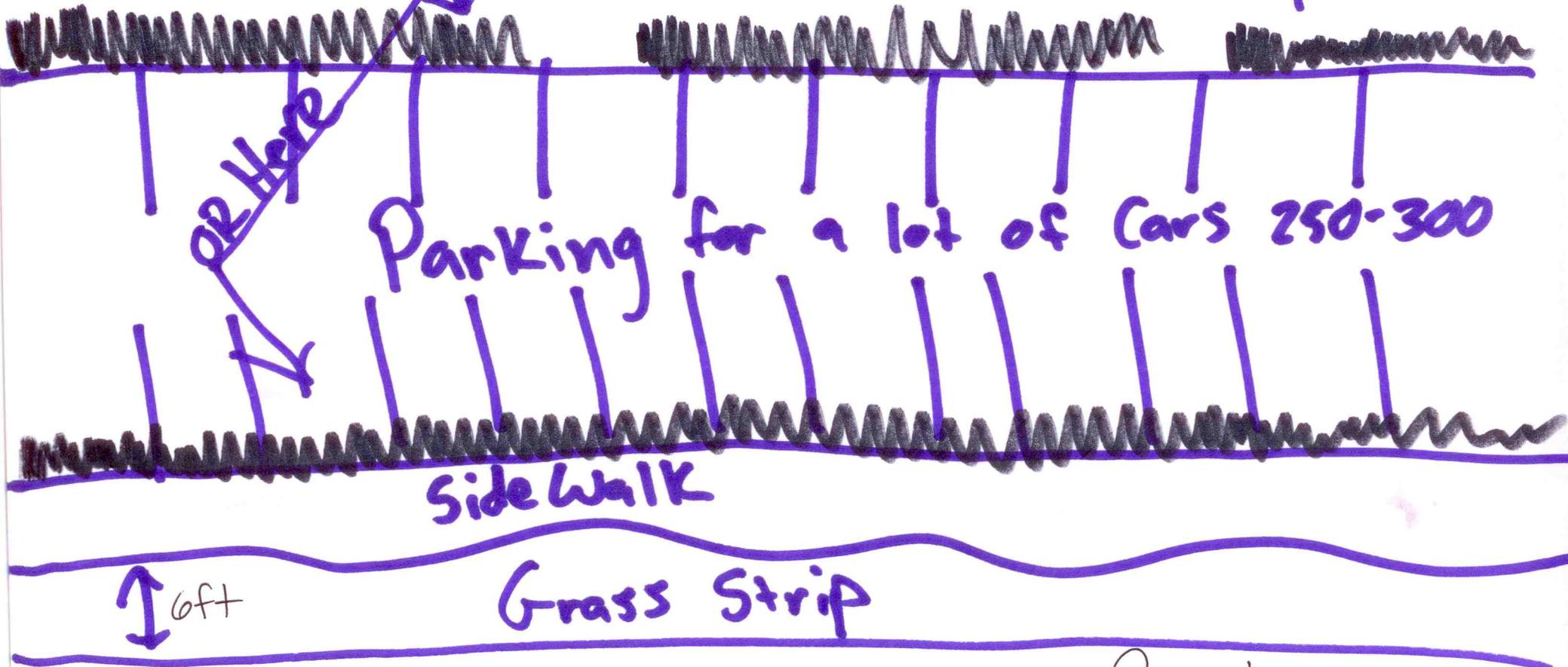
Along with that, as you look into this option, please consider the privacy of our adjoining neighborhood and address adequate parking as well.

Thank you

# TURF Area

10-1-13 c.c. Mtg.

Sound wall to break Whistles and Noise ~~Area~~ <sup>for</sup> Neighbors



4000 West

↓ House's

Randy Wareham  
801-671-7719  
randy.angie33@comcast.net

Turf Park

114th

57811

Parking Area, Side Walk See Attached Blow up

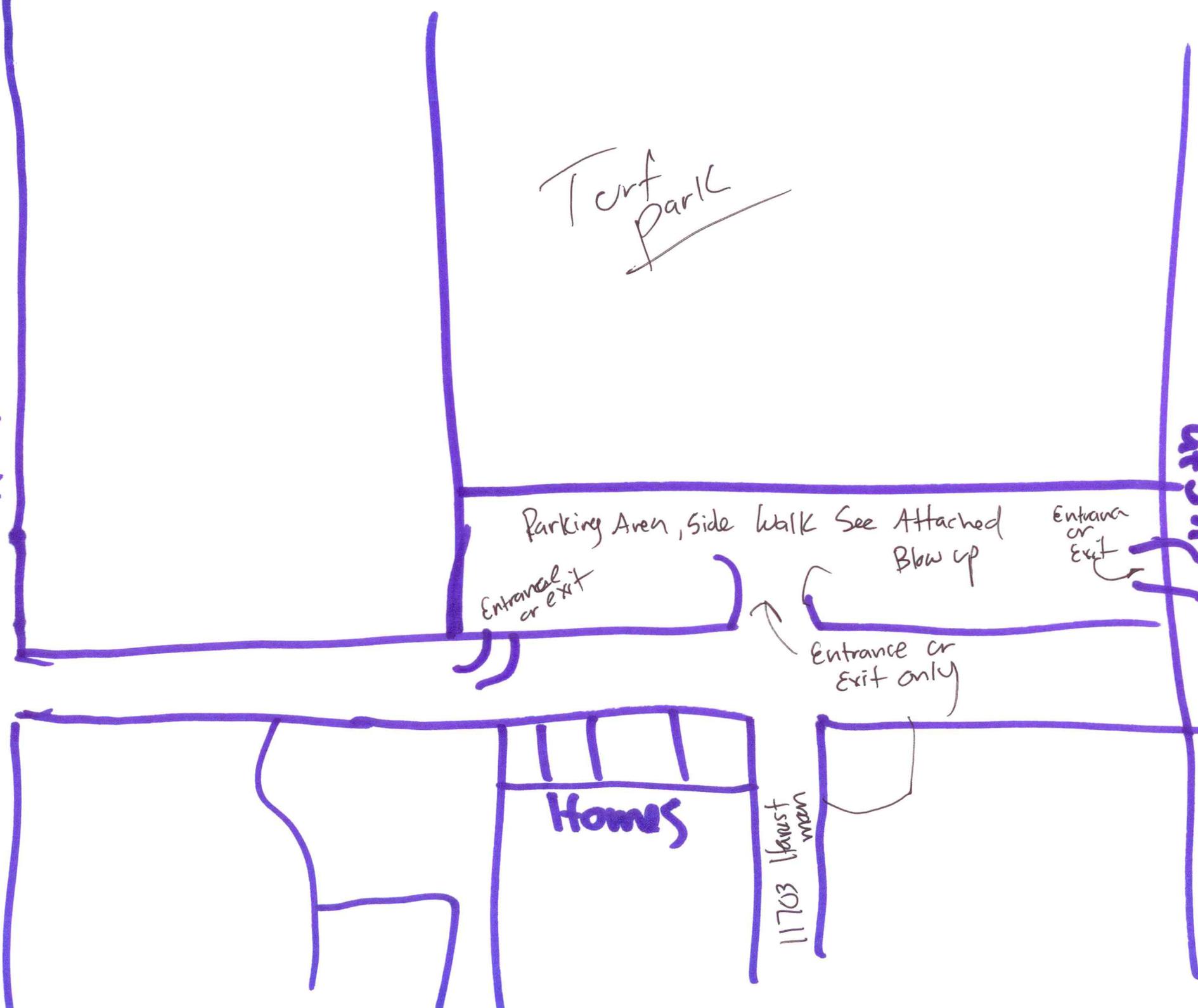
Entrance or exit

Entrance or Exit

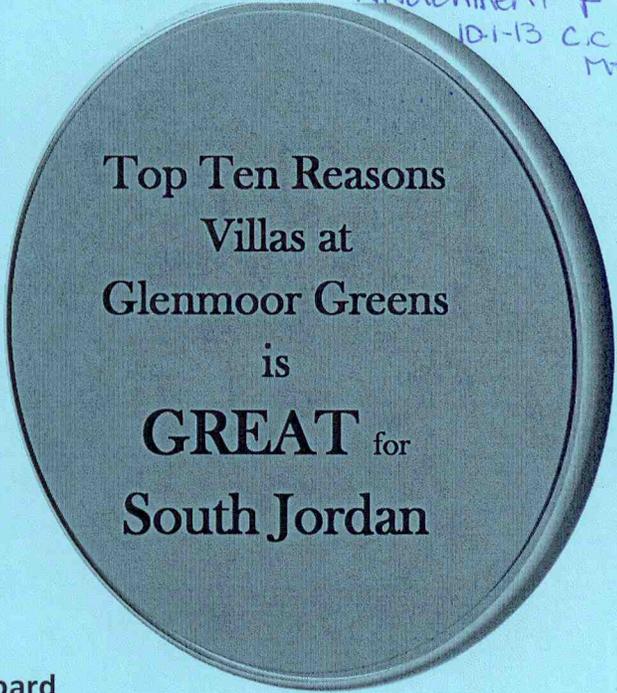
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Homes

11703 Harvest man



Attachment F  
10-1-13 C.C.  
Mtg.



**10-** A development agreement ensures that it will always be an active senior community (55+).

**9-** Project satisfies the General Plan demand for more senior housing in South Jordan as Baby Boomers age.

**8-** Traffic studies show less car trips per unit in a senior community = less traffic per resident.

**7-** These will be quality units with full basements, hardy board exterior with rock accents, two car garages, marble throughout, 9' ceilings on main floor, etc.

**6-** Designed to be senior friendly: main floor living, laundry facilities on main floor, no stairs on entry to garage, wide hallways, and roll in master shower.

**5-** A clubhouse will contribute to creating a true active senior community. Will include space for large family and community gatherings on main floor, and a game room in the basement with ping-pong, card tables, and a movie screening room.

**4-** Adjacent golf course helps the General Plan goal of "housing walkable to recreation amenities."

**3-** Allows the golf course to widen their fairway and better define their boundaries, as well as providing built-in customers! First 15 units sold will get a year-long pass to Glenmoor Golf Course and be entered into a drawing for a free golf cart.

**2-** The timing of this development allows it to be built in harmony with construction of new 4800 West. South Valley Sewer is poised to help put utility lines in 4800 West BEFORE road is built.

**1-** Project supported by Glenmoor Golf Course, South Jordan City staff, a UNANIMOUS Planning Commission, and excited potential residents who want to call South Jordan home.