

SOUTH JORDAN CITY
CITY COUNCIL ELECTRONIC MEETING

February 2, 2021

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, CM Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Engineering Director Brad Klavano, Police Chief Jeff Carr, Administrative Services Director Spencer Kyle, Communications Manager Rachael Van Cleave, Planning Director Steven Schaefermeyer, Public Works Director Jason Rasmussen, CFO Sunil Naidu, City Commerce Director Brian Preece, Strategic Services Director Don Tingey, Fire Chief Chris Dawson, IT Director Jon Day, City Recorder Anna Crookston

Others: Attendance electronically via Zoom.

6:30 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present. All members of the City Council were present. She introduced the electronic meeting.

B. Invocation – *By IT Director, Jon Day*

IT Director Jon Day offered the invocation.

C. Pledge of Allegiance – *By Council Member, Jason McGuire*

Council Member Jason McGuire led the audience in the Pledge of Allegiance.

D. Minute Approval

- D.1. January 19, 2021 Council Study Meeting
- D.2. January 19, 2021 City Council Meeting

Council Member Shelton made a motion to approve the January 19, 2021 Council study meeting minutes, and the January 19, 2021 City Council meeting minutes, as printed. Council Member McGuire seconded the motion. The vote was unanimous in favor.

E. Mayor and Council Reports

Council Member McGuire reported on the Legislative Policy Committee (LPC) meetings and the legislative roundup meetings. He said they need to be watching out for House Bill 82. HB 82 is the Accessory Dwelling Unit (ADU) Bill. They need to stay on top of that so they don't end up with ADU's everywhere the legislature would like to put them. He expressed concern about the city being

allowed to retain our rights to govern how our city would be best benefited by ADU's. Mayor Ramsey said she met at length with the governor's office this morning, trying to find some kind of happy medium to not have a significant adverse effect on the community. She thanked Council Member McGuire for his participation and all the time he is putting in.

Council Member Shelton said he has been attending the LPC meetings and filled out a survey on House Bill 82. He has been attending the legislative roundups. He appreciates Mr. Loose's notes from the last meeting and requested he keep sending them. He reported on the Senior Advisory Committee electronic meeting and added they have a number of activities and they serve 70-80 meals a day provided by Salt Lake County. Those meals are distributed by staff and he appreciates and commends staff helping the senior members of our community during the pandemic.

Council Member Marlor reported they have not convened the Architectural Review Committee meeting in the last couple months and things are on hold at this point. He attended the executive closed session and budget session last week with the rest of the Council and thanked Sunil and staff for how well the budget meeting went and was pleased with how much they got through with the one budget meeting. He complimented the Council for studying in advance making it so they could get through as much as they did that night. Mayor Ramsey agreed and said she hopes with the proposed legislative changes that the Architectural Review Committee can remain.

Council Member Zander expressed her appreciation for the budget meeting last week. It was streamlined and well ran. She said she is new to the LPC meetings and grateful for the opportunity to learn, especially with what is going on with the legislative session. She indicated that she strongly believes the government closer to the people is government better run. She added she was able to attend the Matilda play put on at the Early Light Academy Charter School. She recommended the rest of the Council attend the plays put on at that school. The Mayor concurred that she has attended the plays in the past and they do a great job.

Council Member Harris said he attended the budget meeting and is happy where the city is at in the budget process. He appreciates staff being able to keep the city fully running, continue with projects, and revenue still coming in while staying conservative during this pandemic. He appreciates city staff being able to scale things down to stay financially sound. He discussed the Historical Committee and with Bruce Newbold's passing he would like to fill the Chair opening and would like to know what the plan is moving forward. He said they should reach out to the committee and see if they plan on still serving. Administrative Services Director Kyle noted that staff has already started that process and reached out to the committee to report back to the Mayor and Council.

Mayor Ramsey said in addition to the regular meetings she attends, she would like to point out the cities involvement with the Utah League of Cities and Towns (ULCT) and LPC. She appreciates staff that has made technology work to continue the important work that is taking place. The city is well represented and there is a good relationship with legislators. She noted she attended WRFC, which gives her an opportunity to weigh in on quite a bit of legislative in regards to growth, transportation infrastructure and goals and desires. She reported on the Salt Lake County meeting and an update on vaccines. She said the Governor's Kitchen Cabinet weekly meetings are going well. She noted things are moving along with the Point of the Mountain Project and progressing nicely. She expressed her appreciation for the well ran budget meeting. She added us as the council and staff use all resources we can to bring additional funding into the city. She said she spoke on the Bingham Creek project at the Salt Lake Chamber Growth and Housing Summit. She said she had the opportunity to virtually

attend the Sundance Film Festival, Women in Leadership awards and celebration. They awarded 12 women in the State who played key roles in getting the State through 2020.

F. Public Comment:

None.

G. Presentation Items:

G.1. Landfill updates. *(By Transjordan Landfill, Jaren Scott)*

Jaren Scott, Transjordan Landfill, introduced the presentation. (Attachment A)

Council Member Harris asked if there is an update on recyclable materials? Mr. Scott said the good news is metal rates are high right now and added what that shows is local entities are taking that and recyclable materials are not being sent overseas. There are some local things happening in the Western United States and they continue to see things improve as the other facilities are opening up. It is a good thing and getting better because it is keeping the local economy running and they are repurposing the material and using it for other things.

Council Member Shelton is curious if there are any thoughts of where a new green waste facility might be located? Mr. Scott said there is space at the other landfill in Utah County. The problem is transportation costs become very high. The reason why the green waste program has been successful is it costs less to recycle your green waste instead of putting it in the landfill. He added people are anxious to keep that separate to save money. If that flips and it's cheaper to take it to the landfill, it is unknown how much participation they'll get. They are looking into it as an option and would like to find something closer, but they don't have anything in mind. He added it is a smelly process and the pile of green grass is the smelliest thing at the landfill. They are committed to make that go away because of the neighbors. Relocating is difficult because the whole valley is under construction and they are unsure where that facility would go.

Mr. Scott introduced his team who was present - Education Specialist Jill Fletcher, Board Secretary Brenda Bingham, and Previous General Manager and Resident Dwayne Siphone.

G.2. Certificate of Recognition from Senator Mike Lee. *(By Senator Lee's Office, Carolyn Phippen)*

Carolyn Phippen expressed Senator Lee's congratulations to the City of South Jordan on being named one of the 2020 top work places in Utah and conveyed his appreciation to the service to the constituents as well as the service to staff that serves the constituents every day. She said she appreciates what she heard earlier that the government closest to the people is that which serves best. She said Senator Lee would concur with that statement and greatly respects the work that everyone does in the City of South Jordan.

Mayor Ramsey passed along her appreciation to Senator Lee for the recognition and is proud of being one of the top places to work in 2020.

H. Discussion Item: Bingham Creek Regional Park Appointment *(By Strategic Services Director Don Tingey and Resident, Angela McGuire)*

Strategic Services Director Don Tingey reviewed the background of previous discussions about the up and coming creation of the Bingham Creek Park Authority and new Regional Park, currently under construction. He said in that discussion, Ms. McGuire was presented as a nominee for the Bingham Creek Park Authority and it was requested that she come and meet with Council.

Mayor Ramsey asked Ms. McGuire to share her background and mentioned her being a resident of South Jordan City. She added in full disclosure, she is the wife of Council Member Jason McGuire, but that has nothing to do with why she's being considered for the appointment to the Park Authority.

Angela McGuire said she had been a resident of South Jordan for 13 years. She loves parks and believes that good parks build and strengthen the community. Her first involvement with parks was an invitation to join an HOA park committee that was formed when residents from an adjacent village petitioned the HOA to make one of the parks a better place. As part of that committee she visited and analyzed all the parks within the community and the committee made recommendations. The experience really opened her eyes to how she looked at parks. She said it made her think about what makes a great park, why some parks are getting used and other residents are petitioning to make some better. In 2016 as part of her research, she visited some of the County parks and met with County leaders and County park leaders to encourage some design changes for a better park design to enhance them to be a better place. In February of 2017, she co-hosted a Bingham Creek Park open house and invited County leaders and city leaders to come and meet with residents. All the comments from residents were forwarded to the county parks department. She is excited for this park and is hopeful that it is loved, and is a safe place where people of all ages can use it. Mrs. McGuire shared that her education and work background is in Civil Engineering. Now that she no longer works, she has more time to volunteer in the community. She is a member of the Daybreak Arts Council, the LiveDaybreak volunteer activities committee, and loves being a Domestic Engineer.

Mr. Tingey shared when he started working for the city and was the Parks and Recreation Manager, his first assignment was to design a Parks Master Plan. He said Mrs. McGuire attended every meeting for the General Master Plan and Parks Master Plan and has been very involved, not just with Bingham Creek.

Mrs. McGuire said she loves open space and has also attended trail meetings. She thinks open spaces are valuable and they should be used.

Council Member Zander thanked and expressed great appreciation to Mrs. McGuire for volunteering and sharing her background. She added she had no idea she was a civil engineer and if it weren't for the domestic engineers in this world, other things would have been neglected across the board in every community and in every school system. She thinks the hands and feet of those domestic engineers are invaluable in our entire community. She said everybody has their thoughts and ideas of what a park should look like and people have their biases. She asked what would be her top three to four priorities of focus for the park in representing the city on the committee.

Ms. McGuire answered she is not passionate about one single thing. She believes the areas in the park should be used. Her passion is to enhance the park to make it more usable and to encourage people to use those areas. She said a lot of times to build parks, there is not money for great

maintenance and continued stewardship. Bingham Creek Park received millions of dollars from the ZAP fund, but that does not mean that the County's budget increases for maintenance that is now going to have to happen with this park and it is a huge struggle that parks face. She added that if she serves on the board, she would like to see the board do fundraising, accept donations and apply for grants to get additional funding to enhance areas that aren't getting used or to improve the park over time.

Mayor Ramsey said it's evident Mrs. McGuire is a really good choice as the first resident representative on the park Authority board. She added Mrs. McGuire has practical experience, educational experience, family experience and volunteer experience to bring to the table.

Council Member Harris thanked Mrs. McGuire for being there and explaining all her experience. He asked how she felt about the current park plan, is it on the right track and what the biggest thing she'd like to see different? Mrs. McGuire said the biggest thing she would like to see different would be to have the community more involved with the park. She would like future phases of development for the park that engages the community and the park is built based on the community's needs. In addition, there are recreational needs that cities and counties have, but there needs to be a balance with community needs and recreational needs to make a park that the neighborhood loves and also gets used for additional recreational needs. Council Member Harris asked her how she felt about sports fields. Mrs. McGuire said they are needed in the city. She noted Liberty Park which is half the acreage than Bingham Creek Park is going to have twice as many amenities people can do. There is tennis, paddle boats, water feature, Musical Park, basketball courts, trails, and open fields. She thinks the more variety the park has the more usage there will be. She added with sports fields to look at needs but also is there greater need in future phases of the park for a dog park because Daybreak's little dog park is overused and is one of the most loved parks that we have in our community.

Council Member Shelton thanked Mrs. McGuire for her commitment to this important part of the city. He said he met her at the open house in 2017. Mrs. McGuire clarified what her role was with the open house and added they had a vision board for residents to put their ideas on that she forgot to mention earlier. Council Member Shelton said she was engaged at a whole higher level of how that park could be and she was on top of it. He asked for her thoughts on a swimming pool in the park. Mrs. McGuire said she personally likes the idea of a swimming pool. It's an additional dimension to the park. She knows there is supposed to be a splash pad in the future.

The Council determined to bring this item back at a future meeting for approval.

I. Public Hearing Items: Resolution R2021-02, amending South Jordan Sub Area Plan for Redwood Road and Jordan River Gateway. RCV (*By General Plan Consultant, Logan Simpson Design Inc. & Director of Planning, Steven Schaefermeyer*)

Mayor Ramsey said an amendment to the packet was made today adding the last page due to it being omitted out of the packet. She said concerns can be voiced during the public hearing. She added the report has been public since September and everything was noticed correctly, but if anyone is concerned and wants time to review the last page the item will be tabled to the next meeting.

Logan Simpson Design, Inc. was not present. Planning Director Steven Schaefermeyer offered to have Logan Simpson Design come back if there are additional questions.

Mr. Schaefermeyer reviewed the background information on this item.

Mayor Ramsey appreciates Mr. Schaefermeyer mentioning the time-lapse due to the constraints of the pandemic this past year. She said it matters far more to the council and public that it is done right and not rushed through to follow the right process. She recognized Planning Chair Michelle Hollist joining the meeting.

Mayor Ramsey opened the public hearing.

Chuck Newton, 3236 Cameron Park Ct., He mentioned he was at the last meeting and in regards to this plan he'll respond to Mr. Schaefermeyer and say what has been implemented along Redwood Road was the direction of planning staff and there's been a lot implemented along Redwood Road from the north side of Santorini Village all the way down to the car wash, the housing and the moderate income housing. He understands there will be changes and doesn't have a problem with that, but he would like council to consider reducing the park strip planning to 25% or else add phrasing to direct that water conservation planning to be used to be congruent with our water conservation development guidelines, along with our water reuse facility that is now under construction and further because we're in a severe drought. He added in regards to the Jordan River Gateway, I commented last time and renew my comments. He understands Mr. Schaefermeyer doesn't want to get specific. The problem is there were numerous discussions on different things that we wanted to see implemented after joining the Jordan River commission. A number of items never got implemented due to budgetary concerns; they never made it into the CIP. He suggested council have another work session where they take a look at some of these items and delineate a specific list that is affordable. He mentioned open space natural and suggested it be reviewed and see if there's other areas along the Jordan River for open space designation. He said it has been discussed to have trail access, signage being placed on access points and placed along the trail, and access point from Mulligans parking lot. The in house sign shop can implement quickly and at almost no cost. He suggested that council direct staff to create a to-do list of lowest, and lower-cost items that could be included in the CIP as part of the next couple fiscal years. This would include getting the green bike idea on CIP now that Mulligans renovation is complete. He said in regards to the infill there is available land and he discouraged adding incentives for parking structures in that particular, parking structures were appropriate for the TOD area. He proposed a traffic study be done along Jordan Riverfront Drive before pursuing goal 1 due to the difficulty handling traffic at certain points of time. A much higher density of traffic is going to impact access to the trail, park, retail, Roseman University and housing developments. Under goal 4, previous council discussed the future of the north end and he gave examples of previous ideas. He said a deeper discussion needs to take place to discuss specifics. He concluded there will be no point in passing this plan without specific items that can be moved forward in the CIP plan in the next five years.

Mayor Ramsey thanked Mr. Newton for his comments and commended Mr. Newton for his service to the community, for doing his homework and caring about the city. She agreed that there were some good ideas mentioned for the council to consider.

Mayor Ramsey closed the public hearing.

Council Member Harris asked to hear from CM Whatcott and what they should be taking into consideration in reference to things Mr. Newton was mentioning. CM Whatcott said most of the action items fell by the wayside because there was no funding. He agreed with some of Mr. Newton's

ideas and agreed things need to be implemented. He said the recent budget meeting helps to understand where the budget is at with limited resources and a lot of these things mentioned are on the list, but until there is money to fund them, we aren't going to be able to do it. He added there are limited grant opportunities to improve trail amenities.

Council Member Harris asked for clarification on what exactly they're voting on. Mr. Schaefermeyer said to approve the Sub Area Plan for Redwood Road and Jordan Gateway. Mr. Schaefermeyer said it is in addition to the existing general plan. He stated he has concerns of implementation as well, but doesn't know how to have a conversation about what should be on a CIP list or what changes should be changed in the code until there is a clear list of what the priorities are and this is that attempt. He added he has been keeping a list of projects or text amendments directly related to the plan we adopted and he would do the same here.

Council Member Harris said in other public hearings, it is specific pertaining to a certain area. With this one, we aren't planning on doing anything specific to the area, correct? CM Whatcott said development doesn't happen all at once. It gives us a guide and plan to meet the goals in the long term, because short term is difficult if we don't have a plan. They are tools. This gives the planning group direction when we talk to developers and people that want to improve their property.

Council Member Harris said compared to other Resolutions, this one is not clear to him. It's not that he is opposed to it, just not following the vision of it.

Mayor Ramsey said the sub area plan is meant to augment and support the general plan, but specific to these areas, to help give staff clear direction of what the vision is when contacted.

Council Member Marlor said this is an addition to be added to the general plan that these sub areas are supporting. He said he appreciates Mr. Newton bringing up a lot of items that need to be addressed and over time, with the budget, we would all like to do most of what was mentioned.

Council Member Shelton said he lost connectivity briefly and mentioned an email he sent to Mr. Schaefermeyer with responses to his questions (Attachment B). He added his appreciation to Mr. Newton and said his ideas are valid and he has valuable points.

Council Member Harris said if this is a guide and we can continue to have discussion of what this looks like as it moves along, he would encourage staff to dig into details as we can.

Council Member Marlor made a motion to approve Resolution R2021-02. Council Member McGuire seconded the motion. Roll call vote. The vote was unanimous in favor.

J. Staff Reports and Calendaring Items

City Attorney Loose said there are two concerning legislative items - House Bill 82 on ADU's and House Bill 98 changing some inspector stuff. He mentioned the Mayor previously referred to a Bill that will get rid of the Architectural Review Committee and has a small group meeting tomorrow to resolve some of those. He explained Senator Fillmore's property tax deferral and personal property tax bills, and the concern of an effect on cash flow in the short term. In the past, they have always shifted taxes, whether it be from property sales or something else we were always revenue neutral. He added it would create a tax shift from businesses to residents. The land use bills are all local

control. He agrees with the concern Council Member McGuire mentioned about ADUs. He said you are elected to serve and deal with residents at a local level. Surveys that have been done show the residents of Utah trust Council Members more than other forms of government and that is important to remind them about. He offered to continue to send the notes from Saturday meetings, if that is helpful.

Mayor Ramsey said if you get reached out to about any of the House Bills, do not hesitate to reach out to LPC members, Melinda, Ryan or Gary for talking points. She said there is a lot at stake. The narrative is not positive for cities and it is skewed. We will continue to work together, have a united message, and be influential for the best policy outcomes. She requested for Mr. Loose to continue to send the Saturday notes.

ADJOURNMENT

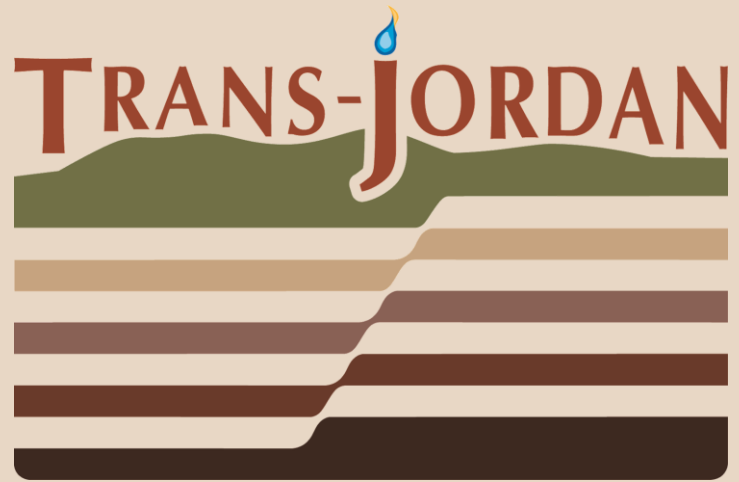
Council Member Zander made a motion to adjourn. Council Member Harris seconded the motion. The vote was unanimous in favor.

The February 2, 2021 City Council meeting adjourned at 8:31 p.m.

This is a true and correct copy of the February 2, 2021 City Council Meeting Minutes, which were approved on February 16, 2021.

Anna Crookston

South Jordan City Recorder



South Jordan City Update

February 2021



TRANS-JORDAN

1958

Landfill Creation

Landfill first used by residents of West Jordan and Sandy based on an agreement with Kennecott who owned the land

1960

Tri-Cities Created

Midvale joined West Jordan and Sandy and Tri-Cities Landfill was created

1968

Trans-Jordan Created

Murray joined the group and Trans-Jordan Cities was formed through an Interlocal Agreement with 4 acres of owned land.

1993

Land Purchase

Trans-Jordan acquired approximately 189 acres of land from Kennecott

1996

South Jordan Joins

South Jordan joined Trans-Jordan
Trans-Jordan is annexed into South Jordan City boundaries

1997

Draper & Riverton Join

Trans-Jordan adds two more member cities, Draper and Riverton bringing total member cities to seven

2019

Daybreak Land Purchase

50 acres of land purchased from Daybreak (previously leased) providing needed buffer space and land for a Transfer Station after the landfill closes

2020

Sandy Transfer Station

Secured land from SSID and Sandy City which provides a location adjacent to Sandy City Public Works for a Transfer Station

FY 19-20 Solid Waste Stats

400,000 Tons of
Solid Waste
Landfilled



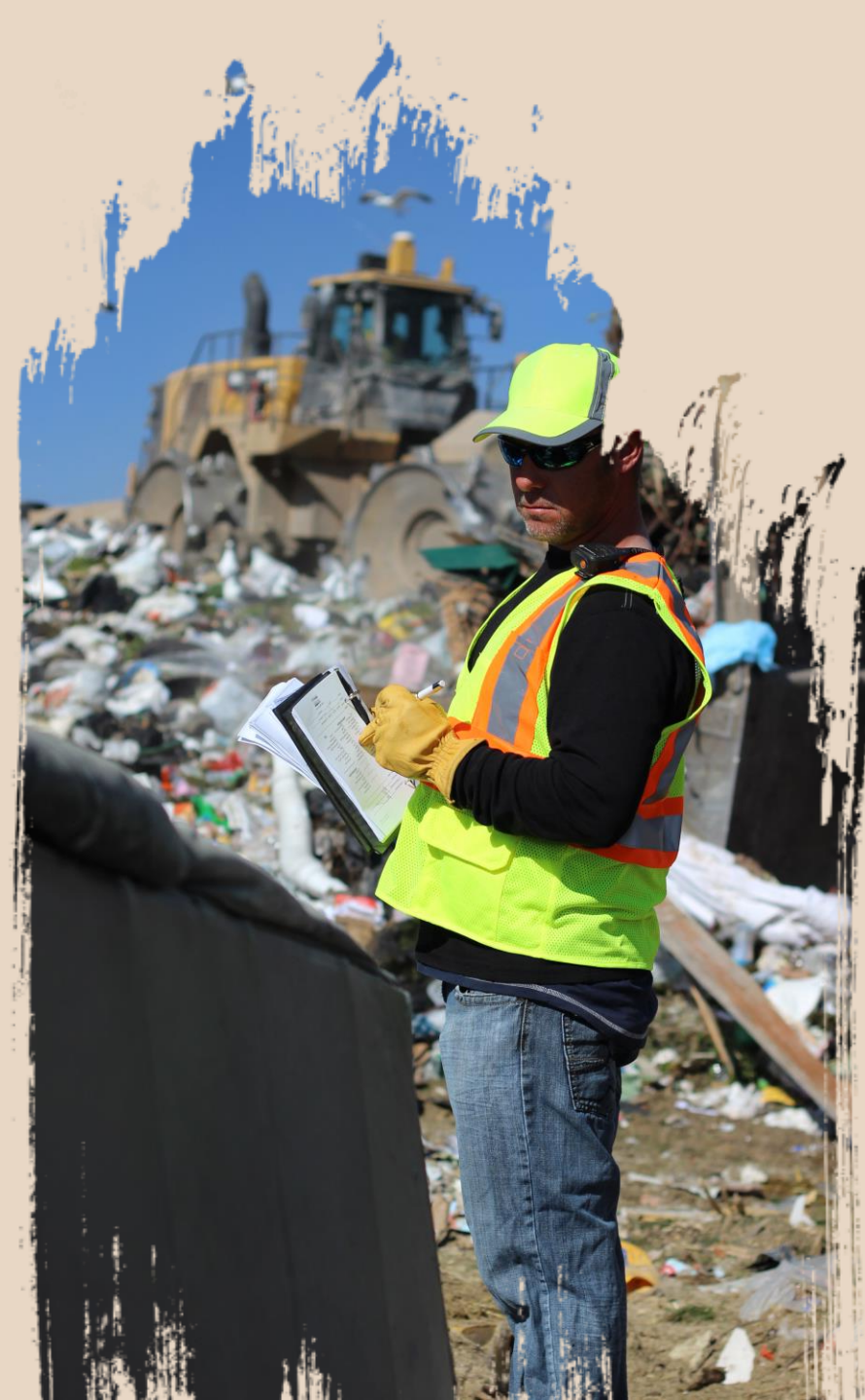


South Jordan City Landfill Usage FY 2020

- Curbside & City Trucks = 33,857 tons of MSW (*31,178 tons in 2019*)
- South Jordan paid \$547,868 based on member city tipping rate
 - Member City Rate \$18.00 per ton since July 1, 2020 (*\$16.00 per ton prior to July 1, 2020*)
 - 2nd Lowest Tipping Fee in the Nation for a Subtitle D (Lined) Landfill
- 18,014 residential & 10,721 commercial visits originating in South Jordan

TRANS-JORDAN SERVICES

- Hours of Operation
Monday – Saturday
7:00 a.m. – 6:00 p.m.
Hours maintained year round to accommodate residents
- We pride ourselves on providing a safe, clean, and efficient facility for our customers to dispose of their waste
- On a busy Saturday, Trans-Jordan will serve 2,000 residential vehicles

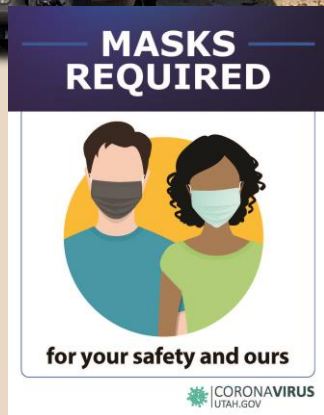


TRANS-JORDAN SERVICES

COVID-19 Response & Protection

Face Masks & Social Distance

Employees are wearing face masks and instructed to maintain social distance from customers.



Updated Scale house Interactions

Processes at the scale house have been updated to provide a touchless system. In addition, the scale house is equipped with plexiglass for added protection.



Cashless System

No cash is accepted at Trans-Jordan as this increases the transmission between customer and employee. As we can service over 2,000 customers a day this constitutes a significant risk of spreading any virus, especially COVID-19.





TRANS-JORDAN SERVICES

Public Convenience Center (PCC)

- Residential Drop Off Area
- Provide residents with a safe, convenient, environmentally responsible alternative to the traditional “dump” experience.
- The PCC allows residents to unload on a large concrete pad separate from large commercial customers.

Recycling Drop-off Option

- Basic Recycling Drop Off For Residents
- Free for material that TJ does not pay a disposal fee

Freon Removal

- Provided to residents for TJ cost
- Significant cost savings vs. other options

HOUSEHOLD HAZARDOUS WASTE

Free Residential Drop-Off




Household Hazardous Waste (HHW) is accepted from residents FREE of charge as a partnership with SLCoHD.

HHW is oil, paint, batteries, and other household chemicals.



HHW that is dropped off but still useable is placed in our REUSE CENTER and available for residents to pick up free of charge.

An aerial photograph of a green waste processing facility. A large yellow excavator is positioned on the left, feeding material into a white processing machine. A yellow tractor is on the right, moving material. The ground is covered in dark brown organic waste. In the background, there is a large pile of light-colored material and a paved area with other equipment.

FY 19-20 GREEN WASTE

23,402 Tons of Green Waste
was diverted from the
landfill and processed as
usable products

GREEN WASTE PRODUCTS

Certified Compost

Compost is organic matter derived from ground wood, grass and miscellaneous green waste that has been composted for 3+ months then screened for size.

Screened Woodchips

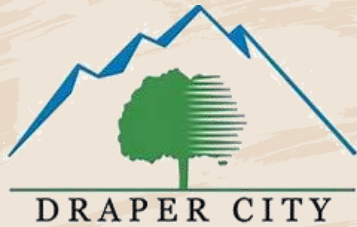
Screened woodchips are made from shredded wood and trees then screened for size.

Premium Woodchips

Composted woodchips are derived from ground wood, grass and miscellaneous green waste that has been composted for 3+ months then screened for size.



MEMBER CITIES



- Trans-Jordan's primary function is to serve the 500,000+ residents and commercial entities in the south half of Salt Lake County
- Member Cities enjoy a significant cost savings by being a part of Trans-Jordan

COMMITMENT TO MEMBER CITIES



Best Value / Low Rates

Member Cities have enjoyed some of the lowest tipping fees in the United States.
(Currently \$18/ton)

Trans-Jordan will continue providing the best value for the disposal needs of our member cities.



Environmentally Sound

Trans-Jordan is a Subtitle D approved landfill and is in full compliance with all state and federal guidelines.

Member Cities can rest assured that their waste disposal is being handled properly.



Long Term Commitment

Trans-Jordan is committed to serving the Solid Waste needs of our member cities for years to come.

Current preparations are underway to transition from landfilling, in the current location, to owning and operating waste transfer stations which will haul trash to our new landfill (Bayview).

TRANS-JORDAN FUTURE

- 5.4 Million Tons of available airspace at current landfill site
- Approximately 11 Years* Landfill Life Remaining with current economic projections (3% annual growth)
- *Plus 30 year POST closure requirements – EPA/DEQ regulated



REMAINING LANDFILL CELLS



LONG TERM DISPOSAL

- Trans-Jordan co-purchased Bayview Landfill to secure long-term disposal with these partners:



- Life expectancy of Bayview is 100+ years
 - Will service approximately 2 million residents
- Located south/west of Utah Lake
- \$10.50 per ton member tipping fee (Lowest in the Nation)





**BAYVIEW
LANDFILL**

FUTURE TRANSFER STATIONS

Long Term Disposal Plans

Sandy Transfer Station

Forecasted Opening 2024

Primarily East Side of Service Area

- Murray
- Midvale
- Sandy
- Draper



South Jordan Transfer Station

Forecasted Opening 2031

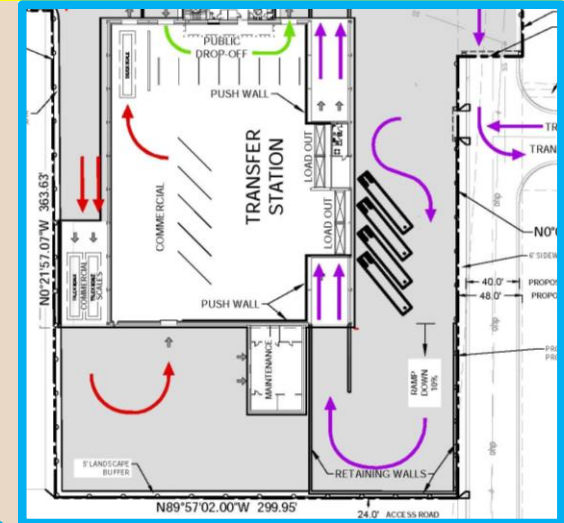
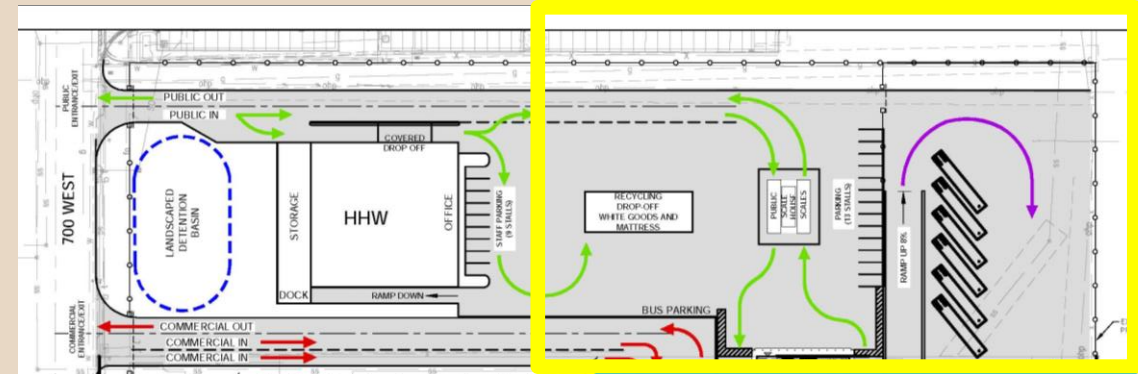
Primarily West Side of Service Area

- West Jordan
- South Jordan
- Riverton
- Herriman*
- Not a member city but their waste is brought to Trans-Jordan at full gate rate

SANDY CITY TRANSFER STATION

Forecasted Opening 2024

- Located at 9000 South 700 West
 - Adjacent / South of Sandy City Public Works
- Property acquired from Sandy City outlined in yellow (lease to own)
 - East portion for new SLCohD HHW facility
 - West portion for scale-house/recycling area
- Property acquired from Sandy Suburban Improvement District outlined in blue (lease to own)



SANDY TRANSFER STATION STATS

Forecasted Opening 2024

- Anticipated Stats of Sandy City Transfer Station
 - Incoming Tonnage: 200,000 Tons Per Year
 - Commercial Inbound Loads: 150 Trucks Per Day
 - Residential Loads (Saturdays): 400 Vehicles
 - Transfer Loads (Outbound): 27 Trucks
- Partnerships with Sandy City and SLCoHD
 - Household Hazardous Waste Facility – Operated by SLCoHD
 - Residential Recycling Drop-Off Location – Operated by TJ

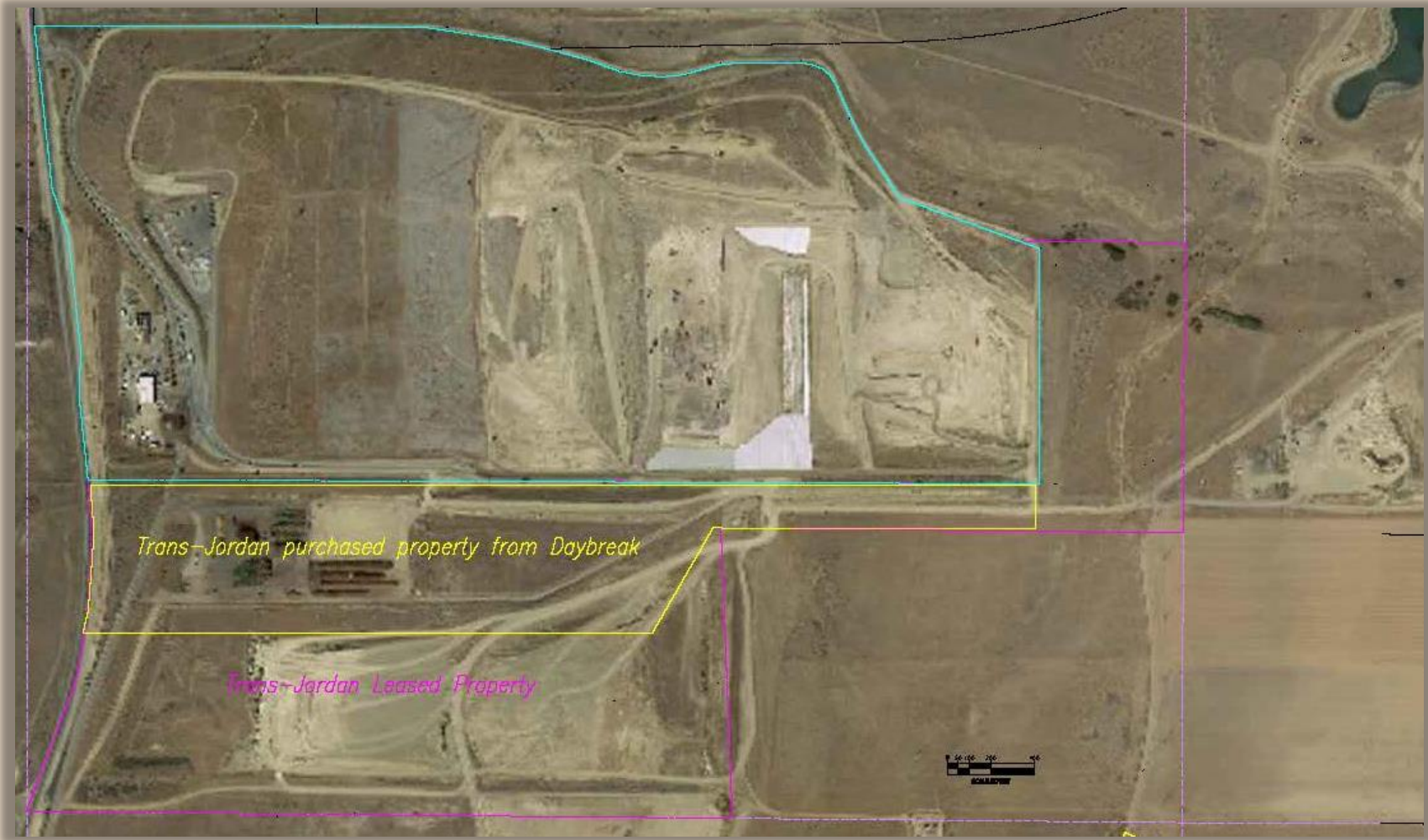


LAND PURCHASE FROM DAYBREAK

- Purchased 50 acres from Daybreak in 2019
 - Provides area for dirt storage needed to finish remaining landfill space
 - Provides area needed for a Transfer Station
 - Provides a buffer area and proper berm design to transition from residential to landfill on south property border
 - Necessity for long term oversight of the landfill (30 years after official "closing")

PURCHASE PROPERTY OUTLINE

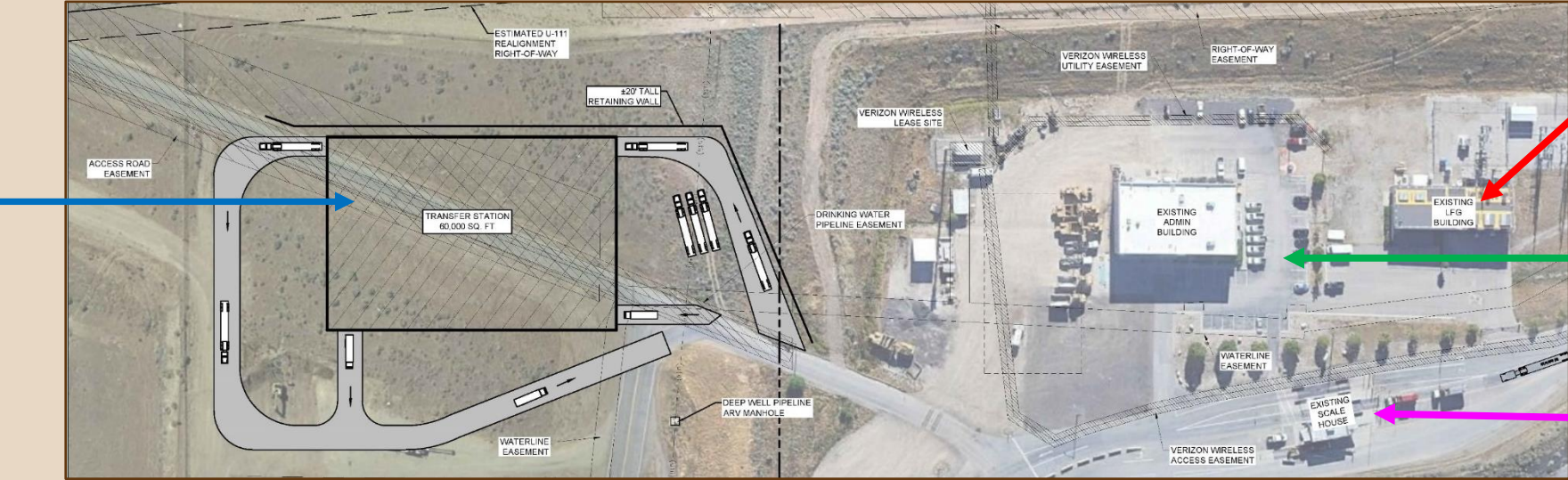
Trans-Jordan Footprint Includes Blue and Yellow Areas



SOUTH JORDAN FUTURE SITE

Current site will incorporate a Transfer Station with Residential Drop Off Facility

Transfer Station

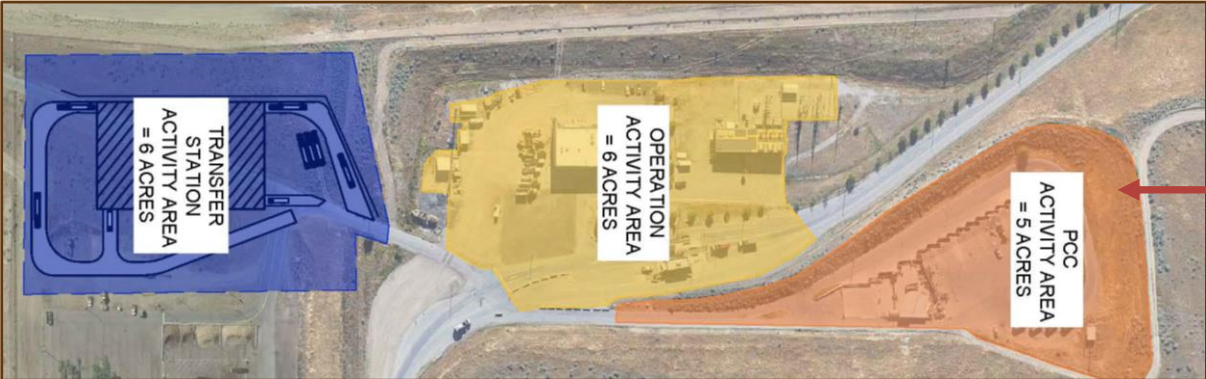


Landfill
Gas-to-Energy
Plant

Operations
Building

Scale house

Anticipating opening date of the Transfer Station at Trans-Jordan Site 2031



PCC will remain open for residential customers



TRANS-JORDAN TS SITE

Forecasted Opening 2031

- **Anticipated TS Stats**

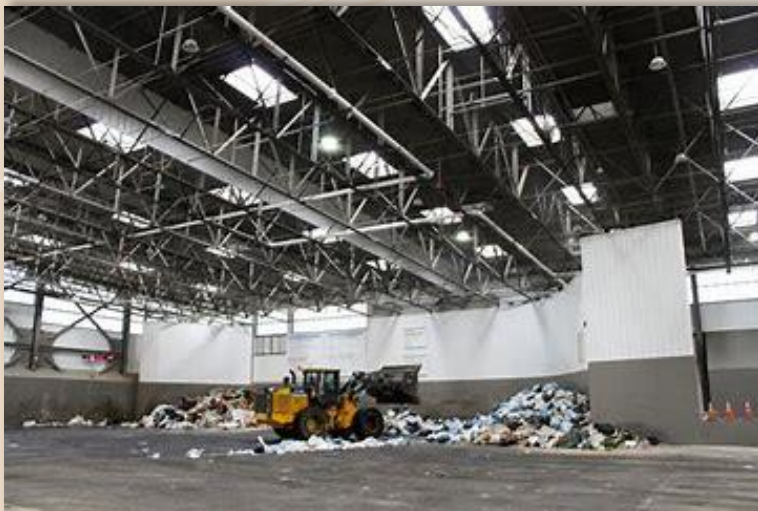
- Incoming Tonnage:
200,000 tons per year
- Commercial Inbound Loads:
150 trucks per day
- Transfer Loads (Outbound):
27 Trucks

- **Continued PCC Operations**

- Residential Loads (Saturdays):
400+ vehicles
- Keeps residents primarily out of
Transfer Station
- Household Hazardous Waste Facility
- Residential Recycling Drop-off

FACTORIA TRANSFER STATION

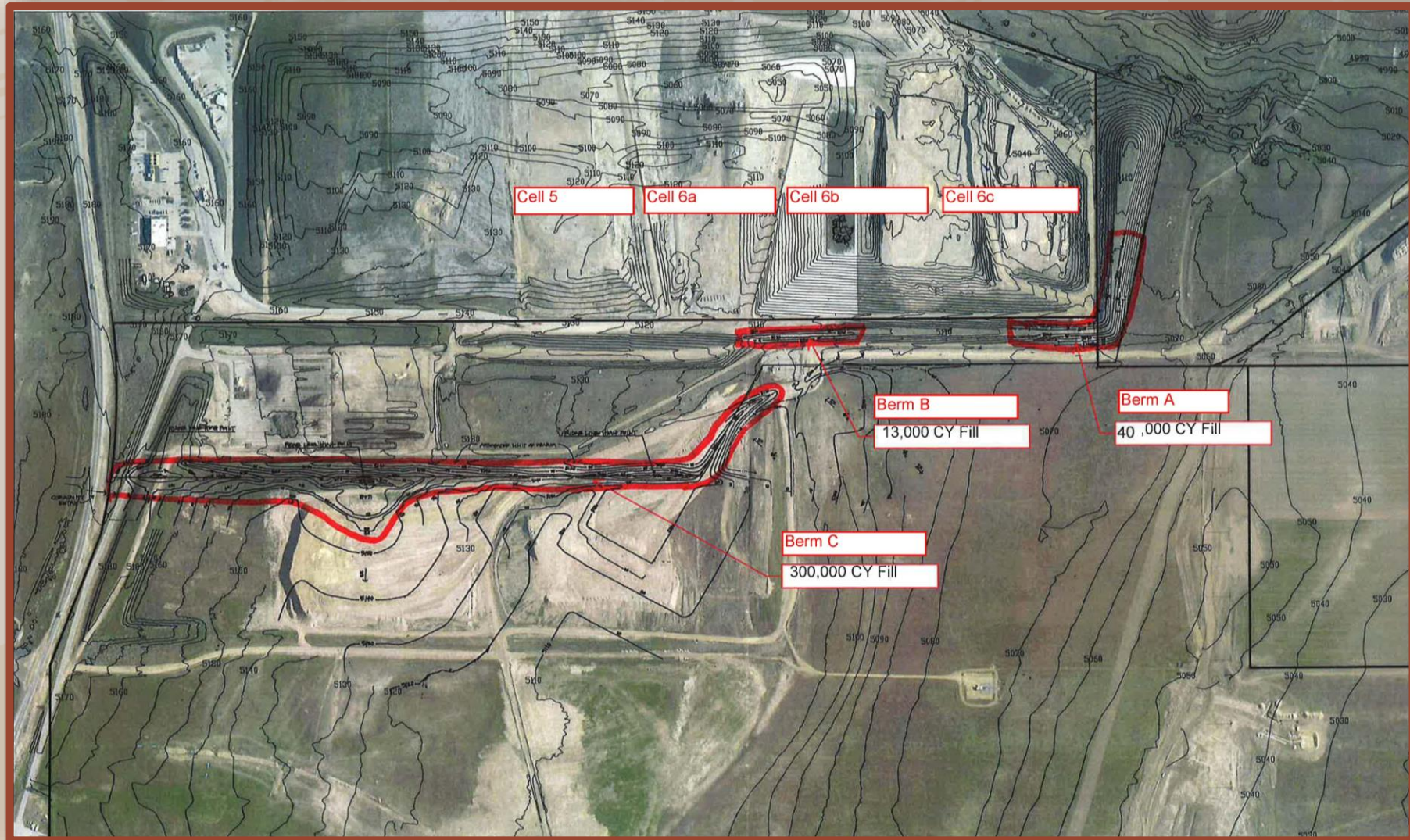
Seattle Washington Transfer Station Site Example



TRANS-JORDAN TS BREAKDOWN

- Odor Control Design and Implementation Plans
- Traffic Control / Design to ensure optimal flow of incoming and outgoing traffic
- Vector Control
 - Good Operations, Housekeeping, and Outside Resources
- Noise Control
- Architecture / Aesthetics designed to be pleasing and compliment the area
- TJ will go through regular approval channels with SJ

DAYBREAK BERM GRADING CONCEPTS



BERM UPDATE

- **Berm Area June 2019, Prior to Daybreak Purchase**



- **Berm Area as of December 2020**



BERM UPDATE



- Daybreak berm design by Perigee
- Daybreak has been good to work with
- Progress has been steady
 - Hauled away 159,782 cubic yards from the stockpiles
 - Hauled in 116,213 cubic yards into the berms
 - The numbers above do not include the excavation of cell 6c

BERM EXCAVATION TIMELINE



TJ Timeline for Excavation, Hauling, and Covering**

**Note-These are estimations and could become delayed with breakdowns, etc

Project Description	Amount in Cubic	Possible project	Time to Complete	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	
Build Berm A	40,000	Dec-19	2																			
Build Berm B	13,000	Feb-20	1																			
Build Berm C	300,000	Mar-20	16																			
Cover Cell 5	43,000	Jun-20	2.5																			
Floor Cell 6b	19,000	Sep-20	1																			
Cover Cell 6a	43,000	May-21	2.5																			
Floor Cell 6c	22,000	May-24	1.5																			
Excavating Stockpiles For Daily Cover			na																			

Project Description	Amount in Cubic	Possible project	Time to Complete	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	
Build Berm A	40,000	Dec-19	2																			
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Floor Cell 6c	22,000	May-24	1.5											
Excavating Stockpiles For Daily Cover			na											

**Worse-case-scenario---Date at which TJ could have the 750,000 yards in the "Kennecott" stockpiles moved if TJ had to do it without help or assistance



GREEN WASTE FUTURE

- Due to localized growth and encroachment, the Trans-Jordan green waste program will cease accepting green-waste November 2023
- Alternatives are currently being explored, including:
 - Joint green waste program with regional partners
 - Landfill the green waste for greater methane production

GAS TO ENERGY PARTNERSHIP

Transforming Landfill Gas Into Useable Energy



- Partnership with EDL and Murray City
- Generates 5 Mega Watts of power
- Power for over 5,000 homes



MURRAY
CITY UTAH



RECYCLING UPDATE

LOCAL RECYCLING UPDATES

- Waste Management built a state of the art Recycling Sorting Center in Salt Lake City. The facility can process 280 tons daily.
- Rocky Mountain Recycling (RMR) was acquired by an international company by the name of Cellmark on August 1, 2020. The Facility continues operations under the name Rocky Mountain Services.
- Crossroads Paper Mill is still projected to open in the future.



COMMUNITY OUTREACH & EDUCATION

- Due to Covid-19 restrictions, there are no tours or presentations allowed in schools or at the landfill.
- A digital presentation is available for teachers, upon request. The presentation includes a virtual tour of the landfill and discusses the importance of landfills and recycling as a supplement to the 3rd grade curriculum.

Jill Fletcher

Community Education & Outreach Coordinator

jillfletcher@transjordan.org

Work: 801-256-2824



THANK YOU!

Jaren Scott
Executive Director

TRANS-JORDAN

Email:
jarenscott@transjordan.org

Phone:
801-256-2812

Anna Crookston

From: Don Shelton
Sent: Tuesday, February 2, 2021 8:26 PM
To: Anna Crookston
Subject: Fwd: Questions on the Sub Area Plan

Hi Anna,
See below for my email exchange with Mr. Schaefermeyer regarding the sub plan for Redwood Rd. and the Jordan River area.

Please include in the minutes.

Thanks,
Don Shelton

Sent from my iPhone

Begin forwarded message:

From: Steven Schaefermeyer <SSchaefermeyer@sjc.utah.gov>
Date: February 2, 2021 at 1:43:46 PM MST
To: Don Shelton <DShelton@sjc.utah.gov>
Subject: RE: Questions on the Sub Area Plan

Don,

Thank you for taking the time to review the plan in detail. I sent your questions this morning to the consultant as well to see if they have a different response from the one I provide below (in blue). I am happy to discuss this further tonight. You are also welcome to call me before the meeting.

Thanks,

Steven R. Schaefermeyer | Director of Planning | City of South Jordan
1600 W. Towne Center Drive | South Jordan, UT 84095
O: 801.253.5203 Ext. 1260 | F: 801.254.3393

<image001.gif>

<image002.gif>

<image003.gif>

<image004.gif>

From: Don Shelton <DShelton@sjc.utah.gov>
Sent: Monday, February 1, 2021 9:43 PM
To: Steven Schaefermeyer <SSchaefermeyer@sjc.utah.gov>
Subject: Questions on the Sub Area Plan

Hi Steven,

I have a couple of questions about the presentation tomorrow evening.

1-Page 35 of the Council Packet. Why would we provide incentives for development when the Achievable Profit already exceeds the Required Profit? I'm not ruling out the idea in my mind. Just curious why.

This is a helpful question that I will mention during the meeting to clarify what we mean by "incentive." Maybe the word could also be clarified in the plan. The word incentive is used broadly to include incentives other than just financial incentives from the City. When I read incentive in the plan I am thinking about not only possible financial incentives (e.g. RDA money, modifying impact fees), I also think about regulatory incentives like density bonuses or modified regulations that benefit the development but do not cost the City any money up front.

More specifically, the achievable and required profit are expressed in a range. So if a developer determines that its achievable profit is on the low end of the achievable profit range and the required profit is on the high end of the required profit range, then the developer would probably look for incentives. I interpret the table to say that residential is the least likely to require incentives to be built (besides allowing it since it is not currently allowed) and retail is the most likely to require incentives if it were to be built.

2-Page 39 of the Council Packet. There are housing developments that are underway South of 11400 South that are not shown on the Map as areas that will change.

Our intent was to focus mostly on the RiverPark area and not anything south. We included the sliver of the Jordan River Trail south of 11400 because we talk about enhancing the trail throughout the area. We can certainly add that area on the map if you think its helpful.

3-Page 43 of the Council Packet raised two questions in my mind. First, the goals listed go to 5.2 while the chart on page 42 lists goals to 7.1.

Looks like the last page of the plan was cut off when Anna made the packet. I contacted her just now and she is going to amend the packet to include that last page. Sorry!

Second, why would we provide incentives for parking structures in an area that seems to have adequate parking for the existing office and retail businesses?

The idea of adding parking garages would be to then allow additional offices or retail to be built on existing parking. This has been part of the plan that caused a fair bit of discussion by the Planning Commission, and concerns some people (most recently, Chuck Newton) because of the added traffic and users in the area. Because the location is so valuable, we anticipate that this type of proposal will be proposed by the landowners in the future. It is something we can discuss if you believe it is inappropriate for this area.

Just wanted to bring these questions to your attention prior to the meeting tomorrow night so you can give it some thought.

Thanks,
Don S.