

SOUTH JORDAN CITY
CITY COUNCIL MEETING

July 20, 2021

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, CM Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Strategic Services Director Don Tingey, Chief Financial Officer Sunil Naidu, City Commerce Director Brian Preece, Administrative Services Director Spencer Kyle, Police Chief Jeff Carr, City Recorder Anna Crookston, Engineering Director Brad Klavano, Public Works Director Jason Rasmussen, Planning Director Steven Schaefermeyer, Communications Manager Rachael VanCleave, Fire Chief Chris Dawson, Deputy Fire Chief Ryan Lessner, IT Director Jon Day, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Others: Aimee, Kim Burgon, Kelly Burgon, Carol, Lynn, Ellen Brown Sue, Mike and Denise Hansen, Salt Lake County Council Woman Laurie Stringham, Corey Rushton, Linda Townscook, Mike Christiansen, Ryan Holt, Brian Synan, Dana VanDyke, Lynn VanDyke, Grace Holt, Craig Kirmer, Sam Pino, Sarah McKay, Christine and Robert Burns, Jon Richards, Karla Richards, Debra Greenwell, Bruce Cowdell, Nancy Cowdell, Dean Carver, Bill Waters, Kim Waters, John Gust, Larry Afleck

6:41 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present.

B. Invocation – By Council Member, Patrick Harris

Council Member Patrick Harris offered the invocation.

C. Pledge of Allegiance – By Director of Engineering/City Engineer, Brad Klavano

City Engineer Brad Klavano led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. June 15, 2021 City Council Study Meeting

D.2. June 15, 2021 City Council Meeting

Council Member Harris made a motion to approve the June 15, 2021 City Council study meeting minutes and the June 15, 2021 City Council meeting minutes as printed. Council Member McGuire seconded the motion. The vote was unanimous in favor, Council Member Zander was absent from the vote.

E. Mayor and Council Reports

Council Member Don Shelton said last month he attended two events that were sponsored by our Chamber; specifically the Blue, Red and Green Awards at Glenmoor Golf Course as well as a dinner the next evening for their membership at City Park. He met with the members of the Western Growth Coalition and received a report from several legislators regarding what transpired during the special legislative session. He met with the Senior Advisory Committee and they are working hard to get things back up and running for our senior residents in our community.

Council Member Tamara Zander joined the meeting in person.

Council Member Patrick Harris discussed the ribbon cutting for the new fire station in Daybreak, it was well attended. As the mayor has mentioned in the past, if we had to build that fire station today it would have cost several million dollars more with the current higher construction costs. He visited the new Lamborghini and Bentley dealership, and in speaking with the owners he was told they sold quite a few cars before they even opened. They have done a nice job with the building and it is a pleasure to have them in our city.

Council Member Brad Marlor got to stop by the new car dealership this morning and he agrees that they did a great job on the building and encouraged everyone to stop by and see the cars. On the 29th he attended the Audit Committee and participated in deliberation on moving forward with the audit for the upcoming season. He attended the fire station ribbon cutting and is very proud that we are taking care of our residents, it is wonderful that they can reduce the response times to get to an incident whether it is fire or police related. He mentioned that he moved his business back to South Jordan and he is excited to be back in the city.

Council Member Tamara Zander said she has a business in South Jordan as well and they just opened a new office space. Zander Real Estate Team just doubled their size here and the Grand Opening will be on August 28 from 6:00 to 8:00 p.m. with a ribbon cutting, giveaways and live music from local musicians. She sits on the board of the South Valley Mosquito Abatement District. They are doing a great job, this year there has been West Nile Virus popping up in other parts of the nation and we are doing great here in Utah. They all attended the open house for the fire station and she thanks Police Chief Carr and Fire Chief Dawson for all their hard work. What motivated her to vote in favor of this fire station was the response times. It is their responsibility as elected officials to keep the city safe, and if they don't allocate budget for the police and fire fighters of the city they can't do their jobs. We want people in leadership who are willing to do that and to support public safety, she is proud of what they've done. The city's response times matter to her. We have had a couple of fires here in the city and recently there was one in her neck of the woods at a charter school that she was one of the founding board members for, Early Light Academy. There was a fire there a few weeks ago in the theater, it is a two story building that is used to put on theatrical performances. She drove over there when the fire was contained and she was grateful to have the opportunity to walk into the theater and see the condition of the building.

Council Member Jason McGuire was able to meet with the Arts Council, everything is going well. The Trail Wall Murals under 10600 South at the Jordan River Parkway Trail are complete and he encouraged everyone to check those out.

Mayor Dawn Ramsey had a chance to speak to the legislature and represent the city speaking to an interim committee there. She highlighted the project partnered with Ivory Homes related to the workforce housing that was built for employees of the city and Jordan School District; specifically the nine homes within a brand new development that were dedicated for that purpose. It is catching the attention of a lot of people and she hopes other cities will look to follow our example; the legislature was excited and impressed with the project. Prosperity Utah had an event attended by Senator Lee and she was able to listen to him and visit with him afterwards, he sends his best to everyone. They met as an Audit Committee and feel good about going forward. She is very proud of the audits that they do and the transparency that they strive for, these are comprehensive audits with outside auditors that really go through everything with a fine tooth comb; this is the way it should be with public money. She had the opportunity to be sworn in as an officer of the state to the new Economic Opportunities Commission that was just created this last session under the governor's direction. She has the privilege of representing all the cities and towns in the state on that commission. Their task is to look at the future of the state and to create a plan for what Utah is going to do, what they are and are not willing to do, as they look at economic development going forward for about the next 10-15 years. There are a lot of good, hardworking people who are very bright and there for the right reasons; it is being chaired by Governor Cox himself. This is a great opportunity for us to have representation there and to have a say in the state's plan going forward for comprehensive economic development; this includes, housing, jobs, transit, transportation, infrastructure, education, and much more. There is a subcommittee of that organization that she was assigned to called the Local Incentives and Growth Subcommittee; of the five subcommittees, this one has some big challenges but she believes it is really great for our city to have a seat at that table and we are the only city with that opportunity. South Jordan has the chance to be the example in all the conversations, we are the city they use as an example because things are going quite well here. She also serves on the Point of the Mountain State Land Authority and they have been working very hard, she was appointed to represent Salt Lake County on that land authority three years ago when it started to try to figure out what to do with the land once the state moves the prison; there is 700 acres left, what do they do with the land and how does it benefit the state. For the last three years they have been working on trying to figure that out and have brought some great planners and minds together. It is coming together and there is a public comment period, you can go online to "The Point Utah" and you can leave comments and take a look at some of the initial ideas that they have come up with. The goal is to make sure that the development enriches the community and does not take away from the community, also that it benefits every resident in the state of Utah financially by keeping taxes low, brings in job opportunities, and that it doesn't create a transportation nightmare at the Point of the Mountain. They broadcast all of their meetings live and there is a lot of opportunity for public input. There was a press conference at the Capitol and she appreciates that they had some of our fire department there. Chief Dawson was there and stood with the governor to ask everyone to please be careful; everything is so dry and this is such a dangerous fireworks season. She went to several ribbon cuttings, one of them was is for a new Jiu-Jitsu studio that her sister and her husband are opening as residents of South Jordan. We have representatives from Jordan Valley Water here tonight and she appreciates them being here. She had the chance to go on a tour with them, they went all day starting at the Jordan River and going to every tributary and different location that our water flows through. It was fascinating and she can't say enough about the engineering of the water in this state. It is very easy for us to take for granted turning on our faucets. The Three Creeks Confluence is a brand new park in Salt Lake where three of the beautiful creeks that run through the valley come

together and they created a lovely park there that just opened with a dedication. She encouraged everyone to look it up and visit it. She has been asked to serve on the Utah Civic Education Committee, it was put together last legislative session to try to understand what the civic education curriculum in Utah is, as well as what it needs to be; do they have changes that need to be made to ensure our young people are getting enough of a civics education to protect and maintain the republic that we love. This is a bipartisan committee of people from across the state. The goal is to have policy recommendations working with the State Board of Education and all of the stakeholders locally in the education community to make sure we have adequate education in our schools. The goal is to make sure that the teachers and districts have the tools they need to ensure adequate civic education is being taught. She is very proud of Fire Station 64 and everyone who played a role in that, it will keep all of the residents of South Jordan safe. We have the longest linear boundary of any city in the state, we go from the Oquirrh Mountains to I-15, which is a very long boundary; having adequate public safety facilities all across the city ensures everyone is safer and the response times are safe. There was a fire last week at a home just down the street from City Hall while she was having a meeting in her office. A few of the meeting attendees walked down and saw the house fire. The residents and neighbors were extremely grateful for our fire department, as well the support from four or five other agencies that all came. She believes keeping our residents safe should be the top priority for local government. Lastly, she attended a wonderful outdoor retirement party for Don Shelton and congratulated him on his retirement.

F. Public Comment:

Mike Christensen (Resident) – He lives at about 9700 South, east of 1300 West, he has lived there for 35 years. He is here tonight to request the police department start actively patrolling his street in the morning and evening with the intent of ticketing speeders and keeping track of their efforts for a few months. There is a speeding problem there. He added Chief Carr was kind enough to place a portable speed unit west of his home for a few weeks and it slowed down the flow of the speeders, but as soon as it was taken away the speeders came racing through again. There has been a new influx of homes at the River Bottoms and they come up, with their big cars and on their cell phones, and it has created a hazard. He's sure that's happened throughout the city, but Chief Carr says there isn't really a problem according to the reports; he begs to differ. He is out in his yard every day gardening and watering, and he sees these cars. His next door neighbor has almost been hit two or three times just backing out of her driveway. They have a little family down the street that has put up a sign "drive like your kids live here," and as he drives around the city going west on 10400 South it's posted 40 mph; cars zoom past him at 50 mph on their cell phones and he rarely sees anybody being pulled over. He does Door Dashing all over the city and going on Redwood Road he doesn't see any enforcement. He sat on the court with Judge Balmforth was the judge and saw very few tickets coming through for speeding; he doesn't think that's a big issue or an item for our police department to cover, maybe it is, but he doesn't see it. He does appreciate the Chief, he has called him several times, but they have a problem he thinks needs to be addressed. He would appreciate the council's help in doing something. They have a solar unit across the street from them that was installed about a year and a half ago, it was put under a big shade tree. This is a solar unit and half the time it doesn't work. He has asked the city manager and some other city staff to dig it up and put it in the sunlight so it will work. He is going to make a commitment to the Chief that he will, as often as he can, sit in a chair by that solar unit and record the speeders that are going by; a lot of times it just says "slow down," but it doesn't show the speed. He went 40 mph the other day just to test it and it

didn't show his speed, it just said "slow down." What's the use of having a solar unit that doesn't work? They just need to have some enforcement, it can't be an occasional drive-through. We have 60 officers in South Jordan, he would like to see someone there on a regular basis for the next two months and stop this speeding and get it cleared up. He would appreciate the council's support.

Craig Kirmer (Resident) – On February 1st, Lieutenant Brown from the South Jordan Police Department commissioned a traffic study at Jordan River Drive; this was all based off a meeting they had with Lieutenant Brown on January 1st. There had been multiple meetings with Lieutenant Brown and he had told them at that point he was done, he wasn't going to have anyone sit on their street anymore for enforcement of the stop signs. Every council member up here was on the council when these were proposed and approved (the three stop signs on Jordan River Drive). Wednesday, January 5th Lieutenant Brown called him to apologize, after second thought he went and looked at the dash cams and they were right, people were blatantly running the stop sign and he was going to commission a study from the Streets Department. That report showed 65% of the cars observed do not stop, today it is closer to 90. This report is dated February 1, 2021; it found that 35% of the cars came to a complete stop, all the rest blatantly disregarded it or California Rolled it. It needs de-escalation, which can only be done with traffic enforcement. They have done what they can do, as recently as May they called police dispatch for residents willing to sign complaints against a driver doing excess of 50 mph, 13 hours later no police, they never showed up. They are done calling the police, it needs to be de-escalated. There are things being thrown at cars, they've had residents threatened with physical violence for yelling at cars to slow down, threatened to be beat up; it has got to stop. He appreciates the city reducing the response time with the new fire station, he wants to eliminate any need for a response time on Jordan River Drive; it is atrocious. He invites any of them to come and sit in his driveway at the intersection of 1190 West and Jordan River Drive as the police have done on their motorcycles in months past and watch the cars roll through. They have residents in the subdivision that have been pulled over three times in the same family at that stop sign, and now when they run it they just flip him off when they are all sitting in the front yard. They need help, and the only way they can see de-escalation is through more enforcement. They have asked for a marked police car; we have like five abandoned police cars in the lot that he can see; come park one at 1190 West and put someone in it once a month. They need people to stop. He and his wife on December 21 about got hit by someone running the stop sign and making a left hand turn into them. They called the police, they filled out the statements, they refused to prosecute because it was the Christmas Season; they were within two feet of being plowed over by a car. They need the city's help, the residents are getting hostile, it needs de-escalation and people need to stop. This is a stop sign, it is not a traffic calming measure as they have been told by law enforcement. He doesn't know how we can consciously give anybody in this city a ticket for running a stop sign or a stop light when we are letting 65% of people knowingly run three stop signs on Jordan River Drive. He doesn't think the city wants him to tie up the courts with civilian complaints against these cars, he knows the Chief doesn't want to send officers every day to their street because they have videos of license plates saying they will sign complaints. He has neighbors that are retired who say they will go and sit in court all day as a witness, they will file charges on these; they don't want to get there, that's not their job. Their job as residents is not stop sign enforcement, but they have kids on bikes, skateboards, someone is going to get hit. They have handicapped people on horses on this street, someone is going to get hit and they want to avoid it, they need to avoid it. They support our city, they are asking their city to support them.

Denise Hansen (Resident) – She currently has an open complaint code against her property that she cannot get resolved, so she is asking for some help getting it resolved. She is not sure if she has been grandfathered in or if she is out of compliance; hopefully she can get an exception, help or some compromise based on the drought and financial cost. Her park strip is all rock, it has been since she moved in four years ago and according to Google Earth since at least 2010. She has been talking to Code and Planning, she has called them a few times and can't get a straight answer if it is grandfathered in or if she is out of compliance. Easy resolution, if she is not out of compliance then she can get rid of the complaint really easy. She has no vegetation and with this drought she has a hard time wanting to put in vegetation to save water, so she would prefer not to put it in, especially not right now during this drought. If she did have to, she has no evidence that she has water out in her park strip, so she would have to dig up her lawn. She wanted to bring a quote showing how much it would cost but she can't even get a landscaper to call her back, everyone is busy. She did get one guy who said typically it costs about \$2,000 to run the line, then there would be vegetation and sprinklers; this quote is for an average sized park strip, she has 130 feet of park strip so she is assuming it would cost more. She knows the city has some programs to help her get the plants cheaper, she is not sure if there is a threshold and with her having 130 feet she could meet a threshold pretty quickly. She is expecting it would cost her about \$3,000-\$4,000 to put that vegetation in which is kind of tough to want to do. She was hoping that the council could help her find a compromise or find out if she is actually out of compliance. If she is out of compliance, she'd like them to work with her to find a solution that doesn't cost her so much and still looks nice because she does have a big park strip and she is on a very busy road, she knows a lot of people see it and she would like it to look nice.

Mayor Ramsey said they don't usually respond back, but she wanted to reassure her she will be fine and they will be able to work with her. Her recommendation is to visit with the City Manager, Gary Whatcott.

Ms. Hansen said she has made several phone calls and it sounded like they were going to talk to someone and then get back to her, but it has been over a month and she hasn't heard anything. She wasn't sure where else to go.

Mayor Ramsey said she doesn't know the history of this, but she appreciates Ms. Hansen coming and bringing it to their attention. She believes that if Ms. Hansen visits with Mr. Whatcott they can get it figured out.

Sarah McKay (Herriman Resident) –She owns businesses in Draper, also a Real Estate Brokerage and Produce Stands which operate in Herriman and Saratoga Springs. She called the city yesterday to inquire about opening a produce stand in conjunction with Schmidt's Farm and Greenhouse who operates out of West Jordan, and she discovered an ordinance that she would like to respectfully request that the council reviews. She is sorry that she cannot identify exactly where that is, because she was just told over the phone and she has been scrolling through the code for the past hour and can't identify which it is. She sent an email to Council Member Zander (Attachment A) and she read part of the email. She apologized again for not having the specific code identified but she did speak with the Code Department over the phone.

Manager Whatcott said Director of planning Steven Schaefermeyer and he had been talking about this today and he was forwarded the email from Council Member Zander. He said he believes the

code goes back to 1991, so it is probably something that needs to be updated, it's just one of those things that has been overlooked over the years. He believes that between him, Director Schaefermeyer and City Commerce Director Brian Preece's office who does business licensing, can work together and figure out what to bring back to the council so they can modify that.

Salt Lake County Council Woman Laurie Stringham – She is a newly elected at-large member of the Salt Lake County Council. She is very excited to be here tonight, she has been trying to make her rounds to all the city council meetings this year and all the unincorporated areas, there is a lot of them. She covers all of Salt Lake County in her seat and she is happy to come and speak with everyone here tonight and hear what we have going on and take some notes.

Mayor Ramsey thanked her for coming to the city council meeting and the dedication of the new fire and police station.

Mayor Ramsey closed the public comment portion of the meeting. She then asked for an amendment to the agenda. She asked for a motion to add to Item J, which is a Closed Session, a discussion regarding the character and competency of an individual.

Council Member Zander motioned to add the requested discussion to the closed session in Item J. Council Member Marlor seconded the motion, vote was unanimous in favor.

G. Public Hearing Items:

- G.1. Water Supply issues, report of proposed property tax increase by Jordan Valley Water Conservancy District for water service purposes, and comment on the report from members of the public and/or City Council. *(By Chair of the Board of Trustee of the Jordan Valley Water Conservancy District, Corey L. Rushton)*

Corey Rushton is joined tonight by Linda Townes Cook who is Jordan Valley's Public Information Officer. He had a wonderful association with former mayor Scott Osborne on their board; he did a tremendous job, set them up for success, and Mayor Ramsey has slid right in to that seat and is doing a phenomenal job in the leadership role. This city is leading the way throughout the valley on so many things, but he gives his kudos for the water efficiency standards; cities are looking at South Jordan's ordinance and looking how to adopt them and the way the city has helped conserve this precious resource even in the midst of a terrible drought. Mr. Rushton reviewed his printed presentation (Attachment B). He said the district received affirmations from both Fitch and Standard & Poors on their AA+ Bond Rating which saves taxpayers money. They would have to be a much larger provider to get into the AAA range, but it does provide the savings on the bonding they will do and they have noted the strength and revenue stability of their property taxes across the service areas is a big part of maintaining that AA rating. It is also a good way to fund the public good of water which covers fire protection, flood control, recreation, etc. He and Mayor Ramsey were shocked when staff at Jordanelle Reservoir told them they had 1.2 million visitors last year, so a portion of those property taxes go into that recreation and down to water control, ground water management, environmental enhancements and endangered species. It also adds an increase to land value that we will see in growing areas that aren't developed yet but are entitled to water service, so they are paying their share now in taxes that will be allocated years

down the road.

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

Council Member Shelton said while looking at the proposed bonding of \$180 million he is adding up the three projects and it is about half of the \$180 million; he assumes there are more projects and he wonders if they are soon, if the \$180 million will be allocated over the next five years?

Mr. Rushton said they have a pay as you go (PAYGO) strategy and also a bonding strategy for the long term needs of the water supply throughout the county. Those are the biggest and probably the most visible projects, but they also have four categories of capital projects on their lists from new water supply down to meeting new EPA standards and regulations.

Council Member Shelton asked why property taxes versus charging the cost of the water to the user directly?

Mr. Rushton said it depends on who you talk to, there are different views as to why they support the property tax method for one reason or another. He can say that the board has felt that over the past years they have been given this tool by the legislature to have a stable revenue supply to allocate costs over generations. We have infrastructure that was built and bonded for 30 years ago that people are benefitting from today as they move into our communities. The costs are allocated over time, especially when you are doing long term bonding projects. They have stuck to that philosophy of doing some PAYGO and use this tool the legislature has given them to allocate expenses of large capital projects over time. \ believes it goes back to the idea that there are some who really like the public goods side of it, for instance fire control is not captured in rates. He has shared with Mayor Ramsey that since his service with Jordan Valley he will drive by a school and the fire department will be there with the fire hydrant open, letting the kids cool down one day and he thinks "that is nonrevenue water because no one is paying for that," but essentially taxes are paying for that as well as some growth. They have revenue stability, and it is a big deal to Standard & Poors and Fitch when they are going out to bond for \$180 million dollars that even in the face of drought they are going to have the ability to meet obligations and still do projects.

Council Member Shelton said Mr. Rushton mentioned there was a cap on the amount of bonding that they could do, and he asked what that was.

Mr. Rushton said the legislature has given them a cap on the amount of property tax that they can levy, and it is 0.0004%. Essentially, what has happened is the district policy is to stick close to the 0.0004%, so if you paid taxes to Jordan Valley it is going to be that rate on whatever your property was assessed at, 10 years ago, 20 years ago, or maybe even 10 years into the future. Last year with Covid they didn't seek to capture that amount because of everything that was going on, so the certified tax rate has slipped a little bit with growth and assessment across the valley to drop them down to 0.00038%; they are going to take that amount that has slipped over the past 3 years because of growth and valuation, and bump it back up to the 0.0004%.

Council Member Shelton said he can understand how advertising the cost of a major capital

project over a long period of time to users who aren't even there yet makes sense. He asked what Mr. Rushton thinks would happen to the bond rating if there were no property tax.

Mr. Rushton said he can say that they have sat with their finance chair and been grilled with questions, one of which was regarding water and drought resiliency, the other stability of the property tax. He would like to think that they are doing so many other good things financially that if they were to let the property tax slip from the 0.0004% down to 0.0003% it might not affect it, but that's on the ratings agencies.

Council Member Shelton said he has read in the paper that they have used all of this year's runoff already, and they are into water that came from the last two years' runoff.

Mr. Rushton said they are learning more every year about the water cycle of getting water from the mountains down into the valleys, and how Utah Lake fills; he doesn't think they know precisely on some of those things. He can say we have enough water supply for this year. Mayor Ramsey mentioned their recent trip to Jordanelle and Deer Creek which are their two major sources of storage. Jordanelle is down about 40 feet and Deer Creek is only down about 20. If you drive by it, it doesn't look horrible, but the situation for Jordan Valley is that they have the long term outlook so this year they have water supply and a good amount of storage for next year; however, we do need a snow pack and rain, and for conditions to turn around.

Council Member Shelton asked if the drought extends beyond this year, will we be looking at water restrictions next year.

Mr. Rushton said it depends on the area. For instance, Taylorsville has a lot of wells and storage and is well equipped to handle a drought with their service area; other cities and improvement districts might not be as well equipped to do that individually. From the Jordan Valley perspective of being the wholesaler, they can meet all the contracts they have this year. If things get dire next year they would speak with staff and public works to reduce the contract by about 5%, then the city as the end user would determine how they are going to make up that 5%; either by hitting wells harder, finding other sources or through water restrictions.

Council Member Harris asked him to discuss more about looking for additional water supply and what that means. If residents are paying 9.4%, and everyone wants more water, what are we getting regarding these projects they're doing; in the long term are these going to generate more water supply for more stability.

Mr. Rushton said part of it is that they have two types of communities in their service, areas that are built out and going through cycles of redevelopment, and areas that are going through some rapid growth. They need to meet those demands of growth and the easiest water has been found and is being utilized; there are still some opportunities with county ground water, but it goes back to the question of hydrology and learning about how much the aquifer has in it and how much they can lean off of it. There are still some good sources that they can tap within the valley to give us a little bit of a boost; however, when we are talking about big water supplies it is going to be sticking the straw further and deeper, and that is going to mean major projects like the Bear River Project. While they have been able to defer that for a number of years due to good efforts,

conservation and good management of the current water supply, if they see an opportunity for right of way they will jump on it now to plan for that in the future. Anything from those small wells to the large Bear River projects is part of the planning to increase that water supply. Part of this is upsizing; if they have a 12 inch pipe in the ground and it is at capacity, and 100 degree June weather, it leads to a discussion on how they can increase the capacity to the growth from a 12 inch pipe or from a storage reservoir to make sure that the peak day in the middle of July when everyone is watering can have demands met and not have a “brownout” or “blackout.” They need to keep the system upsized enough to meet demands on even the hottest day.

Mayor Ramsey thanked Mr. Rushton and noted that water is complex. She appreciates the experts because there is so much to this. She wants to reassure people that there are brilliant minds working very hard. Jordan Valley Water is the largest conservancy district in the state and the best of the best are working on this, making sure that we have water for generations to come; that her great grandchildren are going to have water and that the residents of South Jordan are going to have water. It was mentioned that we have water for next year, but we really would love a snow pack and could really use some rain and continued conservation efforts. Our city really is a leader in the state for water conservation programs and if anyone listening has not checked out the Water Smart SoJo website there are lots of programs available to try and help people. This is just one more thing we can do to make sure we have water, but there are big plans and big projects to ensure that we will succeed and have the water that we need for generations.

Mr. Rushton said we definitely stand on the shoulders of our pioneer forbearers who had the foresight to dig and invest; one day they will appreciate the efforts of our city and specifically Mayor Ramsey and her work with Jordan Valley.

G.2. Resolution R2021-22, Authorizing the Mayor to sign a Development Agreement pertaining to the development of property approximately located at 10291 South 1230 West, applicant Ryan Holt. Zoning Ordinance 2021-07-Z, Rezoning property located at 10291 South 1230 West from the A-5 Agricultural Zone to the R-M-5 Residential Zone. **RCV** (By Director of Planning, Steven Schaefermeyer)

Mayor Ramsey said they will take public comment during the public hearing portion after Director Schaefermeyer’s presentation, then they will come back and ask any questions. It is done this way because it gives the council time to “spark” in case they have any questions they hadn’t thought of after hearing from the public.

Director Schaefermeyer noted there are two separate items being presented tonight; one is the resolution for a development agreement and one is the rezone. They do the development agreement before so there is some context and boundaries for the actual rezone. In cases like the one being presented tonight they want to be sensitive about the context and conditions here in this area, which is why they are proposing a development agreement go along with the rezone and that they don’t just simply rezone; as we know, once you have a zone in place you can do anything provided under that zone. The development agreement helps put some constraints on what will happen here, as well as some predictability for both the property owner and the surrounding neighbors. Director Schaefermeyer reviewed information from the Staff Report, as well as a Power Point presentation

(Attachment C).

Ryan Holt (Applicant) said this is a culmination of a long trip for their family, they used to have a mink farm at this location and that is what delayed the involvement in the original Hidden Village Development. His father passed away in November and he has been involved in this since 2007 when it was proposed, trying to protect their family's integrity as a group. When 2008 came along and the housing market crashed, the owners of the land, Arbor Development, had to make some adjustments to make things work with a different price point. They came to the family and asked for some additional property on the border between Aunt Mame's home and his father's; they did that and the city was kind enough to step in as a court. The access point and the streets that were provided through Hidden Village were always intended to be city streets per all the previous minutes and notes. There was an issue that occurred between the developer and the city at the last minute that negated a lot of that conversation, and they ended up in a situation where the family is trying to work with the HOA, the HOA is trying to work with the city, and the city is trying to work with both of them; however, they are still trying to put that together. At this point, they are just trying to get the rezoning done. As stated, they are not necessarily looking for a subdivision application at this point, they just want to be able to execute the trust of his father and sell the house off and do what they can with the rest of the land; however, they have to subdivide it, and rather than go through multiple applications for rezoning they decided to use the rezoning opportunity that was presented to them back in 2008.

Mayor Ramsey opened the public hearing.

Karla Richards (Resident) said she is speaking as a homeowner this evening, not as a member of the Hidden Village Home Owners Association of which she is a member. Three years ago she and her husband found the perfect home to purchase. In the process of purchasing a home you are given a lot of legal documents; two of those documents were recorded CC&Rs, the codes and restrictive covenants that govern the Hidden Village, and the second was a recorded plat map. The CC&Rs referenced that the developer had the right to add future phases to their development, but once the developer turned the home owner's association over to the owners, that opportunity ended. That had already ended because the home owner's association is in control of the HOA. The plat map is closed, it shows all of their roads are private; it also doesn't note any future phases. There were several different phases mentioned in the development with Arbor that were mentioned in the original CC&Rs, however the final developer was Castlewood and they did not pursue future phases. These were the recorded documents that she based her purchase and research on, as well as the other homeowners. She's not a naïve individual and she knows there is lots of farmland that surrounds her, and she knows we like building and we like development; we love homes and we have future generations to house. She did not think that the empty farmland behind her was going to remain empty farmland for 100 years or more. However, she does feel that this hearing this evening, the zoning as well as the building agreement with the city, is premature because the Holts do not have an agreement in place for access through their development. They have had many discussions, letters going back and forth, they even had a meeting with the city manager regarding converting their roads again; however, as an association they have not had an opportunity to vote, review, or do anything like that. She just wants to say it's premature and she hates to see everyone waste their time if they do not have access to develop that land.

John Gust (Arbor Properties) said he was the one who put this together originally. Originally, they bought all of the land, and then they donated the land where the house is and the park, and everything as part of that project; he believes they may have also bought the canal as that is where the Holts had their boundary line. He says that Mr. Holt is correct, they made an agreement and they were cooperative in putting that development together and it was a big project. There was a lot of time spent with the existing residents at that time to make sure they put a good development together. There were a few issues, the council really wanted to protect the group by the road that has the old house as they were concerned about access because they needed a second access out of that property. They were also concerned about the Holts and the Holts at that time would have really liked to do something, but moving those mink was a major chore and it has taken a few years to get that accomplished. He reassured everyone that they would have rather sold that lot where the right of way is to another homeowner, as that's where another lot could have been. In working with Mr. Holt and the city, the council was demanding basically that they give them that access at that point. He really believes, after working with Mr. Holt, that what really bothers these residents more than anything, and he may be wrong, is that CC&Rs can be accommodated to join their development and make it a first class development. When his company sold it to Castlewood, Duane happens to be a good friend of his, that friendship was the reason for the sale. They did change how the lots were configured and as a result they had to go out into the road to make those adjustments, but that road was originally built to city codes other than they went and readjusted the water lines. He drove through there the other day and didn't see any deterioration on any of the roads; maybe the homeowners have a better report than what his eyes said. He believes there can be an alternate access developed somehow for construction. If he was a resident there he doesn't believe he'd like a lot of construction guys going up and down the road when you have a pristine neighborhood either. He does believe that the applicant is entitled to the zoning. They worked with the city and developer at that time to put together a great development and he thinks everybody who lives there loves it. He would ask the council to move forward with it as it is what the intent was and what they asked them to do originally and they accommodated those requests.

Mayor Ramsey closed the public hearing.

Council Member Harris said there have been conversations about the city potentially taking over that road, making it a city road at that point in time. The question was brought up as to whether this was a little premature as obviously for the city to be able to take that over the HOA would have to agree to that. He can see significant benefits for the HOA if the city takes over in terms of costs because roads are so expensive. However, he also thinks there is a process; there might be residents in that community who feel otherwise and he would like to have their voices heard by their HOA. The HOA could come together as an organized body with the residents and say they have the potential opportunity for the city to take over the roads in here, lay out the pros and cons to it, and then let all the residents vote on that issue. If they vote in favor of the city taking over the roads, at that point in time it becomes a city road and the city can start making decisions about the access to this property and the problem is addressed. There is a part of him that thinks these two things are intertwined. In general, we always talk about access when a project is brought to the city council. He is not opposed to what he is hearing in here, but he also wants to hear both sides, for the HOA to be able to organize, make a decision and then go from there. He thinks we may want to consider tabling this until it goes through that process.

Council Member Marlor said procedurally, if someone comes in for a rezone, he would assume we can do that; however, before moving ahead with anything after that they would have to have access established. In other words, if we choose to grant the rezone tonight, they still have to resolve the access issue before anything else happens.

Director Schaefermeyer said Mr. Holt will confirm that he has been talking to the city since last year. Ultimately, they made an application for a rezone and they are entitled to hearings, which is why we are here. Since they made the decision at this point in time, after talking to us and continuing to talk about access and how they will deal with it, it has been brought to the council tonight. As they looked at whether they would support the rezone or not, staff's position is they support the rezone. If there are questions about timing, it would have been nice to have the HOA showing up and excited, Mr. Holt's family showing up and excited and able to do it that way; however, that it not what ended up happening. In terms of the options, he defers to City Attorney Ryan Loose.

Attorney Loose said there are two things that need to be done to develop the property from this point. One is to decide the zone, and in that zoning decision the standard is arbitrary, capricious and illegal; that is what you can't violate. Also, the council needs to look at whether or not the zone applied for fits here in terms of future land use and all the other elements you go through in deciding a zone; does it fit with the neighborhood, the surrounding zones, etc. We have a brand new general plan, he believes the presentation walked through all of that, so the council has the information on whether it fits. We also have staff recommendation by Director Schaefermeyer that it does seem like the appropriate zone. We also have an indication from past councils that this zone, or similar zone as current zone was not available at that time as this project is over 10 years old, would fit this area; that makes it a simple zoning question that the council is asked to do tonight. The complicated issues come at subdivision. To get a subdivision plat, if you go the development code, once you have your zone there is a whole list of things. Even on fairly simple things, applications from the time you get your zone until the time you are ready to record a subdivision plat it certainly will be months if not a year or more.

Director Schaefermeyer confirmed that from preliminary approval to final, to recording, to houses in the ground it takes time.

Attorney Loose said one of the many issues that has to be worked out, and this is what he told planning commission while he was covering their meeting, is the development application and process. The zoning question is what is before the council tonight. The decision to make as far as the development and subdivision plat is not the council's as that has been delegated away and is not a legislative act; that decision is an administrative act and the council will not see this again. The council only needs to decide if this zone fits, someone else will make sure everything else happens. Very bluntly, it may be difficult to get the subdivision if they can't resolve the access issue. There is more than one way to resolve an access issue, as mentioned by Manager Whatcott he is speaking with the HOA about a possible resolution, and there are other ways to resolve the issue. None of the possible resolutions seem very easy, all of them need some more figuring out, but that is our job to figure those things out. He would encourage the council to follow the arbitrary, capricious or illegal standard of "does the zone they've applied for fit" with the area, the general plan and with all the typical things you consider in making a zoning decision; leave the subdivision plat process and access issue up to that process, which is the next step.

Council Member Zander asked to clarify what they are being asked to do is legislative tonight, on zoning, even though in the ordinance on the agenda it talks about the resolution and the zoning ordinance.

Attorney Loose said the resolution is giving the mayor permission to sign the development agreement. Since we no longer have that zone, we used another zone and overlaid through development agreement all those other requirements that the zone of Hidden Village has. They created a zone through the development agreement and through an existing zone we had to match the requirements they had to build.

Council Member Zander asked if this was approved, they would be approving the zoning only. The access and further administrative challenges would be handled by the Planning Commission.

Attorney Loose confirmed yes that is correct. When they get to that point through development that they get a plat, the development agreement with those requirements in regards to all of those things that overlay the kind of house that can be built would kick in. The development agreement makes sure we have a cohesive neighborhood; this was planned as a future phase, but it didn't happen at the time so this isn't phase two. This property is its own subdivision, but we want it to match and look appropriate.

Council Member Zander asked if this were to pass tonight with the zoning, could the next steps be vetted out at whatever pace made sense.

Attorney Loose said yes, tomorrow he could file a subdivision application or he could sell the property and the future buyer could do that when they're ready.

Council Member Zander said historically on this council they have tried to, and she has really loved and appreciated this about this council, defer a little bit to the council member whose area this is in. She said Council Member Harris' opinion matters to her. This makes sense what they have been asked to do, but she asked how he feels about it.

Council Member Harris said the arbitrary and capricious standard was brought up, and he would say that when they look at rezones they always talk about access. The reason for that discussion many times has been regarding traffic, especially in Council Member Zander's area as far as east/west traffic. They have always looked at and evaluated access. He understands that they can approve this and access can get figured out later, but once they approve this there is nothing they can weigh in on anymore. For him, as the city develops out, he thinks access and traffic flow are a significant thing to the city. He doesn't think this is something that needs to be delayed very long as it sounds like there are already conversations with Hidden Village; they could even give the HOA a deadline saying they need to have a decision from the HOA by a certain date, or if there is no action the council will make a decision. At least at that point in time he feels that they are doing so at the blessing of the HOA; the HOA is making an informed decision here, among their residents, that they know they are voting on it and if access is granted they no longer have to maintain the roads anymore. They can start collecting that money for future reserves or future road maintenance in there. The residents in that area will have the opportunity to be involved in this decision making process, let them do that in a

reasonable amount of time and then come back to us.

Mayor Ramsey asked if there is an HOA meeting planned to discuss the roads, as the city does not decide this issue.

City Manager Gary Whatcott said they are having their annual HOA meeting on August 4, they invited himself and Assistant City Manager Dustin Lewis to their meeting to discuss the roads. He has met with their HOA board members in the past regarding this issue.

Mayor Ramsey asked if the council were to vote to approve this zone change, and then the road issue wasn't resolved and access wasn't granted, what that means for the Holt Family.

Attorney Loose said they would still have the zone and they could file a subdivision/plat application, then they go through that process. One of the requirements on that process is access, which they wouldn't have; they would not be able to divide the lots and sell them without the access. At that point they would have a different zoning designation on the land since they would be unable to divide the lots. This zoning decision only gives them access to apply to the next step.

Council Member Marlor said we have the resolution and the zoning ordinance before them tonight, and he agrees that they have to have access to move to the next step. However, if the council doesn't act on it because of the lack of access, that seems to him to be arbitrary and capricious because they are requiring that before they even get the zoning addressed.

Attorney Loose said the scope of what they are reviewing at this point is whether or not the zone fits, not the subdivision checklist; he would encourage them to look and make that decision if it fits. If this zoning, with the accompanying development agreement, fits the future land use and the area around it, then doing otherwise would be arbitrary or capricious. The council needs to decide what they are doing legislatively, not what future administrative acts are. The access is a big part of the zone, but we know they have to resolve that question for the subdivision. Before them tonight is whether or not this zone is the right fit for the area. If the zoning application was commercial, would that be a better zone than this residential one; that is for the council to decide.

Mayor Ramsey asked whether or not the council has a motion for this resolution.

An audience member indicated they felt additional information has been presented, and that this should be opened back up to the public for comment.

Mayor Ramsey indicated this is outside of their normal protocol of a public hearing but she invited him up to speak if he had something additional to say.

Larry Afleck (Resident) said if the council rules on this at this point, he believes they are building leverage if this comes to a legal contest. All of the council's efforts favor the Holt's position, the council has ruled that everything is "go" with it. He says this makes the ruling impartial, that the council is putting themselves in a position favoring one side of this argument. He believes they need to hold another meeting after the HOA has had a chance to talk about this road, and if it isn't

approved then the council can make their decision based on the Holt's desires; however, if it does get approved, the council would not have put themselves in a position to favor either side. If he was a judge, and this whole thing came down to legal, and the city was approving this subdivision, he would say that a lot of good minds have chosen to make this thing work without necessarily the HOAs approval and input. Give them a chance to hold their meeting and then come back and address it again, they have been arguing for that since the beginning and he thinks it is a rush to judgment. There are two real issues here, an HOA and a family and several others with the family, and he thinks the council's decision to approve this rezone to a subdivision favors one side of the argument.

Council Member Harris suggested before making a motion that they ask the applicant if he would be okay with tabling it until after the scheduled meeting.

Mr. Holt said there is a sense of urgency as they are trying to execute a trust and they are limited by how much time they can expand without having to recapture taxes. The other thing that they have been through a few different times is that these proposed lots were figured into the traffic and the densities against the park to begin with. The only reason they weren't executed at that time was because he had to spend a great deal of his personal money to move the farm, the timing was an issue. The other point is that there are other opportunities for access, possibly with the school district owning a piece of ground to the east of them; that may be another option for possible access in the future. This concept plan they are presenting is only to show that they can fit the same densities that were afforded them in the original agreement, even though the zoning has changed. There are other points of access that could be expanded to make this work, and he believes that's what Attorney Loose has been saying by suggesting everyone sticks to the topic at hand. When he approached the HOA about joining the HOA, and including these lots in the HOA, it seemed like there was some interest at one point; however, there were also people that wanted to not have anything done and not use that access for construction, which can be worked out when that development talk happens. Regarding Mr. Afleck's comments on the legal situation, there were agreements made for property lines, adjustments that were beneficial to four of those houses that are included in that development. That property was given in exchange for access and the HOA can't just walk away from them because they are an HOA. If legal were to come in it would be very contentious for everyone and he doesn't believe anybody wants to do that, and they aren't at that point yet. Right now they are just focused on the zoning and they will work on the subdivision process after this hearing is completed.

Council Member Harris said he thinks we have a complicated situation where access is currently private property, and it's unique. Usually, when we're looking at access, we're looking at public access. With this being private, if we approve this and the streets stay private but there are other potential access points, we won't be able to weigh in on whether the other access points will work and the HOA meeting is so close.

Council Member Harris motioned to table Resolution R2021-22 until after the Hidden Village HOA meeting on August 4, 2021, putting this item on agenda for the soonest City Council Meeting afterwards. There was no second, motion failed.

Manager Whatcott said the HOA meets once a year and that's when they vote on particular items. He doesn't know if this will become an action item for them, he hasn't seen an agenda. They asked him to come and talk about the issue, but he doesn't know if they are voting at that time.

Bill Waters (Resident) said in the planning commission meeting the board posted a document and made it available to everyone that night that lays out what the HOA board and membership's approach is, and would be. Their CC&Rs require a 65% vote, and he believes currently state law does as well, to amend the CC&Rs. There are two issues here, one being the road, which wouldn't be an issue if it hadn't been cut up at one point and then converted from what was originally a public to a private road; this became an issue because it became a big expense at one point. The second issue is that the CC&Rs need to be amended to incorporate that neighborhood into the existing neighborhood, and that would require a vote. They are having the discussion on August 4, the HOA membership will be invited entirely to attend that; whether they vote at that meeting or not is still up in the air but they can meet a deadline for voting on that. These issues are independent of each other, although interconnected; it is going to require a 65% vote on the part of the public road and the incorporation in to the HOA. From the HOA standpoint those are two different and complex issues that probably wouldn't have arisen had the road not been cut up.

Council Member Marlor said procedurally, this is what we are supposed to be doing tonight; ruling and making a motion on this particular item. He thinks it's great that there will be further discussion very soon, and he is glad to hear that it is going to happen. He hopes this is resolved positively; it will happen in another venue than this, but he believes that we are acting on the item before them and that's why he presented this motion.

Council Member Harris said he wanted to give the HOA the opportunity; he wouldn't want anyone in that community to say that they are overstepping their bounds. He represents the district where this resides, that is why this was important to him. That being said, he is not opposed to what Mr. Holt is presenting here either; it is his desire that after they vote it still goes through the normal process and the HOA can make their determinations. The city is offering something fairly significant by offering to take up the roads, if invited he would like to attend that HOA meeting as well to help answer any questions.

Council Member Shelton said he appreciates everyone coming out and the different points of view that have been shared, the thoughtful dialogue that we've had. Between the development agreement and the zone change, he is thinking about whether or not this is consistent with surrounding property; he believes it is, and that it is appropriate for the area. The other issues can be worked out through the processes that everyone knows will take place.

Council Member Marlor motioned to approve Resolution R2021-22, Authorizing the Mayor to sign a Development Agreement With Property Owner Ryan Holt. Council Member Shelton seconded the motion. Roll Call Vote was 5-0, vote was unanimous in favor.

Council Member Zander motioned to approve Zoning Ordinance 2021-07-Z, Rezoning Property from the A-5 Agricultural Zone to the R-M-5 Residential Zone. Council Member Marlor seconded the motion. Roll Call vote was 5-0, vote was unanimous in favor.

Attorney Loose said that it should be known the public hearing was held and both items were announced, however there is no requirement for a separate public hearing for the rezone.

G.3. Ordinance 2021-14, Vacating a portion of Right-of-Way within Arranmore Drive immediately East of Kitty Hawk Road located at 11105 South 6135 West. **RCV** (By Director of Planning, Steven Schaefermeyer)

Planning Director Schaefermeyer reviewed information from the Staff Report as well as a Power Point presentation (Attachment D).

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

Council Member Marlor asked if there was a rendering showing how this is going to be absorbed.

Director Schaefermeyer said all they are doing is changing it to a “P” lot, which is part of their parks; their HOA maintains the “P” lots. Nothing is changing in regards to the structure of the road, the ownership is the only thing changing.

Council Member Zander asked to clarify that ownership will change to Daybreak, Daybreak will maintain this.

Director Schaefermeyer confirmed that Council Member Zander’s statement was correct.

Council Member Zander asked if we know what they will do with this, will it be natural grasses, etc.

Director Schaefermeyer said he does not know what is planned there, but they are well aware of our landscape ordinance and are working on changing their guidelines to comply with that.

Council Member Zander motioned to approve Ordinance 2021-14, Vacating a portion of Right-of-Way within Arranmore Drive. Council Member McGuire seconded the motion. Roll Call Vote was 5-0, unanimous in favor.

H. Action Item: Resolution R2021-25, Authorizing an Exception to the South Jordan City Purchasing Policy for Professional Services and to Authorize the City Engineer to enter into a contract with Hansen, Allen, & Luce for the Design and Construction Services for the Zone 7B & 8B Culinary Water Tank, Transmission Line, and Meter Vault. RCV (By Director of Engineering/City Engineer, Brad Klavano)

City Engineer Brad Klavano reviewed information from the Staff Report.

Council Member Shelton asked if the majority of this is for managing the construction.

Director Klavano said it is to help during construction, reviewing submittals and some inspections. He said \$220,000 of the proposal was for the work described above, the design costs are \$278,000.

Council Member Shelton asked how the payments work.

Director Klavano said they will bill the city monthly for the work they've completed, he reviews the bills and they are paid progressively. This will end up being about a 3-4 year contract with them and they will be paid monthly over that period of time.

Council Member Shelton motioned to approve Resolution R2021-25, Authorizing an Exception to the South Jordan Purchasing Policy for Professional Services. Council Member Zander seconded the motion. Roll Call vote was 5-0, vote was unanimous in favor.

I. Staff Reports and Calendaring Items

Director of Strategic Services Don Tingey said this morning he sent everyone a draft copy of the Community Energy Action Plan. He believes it was in January that the Rocky Mountain Power folks came and visited about initiating this project. On the heels of House Bill 411, a number of communities signed up for this and they are getting to the point where they will be voting in their councils as to whether or not they are going to do the sustainable energy plans in accordance with House Bill 411. This effort is happening in three communities in Utah right now, Orem, Sandy and South Jordan. Each of the communities are looking at what their stakeholders would like to do, how we can be a sustainable energy community, and we have had three to four months' worth of meetings. There is a meeting every other week and two community stakeholder meetings where they have invited people in the community that deal with their energy and are interested in sustainability; this includes Rio Tinto's energy group, as well as Rocky Mountain Power and the consultants with the Brendle Group. These groups have been guiding and directing us using the Rocky Mountain Power Sustainable Energy Guide. This was put together after a community survey through Y2K Analytics to look at what our community residents were looking for and Rocky Mountain Power put some information in here that they've learned from our community through their own energy usage. It is apparent that we are a growing community with large homes which require a lot of energy use, a business community that while robust is not as large as Sandy and Orem's business community, and we have a couple high energy users so our commercial energy use is high. They identified a lot of areas where they have identified opportunities to show some improvement in energy efficiency in our community. There are a lot of businesses like Rio Tinto and Merit Medical that are doing a lot with their facilities for energy efficiency. This report allows us to identify some of those areas and then recognize businesses more often and in a light of sustainability with Rocky Mountain Power and the city as we move forward. This report included some key findings that they found as they looked at the community, as well as some areas of strategy that they are looking at; there are eight major strategies they want to look at. Some of those areas are identifying partners for workforce development programs, developing an electric vehicle plan for the city fleet and equipment and creating and recommissioning the schedule for city facilities. It is recommended every 3-5 years that technology has changed enough in energy efficiency to go through the buildings and do audits to identify opportunities for efficiency. In many cases, Rocky Mountain Power's grant funding is used to do those improvements; we have done that a number of times in the city in the last 5-7 years already. We are looking at creating a revolving loan fund for city energy projects, similar to what was done with the street light LED project using our own money. We are looking at including energy best practices in city design specifications, similar to what was done while building the fire station

where we discussed putting solar on top of it; the ROI on it wasn't sufficient but we still included some of that ability to do that in the future in the structure. We also want to create opportunities to learn from our peers; what we learn in South Jordan, as well as what Sandy and Orem learn, can be shared through the League or the City Manager's Association and other opportunities. The three main areas that were looked at and classified in the report in were economic development, air quality and cost saving/efficiency. They wanted to get this out because it will be brought back around September or October after one more stakeholder meeting in August and finalizing the plan for the council's approval. If there is anything that is missing, that the council has heard about from constituents or something that is already being done in their businesses that they could include in here, he would like to hear about it. They have been able to find lots of opportunities while doing this to partner with groups like Utah Clean Energy and Envision Utah to get the word out about what they are doing.

Director Klavano mentioned Wednesday night next week UDOT is having a virtual public input meeting for the 9800 South and Bangerter interchange from 6:00 to 7:00 p.m., then on Thursday that week from 6:00 to 7:30 p.m. there will be a meeting at Elk Ridge Middle School and the public is invited to give comments on the interchange. They will not be presenting any preliminary layouts or designs, they are just requesting public input at the two meetings.

Mayor Ramsey said the residents from the neighborhood with the house fire last week were extremely grateful for everyone who was involved. The owner of the new car dealership, Tom, specifically thanked Mr. Preece and Mr. Whatcott for their work. Senator Karen Mayne was at one of the ribbon cuttings the mayor attended and she is on the redistricting committee for the state; she said lots of changes are coming to our area with all the growth taking place out here. The public hearing schedule was released yesterday for redistricting, they are taking place all over the state. All of the meetings in Salt Lake will be at the State Capitol. The schedule is available on the State Redistricting committee's website as well as Twitter. If anyone has input, and since this area is likely to have a lot of new lines drawn, these meetings are the place to do that.

Manager Whatcott said the Census Bureau has not released city data yet. He got an email from the Census Bureau earlier this week indicating that they might release the first piece of local data around August 16. We have to do the same things here that are going to happen at the state level and national level. Right now only the state data information has been released, but all the specifics and detailed information has not been released yet. There is a lot of information still to come, once we get that information the city will have to sit down and discuss how they want to approach their own internal process of redistricting and redrawing boundaries again.

Mayor Ramsey said that this may be why Senator Mayne mentioned that there were going to be a lot of changes in our area, simply because of how much it has grown and changed over the last 10 years. The first public hearing is scheduled for August 18, so we might see local information by the 16th as estimated. The hearings go through November 10th and they are all throughout the state.

Attorney Loose said the last time this was done a decade ago they wanted to have all the council member districts within about 4%, based on population. Based on all the growth that has happened in the last 10 years in specific districts there is going to be shifting, that will be discussed later. Our GIS Coordinator Matt Jarman has been key to that in past years.

Council Member Shelton motioned to recess the City Council Meeting and move to an executive closed session to discuss the purchase, exchange or lease of real property; as well as the character and competency of an individual. Council Member Zander seconded the motion, vote was unanimous in favor.

Meeting recessed until 9:15pm

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

J. Executive Closed Session: Discussion of the purchase, exchange, or lease of real property.

ADJOURN CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

Council Member Shelton made a motion to adjourn the executive closed session meeting and return to the City Council Meeting. Council Member Zander seconded the motion. The vote was unanimous in favor.

ADJOURNMENT

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

The July 20, 2021 City Council meeting adjourned at 10:07 p.m.

This is a true and correct copy of the July 20, 2021 City Council Meeting Minutes, which were approved on August 3, 2021.

Anna Crookston

South Jordan City Recorder

From: Sarah McKay

Sent: Thursday, July 15, 2021 3:07:42 PM

Subject: Ordinance change regarding farmers' produce stands

Hi, Tamara. I don't know if you remember me but we were in your ward in Daybreak several years ago and now my husband, Marty, and I own McKay Realty. I also have another business, Peach and Bee Produce. I have partnered with Schimidt's Farm and Greenhouse in West Jordan to help operate their local produce stands at which we will be selling their legendary sweet corn, as well as his other produce. He is a multi-generational farmer and farms several plots of land in the valley, including at least one plot in South Jordan at 11800 South and 5600 West.

The reason for my email is that we would like to have a summer produce stand in South Jordan but SJ City Code is very restrictive, especially compared to other surrounding cities, in that farmers are only allowed to sell the produce that they grow in South Jordan itself, and are restricted to only selling it on the actual plot of land on which it is grown. He has corn in South Jordan, but his other produce is grown on plots of land around the valley including Draper, Bluffdale, and West Jordan.

Obtaining our Temporary Use permits in Herriman and Saratoga Springs was no problem at all so I was very surprised to hear of these restrictions in South Jordan. I am a strong supporter and believer in farmers and buying local. Farmers are essential and incredibly valuable. They are part of the lifeblood and history of our community. It seems to me that we should be doing everything we can to accommodate our local farmers, especially considering the current difficulties they are experiencing in the face of extreme drought, slowly shrinking plots of farmland, rising costs, and many other challenges to running a farm.

We have identified a location on which a fireworks stand currently operates. If a company can sell fireworks made in China, how can we possibly justify restricting a local farmer from selling his produce grown right here in Salt Lake County, including South Jordan?

I would love to hear your thoughts on how we can get this Ordinance changed. What do you suggest?

Thank you so much, Tamara.

Sarah McKay

13256 S Cocomo Ct., Herriman

Attachment B - Item G.1. Presentation



JORDAN VALLEY WATER
CONSERVANCY DISTRICT

REPORT TO SOUTH JORDAN CITY COUNCIL REGARDING A PROPOSED PROPERTY TAX RATE INCREASE FOR 2021

July 20, 2021

Jordan Valley Water Conservancy District is proposing a property tax increase for its fiscal year 2021/2022 budget.

A public hearing is scheduled for August 11, 2021, at 6:00 p.m., where citizens will be able to attend and ask questions or make comments.

A growing service area and increasing water demands require additional water supplies and infrastructure, costing millions of dollars.

Summary information regarding Jordan Valley's proposed property tax increase:

FROM JORDAN VALLEY'S 2021/2022 TENTATIVE BUDGET:

Total budgeted revenue	\$84.5 million
Property tax revenue as a percentage of total budgeted revenue	27%
Amount of additional revenue from the proposed property tax increase	\$1.8 million
Percent increase in property tax revenue	9.4%
Percent increase in property tax revenue to the total annual cost of water (average residence)	1.3%



PROPERTY TAX INCREASE BASED ON A HOME OR BUSINESS VALUE OF \$465,000:

	Home	Business
Current annual property tax	\$86.19	\$156.71
New annual property tax	\$94.37	\$171.59
Annual property tax increase	\$8.18	\$14.88

PURPOSE FOR ADDITIONAL PROPERTY TAX REVENUE:

Major capital projects and debt needs over the next five years, which property tax helps support.

Treatment plant expansion	\$65.3 million
New storage reservoir	\$23.4 million
New booster pump station	\$10.5 million
New debt/bonds to be issued	\$180 million



Temple Dr

Mabey Ln

1230 W

Generation Ln

Samuel Holt Dr

Nave Ln

Samuel Holt Ln

Holt Farm Ln

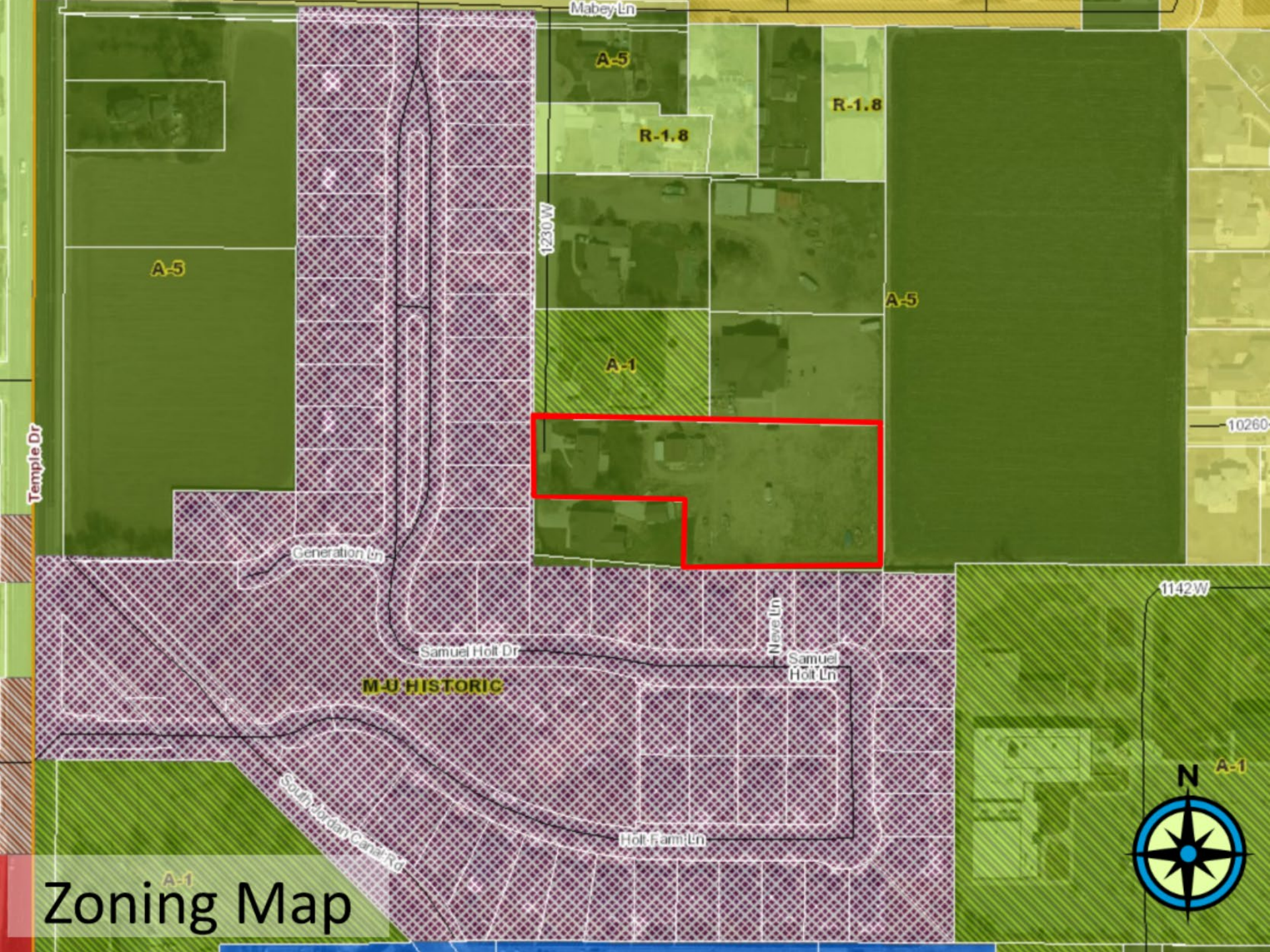
South Jordan Canal Rd

10260 S

1142 W



Location Map



A-5

A-5

R-1.8

R-1.8

1230 W

A-1

A-5

10260

Generation Ln

Samuel Holt Dr

Nave Ln

Samuel Holt Ln

M-U HISTORIC

1142 W

South Jordan Canal Rd

Holt Family Ln

A-1



Zoning Map



Mabe Ln

Temple Dr

1230W

HIST

10260 S

Generation Ln

OS

Samuel Holt Dr

Neve Ln

Samuel Holt Ln

1142W

South Jordan Canal Rd

Holt Farm Ln



Future Land Use Map



Kitty Hawk Road

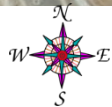
Proposed
to be
Vacated

Falcon Rise Drive

Arranmore Drive

Arranmore Drive

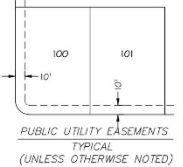
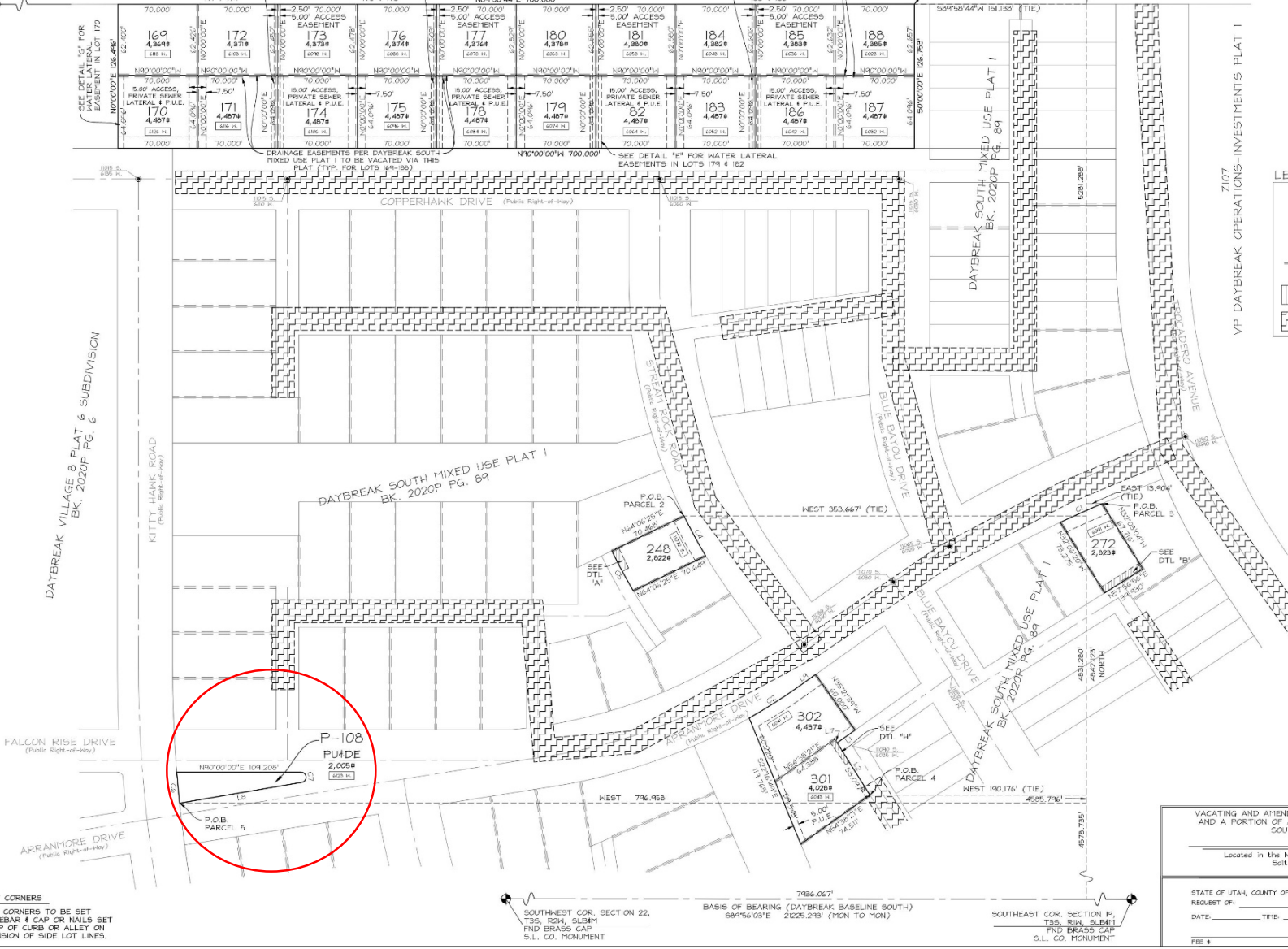
Location Map



THE BOARD OF EDUCATION OF THE
 JORDAN SCHOOL DISTRICT
 26-14-300-007

NORTH 1/4 COR. SECTION 23,
 T35N, R22W, S18E PM
 FND BRASS CAP
 S.L. CO. MONUMENT

NORTHWEST COR. SECTION 23,
 T35N, R22W, S18E PM
 FND BRASS CAP
 S.L. CO. MONUMENT



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- VERTICAL INGRESS/EGRESS, PRIVATE SEWER LATERAL, AND DRAINAGE EASEMENT
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10672 PAGE 6537

VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1
 Z107

GRAPHIC SCALE

(IN FEET)
 1 inch = 40 ft.

Sheet 2 of 4

VACATING AND AMENDING LOTS 169-188, 248, 272, 301 & 302 AND A PORTION OF ARRANMORE DRIVE OF THE DAYBREAK SOUTH MIXED USE PLAT 1

Located in the North Half of Section 23, T35N, R22W, S18E, Salt Lake Base and Meridian

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEE \$ _____ SALT LAKE COUNTY RECORDER

PROPERTY CORNERS
 PROPERTY CORNERS TO BE SET WILL BE REBAR 4 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

SOUTHWEST COR. SECTION 22,
 T35N, R22W, S18E PM
 FND BRASS CAP
 S.L. CO. MONUMENT

7386.067'
 BASIS OF BEARING (DAYBREAK BASELINE SOUTH)
 S04°56'03"E 2125.243' (MON TO MON)

SOUTHEAST COR. SECTION 19,
 T35N, R22W, S18E PM
 FND BRASS CAP
 S.L. CO. MONUMENT