

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

June 17, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Deputy Fire Chief Ryan Lessner, Police Chief Jeff Carr, City Engineer Brad Klavano, Associate Director of Recreation Brad Vaske, Public Works Director Raymond Garrison, Associate Director of Public Works Colby Hill, Director of Planning & Economic Development Brian Preece, Director of Human Resources Teresa Cook, Communications Manager/PIO, Rachael Van Cleave, CTO Matthew Davis, Systems Administrator Ken Roberts, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Deputy Recorder Ambra Holland, Long-Range Planner Joe Moss, Planner III Damir Drozdek,

Absent:

Others: Nate Shipp, Krisel Travis, Fred Philpot, Lisa Benson, Susan Hinds, Annette Barney

4:33 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – *By Council Member, Jason McGuire*

Council Member McGuire offered the invocation.

Council Member Harris motioned to amend the City Council Study Meeting agenda to move Item D. Discussion/Review of Regular Council Meeting after Item F. Discussion Items. Council Member Johnson seconded the motion. Vote was 4-0, unanimous in favor. Council Member Zander was absent from the vote.

C. Mayor and Council Coordination

Item D. Discussion Items moved as previously motioned.

E. Presentation Item:

E.1. Fraud Risk Assessment. *(By CFO, Sunil Naidu)*

CFO Sunil Naidu reviewed a prepared handout (Attached A). He provided an overview of the recent audit committee's work on the required risk assessment mandated by the state auditor's office. This assessment evaluates potential risks across various areas using a standardized form, with a focus on ensuring policies and procedures are in place to minimize those risks. He confirmed the city is in compliance with all recommendations and has appropriate mitigating factors where policies may not yet be fully developed. He noted that council members are required to complete an auditor's test every four years, with entity-specific certifications that must be submitted and tracked as part of the audit scope. The city maintains a fraud hotline, which has not received any reports. The internal audit function is overseen by the audit committee. CFO Naidu and City Manager Dustin Lewis will certify and submit the risk assessment to the state auditor's office. The presentation to the council fulfills the requirement to present the assessment before the fiscal year ends.

Council Member Zander joined the meeting.

Mayor Ramsey noted that the fraud risk assessment received the highest possible score following a thorough evaluation by outside auditors and the audit committee was happy with the outcome.

Council Member McGuire motioned to amend the City Council Study Meeting agenda to switch the order of agenda items F.1. and F.2., so the discussion on the Altitude development project would be held first, followed by the parks master plan and impact fee discussion. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

F. Discussion Items:

F.1. Altitude Development project. *(By DAI, Nate Shipp)*

Nate Shipp reviewed prepared presentation (Attachment B). He explained the development's background, starting with the original focus on the FrontRunner station and the property's current zoning, which is a holding zone. Initially, a site plan proposed 187 townhomes with an even split of 50% for sale and 50% for rent. During planning commission review, concerns arose from the Jordan River Commission regarding the project's impact on the Jordan River, particularly because some proposed buildings were within the floodplain and near sensitive land identified in a city study. In response, the developer revised the plan to remove all buildings from the floodplain, eliminating the need to raise the site and reducing environmental impact. This adjustment also increased the preserved sensitive land area. A new product type, condominiums, was introduced, aimed at offering for-sale units starting around \$360,000 to enhance affordability. The Jordan River Commission has since provided a letter of recommendation supporting the updated plan. Overall, the revised project reduces development in sensitive areas while maintaining a balance between environmental protection and housing affordability. He added that the revised plan includes just over six acres of preserved open space adjacent to the Jordan River, in addition to open space within the development itself. He described the experience of presenting to the full Jordan River Commission as valuable, highlighting the collaborative process between the developer and the commission to balance development goals with environmental preservation. He shared a rendering (Attachment B) showing the preserved

area and the location of homes. The updated plan increases the total number of units to 222, up from the previous 187 units presented to the council. He explained that the project team, including Krisel Travis, has revised the plan from 187 to 222 units, increasing the density from just over 10 to 12 units per acre. Despite the increase, the developed footprint has been reduced by preserving more open space. The unit mix remains consistent, with 94 units for rent and the remainder for sale. The additional units are mostly condominiums, which will be offered at a more affordable price point, starting around \$360,000-\$370,000, significantly lower than the previous \$700,000–\$800,000 range. He described the project as a "push-pull" effort balancing environmental concerns with livability, involving a large number of iterations of the plan to refine building placement, parking, and trail connectivity. The proposal includes restoring over six acres of open space along the Jordan River to its natural state, including a memorial garden honoring the original landowner, who was an advocate for the river. The team has worked closely with the city's engineering department to design stormwater swales that enhance wetlands rather than harm them. The project commits to providing a trail connection to the Jordan River Trail and is offering \$350,000 in funding, in addition to the trail construction cost, totaling over half a million dollars to support the regional trail system. He also addressed concerns about funding for a planned pedestrian bridge over the Jordan River, noting active efforts to secure additional funding from state sources as a backup to federal funds.

Council Member McGuire asked about the condominium units, specifically inquiring about their type and size. Mr. Shipp responded that the condominiums will range in size from two-bedroom to four-bedroom units.

Council Member Zander asked for clarification on the \$360,000 to \$370,000 price range, confirming that those would be two-bedroom units and inquiring about the square footage of those condos.

Krisel Travis explained that the condominiums will be approximately 1,000 to 1,200 square feet. Each unit includes a one-car garage and a driveway parking space. The buildings are 14-plexes, with 10 garages per building. For units without garages, there are two assigned covered parking spaces available, as indicated in the parking plan.

Mayor Ramsey asked if buyers will have the option to choose units with a garage or to save by selecting units without a garage. Ms. Travis confirmed that offering units without garages helps keep the affordability of the condominiums lower.

Council Member Johnson asked if the condominiums would include one covered parking space per unit. Ms. Travis responded that there will be a second assigned parking spot for units without a garage, with the first spot located in the driveway. The map (Attachment B) illustrates this arrangement.

Mr. Shipp explained the parking layout, noting that townhomes have garage spaces, while the condominium buildings include built-in garages as well as assigned surface parking spaces, indicated in blue and green on the map (Attachment B). He added that overall, the project provides 3.45 parking stalls per unit, with parking thoughtfully distributed throughout the

development. He emphasized his preference against projects that cluster all units in one area and isolate parking in a large lot elsewhere, highlighting the importance of well-distributed parking for functional design.

Council Member Zander expressed concern about the placement of parking spaces, particularly the green and blue assigned surface spots, adjacent to the wetlands. She worried that rows of parked cars could detract from the natural beauty and make the area less inviting or navigable for residents, potentially obstructing the scenic views from the condominium units. She questioned whether alternative solutions had been considered to avoid impacting the visual appeal of the wetlands.

Ms. Travis responded by explaining that the garages for the condominiums are located on the backside of the buildings, facing away from the wetlands. The parking stalls adjacent to the wetlands are surface spots oriented towards the back, while the living spaces with views would be on the second story above the parking areas. This design aims to minimize the visual impact of the parking lots, effectively functioning like hidden parking behind the buildings, separated by a 20-foot driveway. She explained that the building is oriented so that the garages face inward toward a courtyard area, which consists of grass and water-wise dry scaping. Residents on the ground level would primarily see this courtyard rather than the parking. The second-story units, situated about 10 feet higher, would have views overlooking the courtyard and wetlands. Therefore, the parking's visual impact would mostly affect only one ground-floor unit on one building, addressing concerns about obstructed views for most residents.

Council Member Zander asked for clarification regarding the alley-loaded private road at the back of the buildings and expressed concern about preserving the pristine view. She noted that only the upper-story units would have unobstructed views of the wetlands, while the ground-floor units might have limited visibility.

Ms. Travis explained that due to the significant grade changes on the site, the units are stepped up accordingly. This design allows upper-floor units, especially those at higher elevations, to have premium views of the wetlands and surrounding areas.

Mayor Ramsey acknowledged Council Member Zander's valid concern about parking impacting views but noted that the significantly increased green space adjacent to the wetlands and river in the revised plan alleviates her concerns, providing a more substantial buffer and preserving the natural setting.

Ms. Travis explained that the project design follows the Jordan River Commission's guidelines, which include bronze, silver, and gold buffer zones from the river. The current parking lot placement meets the silver or gold standards, allowing some encroachment within the designated buffer, reflecting the Commission's principles to balance development with river protection.

Council Member Shelton inquired about the funding status for the proposed bridge across the Jordan River, seeking clarification on whether there is secured or anticipated funding to support its construction.

Ms. Travis confirmed that in December 2023, the city's engineering staff applied for a Congestion Mitigation and Air Quality (CMAQ) grant, which was awarded in early 2024 for \$1.5 million, with a 10% city match required. This funding was secured prior to the project team's involvement and became known to them around September 2024. Since then, the team has been actively working to coordinate the project and ensure the grant funds are properly utilized. The grant is guaranteed, providing a solid financial foundation for the bridge project.

Mayor Ramsey clarified that the grant funding for the bridge project is administered through the Wasatch Front Regional Council (WFRC), which oversees the awarding of grants such as the CMAQ program used to support this initiative.

Ms. Travis explained that she had spoken with WFRC, who confirmed that there has not been any indication that federal funds for transportation, trails, or pedestrian projects are being withdrawn. She emphasized that based on conversations with city engineering staff, the primary delay in the bridge project is the completion of environmental studies. The \$350,000 contribution from the developer, as outlined in the development agreement, is intended to help accelerate that process. She added that Mr. Shipp is also leveraging his connections to support the project and help secure any additional funding needed.

Mr. Shipp added that it's important to understand the funding breakdown. Of the \$1.5 million awarded through the grant, the city is required to provide a 10% match, \$150,000. His team is contributing an additional \$200,000 on top of that to help expedite the required environmental studies. The goal is to move quickly and ensure the bridge project is completed before any potential changes to grant availability or policy could jeopardize the funding.

Mayor Ramsey inquired when the CMAQ grant funds would become available.

City Engineer Brad Klavano clarified that the CMAQ funds for the pedestrian bridge project are currently programmed for 2028. However, after discussions with WFRC staff, it appears feasible to move the project up in the schedule once the environmental work is completed. The environmental study, which is the City's responsibility, is estimated to cost between \$80,000 to \$100,000 due to the location near the river and associated complexities. Once that work is finished, the project can enter the programming phase for earlier implementation. He noted that the city's local match for the CMAQ portion is approximately \$135,000. The CMAQ program will contribute \$1.45 million. He emphasized that although CMAQ is commonly referred to as a grant, it is technically a funding program. For reference, he mentioned that West Jordan constructed a similar pedestrian bridge over the Jordan River around 7800 South approximately two years ago, during the tail end of the high-inflation period, at a cost of roughly \$1.2 million. The river's width at that location is comparable to the site proposed in South Jordan, suggesting the cost estimate is reasonable. Additionally, the original program request included \$135,000 for right-of-way acquisition and \$93,000 for trail construction up the hill, both of which will not be needed. These unused allocations can be redirected to help cover other aspects of the project.

Mr. Shipp added that, in addition to the \$350,000 contribution discussed earlier, the applicant is also providing project-related improvements and dedicating right-of-way to help offset other

anticipated costs associated with the Jordan River pedestrian bridge project. These additional contributions are intended to support a project the City had already been pursuing and further reduce the City's financial and logistical burden.

City Engineer Klavano stated that the connection between the Jordan River and the FrontRunner station had already been identified in the City's Transportation Master Plan and Trails Master Plan prior to the applicant's proposal. The development plans presented by the applicant have since aligned with and supported those long-standing goals, allowing the two efforts to complement each other.

Council Member Zander asked for clarification regarding the \$350,000 donation from the applicant toward the pedestrian bridge project. She inquired whether that amount was being used in conjunction with the federally awarded program that requires a city match, or if the \$350,000 constituted the city's contribution.

City Engineer Klavano responded that the \$350,000 contribution from the applicant should be sufficient to cover the City's required funding match and the associated environmental costs, with the potential to cover additional project-related expenses as well.

Mr. Shipp added that in addition to the \$350,000 grant contribution, the applicant is donating approximately \$130,000 in right-of-way and investing another \$100,000 in improvements to that right-of-way for the trail. Combined, these contributions total nearly \$600,000 toward a project with an estimated cost of \$1.2 million in West Jordan.

Council Member Johnson asked whether the current funding is sufficient to complete the project. City Engineer Klavano said he believes that the available funding will likely cover the project costs. He noted some cost increases due to inflation but believes the combination of city contributions and secured funds should be sufficient. However, he acknowledged that future inflation could still impact the budget.

Ms. Travis continued to review prepared presentation (Attachment B) addressing concerns raised by the Planning Commission regarding livability and amenity space. In response, the project team added two new amenity areas designed for activities rather than just grassy spaces. These areas, located on flatter terrain, aim to enhance the quality of life for residents despite site challenges. She added that while the amenity spaces will be generally flat, they are designed to accommodate both active play and casual use, such as laying out blankets or running around. Since the homes are rear-loaded, these areas are intended to serve as neighborhood gathering spaces.

Council Member McGuire agreed that placing some amenities in those lower areas would encourage neighborhood socializing, especially since residents may be reluctant to walk uphill to other spaces. He suggested including simple features like cornhole games in the lower areas and ladder toss or similar activities in the upper spaces to distribute amenities effectively. Ms. Travis noted that while the green space appears expansive on the map, the actual distance between the amenity areas is closer to about 50 feet, making it less open than it might seem visually.

Council Member McGuire acknowledged that many residents will likely want to connect with the Jordan River for recreation. He also noted that, given the price range and number of bedrooms, the development may attract younger families.

Ms. Travis explained that there is a 40-foot spacing between buildings in the concept plan, allowing for substantial porch areas. Each unit is designed to include a small patio space as well.

Council Member Johnson asked if the units would have large porches given the layout. Ms. Travis confirmed that each unit will indeed have porches and small patio spaces.

Ms. Travis continued to review prepared presentation (Attachment B). She explained that, honoring the botanist's legacy, they plan to reintroduce localized plant life along the trail. Informational cards will be placed throughout the trail to educate visitors about the native flora and fauna. The adjacent government-owned land will remain open space, allowing for uninterrupted natural views and enhancing the educational and recreational experience along the trail.

Council Member McGuire asked if the open space and garden areas would be maintained by the Homeowners Association (HOA), seeking clarification on who would be responsible for their upkeep. Ms. Travis confirmed the HOA will maintain the development.

Council Member Zander added that the development will need designated dog waste stations with bags to accommodate residents with pets. Ms. Travis confirmed that dog waste stations and pick-up spots are already programmed into the development plans and will be incorporated accordingly.

Mr. Shipp emphasized the need for a balanced approach, noting that this open space will likely see more public use due to its connection to the trail. Consequently, there will be a greater need for diligence in managing dog waste, as it will impact not only residents but also trail users.

Ms. Travis continued to review prepared presentation (Attachment B). She addressed concerns raised during the planning commission public hearings about the views from residents on the opposite side of the river. She explained that detailed renderings were created to show what those views would look like. The distance between the development and those residents is over 600 feet, which, while it may not sound large, represents a significant separation in this context. She explained that, in response to feedback from the Planning Commission and nearby property owners, changes were made to the fencing design. Initially, the Jordan River Commission had suggested using an open-rail fence along the northern property line to maintain connectivity and openness adjacent to the neighboring equestrian property. However, the adjacent property owner expressed concern that such fencing would not sufficiently contain their horses. As a result, the applicant reverted to the original fencing proposal to ensure the safety and containment of the neighboring animals, aligning with the initial application.

Mr. Shipp added that along the northern boundary, the fencing has been adjusted back to the original design to accommodate the adjacent property owner's concerns regarding horse containment. However, along the southern boundary, adjacent to government-owned open space,

the split-rail fencing will remain, as requested by the Jordan River Commission. This design choice supports openness and visual continuity with the natural environment. He also referenced a map (Attachment B) showing the planned trail system, which includes both private and public trails integrated throughout the development.

Council Member McGuire inquired whether the entire east side of the development would include a precast wall. Ms. Travis confirmed that it would, noting that the precast wall would run the full length of the eastern boundary. She added that a number of trees along the eastern boundary would be removed but would be replaced within the community. She also confirmed that a concrete-style precast fence would be installed along that side of the development.

Ms. Travis explained that the team developed a connectivity graphic to illustrate how residents and visitors will access different areas within the development. She highlighted that the public amenity trail, which previously ended mid-project, will now continue through the entire site and extend to the property line. This extension is part of the project's contribution. She noted that the final connection to the TRAX station will utilize an existing four-foot sidewalk, as the right-of-way ends at that point.

Council Member Zander asked for the width of the proposed trail. Ms. Travis responded that the trail will be 10 feet wide throughout their property.

Mr. Shipp explained that regarding the townhome design, the development will feature rear-loaded units, meaning the garages are located at the back of the buildings. The rendering he shared (Attachment B) illustrated the front of the units with front doors facing landscaped areas, creating a more pedestrian-friendly and community-oriented environment.

Ms. Travis added that the units shown in the middle are two-story buildings with dropped garages, effectively making them three-story homes where residents enter on the second level. These are front-loaded units with garages at the front, and the design reflects varying building heights throughout the development. She noted that the team is requesting an exception in the Master Development Agreement (MDA) to increase the height limit from 35 feet to 40 feet in order to allow for nine-foot ceiling heights, which would improve the overall livability of the units.

Council Member Johnson asked if the height adjustment was the only change being requested.

Ms. Travis confirmed that the only request is for the height adjustment. She added that they included additional clarifications regarding the definition of height measurement, whether it is measured from one point to another, to ensure clarity in the MDA for the townhomes. She noted that the condominium product would be addressed separately beyond this.

Mr. Shipp shared various renderings (Attachment B) showcasing different color schemes for the development, clarifying that these images are conceptual and do not represent the final building appearance.

Ms. Travis noted they have taken the project to the City's Development Review Committee (DRC) and received approval earlier, and the current request is to allow the condominium buildings to

exceed the residential zone height limit. The condominiums are four stories tall, reaching approximately 51 to 52 feet, which is above the allowed height, and they are seeking approval for this height exception.

Mr. Shipp confirmed that the originally agreed-upon number of 94 rental units remains unchanged, and the increase to 222 total units consists entirely of for-sale units, including the new condominium product. This results in 128 for-sale units and 94 rental units as originally planned.

Mayor Ramsey clarified that the originally agreed-upon number of 94 rental units, representing 50% of the development, will be maintained. The increase in total units will be entirely for-sale units, including the new condominium product, resulting in 128 for-sale units and 94 rental units as planned. Ms. Travis confirmed that the ratio adjusts slightly to approximately 48% rental units and 52% for-sale units.

Council Member Johnson stated that the applicant has three requests; additional units and two height exceptions. Mr. Shipp responded that one of the concerns raised in 2024 regarding access has been resolved. The applicant has closed on and purchased additional property on the private drive to the north to allow for widening. The necessary calculations have been completed, and the work is close to starting, effectively addressing that access issue.

Ms. Travis explained that the primary access to the development will be through Ultradent, with a secondary full-movement access point as well. She addressed concerns raised by a neighboring property owner at the Planning Commission, noting that they recently appeared before the commission on April 10 for a plat amendment to address these issues. The plan ensures a 20-foot clear area that will not impede the neighbor's access, maintaining the same conditions granted in the neighbor's original plat.

Mr. Shipp expressed appreciation for the collaborative process, highlighting the valuable input and diverse perspectives that shaped the project, from site topography and access to the Jordan River to creating an affordable, market-supported product. He expressed confidence in the current plan, stating that the company stands behind it as a model development. He noted that they presented it to the Jordan River Commission as an example of how developers and environmentalists can successfully collaborate.

Ms. Travis noted that they are engaging with programs to assist with weed mitigation, specifically targeting Phragmites, and the replanting of trees. They plan to take full advantage of these resources to support environmental restoration efforts.

Mr. Shipp added that the collaboration has been very positive, with reciprocal support emerging over time. He emphasized that it has been a great partnership overall.

Ms. Travis added that the city staff has been very helpful throughout the process, making compromises on grading, roadways, and other technical details that enabled the project to progress to its current stage. She also noted that since the council last saw the project in June

2024, while there is still a significant amount of fill involved, the site has been shifted and lowered overall, improving the design and impact.

Mr. Shipp explained that the original plan to raise the site out of the floodplain would have required a 20-foot retaining wall behind the units near the parking area. However, since the plan was revised to avoid building in the floodplain, that retaining wall is no longer needed. As a result, the entire site has been lowered, eliminating the need for such extensive retaining structures.

Mayor Ramsey expressed appreciation for the evolution of the project, noting that the current proposal aligns much more closely with the council's initial vision and requests. She praised the inclusion of the for-sale condominium product and the maintained balance between rental and for-sale units, highlighting the variety of housing types now available. She acknowledged the considerable effort that has gone into refining the project to make it stronger and more suitable for the area.

Ms. Travis clarified that there will be a single HOA governing the entire development, with deed restrictions ensuring the condominiums remain owner-occupied. She emphasized that owners will not be allowed to purchase units at a lower price, live in them briefly, and then convert them to rentals, these units must remain for sale and owner-occupied throughout.

Council Member Johnson confirmed that all units will be subject to these ownership restrictions. Ms. Travis explained that out of the 128 for-sale units, 84 are condominiums. The remaining for-sale units will be townhomes, which are expected to be somewhat more expensive but will also carry the same ownership restriction requiring them to remain owner-occupied and not rented out.

Council Member Zander inquired whether all product types would include both for-sale and for-rent units, or if certain products would be designated exclusively as either for sale or for rent. Mr. Shipp responded that all the condominiums will be sold rather than rented. He explained that mixing rental and for-sale units within the same condominium building is challenging, so each building will be exclusively one or the other. In this case, the condos will be entirely for sale.

Ms. Travis added that, due to how condominium plats and airspace restrictions work, it is much simpler to keep all units within a building as one ownership type. This allows them to be managed as a single entity within the HOA, simplifying governance and compliance.

Council Member Zander asked for clarification regarding the 84 condominium units compared to the total 128 for-sale units, inquiring whether the remaining for-sale units will be scattered among other product types or if there is only one additional product type planned. Ms. Travis confirmed the rest will be scattered.

Council Member Johnson expressed concern that the primary issue with the project is the cost and funding of the bridge. She noted uncertainty about how to ensure confidence that the bridge will be completed and emphasized the risk of the project moving forward while the city may face unforeseen additional financial burdens related to the bridge.

Mr. Shipp explained that the bridge project is independent of their development. The bridge existed before the project, so if the development does not proceed, the city would still need to fund and manage the bridge construction. Without the project, costs could increase due to the need to acquire easements and make trail improvements without the developer's contributions. He emphasized that the project actually helps alleviate some of the financial and logistical burdens related to the bridge.

Council Member Johnson expressed uncertainty about the timeline for constructing the bridge, indicating that there was no clear plan or immediate schedule for its completion. Ms. Travis noted that the funding for the bridge is expected to become available around 2028, so there is some time to plan and complete the project. However, she also acknowledged concerns about inflation and other unpredictable factors that could affect costs by then.

Mayor Ramsey added that the funding won't be available until 2028 unless they can accelerate the timeline by completing the environmental study and potentially move up the CMAQ grant schedule. Mr. Shipp stated that they are willing to release funds immediately to accelerate the bridge project. He emphasized that everyone wants the bridge completed and that they have begun working with the city to secure backup or additional financing in case the grant does not fully cover the costs. While he cannot guarantee full funding at this moment, he noted ongoing or upcoming conversations with elected officials to explore financial solutions. He added that they are committed to actively lobbying in support of the effort to secure funding for the bridge project.

Council Member Shelton expressed gratitude and appreciation for the developers' efforts, noting that they did not walk away from the project despite challenges. He acknowledged that nearly all council requests have been incorporated into the current plan. He also mentioned his regular communication with the director of the Jordan River Commission, who is eager to see the project move forward. He concluded by expressing his personal support for the project at this time.

Council Member Harris commented that one noticeable difference from the original presentation is the reduction of open space in certain areas. Specifically, the space initially intended for amenities such as pickleball courts now appears to be occupied by buildings. Ms. Travis explained that the developable space decreased from about 14 acres last year to approximately 12.5 acres now, due to the balancing adjustments made throughout the project. This reduction is part of the "push-pull" process Mr. Shipp referred to in managing the site's layout and environmental considerations.

Council Member Harris expressed concern regarding the increase in density and the corresponding reduction of green space within the residential units. He recalled prior discussions about including pickleball courts in the project and questioned how usable the green space adjacent to the Jordan River would be for residents. He requested further clarification on the functionality and accessibility of the riverfront green space beyond the trail system.

Mr. Shipp explained that the project aims to balance restoration with usability. The Jordan River Commission has strongly encouraged restoring the riverbank area to its natural, pristine state

rather than converting it into irrigated lawns or recreational fields like soccer fields or frisbee areas. They have requested the use of native grasses, flowering plants, and natural vegetation to preserve the environmental integrity of the space.

Ms. Travis added that part of the approach involves avoiding development within the floodplain, referencing the floodplain boundary map (Attachment B) to illustrate this point.

Council Member Harris expressed understanding of the Jordan River Commission's strong focus on preservation but voiced concern for the residents living in the development. He emphasized the need for more usable open green space for those residents, suggesting a better balance between environmental preservation and livability. While acknowledging the six acres of preserved land adjacent to the river, he stressed that some additional usable green space within the development would be necessary for him to fully support the project, even if it contrasts with the Commission's preferences. Mr. Shipp responded to Council Member Harris's concerns by acknowledging the challenge of balancing livability with environmental preservation. He emphasized that the project aims to strike the right balance between protecting the river space and providing residents with accessible, usable areas for recreation and play.

Ms. Travis responded that the six acres of natural open space adjacent to the Jordan River could be reduced to around five acres to allow for more developed, usable green space for residents, indicating flexibility to adjust the balance between preservation and livability.

Council Member Harris emphasized that his main concern is ensuring the residents have enough usable green space, focusing on their quality of life within the development.

Council Member Zander shared her perspective as a Daybreak resident, noting that while natural grasses are promoted as water-wise and environmentally friendly, they often result in unusable spaces where people cannot comfortably sit or play. She agreed with Council Member Harris's concerns about balancing natural preservation with functional green spaces for residents. Referencing the project renderings (Attachment B), she pointed out a disconnect between the illustrated grassy areas and how those spaces would realistically be experienced by residents.

Mr. Shipp acknowledged the distinction between the two types of green spaces within the project, explaining that the six-plus acres of natural area are intended to remain mostly untouched with native vegetation, while the developed green spaces within the community are landscaped and more usable for residents. He emphasized the balance between preserving natural habitat and providing functional, landscaped areas.

Council Member Zander inquired whether some walkable, usable green spaces could be incorporated within the six acres of natural area to better serve residents' recreational needs while maintaining environmental considerations.

Council Member Harris expressed interest in having open grass areas beyond the trail, simple, usable green spaces where residents could gather and engage in recreational activities.

Mr. Shipp asked what an appropriate balance might look like between preserving the natural landscape and providing usable open space for residents, seeking input on how best to achieve that equilibrium.

Council Member Zander suggested enhancing the gathering area by increasing the amount of usable green grass, rather than relying primarily on natural grasses, to better support community use and livability for future residents.

Council Member Harris offered to continue the conversation offline, noting that since the project is within his district, he would be happy to discuss the open space concerns further. He acknowledged the need to move on to the next agenda item due to time restraints but expressed interest in helping refine the balance of usable open space within the project.

F.2. Parks Master Plan & Impact Fee update. *(By Associate Director of Public Works, Colby Hill)*

Associate Director of Public Works Colby Hill introduced Lisa Benson with Landmark Design and Fred Philpot with Lewis Robertson Burningham Public Finance Advisors (LRB).

Lisa Benson reviewed prepared presentation (Attachment C). She outlined the planning process, public engagement efforts, and key findings. The plan is organized into seven chapters, including parks and open space, recreation, trails, operations, and implementation strategies. Fred Philpot's group also contributed a financial sustainability and impact fee analysis to support future implementation. She noted that the planning process included a strong collaboration with a city staff steering committee and extensive public engagement. This included a project website with an interactive public input map, a statistically valid survey conducted by Y2 Analytics, and focus interviews. Key survey takeaways showed that city residents use parks and amenities at higher-than-average rates compared to other communities. Residents expressed general satisfaction with the number of parks but showed less satisfaction with trail access and recreation opportunities. Regarding amenities, residents prioritized basic park improvements such as shade structures, trees, landscaping, more restrooms, improved maintenance, and pet waste disposal stations. The Farmers Market emerged as a top-rated community event, with additional interest in live music and concerts. Special-use facility requests included more pickleball courts, an outdoor amphitheater, a dog park, and an all-abilities park. Survey respondents also favored allocating funding toward upgrading existing parks and playgrounds, expanding walking and biking trails, preserving open space, and installing water-wise landscaping. These priorities were supported both in ranking and in hypothetical dollar allocation exercises. The online interactive map also provided location-based feedback. Residents expressed appreciation for existing amenities and emphasized desires for trail connectivity, especially between the Jordan River and other destinations. Concerns were raised about trail safety, road crossing design, and preserving natural areas such as land along the Welby Jacobs Canal. An outreach effort at the Farmers Market yielded similar feedback, with residents identifying playgrounds, open space, a recreation center, and splash pads as top priorities. To match public input with system planning, the team conducted a full inventory of city-owned parks and amenities, excluding privately owned or special-use spaces such as those managed by USU or Salt Lake County. The city's current level

of service (LOS) is 3.7 acres of parkland per 1,000 residents, which compares favorably to peer cities. While not included in official LOS calculations, private parks in the Daybreak area contribute significantly, Daybreak alone provides 4.2 acres per 1,000 residents. Combined, the city and Daybreak would average 4.4 acres per 1,000 if counted together. The analysis also identified service gaps, particularly in fully developed residential areas that fall outside of standard park service radius. These findings were presented visually through maps indicating both drive-time and walk-time accessibility. Walkability metrics showed even more noticeable gaps in park access. The team emphasized the importance of considering not just the number of park acres but their distribution and accessibility. Future planning will need to account for infill strategies and redevelopment opportunities to improve service in gap areas. She added that the LOS comparison list shown is not directly pulled from official city plans. Instead, she standardized the data by including only comparable, developed park types, excluding large open spaces such as canyon lands or vast undeveloped tracts. For example, while St. George and Provo report much higher official LOS figures, St. George is over 10 acres per 1,000 residents, those numbers often include significant natural open space. When comparing only similar, built park types, the surrounding cities align more closely with South Jordan's LOS, providing a more accurate peer comparison. She explained that when projecting future park LOS, the city considered balancing multiple priorities and modeled a slight reduction in LOS from 3.7 to 3.1 acres per 1,000 residents. This adjustment means that by 2035, the city will need over 350 total park acres. After accounting for existing park acreage, an additional 27.3 acres will be required to maintain this LOS by 2035. Looking further ahead to 2050, the total park acreage needed rises to approximately 472.8 acres. Subtracting existing and 2035-required acres, the city will need about 119.1 additional acres by 2050. Fortunately, several planned parks will help meet this demand, including 87.7 acres at Bingham Creek Regional Park and new community and neighborhood parks in the Kennecott area, plus 12.7 acres at Oquirrh East Park. In total, planned park acreage amounts to 150.4 acres. When factoring in existing and planned parks, the city is projected to have a surplus of park acreage by 2050 relative to the adjusted LOS target. She explained the LOS discussed is aspirational and used for planning purposes, separate from IFP and IFFA calculations. She presented a map (Attachment C) showing walkable service areas for upcoming parks on the west side of the city, including a large community park in the south and two neighborhood parks in the north. The plan also assesses amenities based on population ratios, such as residents per playground, to establish appropriate service levels. The current analysis identifies the most significant needs as pickleball courts, tennis courts, multipurpose fields, basketball courts, playgrounds, dog parks, off-leash areas, splash pads, and skate parks.

Mayor Ramsey noted that the upcoming pickleball courts in the city will be privately owned and require membership fees. She asked whether these private facilities might partially address the public demand for pickleball courts.

Council Member McGuire noted that the steering committee aimed to ensure the pickleball court count includes future demand at Bingham Creek Regional Park (BCRP) as additional phases are developed. He emphasized the need for pickleball courts both at BCRP and in the far west annexation area as those regions are planned.

Mayor Ramsey acknowledged the real need for pickleball courts, highlighting that in the past seven and a half years, the city has increased the number of courts from zero to 18, expressing pride in that accomplishment. She also emphasized the importance of recognizing the various sources addressing this demand.

Council Member Zander emphasized the need to increase pickleball court availability, questioning the number planned for BCRP and noting that the currently proposed six courts are insufficient to meet demand. Associate Director Hill responded that the plans for BCRP include approximately 16 pickleball courts, which would better address community demand. Council Member Zander emphasized that if the park doesn't reach 16 pickleball courts, it won't be able to host tournaments, and residents will have to travel to St. George for such events.

Ms. Benson continued to review prepared presentation (Attachment C). She explained that the plan sets minimum amenity standards for each park type as a baseline for new park designs. She noted that not all parks can or should meet every standard due to specific uses, such as Glenmore baseball field's limited scope. Currently, the city has 257 acres of open space, including 185 acres along the Jordan River corridor, with additional open space expected along Bingham Creek and the Trans-Jordan Landfill, as well as contributions from private developments in the west side. In the recreation and community chapter, popular activities include walking, hiking, running, swimming, and pickleball. Residents expressed a desire for improvements in walking facilities, swimming amenities, and pickleball courts.

Council Member McGuire inquired about the timing of the survey, specifically whether it was conducted before the county announced plans to add lap lanes. He noted surprise that swimming ranked so high in the survey results and wondered if the announcement affected responses. Associate Director Hill responded that the survey was conducted in 2023, around the same time as the county's discussions about adding lap lanes.

Ms. Benson continued to review prepared presentation (Attachment C). She highlighted that when asked which special use facilities the city should consider funding, residents prioritized pickleball courts, outdoor amphitheaters, and dog parks. Additionally, there was notable interest in all-abilities parks and ADA-accessible playgrounds, reflecting a growing trend in many communities toward inclusive recreational spaces.

Council Member McGuire asked whether, as the city updates aging park equipment, if there is an opportunity to incorporate all-abilities features into existing playgrounds rather than creating separate, dedicated all-abilities parks. Associate Director Hill confirmed that the city is indeed incorporating all-abilities features into existing playground renovations, citing the East Riverfront Park update as an example where they replaced equipment with accessible designs in partnership with the county. Mayor Ramsey noted that park was the first all-abilities park installation in Salt Lake County.

Council Member Harris noted that the amphitheater near the stadium, although privately owned, is open to the public and helping serve the community's needs.

Council Member McGuire added that if the city pursues an amphitheater, it would be important to clarify residents' expectations, whether they want a fully programmed that hosts concerts and plays, or simply an outdoor music space.

Ms. Benson shared that the survey, highlighted community interest in live music, kids' games and activities, arts programs, and outdoor movies. The plan acknowledges the city's existing recreational facilities as well as the important role of private facilities in meeting community needs. Key recommendations include continuing partnerships with the county and school district, developing a wider variety of non-traditional programs, and evaluating opportunities to expand offerings like pickleball as facilities become available.

Mayor Ramsey noted that 52% of residents expressed interest in more outdoor concerts and music events. She suggested that much of this enthusiasm likely comes from people who enjoy the events held in Daybreak and would like to see similar accessible opportunities offered citywide.

Council Member McGuire raised a question about past live music events the city hosted on some weekends, noting that attendance was not very strong when they were held at City Park a few years ago. Associate Director Hill clarified that the previous events were actually "Movies in the Moonlight" and "Sights and Sounds of Summer," and noted that it has been quite some time since those programs were held.

Ms. Benson continued to review prepared presentation (Attachment C). She reported that trails were the category with the lowest satisfaction among residents, with 46% indicating there are not enough trails. Trail use is high, primarily for hiking and walking, followed by recreational biking. Survey feedback also highlighted a desire for more restrooms, better maintenance and cleanliness, additional trees and landscaping, and more pet waste disposal stations along trails.

Mayor Ramsey highlighted the importance of completing the final portion of the Bingham Creek Regional Trail to the west. Once finished, this trail will span the entire valley from east to west, connecting existing and planned trails and providing access to areas such as the canyon and Herriman. The city has actively engaged federal representatives, including Senator Curtis and Congressman Owens, who have prioritized funding for this final section in their federal funding requests. She expressed optimism that securing this funding will enable the completion of a significant regional asset. She added that the unfinished section of the trail is located just west of Mountain View Corridor, slightly north of South Jordan Parkway. During a recent visit, they observed the existing dirt trail in that area. While some funding has been secured for part of the section, the city is still seeking funds to complete the final portion of the trail.

Ms. Benson explained that there is a chapter in the plan that provides an analysis of the Parks and Recreation Department, which can be reviewed in greater detail (Attachment C). The implementation chapter outlines the estimated costs associated with achieving the plan's recommendations through 2050. To bring parks up to standards and maintain the targeted LOS, the cost is projected at \$34 million in today's dollars. When including the costs to meet broader recreation needs and to develop a comprehensive signage and wayfinding system for parks and

trails, the total estimate rises to over \$66 million. She acknowledged that this is a significant investment, but noted that the plan includes prioritization of all proposed projects. Fred Philpot's team also conducted a detailed analysis of potential revenues and overall costs to support implementation.

Fred Philpot reviewed prepared presentation (Attachment D). He presented the financial analysis for the Parks and Recreation Master Plan, outlining both funding needs and impact fee considerations. He began by explaining that Parks and Recreation is funded through the general fund, meaning there is no dedicated revenue source for its capital or operational costs. While user fees help support some services, the majority of the funding burden falls on the general fund. He emphasized that the master plan does not commit the City to any specific funding strategy, but rather identifies probable costs and projected revenues to help guide future decisions. Based on current projections, the City expects to collect approximately \$3 million annually in parks-related impact fees, totaling about \$30 million over the next ten years. However, the total capital investment needed to meet the plan's goals through 2050 is estimated at over \$66 million in today's dollars, not including inflation. This creates a funding gap that impact fees alone cannot cover. When accounting for inflation and spreading the investment across a ten-year period, the City would need to invest approximately \$4 million annually in capital improvements. Additionally, operational costs, including staffing, are expected to increase by approximately \$700,000 over the first five years. He noted that inflation remains a key risk, as rising costs could further widen the funding gap. A capital shortfall of roughly \$1 million annually is anticipated, with that number increasing over time if inflation outpaces impact fee revenues. In addition to the funding analysis, he outlined the updates to the City's Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA). These updates reflect a "level of investment" approach, which includes both developed and undeveloped land that the City owns and has invested in through taxes or fees. Unlike the master plan, which measures developed LOS, the IFA uses this broader level of investment to determine appropriate fee levels. One notable change in this update is the removal of the recreation center buy-in, as that facility has since been transferred to the County. Using this approach, the proposed impact fee per capita is \$2,073. When applied to current household sizes, this results in an updated single-family residential impact fee of \$6,552, up 21% from the previous fee of \$5,420. Multi-family fees are expected to increase even more due to revised household size estimates. These increases are consistent with trends across other cities and reflect higher land values and the City's relatively high LOS. He concluded by noting that the updated IFFP and IFA are in draft form and will be presented for public hearing. He welcomed council feedback in advance of the hearing and emphasized the importance of planning for both the capital and operational implications of continued growth.

Associate Director Hill concluded the presentation by outlining the next steps in the adoption process for the Parks and Recreation Master Plan and associated impact fees. He stated that the intent is to present the master plan to the Planning Commission in the coming weeks to obtain their recommendation. Following that, the plan is scheduled to come before the City Council in July for formal adoption, along with the proposed impact fee adjustments.

Mayor Ramsey thanked the presenters and acknowledged the effort that went into preparing the Parks and Recreation Master Plan, noting that it's difficult to condense two years of work into a 40-minute presentation. She encouraged Council Members to review the materials and reach out individually with any questions or comments as the plan moves toward adoption.

D. Discussion/Review of Regular Council Meeting:

Presentation Item:

- **JVWCD report on the proposed tax rate increase.**

Action Items:

- **Resolution R2025-26**
- **Resolution R2025-28**
- **Resolution R2025-29**
- **Resolution R2025-32**
- **Resolution R2025-33**

Public Hearing Items:


- **Resolution R2025-22**
- **Ordinance 2025-02**
- **Ordinance 2025-09**
- **Zoning Ordinance 2025-04**

Council Member McGuire motioned to adjourn the June 17, 2025 City Council Study Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The June 17, 2025 City Council Meeting adjourned at 6:24 p.m.

This is a true and correct copy of the June 17, 2025 City Council Study Meeting Minutes, which were approved on July 15, 2025.



South Jordan City Recorder



OFFICE OF THE
STATE AUDITOR

ATTACHMENT A

Questionnaire

Revised December 2020

Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking “Yes” on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked “Yes” and enter the total on the “Total Points Earned” line.
- Based on the points earned, circle/highlight the risk level on the “Risk Level” line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

Fraud Risk Assessment

Continued

*Total Points Earned: 395 /395 *Risk Level: **Very Low** > 355 Low 316-355 Moderate 276-315 High 200-275 Very High < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	20	20
9. Does the entity have a formal audit committee?	20	20

*Entity Name: City of South Jordan

*Completed for Fiscal Year Ending: FY2024-2025 *Completion Date: 4/24/2025

*CAO Name: Dustin Lewis *CFO Name: Sunil K. Naidu

*CAO Signature:  *CFO Signature: 

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

Basic Separation of Duties

Continued

Instructions: Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

☺ If all of the questions were answered “Yes” or “No” with mitigating controls (“MC”) in place, or “N/A,” the entity has achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will be answered “Yes.” 200 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

☹ If any of the questions were answered “No,” and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will remain blank. 0 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

Definitions:

Board Chair is the elected or appointed chairperson of an entity’s governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of government.

Clerk is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

Chief Administrative Officer (CAO) is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

General Ledger is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

Mitigating Controls are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

Original Bank Statement means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity’s place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

Treasurer is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.

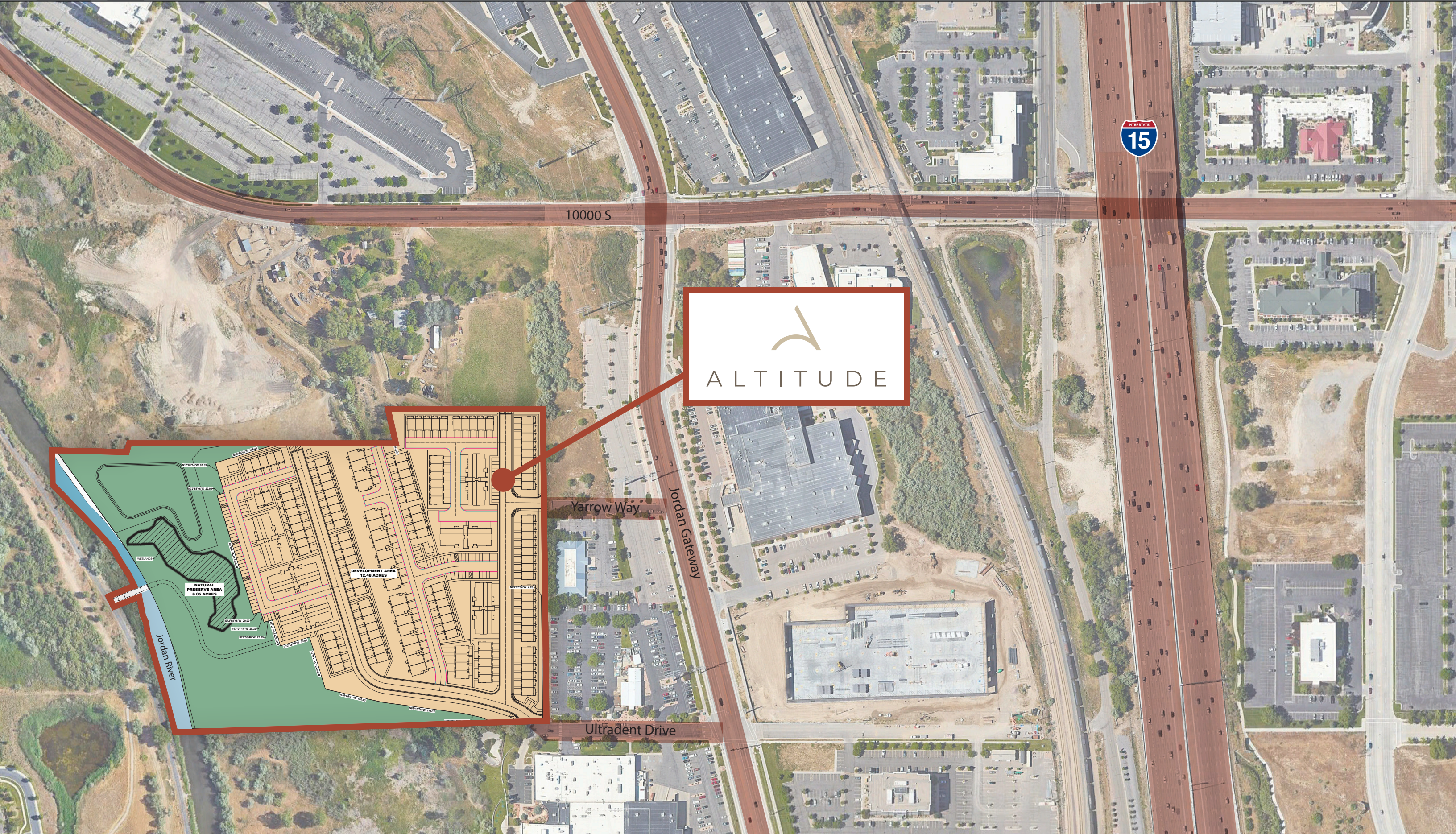


ALTITUDE

Site Details



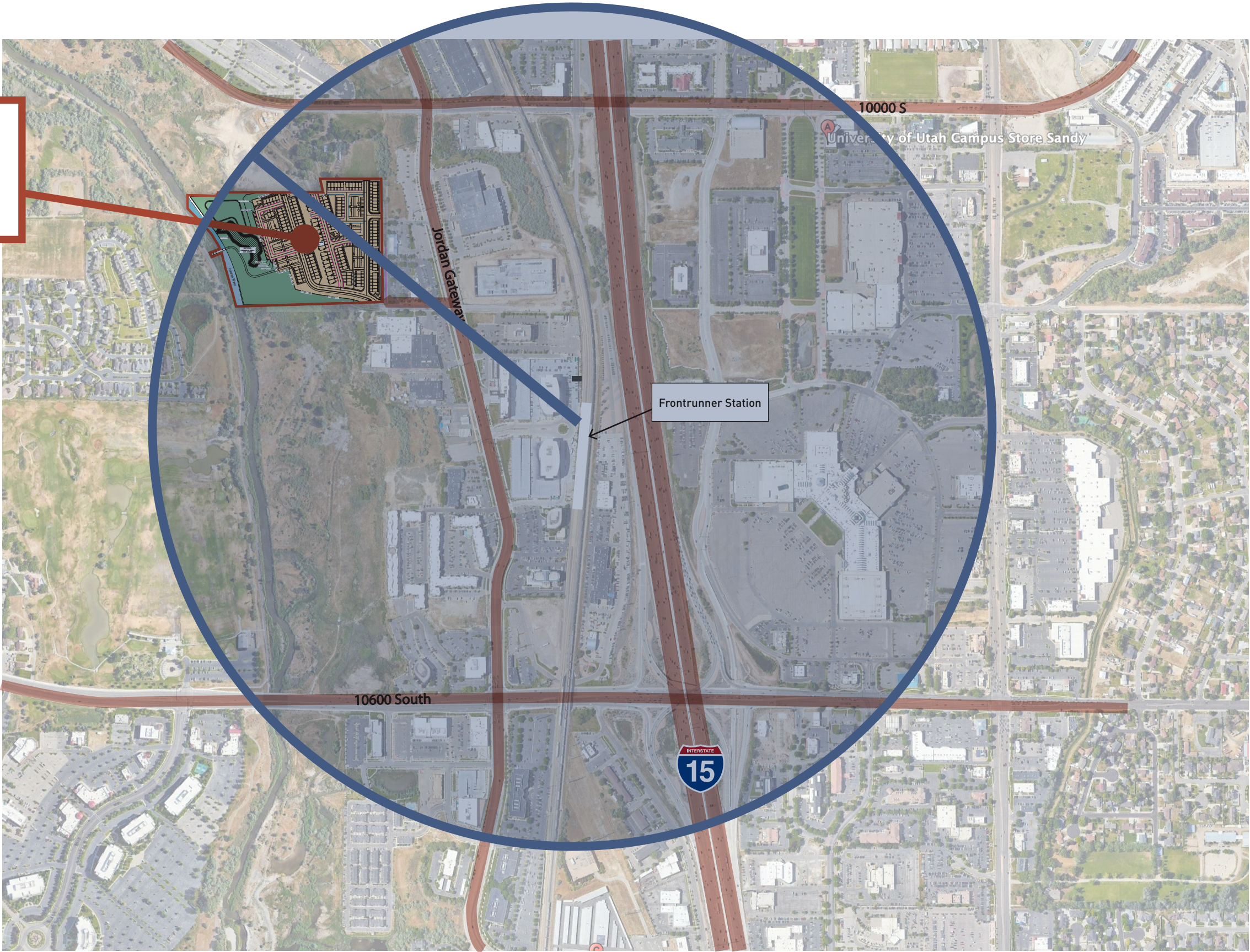
Located in South Jordan



Proximity to Frontrunner — Half Mile Radius



Proximity to Frontrunner	
	Half Mile Radius
	Altitude Property
	Frontrunner Station



Site Plan | Unit Mix | June 2024 work session



Townhome Unit Type Key	
Front-Load	12
Front-Load	6
3-Story Rear-Load	102
3-Story Tuck Under Rear-Load	67
Total Units	187

City 50/50 split on For Sale vs. For Rent.
For Sale units = 93
For Rent units = 94



Site Plan | Unit Mix



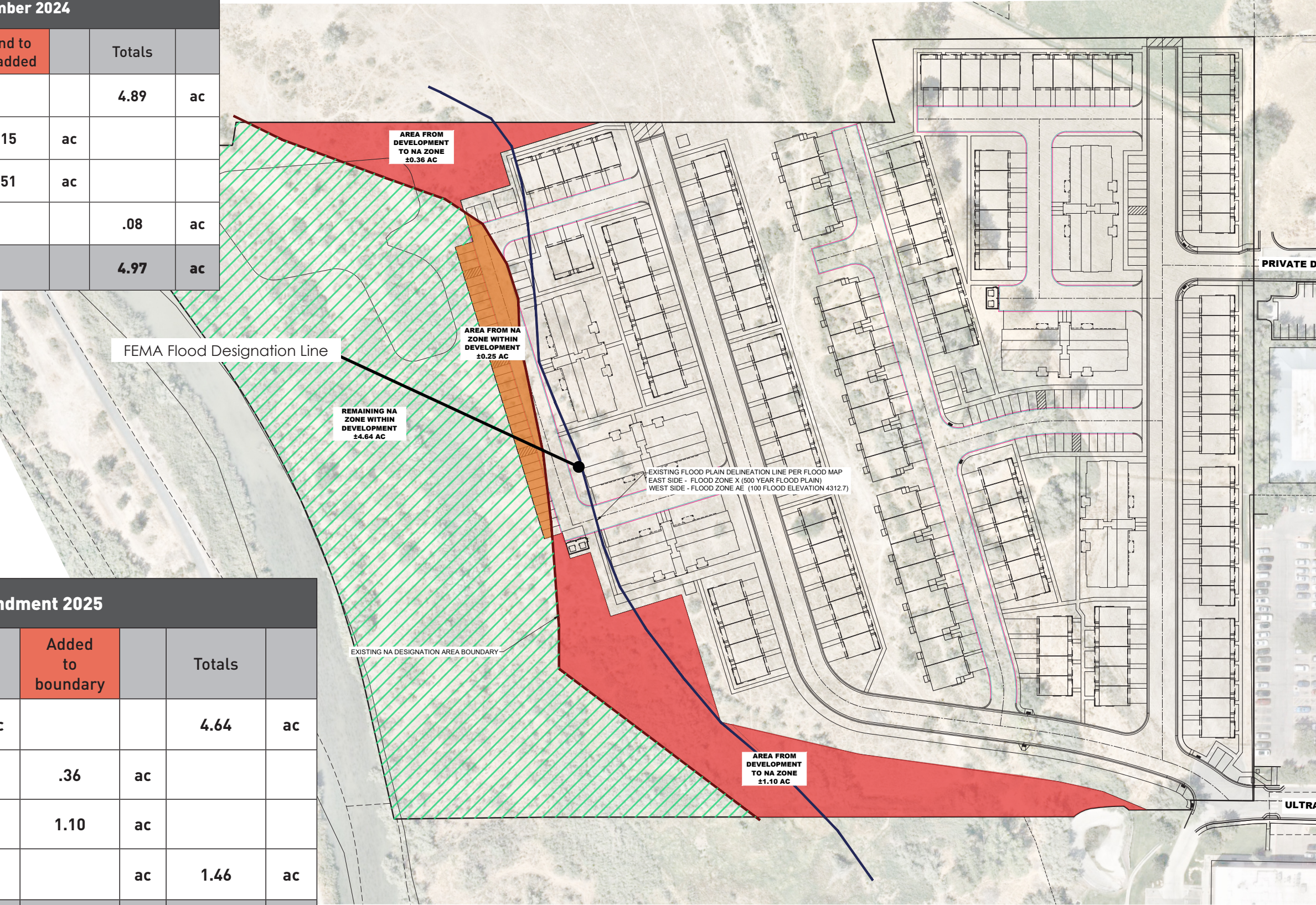
Townhome Unit Type Key	
Front Load	20
3-Story Rear Load	42
3-Story Tuck Under Rear Load	76
Condominiums	84
Total Units	222
For Rent Units	94
For Sale Units	128



Natural Land Use Exhibit



Natural Area Land Use Amendment November 2024								
Natural Area (NA)	Unchanged Area		Removal Request		Land to be added		Totals	
Original Area	4.31	ac	.58	ac			4.89	ac
Amended Area	4.31	ac			.15	ac		
					.51	ac		
Net change in NA							.08	ac
Final NA Land Designation with Approval							4.97	ac



Natural Area Land Use Amendment 2025								
Natural Area (NA)	Original NA designation boundary		Removed from boundary		Added to boundary		Totals	
Area remaining in NA designation	4.89	ac	.25	ac			4.64	ac
					.36	ac		
					1.10	ac		
Area added to NA designation						ac	1.46	ac
Final NA Land Designation							6.10	ac

Flood Plain Exhibit



Altitude Development Limits Exhibit



Located in South Jordan



Site Plan | Unit Mix



Townhome Unit Type Key	
Front Load	20
3-Story Rear Load	42
3-Story Tuck Under Rear Load	76
Condominiums	84
Total Units	222
For Rent Units	94
For Sale Units	128



Landscape Concept



Possible Activities for Amenity Areas



Garden View



View From Across River





Parking Designation Map

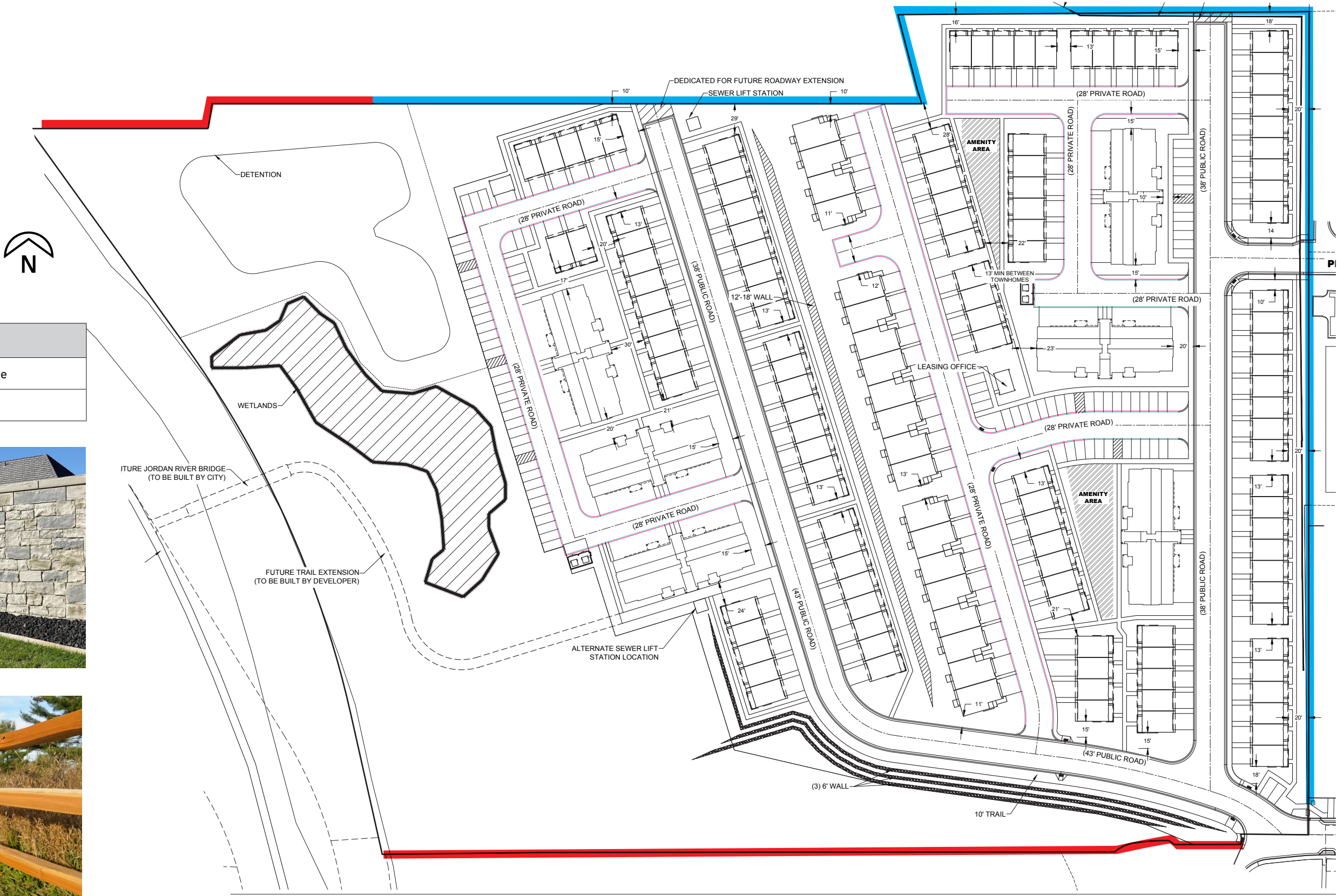
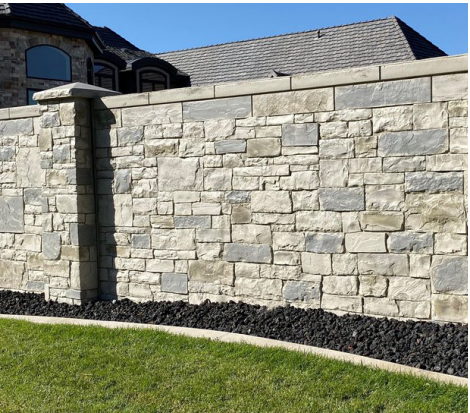


Parking Spaces		
<div></div>	Assigned Parking	48
<div></div>	Surface Spaces	47
<div></div>	Driveway Spaces	336
<div></div>	Garage Spaces	336
Total Spaces		767
Average Spaces Per Unit		3.45

Fencing Plan



Fencing Key	
	Precast Privacy Fence
	Post and Rail Fence



Community Pedestrian Connections



Townhome Design



Rear-Load Townhome Conceptual Rendering



Rear-Load Townhome Conceptual Rendering



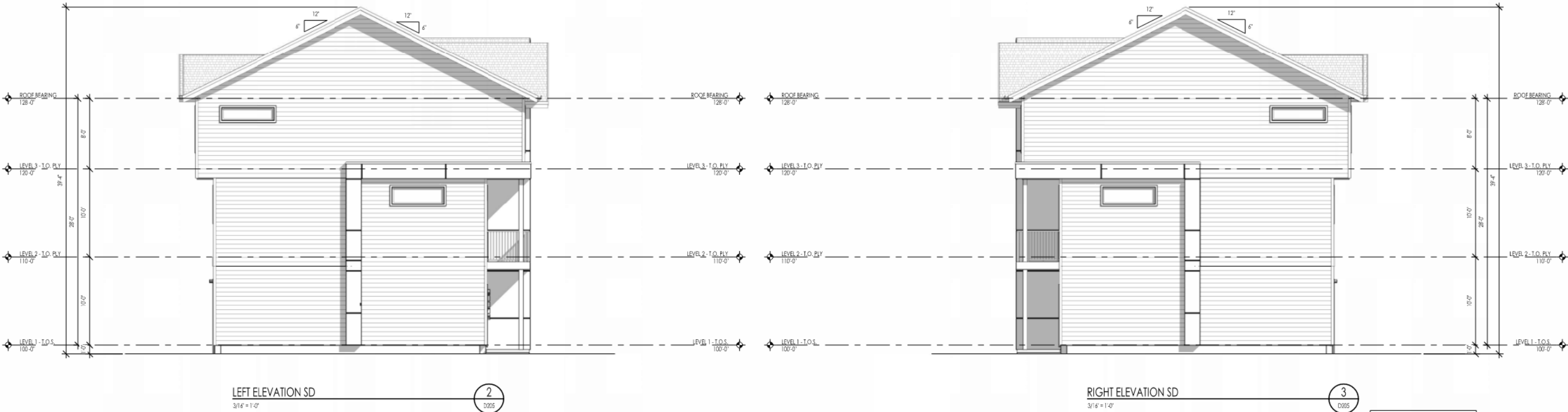
Rear-Load Walk-up Townhome Conceptual Rendering



Front-Load Townhome Conceptual Rendering



3-Story Townhome Height Reference Approximately 40'



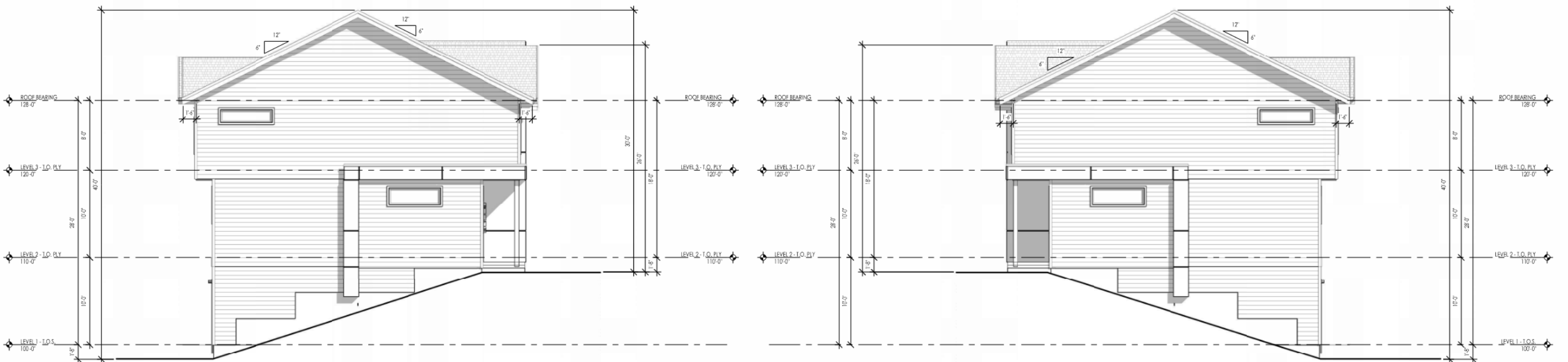
REFER TO RENDERINGS AND MATERIAL BOARD FOR COLOR/MATERIAL SELECTIONS

3-Story Walkup Townhome Height Reference Approximately 30'(F) - 40'(R)



FRONT ELEVATION SD
3/16" = 1'-0"

1
D209



LEFT ELEVATION SD
3/16" = 1'-0"

2
D209

RIGHT ELEVATION SD
3/16" = 1'-0"

3
D209

REFER TO RENDERINGS AND MATERIAL BOARD FOR COLOR/MATERIAL SELECTIONS

Condominium Design



Condominium Conceptual Rendering



Condominium Conceptual Rendering



Condominium Conceptual Rendering



Condominium Height Reference Approximately 52'+/-



Located in South Jordan



Site Plan | Unit Mix | June 2025



Townhome Unit Type Key	
Front Load	20
3-Story Rear Load	42
3-Story Tuck Under Rear Load	76
Condominiums	84
Total Units	222
For Rent Units	94
For Sale Units	128



Thank You





Draft Master Plan City Leadership Review

**PARKS, OPEN SPACE,
RECREATION, AND TRAILS
MASTER PLAN**

2025

Plan Organization

1	Introduction	Plan purpose and baseline demographic data
2	Parks & Open Space	Existing and future needs, level of service and distribution, and standards
3	Recreation & Community	Facilities and programming
4	Trails	Existing trails and proposed trail system vision
5	Parks & Rec Operations	Organization, operations, maintenance, programs, and facilities analysis
6	Implementation	Priorities, probable costs, funding options, and action plan
7	Financial Sustainability	Financial operations analysis and forecasting



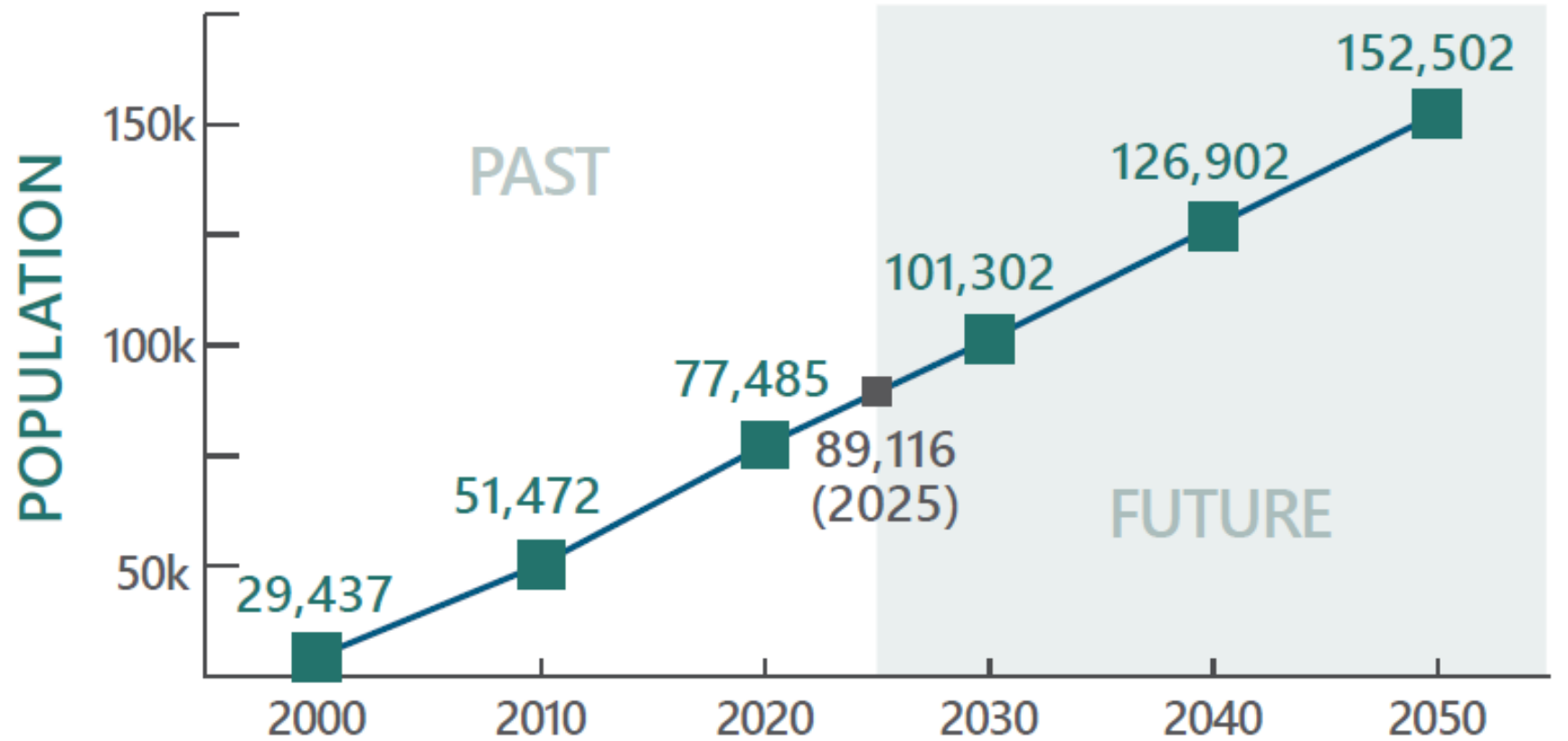
Chapter 1: Introduction

PARKS, OPEN SPACE,
RECREATION, AND TRAILS
MASTER PLAN

2025

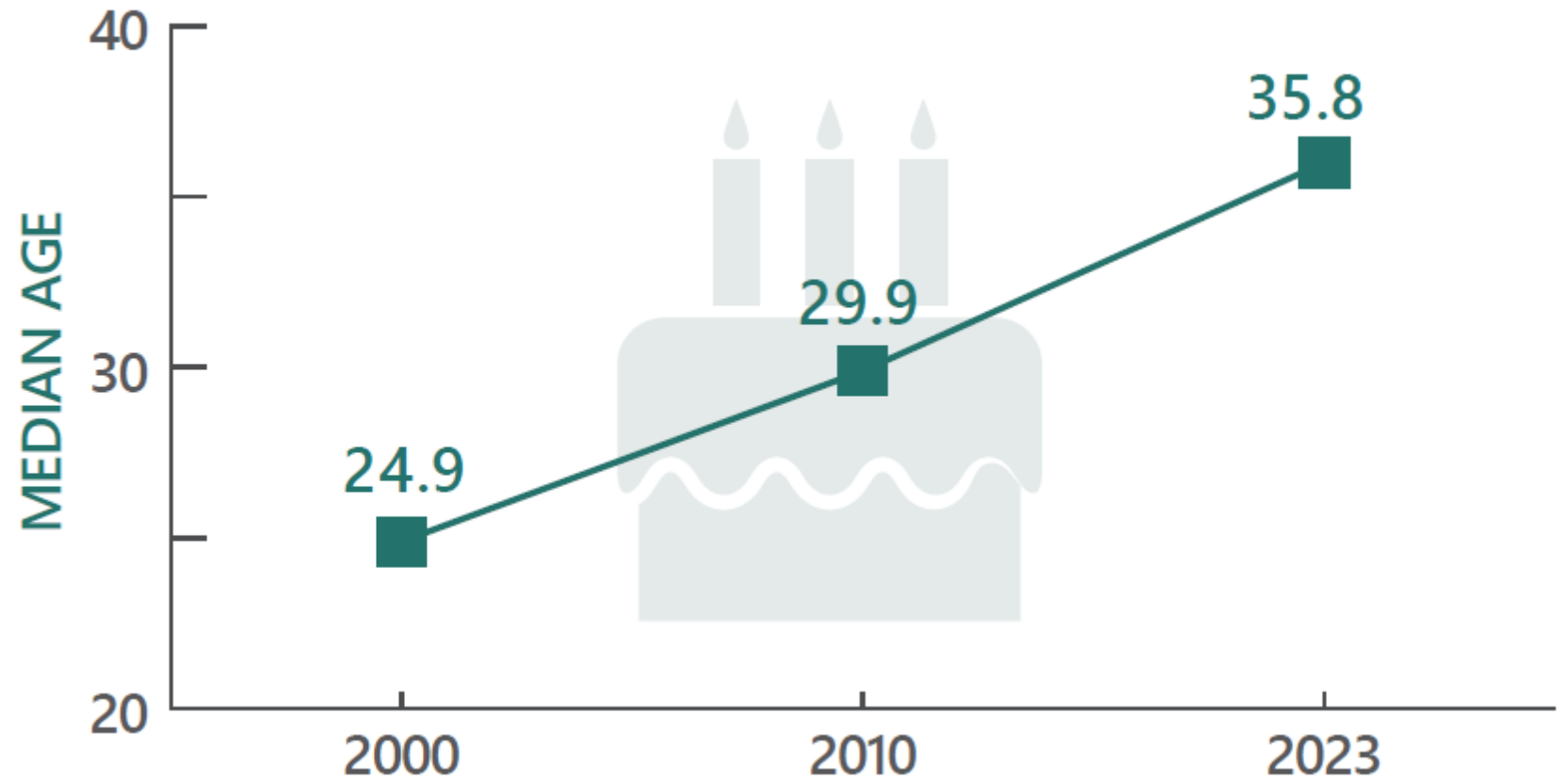
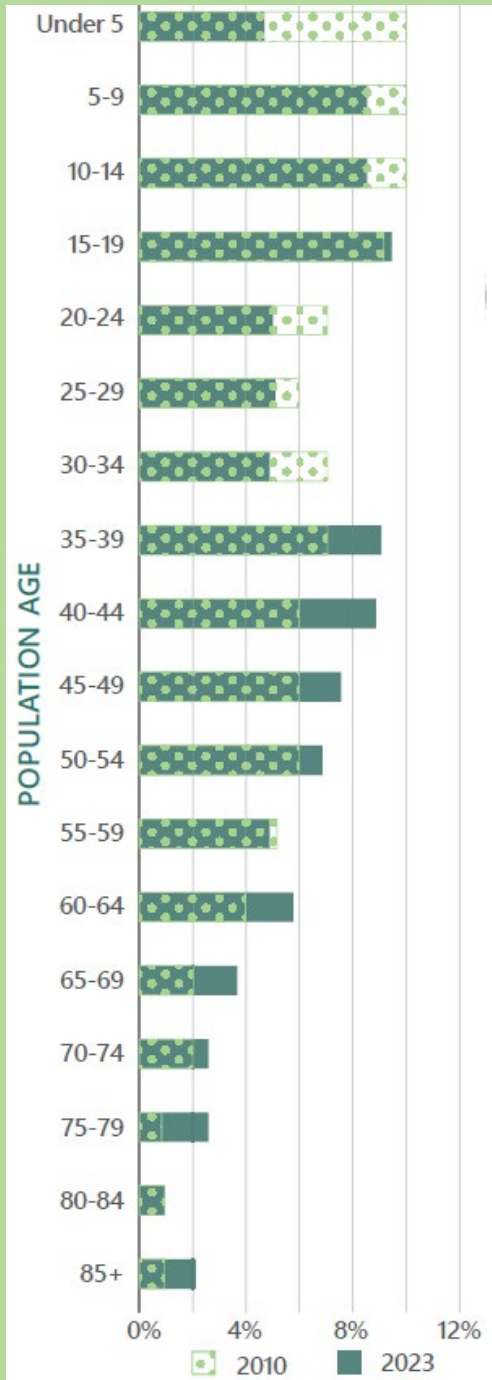
Projected Growth (2010-2050)

Projected to
grow by 71%
from 2025 to
2050



Source: South Jordan City

Median Age Over Time



Public Input Approach





1. Overall **use of South Jordan recreational amenities is high**, with 52% of residents using South Jordan parks and 41% using trails at least a few times a month or more. Residents prefer parks and trails that are **close to home**.
2. While the majority of city residents are **satisfied with the number of parks in the city**, there is a significant portion who say there are **not enough trails (46%) or recreation opportunities (35%)**, indicating that those might be good areas of focus for the City.
3. In terms of improvements that residents would make to parks and trails, residents express the most interest in **shade structures, trees/landscaping, more restrooms, overall maintenance/cleanliness, and pet waste disposal stations**.
4. Of those that participated in a South Jordan-sponsored community event, **the South Jordan Farmer's Market is by far the most popular**. Live music/community concerts is a potential activity that would entice residents to visit City parks more often.
5. When it comes to funding special use facilities, South Jordan residents prefer **pickleball courts, outdoor amphitheater, dog park, and all-abilities park**. Residents also prefer to allocate funding to **existing parks/playgrounds and walking/biking trails**. The majority of residents (51%) oppose the idea of a "Park Fee" for City parks.

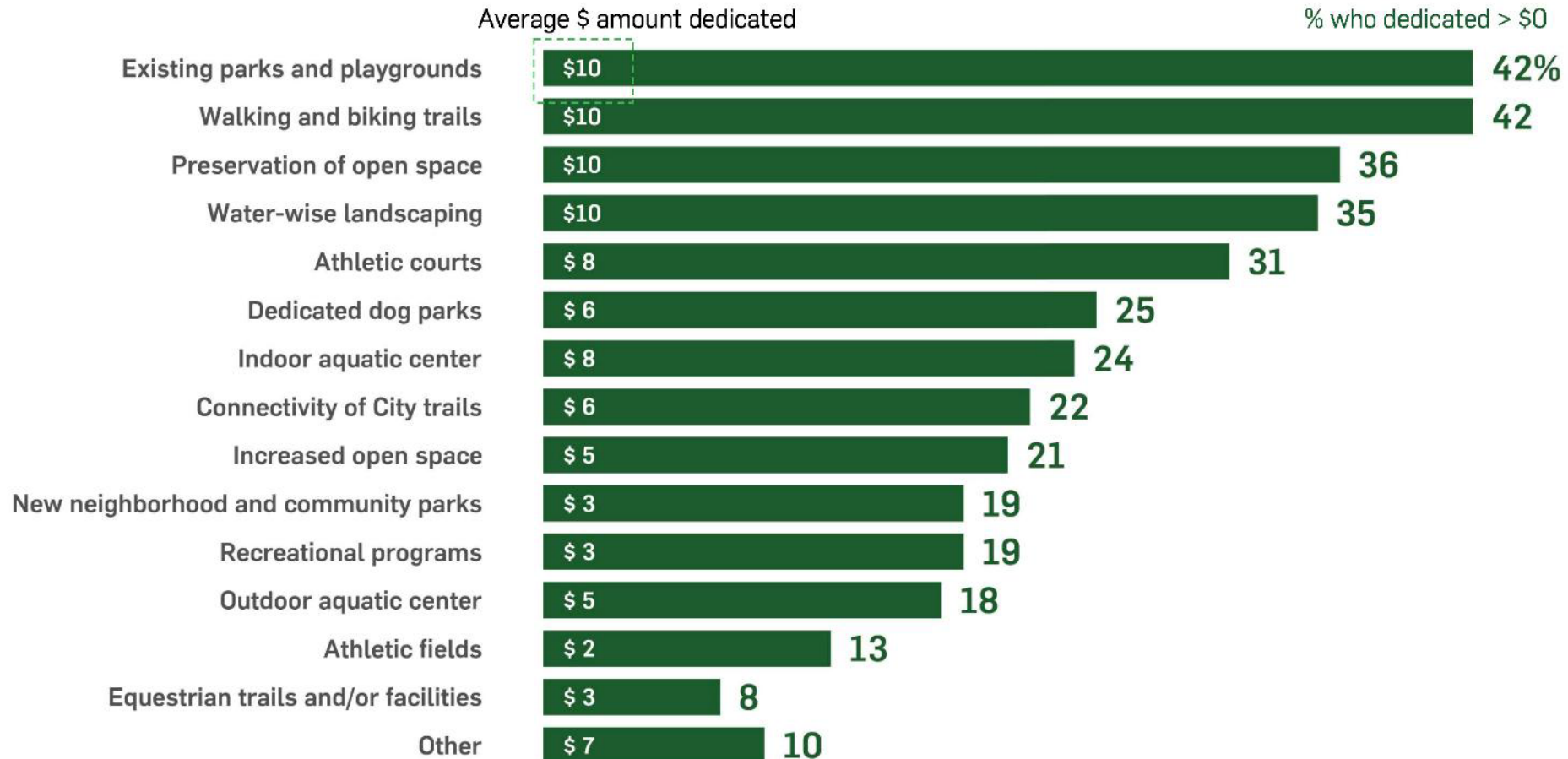
THINGS TO REMEMBER

RESIDENTS PRIORITIZE EXISTING PARKS/PLAYGROUNDS & TRAILS

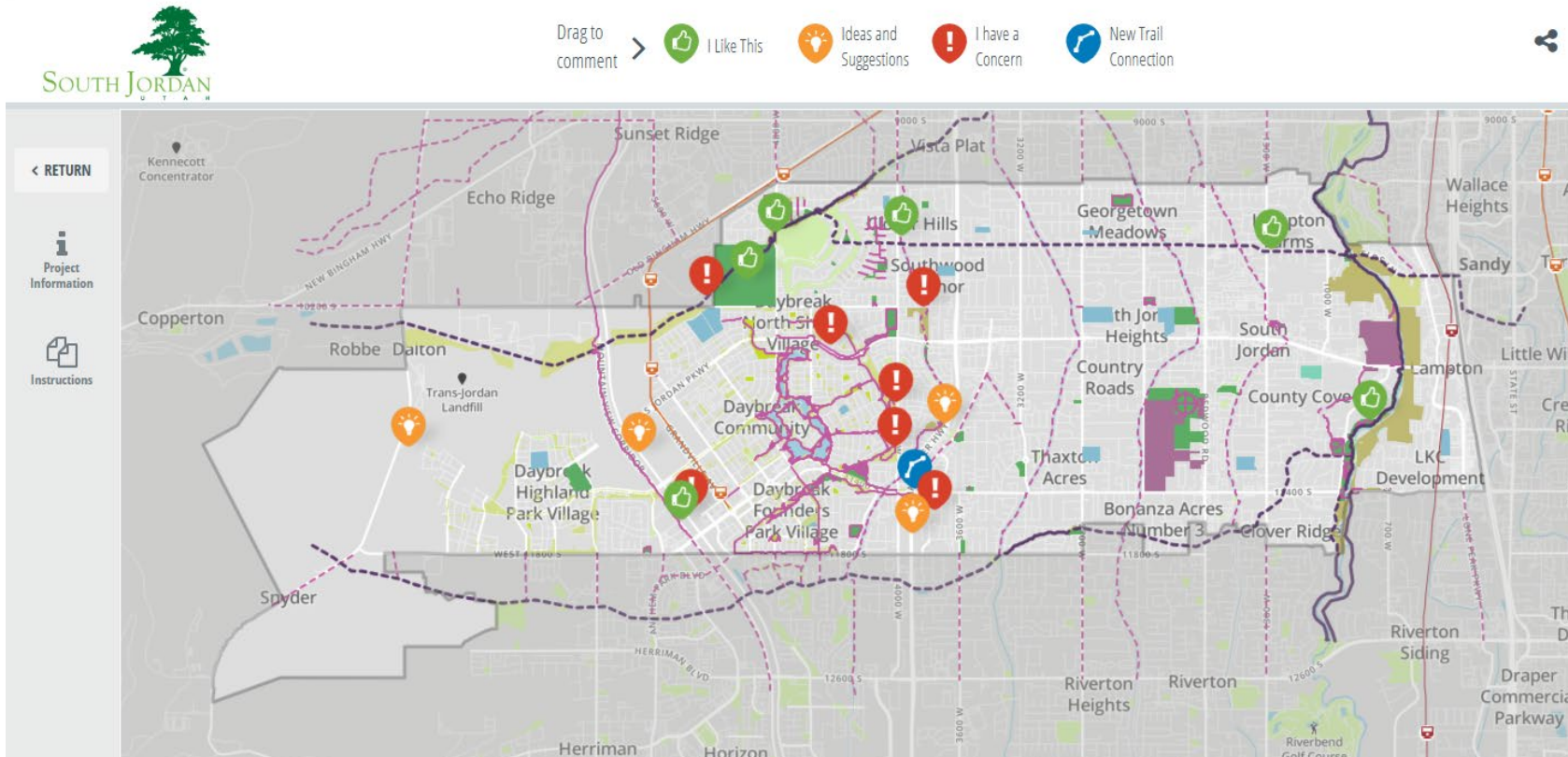
When asked to allocate funds from a hypothetical budget, the options that had the highest average of money dedicated to them are existing parks and playgrounds, walking and biking trails, preservation of open space, and water-wise landscaping. Using funds for existing parks/playgrounds and walking/biking trails consistently received some fund allocation more than any other option.



Imagine that you had \$100 to allocate to the South Jordan City parks, recreation, trails, and open space. How would you allocate that \$100 across the various options? You may spend the \$100 on one option or spread it amongst the options, but the end total spent must equal \$100. (n=422)



Social Pinpoint Interactive Map



Social Pinpoint Interactive Map

■ Existing Parks + Trails

- Appreciation for existing parks + trails (Jordan River Parkway, MVC Trail, Bingham Creek Park + Trail)
- Use canal trails (though not official city trails)

■ Connectivity + Walkability/Bikeability

- Use trails for commuting to work + going to grocery store
- The District isn't pedestrian/bike-friendly
- Preserve southeast corner of Interstate Brick for Bingham Creek Trail Corridor
- Connectivity (Daybreak to Jordan River and to 4000 W.)

■ Safety

- Desire for trails separated from roadways
- Grade separate crossings for pedestrians and bicyclists (MVC, Bangerter, Bacchus Hwy.)
- Cars are parking in bike lanes (10600 S.)
- Add multiuse trail on east side of MVC to reduce crossings required
- Design road to match designated speed (9800 S. east of Redwood Rd.)

■ Open Space

- Preserve land along Welby Jacob Canal south of 10200 S. as open space

South Jordan Farmers Market



Which Park and Recreation amenities are most important to you?

- Playgrounds (9)
(more all-abilities play equipment)
- Open Space (8)
- Pool/Rec Center (7)
- Splash Pad (7)
- Walking & Biking Trails (6)
- Sports Courts (5)
(pickleball, more tennis)
- Fishing Pond (4)
- Dog Park (3)
- Multi-Use Fields (2)
(soccer/ football)
- Ice Rink (2)
- Skate Park (2)
- Golf (2) (mini golf)
- Other (2) (City Hall events: Santa, Fairy Party, love the farmers market)
- Baseball/Softball Fields (1)



Chapter 2: Parks & Open Space

PARKS, OPEN SPACE,
RECREATION, AND TRAILS
MASTER PLAN

2025

Top Parks & Open Space Priorities

Overall

1. Upgrades to existing parks/playgrounds
2. Walking/biking trails
3. Preservation of open space
4. Water-wise landscaping

Special Use Facilities

- Pickleball courts
- Outdoor amphitheater
- Dog park
- All abilities park

Top Desired Park Improvements

- Shade structures
- Trees/landscaping
- Restrooms
- Improved maintenance
- Pet waste disposal stations



Playgrounds



Restrooms



Large Pavilions



Multipurpose Fields



Pickleball Courts



Tennis Courts



Baseball/Softball Fields



Sand Volleyball Courts

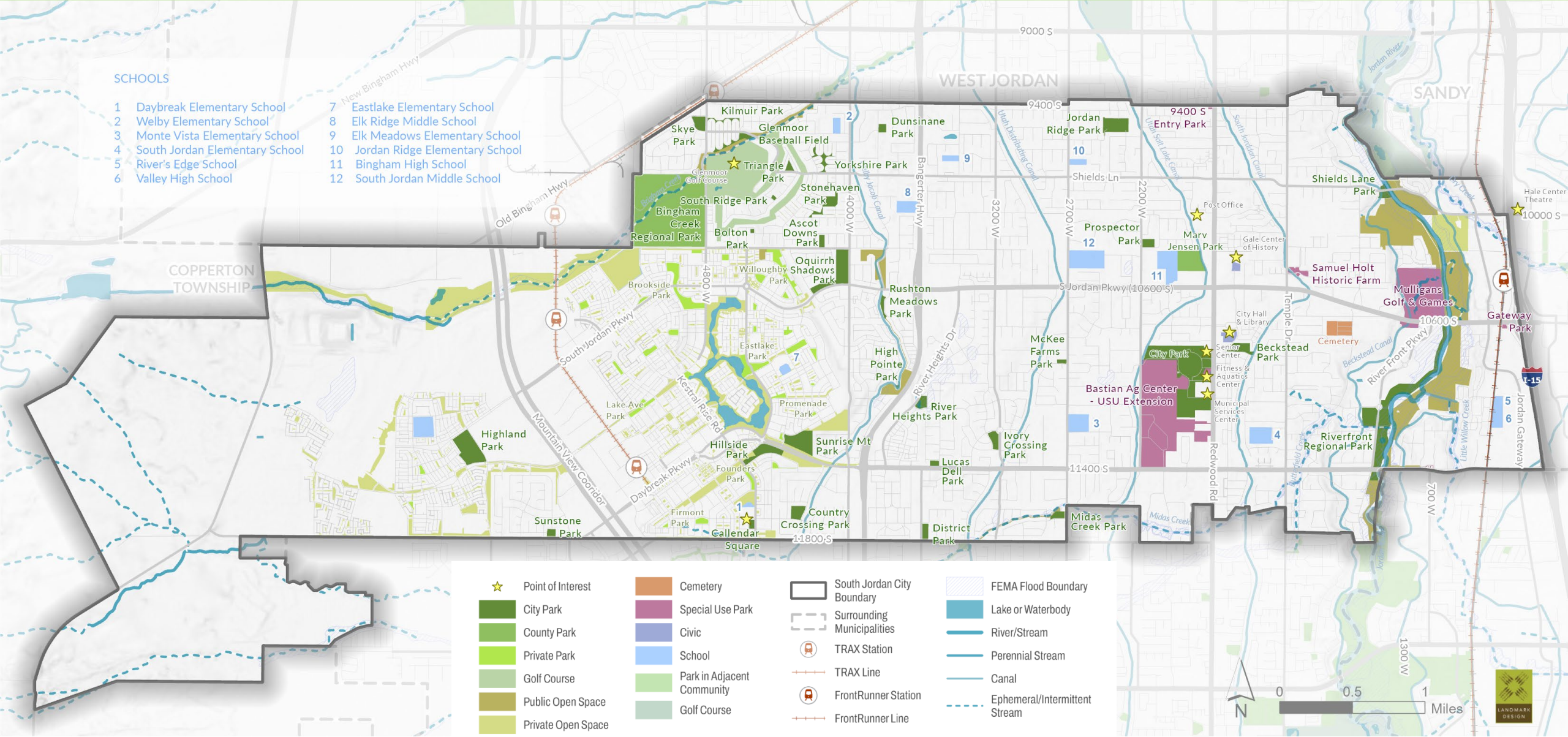


Basketball Courts



Splash Pads

MAP 1 - EXISTING PARKS + OPEN SPACE



PARK NAME	ADDRESS	DEVELOPED ACRES	UNDEVELOPED ACRES	RESTROOMS	LARGE PAVILIONS	MED/SMALL PAVILIONS	MULTIPURPOSE FIELDS	BASEBALL/SOFTBALL FIELDS	TENNIS COURTS	PICKLEBALL COURTS	VOLLEYBALL COURTS	BASKETBALL COURTS	PLAYGROUNDS	SKATE/BIKE PARK	SPLASH PAD
REGIONAL PARKS															
Bingham Creek Regional Park	5000 W 10200 S	74.3	87.7	1	1	-	6	-	-	-	-	1	1	-	-
City Park	10866 S Redwood Rd	67.2	-	6	1	6	5	9	6	6	1	-	2	1	1
Riverfront Park and Fishing Ponds	10900 S River Front Pkwy	49.7	-	3	2	19	3	-	-	6	1	1	2	-	-
REGIONAL SUBTOTAL		192.2	87.7	10	4	25	14	9	6	12	2	2	5	1	1
COMMUNITY PARKS															
Highland Park	6050 W Lake Ave	19.0	-	2	2	-	6	-	-	6	-	-	2	-	-
Jordan Ridge Park	9500 S 2500 W	11.0	-	1	1	4	1	-	2	-	1	1	1	-	-
Oquirrh Shadows Park	4000 W South Jordan Pky	15.2	-	2	-	5	4	-	-	-	-	-	1	-	1
COMMUNITY SUBTOTAL		45.2	5	3	9	11	0	2	6	1	1	4	0	1	1

Park Type by Acreage

City Parks

Regional Parks (includes Bingham Creek Park)	192.2 acres
Community Parks	45.2 acres
Neighborhood Parks	69.6 acres
Mini Parks	20.4 acres
<hr/>	
326.4 acres total (contributing to LOS)	

Other Parks

Special Use Parks	69.5 acres
County Parks/USU Ag. Center	139.5 acres
<hr/>	
209.0 acres total (supplement service levels)	

LOS Comparison

COMMUNITY	LOS
St. George	5.7
Springville City	5.1
Mapleton City	4.9
Provo	4.8
Spanish Fork	4.7
Bluffdale City	4.5
Salem	4.3
Sandy	3.8
South Jordan	3.7
Draper	3.7
Herriman	3.7
Saratoga Springs	3.7
Lehi	3.6
West Jordan	2.9
Orem	2.8

Existing LOS for Parks

$$\begin{array}{c}
 326.4 \text{ acres} \\
 \text{(Existing Park Acres)} \\
 \hline
 89,116 \text{ people} \\
 \text{(2025 Population)}
 \end{array}
 \times 1,000 =$$



3.7
acres per 1,000
people

Park Distribution Analysis



Mini Parks $\frac{1}{4}$ -mile radius (typical walking distance for park with minimal amenities)



Neighborhood Parks $\frac{1}{2}$ -mile radius (typical walking distance for park a small variety of amenities)

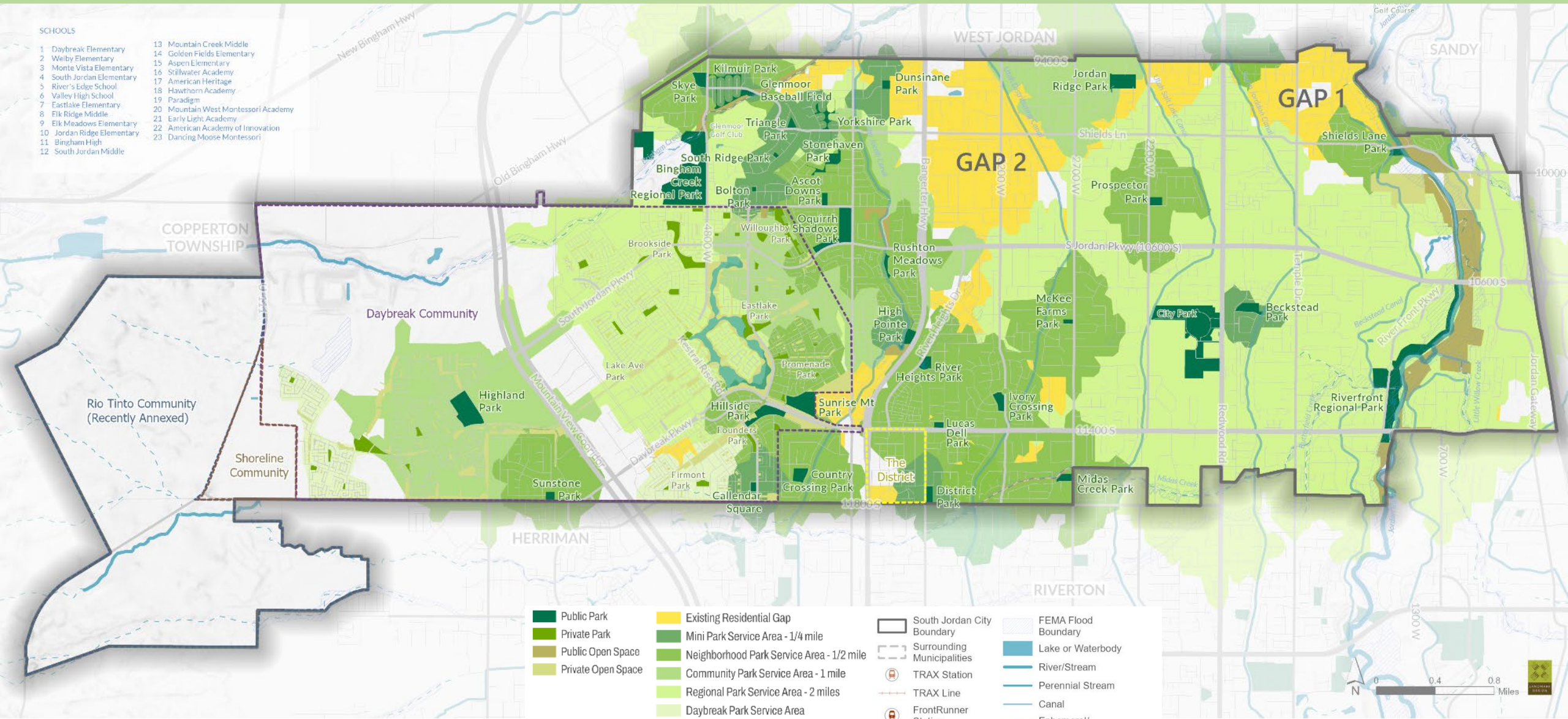


Community Parks 1-mile radius (typical driving distance for park with a good variety amenities)

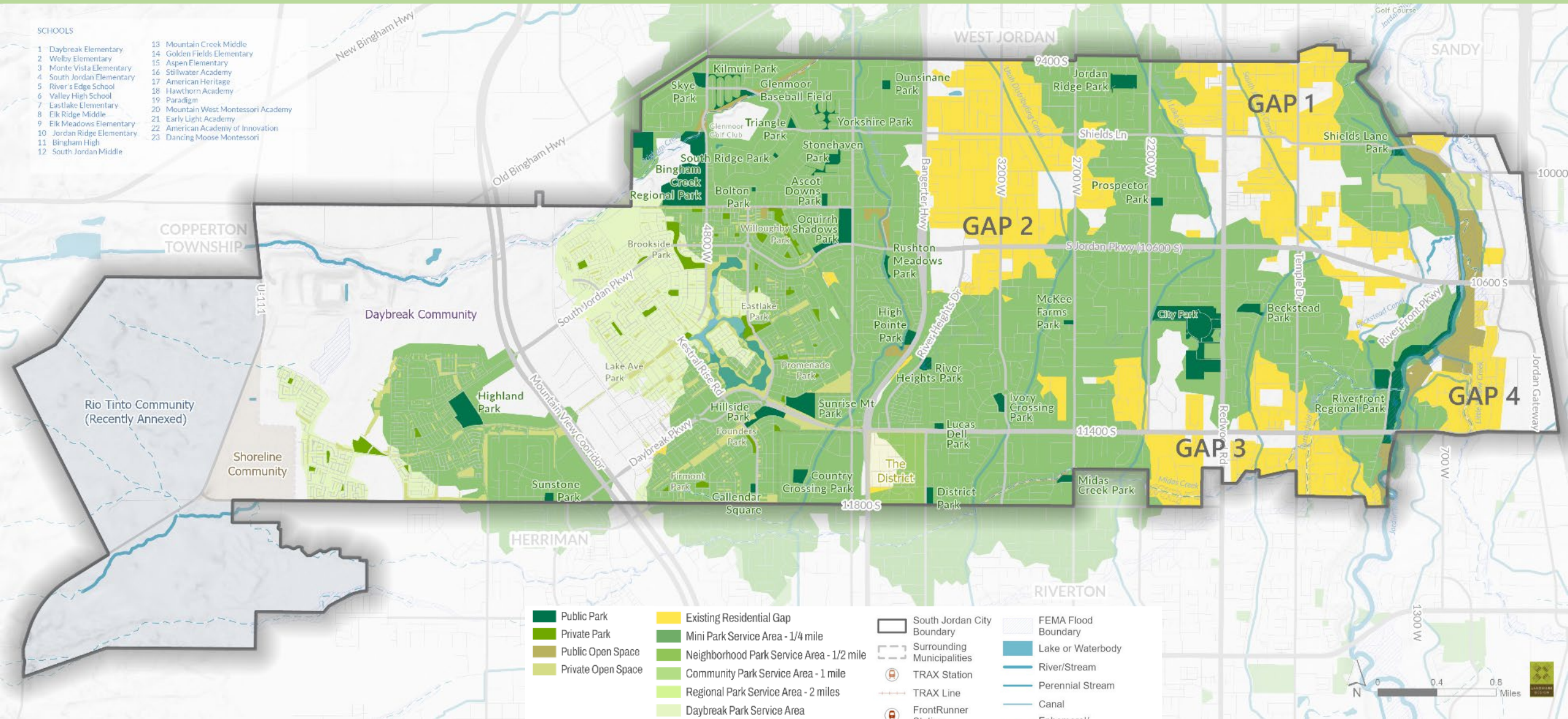


Regional Parks 2-mile radius (typical driving distance for park with significant amenities)

MAP 2 – EXISTING PARKS SERVICE AREAS

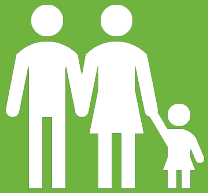


MAP 3 – EXISTING PARKS WALKSHED



Factoring in Daybreak

Existing City
Level of Service

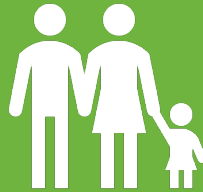


3.7

acres per 1,000
people

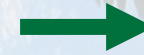


Existing Daybreak
Level of Service



4.2

acres per 1,000
people



Existing City LOS
Including Daybreak



4.4

acres per 1,000
people

Future City Level of Service



3.1
acres per 1,000
people

Park Acres Needed to
Meet 3.1 LOS by 2035



27.3
acres per 1,000
people

Park Acres Needed to
Meet 3.1 LOS from 2035-
2050



119.1
acres per 1,000
people

Future LOS for Parks

MAINTAINING LOS 2035

2035 Population	114,102
Future LOS	3.1
Total Park Acres Required by 2035	353.7
Existing Park Acres	326.4
Additional Park Acres Required by 2035	27.3

MAINTAINING LOS 2050

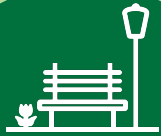
2050 Population	152,502
Future LOS	3.1
Total Park Acres Required by 2050	472.8
Existing Park Acres	326.4
Park Acres Required by 2034	27.3
Additional Park Acres Required by 2050	119.1

Future City Level of Service



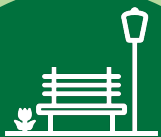
3.1
acres per 1,000
people

Planned Park Acres



150.4
acres per 1,000
people

Surplus of Park Acres After Developing Planned Parks



4.0
acres per 1,000
people

Planned Park Acres

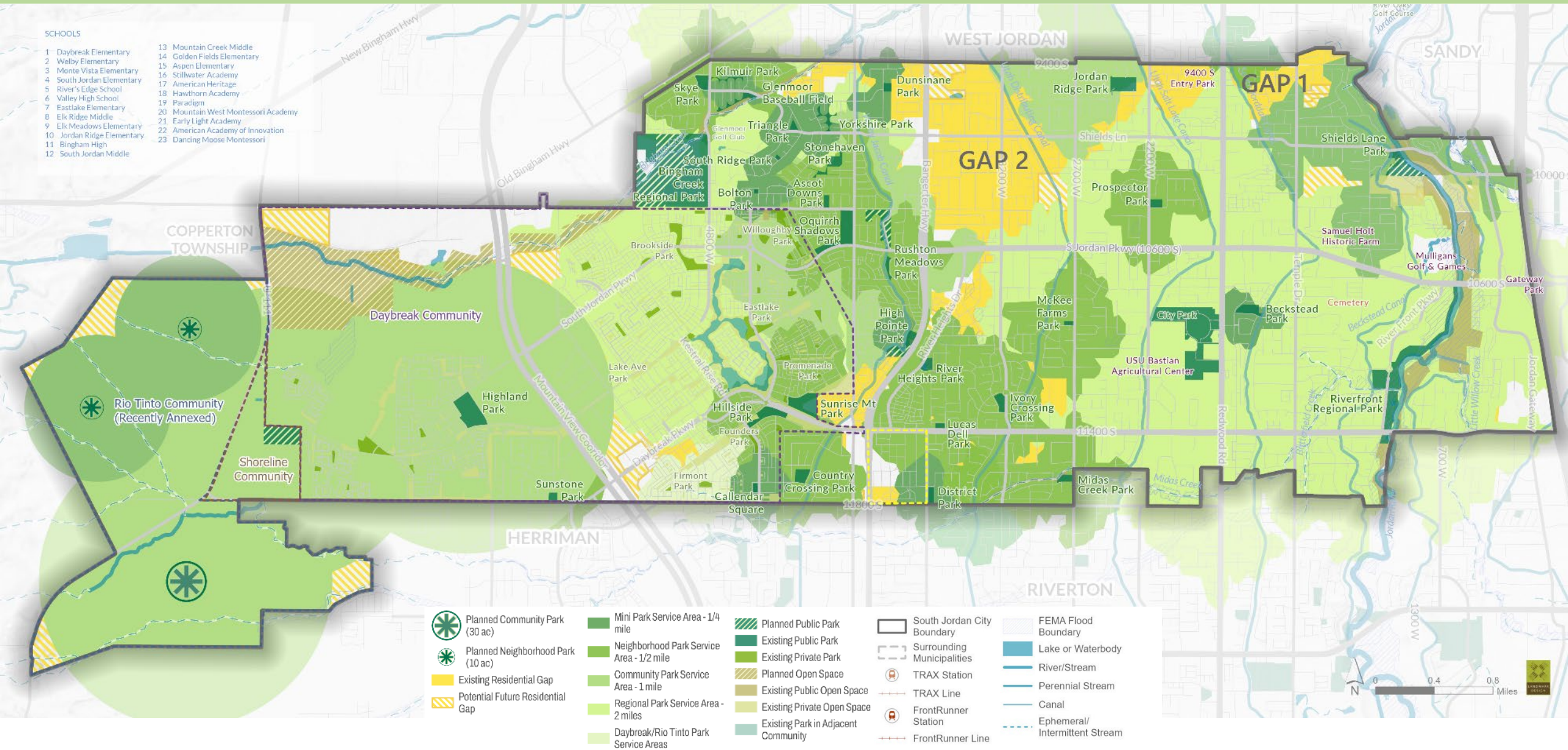
PLANNED PARK ACRES

Bingham Creek Regional Park	87.7
Kennecott Community Park	30.0
Kennecott Neighborhood Park 1	10.0
Kennecott Neighborhood Park 2	10.0
Oquirrh East Park	12.7
Planned Park Acreage	150.4

MAINTAINING LOS 2050

2050 Population	152,502
Future LOS	3.1
Total Park Acres Required by 2050	472.8
Existing Park Acres	326.4
Park Additional Acres Required by 2050	146.4
Planned Park Acres	150.4
SURPLUS Park Acres by 2050	+4.0 Surplus

MAP 3 – SERVICE AREA WALKSHED



Amenity Analysis

AMENITY	QUANTITY OF EXISTING AMENITIES	EXISTING AMENITY LEVEL OF SERVICE (POP. PER AMENITY)	SUGGESTED LEVEL OF SERVICE (LOS) POP. PER AMENITY	ADDITIONAL QUANTITY REQUIRED TO MEET 2025 NEEDS	ADDITIONAL QUANTITY REQUIRED TO MEET NEEDS 2025-2035	TOTAL ADDITIONAL REQUIRED TO MEET NEEDS BY 2035
Playgrounds	28	3,183	3,500	0	5	5
Multipurpose Fields	27	3,301	3,500	0	6	6
Pickleball Courts	18	4,951	3,500	7	7	14
Baseball/Softball Fields	10	8,912	7,500	2	3	5
Tennis Courts	9	9,902	7,000	4	4	8
Basketball Courts	6	14,853	10,000	3	6	6
Volleyball Courts	4	22,279	20,000	0	1	1
Dog Parks/Off-Leash Areas	0	0	30,000	3	1	4
Splash Pads/Water Play Features	2	44,558	40,000	0	1	1
Skate Parks	1	89,116	50,000	1	0	1
Bike Parks	2	44,558	50,000	0	0	0

Park Standards

AMENITY	ACRES	PARK AMENITIES							RECREATION AMENITIES					
		PICNIC TABLE(S)	BENCH(ES)	SIGNAGE	OPEN LAWN AREAS	DRINKING FOUNTAIN	RESTROOM	OFF-STREET PARKING	PLAYGROUND	SPORTS FIELDS/ COURTS	WALKING PATHS (1/2 MILE MIN.)	PICNIC SHELTER	GROUP PAVILION	SPECIALTY RECREATION
REGIONAL PARK	>30	●	●	●	●	●	●	●	●	●	●	●	●	2
Bingham Creek Regional Park		Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
City Park		Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Riverfront Park & Fishing Ponds		Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
COMMUNITY PARK	10 - 30	●	●	●	●	●	●	●	●	●	●	●	●	1
Highland Park		Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jordan Ridge Park		Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Oquirrh Shadows Park		Y	Y		Y	N	Y	Y	Y	Y	Y	Y	Y	Y
NEIGHBORHOOD PARK	3 - 10	2	2	●	●				●	●	●	●		
Ascot Downs Park		Y	Y		Y				Y	N	N	Y		
Country Crossing Park		Y	N (-1)		Y				Y	Y	Y	Y		
Glenmoor Baseball Field		N*	Y		Y				N*	Y	Y	N		
High Pointe Park		Y	Y		Y				Y	N*	N*	Y		Y
Hillside Park		Y	N(-2)		Y				Y	Y	Y	Y		
Ivory Crossing Park		Y	N(-2)		Y				Y	Y	Y	Y		
Lucas Dell Park		Y	N(-2)		Y				Y	N	Y	Y		
McKee Farms Park		N (-2)	Y		Y				Y	N	N	Y		
Midas Creek Park		Y	Y		Y				Y	Y	Y	Y		
Prospector Park		Y	Y		Y				Y	Y	Y	Y		
River Heights Park		Y	N(-2)		Y				Y	Y	Y	Y		
Rushton Meadows Park		Y	Y		Y				Y	N	Y	Y		
Mystic Springs/ Shields Lane Park		Y	Y		N*				N	N	N	N		
Skye Park		Y	Y		Y				Y	Y	Y	Y		
Stonehaven Park		Y	Y		Y				Y	Y	Y	Y		
Sunrise Mountain Park		Y	Y		Y				N	N	Y	Y		
Sunstone Park		Y	Y		Y				Y	N	Y	Y		
MINI PARK	<3	1	1	●	●				●					
Beckstead Park		N	N		Y				Y					
Bolton Park		N	Y		Y				Y					
Callendar Square Park		N	Y		Y				N					
District Park		N	N		Y				N					
Dunsinane Park		N	Y		Y				N					
Kilmuir Park		Y	Y		Y				Y					
South Ridge Park		N	N		Y				N					
Triangle Park		N	N		Y				Y					
Yorkshire Park		N	Y		Y				Y					
QUANTITY NEEDED		10	13			1			6	7	3	2		1

Number in () indicates quantity shortage of amenity.

* These amenities are likely to remain absent due to the size and nature of the respective parks.

Open Space

- 257 acres total
- Jordan River Corridor
- Bingham Creek Corridor (Daybreak owned)
- Trans –Jordan Landfill open space

185 acres existing open space

183 acres future open space

240 acres of potential future

FACTORING IN FUTURE DEVELOPMENT

Open space in Daybreak will total approximately 1,040 acres when complete, with 40 additional acres planned for the Shoreline community, and 571.25 acres planned for the Rio Tinto annexation area.

Since acquisition of open space was a high priority for residents in the community survey, it is recommended that South Jordan acquire open space as opportunities arise.





Chapter 3: Recreation & Community

PARKS, OPEN SPACE,
RECREATION, AND TRAILS
MASTER PLAN

2025

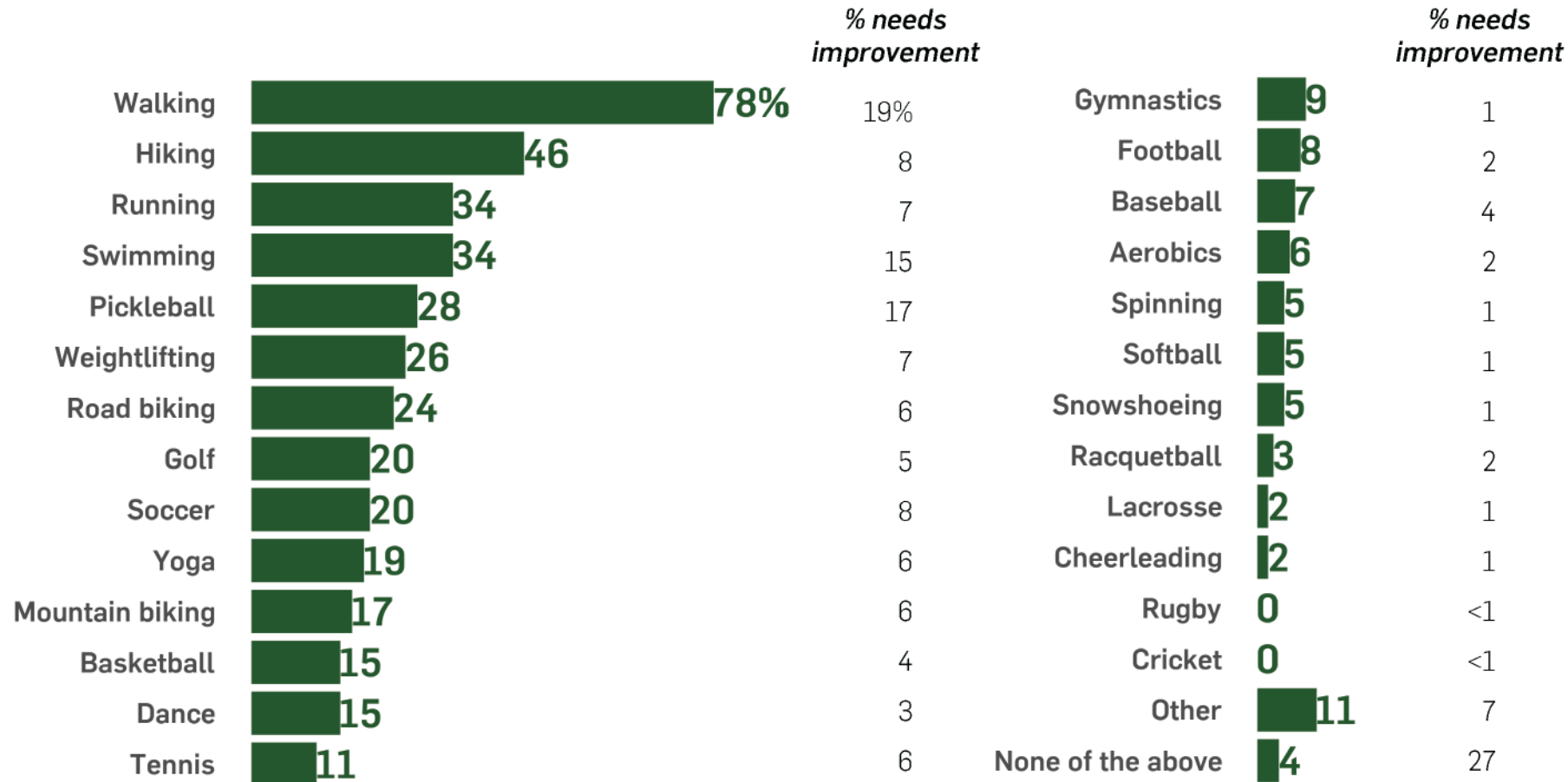
QUARTER BELIEVE NO IMPROVEMENTS ARE NEEDED FOR REC FACILITIES

When it comes to recreational activities, residents report participating the most in walking, hiking, running, and swimming. Resident would most like to see improvements to facilities for on walking, pickleball, and swimming. Over 1/4 of residents believe that that no facility improvements are needed at this time.

Q

Q: For members of your household (you, your children, your spouse, etc.), what sports or activities do you regularly do for exercise or recreation? Please select all that apply. (n = 425)

Q: For which, if any, of the following activities do you think South Jordan should improve or build additional facilities, fields, courts, or equipment? Please select all that apply. (n = 400)

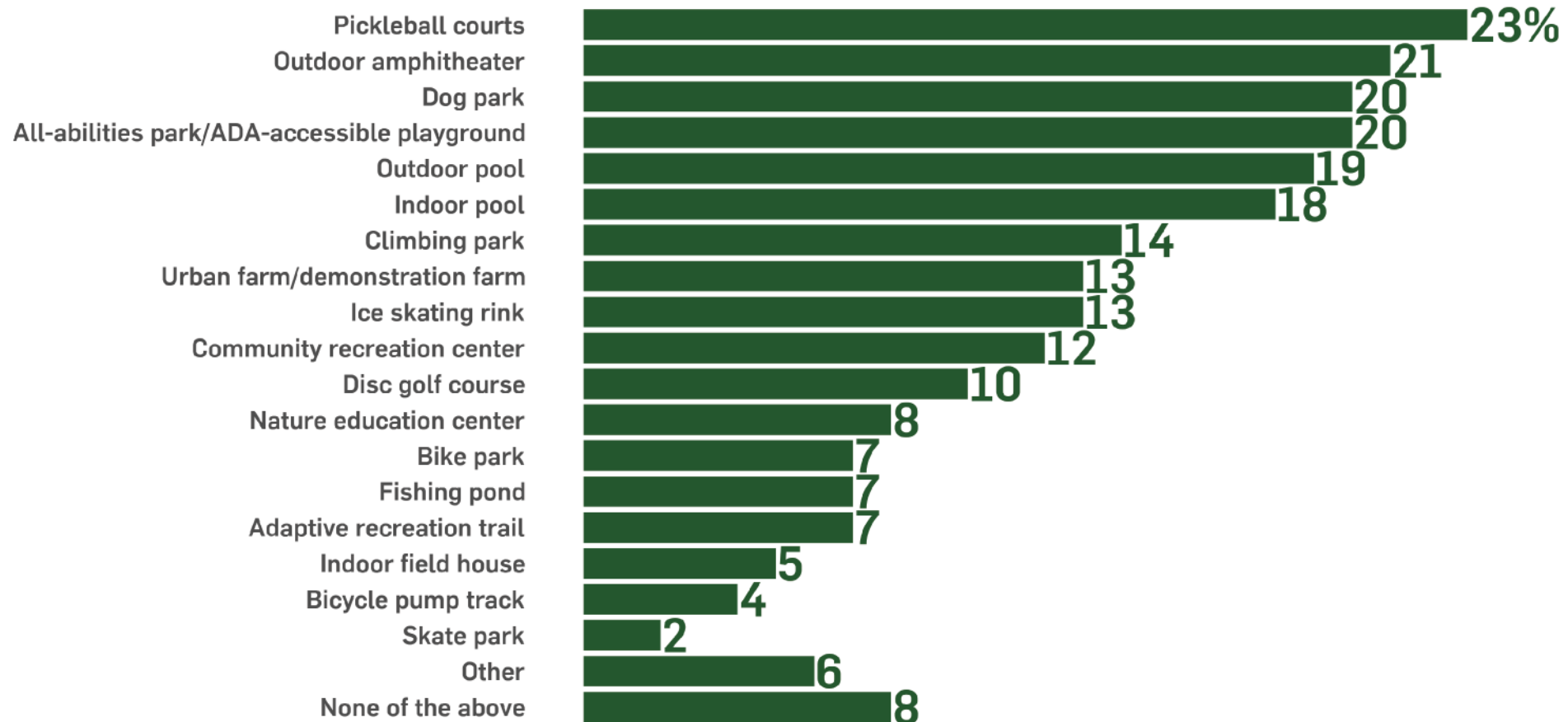


RESIDENTS FAVOR PICKLEBALL COURTS FOR FUNDING

About 1/4 of residents show interest in pickleball courts as a facility South Jordan should consider funding, followed by outdoor amphitheater, dog park, all-abilities park, and both outdoor and indoor pools.

Q

Q: Which, if any, of the following special use facilities should South Jordan City consider funding or constructing? Please select up to three. (n = 425)

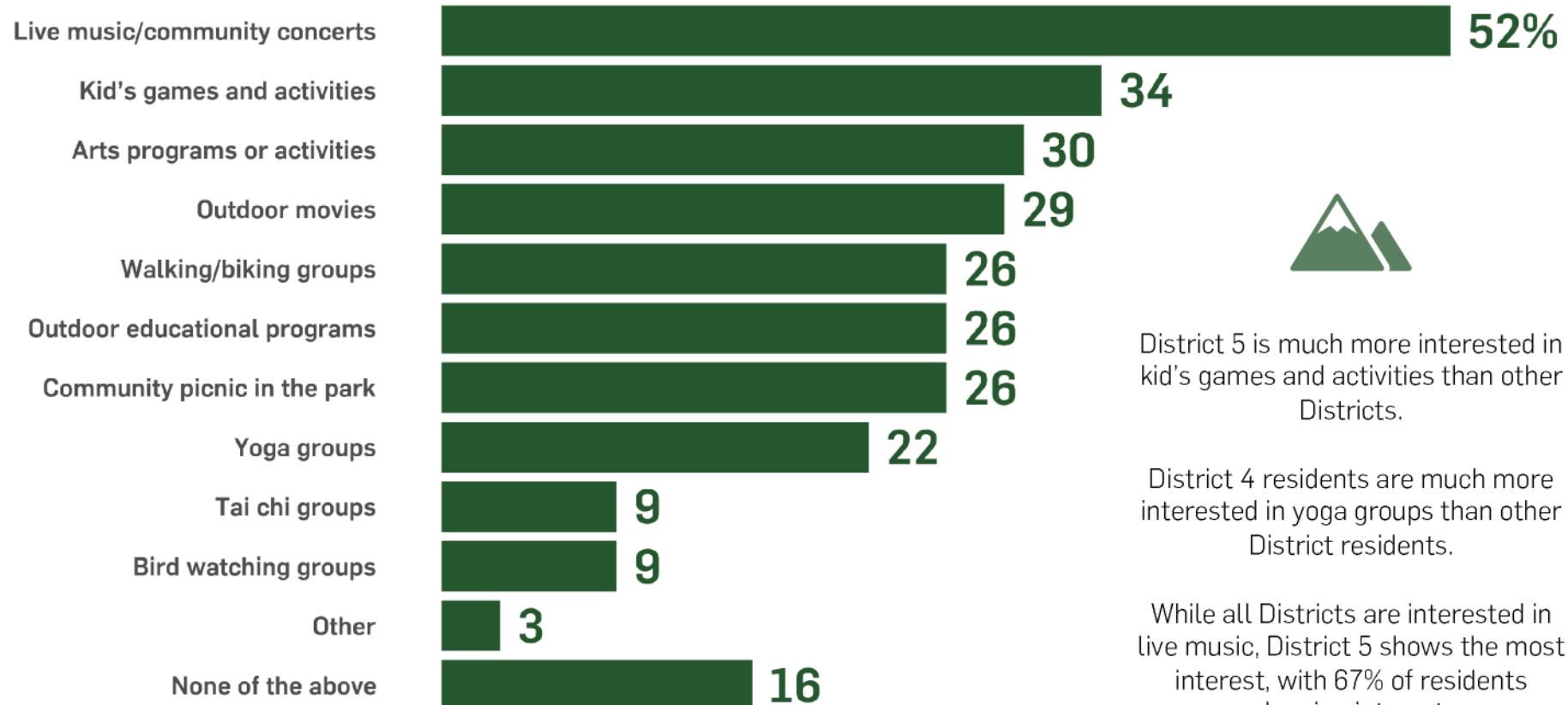


LIVE MUSIC BIGGEST ENCOURAGEMENT TO VISIT CITY PARKS

When asked about potential activities held in City parks, the majority of residents report that live music/community concerts would entice them to visit South Jordan City parks more often. Residents in District 5 showed the most interest in kid's games and activities, while those in District 4 showed high enthusiasm towards yoga groups.

Q

Below is a list of some potential activities that the City could host in its parks. Which, if any, of the following activities would encourage you or members of your household to visit South Jordan City parks more often? Please select all that apply. (n = 422)



Facilities



South Jordan Community Center



Mulligan Golf & Games



Gale Museum

Other Recreation Facilities



South Jordan Fitness &
Aquatics Center



Daybreak Community
Center



Daybreak Community
Pools



Daybreak Oquirrh Lake



Glenmore Golf Club



Utah's Aquatic Academy



Goldfish Swim School



Private Fitness Clubs &
Studios

Youth Programs

- Archery – Riverfront and City Parks, Community Center, and Mulligans
- Art Haven (multi-medium) – Community Center and Gale Museum
- Baseball – City Park
- Evil Scientist Academy – Community Center
- Fishing – West Riverfront Park
- Golf – Mulligans
- Martial Arts – Community Center
- Museum Mashup – Gale Museum
- Race Series – locations vary
- Ranger Camp (fishing, archery, nature identification, and conservation) – Riverfront and City Parks, Community Center, and Mulligans
- Soccer – City Park, West Riverfront, Highland, and Bingham Creek Parks
- Softball – City Park
- Tennis – City Park

Adult Programs

- Art Classes (multi-media) – Community Center and Gale Museum
- Community Theater – Community Center
- Golf – Mulligans
- Mixed Martial Arts – Community Center
- Race Series – locations vary
- Softball – City Park
- Tennis – City Park
- Winter Fitness Challenge – locations vary

Key Recommendations

- Continue partnering with Salt Lake County and consider collaborating with Jordan School District to meet the recreation needs of the community.
- Develop additional programs, including non-traditional programs (i.e. art, yoga, outdoor education), for seniors, adults, residents with adaptive needs, and other unique populations.
- Evaluate possible new and expanded recreation programs, such as providing pickleball programs, if adequate



Chapter 4: Trails

PARKS, OPEN SPACE,
RECREATION, AND TRAILS
MASTER PLAN

2025

RESIDENTS SATISFIED WITH CITY PARKS

Over 80% of residents are satisfied with the City's parks, with only 18% of residents reporting that there are not enough parks in the City. Conversely, trails and recreation opportunities did not receive as high satisfaction ratings and have a higher proportion of residents who believe there are not enough of these amenities in South Jordan.

Q

Q: Thinking about South Jordan's parks, trails, and recreation opportunities, are you generally satisfied or dissatisfied with each of these offerings? (n = 428)

Q: Thinking about South Jordan's parks, trails, and recreation opportunities, do you feel as though South Jordan has too many, too few, or the right amount of each of these offerings? (n = 426)



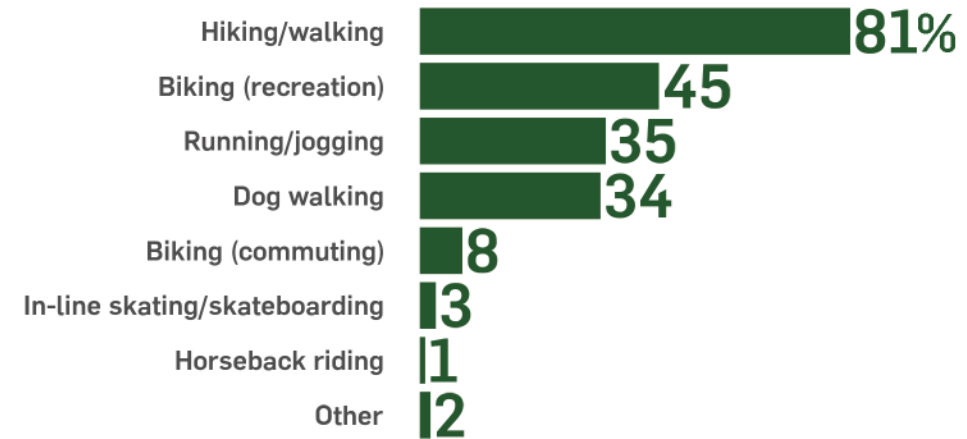
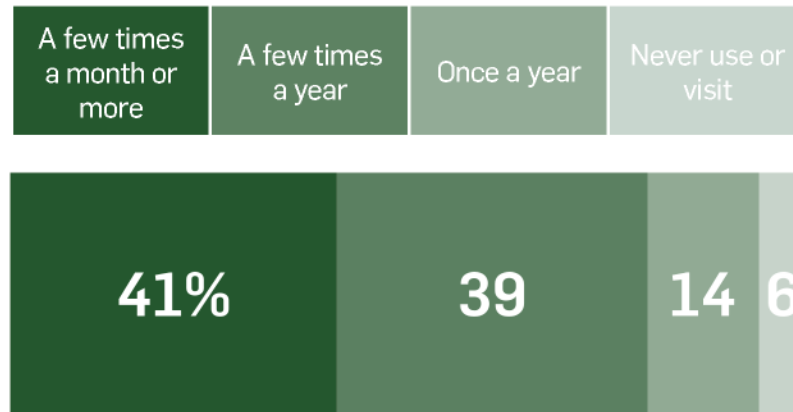
DISTRICT 5 USES CITY TRAILS THE MOST

Overall, 41% of residents use South Jordan City trails a few times a month or more and the vast majority use trails at least a few times a year. Residents who use trails more than average include residents from District 5, those with children, and higher-income residents (more than \$100k annually). Hiking/walking is the most popular activity on City trails, followed by biking (for recreation).



Q: How often do you use South Jordan City trails? (n = 425)

Q: Which of the following activities do you typically engage in on South Jordan City trails? Please select all that apply. (n = 350)



63% of residents from District 5 use City trails a few times a month or more compared to 49% from District 1, 21% from District 2, 35% from District 3, and 40% from District 4.



51% of residents with children report using City trails a few times a month or more, compared to 34% of residents without children.



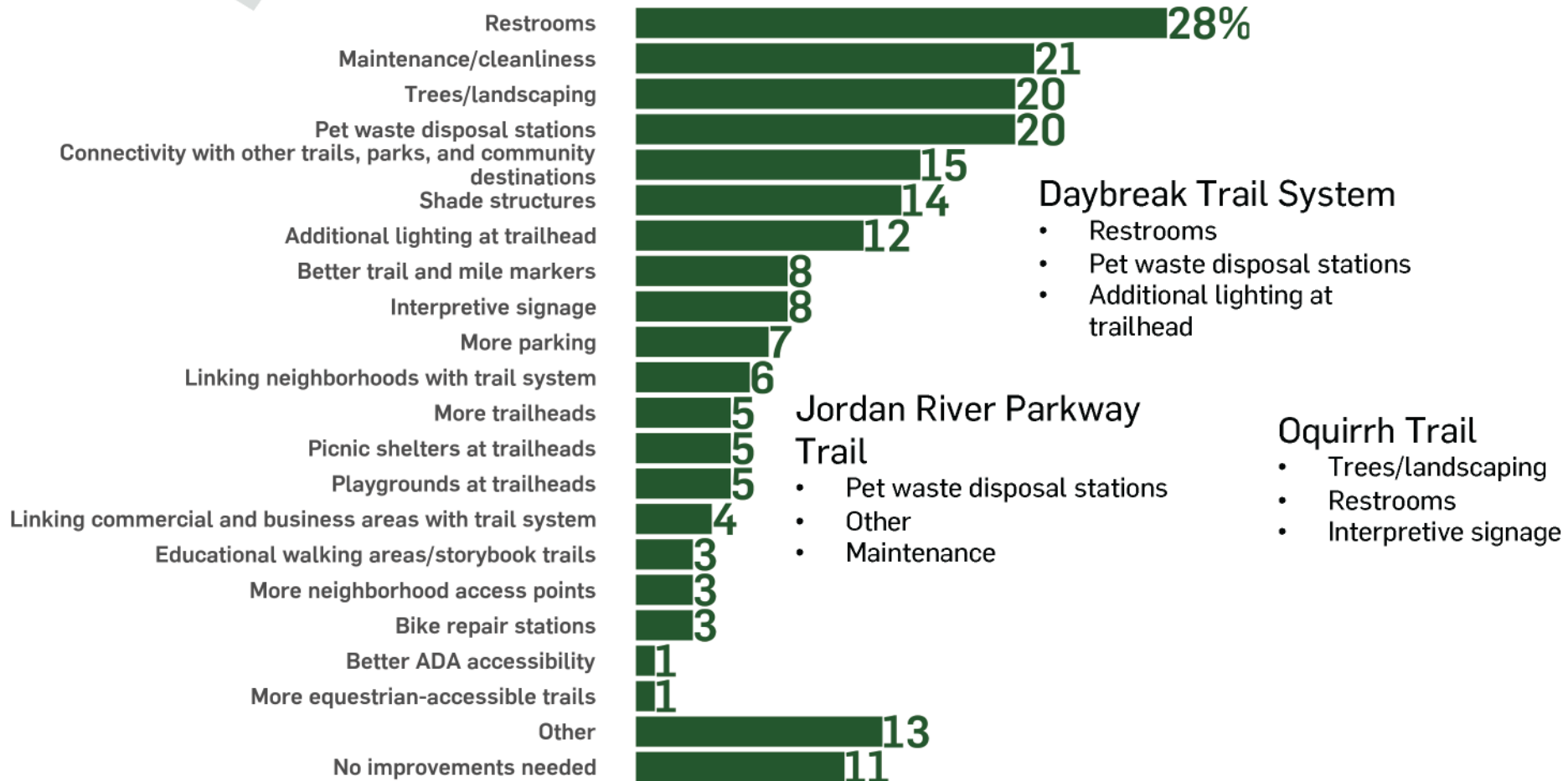
Residents who have an annual income of over \$100k visited City trails more often than those who make less than \$100k.

RESTROOMS MOST REQUESTED IMPROVEMENT FOR CITY TRAILS

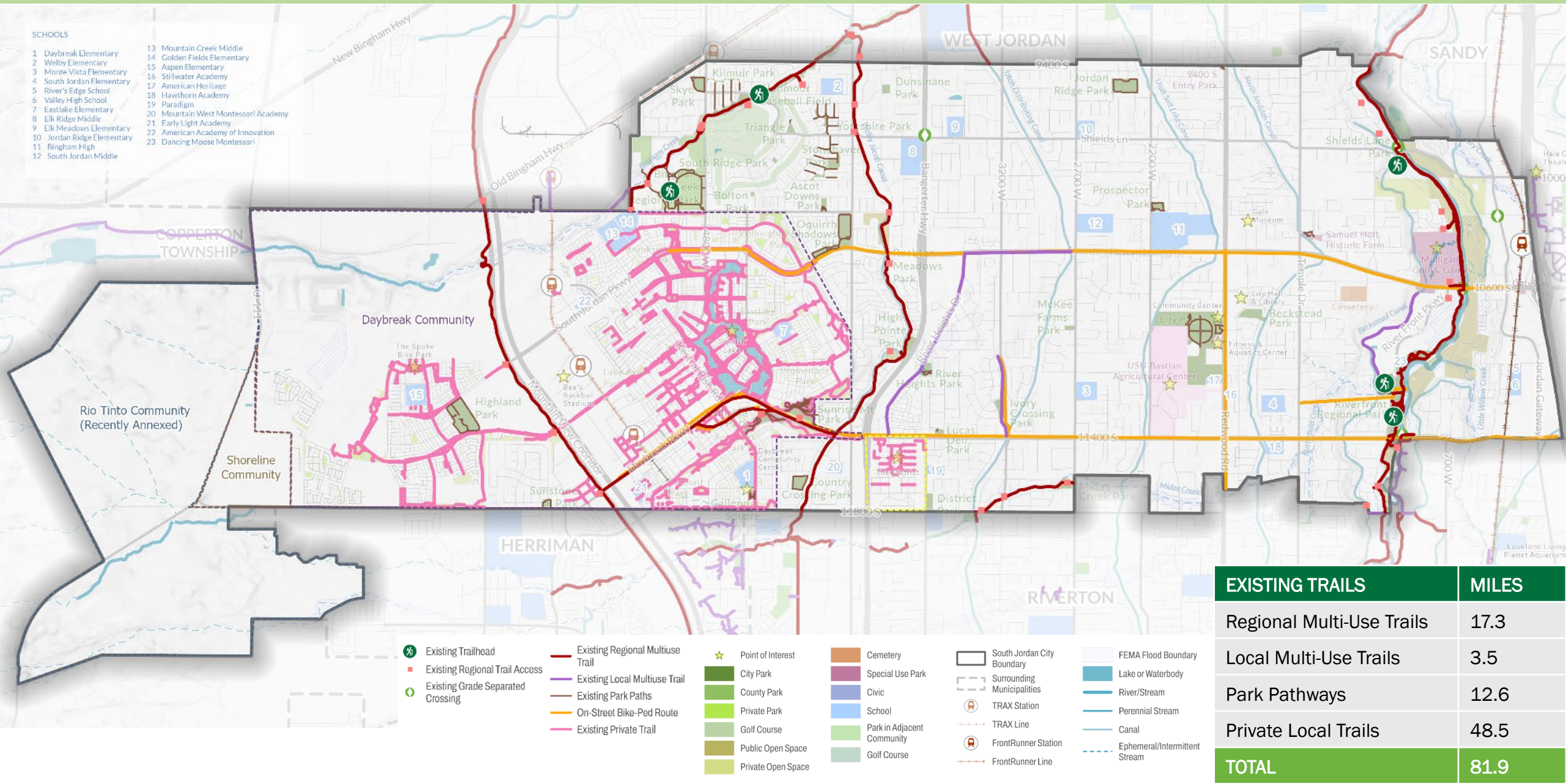
When it comes to trail improvements, residents most commonly request restrooms, trail maintenance, trees/landscaping, and pet waste disposal stations. The Daybreak Trail System, which is the most visited City park, is reported to need additional lighting at the trailhead.

Q

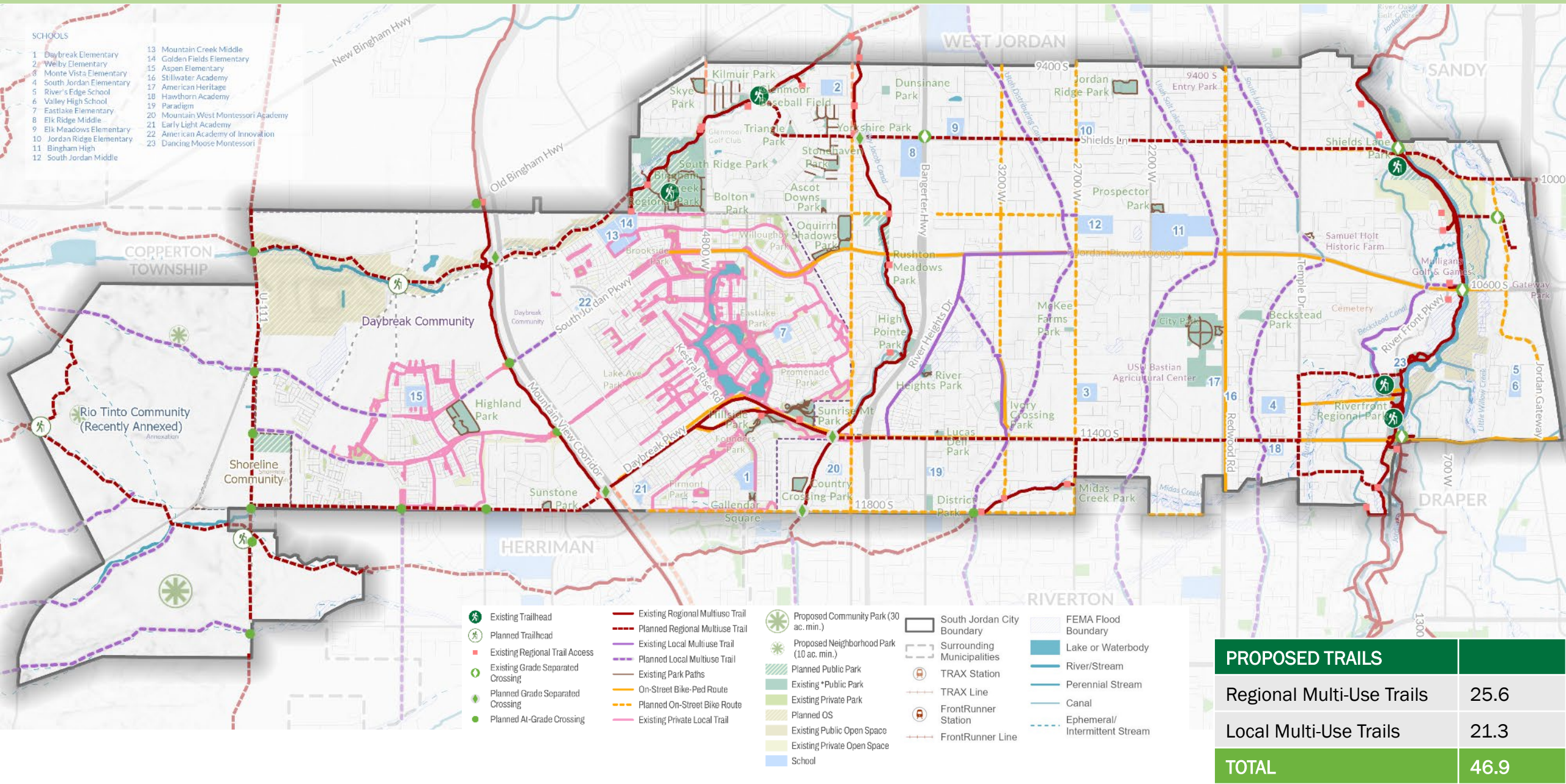
Q: In your opinion, what improvements should be made to [your most visited trail]? Please select up to three. (n = 335)



MAP 4 – EXISITNG TRAILS



MAP 5 – EXISITNG & FUTURE TRAILS





Other Key Trail Recommendations

- Construct restrooms at all planned trailheads and at additional key trailheads as needs arise in the future.
- Add additional shade, trash receptacles, & pet waste disposal at strategic locations through South Jordan's trail system.
- Build bike-specific trails and unpaved hiking and biking trails on the west side of the community.
- Explore and implement strategies to increase education and enforcement for leash laws in conjunction with developing off-leash dog parks as recommended in Chapter 2: Parks and Open Space.
- Develop and adopt trail and trailhead design standards as part of the active transportation plan update.
- Develop and implement a trail signage and wayfinding master plan.
- Extend the Bingham Creek Trail from Park to U-111 and to Copperton.
- Extend trails along all canals (strategize on specific canals and need for agreements with canal companies)
- Explore east-west corridors as opportunities present themselves.
- Explore partnerships with State and County trail programs (UTN, UDOR, SLCo, etc)



Chapter 5: Parks & Rec Operations

PARKS, OPEN SPACE,
RECREATION, AND TRAILS
MASTER PLAN

2025

VISION



Staffing Needs

TABLE 5.1 - 2025 STAFFING NEEDS TO MEET DESIRED MAINTENANCE LEVELS OF SERVICE

	# PROPERTIES	# EMPLOYEES
Level 1	10	43.8
Level 2	22	28.6
Level 3	8	3.0
Urban Forestry Needs		2.0
Total FTE Need		77.4
Current FTE		31
*Approximate Seasonal Employees in FTE		20
Difference (Additional FTE Need)		26.4

** This is the number we budget for, however, historically we have not been fully staffed. At most we have been able to hire 15 seasonal employees.*

Key Operation Recommendations

- Hire additional staff per the recommendations of the Park Staffing Analysis and any other internal analyses
- Continually evaluate opportunities to improve retention rates for employees
- Develop and maintain a formal maintenance plan for the city's trail system
- Develop a storage and retrieval system for site and facility as-builts and communicate access methods to maintenance staff
- Continually integrate safe products and methods and sustainable practices into O&M procedures
- Continue to explore and implement new innovations for maintenance operations





Chapter 6: Implementation

PARKS, OPEN SPACE,
RECREATION, AND TRAILS
MASTER PLAN

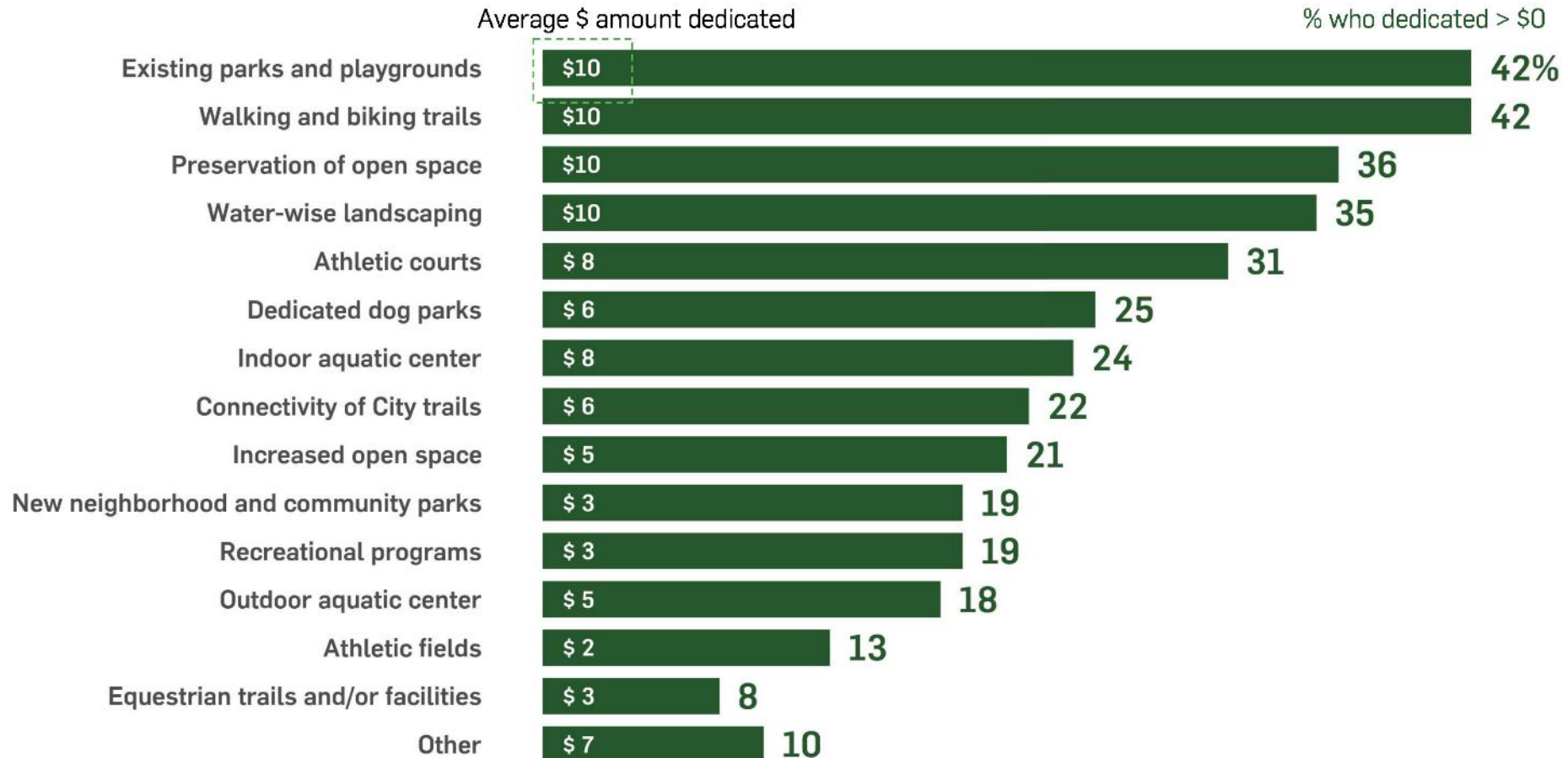
2025

RESIDENTS PRIORITIZE EXISTING PARKS/PLAYGROUNDS & TRAILS

When asked to allocate funds from a hypothetical budget, the options that had the highest average of money dedicated to them are existing parks and playgrounds, walking and biking trails, preservation of open space, and water-wise landscaping. Using funds for existing parks/playgrounds and walking/biking trails consistently received some fund allocation more than any other option.



Imagine that you had \$100 to allocate to the South Jordan City parks, recreation, trails, and open space. How would you allocate that \$100 across the various options? You may spend the \$100 on one option or spread it amongst the options, but the end total spent must equal \$100. (n=422)



Master Plan Priorities Summary

CHAPTER 2: PARKS AND OPEN SPACE

Develop 27.3 acres of planned parks by 2035 to meet LOS (Table 2.4)

Develop remaining 123.0 acres of planned parks between 2035-2050 to meet LOS (Table 2.4)

Develop amenities required to meet amenity LOS needs through 2035 (Table 2.4)

Upgrade existing parks to meet standards (Table 2.5)

Conduct cemetery assessment to determine future needs and available space

Develop an accessibility strategic plan

CHAPTER 3: RECREATION AND COMMUNITY

Develop a feasibility and concept study for Mulligans

CHAPTER 4: TRAILS

Develop 25.6 miles of proposed regional trails

Develop 21.3 miles of proposed local trails

Develop planned trailheads

Develop planned at grade and grade-separated trail crossings

Implement safety improvements for regional trails where appropriate

SYSTEM-WIDE

Develop a wayfinding and signage master plan for the entire parks and recreation system

Implement a wayfinding and signage plan for the entire parks and recreation system

Implementation Costs

Parks & Open Space

TABLE 6.4 - TOTAL PROBABLE COSTS TO MEET PARK NEEDS	
ITEM	PROBABLE COST
Meeting Amenity LOS Needs & Park Standards	
Develop amenities required to meet Amenity LOS needs through 2035	\$9,735,000
Upgrades to existing parks to meet standards	\$3,586,100
<i>Subtotal Amenity LOS and Park Standards</i>	<i>\$13,321,100</i>
Meeting Park Needs by 2035	
Develop 27.3 acres of planned park land to meet LOS	\$10,237,500
<i>Subtotal 2035 Needs</i>	<i>\$10,237,500</i>
Meeting Park Needs by Build-Out in 2050	
Develop 123.0 acres of remaining planned park land to meet LOS	\$46,125,000
<i>Subtotal Build-Out Needs</i>	<i>\$57,952,500</i>
TOTAL	\$69,683,600
Developer Provided Contributions	\$18,750,000
Bingham Creek Partner Contributions (assumes partners pay 50%)	\$16,443,750
TOTAL CITY COSTS	\$34,489,850

Notes:

- ❑ *Planned park land is already owned by city or will be provided by developer, therefore these amounts reflect only development costs.
- ❑ Developer/partner contributions can reduce actual costs to the city.
- ❑ All costs assume \$350,000 per acre acquisition cost and \$375,000 per acre development cost.
- ❑ Amenity costs may be reduced if features required to meet amenity LOS are placed in parks that could be brought up to standard with the inclusion of the amenity.
- ❑ Costs assume that other desired amenities such as dog parks, bike parks, outdoor amphitheaters, and all-abilities play playgrounds will be developed as part of meeting Amenities LOS, upgrading existing parks to meet standards, or the development of planned parks.

Implementation Costs

Recreation & Trails

TABLE 6.6 - PROBABLE COSTS TO MEET RECREATION AND COMMUNITY EVENTS NEEDS

ITEM	PROBABLE COST
Feasibility and concept study for Mulligans	\$30,000
TOTAL	\$30,000

TABLE 6.7 - PROBABLE COSTS TO MEET TRAIL NEEDS

ITEM	QUANTITY	UNIT COST	PROBABLE COST
Proposed regional paved multi-use trails - 25.6 miles (per mile)	25.6	\$450,000	\$11,520,000
Proposed local paved multi-use trails - 21.3 miles (per mile)	21.3	\$400,000	\$8,520,000
Proposed trailheads - 3 trailheads (assumes 2 stall restroom, 2 picnic shelters, kiosk/signage, paved parking 40 stalls, site furnishings)	3	\$650,000	\$1,950,000
Proposed at-grade trail crossings	12	\$20,000	\$240,000
Proposed grade-separated trail crossings	6	\$1,500,000	\$9,000,000
Safety improvements for regional paved multi-use trails (per mile)	25.6	\$25,000	\$640,000
TOTAL			\$31,870,000

Total Probable Cost






TABLE 6.8 - TOTAL PROBABLE COSTS

ITEM	PROBABLE COST
Probable costs to for park needs	\$34,489,850
Probable costs to meet recreation and community events needs	\$30,000
Probable costs for meeting trail needs	\$31,870,000
Develop a wayfinding and signage master plan for the entire parks and recreation system	\$50,000
Implement a wayfinding and signage plan for the entire parks and recreation system	\$200,000
TOTAL	\$66,639,850

**Park Amenity LOS has only been projected out through 2035 as amenity trends and needs are likely to change within this timeframe. Additional analysis and funds will be needed amenities to meet needs through 2035 and 2050.*

Action Plan

TABLE 6.9 - ACTION PLAN

CHAPTER	IMPLEMENTATION MEASURE	SCORING CRITERIA						PRIORITY SCORE	PRIORITY LEVEL
	Item 1 (1.1d)								
 PARKS & OPEN SPACE	Ensure that parks in newly-annexed areas include significant active recreation amenities to meet the needs for these types of facilities on the city's west side.	Cost	\$	Impact	High	Meets Needs	High	18	HIGH
			3		9		6		
			2		Medium		4		
			1		Low		2		
	Item 2 (2.3a)								
 PARKS & OPEN SPACE	Update city ordinances to establish minimum size requirements and standards for parks provided by new development.	Cost	\$	Impact	High	Meets Needs	High	18	HIGH
			3		9		6		
			2		Medium		4		
			1		Low		2		
	Item 3 (1.2b)								
 TRAILS	Update city ordinances and standards to ensure all future trail development incorporates periodic shade where possible.	Cost	\$	Impact	High	Meets Needs	High	18	HIGH
			3		9		6		
			2		Medium		4		
			1		Low		2		
	Item 4 (1.2c)								
 TRAILS	Adopt design standards for future trail and trailhead development to ensure all future facilities are functional, safe, and consistent.	Cost	\$	Impact	High	Meets Needs	High	18	HIGH
			3		9		6		
			2		Medium		4		
			1		Low		2		
	Item 5 (1.4d)								
 TRAILS	Ensure that ordinances require trail easements or trail rights-of-way in all new development areas.	Cost	\$	Impact	High	Meets Needs	High	18	HIGH
			3		9		6		
			2		Medium		4		
			1		Low		2		



Chapter 7: Financial Sustainability

PARKS, OPEN SPACE,
RECREATION, AND TRAILS
MASTER PLAN

2025

Historic Revenues

TABLE 7.1 - HISTORIC GENERAL FUND REVENUE							
	2019	2020	2021	2022	2023	2024 ¹	2025 ¹
Taxes	35,169,592	34,389,155	38,482,253	42,892,663	47,029,956	49,196,807	51,665,560
Licenses & Permits	3,456,503	4,033,363	5,469,655	4,539,973	2,505,814	2,483,540	2,505,661
Intergovernmental Revenues	465,551	2,446,887	5,217,305	3,295,218	653,464	523,000	523,000
Administration Fees	3,255,388	3,434,188	3,926,901	4,297,608	4,697,758	4,971,385	4,967,696
Charges for Services	3,382,780	3,310,587	5,002,292	5,937,367	4,023,678	3,218,362	3,218,362
Recreation Revenue	-	-	-	273,900	308,626	228,250	233,250
Fines and Forfeitures	582,999	454,674	510,318	489,175	489,613	475,000	470,000
Miscellaneous Revenue	2,563,206	2,006,959	1,104,494	438,032	4,582,659	2,566,000	2,566,000
Transfers In	239,413	47,968	757,869	1,466,443	789,915	1,228,806	1,315,456
TOTAL GENERAL FUND REVENUE	\$49,115,432	\$50,123,781	\$60,471,087	63,630,379	\$65,081,483	\$64,891,150	\$67,464,985

¹Budget estimates.

Projected Revenues

TABLE 7.5 - PROJECTED PARK IMPACT FEE REVENUE

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
TOTAL IMPACT FEE REVENUE	\$3,094,467	\$3,164,925	\$3,236,986	\$3,310,689	\$3,386,069

Projected Expenditure

TABLE 7.6 - MASTER PLAN IDENTIFIED PARK PROJECTS INCLUDED IN GAP ANALYSIS

Probable Costs To Meet Park Needs	UNIT	NEW UNITS NEEDED TO MAINTAIN LOS	TOTAL COST	TOTAL COST PER UNIT (2024 \$)	REFERENCE
Meeting Amenity LOS Needs by 2034	Quantity	37	\$8,541,000	\$230,838	Table 6.2
Meeting Park Standards by 2034	Quantity	42	\$3,646,000	\$86,810	Table 6.3
<i>SUBTOTAL AMENITY LOS NEEDS & PARK STANDARDS</i>			\$12,187,000		
Meeting Park Needs by 2034	Acres	51.6 ¹	\$19,350,000	\$374,689	Table 6.6
<i>SUBTOTAL 2034 NEEDS</i>			\$19,350,000		
PROBABLE COSTS TO MEET TRAIL NEEDS					
Regional Trails ²	Miles	25.6	\$11,520,00	\$450,000	Table 6.7
Local Trails	Miles	21.5	\$8,062,500	\$375,000	
Trailheads/Trail Crossings	Quantity	21	\$11,190,000	\$2,170,000	
<i>SUBTOTAL TRAIL NEEDS</i>			\$30,772,500		

¹Assumes developer pays for 30 acre community park; ²Includes safety improvement cost.

Projected Expenditures

TABLE 7.7 - PROJECTED ANNUALIZED CAPITAL IMPROVEMENT COST BY TYPE					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
New Amenities to Meet LOS (Quantity)	3.7	3.7	3.7	3.7	3.7
Cost per Unit	(\$244,896)	(\$252,243)	(\$259,810)	(\$267,604)	(\$275,632)
Upgrades to Meet Standards (Quantity)	4.2	4.2	4.2	4.2	4.2
Cost per Unit	(\$92,096)	(\$94,859)	(\$97,705)	(\$100,636)	(\$103,655)
<i>Amenity LOS Needs & Park Standards Subtotal</i>	(\$1,292,919)	(\$1,331,706)	(\$1,371,658)	(\$1,412,807)	(\$1,455,192)
New LOS (Acres)	5.16	5.16	5.16	5.16	5.16
Cost per Acre	(\$397,508)	(\$409,433)	(\$421,716)	(\$434,367)	(\$447,399)
<i>Meeting Park Needs by 2034 Subtotal</i>	(\$2,052,842)	(\$2,114,427)	(\$2,177,860)	(\$2,243,195)	(\$2,310,491)
New Regional Miles	1.0	1.0	1.0	1.0	1.0
Cost per Mile	(\$477,405)	(\$491,727)	(\$506,479)	(\$521,673)	(\$537,324)
New Local Miles	0.8	0.8	0.8	0.8	0.8
Cost per Mile	(\$397,838)	(\$409,773)	(\$422,066)	(\$434,728)	(\$447,770)
Trailhead Improvements (Quantity)	0.8	0.8	0.8	0.8	0.8
Cost per Unit	(\$21,218)	(\$21,855)	(\$22,510)	(\$23,185)	(\$23,881)
<i>Meeting Trail Needs Subtotal</i>	(\$816,179)	(\$840,664)	(\$865,884)	(\$891,861)	(\$918,617)
TOTAL PARK CAPITAL COSTS	(\$4,161,939)	(\$4,286,797)	(\$4,415,401)	(\$4,547,863)	(\$4,684,299)

Note: Inflation at 3 percent.

Staffing LOS

TABLE 7.11 - RECOMMENDED RECREATION DEPARTMENT STAFFING LOS

Current Employees	30
Current Seasonal	40
<i>Total FTE During Season</i>	70
Existing Population	88,502
FTE per 1,000 Population	0.79
10 Year New Growth (see Figure 1.4)	23,814
ADDITIONAL FTES RECOMMENDED BY 2034	19

Source: South Jordan Public Works Associate Director

TABLE 7.10 - PROJECTED RECOMMENDED PARK STAFFING

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Total Parks Division Staffing	(\$100,781)	(\$103,804)	(\$174,493)	(\$179,728)	(\$185,120)
TOTAL CUMULATIVE	(\$100,781)	(\$207,608)	(\$388,329)	(\$510,105)	(\$710,528)

Note: Inflation at 3 percent.

Gap Analysis

TABLE 7.14 - PARKS DIVISION CAPITAL COST GAP ANALYSIS					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Park Impact Fees (see Table 7.5)	\$3,094,467	\$3,164,925	\$3,236,986	\$3,310,689	\$3,386,069
Other Financing	-	-	-	-	-
<i>TOTAL REVENUES</i>	\$3,094,467	\$3,164,925	\$3,236,986	\$3,310,689	\$3,386,069
Meeting Amenity LOS Needs & Park Standards (see Table 7.7)	(\$1,292,919)	(\$1,331,706)	(\$1,371,658)	(\$1,412,807)	(\$1,455,192)
Meeting Park Needs by 2034 (see Table 7.7)	(\$2,052,842)	(\$2,114,427)	(\$2,177,860)	(\$2,243,195)	(\$2,310,491)
Probable Costs to Meet Trail Needs (see Table 7.7)	(\$816,179)	(\$840,664)	(\$865,884)	(\$891,861)	(\$918,617)
<i>Total Capital Improvement Cost</i>	(\$4,161,939)	(\$4,286,797)	(\$4,415,401)	(\$4,547,863)	(\$4,684,299)
CAPITAL SURPLUS/(DEFICIT)	(\$1,067,472)	(\$1,121,873)	(\$1,178,415)	(\$1,237,175)	(\$1,298,230)



Thank you!



SOUTH JORDAN UTAH

PARKS & RECREATION: IFA & IFFP

JUNE 2025

AGENDA

- **General IFFP and IFA Methodology**
- **Service Area and Demand Description**
- **General LOS Discussion**
- **Parks and Recreation Impact Fee**
- **Next Steps**

INTRODUCTION TO IMPACT FEES

- Before imposing an impact fee, each local political subdivision or private entity shall prepare:



IMPACT FEE FACILITIES PLAN (IFFP)

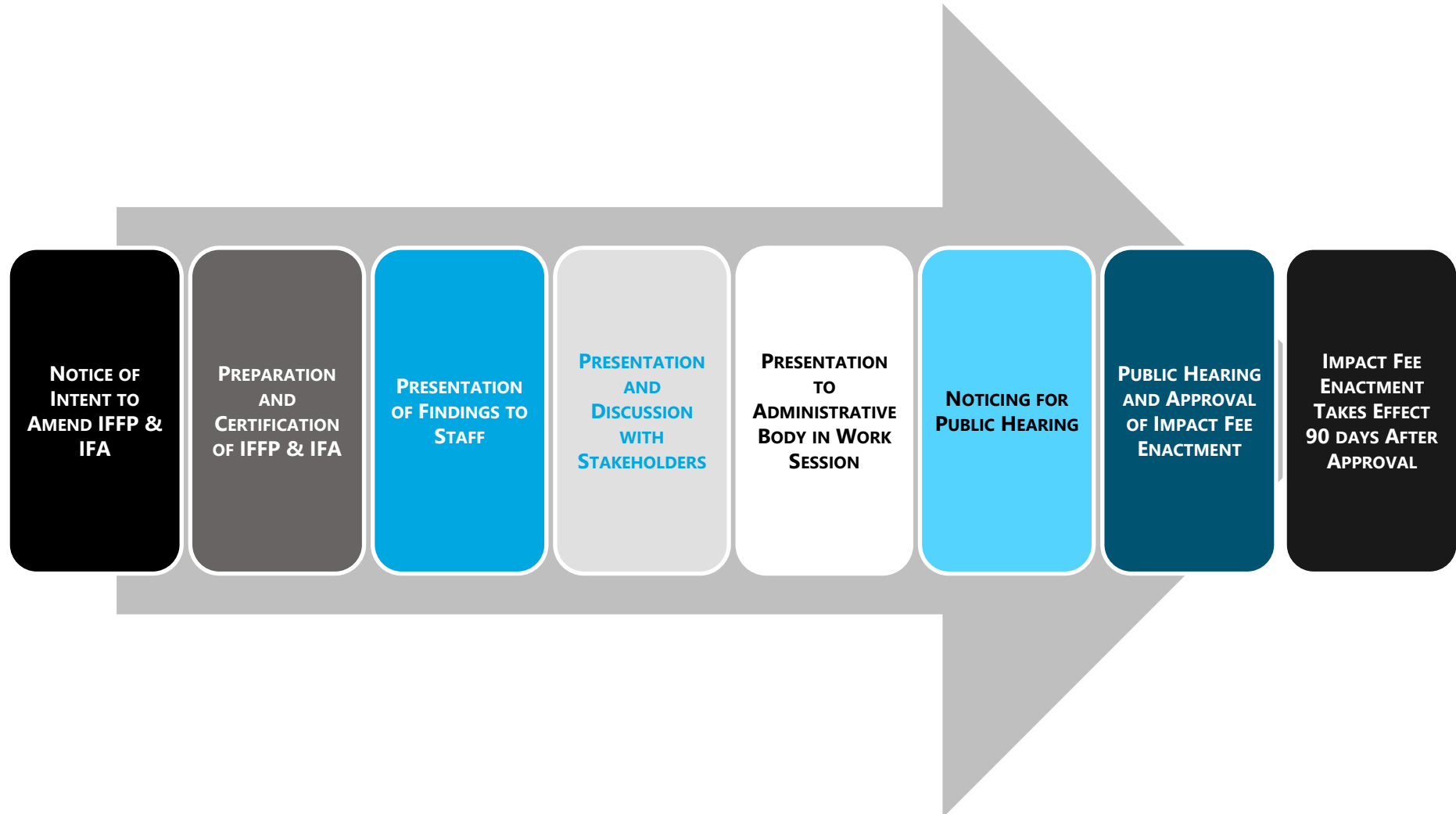
Identifies the demands placed upon the City's existing facilities by future development and evaluates how these demands will be met by the City. Outlines the improvements which are intended to be funded by impact fees.

IMPACT FEE ANALYSIS (IFA)

Proportionately allocates the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered.



IMPACT FEE PROCESS



CRAFTING A WORKING IFFP

- 1. Determine Demand**
- 2. Provide Inventory of Existing Facilities**
- 3. Establish Existing and Future Level of Service**
- 4. Identify Existing and Future Capital Facilities Necessary to Serve New Growth**
- 5. Consider All Revenue Resources to Finance System Improvements**

IMPACT FEE ANALYSIS

- 1. Establish IFA Methodology**
- 2. Conduct Proportionate Share Analysis**
- 3. Identify Funding Mechanisms**
- 4. Establish Impact Fee Schedule**

SERVICE AREA

- All areas within the City

DEMAND ANALYSIS

- Impact Fee Based on Existing and Future Population
- Master Plan projects population will reach approximately 114,102 residents by 2035

EXISTING FACILITIES

- Consist of all park acreage (less donation and storm water areas)
- Includes Improvements on park acreage
- No longer includes buy-in to recreation center and fitness center (transferred ownership to County)

LEVEL OF SERVICE (LOS)

Park Type	City Owned Acreage	Est. Land Value	Per Capita	Est. Improv. Value	Per Capita	Total Per Capita
Developed Active Parks	239.94	\$83,979,875	\$941	\$53,920,050	\$604	\$1,545
Special Use Parks	3.00	\$255,000	\$3	\$905,937	\$10	\$13
Open Space	127.20	\$10,812,000	\$121	\$0	\$0	\$121
Undeveloped Land	103.96	\$36,384,250	\$408	\$0	\$0	\$408
Combined	474.10	\$131,431,125	\$1,472	\$54,825,987	\$614	\$2,086

Type of Improvement	City Owned Acres	Est. Land Value per Acre	Est. Improvement Value Per Acre	Total Value per Acre
Developed Active Parks	239.94	\$350,000	\$224,721	\$574,721
Special Use Parks	3.00	\$85,000	\$301,979	\$386,979
Open Space	127.20	\$85,000	\$0	\$85,000
Undeveloped Land	103.96	\$350,000	\$0	\$350,000
Combined	474.10	\$277,224	\$115,643	\$392,867

FUTURE NEEDS

- Based on an Increase of 24,986 Residents, the City will need to invest \$52.1M in future park land and amenities

Type of Improvement	Population Increase IFFP Horizon	Level of Investment	Estimated Future Investment
Developed Active Parks	24,986	\$2,086	\$52,128,458

PROPORTIONATE SHARE ANALYSIS

TYPE OF IMPROVEMENT	LOS PER 1,000	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	TOTAL PER CAPITA
Developed Parks	2.69	\$350,000	\$224,721	\$574,721	\$1,544,647	\$1,545
Special Use Parks	0.03	\$85,000	\$301,979	\$386,979	\$13,004	\$13
Open Space	1.42	\$85,000	\$0	\$85,000	\$121,108	\$121
Undeveloped Land	1.16	\$350,000	\$0	\$350,000	\$407,548	\$408
OTHER COMPONENTS OF FEE				ADDITIONAL VALUE	DEMAND SERVED	TOTAL VALUE PER CAPITA
Impact Fee Credit				(\$325,000)	24,986	(\$13)
Professional Expense				\$10,850	24,986	\$0
ESTIMATE OF IMPACT FEE PER CAPITA						\$2,073

PROPOSED FEES

IMPACT FEE PER HH	PERSONS PER HH	LOS FEE PER HH	EXISTING FEE PER HH	% CHANGE
Average	3.11	\$6,448		
Single Family	3.16	\$6,552	\$5,420	21%
Multi-family	2.02	\$4,188	\$2,643	58%

NEXT STEPS

- ▣ **Finalize IFFP/IFA**
- ▣ **Notice for public hearing**
- ▣ **Publish documents**
- ▣ **Hold public hearing**