

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

June 18, 2024

Present: Mayor Dawn R. Ramsey, Council Member Don Shelton, Council Member Jason McGuire, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Tamara Zander, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Strategy & Budget Don Tingey, Director of Commerce Brian Preece, Associate Director of Public Works Rawlins Thacker, Deputy Director of Finance Nick Geer, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Director of Planning Steven Schaefermeyer, Police Chief Jeff Carr, Fire Chief Chris Dawson, Communications Manager Rachael Van Cleave, Recreation Director Janell Payne, IS Systems Administrator Ken Roberts, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, IS Senior System Administrator Phill Brown, HR Director Teresa Cook, Associate Director of Strategy & Budget Katie Olson

Absent:

Others: Kgregg, Ashley, iPhone, Jeremy Searle, Fred Philpot

4:37 P.M.
STUDY MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting, excusing Council Member Zander who was absent but on her way.

B. Invocation: *By Council Member, Don Shelton*

Council Member Shelton offered the invocation in Council Member Zander's absence.

C. Mayor and Council Coordination

Council Member Shelton shared something he learned from Director Garrison at the water event today. He learned the system has the capability and capacity to clean the aquafer underneath us that is contaminated. We don't own any water rights or wells, but he suggested thinking about that as another possibility for a source of water. If they are going to acquire water rights and drill wells, they would of course need to figure out funding. He also noted that they are improving the concept right now, with the science completed and proven. The battle is now political and he thinks they ought to, in coordination with the ULCT Conference this fall for an outing or roadshow feature, go out to the site. In addition, the Jordan River Commission should visit the site, they should invite high school science teachers to bring their classes out, etc. He would like

to see them try to work on the political side of the equation since the science side has been completed.

D. Discussion/Review of Regular Council Meeting

Public Hearing Items

- Resolution R2024-37, Increasing the amount of City portion of Employer “Pick-Up” of Public Safety Employee Retirement Contributions.
- Ordinance 2024-13, Vacating a portion of a Municipal Waterline Easement located on Lot 8A of the Daybreak Commerce Park Plat 5A Amended Subdivision.
- Ordinance 2024-16, Vacating a segment of Docksider Drive from approximately 7130 W. to the South Valley Water Reclamation Facility property line, approximately 557 feet containing 0.674 acres.

Presentation Item

- 2024 Victim Advocate Report.

Discussion Item

- Municipal Justice Court

HR Director Teresa Cook answered questions from the council for Resolution R2024-37.

E. Discussion Item

E.1. Transportation Master Plan. (By Deputy City Engineer, Jeremy Nielson)

Deputy City Engineer Jeremy Nielson Said the plan is to present this to the Planning Commission on July 9, and to come to the City Council the first meeting in August for approval.

Jeremy Searle (WCG) – reviewed the City’s Draft Transportation Master Plan from the City Website at the following link:

<https://storymaps.arcgis.com/stories/d384f4a5f18c4db397402f2db1c36b9c>.

Council Member Tamara Zander joined the meeting during Mr. Searle’s presentation.

Council Member Zander shared her concerns with the number of proposed lights on 11100 South and 11800 South, especially coming from Mountain View Corridor into the city. Council members and the mayor shared the same concerns.

Mr. Searle thanked them for their comments and noted a big part of the success will be coordinating the signals, allowing traffic to flow.

Council Member Shelton asked about future plans to widen 4000 West.

Engineer Nielson shared there are plans to re-stripe the street to allow two lanes in both directions. The council and staff also discussed potential parking issues when the road is re-striped and on street parking is eliminated in some areas.

Fred Philpot – Reviewed his prepared presentation on impact fees (Attachment A).

Mr. Searle added there are many WFRC projects listed, and WFRC funds a good portion of those projects. However, the city has a match. Currently, they are assuming a 15% match, but it is only required at 7% but the city tends to pay more based on history and they bumped that match up to 15% which could allow fees to be reduced.

Mr. Philpot noted he needed to correct a \$1.4 million allocation for Daybreak, as it should be a negative allocation which would reduce a cost per trip calculation in his presentation.

Council Member Johnson motioned to recess the City Council Study Meeting and move to Executive Closed Session. Council Member McGuire seconded the motion; vote was 5-0, unanimous in favor.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

F. Executive Closed Session

F.1. Discussion of the purchase, exchange, or lease of real property.

Council Member Zander motioned to adjourn the Executive Closed Session and return to City Council Study Meeting. Council Member McGuire seconded the motion; vote was 5-0, unanimous in favor.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

ADJOURNMENT

Council Member McGuire motioned to adjourn the June 18, 2024 City Council Study Meeting. Council Member Zander seconded the motion; vote was 5-0 unanimous in favor.

The June 18, 2024 City Council Study meeting adjourned at 6:36 p.m.

This is a true and correct copy of the June 18, 2024 City Council Study Meeting Minutes, which were approved on July 16, 2024.

Anna Crookston

South Jordan City Recorder



SOUTH JORDAN, UTAH

TRANSPORTATION IFA

JUNE 2024

PURPOSE

UTAH CODE 11-36a (IMPACT FEE ACT):

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



IMPACT FEE FACILITIES PLAN (IFFP)

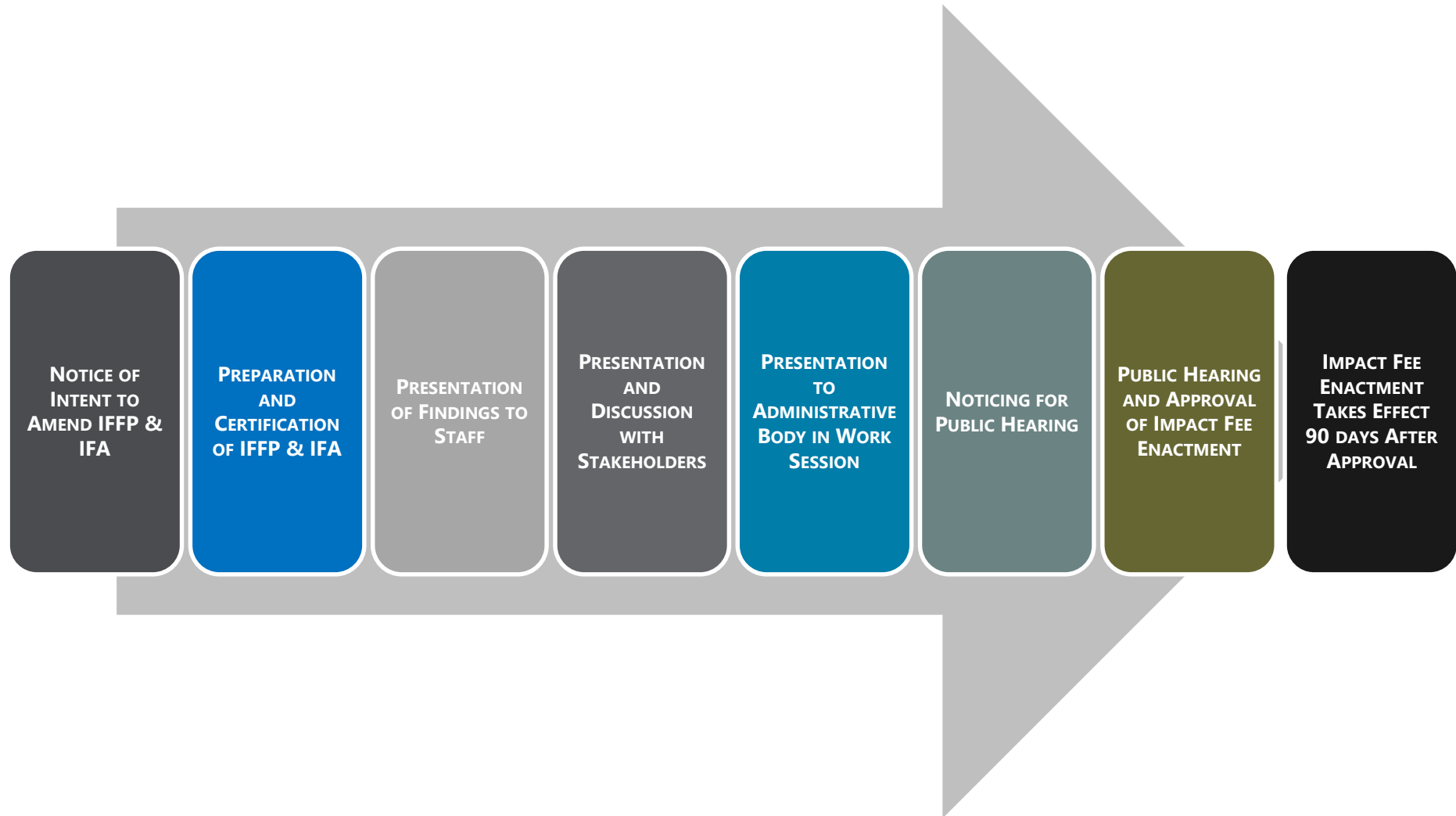
Identifies the demands placed upon the City's existing facilities by future development and evaluates how these demands will be met by the City. Outlines the improvements which are intended to be funded by impact fees.

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.



PROCESS



METHODOLOGY

- 1. Service Area and Demand Analysis**
- 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**
- 6. Conduct Proportionate Share Analysis**

METHODOLOGY

1. Service Area and Demand Analysis

- Three Service Areas: Daybreak, Rio Tinto, Remaining South Jordan.

2. Provide Inventory of Existing Facilities

- Based on existing depreciation schedule.

3. Establish Existing and Future Level of Service

- LOS D for arterial and collector roadways.

4. Identify Existing and Future Capital Facilities Necessary to Serve New Growth

- A combination of buy-in and new facilities will be needed to serve new development.

5. Consider All Revenue Resources to Finance System Improvements

- No bonding considered in this analysis. All alternative funding considered will allocation system cost to service areas.

FUTURE FACILITIES

Impact Fee Allocated System Improvements:

Roadway Improvements (IFFP Horizon)

1. Remaining South Jordan: \$1.5M
2. Daybreak: \$5M
3. Rio Tinto: \$7.8M

Intersection Improvements (IFFP Horizon)

1. Remaining South Jordan: \$6.3M
2. Daybreak: \$2.6M
3. Rio Tinto: \$500K

FUTURE FACILITIES

Roadway and intersection projects being built by Daybreak for the South Jordan TMP/IFFP:

Roadway Projects

- 1-7: Bingham Rim Road: MVC to Stavenger Drive
- 1-13: Lake Avenue: SR-111 to Lake Avenue
- 1-14: Grandville Avenue: 10200 South to Bingham Rim Road
- 1-15: Bingham Rim Road: Prosperity Road to MVC
- 1-24: Bingham Rim Road: South Jordan Parkway to Prosperity Road
- 1-25: Prosperity Road: Bingham Rim Road to Copper Hawk Drive

Intersection Projects

- 1-O: 10200 S & Grandville Avenue
- 1-S: Bingham Rim Road & Grandville Avenue
- 1-T: Grandville Avenue & Burntside Avenue
- 1-W: South Jordan Parkway & Vadiana Drive
- 1-Y: South Jordan Parkway & Cardinal Park Rd

ANALYSIS

Remaining South Jordan Proportionate Share Analysis

SOUTH JORDAN PROPER SERVICE AREA	Total Qualified Cost	% to New Growth	Cost to New Growth	Trips	Cost per Trip
Existing Facilities	\$35,495,619	10.9%	\$3,865,896	155,274	\$24.90
Future Facilities (IFFP Planning Horizon)	\$1,544,773	100.0%	\$1,544,773	14,277	\$108.20
Future Intersections (IFFP Planning Horizon)	\$6,272,181	100.0%	\$6,272,181	14,277	\$439.31
Professional Expense	\$10,080	100.0%	\$10,080	155,274	\$0.06
South Jordan Service Area Impact Fee			\$11,692,930		\$572.47

ANALYSIS

Daybreak Proportionate Share Analysis

DAYBREAK SERVICE AREA	Total Qualified Cost	% to New Growth	Cost to New Growth	Trips	Cost per Trip
Existing Facilities	\$35,495,619	10.9%	\$3,865,896	155,274	\$24.90
Future Facilities (IFFP Planning Horizon)	\$4,978,074	100.0%	\$4,978,074	123,450	\$40.32
Future Intersections (IFFP Planning Horizon)	\$2,565,319	100.0%	\$2,565,319	123,450	\$20.78
Professional Expense	\$10,080	100.0%	\$10,080	155,274	\$0.06
Daybreak Service Area Impact Fee			\$11,419,369		\$86.07
Accounting Credit for SJ Traffic on DB Roads	\$1,471,052	100.0%	\$1,471,052	123,450	\$11.92
Daybreak Net Cost Per Trip					\$97.98

ANALYSIS

Rio Tinto Proportionate Share Analysis

RIO TINTO SERVICE AREA	Total Qualified Cost	% to New Growth	Cost to New Growth	Trips	Cost per Trip
Existing Facilities	\$35,495,619	10.9%	\$3,865,896	155,274	\$24.90
Future Facilities (IFFP Planning Horizon)	\$7,783,947	100.0%	\$7,783,947	17,546	\$443.63
Future Intersections (IFFP Planning Horizon)	\$472,289	100.0%	\$472,289	17,546	\$26.92
Professional Expense	\$10,080	100.0%	\$10,080	155,274	\$0.06
Rio Tinto Service Area Impact Fee			\$12,132,212		\$495.51

FEE SCHEDULE

Fee By Land-Use

DevelopmentType	ITE Code	Weekday VTE*	Dev Unit	Adj Trip Rate	Remaining SJ	Daybreak	Rio Tinto
Single-Family	210	9.43	Housing Unit	9.43	\$5,398	\$924	\$4,673
Multi-Family	220	6.74	Housing Unit	6.74	\$3,858	\$660	\$3,340
Light Industrial	110	4.87	1,000 SF	4.87	\$2,788	\$477	\$2,413
Industrial Park	130	3.37	1,000 SF	3.37	\$1,929	\$330	\$1,670
Manufacturing	140	4.75	1,000 SF	4.75	\$2,719	\$465	\$2,354
Warehousing	150	1.71	1,000 SF	1.71	\$979	\$168	\$847
Assisted Living	254	4.19	1,000 SF	2.97	\$1,703	\$291	\$1,474
Hotel	310	7.99	Room	5.67	\$3,248	\$556	\$2,811
Motel	320	3.35	Room	2.38	\$1,362	\$233	\$1,179
Elementary School	520	19.52	1,000 SF	13.86	\$7,934	\$1,358	\$6,867
Community College	540	20.25	1,000 SF	14.38	\$8,231	\$1,409	\$7,124
Church	560	2.41	1,000 SF	1.71	\$980	\$168	\$848
Day Care	565	47.62	1,000 SF	26.67	\$15,266	\$2,613	\$13,214
Hospital	610	10.77	1,000 SF	7.65	\$4,378	\$749	\$3,789
General Office	710	10.84	1,000 SF	10.84	\$6,206	\$1,062	\$5,371
Research & Dev Center	760	11.08	1,000 SF	11.08	\$6,343	\$1,086	\$5,490
Business Park	770	12.44	1,000 SF	12.44	\$7,122	\$1,219	\$6,164
Commercial / Retail	820	37.01	1,000 SF	26.28	\$15,043	\$2,575	\$13,021

NEXT STEPS

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

QUESTIONS

Fred Philpot | Vice President/COO

[LRB Public Finance Advisors](#)

[O 801.596.0700](#) | [C 801.243.0293](#)

lrbfinance.com

Lewis Young Robertson & Birmingham is now [LRB Public Finance Advisors](#)

