

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

December 6, 2022

Present: Mayor Dawn Ramsey, Council Member Tamara Zander, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Jason McGuire, City Manager Gary Whatcott, Deputy City Manager Dustin Lewis, CFO Sunil Naidu, Director of Strategy & Budget Don Tingey, Director of Commerce Brian Preece, Associate Director of Public Works Ray Garrison, City Attorney Ryan Loose, City Recorder Anna Crookston, IT Director Jon Day, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Deputy Fire Chief Ryan Lessner, Police Chief Jeff Carr, Director of Recreation Janell Payne, Director of Administrative Services Melinda Seager, Communications Manager Rachael Van Cleave, Meeting Transcriptionist Diana Baun

Absent: None

Others: Alan Matheson, Jaxon Mackay, Kyle Anderson, Alyssa Lonni, Sam Bishop, Aida Neimarlija

5:05 PM
STUDY MEETING

A. Welcome

B. Roll Call and Introduction: *By Mayor Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

C. Invocation: *By Mayor Dawn Ramsey*

Mayor Ramsey offered the invocation.

D. Discussion/Review of Regular Council Meeting

Deputy City Manager Lewis noted that the agenda will need to be amended in the regular meeting to remove the Rise Development items, as the developers opted to pull their presentation from tonight's meeting.

Public Hearing Items:

- Resolution R2022-47, Rescinding Resolution R2015-18 and declaring the street known as 1055 West as a residential street as shown in the City Standard Plans and Specifications.

- Ordinance 2022-16, Amending various sections within Title 10, 16, and 17 of the South Jordan Municipal Code.

Rise Development Land Use Items:

- Presentation on Resolution R2022-39, Resolution R2022-40, and Zoning Ordinance 2022-07-Z.
- Resolution R2022-40 Public Hearing.
- Zoning Ordinance 2022-07-Z Public Hearing.
- Resolution R2022-39, Authorizing the City and the Developer to enter into a Development Agreement pertaining to the development of the property located at 10657 South 1055 West.
- Resolution R2022-40, Amending the Future Land Use Map.
- Zoning Ordinance 2022-07-Z, Rezoning property located at 10657 South 1055 West.

Council Member Marlor asked if they will be discussing the Rise Development issues during the next work session.

Mayor Ramsey said they are working to get that on the January 3, 2023 meeting, however that night's meetings are part of a unique situation.

Manager Lewis explained that there are way more items than can fit in the work session for that first 2023 meeting, and they all need to happen that night. Along with that, there is only one very short item for the regular meeting. As a result, they are looking at extending the work session and starting the regular meeting later that night.

Attorney Loose said the one item for the regular meeting is the Annual Religious Freedom Proclamation, and if they can find a way to do that during the work session they will cancel the regular meeting and do everything in the study session.

Council Member Marlor asked if they will be discussing the Rise Development before they come back to the January work session. The response was no, the developer asked to address the council at the next work session.

Council Member Shelton had some questions on the 1055 West change, asking why this change needs to be done now.

Director Klavano responded that it is partly because of the Rise Development, because they were going to connect to the road and if it stays historical then they would have some sort of emergency access, which none of the council wanted to do. Technically, it would work with the Rise Development to have only one point of access out to Riverfront Parkway, but it's not the right thing to do to have that much development with one point of access. This was also a big discussion point at the planning commission, from the residents.

Council Member Shelton asked when the road will be improved, assuming things are approved tonight.

Director Klavano said they would do parts of it as development came along, probably trying to find some CIP money over the next few years. There is a water line that needs to be replaced in the next couple years as well, and some of that funding being used for the waterline can be used to help re-pave the road. Staff has done some high level horizontal alignment to figure out what rights of way need to be purchased, some can be dedicated with development and some will have to be purchased at some point in time.

Council Member Shelton asked if staff had any sense of what the cost might be.

Director Klavano said no, he hasn't done a cost estimate.

Mayor Ramsey noted that she and the council received a few emails today, and one the end of last week. They will all be entered into the public record.

E. Presentation Item

E.1. The Point presentation (*By The Point Executive Director, Alan Matheson*).

Alan Matheson reviewed his prepared presentation (Attachment A).

He discussed Phase 1 and showed some pictures from Attachment A. This will begin in the center part of the project and he pointed out some of the bigger features of this first phase; a Winter Garden, a pedestrian focus and an innovation campus that will begin with Phase 1. There will be entertainment options, retail, and some connectivity through trails as well.

Council Member Shelton asked if the state will continue to own the land and buildings, leasing them, or are they selling any parts of it.

Mr. Matheson responded the state will maintain ownership of the land for a few reasons, one being to retain control of the vision. Another reason is providing an ongoing revenue stream for the state in the long-term. If they sell the land, it becomes subject to the Draper Land Use Authority. The buildings will be privately owned for the most part, and there will be a few for sale residential units. They are working closely with Draper, there will be an interlocal agreement as well.

Council Member McGuire asked what type of affordable housing will be available.

Mr. Matheson said they want to ensure that anyone working there can afford to live there, as that makes it easier for them to avoid commuting and adds a transportation benefit as well.

Council Member Zander asked about possible satellite schooling options with universities.

Mr. Matheson said they are in conversations with the higher learning in the state, and the Utah system of higher education is directed to oversee the development of the innovation campus on the site. They've hired Jefferson Moss to put together that innovation district. It is unlikely that

there will be campuses with classrooms, but there will be labs and places for graduate students to work with professors. They have also spoken with Canyons School District about having a STEAM focus, an apprenticeship focus, and after school programs, etc.

Council Member Zander motioned to recess the Study Meeting and move to Executive Closed Session. Council Member McGuire seconded the motion; vote was unanimous in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

G. Executive Closed Session

G.1. Discussion of the character, professional competence, or physical or mental health of an individual.

Council Member Zander motioned to adjourn the Executive Closed Session and return to the Study Meeting. Council Member Marlor seconded the motion; vote was unanimous in favor.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

ADJOURNMENT

Council Member Shelton motioned to adjourn the December 6, 2022 City Council Study Meeting. Council Member Marlor seconded the motion; vote was unanimous in favor.

The December 6, 2022 City Council Study Meeting adjourned at 6:54 p.m.

This is a true and correct copy of the December 6, 2022 City Council Study Meeting Minutes, which were approved on January 3, 2023.

Anna Crookston

South Jordan City Recorder



The **POINT**



THE OPPORTUNITY



Why Utah has a 'once in a generation' opportunity unique to any other place in the world

By Art Raymond | @DNTechHive | Sep 22, 2019, 10:00pm MDT



*Spenser Heaps, Deseret
News*

THE POINT



Objectives

- Maximize job creation
- Facilitate a highly trained workforce
- Promote a high quality of life
- Strategic residential and commercial growth including workforce housing
- Preserve natural lands
- Enhance recreational opportunities
- Improve air quality
- Minimize resource use
- Plan transportation infrastructure
- Enhance mobility
- Protect the environment
- Complement surrounding development
- Attract nationally recognized research center





The Plan

Key Vision Elements



COMMUNITY



TRANSIT



**ECONOMIC
GROWTH**



INNOVATION



SUSTAINABILITY



COLLABORATION



The Point: Utah's Innovation Community

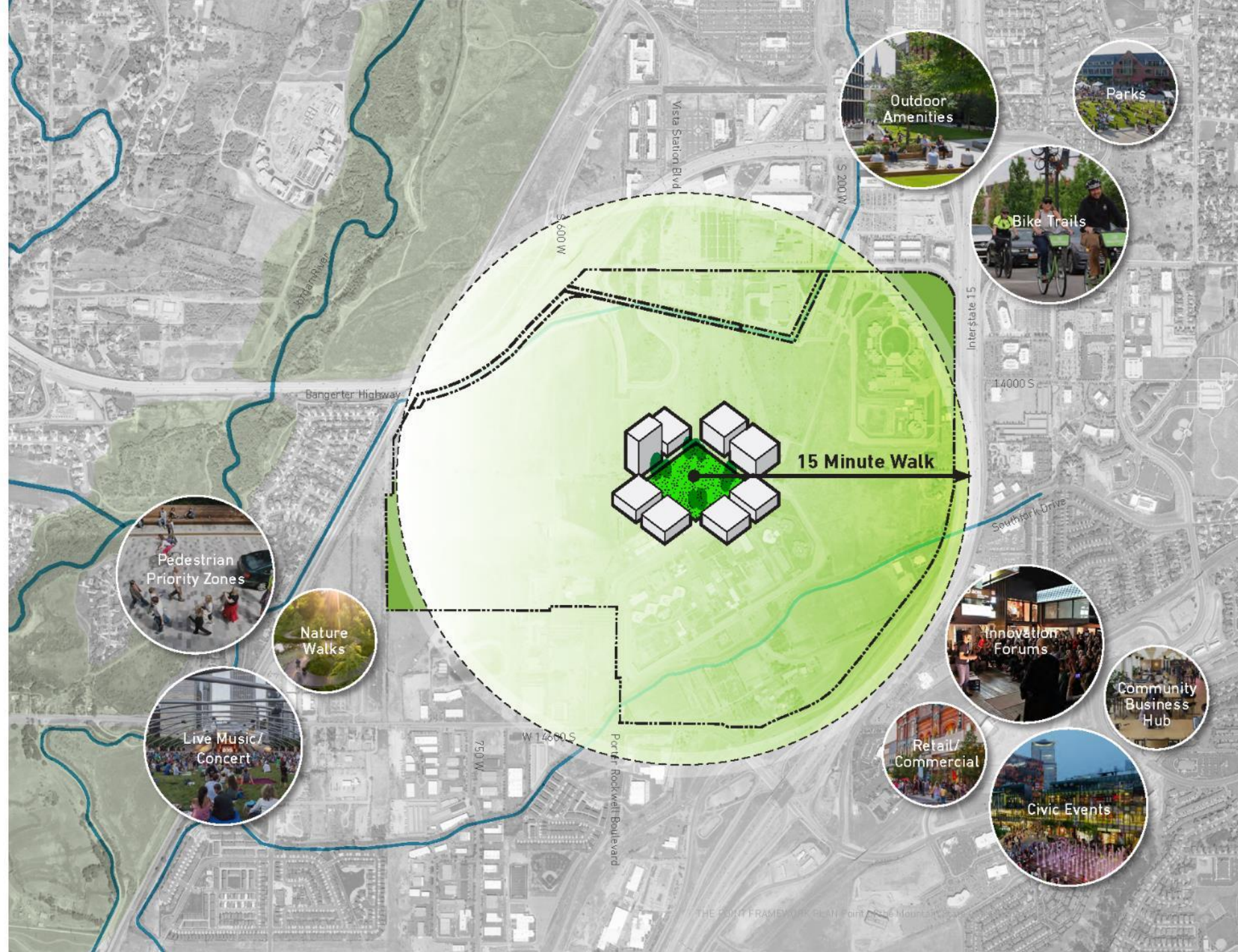
The Point project will create a new innovation community and economic catalyst that is grounded in the unique character of its place.



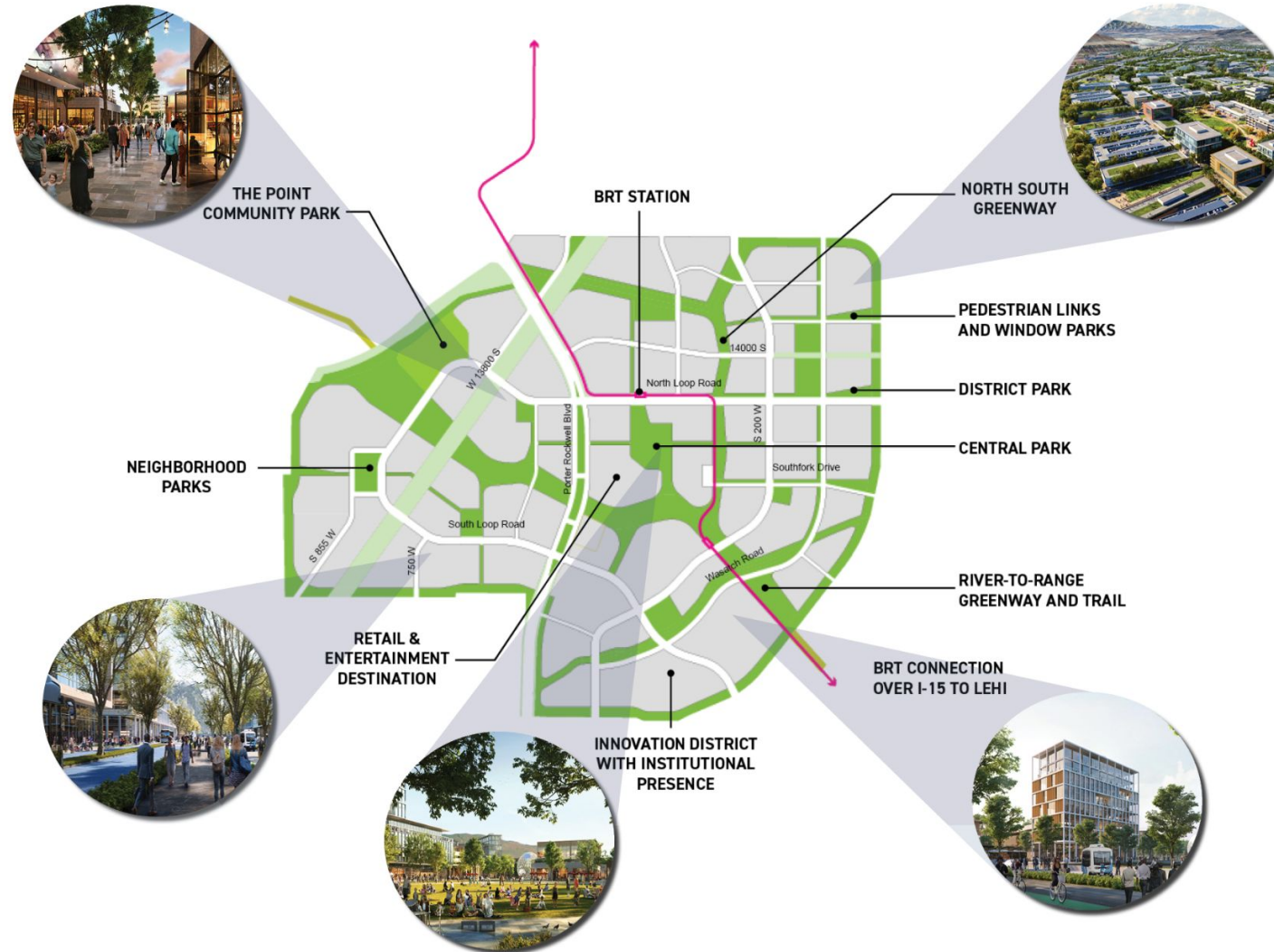
Signature Feature A 15-Minute City

All daily needs can be met at The Point:

- Jobs
- Housing
- Retail
- Food & Beverage
- Recreation
- Entertainment

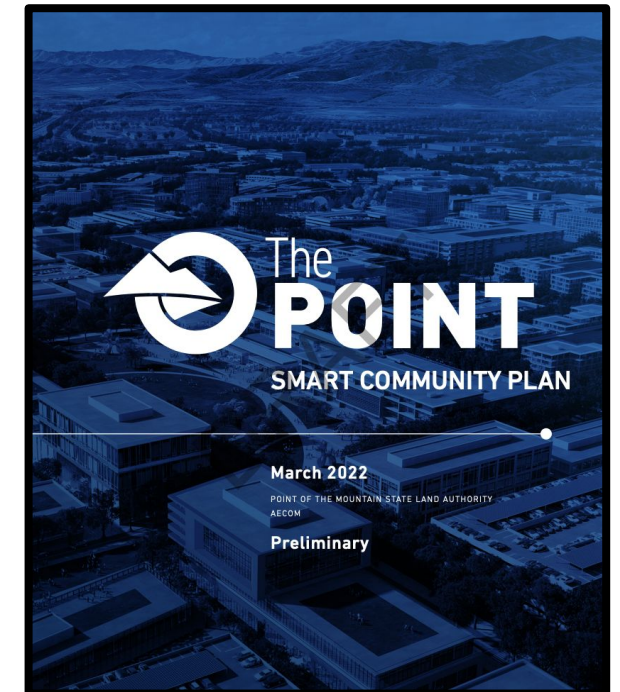
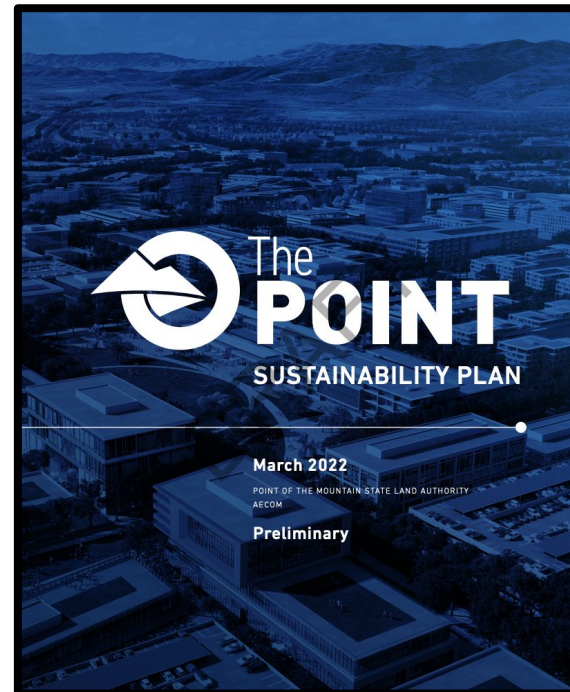


Signature Features



Next-Gen Enhancements

- Smart City Technologies
- Mobility Innovations
- Sustainability
- Traffic Mitigation
- Design Guidelines
- Economic Impact



Economic & Fiscal Benefits

Policy Brief
February 2022

Point of the Mountain Buildout Scenarios
Economic and Fiscal Contributions

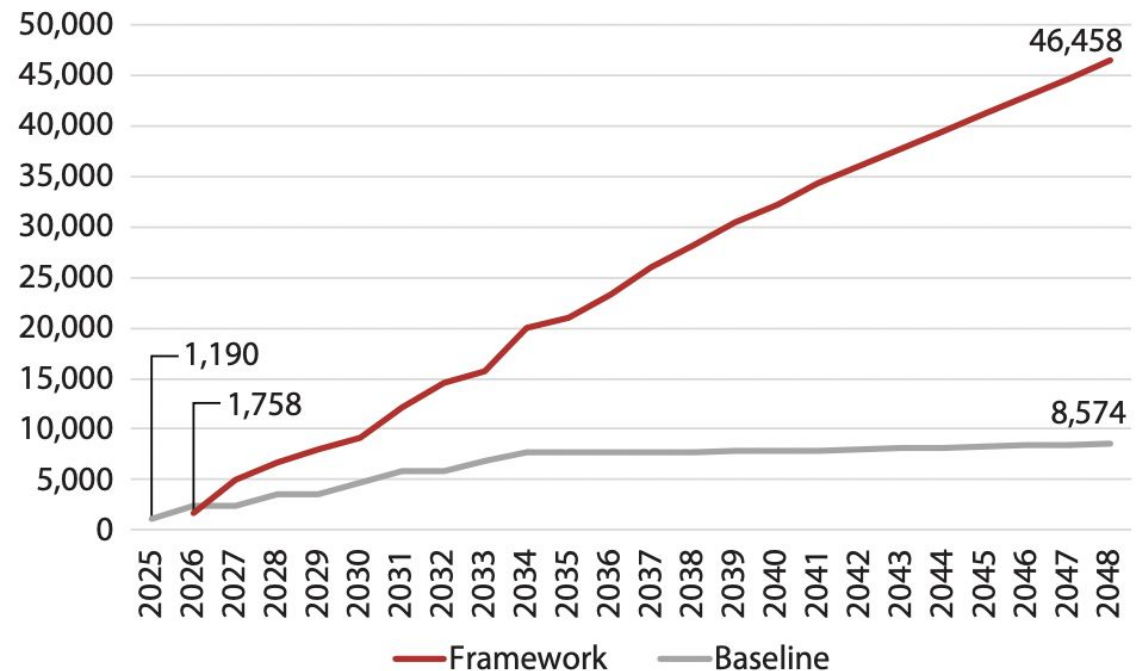
*Authored by: Joshua Spolsloff, Senior Economist, and
John C. Downen, Deputy Director of Economics*

Summary
The Kem C. Gardner Policy Institute has prepared an economic and fiscal analysis assessment of buildout scenarios at The Point of the Mountain, also referred to as "The Point." The analysis includes conceptual planning scenarios based on inputs and assumptions provided by the Point of the Mountain State Land Authority and RCLCO, a real estate consulting firm under contract with the Point of the Mountain State Land Authority. The first scenario—the current state-led "Framework Plan" development—anticipates a high-density design. The second scenario—named the Baseline development—is a "market-based" approach in which the land at Point of the Mountain is "sold to the highest bidder" and the market guides development. The Framework Plan spans 24 years—from 2026 to 2048—where steady and thoughtful development is performed to achieve its high density. This development plans for 7,400 residential units and allocates 8.5 million square feet of space for office, retail, hotel, civic, and an "innovation center" that will focus on research and development. The Baseline begins a year earlier in 2025 and will take an estimated 10 years to complete its buildout, significantly less time than the Framework Plan. The Baseline includes 2,800 residential units and 1.4 million square feet of retail, hotel, and office space. While the Framework Plan takes longer to unfold, it provides 4,650 more residential units to address housing needs, over 7.1 million square feet of additional nonresidential development, and significantly larger economic and revenue footprints compared to the Baseline scenario. The significant differences are explained by the higher planned density and average earnings under the Framework Plan. Additional scenarios are also plausible.

Inputs, Assumptions, and Limitations
All model outputs depend upon the data inputs and assumptions made. These inputs and assumptions were made in conjunction with the Point of the Mountain State Land Authority and RCLCO. These include:
• **Statewide scope** - Results for both Framework and Baseline scenarios represent the statewide economic contributions associated with each buildout scenario. The employment, earnings, and GDP multipliers range between 1.3 to 2.1.
• **Employment** - For both the Framework and Baseline scenarios, employment is based on annual land-use deliveries (nonresidential square feet by zone type and residential units) and square feet per job provided by RCLCO.
• **Job mix** - Jobs by land use type were assigned to industries based on input from Point of the Mountain State Land Authority, RCLCO, Wasatch Front Regional Council, and Gardner Institute judgment.
• **Property taxes** - The Gardner team estimated direct property taxes by applying Draper millage rates (obtained from the Salt Lake County Assessor's website) to assessed property values provided by RCLCO.
Economists make a distinction between economic impact analyses and economic contribution analyses. Impact analyses identify the new economic growth derived from an activity based on new monies entering an economic region. Contribution analyses capture the economic footprint from an activity and include recirculated economic activity. This analysis is a contribution analysis. Refer to the Counterfactual and Methods sections for additional information on assumptions and methodology.

Kem C. Gardner Policy Institute
411 East South Temple Street, Salt Lake City, Utah 84111 | 801-585-5618 | gardner.utah.edu

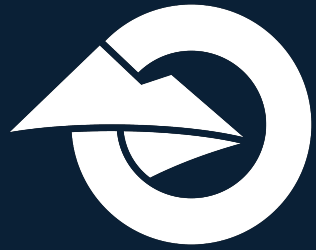
Figure 1: Point of the Mountain Total Employment Contributions in Utah, 2025–2048



Note: Buildout is 2048 for the Framework Plan and 2034 for the Baseline. The Baseline scenario includes market activity post-buildout to 2048. Contributions are relative to the REMI PI+ baseline forecast.

Source: Kem C. Gardner Policy Institute analysis of RCLCO and POMSLA data using the REMI PI+ model





What's Next: Phase 1

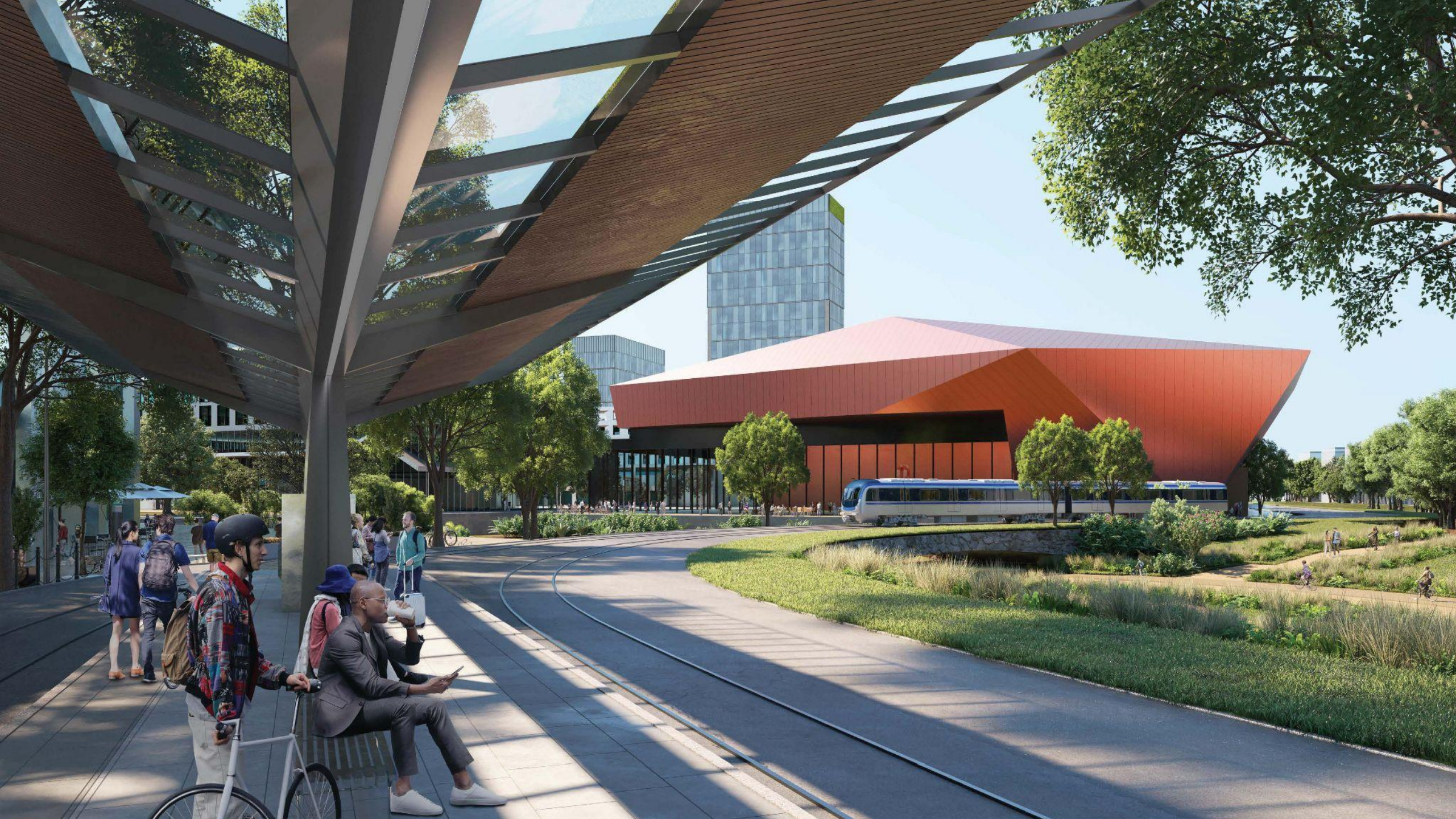








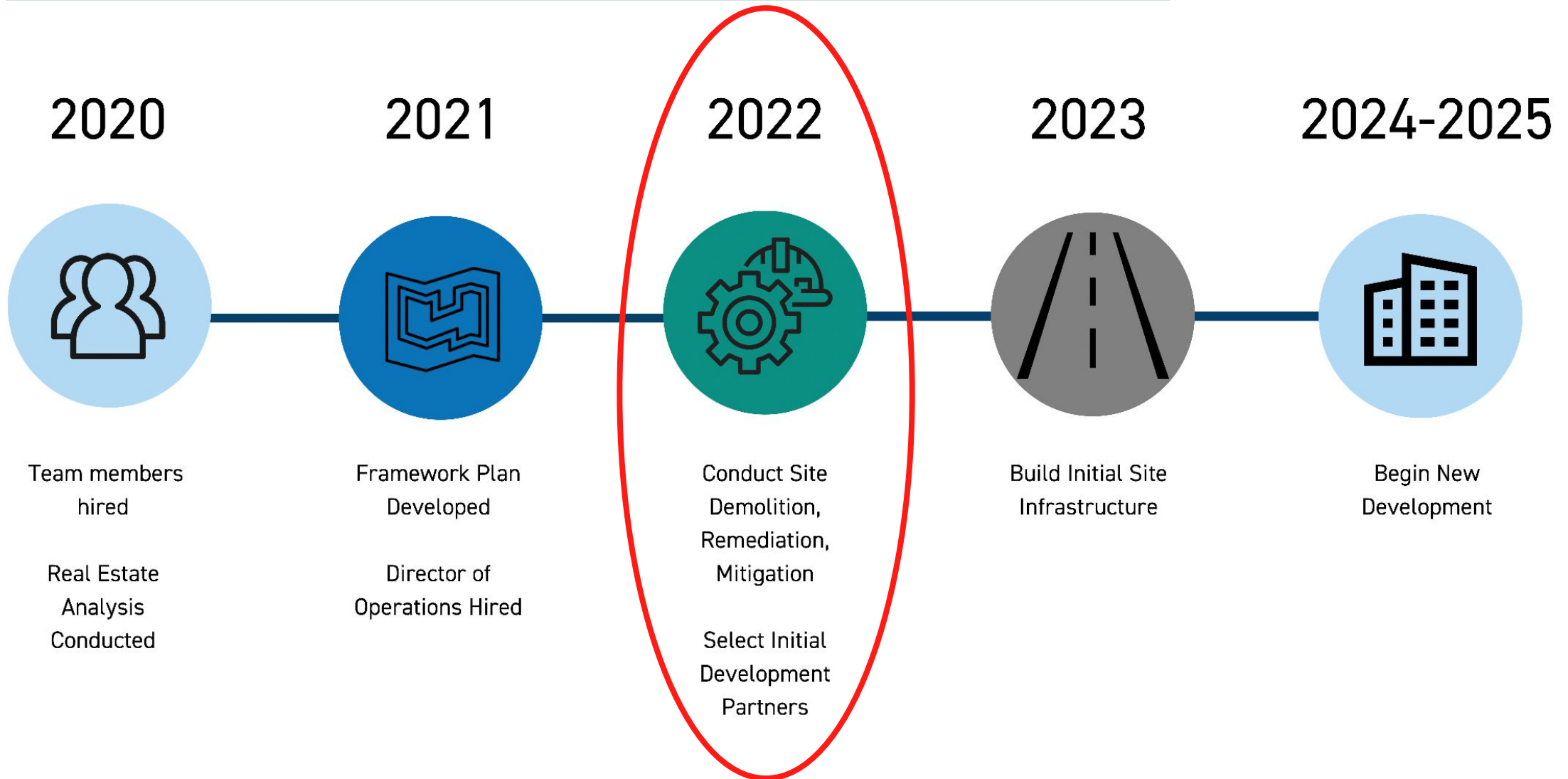








Next Steps



An aerial photograph of a city, likely Salt Lake City, with a blue color overlay. The city features numerous buildings, parking lots, and green spaces. In the background, a range of mountains is visible under a clear sky. The text "THANK YOU" is centered in the middle of the image in a white, sans-serif font.

THANK YOU