

SOUTH JORDAN CITY
CITY COUNCIL MEETING

July 15, 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, Director of Recreation Janell Payne, Deputy Fire Chief Ryan Lessner, Director of Planning & Economic Development Brian Preece, Director of Engineering & City Engineer Brad Klavano, Director of Public Works Raymond Garrison, Associate Director of Public Works Colby Hill, Police Chief Jeff Carr, Deputy Police Chief Rob Hansen, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Cook, Associate Director of Finance Katie Olson, Sunil Naidu, Communications Manager/PIO, Rachael Van Cleave, CTO Matthew Davis, GIS Coordinator Matt Jarman, Long-Range Planner Joe Moss, City Recorder Anna Crookston, Deputy City Recorder Ambra Holland, Police Lieutenant Adrian Montelongo, Planning Commissioner Sam Bishop

Absent:

Electronic Attendance: Armando Reducindo Ramirez, BL ZGB, Brandon Harrison, Spencer CorBridge, Bell, Jeremy, Carol Brown, Fox 13 News,

In-Person Attendance: Robin Pierce, Marc Halliday, Midge Treglown, Lily Perkins, Barrett Lyle, Soren Simonsen, Shawn Seager, Josh Hansen, Brenda Lee Hansen, Fred Philpot, Lisa Benson, Nate Shipp, Krisel Travis

6:34 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, Tamara Zander*

Council Member Zander offered the invocation.

C. Pledge of Allegiance – *By Deputy Fire Chief, Ryan Lessner*

Deputy Fire Chief Lessner led the audience in the Pledge of Allegiance.

D. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Marc Halliday (Resident) - I noticed while driving down Redwood Road, Bangerter Highway, and other major intersections in the city that there's an issue I'd like the Council to take to the Legislature this year. I'm asking you to consider advocating for a change to the law that currently allows motorcycle riders to travel between lanes of traffic at intersections. I've had my mirrors hit and my vehicle scraped. The law used to state that you should give a motorcycle the same space as a car. Last time I checked, my car doesn't fit between other vehicles, yet motorcycles are weaving through, even doing wheelies. I would love to pull them over myself, but my days in law enforcement are behind me. I still hold federal credentials, but not local. I don't like seeing this law abused. I've scraped people off the road because of reckless motorcycle behavior. One rider on a Harley-Davidson scraped my vehicle with his footrests while passing between cars, and they're not doing it only at intersections when traffic is stopped, which is what the law allows. They're doing it while traffic is moving through the intersection. One rider went between cars at 65 miles per hour, I clocked him. That is unacceptable. This law needs to be changed. Please go to your legislators and let them know that something needs to be done to save lives. The second issue I want to bring up is fireworks. I've been hearing a lot of them in my neighborhood. I'm right on the border with West Jordan, so I'm not sure if they're coming from the apartments nearby, but they're being lit well after hours and on days when it's not allowed. I'd like to see more enforcement. I know it's difficult, the fire department and police are busy, and it's hard to catch people in the act. But I do appreciate the work they do. I know it's a tough job, I've been there, but if we can increase enforcement, we might prevent property damage and save lives. Thank you for all you do.

Robin Pierce (Resident) - I really just want to thank Council Member Shelton for taking his personal time to meet with me. Since there isn't time during these meetings for questions and answers or back-and-forth discussion, I truly appreciate the opportunity to speak with him. I also want to say that I agree, I think that strip along 10200 South and Bingham Creek Regional Park would make a great dog park. Thank you.

Mayor Ramsey closed the public comment portion of the meeting.

Council Member Shelton motioned to amend the City Council Meeting agenda to move Item G.2. Resolution R2025-40, Approving a street name change for a street located within South Jordan City to be the next item, before Item E. Altitude Residential Development Project Land Use Public Hearing Items. Council Member McGuire seconded the motion. Vote 5-0 unanimous in favor.

- G.2. Resolution R2025-40, Approving a street name change for a street located within South Jordan City. (By Director of Planning & Economic Development, Brian Preece)

Mayor Ramsey acknowledged that this is a solemn and meaningful moment on the agenda, expressing that while it is a heartbreaking situation that the City wishes it didn't have to face, this

opportunity represents one of the few ways the City can do. She emphasized the importance of the gesture and the desire to take meaningful action in the face of tragedy.

Director of Planning & Economic Development Brian Preece recounted the tragedy that occurred on November 6, 2024, when the Hansen family lost their home and their son, Logan Hansen, in a devastating event that deeply affected the neighborhood. Logan had been involved in the local young men's program and was remembered as a respectful, kind, and engaging youth. Director Preece spoke of the close-knit nature of their neighborhood, sharing personal stories of friendship, frequent interactions, and support between families. Friend and neighbor to the Hansen family, Angela Latham approached Director Preece with the idea of a tribute to Logan, proposing to add "Logan Lane" as a commemorative name to their street. After discussing the logistics with city staff, they determined the proposal was feasible since the street currently only has a numerical designation. Ms. Latham led a petition effort and received unanimous support from the neighborhood, with all but one household successfully contacted and in favor of the tribute. Director Preece expressed appreciation for the community's support and invited Ms. Latham to speak.

Angela Latham thanked the City Council for the opportunity to speak and expressed appreciation for their time and consideration. She gave special thanks to Council members, City Planner Greg Schindler, Director Preece, and Natalie Preece for their assistance in helping connect with the Hansen family, who were the first to support the tribute. Speaking on behalf of the family and in memory of Logan, she shared that his 16th birthday would be on July 28 and expressed hope that the commemorative signs could be installed by then. The neighborhood plans to celebrate by hanging balloons and placing blue ribbons throughout the area in Logan's honor. Ms. Latham reflected on her 23 years of living on the street, stating she had never been more proud of her neighbors than when she went door to door and heard their heartfelt support. She noted that even residents outside their immediate street were present in support, highlighting how the community has rallied around the initiative. She concluded by expressing hope for Council approval, emphasizing how much it would mean to the family and the neighborhood, and how Logan's name and memory would continue to be honored for generations to come.

Mr. Josh Hansen expressed gratitude to the City Council for including the tribute item on the agenda and for adjusting the meeting time to accommodate his family's attendance. He also thanked community members for taking time to support the effort. Mr. Hansen offered heartfelt appreciation to the City of South Jordan, as well as the police and fire departments, for their rapid and courageous response during the tragic incident at his home. He acknowledged their efforts to save his son, Logan, and described the scene as filled with emergency responders doing everything they could under dangerous circumstances. He concluded by thanking the Council again for their time and consideration, and he expressed hope for their approval of the street dedication.

Council Member Zander expressed heartfelt sympathy to the Hansen family, acknowledging that, as someone with a family, their loss deeply resonated with her. Speaking personally, she shared her gratitude that the City has an opportunity to do something meaningful and kind for the family. She also thanked all those who contributed to the effort. She noted that this type of

support is what strong communities do for one another and said it was a privilege to be present and to hear the family speak about their son.

Council Member Johnson motioned to approve Resolution R2025-40, Approving a street name change for a street located within South Jordan City. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Johnson - Yes

Council Member McGuire - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0.

Mayor Ramsey announced that the motion passed unanimously. She then invited the family forward, expressing a desire to present them with a gift in honor of Logan's upcoming 16th birthday. She noted that the gift symbolized what the street sign will look like moving forward as a tribute to Logan.

Mayor Ramsey reflected on the moment, expressing pride in the South Jordan community for coming together in the face of tragedy. She noted that while no community is immune from hardship, the compassion and unity shown by residents, demonstrate the strength and character of South Jordan. She encouraged everyone to remember this sense of community when feeling discouraged by negative news or broader societal issues, emphasizing, "This is who we are." Mayor Ramsey expressed gratitude to all who contributed, including Angela Latham for her efforts, and shared that while it was difficult to transition back to routine city business, moments like this are meaningful reminders of why their work matters.

E. Altitude Residential Development Project Land Use Public Hearing Items:

- E.1. Presentation on Resolution R2025-12, Resolution R2025-13, and Zoning Ordinance 2025-02-Z, all related to the Altitude Residential Project Land Use development. Altitude, LLC (Applicant). (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment A). He provided an overview of the Altitude project and its relation to state-mandated area plans under House Bill 462, which requires cities to develop plans around major transportation hubs to promote affordable housing, economic development, and higher-density transit-oriented development. He noted that South Jordan has completed three area plans and has one remaining. He explained that while no project can please everyone, the Altitude development aligns with the objectives of the area plan, meets state guidelines, and represents a thoughtful balance between developer goals and community input.

Nate Shipp, representing the applicant, expressed appreciation for the opportunity to be part of the community and commended the prior presentation, stating it reflected the true heart of the city. He acknowledged the multi-year effort behind the proposed development plan, noting that it had evolved significantly through ongoing discussions over the past two years. He stated that the current plan represents a strong outcome of that collaboration and expressed excitement about the improvements made since the initial stages. He noted that the presentation shared with the Council was the same as the one previously reviewed and recommended by the Planning Commission. He offered to walk the Council through the plan in detail and highlight changes that had occurred over time, adding that the proposed project includes a mix of townhomes and condominiums with conceptual renderings of the anticipated design and feel.

Council Member Johnson asked for clarification on which units in the proposed development would be rentals and which would be individually owned homes.

Mr. Shipp referred to the prepared presentation (Attachment B) and responded that the red, northwest, and northeast sections of the development would all be for-sale units. He clarified the layout using the presentation visuals and confirmed the location of the rental units. He acknowledged the ongoing discussion about the balance between rental and for-sale units, explaining that the original proposal had considered an even split. However, after input from the South Jordan River Commission regarding open space preservation and better integration with the river, the plan was revised. These revisions included increasing open space, introducing a new product type, and decreasing the overall development footprint. The updated plan maintains the same number of rental units as originally proposed, while allocating the additional units to the for-sale portion of the project, particularly in areas adjacent to the green space. Mr. Shipp reviewed prepared presentation (Attachment B & C). He explained that within the western portion of the property, which spans just over six acres, the development will include a public trail connecting to a new pedestrian bridge over the river. The area will also feature a meditation bench and a thoughtfully designed landscape plan developed with input from the Jordan River Commission. This plan focuses on native tree selection and restoring landscaping that historically existed near the river. In response to feedback from the Planning Commission regarding the need for greater livability, the project team enhanced the plan by activating triangular open spaces with resident-focused amenities, moving beyond basic lawn areas. He noted these improvements were not part of the original presentation to the Planning Commission but were added afterward to increase community engagement within the development. He also referenced a recent exhibit submission (Attachment D). Mr. Shipp explained that following a recent work session, he and his team had the opportunity to meet with Council Member Harris, who provided additional input regarding the need for more meaningful activation of open spaces. In response, the development team explored ways to enhance the livability of the project further. Although not currently included in the formal application, he expressed a willingness to incorporate an expanded green space that would offer a more traditional park-like feel with manicured lawn and grass, rather than only native landscaping. He described the proposed addition as a potential gathering area for residents, particularly those seeking recreational or play space. He acknowledged that the current rendering might require slight adjustments, particularly in widening the area on the west side, and indicated the team would be open to including language in the Council's motion that would allow for staff collaboration in modifying the application to reflect these improvements.

E.2. Resolution R2025-12 Public Hearing.

Mayor Ramsey opened the public hearing for Item E.2. Resolution R2025-12.

Marc Halliday (Resident) – He owns property north of the proposed development and expressed several concerns and suggestions regarding the project. He acknowledged the developer's intent to install a masonry wall on the north side of the property, transitioning to rail fencing, but raised an issue with the proposed fencing. He explained that his property is agricultural and houses large animals, and a rail fence would allow dogs from the nearby park to cross into his property, potentially disturbing his livestock. He requested that the masonry wall be extended all the way to the riverbank or that an alternative fencing solution be provided that accommodates large animals and prevents such intrusions. The resident also addressed an irrigation ditch that runs along the east side of the proposed development. He noted that the development plans show housing unit's crossing over the ditch, which bends slightly south of the property line. He emphasized that the ditch must remain open and requested that the developer work directly with the irrigation company to ensure proper authorization and compliance for any development affecting the ditch. Referencing the city's 2020 General Plan, the resident expressed concern over the decreasing percentage of agricultural land, stating that South Jordan had 12% agricultural zoning at that time and questioning how much remains today. He pointed out that the subject parcel has been reduced from 42 acres to about 18 acres. He quoted the General Plan's stated goal to preserve the agricultural character of future development and encouraged continued efforts in that direction. While he acknowledged the need for growth and felt the developer was generally doing a good job, he requested consideration for maintaining agricultural use alongside development. He further referenced the 2020 General Plan's approval of 940 units for future development and questioned whether that number had since been exceeded. Although he personally preferred single-family homes, he acknowledged the influence of recent state legislation, including housing bill promoting increased density. He also cited concerns raised during prior public outreach regarding the volume of apartment complexes in the city, noting that developments with 99 or more units make up the second-largest housing type in South Jordan. He mentioned the high per-unit pricing discussed during a previous Planning Commission meeting and questioned whether the project meets affordable housing goals. The resident summarized several 2020 General Plan goals, including promoting affordable housing, reducing water waste, preserving open space, and maintaining historical and agricultural areas. He emphasized the importance of preserving agricultural land for food security and expressed concern about the rising cost of food as local agricultural production diminishes. He asked the Council to consider the city's water limitations, support continued irrigation, and ensure proper fencing to maintain a working relationship between agriculture and development.

Robin Pierce (Resident) - Asked for clarification on the total number of units in the proposed development, including how many would be for sale versus for rent. She also requested information on the for-sale pricing and the square footage of the units. Additionally, she expressed interest in whether the project would include any affordable housing, noting the development's proximity to the FrontRunner station and suggesting the area could be suitable for starter homes.

Lily Perkins (Resident) – Raised concerns regarding security and access related to the new development. She asked whether the development would be gated and expressed worry about potential access from the FrontRunner station into her existing gated community. She questioned the effectiveness of her community's front gate if residents could enter from the east via the new development. She referenced Mulligan's as an example of a gated and protected community and expressed concern that her neighborhood may lose that level of security due to increased public access. The resident asked whether the city could assume control of her community to eliminate the \$300 HOA fee, noting that unrestricted access from the new development could compromise safety and make it difficult to monitor who enters the area. She concluded by thanking the Council for their time.

Two written public comments received (Attachment E & F).

Mayor Ramsey closed the public hearing Item E.2. Resolution R2025-12.

E.3. Resolution R2025-13 Public Hearing.

Mayor Ramsey opened the public hearing for Item E.3. Resolution R2025-13.

Marc Halliday (Resident) - Asked about the ownership status of the property in question. He noted that, according to Salt Lake County records, no recent filings regarding ownership have been recorded. He mentioned being informed by a contractor that the developers had ownership over two years ago. The resident identified the last recorded owners as Brandon Harrison, Gregory Harrison, and Todd Harrison, each holding a one-third interest. He expressed uncertainty regarding the timing of ownership transfer and sought clarification on when the developers officially assumed ownership or when that transfer is expected to occur.

Mayor Ramsey closed the public hearing for Item E.3. Resolution R2025-13.

E.4. Zoning Ordinance 2025-02-Z Public Hearing.

Mayor Ramsey opened the public hearing for Item E.4. Zoning Ordinance 2025-02-Z; there were no comments. Mayor Ramsey closed the public hearing for Item E.4. Zoning Ordinance 2025-02-Z.

Mayor Ramsey invited Jordan River Commission Executive Director Soren Simonsen to speak, acknowledging his prior participation in an initial meeting. The Mayor expressed appreciation for Simonsen's work with the Jordan River Commission and his collaboration with Council Member Shelton. She noted that the Council welcomed any thoughts he wished to share regarding the project.

Soren Simonsen Jordan River Commission Executive Director noted that he submitted a letter, which was included in the Council packet, representing official comments from the Jordan River Commission. He expressed appreciation for the collaboration with city staff, Council members, and the developer, highlighting their willingness to adapt the project in consideration of river-related concerns and to preserve the Jordan River floodplain. He shared a personal reflection on

the power of rivers, recounting recent flooding events in Central Texas that caused significant property loss. He emphasized that while rivers are valued for recreation and community enjoyment, extreme events can be devastating, underscoring the importance of thoughtful development practices. He commended the project's design for including compatible uses such as parks, trails, and bridges, and for avoiding development that could negatively impact the floodplain. He also addressed the regional housing shortage, noting the need for homes that are accessible and connected to transit. He expressed support for the project as a potential opportunity for affordable housing, particularly for younger residents entering the housing market. He concluded by commending the city and developer for innovative, community-focused planning that promotes walkable neighborhoods and transit connections, and he wished them success as the project progresses.

Council Member Shelton asked the developer to explain why the masonry wall does not extend the full length of the property, noting that there are likely reasons for the design choice and that the public would benefit from understanding them. Mr. Shipp explained that the original plan, based on recommendations from the Jordan River Commission, proposed open rail fencing along the north and south property lines. However, following previous comments from a neighboring landowner, raised during the Planning Commission review, requesting protection for areas where animals are kept, they revised the plan to include a masonry wall in the area directly impacting the livestock. This adjustment reflects the current proposal being presented to the Council. Council Member Shelton asked whether the split rail fencing was intended to accommodate the movement of wildlife. Mr. Shipp confirmed that the split rail fencing is intended to accommodate wildlife movement, noting that it is planned for the western portion of the property off the plateau area. He added that, for the record, approximately 300 feet of fencing is designated as split rail. He emphasized the need to balance residential development with environmental sensitivity to the river, aiming to minimize human impact while accommodating necessary construction. He explained that the fencing plan reflects this balance, with solid fencing in areas where human-animal interactions are likely and split rail fencing in areas used by wildlife to allow for animal migration.

Council Member Shelton asked for clarification regarding the location of the irrigation ditch, noting it was unclear on the plans and requesting further information. Krisel Travis clarified that the irrigation ditch is located in the northeast corner of the property, running along the top edge and slightly cutting across the corner. She stated that the project team plans to coordinate with the ditch company to relocate and pipe the ditch, ensuring that water access is not disrupted during the process.

Council Member Shelton requested clarification on the total number of units in the project, specifically asking for a breakdown of how many units will be for rent and how many will be for sale. Mr. Shipp responded that the project includes a total of 222 proposed units, with 94 designated for rent and 128 for sale, resulting in an approximate 60/40 split favoring for-sale units. He noted that the units will include two, three, and four-bedroom options, with for-sale prices expected to start around \$360,000.

Council Member Harris requested to return to the exhibit (Attachment D) discussing the additional park space, specifically in reference to the areas intended for resident use that are

separate from the designated wild land. He expressed support for the overall layout but suggested some modifications to the proposed park space. He pointed out a specific strip of land shown on both the right and left sides of the plan and recommended widening that area to better accommodate resident use. He envisioned the space being used for activities such as playing with dogs, throwing a Frisbee, or children playing soccer, and asked if the applicant would be open to that adjustment. Mr. Shipp responded affirmatively, indicating a willingness to consider the suggestion. However, he noted that one section of the area in question, marked with a hashed blue pattern, is designated as wetland. He emphasized the importance of avoiding that area due to potential unintended ripple effects. He suggested that, as long as the modifications remain outside the designated wetland, adjustments could be made by shifting or expanding adjacent space to accommodate the desired park use. Council Member Harris agreed that the wetland area should remain undisturbed and expressed support for the revised layout that adds usable park space on both sides of the development. He felt this adjustment would provide the additional recreational space residents need and asked Council Member Tamara if the proposal aligned with her expectations as well. Council Member Zander agreed and commented on the layout, suggesting a kidney-shaped design to help create a more spacious and functional area, allowing for ample room in the park space. She noted appreciation for the circular sitting areas included in the design, stating that such spaces are often lacking in developments where green space exists but isn't usable. She expressed support for these areas and suggested that surrounding them with grass would enhance their functionality and appeal.

Mr. Shipp explained that the concept plans (Attachment B & C) include circular benches intended as a meditation or educational area, inspired by the Harrison family's tradition of enjoying time by the river. He noted that the design aims to create the type of usable, contemplative space described. He added that, while the current plan is preliminary, the team intends to expand the lawn and manicured areas around the benches to integrate them more fully into the overall design, ensuring the space is functional and inviting. Council Member Zander suggested creating a connection from the tree areas into the green space so that the spaces are integrated and not separated, allowing for better flow and accessibility. Ms. Travis noted that in the updated plan, the two circular areas have been shifted around the corner, and the trail has been rerouted from between the buildings to the edge of the site. This change improves connectivity and better integrates the green space, providing the continuous, accessible area. Mr. Shipp added that the revised trail layout also provides a more direct connection for the general public accessing the Transit-Oriented Development (TOD) site. By rerouting the trail around the edge rather than through the buildings, the path from point A to point B becomes shorter and more efficient, improving overall accessibility and usability.

Council Member Harris invited Soren Simonsen to return to the discussion to provide input on the fencing. He summarized the conversation about using a combination of solid masonry fencing and split rail fencing to accommodate both livestock and wildlife. He asked for his perspective on the balance between solid fencing versus split rail, particularly regarding how to allow wildlife to continue moving through the area while maintaining secure boundaries.

Soren Simonsen stated that the commission does not have an official position but noted that solid structures can create challenges in floodplain areas, as the development team had previously mentioned. He recommended using fences that allow wildlife to move freely, emphasizing that

the property is private but adjacent to publicly owned lands within a wildlife preserve. Allowing animals and water to flow unimpeded supports both wildlife movement and floodplain functionality. He acknowledged the importance of balancing agricultural needs with minimizing impacts from surrounding neighborhoods and expressed appreciation for the proposed approach that seeks this balance.

Council Member Johnson asked the city attorney whether the city would be required to build the bridge if funding is not received. City Attorney Ryan Loose explained that the city is not obligated to build the bridge. He noted that the bridge is intended to provide a pedestrian connection from east to west over the river, linking the Jordan River Trail to the TOD site. While pedestrians can currently access the west side of the river, there is no direct way to reach the east side. He added that the bridge had been planned prior to the development, and the current coordination with the developer is to facilitate the connection through their property. City Engineer Brad Klavano clarified that the funding for the bridge comes from a programmed C-MAC fund, not a grant. He explained that the Wasatch Front Regional Council (WFRC) encourages moving forward with the project promptly, as larger projects from 2019–2020 are facing delays due to inflation and rising costs. While the bridge project's cost is just under \$2 million, which may seem significant locally, it is considered a relatively small project for WFRC, and there is funding currently available. Mayor Ramsey added that in order for additional projects to receive funding, current projects need to proceed so that the allocated money can be spent, which then allows for more funds to be granted to future projects. City Engineer Klavano noted that if the project is approved, work would begin immediately on securing funding for the environmental component and advancing the project without delay. City Attorney Loose clarified that, to his knowledge, there is no legal requirement to build the bridge in any form. However, if the city accepts program funding, it must provide the required matching funds and comply with all associated program requirements. Council Member Johnson stated that her concern is avoiding a situation where the city might be obligated or caught in a bind regarding the bridge project. City Engineer Klavano responded that the city would not be forced into a bind. If any aspect of the funding or project were to fall through, the city could simply choose not to accept the money and would not be obligated to proceed with the bridge.

Council Member McGuire requested clarification on the housing affordability aspect. He asked if the starting price for the condo units was around \$360,000 and inquired about the starting price for the townhome units. Mr. Shipp responded that the townhome pricing is still being finalized but anticipates starting in the high \$400,000s, around \$490,000, aiming to remain just under the \$500,000 mark. Council Member McGuire confirmed that the condos are considered the affordability units and expressed hope that the townhomes might be priced lower to potentially qualify for the Governor's housing program. Mr. Shipp acknowledged the concern, noting that they are working on pricing the townhomes and trying to get there.

Council Member McGuire asked about the community gate, clarifying that despite having an HOA, the development is expected to remain an open-access community where anyone could potentially enter from the trail and walk through the neighborhood. Mr. Shipp explained that the trail connecting from the bridge through the property will have a public easement and remain open to the public. The rest of the property will be maintained privately by the HOA, as requested by the parks department to avoid additional city maintenance costs. He noted that this

arrangement makes sense and ensures the development team remains involved in upkeep. City Engineer Klavano added that no gates are proposed for the project. He clarified that while most of the roads will be public, a few lanes will be private, but the overall design includes some public roads throughout the development. Mayor Ramsey addressed a question from Lily Perkins, indicating that the development does not directly abut her property and suggesting that the concerns she raised are unlikely to be an issue based on the location of the project. Council Member McGuire noted that Lily Perkins' subdivision is located across the river and already has trail access to the Jordan River. He stated that adding the bridge would not significantly increase the potential for unauthorized access or harm to the subdivision, clarifying the context for the earlier gate discussion.

Council Member Zander asked for clarification on the width of the trail, noting that while it might seem like a minor detail, it is important to her. She also inquired about the city ordinance requirements for sidewalk width in comparison. City Engineer Klavano responded that the current city ordinance requires six-foot sidewalks, but the proposed trail in this project will be 10 feet wide. Mr. Shipp added that narrow trails can be frustrating because users end up bumping into each other, which can discourage trail use. He emphasized the importance of making trails functional and comfortable to ensure they are well-used.

Council Member McGuire asked whether the additional guest recreation space shown in the presentation would be graded completely flat or if it would have a slight slope. Mr. Shipp explained that, due to the existing topography, some areas of the additional recreation space will be flatter than others, while other sections will have slight slopes.

Council Member Harris acknowledged resident concerns and expressed understanding of their worries, noting that ideally the land could be preserved, but neither the city nor private parties had the funds to purchase it. With the landowner seeking to sell, he explained that the council's role is to guide the project in compliance with legislative requirements. He emphasized that state law and the station area plan mandate higher-density development near FrontRunner stations, including moderate and affordable housing, and that personal preferences had to be set aside to align with these legal expectations. He highlighted the council's efforts to improve the project through collaboration with the applicant and stakeholders, including preserving green space and natural vegetation near the river, providing sufficient recreational and park space for residents, and ensuring a balanced mix of for-sale and rental units with restrictions to prevent future conversion of for-sale units into rentals. He concluded that the council has worked to make the project as desirable and balanced as possible, cautioning that rejecting it could result in a significantly denser development in the future, and reiterated that the council is constrained by legislative directives supporting higher-density, transit-oriented development.

Council Member Shelton thanked Council Member Harris and other council members for their efforts in making the project unique to South Jordan. He also recognized DAI and their team for their flexibility and patience, as well as Mr. Simonsen and the Jordan River Commission for helping design a project that works along the river and is less likely to be impacted by higher water levels. He added that he recently attended the Governor's Commission on Housing Affordability to stay informed on broader housing initiatives. He shared that at the Governor's Commission on Housing Affordability, a developer presented a model where higher-density

market-rate housing was used to subsidize affordable housing, creating opportunities for children and grandchildren to access housing. He observed that the South Jordan project is implementing a similar approach, with market-rate units, both rental and for-sale, supporting the development of affordable housing. He praised this strategy as brilliant and expressed hope that it could be replicated statewide.

Council Member Johnson reflected that government processes often take time to ensure decisions are made correctly. She expressed appreciation for the effort invested in this project, noting that it is a significant improvement over the original proposal. She thanked the developers for their flexibility and contributions to the community and wished them success.

Mayor Ramsey thanked everyone for their work and emphasized the significance of the project, noting that South Jordan has not had for-sale homes under \$400,000 in many years and that condos for sale are scarce. She highlighted the project as an opportunity for residents to purchase property and begin building equity. She praised the collaborative process, noting that stakeholders have had meaningful input and buy-in, and agreed with Council Member Harris's earlier comments. She addressed questions about agriculture, explaining that since the property was sold for development rather than preserved as open space, the city must work with what was presented, as has been the case with other former farmland in South Jordan.

- E.5. Resolution R2025-12, Authorizing the Mayor to sign a Development Agreement pertaining to the development of property approximately located at 500 West Ultradent Drive in the City of South Jordan.

Council Member Harris motioned to approve Resolution R2025-12, Authorizing the Mayor to sign a Development Agreement pertaining to the development of property approximately located at 500 West Ultradent Drive in the City of South Jordan with the amendments discussed with Attachment D. Council Member Zander seconded the motion.

City Attorney Loose clarified that, based on his notes and past practice, any changes discussed, such as adding the kidney-shaped green space, would be included in the development agreement as an exhibit. He explained that the motion would authorize the mayor to sign the agreement after approval from the Planning Director and City Attorney to ensure the changes are correctly incorporated, providing a structured process to verify the updates. He asked if this approach would be an acceptable understanding for the motion.

Council Member Harris noted that is reasonable to him and his motion stands. Council Member Zander seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member Zander - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0.

- E.6. Resolution R2025-13, Amending the Future Land Use Map of the General Plan of the City of South Jordan from Natural Area (NA) and Agricultural Preservation Boundary to Mixed Use Transit Oriented Development (MU-TOD) Boundary on property generally located at 500 West Ultradent Drive; Altitude, LLC (Applicant).

Council Member Zander motioned to approve Resolution R2025-13, Amending the Future Land Use Map of the General Plan of the City of South Jordan from Natural Area (NA) and Agricultural Preservation Boundary to Mixed Use Transit Oriented Development (MU-TOD) Boundary on property generally located at 500 West Ultradent Drive; Altitude, LLC (Applicant). Council Member Johnson seconded the motion.

Roll Call Vote

**Council Member Zander - Yes
Council Member Johnson - Yes
Council Member Harris - Yes
Council Member Shelton - Yes
Council Member McGuire - Yes**

The motion passed with a vote of 5-0.

- E.7. Zoning Ordinance 2025-02-Z, Rezoning property generally located at approximately 500 West Ultradent Drive in the City of South Jordan from A-1 (Agricultural) Zone to R-M (Residential) Zone and PD (Planned Development) Floating Zone; Altitude, LLC (Applicant).

Council Member Shelton motioned to approve Zoning Ordinance 2025-02-Z, Rezoning property generally located at approximately 500 West Ultradent Drive in the City of South Jordan from A-1 (Agricultural) Zone to R-M (Residential) Zone and PD (Planned Development) Floating Zone; Altitude, LLC (Applicant). Council Member McGuire seconded the motion.

Roll Call Vote

**Council Member Shelton - Yes
Council Member McGuire - Yes
Council Member Harris - Yes
Council Member Johnson - Yes
Council Member Zander - Yes**

The motion passed with a vote of 5-0.

Mayor Ramsey expressed gratitude to everyone involved, including staff, the planning department, the Jordan River Commission, and all contributors over the past two years. She acknowledged the impressive progress from the project's start to its current state and highlighted

the achievement of gaining widespread support. She emphasized that taking the necessary time to get it right was worthwhile and commended everyone for their efforts.

F. Public Hearing Items:

F.1. Resolution R2025-24, Adopting the South Jordan FrontRunner Station Area Plan. (By Long-Range Planner, Joe Moss)

Long-Range Planner Joe Moss reviewed background information explaining that this is the final station area plan required to meet state timelines for area plans around transportation hubs. He outlined that the legislation focuses not only on housing and density but also includes components for environmental sustainability, economic development and job access, and transportation connectivity. He noted that this particular station area presents unique challenges, including large power lines, topography, the freeway, and railroad tracks, which traditionally divide communities. He introduced Shawn Seager from Wall Consulting Group (WCG) to present highlights of the developed station area plan.

Shawn Seager reviewed prepared presentation (Attachment G). He provided an overview of the final station area plan for South Jordan's FrontRunner station. He explained that the plan is a state legislative requirement funded through the Metropolitan Planning Organizations (WFRC) and covers a half-mile radius around the station, including adjacent properties for connectivity. He noted that Sandy City has already completed its portion of the plan and coordination with staff has occurred to ensure alignment. As part of the plan, an economic analysis was conducted, including a sales tax leakage study, which indicated that South Jordan currently captures 76% of potential sales tax revenue from its residents, highlighting opportunities for new business growth. Stakeholder engagement included one-on-one interviews with major local entities, an online survey, postcard distribution, and an on-site public event, generating 260 responses. Feedback primarily focused on commuter rail frequency, extended hours, Sunday service, food services, last-mile connectivity, trail connections, and amenities such as shelters and warming areas. He discussed potential infrastructure improvements, including a pedestrian bridge over I-15 modeled after a similar project at UVU, noting design considerations and potential noise impacts. The station area plan addresses four key objectives: increasing housing affordability, promoting sustainable environmental conditions, enhancing access to opportunities, and expanding transportation connectivity. Recommendations include FrontRunner platform improvements, Jordan River corridor preservation, mixed-use and office infill development, and alignment between the station area plan and the city's general plan. The completed plan document has been delivered to city staff, council, and the Planning Commission.

Mayor Ramsey opened the public hearing for Item F.1. Resolution R2025-24; there were no comments. Mayor Ramsey closed the public hearing for Item F.1. Resolution R2025-24.

Mayor Ramsey emphasized the importance of mixed-use and office space infill in the station area plan. She noted that Sandy City is prioritizing the proposed pedestrian bridge over I-15, which would connect South Jordan residents to commercial areas on the east side, benefiting Sandy's tax base. She advocated for additional commercial opportunities on the South Jordan side, particularly dining options, to increase convenience and support local economic growth.

Council Member Harris motioned to approve Resolution R2025-24, Adopting the South Jordan FrontRunner Station Area Plan. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0.

Mayor Ramsey expressed appreciation for the extensive professional effort involved in preparing the station area plan and acknowledged the contributions of former legislators who helped establish the relevant legislation. She noted that the plan is on track to be presented at the WFRC and adopted before the end-of-year deadline.

F.2. Resolution R2025-27, Adopting the 2025 South Jordan Parks, Open Space, Recreation, and Trails Master Plan. (By Associate Director of Public Works, Colby Hill)

Associate Director of Public Works Colby Hill provided background information noting that the city's first master plan was adopted in 2007 and updated in 2017, and it is now time for another update. The update process included a resident survey conducted by Y2 Analytics, several public scoping meetings, multiple advisory committee sessions, coordination with key staff and recreation partners, and periodic city council reviews. He acknowledged the support of Landmark Design and LRB in developing the plan and then turned the presentation over to Lisa Benson, a consultant with Landmark Design, for further discussion.

Lisa Benson presented an overview of the 2025 South Jordan Parks, Open Space, Recreation, and Trails Master Plan (Attachment H). The plan includes parks, recreation, trails, open space, department operations, implementation strategies, and financial sustainability. Community input identified priorities such as upgrades to existing parks and playgrounds, additional walking and biking trails, preservation of open space, water-wise landscaping, and special-use facilities including pickleball courts, an outdoor amphitheater, a dog park, and an all-abilities park. The current level of service is 3.7 acres per 1,000 residents, and when including Daybreak amenities, the combined level of service is 4.4 acres per 1,000 residents. Projected development through 2050 would result in a four-acre surplus. The plan identifies gap areas requiring non-traditional solutions, establishes standards for park types, and recommends acquiring additional open space as opportunities arise. Recreation needs include community events and non-traditional programs, with continued partnerships encouraged. Proposed trails add over 40 miles to the city system, with desired improvements such as restrooms, maintenance, landscaping, and trees. Department operations recommendations focus on maintaining staffing to meet strategic goals. The total planning cost for recommendations is estimated at over \$66 million through 2050, and an action plan prioritizes projects and strategies for funding.

Mayor Ramsey opened the public hearing for Item F.2. Resolution R2025-27; there were no comments. Mayor Ramsey closed the public hearing for Item F.2. Resolution R2025-27.

Mayor Ramsey asked how St. George funds its extensive park system, noting that their level of service is 5.7 acres per 1,000 residents, higher than South Jordan's. She inquired whether St. George uses bonds or higher taxes to support the number and quality of their parks, and requested any available information on their funding approach.

Fred Philpot (LRB) said he can speculate relative to some of the work he has done and explained that St. George uses a multi-pronged approach to fund its parks and recreation system. They benefit as a regional draw, which boosts demand and revenue. Funding sources include sales tax revenue flowing into the general fund, a consistently updated park impact fee, and financing tools for infrastructure development. Other demand-based taxes, such as lodging taxes, also support their high level of service.

Mayor Ramsey noted that St. George also benefits from resort taxes. She commented on the value of attractions like Thunder Junction, highlighting how such regional draws contribute to the city's ability to support a higher level of parks and recreation services.

Assistant City Manager Don Tingey added that in the early 2000s, St. George took a risk by presenting a plan showing how they could fund the start of their trails and parks programs. With the help of LRB, they conducted a financial feasibility study, demonstrating that sales tax revenue from being a destination location could support a bond to fund those projects, which laid the foundation for the city's current Parks and Recreation system.

Council Member McGuire noted that Table 2.5, the amenity level of service, has a minor miscalculation regarding the basketball courts. Staff will correct the math in the final plan. He clarified that the level of service assessment is not a commitment to build all amenities by 2035, but rather an evaluation of projected needs. He added that demand for amenities like basketball courts may shift over time, and other proposed items may also fluctuate. He noted confusion with Table 7.17 regarding existing versus calculated fees, clarifying that the \$425 pavilion rental is a technical maximum, not a proposed charge, and not intended for typical use. He shared a personal note that the 2017 parks master plan originally got his family involved in the city, making tonight's update a full-circle moment.

Council Member McGuire motioned to approve Resolution R2025-27, Adopting the 2025 South Jordan Parks, Open Space, Recreation, and Trails Master Plan. Council Member Zander seconded the motion.

Roll Call Vote

Council Member McGuire - Yes

Council Member Zander - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Shelton – Yes

The motion passed with a vote of 5-0.

- F.3. Ordinance 2025-12, Adopting an amended and updated Parks & Recreation Impact Fee Facilities Plan and Impact Fee Analysis; adopting an amended and updated Impact Fee for Parks and Recreation; establishing certain policies related to Impact Fees for Parks and Recreation Facilities; establishing service area; and/or other related matters. (By Associate Director of Public Works, Colby Hill)

Associate Director of Public Works Colby Hill explained that the purpose of the Parks and Recreation Impact Fee Facilities Plan, with supporting impact fee analysis, is to meet requirements under Utah Code Title 11, Chapter 36A (Impact Fees Act) and help the city plan necessary capital improvements for future growth. The document addresses future parks and recreation infrastructure needed over the next six to ten years and the appropriate impact fees the city may charge new growth to maintain the level of service.

Fred Philpot with LRB reviewed prepared presentation (Attachment I). He explained that the necessary Impact Fee Facilities Plan and Impact Fee Analysis have been prepared as required by statute. The majority of the process for adopting an impact fee is complete, and the city is now at the public hearing stage. Following the hearing, the council may adopt, modify, or reject the proposed impact fee. Any modification must be below the proposed maximum, and any increase requires a 90-day waiting period before it becomes effective. He highlighted key elements of the process; determining demand, reviewing the existing facilities inventory (from the Master Plan), establishing the impact fee level of service, identifying necessary facilities to serve growth, ensuring proportionate share, and considering all revenue resources. The methodology includes establishing the fee, conducting the proportionate share analysis, identifying funding mechanisms, and setting the impact fee schedule. The summary shows components of the level of service and a value per capita applied to residential land uses to produce a fee per unit. The proposed maximum fees are \$6,552 for a single-family unit and \$4,188 for a multi-family unit. Percentage changes relative to existing fees reflect updated household size data and demographic changes. Once the 90-day waiting period expires, any adopted increases become effective.

Mayor Ramsey clarified that the proposed impact fees apply only to new development and do not create a financial burden on existing homeowners or landowners. Mr. Philpot confirmed that the impact fee is a one-time charge, typically assessed at the time a building permit is issued for the new unit.

Mayor Ramsey opened the public hearing for Item F.3. Ordinance 2025-12; there were no comments. Mayor Ramsey closed the public hearing for Item F.3. Ordinance 2025-12.

Council Member Shelton motioned to approve Ordinance 2025-12, Adopting an amended and updated Parks & Recreation Impact Fee Facilities Plan and Impact Fee Analysis; adopting an amended and updated Impact Fee for Parks and Recreation; establishing certain policies related to Impact Fees for Parks and Recreation Facilities; establishing service area; and/or other related matters. Council Member Harris seconded the motion.

Roll Call Vote

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Zander - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0.

G. Action Items:

- G.1. Resolution R2025-39, Authorizing the Mayor to sign the second amended and restated Trans-Jordan Cities Interlocal Cooperation Agreement. (By Assistant City Manager, Jason Rasmussen)

Assistant City Manager Jason Rasmussen provided an overview of a proposed interlocal agreement involving Herriman City joining the current seven-member Trans-Jordan organization. He explained that earlier this year, Herriman approached Trans-Jordan regarding participation, and the board, including himself and Public Works Director Raymond Garrison, reviewed the proposal along with its financial implications. The agreement, drafted by Trans-Jordan's legal counsel, requires Herriman City to contribute a \$5.5 million buy-in to the landfill. These funds will support capital improvements at the transfer station and ensure continued revenue from Herriman's waste contributions. He noted that the agreement is mutually beneficial for both Herriman and the existing member cities, which include West Jordan, Midvale, Murray, Sandy, Draper, and Riverton, all of whom have already approved and executed the agreement. He emphasized the long-term benefits for all parties involved.

Council Member Shelton asked how the landfill is being valued for the purposes of the interlocal agreement. Assistant City Manager Rasmussen explained that the valuation was based on a formula considering future revenue, including projected tipping fees, and the financial benefit of being a member city. Mayor Ramsey noted that the process for determining Herriman City's buy-in and its impact on the existing member cities followed the same formula previously used when South Jordan and other member agencies joined Trans-Jordan.

Council Member Zander asked for confirmation that Herriman City would become the eighth member to join Trans-Jordan, and noted that the six existing cities had already unanimously approved the agreement, making South Jordan the final city to vote. Assistant City Manager Rasmussen confirmed that is correct.

Council Member Johnson motioned to approve Resolution R2025-39, Authorizing the Mayor to sign the second amended and restated Trans-Jordan Cities Interlocal Cooperation Agreement. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Johnson - Yes

Council Member McGuire - Yes

Council Member Harris - Yes
Council Member Shelton - Yes
Council Member Zander - Yes

The motion passed with a vote of 5-0.

Mayor Ramsey noted that Item G.2. had been moved and addressed as amended earlier in the meeting. She confirmed that the street where Logan Hansen's home was located has been designated "Logan Lane" in his memory following the tragic incident. She emphasized the significance of the tribute and expressed the City's heartfelt sympathy for the Hansen family.

H. Minute Approval:

- H.1. June 3, 2025 City Council Study Meeting
- H.2. June 3, 2025 Combined City Council & Redevelopment Agency Meeting
- H.3. June 17, 2025 City Council Study Meeting
- H.4. June 17, 2025 City Council Meeting

City Recorder Anna Crookston noted there was an amendment to correct a name on page 6 of the June 17, 2025 City Council Meeting minutes for a resident who spoke during the public comment portion of that meeting.

Council Member Harris motioned to approve the June 3, 2025 City Council Study Meeting minutes; the June 3, 2025 Combined City Council & Redevelopment Agency Meeting; the June 17, 2025 City Council Study Meeting as published; and the June 17, 2025 City Council Meeting Minutes with an amendment to page 6 name correction. Council Member Shelton seconded the motion; vote was 5-0, unanimous in favor.

I. Mayor and Council Reports:

Council Member Zander reported on her recent visit to Butterfield Canyon, noting significant improvements to the county trails since 2023. She expressed gratitude to the county staff for their efforts in maintaining and enhancing the trails, highlighting the importance of collaboration to provide residents with accessible recreational opportunities. She encouraged everyone to experience the trails themselves, emphasizing the quality and popularity of the hiking and biking paths.

Council Member Shelton shared highlights of recent community events he attended, including the grand opening of the new pickleball courts, the Megaplex Theater grand opening with his grandchildren, the Independence Day bike parade, and the Kennecott Mine tour. He noted the events were enjoyable and well-organized, with staff providing helpful support, and expressed appreciation for the community engagement these activities fostered.

Council Member Harris shared highlights of recent community events and activities, noting attendance at the Megaplex Theater grand opening and ribbon-cutting, where he praised Mayor Ramsey's remarks and the quality of the facility. He reported that the new pickleball courts are

well-used, particularly in the evenings, and emphasized the popularity and enjoyment of these recreational amenities. He also attended the Kennecott Mine tour and the SoJo Glow event, both of which he described as successful and enjoyable, with staff performing admirably. Additionally, he noted ongoing meetings and coordination with partners on city projects, including the Altitude development and Jordan Basin District collaborations.

Council Member Johnson provided a handout (Attachment J) an update regarding the Mosquito Abatement District, noting that the district plans to implement a tax increase. She explained that the average tax rate per home will rise from \$2.96 to \$3.95 and encouraged council members to be aware of and communicate this change to residents as needed.

Mayor Ramsey shared feedback regarding mosquito activity at Silver Lake near Big Cottonwood Canyon, noting unusually high mosquito populations this season. She reported that a local ranger indicated the Mosquito Abatement District arrived late and may have missed treating larvae, contributing to the increase. She asked that this information be passed along to the appropriate staff or district representatives for consideration.

Council Member McGuire noted attendance at the Utah Symphony concert held at Daybreak America First Plaza, highlighting it is the first-time the Utah Symphony has held an event in South Jordan. He also expressed appreciation to the Public Works staff for their work on sidewalk replacement and maintenance, acknowledging their responsiveness to his observations and noting he plans to continue reporting issues as he inspects the streets.

Mayor Ramsey provided updates on recent community events and city initiatives. She highlighted the opening of the new pickleball courts, noting their popularity and the increased activity in the surrounding park and Pavilion areas. She also noted the success of the “Annie” musical and shared upcoming performances at the Eccles Black Box Theater from August 11–16. Mayor Ramsey reported on positive interactions with residents at City Hall and during neighborhood visits, including feedback on the placement of a new garbage can along the Jordan River Trail. She discussed a meeting regarding a potential energy project in Utah and a productive conversation with a KSL reporter residing in South Jordan, which may lead to future media opportunities. Mayor Ramsey also recognized the Jordan Education Foundation golf tournament and the city’s ongoing partnership with the Jordan School District. She reflected on the Megaplex Theater grand opening and Utah Symphony performance. She also participated in the Show Up for Teachers Excellence in Education Awards and the accompanying conference, noting it was a valuable opportunity to engage with South Jordan teachers. Overall, she emphasized the city’s strong community engagement, successful events, and collaborative efforts that enhance resident experiences.

J. Staff Reports and Calendaring Items:

Director of Recreation Janell Payne reported that a new exhibit at the Gale Museum, titled Pure SoJo; The Future of Water, will open on Tuesday. The exhibit is a collaboration with Public Works, who were praised for their support. A featured item is a wooden pipe over 100 years old, originally part of South Jordan’s water system, which was carefully stabilized and prepared for display.

Director of Planning & Economic Development Brian Preece expressed heartfelt gratitude for the support he and his family received over the past year following the tragedy involving the Hansen's. He shared that moving back into his home has been a significant step and acknowledged the assistance of city departments, including police, fire, and building, as well as the personal support from colleagues and community members. He reflected on the emotional challenges he experienced, noting feelings of numbness and the importance of accepting the situation rather than minimizing it. He thanked Mayor Ramsey for her guidance and emphasized the positive impact the city's actions, including the Logan Lane tribute, have had on the Hansen family's healing process.

Mayor Ramsey provided two community reminders. She noted that Glenmore's Pioneer Day event will be held on July 24, featuring popular activities, food, and a fireworks show. She also highlighted that on July 25, the Salt Lake Bees will recognize Dan Ramsey for 20 years of volunteer service supporting baseball in South Jordan, including a special acknowledgment at the start of the game.

Council Member Shelton motioned to adjourn the July 15, 2025 City Council Meeting. Council Member Zander seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The July 15, 2025 City Council Meeting adjourned at 9:11 p.m.

This is a true and correct copy of the July 17, 2025 City Council Meeting Minutes, which were approved on August 19, 2025.



South Jordan City Recorder

City Council Meeting

07.15.25



ALTITUDE – RESIDENTIAL DEVELOPMENT

Rezone with Development Agreement

Application No: PLZBA202400018



AERIAL MAP



Legend

STREETS
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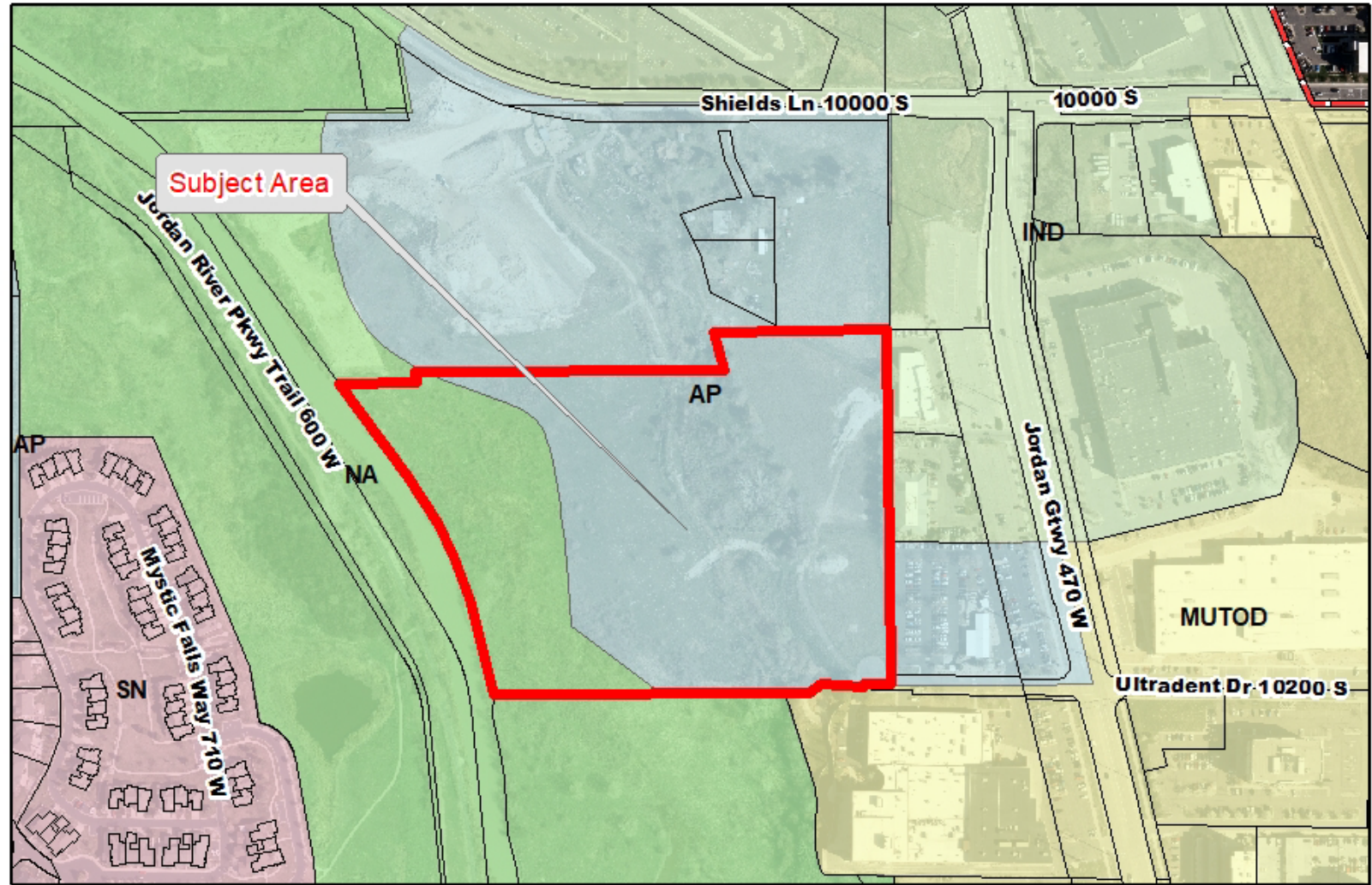
Aerial Map City of South Jordan

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Aerial Imagery
2024



FUTURE LAND USE MAP



Legend

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PARCELS

Future Land Use Map City of South Jordan

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Aerial Imagery
2024



ZONING MAP



Legend

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Zoning Map City of South Jordan

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Aerial Imagery
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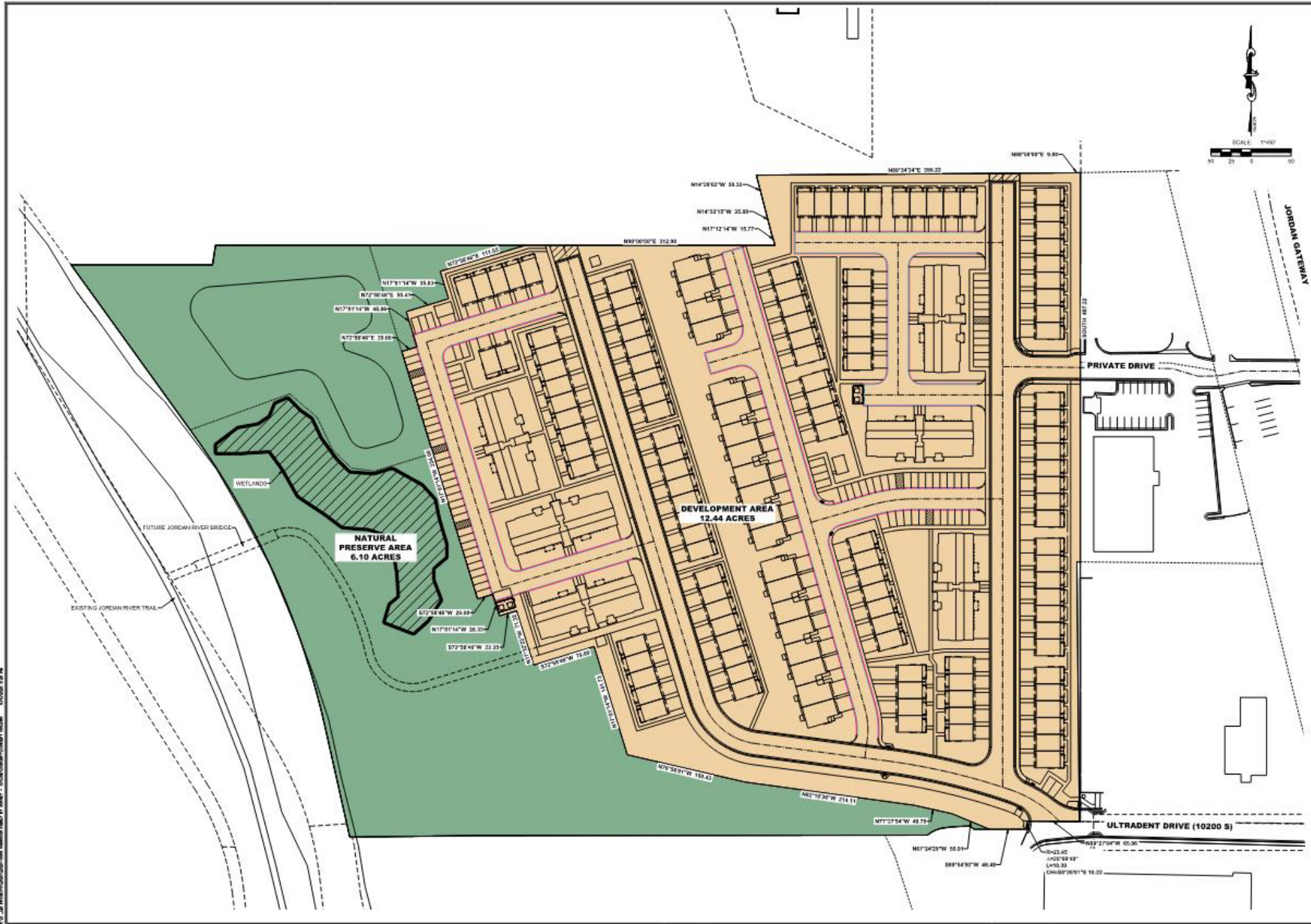
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ALTITUDE SUBDIVISION
SOUTH JORDAN, UTAH
DEVELOPMENT AREA PLAN

PHOTOCOPIABLE

DISCUSSION

2020-008

Journal of Management Inquiry 21(1)

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EXHIBIT F
PUBLIC AMENITY PLAN

REVISIONS	
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LEAD PROJECT #
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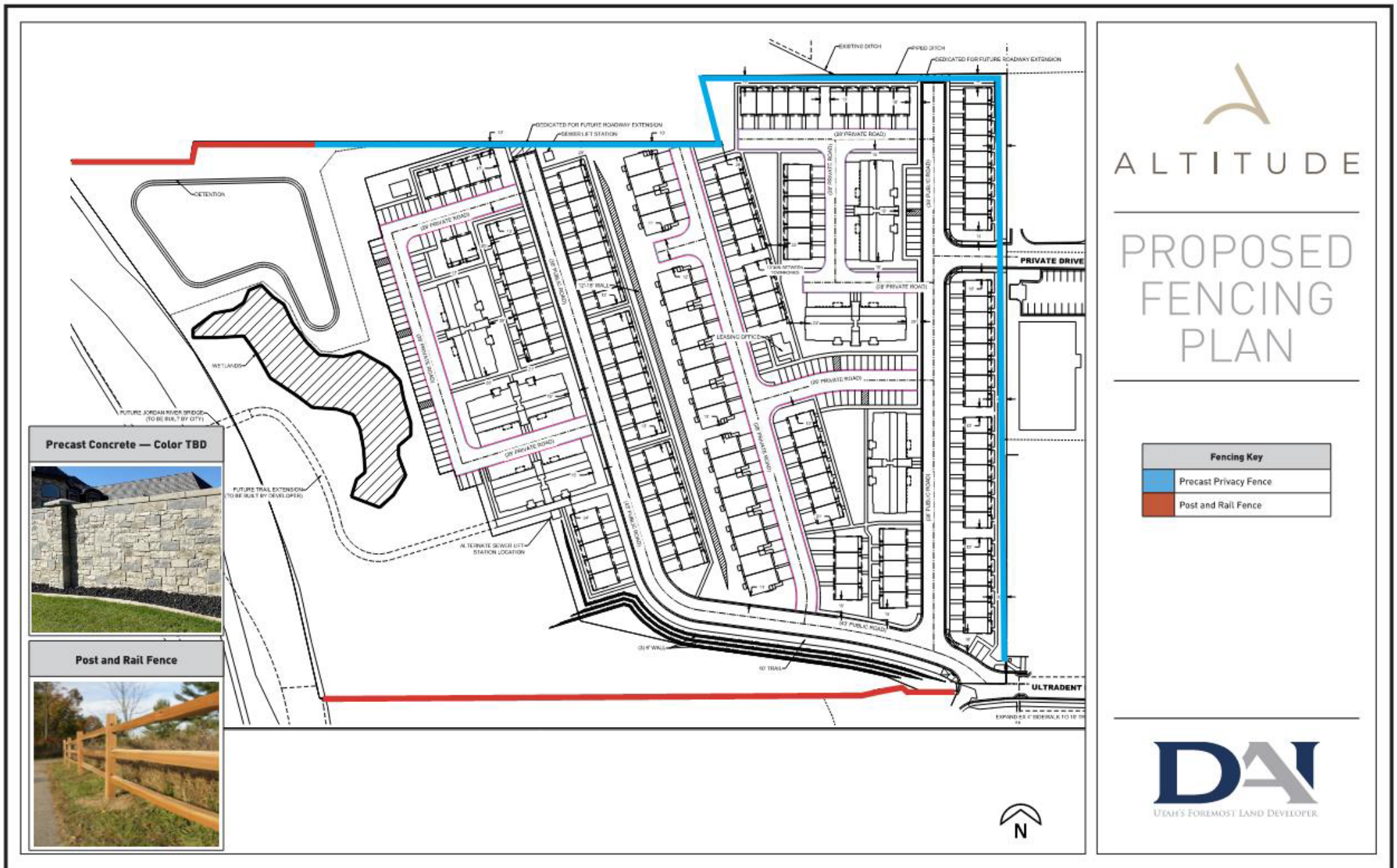
SCALE:
1"=50'

DATE:
6/5/2025

SHEET

F

FENCING PLAN





The design shown is a conceptual rendering of the proposed project. It is not a final design and is subject to change without notice. The design is for informational purposes only and does not constitute an offer of any financial product or service. All rights reserved. © 2025 Think Architecture, LLC.

DAI - ALTITUDE DESIGN PACKAGE

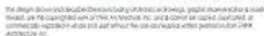
SOUTH JORDAN, UTAH

NOTE: CONCEPTUAL RENDERING. SHOWN FOR ILLUSTRATION. BUILDING EXTERIOR AND ROOF TYPES MAY BE CHANGED BY VARIOUS MEANS TO MEET SPEC CONDITIONS.

REAR LOAD
HIGHLIGHT SCHEME - 02

D101

10 MAR 2025



SOUTH JORDAN, UTAH

10 MAR 2025



The design shown is a conceptual rendering only and does not represent a final design. It is intended to provide a visual representation of the proposed design and is not to be used for construction or other purposes without the written permission of the architect.

DAI - ALTITUDE DESIGN PACKAGE

SOUTH JORDAN, UTAH

NOTE: CONCEPTUAL RENDERING. EXTERIOR WALLS, ROOFING, BUILDING FOOTING AND ROOF TYPE MAY BE CHANGED BY VARIOUS WAYS TO MEET THE CONDITIONS.

REAR LOAD
HIGHLIGHT SCHEME - 01

D103

10 MAR 2025



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DAI - ALTITUDE DESIGN PACKAGE

SOUTH JORDAN, UTAH

REAR LOAD
HIGHLIGHT SCHEME - 01

D104

10 MAR 2025

NOTE: CONCEPTUAL DRAWING. EXTERIOR FINISHES, MATERIALS, AND ROOF TYPE MAY BE COVERED BY VARIOUS WAYS TO MATERIALS COORDINATION.



NOTE: CONCEPTUAL DRAWING. PROVIDES GENERAL APPEARANCE. BUILDING TYPE AND ROOF TYPE MAY BE COVERED BY VARIOUS WAYS TO MEET USE CONDITIONS.



DAI - ALTITUDE DESIGN PACKAGE

SOUTH JORDAN, UTAH



NOTE: CONCEPTUAL RENDERING. MATERIALS, COLORS, AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDING IS NOT TO BE CONSIDERED A REPRESENTATION OF THE FINAL DESIGN.



DAI - ALTITUDE DESIGN PACKAGE

SOUTH JORDAN, UTAH

Questions



ATTACHMENT B



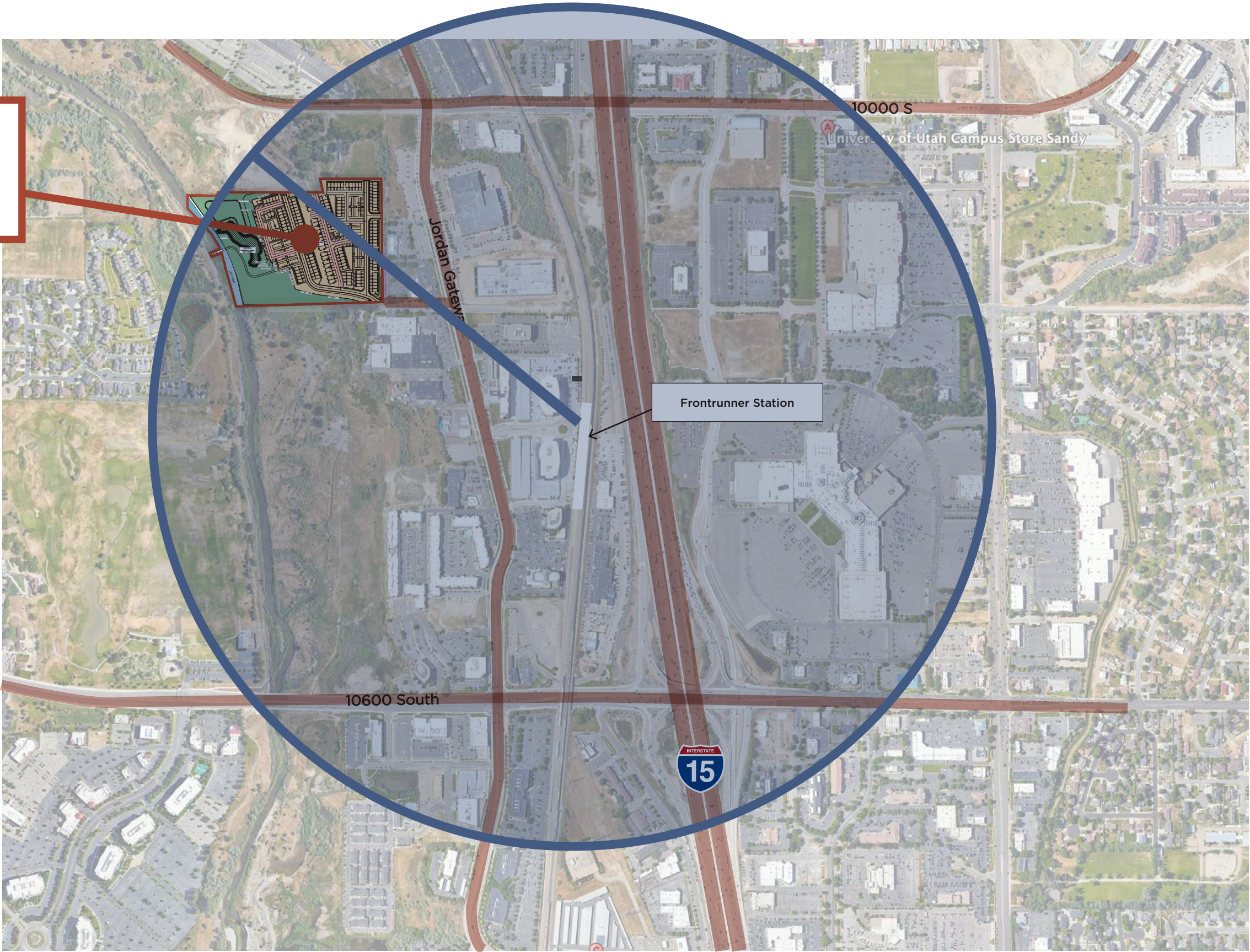
ALTITUDE



Proximity to Frontrunner — Half Mile Radius



Proximity to Frontrunner	
Half Mile Radius	
Altitude Property	
Frontrunner Station	



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



Townhome Design



Rear-Load Townhome Conceptual Rendering



Rear-Load Townhome Conceptual Rendering



Rear-Load Walk-up Townhome Conceptual Rendering



Front-Load Townhome Conceptual Rendering



Condominium Design



Condominium Conceptual Rendering



Condominium Conceptual Rendering



Condominium Conceptual Rendering

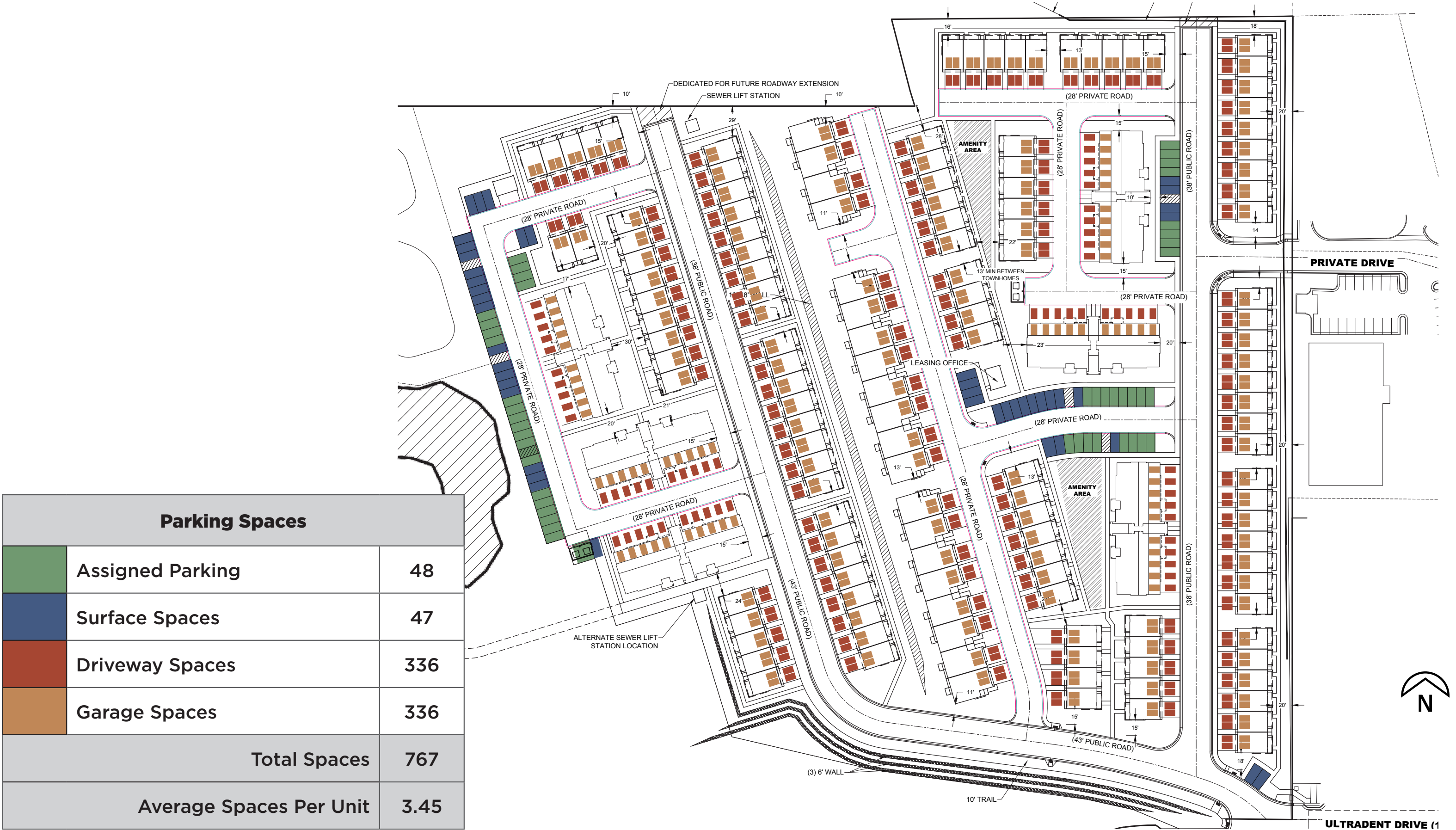


Details

Site Plan &
Development
Agreement



Parking Designation Map



Community Pedestrian Connections



Pedestrian Paths	
<div></div>	Public Sidewalk
<div></div>	Private Sidewalk
<div></div>	10' Public Trail



Public Access Trail



Garden View



Garden View



View From Across River



Landscape Concept





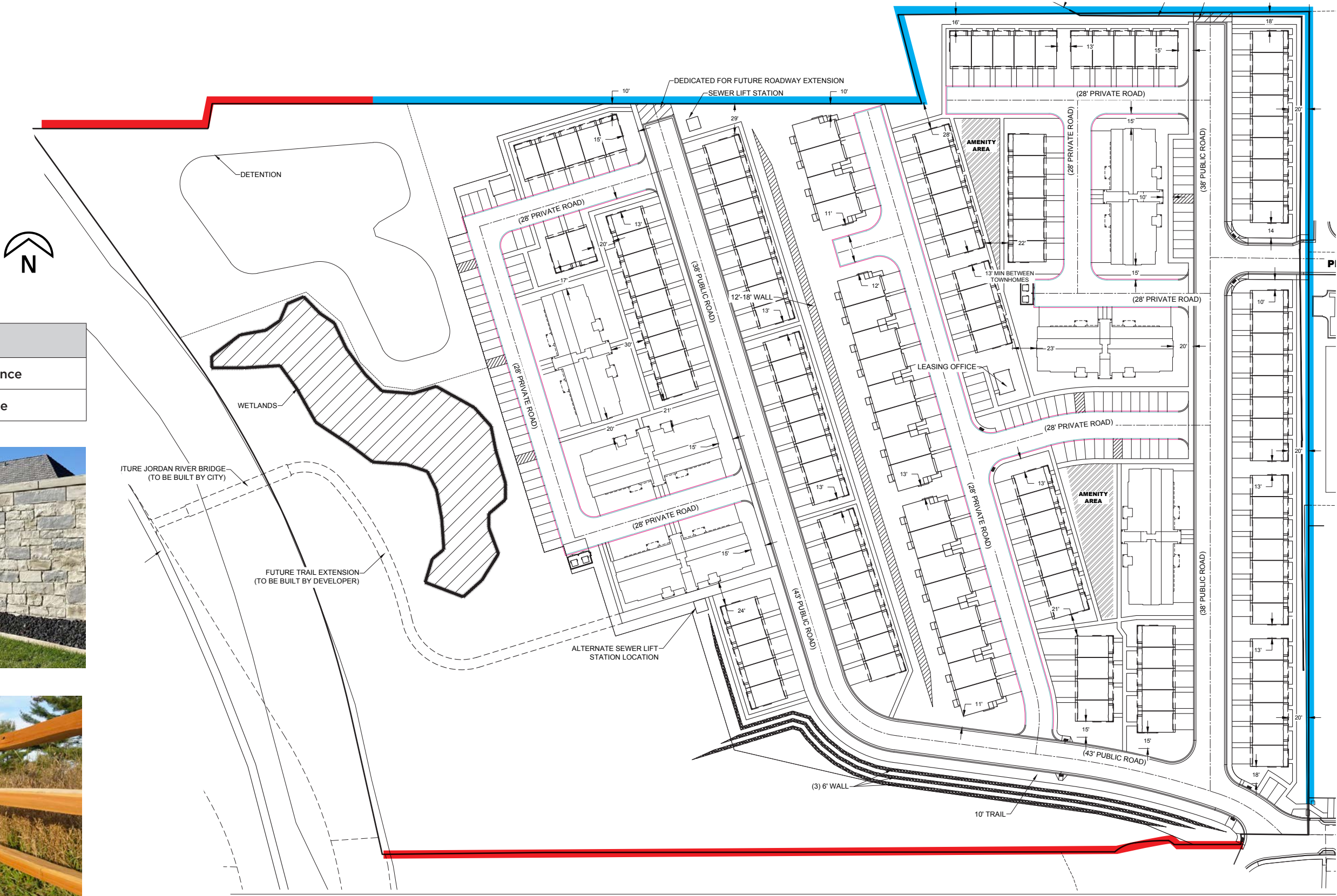
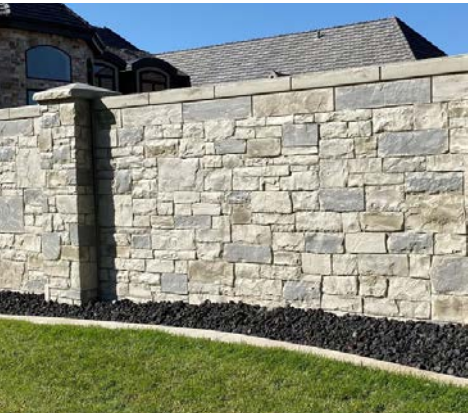
Possible Activities for Amenity Areas



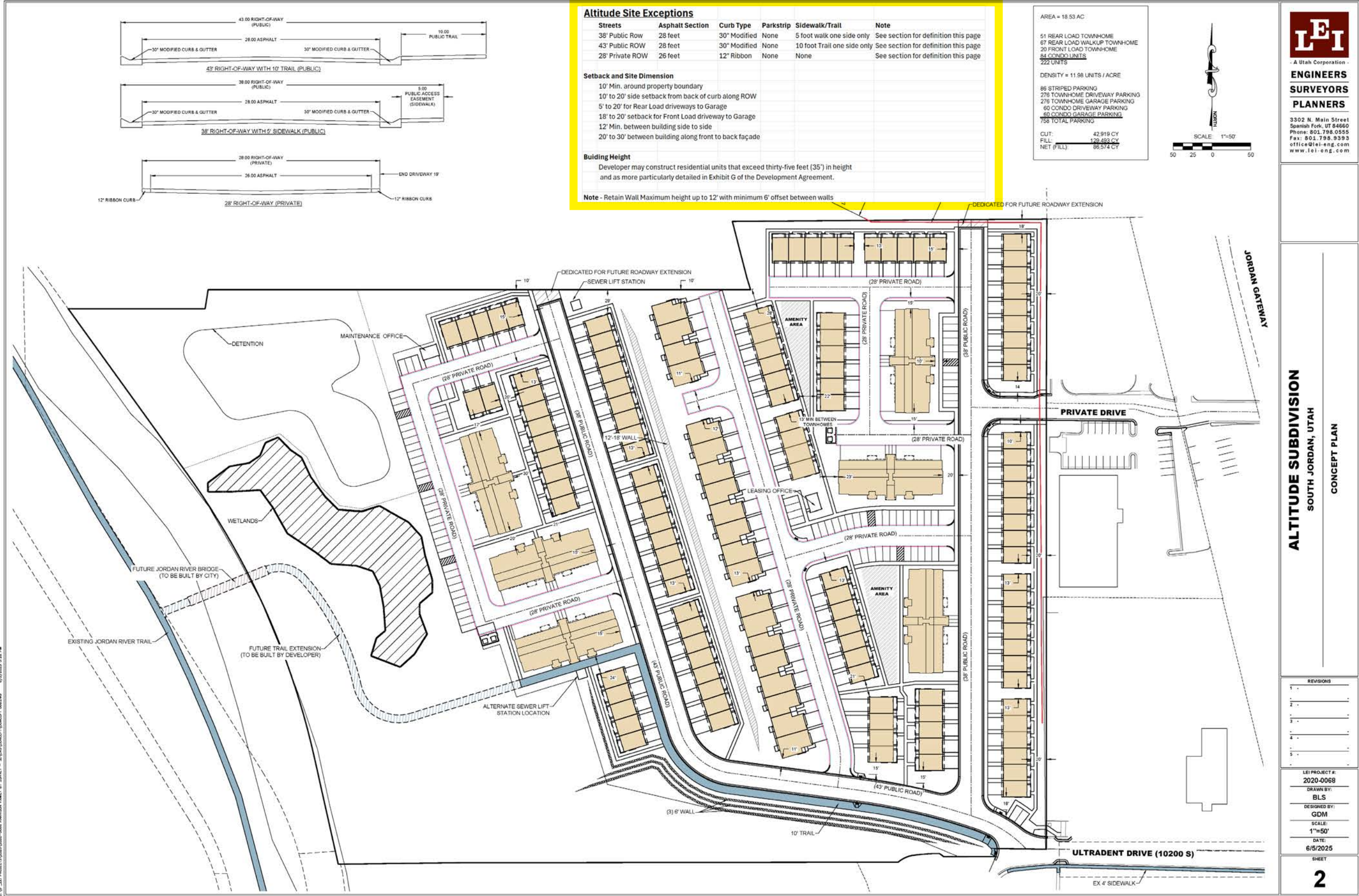
Fencing Plan



Fencing Key	
	Precast Privacy Fence
	Post and Rail Fence



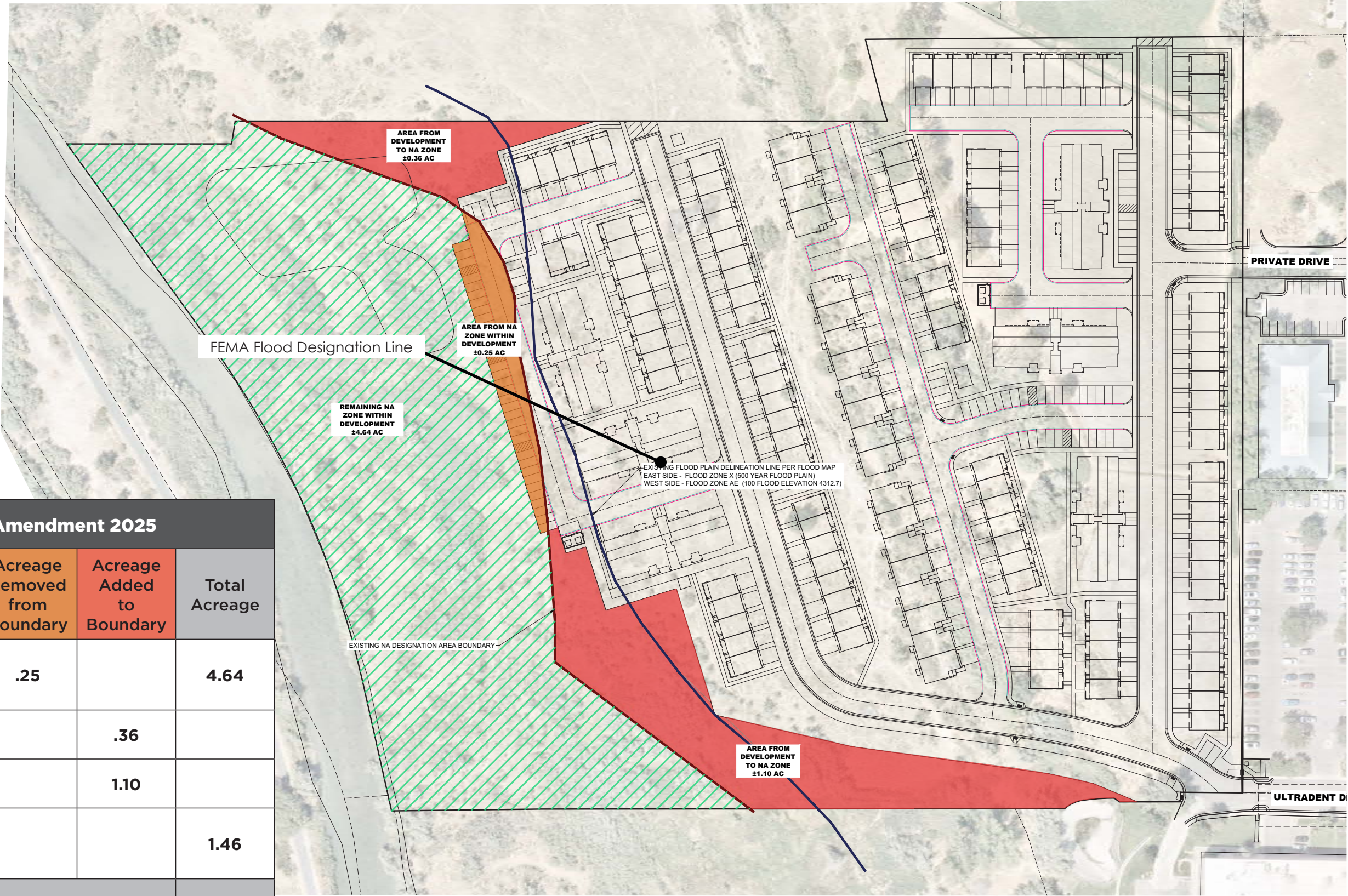
Site Exception



Altitude Development Limits Exhibit



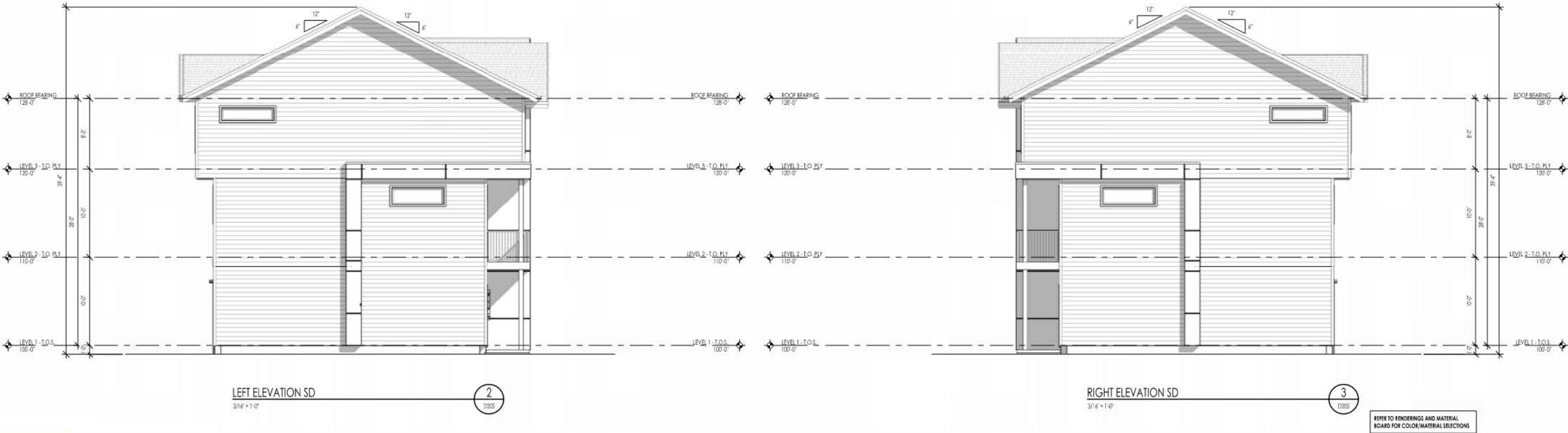
Natural Land Use Exhibit



Flood Plain Exhibit



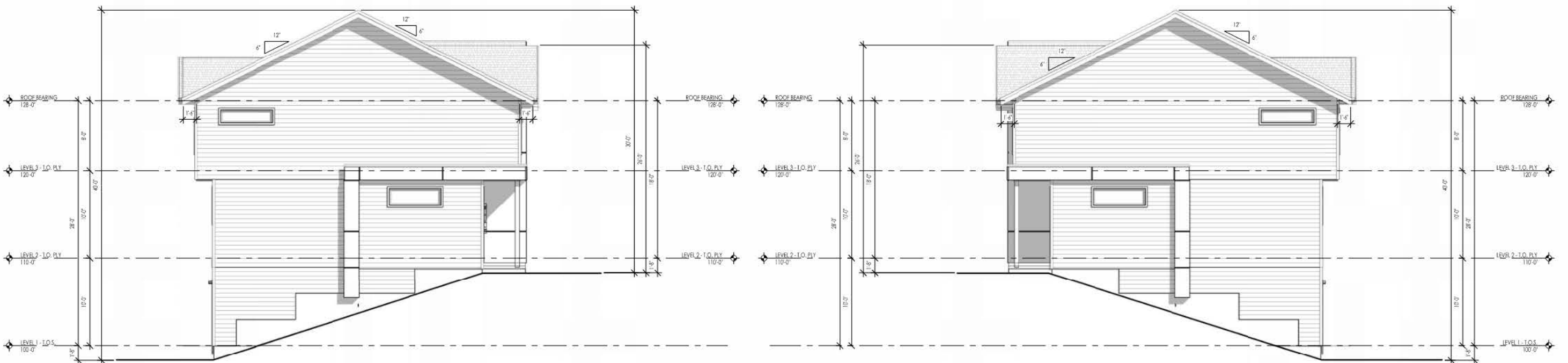
3-Story Townhome Height Reference Approximately 40'



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



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



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

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

REFER TO RENDERINGS AND MATERIAL BOARD FOR COLOR/MATERIAL SELECTIONS

Condominium Height Reference Approximately 52'+/-



FRONT



LEFT

Storm Drain — Natural System





Thank You!



Site Plan | Unit Mix

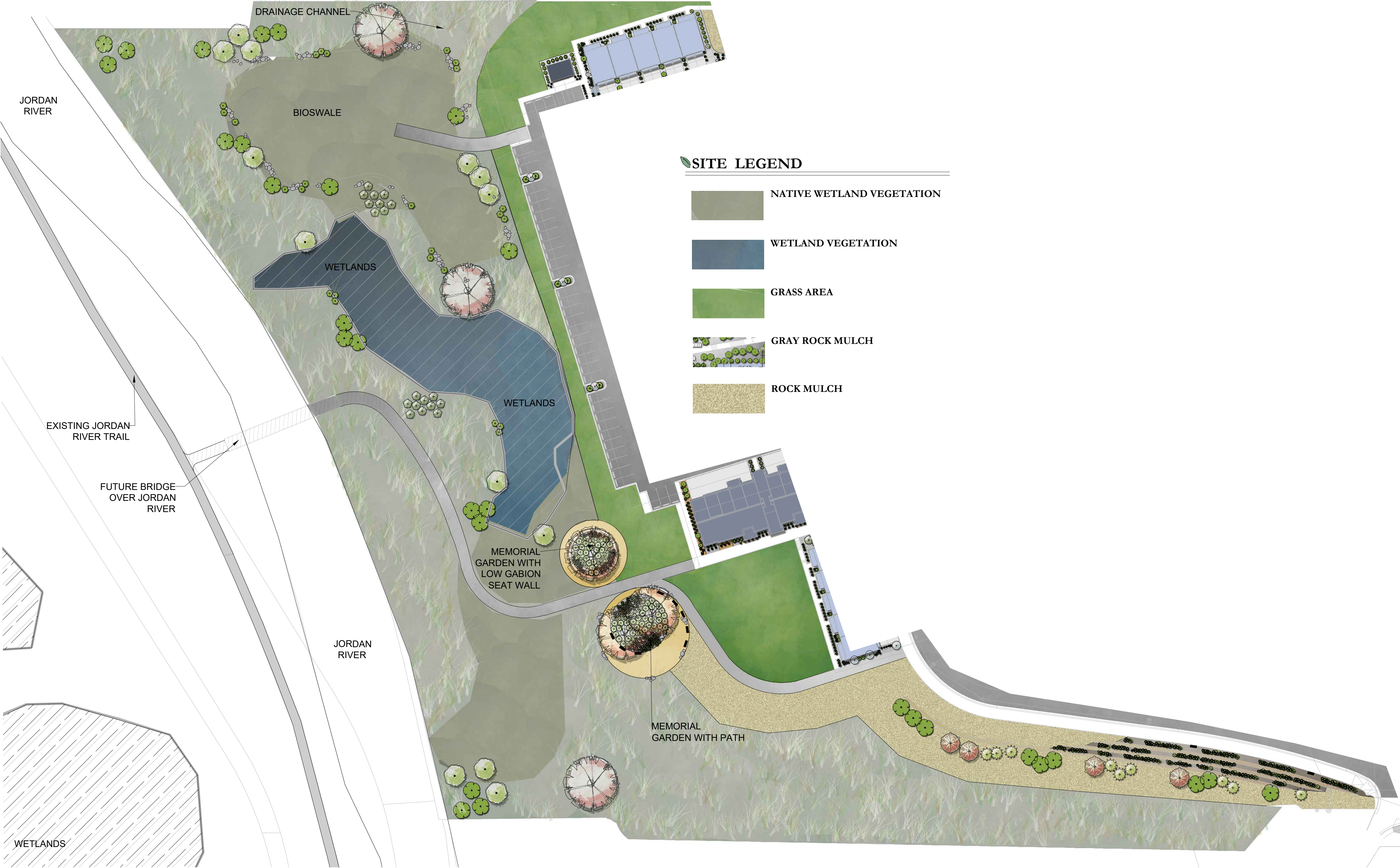


Townhome Unit Type Key	
Front Load	20
3-Story Rear Load	42
3-Story Tuck Under Rear Load	76
Condominiums	84
Total Units	222
For Rent Units	94
For Sale Units	128



ATTACHMENT C





ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/8/2025		UT24156	<div><div>811</div><div>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org</div></div> <div><div>0'25'50'100'200'</div><div>GRAPHIC SCALE: 1" = 50'</div></div>	ALTITUDE ULTRADENT DR. SOUTH JORDAN, UTAH	DAI ATT: KRISSEL TRAVIS KRISSEL@DAIUTAH.COM 801-722-9397	PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	<div><div>7/8/2025</div><div>STATE OF UTAH</div></div> <div>COLOR ILLUSTRATION CITY PERMIT SET</div> <div>LP-COLOR</div>	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/8/2025
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								

From: [Damir Drozdek](#)
To: [Anna Crookston](#)
Cc: [Brian Preece](#)
Subject: FW: Building permits /Unident
Date: Monday, July 14, 2025 3:31:31 PM

Hi,

Below you will find public comment regarding the Altitude project.

Thanks,

Damir Drozdek, AICP | Planner III | City of South Jordan

1600 W. Towne Center Drive | South Jordan, UT 84095

O: 801.253.5203 Ext. 1290 | C: 801.946.4377



From: [REDACTED]
Sent: Monday, July 14, 2025 3:03 PM
To: Damir Drozdek <DDrozdek@sjc.utah.gov>
Subject: Re: Building permits /Unident

515 W Unident drive

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Damir Drozdek <DDrozdek@sjc.utah.gov>
Sent: Monday, July 14, 2025 2:52:16 PM
To: [REDACTED]
Subject: RE: Building permits /Unident

I apologize, which project is this regarding?
Thanks,

Damir Drozdek, AICP | Planner III | City of South Jordan

1600 W. Towne Center Drive | South Jordan, UT 84095

O: 801.253.5203 Ext. 1290 | C: 801.946.4377



From: [REDACTED]
Sent: Monday, July 14, 2025 2:36 PM
To: Damir Drozdek <DDrozdek@sjc.utah.gov>
Subject: Building permits /Unident

Please do not allow this property to be used in building this complex, and taking so much green

space away from the Jordan River Area and it's wildlife. Please vote against this money making venture, it will not help the housing market. Thank you!

From: [Damir Drozdek](#)
To: [Anna Crookston](#)
Cc: [Brian Preece](#)
Subject: FW: NO to rezone request for property generally located at 515 W Ultradent Dr
Date: Monday, July 14, 2025 4:44:30 PM

Another comment regarding the Altitude project.

Thanks,

Damir Drozdek, AICP | Planner III | City of South Jordan

1600 W. Towne Center Drive | South Jordan, UT 84095

O: 801.253.5203 Ext. 1290 | C: 801.946.4377



From: [REDACTED]
Sent: Monday, July 14, 2025 4:23 PM
To: Damir Drozdek <DDrozdek@sjc.utah.gov>
Subject: NO to rezone request for property generally located at 515 W Ultradent Dr

South Jordan City Council,

Why haven't you listened to the community? To your constituents? Why are you wasting our time and we are having to write letters again? We have been down this road, at least three time over the last 9 months and I still stand with NOT changing the zoning from A-1 (Agricultural uses) to R-M (Residential Multiple, Planned Development). This developer, DAI, has failed time and time again with their plans for ruining and overpopulating this property. But instead of the city listening to it's constituents and residents, they let DAI waste our time over and over with their failed plans. If they really want to develop the land, develop it for what is has been zoned, A-1. But they don't want to do that, instead the greedy developer wants to make lots of money at the expense of the community, wildlife and Jordan River.

I am disappointed with the city of South Jordan for continuing to help this developer trying to destroy and overpopulate this land. You are standing on the wrong side of history for the preservation of the Jordan River (our city's namesake) and green space in South Jordan instead aligning yourself with the deep pockets of developers, investors and those who clearly don't care about preseving the natural habitat and beauty of South Jordan. Just like Senator Mike Lee, you are giving away our beautiful lands for money. Do the right thing and keep this land zoning A-1 (Agricultural use) and build on it the way it has been intended for years. It's a nice entrance into South Jordan by being welcomed with the river, open green space and wildlife; not ugly, overpopulated high-rise condos and apartments.

Stop wasting the time of your constituents and listen to what we have been saying since you first disclosed this last October.

NO to REZONING! KEEP the land A-1 (AGRICULTURAL USE)!

Thank you for doing the right thing for South Jordan and it's future,
Kacie Seamons
[REDACTED]
South Jordan, UT

P.S. Below are the 2 previous letters I have written against DAI and this development.

From: [REDACTED]
Sent: Sunday, February 23, 2025 3:28 PM
To: ddrozdek@sjc.utah.gov <ddrozdek@sjc.utah.gov>
Subject: Re: Notice of Public Hearing Re: amend land use for property generally located at 515 W Ultradent Dr

Mr. Drozdek and South Jordan City,

I am resending my letter from November to restate my opposition to amending the land use for property generally located at 515 W Ultradent Dr. Again, Mr. Drozdek didn't not give us proper notification to be able to submit written comments by noon on February 21, 2025 since the notice weren't delivered until Saturday, February 22, 2025. But from his lack of preparedness at the last meeting, this late notice, 3 days before the meeting, seems on par for his performance.

With regards to rezoning, I understand it is the property owner's decision on what to do with their property, but rezoning and adding expensive rental and for sale multi-unit properties isn't advantageous to the integrity of the land, river, habitat and community. I especially oppose adding another bridge across the river. Who does the bridge benefit? There are already two bridges within a short walking distance (106 S and Shields Ln). An additional bridge will further degrade the river and bring more unwanted foot traffic into the preservation area and our community.

In addition, 250+ residential units with access on the one lane each direction street in the middle of Ultradent's campus is endangering the safety of Ultradent's employees. Not to mention adding more congestion to the horrible traffic that is Jordan Gateway. Already overloaded with traffic from several hotels, high rise businesses, high rise apartments, etc., since it is the main traffic route to access I-15.

I think it is best for the property to remain A-1 zoning, developed according to those regulations and not adding another unnecessary bridge. Protect the Jordan River, the wildlife and the natural habitat that the city has committed to with "The Jordan River Corridor Master Plan." Follow your commitment to this land, your tax paying residents and your integrity. Don't let another developer buy your soul, ruin our city, destroy our river and home to our wildlife. Once you destroy our environment, you can't get it back. Remember we all live downstream.

Thank you,
Kacie Seamons

From: [REDACTED]
Sent: Thursday, November 7, 2024 4:57 PM
To: ddrozdek@sjc.utah.gov <ddrozdek@sjc.utah.gov>
Subject: Notice of Public Hearing Re: amend land use for property generally located at 515 W Ultradent Dr

Dear Mr. Damir Drozdek and South Jordan City,

What is the added value to the homeowner's and residents of South Jordan to change the zoning of the property generally located at 515 W. Ultradent Dr. from "Natural Area" designated as Agricultural Preservation to "Mixed Use"? I don't see any. Only the loss to preserving and protecting the needs of the wildlife species that in habitat the area (ie. deer, birds, foxes, beaver, etc.); Vegetation; Protection of the Jordan River, creeks and canals; Flood zone issues; Added traffic congestion to an already overly congested road with many large businesses, high rise hotels, high rise office buildings, Front Runner, high rise apartment buildings and car dealerships; and Noise and Air pollution from destabilizing natural environment, added dirt and construction.

From the document called "Open Space Master Plan" for the "Jordan River Corridor Open Space and Habitat Conservation Master Plan and Management Guidelines" on the South Jordan website states:

"The Jordan River Corridor Master Plan was developed according to the expressed needs of South Jordan City citizens for more "natural area" open space and the needs of the wildlife species that depend upon the Jordan River and its associated habitat for their continued survival. "Protecting rivers, creeks, and canal corridors" ranked as the highest value for the City's open space program and was rated as the most important "natural area" open space value."

The community has already made its opinion clear about not wanting to give up Mulligans and the open, green space for more buildings. Nothing has changed in wanting to preserve all the Natural Areas around the Jordan River.

For the last 6 years we have had to be disturbed with 561 W Shields Ln (10000 S)

and their permit to bring in fill dirt to improve irrigation. We've had to deal with the excessive amount of time; noise disturbance from dozens of daily dump trucks (most days more than 30 trucks); consistent noise and vibration from heavy machinery; and air pollution. I know that a lot of my neighbors say that they bought their property because of the conservation area behind our homes. We've all found a hidden gem of nature in the middle of South Jordan and Salt Lake County. Thankfully that permit expired and finally we have been able to live in peace and quiet again.

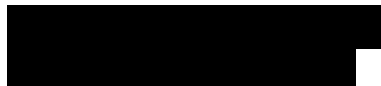
As a 15-year homeowner in the Cottages at Riverwood community, again I ask, what is the added value to the homeowner's and residents of South Jordan to change the zoning of the property generally located at 515 W. Ultradent Dr. from "Natural Area" designated as Agricultural Preservation to "Mixed Use"? None. Especially if they are rental properties. Renters usually live in building they rent for a short amount of time. They definitely don't own the land and won't have a vested interest in protecting, preserving and maintaining the Natural Area, the Jordan River and its wildlife.

Please follow the guideline you have published to our community in the Executive Summary of the "Jordan River Corridor Open Space and Habitat Conservation Master Plan and Management Guidelines":

"The Jordan River Corridor Master Plan also designates land use zoning and ordinances for the river corridor to ensure that open space will be preserved for its wildlife habitat and recreation values, with a consistent intent, regardless of whether changes occur within South Jordan City's managing and planning personnel."

Thank you for doing the right thing and saving our open space for the South Jordan homeowners and the residents of the conservation area,

Kacie Seamons



ATTACHMENT G

City Council

July 15, 2025



South Jordan FrontRunner Station Area Plan

Resolution 2025-24

Joe Moss, Staff - Long Range Planner

Shawn Seager, WCG



2022 H.B. 462



UTAH STATE
LEGISLATURE

[Legislators](#)

[Bills](#)

[Code](#)

[Committees](#)

[Audits](#)

[Budget](#)

[Research and
Legal](#)

Enrolled

H.B. 462

[Printer Friendly](#)

1

UTAH HOUSING AFFORDABILITY AMENDMENTS

2

2022 GENERAL SESSION

3

STATE OF UTAH

4

Chief Sponsor: Steve Waldrip

5

Senate Sponsor: Jacob L. Anderegg

6

7 **LONG TITLE**

8 **General Description:**

9 This bill modifies provisions related to affordable housing and the provision of services
10 related to affordable housing.

11 **Highlighted Provisions:**

12 This bill:

13 ▶ defines terms;

14 ▶ requires certain political subdivisions to adopt an implementation plan as part of the
15 moderate income housing element of the political subdivision's general plan;

16 ▶ modifies the list of strategies that a political subdivision may select, or are required
17 to select, for implementation as part of the moderate income housing element of the
18 political subdivision's general plan;

19 ▶ requires certain municipalities to develop and adopt station area plans for specified
20 areas surrounding public transit stations;

21 ▶ requires certain political subdivisions to amend the political subdivision's general

Bill Sponsor:



Rep. Waldrip,
Steve

Floor Sponsor:



Sen. Anderegg,
Jacob L.

Substitute Sponsor: Sen.
Anderegg, Jacob L.

Drafting Attorney: Gus Harb

Fiscal Analyst: Paul Kim

Bill Tracking

[Tracking Page](#)

Bill Text

[Introduced](#)

[Amended](#)

[Amended Pages Only](#)

[Enrolled](#) (Currently Displayed)

Requires a Station Area Plan
for all fixed route stations
(Light Rail, Commuter Rail,
Bus Rapid Transit) in the
UTA system

West of I-15 North & South of 106 so.

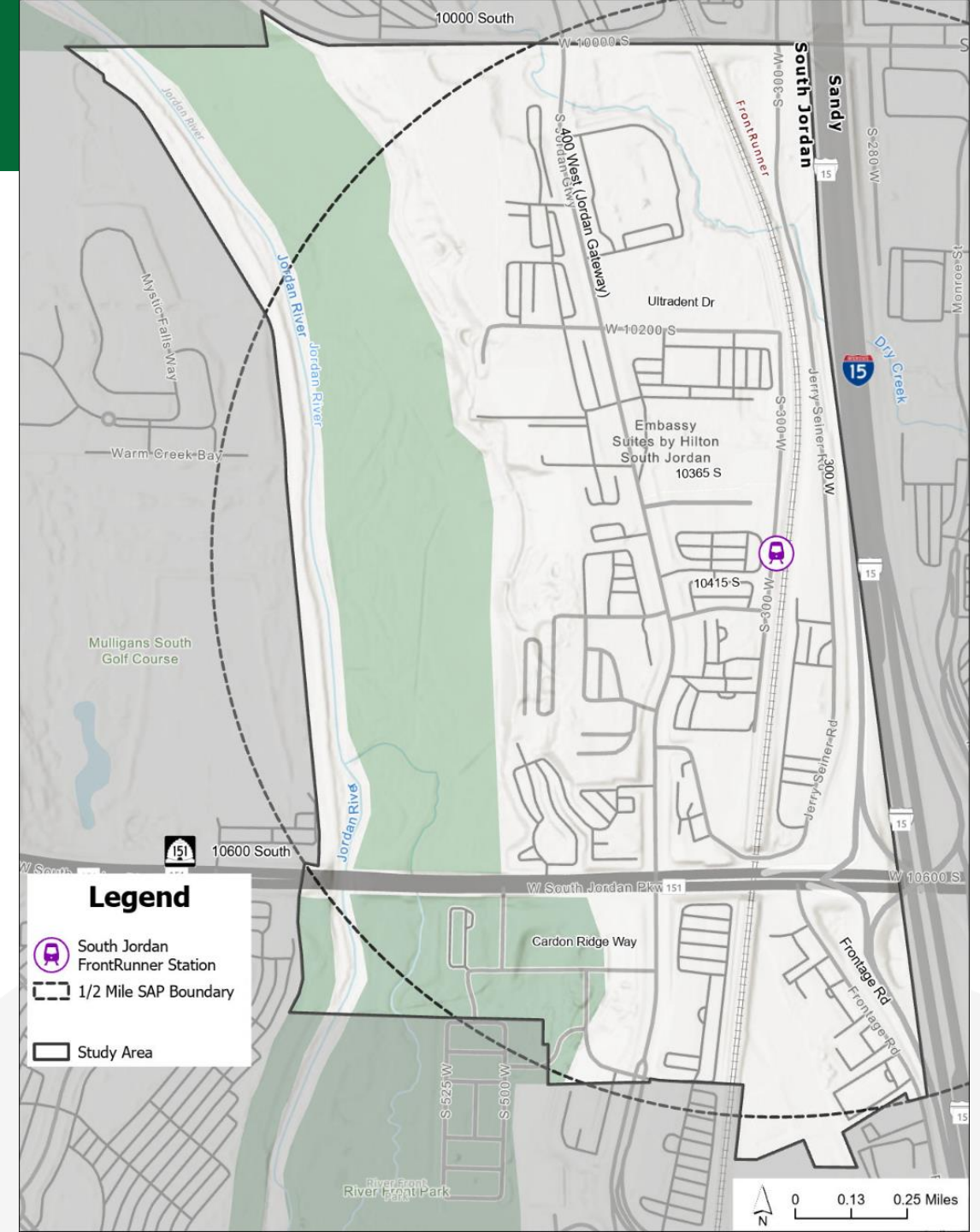


PSOMAS

LRB PUBLIC
FINANCE
ADVISORS
LEWIS | ROBERTSON | BURNINGHAM



Sandy City completed a SAP for this FrontRunner Station east of I-15, in 2024.



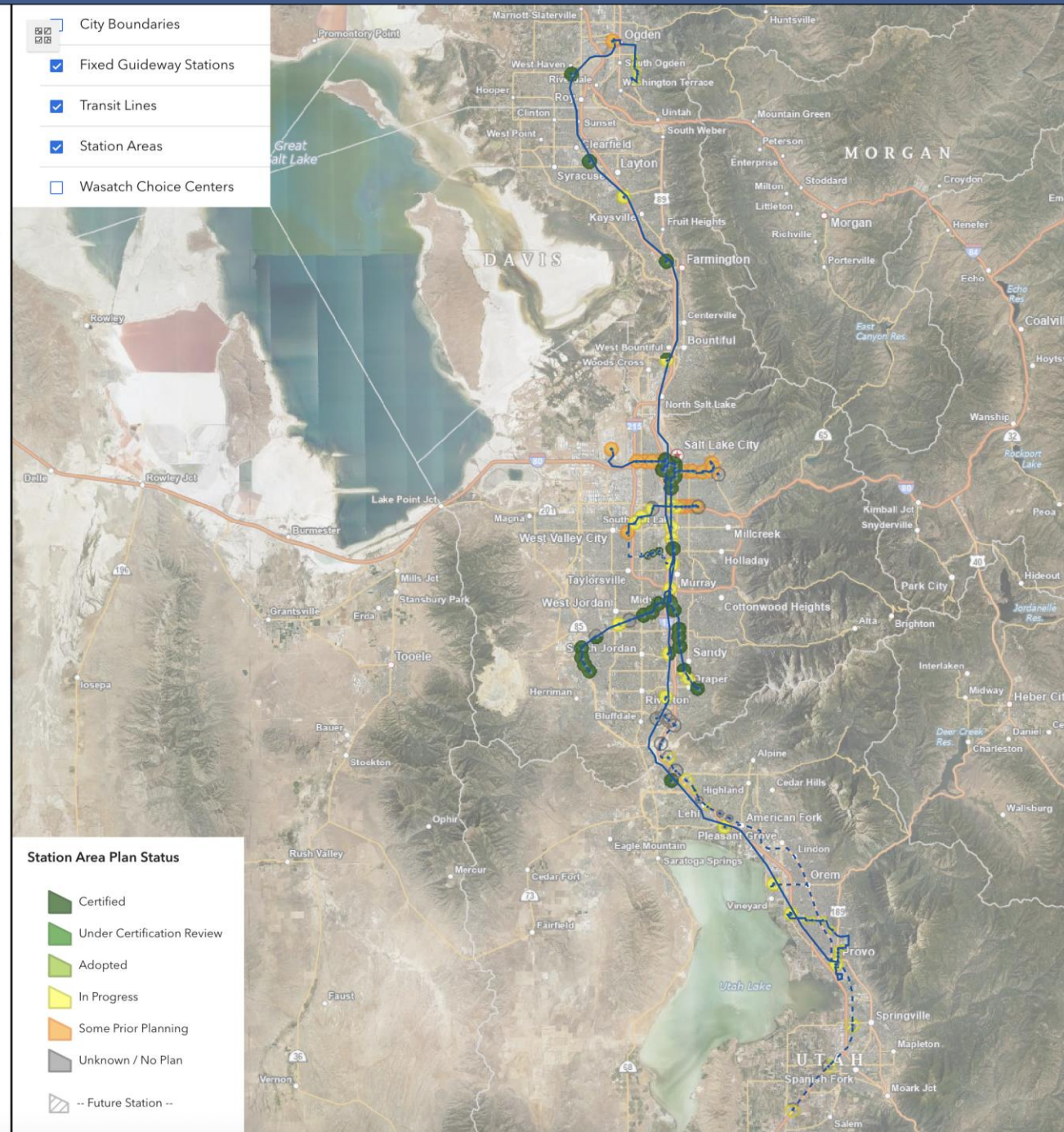
System Progress

This map shows progress of Station Area Plans required under HB 462.

WFRC and **MAG** help certify and fund these plans.

Click on a station area to view its plan status.

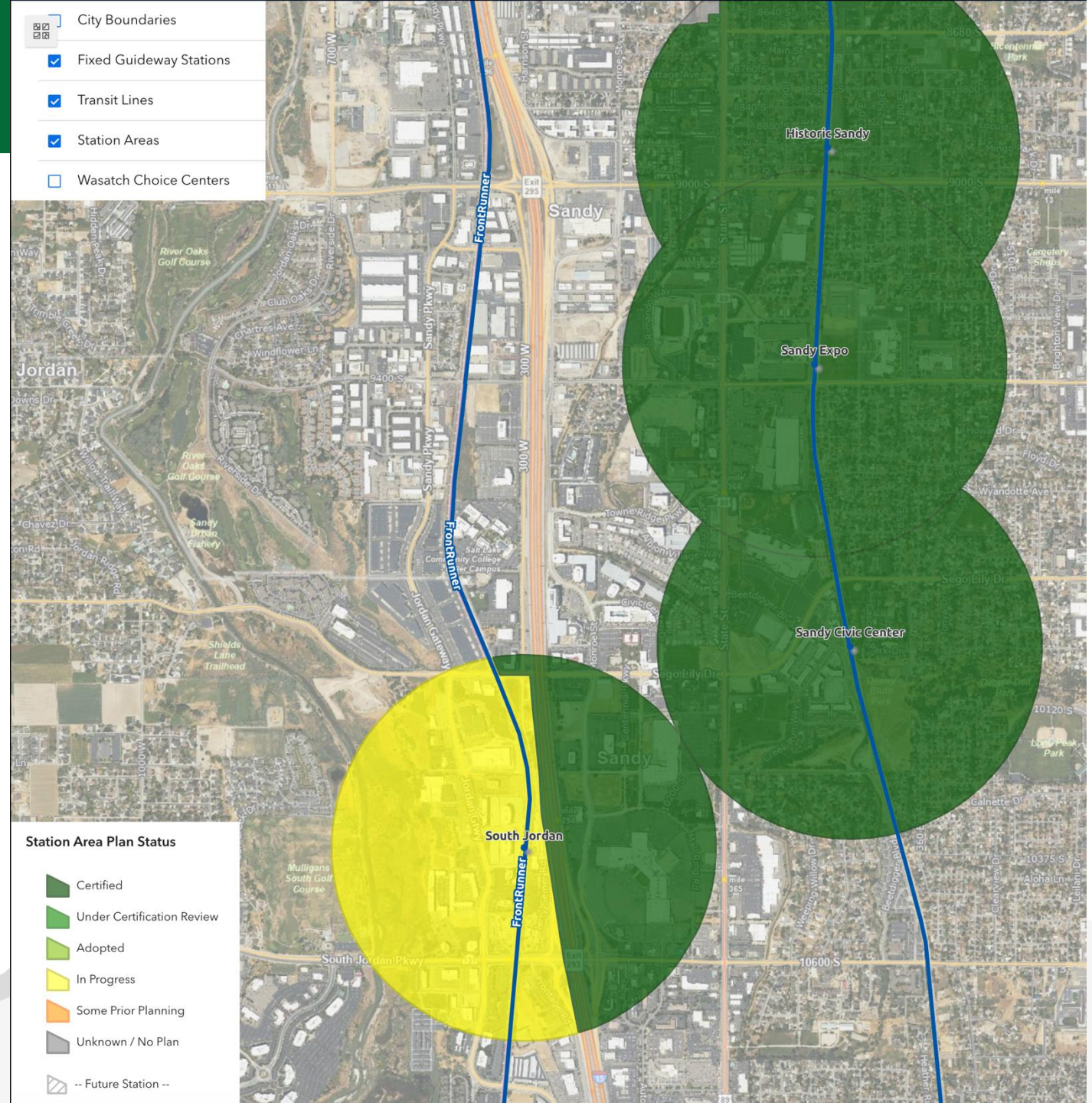
- ☐ City Boundaries
- ☒ Fixed Guideway Stations
- ☒ Transit Lines
- ☒ Station Areas
- ☐ Wasatch Choice Centers



Station Area Plan Status

- Certified
- Under Certification Review
- Adopted
- In Progress
- Some Prior Planning
- Unknown / No Plan
- Future Station --

Regional Progress



Checklist

STATION AREA PLANNING: Certification Requirements Checklist

PURPOSE

Use this checklist to do a preliminary assessment to determine whether your station area plan complies with [Utah House Bill 462](#). While this checklist is based upon Utah Code for Station Area Plans, filling out this worksheet does not guarantee certification. Please refer to the legislation to ensure compliance.

In order to formally submit your station area plan to WFRC for certification, please submit using this [online form](#).

1.0 Station Area Name: _____

2.0 Is the transit station built? _____

3.0 Is there a Qualifying Land Use Application?
10-9a-403.1 1 (g)

If Yes, fill out 3.1.
If No, skip to 4.0.

Use this checklist to help determine if your land use application qualifies per HB 462.

3.1 Submission date for qualifying land use application: _____

4.0 Does the Station Area Plan (SAP) include:

4.1a A statement explaining how the SAP promotes the objective to *increase the availability and affordability of housing*, including moderate income housing ☐

4.1b A statement explaining how the SAP promotes the objective to *promote sustainable environmental conditions* ☐

4.1c A statement explaining how the SAP promotes the objective to *enhance access to opportunities* ☐

4.1d A statement explaining how the SAP promotes the objective to *increase transportation choices and connections* ☐

Note, MPO staff will review the statements listed above to determine whether the SAP reasonably promotes the objective.

4.2 A vision for the station area, that describes: _____

4.2a Opportunities for the development of land within the station area under existing conditions ☐

4.2b Constraints on the development of land within the station area under existing conditions ☐

4.2c The municipality's objectives for the *transportation system* within the ☐

station area and the future transportation system that meets those objectives

4.2d The municipality's objectives for *land uses* within the station area and the future land uses that meet those objectives ☐

4.2e The municipality's objectives for *public and open spaces* within the station area and the future public and open spaces that meet those objectives ☐

4.2f The municipality's objectives for the *development of land* within the station area and the future development standards that meet those objectives ☐

4.3a A map depicting the *area subject to the SAP*, at least ½ mile from fixed rail or ¼ from BRT ☐

4.3b A map depicting the area where each *action is needed to implement the SAP* ☐

4.4a An implementation plan that identifies and describes actions needed over the *next 5 years* and the *responsible party(ies)* ☐

4.4b Implementation plan includes any actions to: ☐

- ☐ Modify land use regulations
- ☐ Make infrastructure improvements
- ☐ Modify deeds or relevant legal documents
- ☐ Secure funding or develop funding strategies
- ☐ Establish design standards for development
- ☐ Provide environmental remediation

4.5 Documentation of how all relevant and required stakeholders were involved, including all of the following: other impacted communities, UTA, MPO, DOT, owners of property within the station area, residents, and business owners ☐

5.0 Do you have a signed resolution or proof of adoption of the Station Area Plan and its elements? ☐

Station Area Plans must respond “Yes” to all items from 4.0 to 5.0 to comply, unless there is a statement of impracticability, signed and adopted in a resolution, for all of the conditions not met. If a Station Area Plan does not satisfy all of items 4.0 through 5.0, it likely does not qualify for certification. WFRC and MAG are the Metropolitan Planning Organizations (MPO) identified in HB462 as responsible for certifying station area plans. In doing so, the MPOs have policies in place that guide them to determine whether station area plans have *reasonably* met the requirements of Utah Code.

Please note: For communities in Weber, Davis, and Salt Lake Counties, the applicable Metropolitan Planning Organization (MPO) is the Wasatch Front Regional Council. Deadlines regarding SAP completion include receiving certification by the MPO. Please coordinate with your MPO to understand when your SAP would need to be submitted to the MPO in order to be reviewed for certification by the MPO's governing body.

Sales Tax Leakage

TABLE 10: SUMMARY OF SOUTH JORDAN SALES LEAKAGE

	South Jordan Direct Taxable Sales	Per Capita Spending	Utah Income Adjusted Per Capita Spending	Capture Rate	Per Capita	Total Leakage
Retail Subtotal	\$1,670,925,758	\$19,772	\$22,973	86%	(\$3,200)	(\$270,460,003)
Industry Subtotal	\$253,993,925	\$3,006	\$5,453	55%	(\$2,447)	(\$206,831,939)
Services Subtotal	\$419,163,332	\$4,960	\$7,889	63%	(\$2,929)	(\$247,509,030)
Other Subtotal	\$55,854,176	\$661	\$1,252	53%	(\$591)	(\$49,923,834)
Total	\$2,399,937,191	\$28,399	\$37,566	76%	(\$9,167)	(\$774,724,806)

Stakeholders and Public

- One-on-one Interviews

- UTA
- Sand city
- Pacific Corp.
- Ultradent
- Dr. Bryan Sonntag
- Utah Reclamation Conservation Commission
- Utah Sovereign Lands
- Great Salt Lake, Audubon Society
- DAI Harrison property
- Jordan River Commission
- Jerry Steiner GMC Kia
- WFRC

- Public Engaged

- Online Survey
- 500 postcards distributed to doors
- FrontRunner Platform Table Top
- April 1st and 2nd with Krispy Kreme



Public Engagement - Survey

- **Survey open 3/25/2025 – 4/22/2025**
- **263 responses**
- **Main Themes**
 - Increased commuter rail frequency and expanded service hours
 - Additional food options in the station area
 - First and last-mile pedestrian and bicycle connectivity across I-15 into Sandy
 - Increased connections to the Jordan River Parkway Trail
 - Station amenities and services—warming shelters, restrooms, food & beverage



UVU Bridge – 1,000' Span @ \$31M 2021



SAP Objectives

Increase the availability and affordability of housing, including moderate-income housing:

- Update the General Plan to include future land use policies identified in the Station Area Plan,
- Incentivise the development of underutilized or vacant land into owner-occupied residential, and
- Incentivise Mixed-Use infill development.

Promote sustainable environmental conditions by proposing to:

- Facilitate shared parking implementation to reduce unproductive surface parking,
- Continue Jordan River Corridor preservation area north to the end of the Study Area while allowing increasing housing development,
- Avoid vertical development under the power line corridor due to utility constraints, while encouraging placemaking and beautification,
- Continue transit-oriented development around FrontRunner station to reduce trips, improve travel times, and improve air quality.

SAP Objectives

Enhance access to opportunities by proposing to:

- Incentivize mixed-use infill development with public spaces,
- Encourage a pedestrian bridge over I-15 to access South Town site,
- Encourage public use, marketing, and engagement of public facilities, and
- Add wayfinding to and from FrontRunner stations and destinations.

Increase transportation choices and connections by proposing to:

- Continue to encourage and partner with UTA and WFRC to expand transit options,
- Building the Jordan River Pedestrian Bridge,
- Facilitating active transportation network cohesion and visibility,
- Implement shared parking to increase UTA station parking.

Recommendations

- East-West Transit Connectivity
- Active Transportation Network Cohesion
- Jordan River Trail Access Expansion
- Jordan Gateway Cycle Track
- Increase Bicycle Visibility
- Enhance Pedestrian Experience
- 10600 South Active Transportation Improvements
- Jordan Gateway Pedestrian Accessibility
- FrontRunner Station Platform Improvements
- Pedestrian Bridge Over I-15
- Jordan River Corridor Preservation
- Shared Parking Implementation and Parking Improvements
- Establish Activity/Vibrancy Near Station
- Mixed-Use Infill Development
- Office Infill Development
- Owner-Occupied Residential Infill Development
- Attainable Housing Development
- Incorporate Environmentally Friendly Design
- Community Identity and Sense of Place
- General Plan Alignment with SAP

Document and Questions?



SOUTH JORDAN FRONTRUNNER STATION AREA PLAN

May 2025



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This SAP meets the requirements described in HB462 by promoting the following objectives:

- Increasing the availability and affordability of housing, including moderate income housing by proposing to:
 - Update the General Plan to include future land use policies identified in the Station Area Plan,
 - Incentivise the development of underutilized or vacant land into owner occupied residential, and
 - Incentivise Mixed-Use infill development.
- Promotes sustainable environmental conditions by proposing to:
 - Facilitate shared parking implementation to reduce unproductive surface parking,
 - Continue Jordan River Corridor preservation area north to the end of the Study Area while allowing increasing housing development,
 - Avoid vertical development under the power line corridor due to utility constraints while encouraging placemaking and beautification,
 - Continue transit-oriented development around FrontRunner station to reduce trips, improve travel times, and improve air quality.
- Enhances access to opportunities by proposing to:
 - Incentivize mixed-use infill development with public spaces,
 - Encourage pedestrian bridge over I-15 to access South Town site,
 - Encourage public use, marketing, and engagement of public facilities, and
 - Add wayfinding to and from FrontRunner stations and destinations.
- Increases transportation choices and connections by proposing to:
 - Continue to encourage and partner with UTA and WFRG to expand transit options,
 - Building the Jordan River Pedestrian Bridge,
 - Facilitating active transportation network cohesion and visibility,
 - Implement shared parking to increase UTA station parking.



FrontRunner Bus Bay



**Draft Master Plan
City Council
July 15, 2025**

**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



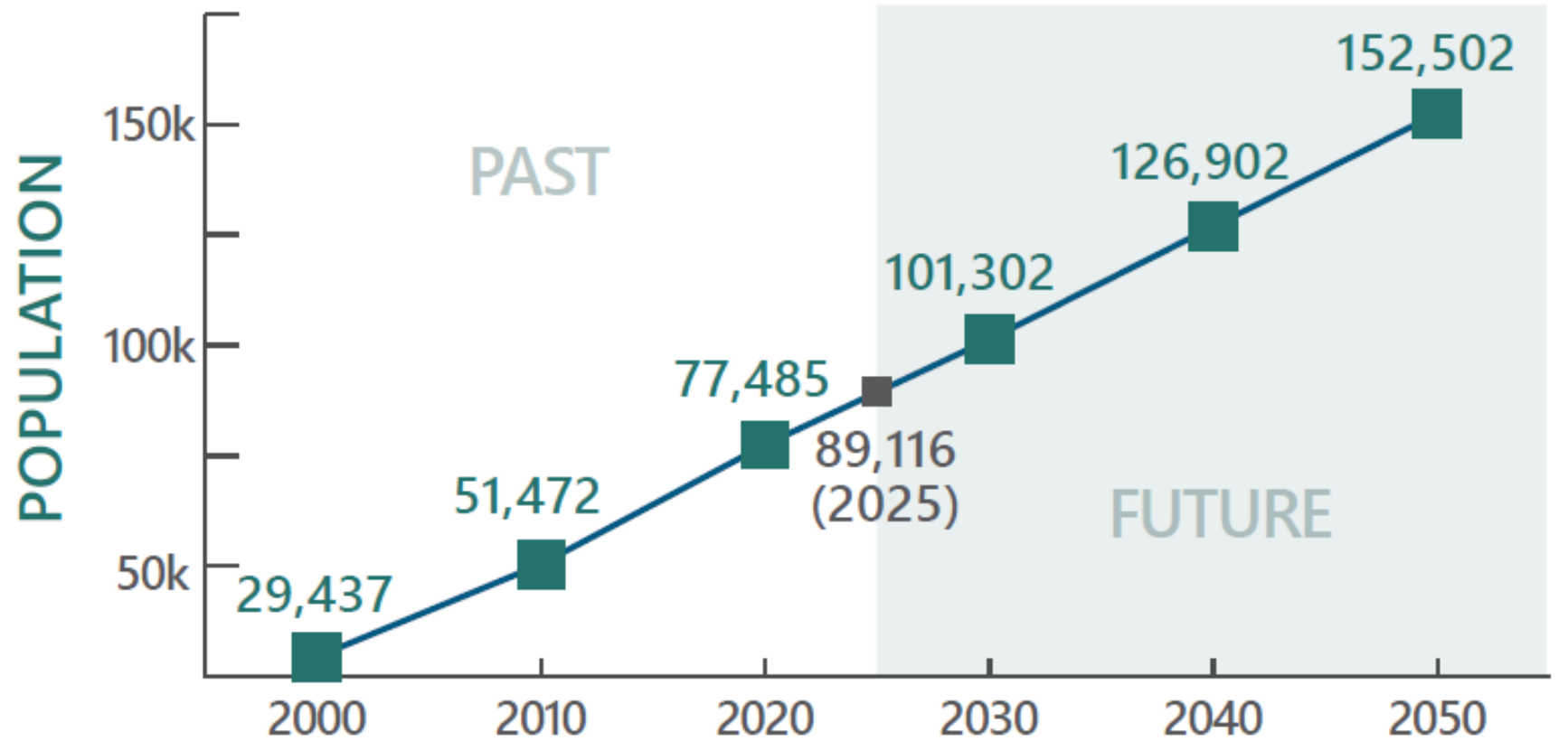
Chapter 1: Introduction

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

2025

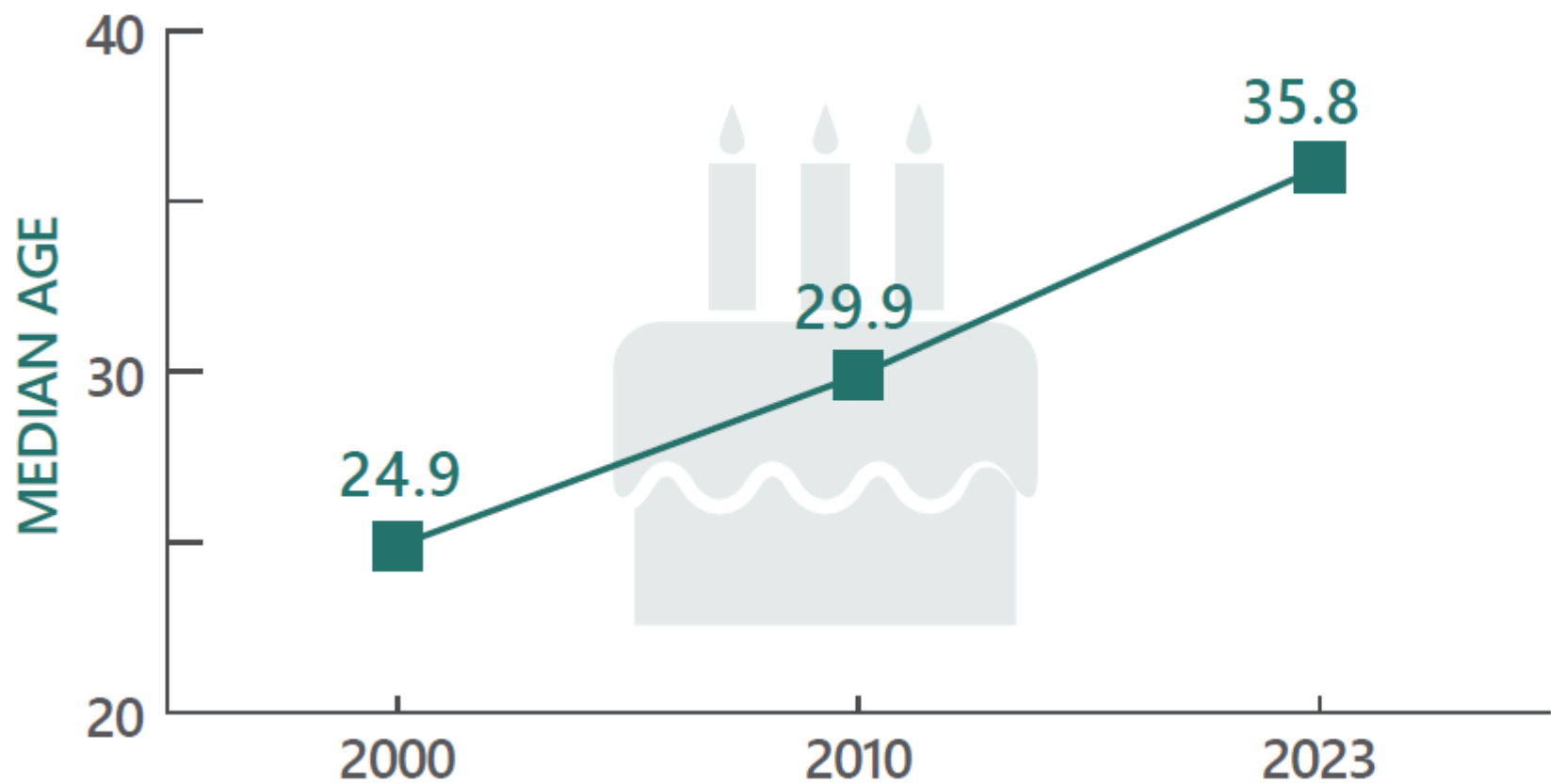
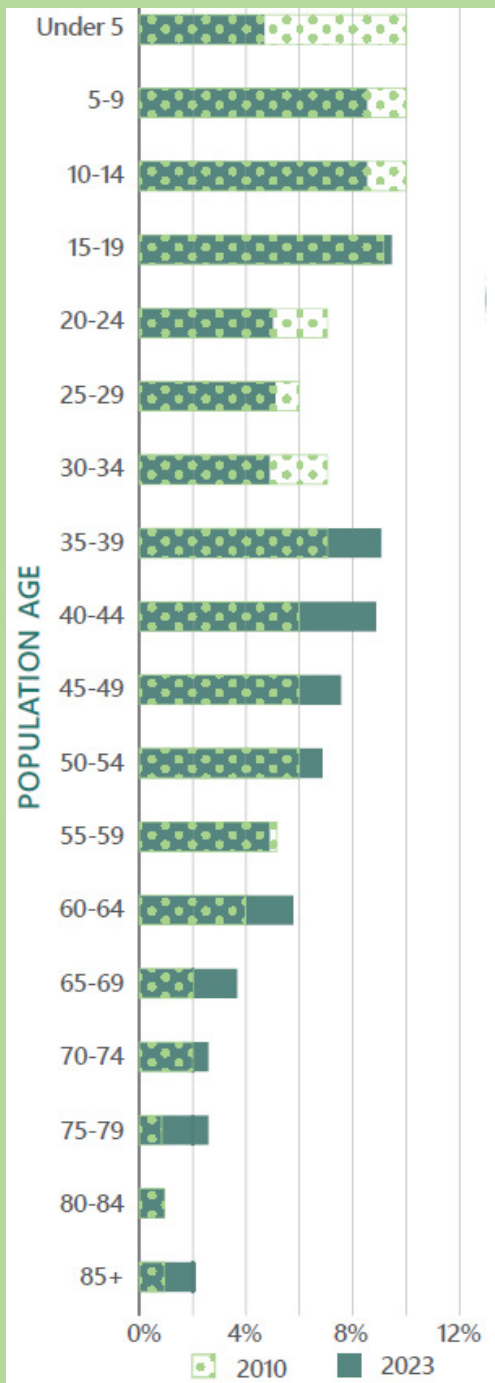
Projected Growth (2010-2050)

**Projected to
grow by 71%
from 2025 to
2050**



Source: South Jordan City

Median Age Over Time



Public Input Approach

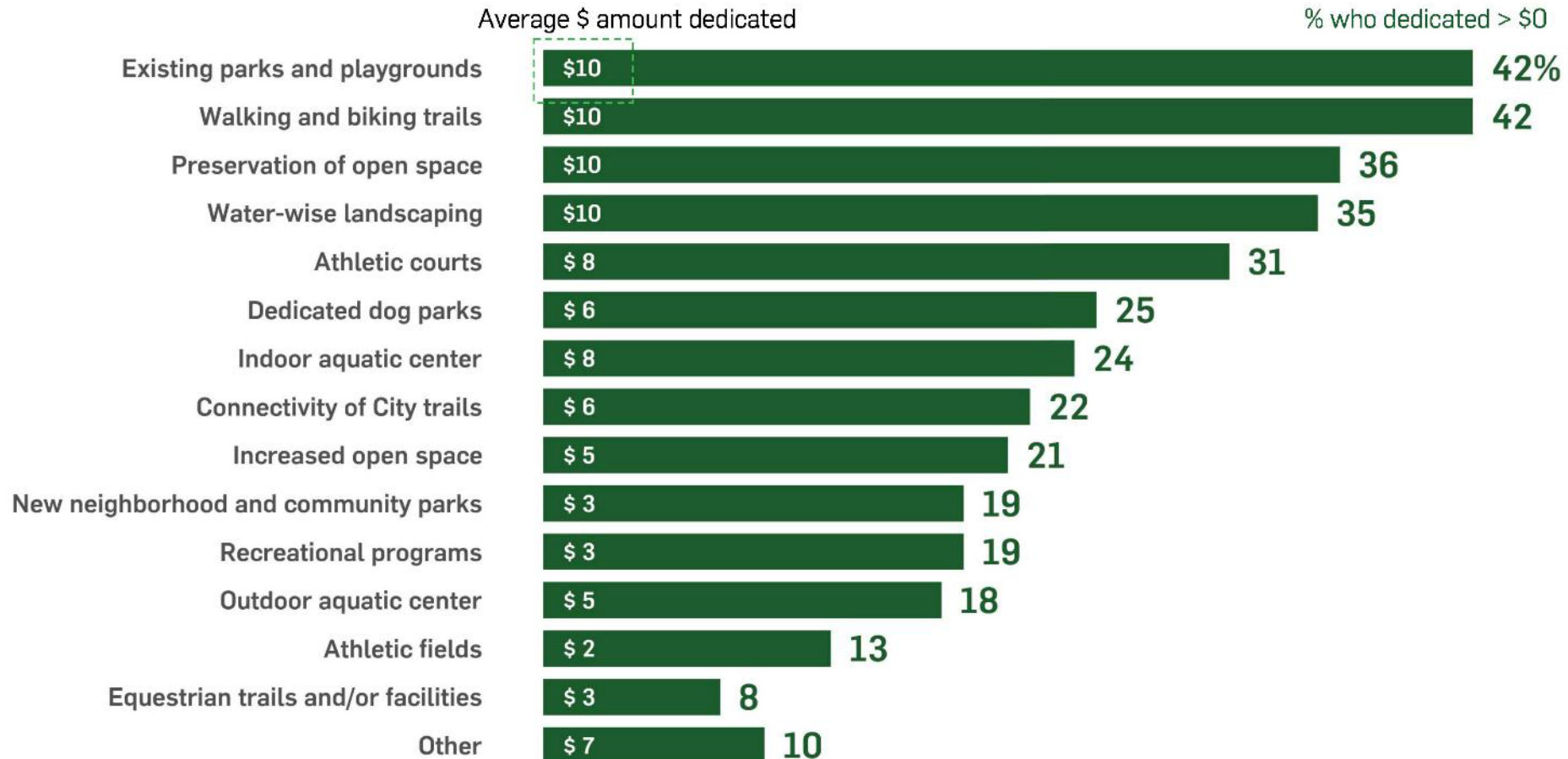


RESIDENTS PRIORITIZE EXISTING PARKS/PLAYGROUNDS & TRAILS

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)





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

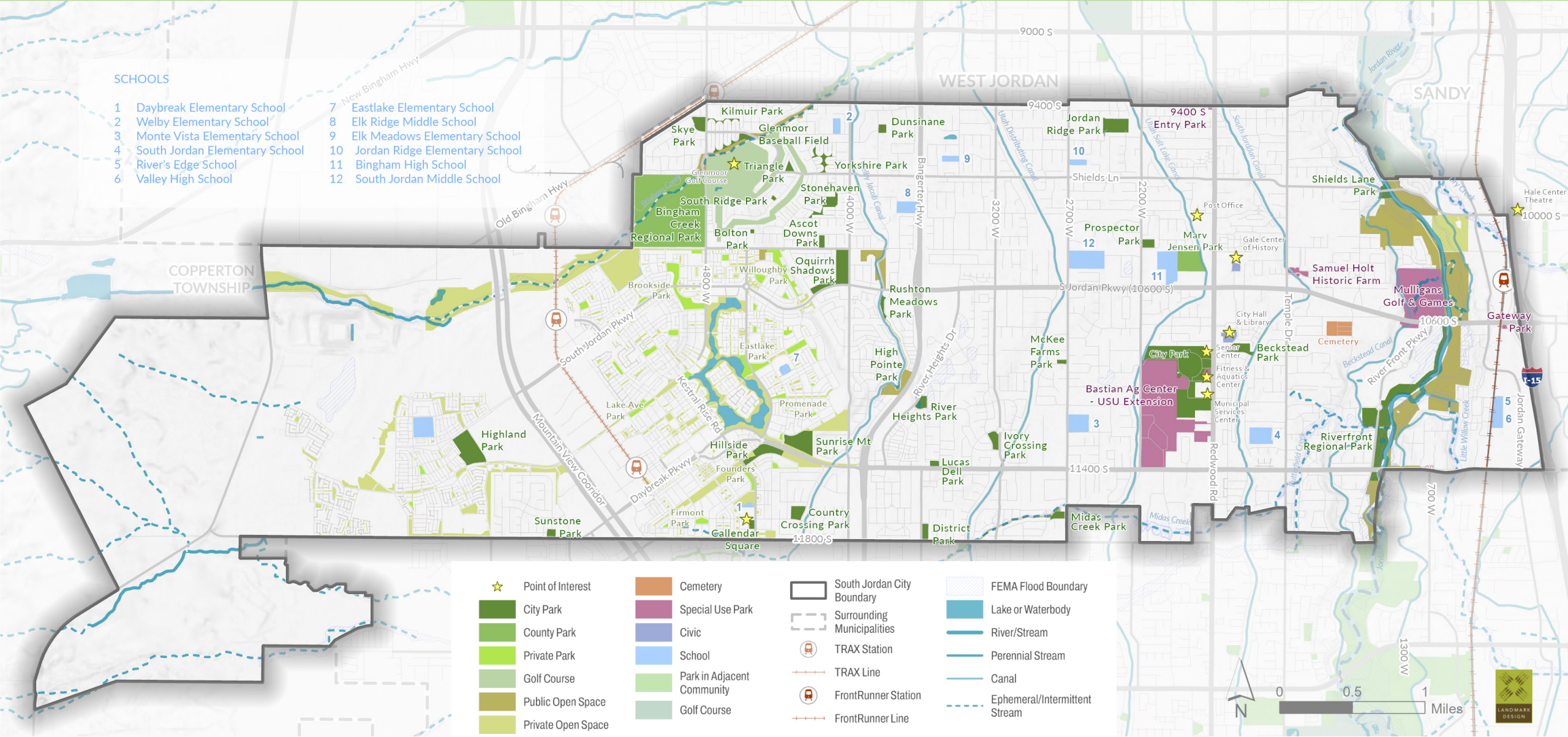


Basketball Courts



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
	326.4 acres total (contributing to LOS)


Other Parks

Special Use Parks	69.5 acres
County Parks/USU Ag. Center	139.5 acres
	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

$$\frac{326.4 \text{ acres (Existing Park Acres)}}{89,116 \text{ people (2025 Population)}} \times 1,000 = 3.7 \text{ acres per 1,000 people}$$


Factoring in Daybreak

Existing City
Level of Service



3.7

acres per 1,000
people

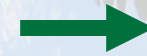


Existing Daybreak
Level of Service



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

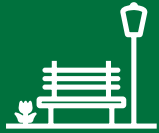
2050 Population	152,502
Future LOS	3.1
Total Park Acres Required by 2050	472.8
Existing Park Acres	326.4
Park Acres Required by 2034	27.3
Additional Park Acres Required by 2050	119.1

Future City Level of Service



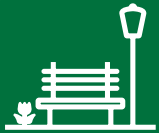
3.1
acres per 1,000
people

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

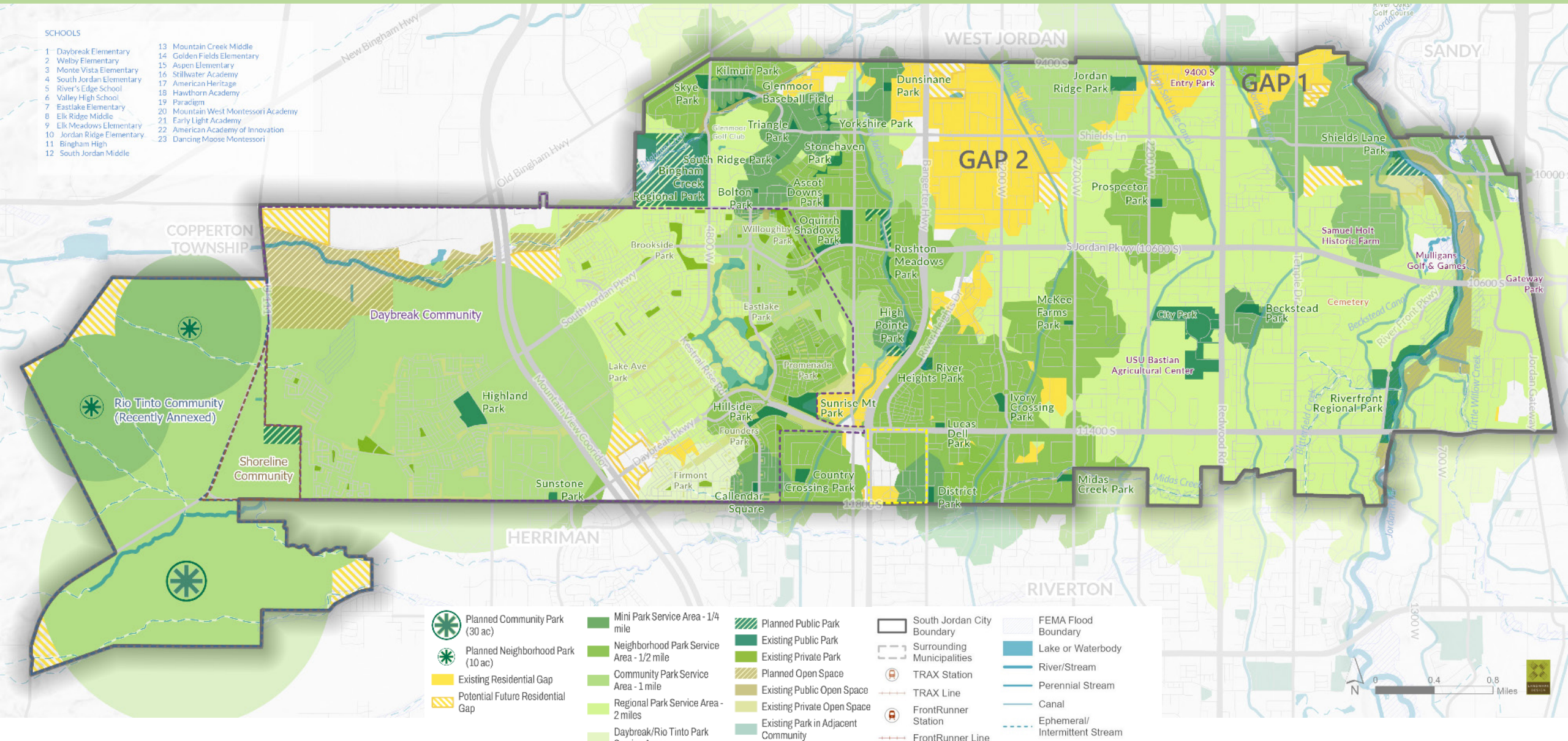
PLANNED PARK ACRES

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

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.**

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.





Chapter 3: Recreation & Community

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

2025

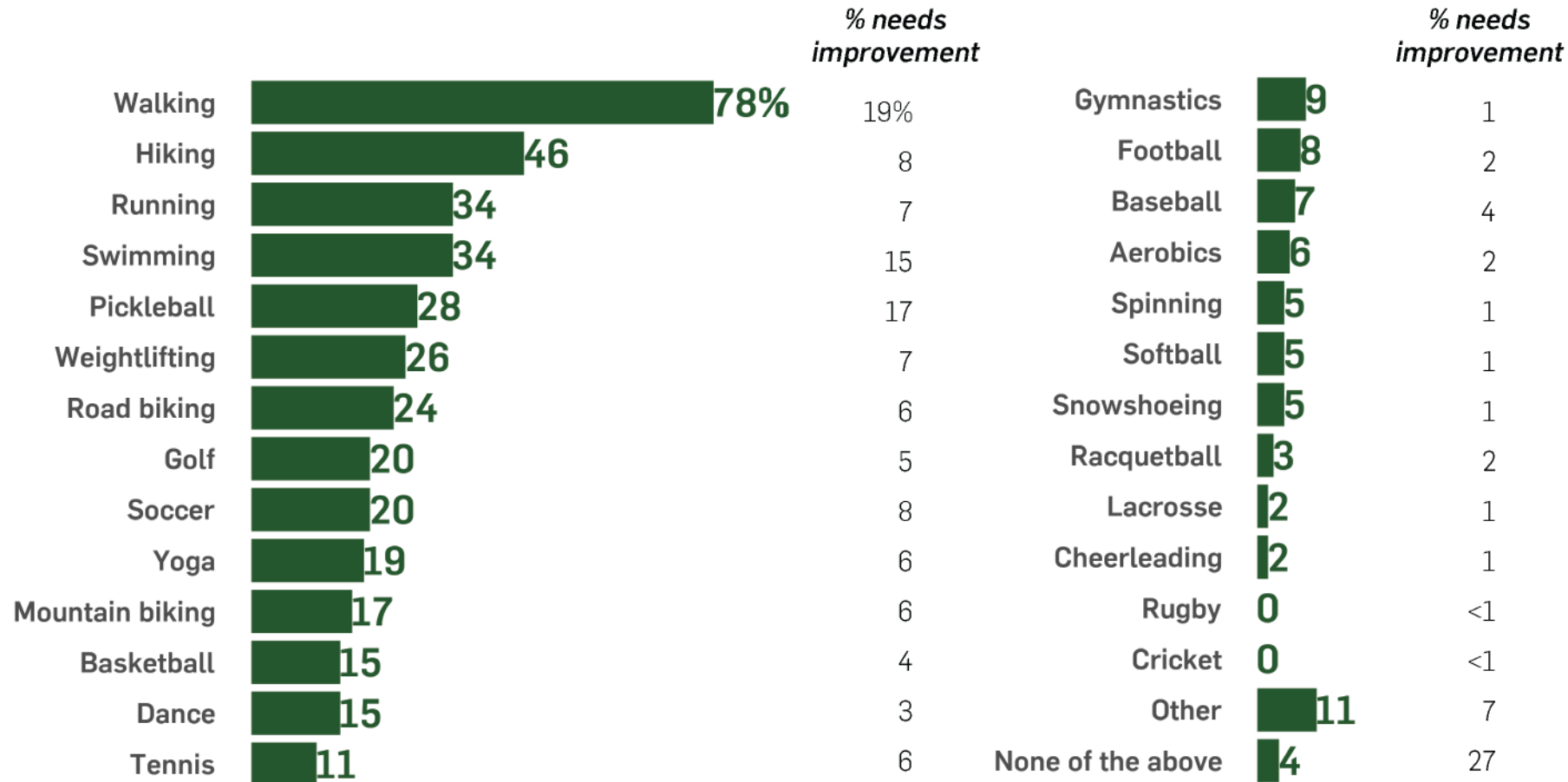
QUARTER BELIEVE NO IMPROVEMENTS ARE NEEDED FOR REC FACILITIES

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)

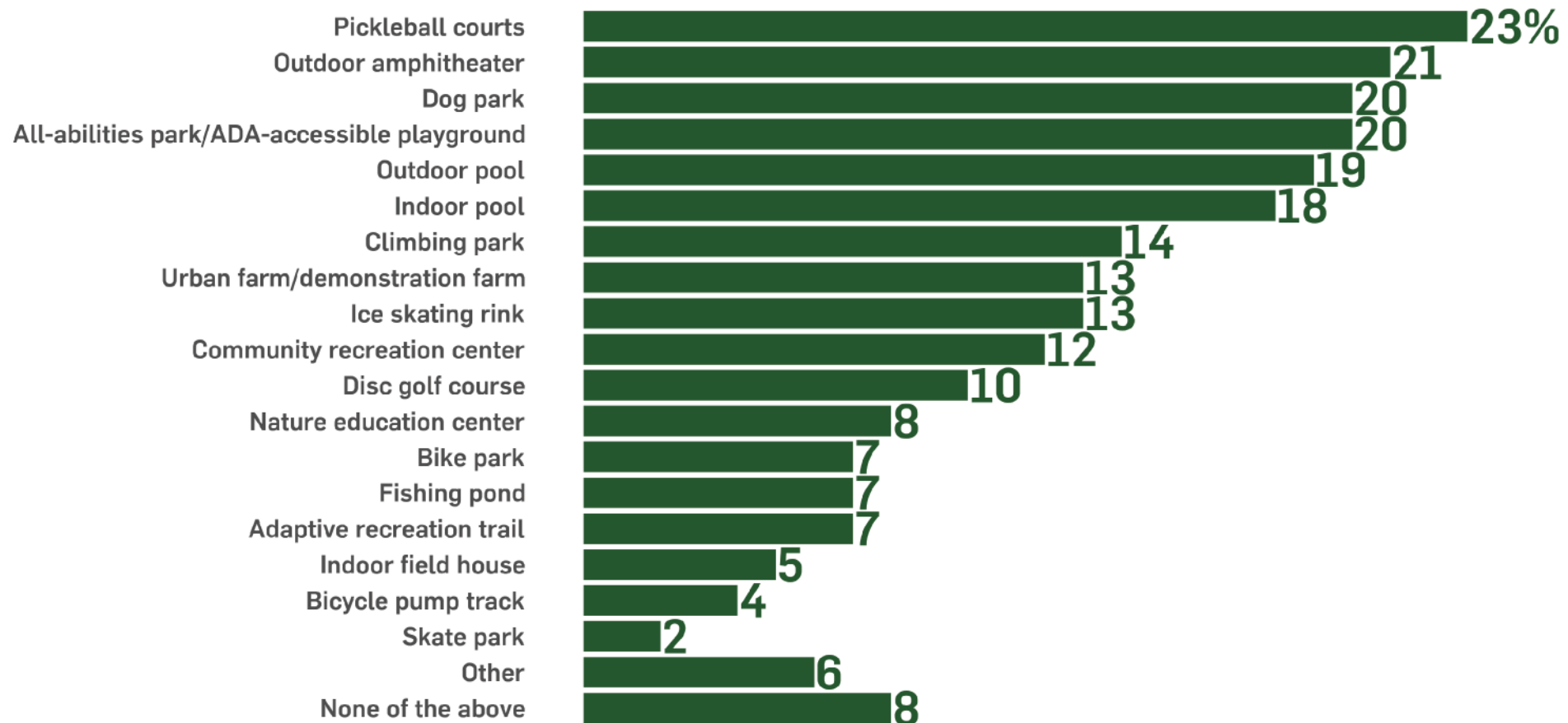


RESIDENTS FAVOR PICKLEBALL COURTS FOR FUNDING

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)

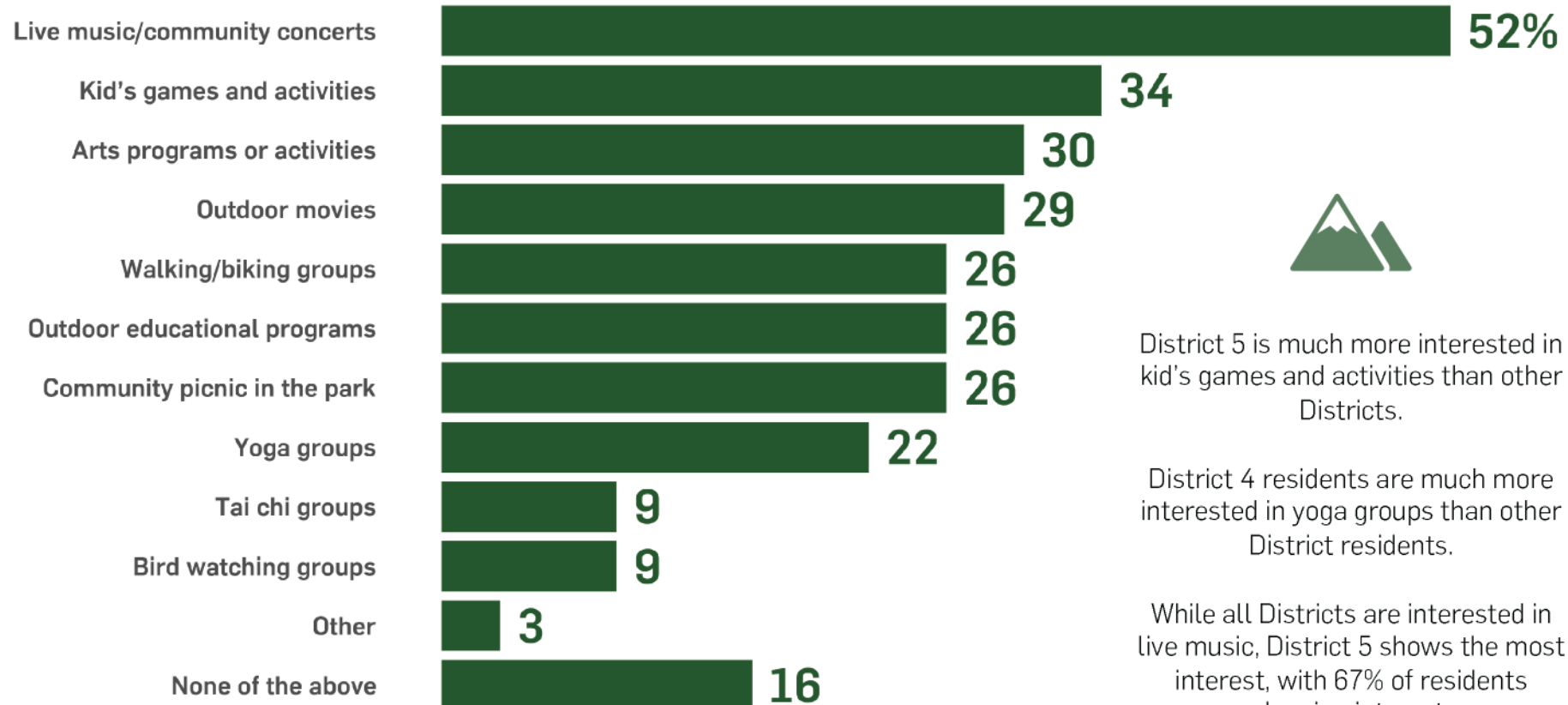


LIVE MUSIC BIGGEST ENCOURAGEMENT TO VISIT CITY PARKS

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)



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 facilities are available.



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)



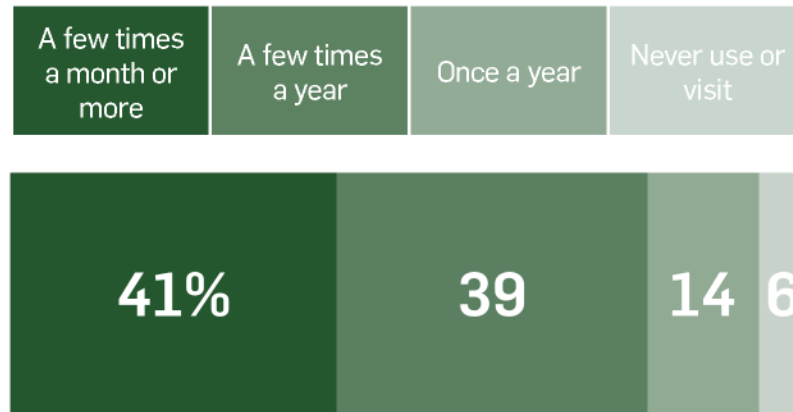
DISTRICT 5 USES CITY TRAILS THE MOST

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

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)



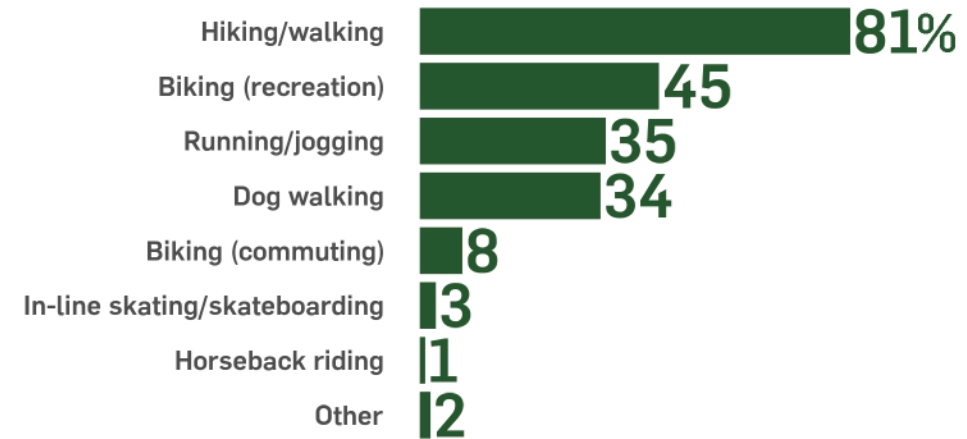
63% of residents from District 5 use City trails a few times a month or more compared to 49% from District 1, 21% from District 2, 35% from District 3, and 40% from District 4.



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.

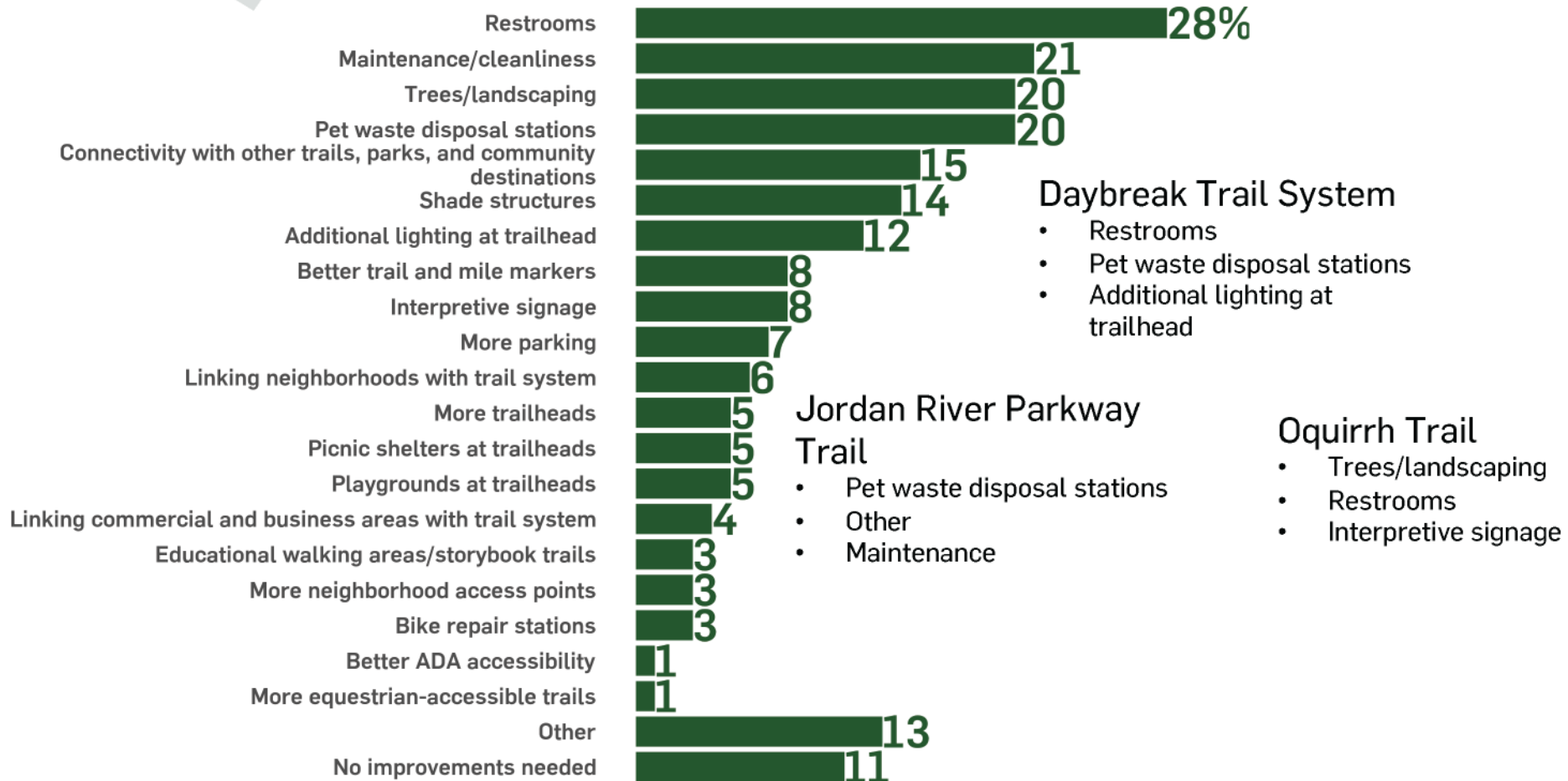


RESTROOMS MOST REQUESTED IMPROVEMENT FOR CITY TRAILS

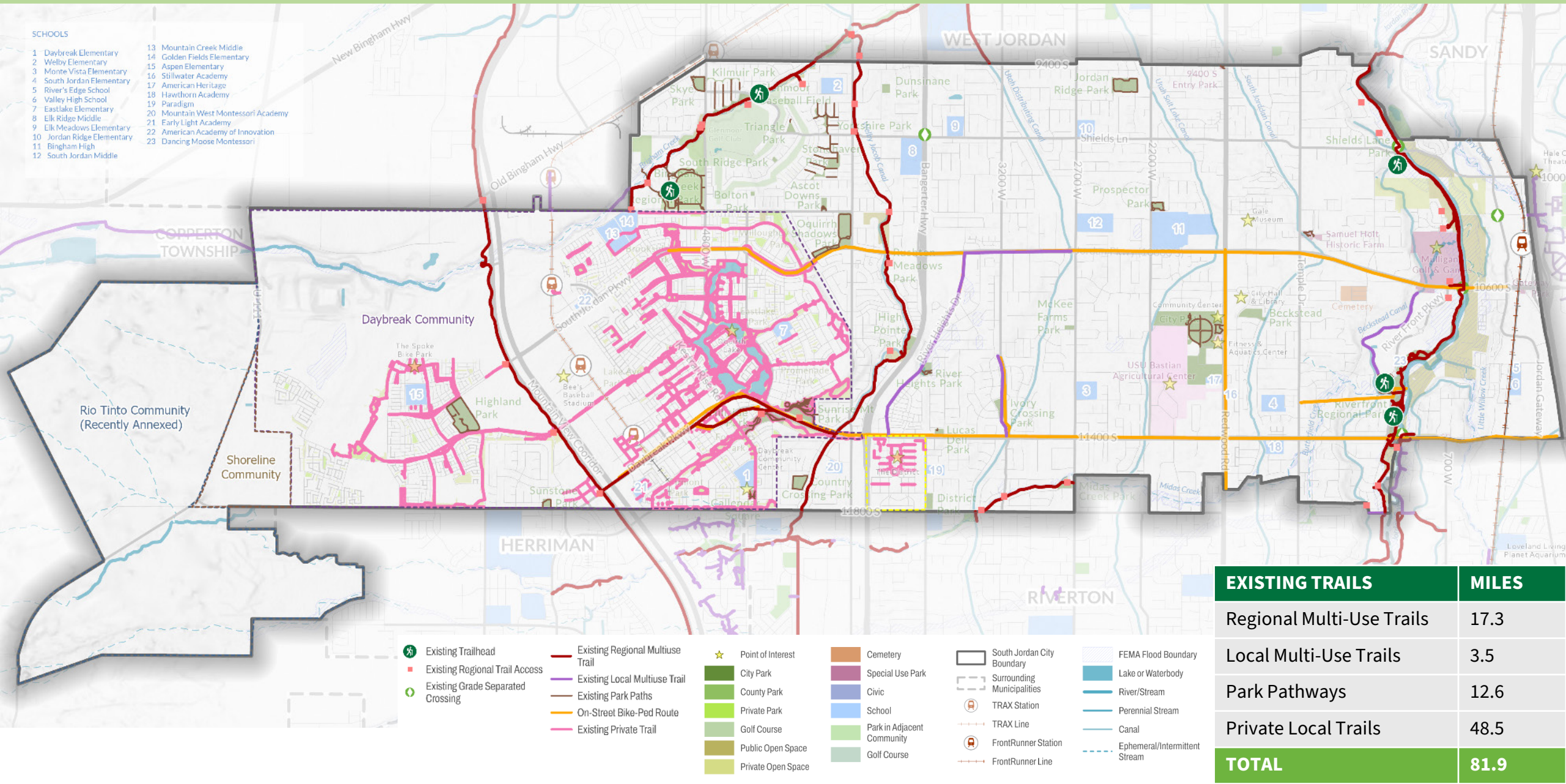
When it comes to trail improvements, residents most commonly request restrooms, trail maintenance, trees/landscaping, and pet waste disposal stations. The Daybreak Trail System, which is the most visited City park, is reported to need additional lighting at the trailhead.

Q

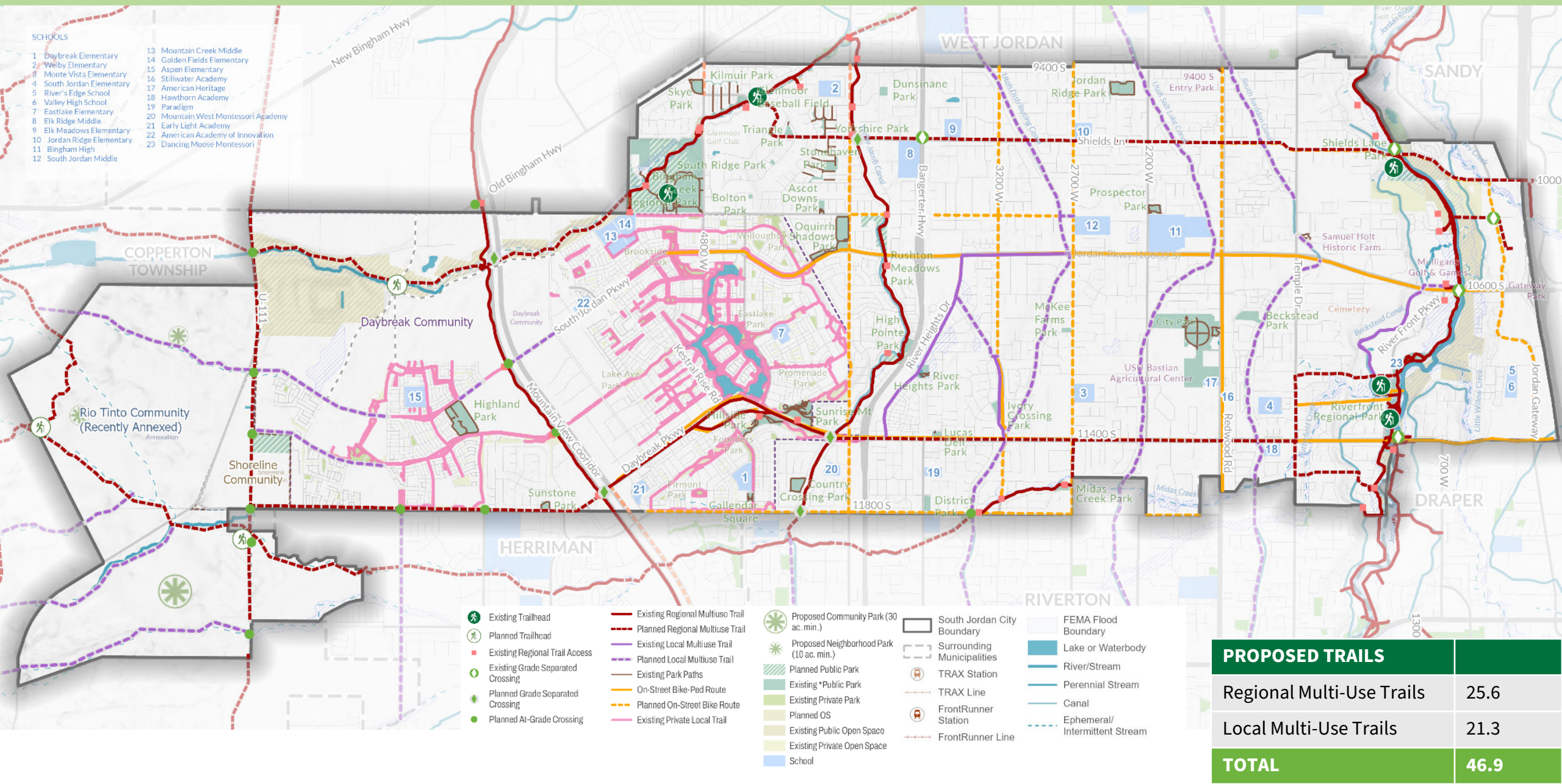
Q: In your opinion, what improvements should be made to [your most visited trail]? Please select up to three. (n = 335)



MAP 4 – EXISITNG TRAILS



MAP 5 – EXISTING & FUTURE TRAILS





Chapter 5: Parks & Rec Operations

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

2025

VISION





Chapter 6: Implementation

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

2025

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)								
<div>PARKS & OPEN SPACE</div> <div></div>	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		
			\$\$		Medium		Medium		
			2		6		4		
			\$\$\$		Low		Low		
			1		3		2		
	Item 2 (2.3a)								
<div>PARKS & OPEN SPACE</div> <div></div>	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		
			\$\$		Medium		Medium		
			2		6		4		
			\$\$\$		Low		Low		
			1		3		2		
	Item 3 (1.2b)								
<div>TRAILS</div> <div></div>	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		
			\$\$		Medium		Medium		
			2		6		4		
			\$\$\$		Low		Low		
			1		3		2		
	Item 4 (1.2c)								
<div>TRAILS</div> <div></div>	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		
			\$\$		Medium		Medium		
			2		6		4		
			\$\$\$		Low		Low		
			1		3		2		
	Item 5 (1.4d)								
<div>TRAILS</div> <div></div>	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		
			\$\$		Medium		Medium		
			2		6		4		
			\$\$\$		Low		Low		
			1		3		2		



Chapter 7: Financial Sustainability

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

2025

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

JULY 2025

INTRODUCTION TO IMPACT FEES

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



IMPACT FEE FACILITIES PLAN (IFFP)

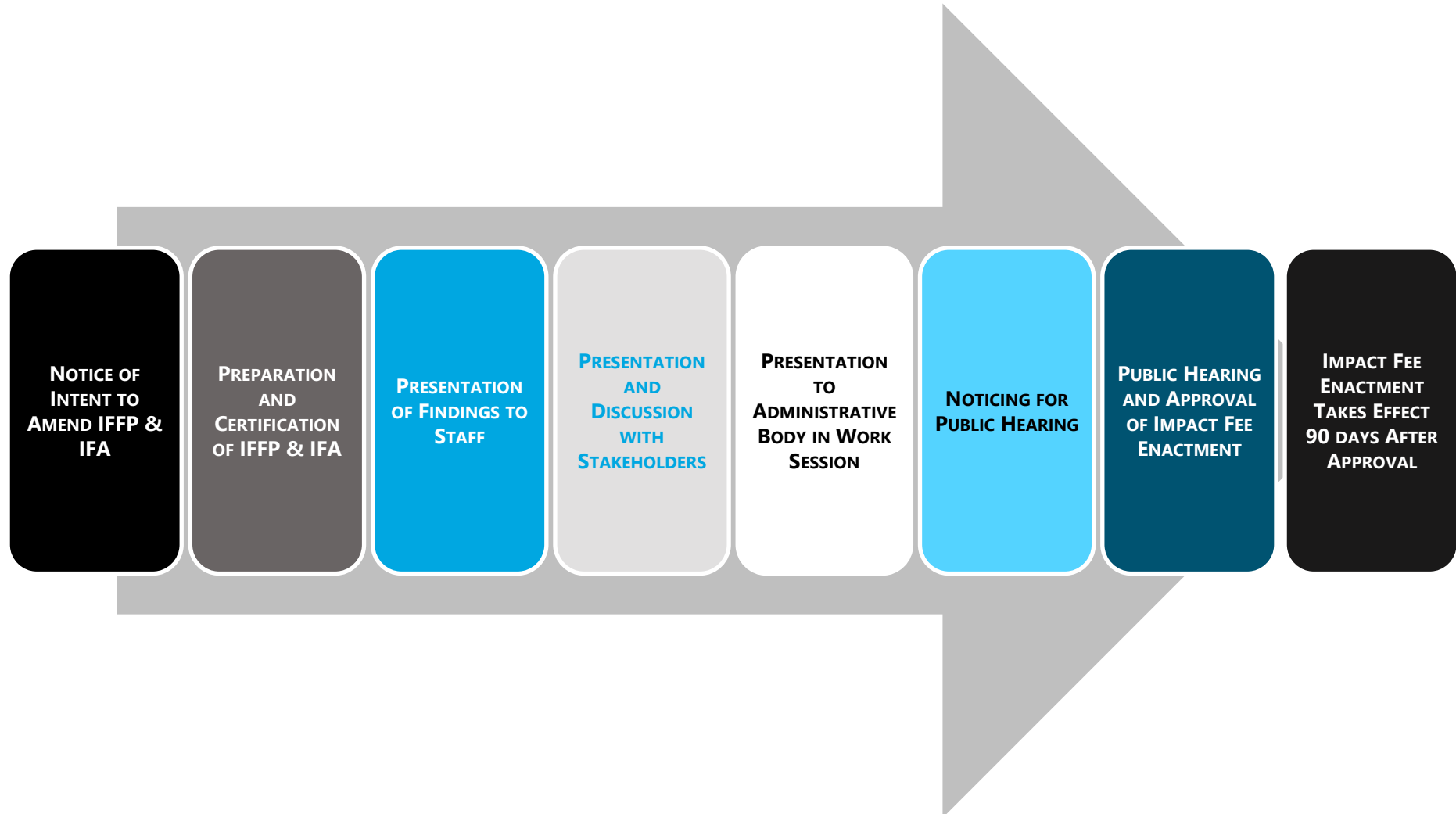
Identifies the demands placed upon the City's existing facilities by future development and evaluates how these demands will be met by the City. Outlines the improvements which are intended to be funded by impact fees.

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**

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

- ▣ **Hold Public Hearing**
- ▣ **Enact, Modify, Reject Impact Fees**
- ▣ **90 Day Wait Period**
- ▣ **Fee Becomes Effective**

South Salt Lake Valley Mosquito Abatement District 2026 Proposed Tax Increase

Public Hearing: December 8th, 2026 at 6:00 p.m. (District Offices)

Current Property Tax (as of 2024): \$1,225,606

Proposed Increase: \$320,000

Proposed 2026 Property Tax Revenue: \$1,545,606

Background Points

- No change in rate since 2012
- No effective change in rate since 2002 (prior to tax increase and tax lower for building construction)
- Population growth of over 200,000 individuals and 72,000 homes with same tax rate
- Inflation and price increase (over 6% in 2024)
- Innovation stagnation

Tax Increase Utilization

Cost Stabilization for Essential Services:

\$160,000

- Sustain current service levels without interruption (assessed at 4 years)
- Operate above negative net position.
- Integrate Public Relations and Black Fly Programs back into operation.
- Maintain Financial Health

Operational Enhancements:

\$100,000

- Expand to drone-based surveillance and treatment.
- Upgrading data system for faster response and better tracking.
- Implementing ecologically conscious targeted control measures.

Capital Increase:

\$60,000

- Meet the needs of future capital projects
- Modernize fleet and equipment
- Expand laboratory testing capabilities.

Cost To Average Home Owner

Average Home Cost: \$599,833

Current Tax Rate: \$2.96 (yearly)

Proposed Tax Rate: ***\$3.95*** (yearly)

Tax Increase:

\$.99 increase (yearly)

Paid with residential property taxes

Cost to Business Owners

Average Business Property: \$1,500,000

Current Tax Rate: \$13.50 (yearly)

Proposed Tax Rate: ***\$18.00*** (yearly)

Tax Increase:

\$4.50 increase (yearly)

Paid with business property taxes