

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

August 20, 2024

**Present:** Mayor Dawn R. 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, City Attorney Ryan Loose, Director of Strategy & Budget Don Tingey, CFO Sunil Naidu, Director of Commerce Brian Preece, Director of Administrative Services Melinda Seager, Police Chief Jeff Carr, Director of Public Works Raymond Garrison, City Engineer Brad Klavano, Director of Planning Steven Schaefermeyer, Fire Chief Chris Dawson, IS Systems Administrator Ken Roberts, IS Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, Communication Manager/PIO, Rachel Van Cleave, City Recorder Anna Crookston, Strategy & Budget Analyst Abigail Patonai, Planning Commissioner Steve Catmull

**Absent:**

**Others:** Benjamin Sorensen, Marcor Platt, Buck Howard, Jared Nehmer, Kim Christensen, Corey Norman, Zoom User, LeeAnn Whitaker, Josh Dallin

6:43 P.M.  
REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the meeting.

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

Council Member Shelton offered the invocation.

**C. Pledge of Allegiance – *By Fire Chief, Chris Dawson***

Fire Chief Dawson led the audience in the Pledge of Allegiance.

**D. Mayor and Council Reports**

**D.1. August 6, 2024 City Council Meeting**

**Council Member Zander motioned to approve the August 6, 2024 City Council Meeting minutes as published. Council Member McGuire seconded the motion; vote was 5-0, unanimous in favor.**

## **E. Mayor and Council Reports**

### **Council Member Jason McGuire**

- Arts Council sponsored event, The Dueling Pianos, at the Community Center for the second year in a row and it was a sold out event.
- Attended an LPC Meeting, was very informative to see what legislature is planning for this upcoming session.
- Today was asked to serve on Utah League of Cities and Towns Nominating Committee for the new board members.
- Various interactions with residents and working with staff to resolve those concerns and issues.

### **Council Member Kathy Johnson – nothing at this time**

### **Council Member Patrick Harris**

- After the last council meeting visited the city's Night Out Against Crime, enjoyed that.
- Scheduled to tour the future Bee's Stadium, due to weather that was rescheduled.
- Met with South Valley Sewer, whose name changed to Jordan Basin Improvement District recently.
- Worked with city staff on a few things, they were very responsive and helpful with passing information along.

### **Council Member Tamara Zander**

- Thanked staff for handling the severe thunderstorms last week.
- August 7 attended the Corporate Citizens Award Luncheon with other council members and mayor at Station 64.
- August 10 attended the city's End of Summer Bash, it was packed with an estimate 7000 people attending the drone show.

### **Council Member Don Shelton**

- Attended many of the same events mentioned above including the Corporate Citizens Award Luncheon, End of Summer Bash, etc. He was thinking they should consider a drone show instead of fireworks for Summerfest. He noted they had a big Daybreak sign up, but he would have liked to have seen a large printed South Jordan sign as well to indicate the city was also involved.
- Attended the LPC Meeting as well.

### **Mayor Dawn Ramsey**

- Attended the Corporate Citizen Award Luncheon.
- Night Out Against Crime was great, she learned a lot.
- She, along with staff, met with some members of the public on some economic development ideas.

- Invited the Jordan School District Superintendent to come and have a visit with her and City Manager, Dustin Lewis, to discuss some things before school starting.
- Meeting with Larry H. Miller Team to discuss current planning and announcements, how they can inform and share news with residents.
- Meetings on some of the state legislative priorities, where they might use some lobbyist influence to accomplish some of those priorities, as well as some of the federal priorities; both went very well.
- Point of the Mountain State Land Authority Board Meeting.
- Filmed her next City Jobs video, Parks Department is amazing and let her spend the day with them for that.
- Several other meetings including one with Jordan Valley Water Conservancy District, things are moving along there well and there was nothing specific for South Jordan on their agenda this time.
- WFRG had their Regional Growth Committee Meeting, with their regular council meeting coming up this Thursday.
- Request sent to Regional Council to move up the priority list from a level 3 priority to a level 1 priority on Bingham Rim Road expansion work. Must get approval from Regional Growth Committee, then sent on with a recommendation to the full council for approval before any priority changes can be made. They were successful at the Regional Growth Committee, and she will be conducting the council meeting this Thursday; she is confident that will get approved.
- Salt Lake County Council of Governments Meeting with all the mayors in Salt Lake County and county representatives. Mayor Wilson spoke about the vote taken at the County Council last week to propose a ballot initiative for a bond for correctional facilities in the county. She did a great presentation, it is a bipartisan vote, and Amy Winder Newton was there to speak it along with Suzanne Harrison.
- She filmed a back to school video since today was the first day of school for many kids throughout the city.
- Met with the Red Cross this morning, along with Manager Lewis, and had a great meeting discussing blood services and supplies in the area. They need more as only about 3% of people eligible to donate actually do, and that was surprising to her.
- Met this morning with leaders from the Latino community in the region, was a great visit with them about the good work they are doing and come ideas on how they can expand their reach and really connect with people new to area and from different forms of government that need to better understand how things work here and how to participate.
- Lots of UTA conversations.
- Judged the Senior Art Show today, encouraged others to check out that art.
- Communications Manager Rachael Van Cleave has been doing a great job and she discussed the city's social media.
- Lots of Olympic conversations, and there will only be more to discuss what we want our communities to look like when they get here in 9.5 years.

Mayor Ramsey introduced Corey Norman, Chief of Staff for Congressman John Curtis and invited him to address the Mayor, Council and audience.

**Corey Norman** noted that they have made it a goal over the next couple of months, with a 77 day runway left, to try to hit lots of municipalities and governments to introduce themselves. Although his boss doesn't currently represent this area, and they don't want to be presumptive, they feel pretty good about what will happen in November. They think it's important to engage, lean in and understand some of the issues everyone here is dealing with; some were even talked about earlier. Regarding the Olympics, there are resources and things like that that many municipalities and local governments are going to need; they are going to lean into those issues. As far as the city is concerned, they know there are a lot of larger projects the city is working on and he said the city is very well represented in Washington, D.C. by both Jim Barker and Ryan Leavitt. They communicate with him and Congressman Curtis weekly, and they are very good; the city is very well served by them. Being here tonight has made him miss local government a little bit. He was the Deputy Mayor for his boss for eight years when he was the Mayor of Provo, he misses all that. This is where things get done, if you have potholes in front of your house, if the snow isn't removed or the water doesn't go away, those are the real problems people have. While elected folks in the federal government like to think that's where the world stops and starts, that's actually not the case. He is also a very die hard baseball fan and resident of Daybreak, very close to the stadium, so he is very excited about that. Lastly, he meets with a lot of mayors and city council members, and he thanked ours for being so willing to serve and for serving effectively. When you see a dysfunctional city, you understand how amazing the good leaders are, and he thanked the council members here for all they do. They will be here in the future, and a resource with the mayor having his number, along with his boss' number, and he asked them to please use those.

#### **F. Public Comment**

Mayor Ramsey opened the public comment portion of the meeting.

**Marcor Platt (Resident)** – Resident of about three years. I do have a lot of positive things to say, I love the city and we are very happy here. I put together a presentation that I'm hoping to get through in three minutes (Attachment A). I live on 10755 South, and Corey said it great, if the water doesn't go away after a rainstorm that's what is really important; that's what I'm here to talk about. I am a civil structural engineer of 15 years, I am currently a PUC student at the University of Utah. I work in structural engineering and hydraulic/hydrology studies, and what prompted us being here tonight is the rainstorm last week that Council Member Zander referenced. We had some interesting things happen and he shared a few videos along the street from that storm, with corresponding pictures in Attachment A. They had some flooding down the street, and he shared pictures from last year of another house down the street at 2969 W with basically the same thing, water flooding Mr. Howard's driveway; his basement also flooded during the storm from August 2 and 3 last year. He shared more videos with corresponding photos in Attachment A of water flowing down and running into people's properties, specifically at 2940 W. He shared more from 2989 W, again water running into their yard and running down into the neighbor's yard and 2909 W with more water flooding someone's property. These are



the areas we took videos and pictures of, and this is just a few, we didn't go down the whole street; this was enough to be concerned. At the airport, which is five miles from our street, they measure rainfall data; how much rain falls in an hour and so forth. I pulled the data from these days, from August of last year and August of this year, and I put that data in and compared it to what the designed rainstorm is for our area. Being a small area it's about a 10 year rainstorm, about 1.73 inches in 24 hours; these storms shown are much less than that. The one in August of last year was pretty close to a designed rain storm, but everything else was less than a one year storm, which we don't have even have data for below that. People's houses are flooding in the rainstorms much, much less than the designed rainstorm. We did a hydrology study and modeled what would happen in a designed rainstorm, and you can see these 8 houses along here, this flooding pretty much follows what I showed you on the screen that we actually videoed and took pictures of (Attachment A). This represents a 10 year rainstorm, and as you can see the houses south of this street where the water all runs off, all have potential for their properties and houses being flooded. This is the 100 year storm, not appropriate, but this is even worse with flooding on the north side of the street now and this is very concerning. This is what could happen, in addition to what I showed you does happen, when we get rainstorms. This is from the City of South Jordan's 2019 Transportation Master Plan, what was proposed for the area and local streets with curb and gutter, park strips and sidewalks on either side of the street; this is not what we have. We don't have curb and gutter, or any sidewalks on either side of this street. That is concerning, but the bigger problem is we have lots of young children. It's one thing to teach a young child to stay on the sidewalk and not go in the street, but it's another thing to teach them we only have a street, so how do you be safe on that. We see cars go up and down very fast, I have had close calls, so I pulled a study from Florida where they study areas with missing sidewalks, and that's what we have. We have what's shown here with areas with sidewalks and areas with gaps, and they found that when there's an area that has a missing sidewalk the potential for pedestrian crashed goes up by 67%. In our area, we have sidewalks all around, and even part of our street does, but this portion has nothing (Attachment A) and this is where I live, and a bunch of others live. This is where we get storm flooded, this is where people drive up and down the street and our children are not on the sidewalks, they are on the streets. From this study, they did some curb fitting equations and I ran these for our area; it turns out that without sidewalks out increase in expected crashes is 80%, almost twice as much. We have two really serious issues, the second one, this traffic issue, is more compelling. The drainage along our street is such that the south side has flood inundation during rain events less than the 10 year designed storm, our properties experience basement flooding, at least one property has, due to lack of curb and gutter and lack of a system to avert the storm water flow. The Florida traffic studies found a 67% increase in crashes and it's three times more likely in areas without a sidewalk is something they also found; when applying the equation to our street it's an 80%. The lack of a sidewalk, curb and gutter along our street has resulted in flooding during rain events, potential severe flooding during the designed event, and a high increase in walking along the roadway crash potential for children. A curb and gutter along the south side of the street minimum, a curb and gutter along the north side of the street, and a sidewalk minimum on one side of the street is what we are asking for so we can be as safe as the areas that are all around us, yet there is one pocket of not having this. This is the last picture I will show you (Attachment A), someone shouldn't have to go out with their snow shovel and shovel water out of their driveway after a rainstorm like we had last week.

**Buck Howard (Resident)** – I am the resident of that house that was just on the screen from Attachment A. I want to thank all of you for hearing our street's concerns. I have lived on this street for about three years now and I have done everything in my power to try to create my own water diversion systems, everything from digging my own ditches and creating French drains to installing an asphalt speedbump to divert some of that water. As we have mentioned, the storms we have had even just these past couple of weeks have rendered those makeshift solutions worthless. Was it not for wonderful neighbors, even this last week, without Jared I would have had even worse basement flooding. Really more than anything it is a serious problem, something that we have tried to take as many steps as we can to solve. I have taken advantage of both the city and the county's offering of free sandbags, which is a wonderful service that we have tried to use, but even that won't stop the water from running into my house and my driveway. It is a serious need, and we thank all of you for listening to our concerns and we hope we can come to some sort of resolution.

**Jared Nehmer (Resident)** – Before we get more into this issue, I will step back and say I was born in South Jordan, a 36 year resident here, and as I look around at the different nametags and silos you represent, I think of the things I have been doing. I have taken youth boys to the fire department a few months ago, I enjoy the parks; this is a great community and I appreciate what you all do to make it that, so thank you. I am new to 10755 South, and being new there I have raised my home up considerably, about four feet from where the existing previous home was that we demoed and built a new home; that was my contractor's suggestion, to raise it up four feet. While I don't have the same water concerns that Buck has across the street, where I am on the north side, I do have children ages 6, 4 and 1, and share Marcor's safety concerns for the cars that go up and down. A couple point I will make is that I have been thinking about this the last week, I see on my utility billing and property tax line items for things I am paying for, and I have been thinking am I getting equal services to South Jordan residents that have curb and gutter, storm drains and sidewalks; it doesn't feel that the answer to that is yes. I feel like there are some public services that I am missing out on. The second point is maybe more questions, I have an email out to Ken Short and maybe he is the one who can report back, but it seems there is a threshold or criteria that a certain amount of water diversion would necessitate storm drains, or a certain amount of car traffic would necessitate sidewalks; I am curious what that threshold would be, and if there is something we can do in auditing that or taking some studies to see if that meets the criteria.

Mayor Ramsey closed the public comment portion of the meeting. She noted they don't usually address public comment, but wanted to make some remarks for connectivity. You are all new on your street, and maybe there has been a lot of turnover on your street which brings about a new mindset about sidewalks because the city does not disagree with you and has tried to put sidewalks on your street multiple times; the residents have said no. Four years ago, no; six to seven years ago, no. You are right, there are sidewalks to a point, then there are no sidewalks; we know that really well and nobody wanted them, they fought against them. She wrote down how long the commenters had lived in their homes, and noted some of those homes are turning over and have lives there less time. Her recommendation was to connect with the right staff, both Brad Klavano and Raymond Garrison, might be the ones for residents to sit down with and have a conversation. This was great information, very well prepared, and it was very respectfully presented which was greatly appreciated. The city doesn't disagree that you would benefit from

sidewalks and curb and gutter, but the city has not been successful in getting those in as the residents really fought. An audience member asked to address that and Mayor Ramsey agreed to go outside of normal protocol and allow him to speak.

**Kim Christensen (Resident)** – I have lived there for over 30 years. Four years ago we had a really good presentation from the city about the new road we were going to get and thanks for that new road, it is lovely. They were going to curbs and sidewalk at the same time, but they were supposedly going to take a poll and see if we wanted it or not, and I went around to everyone on the street and polled them, we had more than 50% of them that wanted the curbs and sidewalks. I had them call in and talk to the city, but every time I called there was no one to answer, but I left a message and the other people left messages. I never heard the results of the poll, we never did get our curbs and sidewalks so I am not sure what happened four years ago.

Mayor Ramsey noted that staff here tonight can tell residents exactly what happened, they have records of all of it; how people felt, what they said.

City Engineer Brad Klavano shared they did an informal poll, asking people to call in and let the city know whether they were for it or not, and they had about 8-10 respondents; it was about 60% for and 40% against. Then, he saw Mr. Christensen's email from a few years ago and it appeared to be about the same percentage. It goes back even further than that though, when there was a subdivision at the end they were looking to connect through and the code was changed. All the residents came and were against that and staff said they would have to put curb and gutter and sidewalks in, but they were against all that at that time; it is morphing as the homes are turning over. He noted Ken Short works for him, who was sent the email, and this has been discussed among staff. They will get back and talk together, this will not be a cheap project and the residents would have to cooperate on improvements in the city's right-of-way. These infill projects are very difficult and he added this was probably either developed in the county before curb and gutter and sidewalks were required, or maybe in the city limits back in the day when it wasn't required, that's why it's not there. Most developments put in curb and gutter and sidewalk, but this development at that point in time, for whatever reason, was not required to put that in. He noted that the previous city manager wanted practically 100% of the residents on the street to agree with the changes before doing them, but he is unsure of what the threshold is now with this council, mayor and city manager; he believes they would probably want a good representation because it is impactful. The city has a 50 foot right-of-way, but most people have brought their improvements out to the road and those would be coming out and they would have to figure out who pays for that; there are a lot of issues that go into these types of infill projects. In addition, they generally have to go on to the properties to tie driveways in, so cooperation there is necessary. If they don't have everyone on board it is very difficult.

Mayor Ramsey encouraged the residents to get in contact with Directors Klavano and Garrison, and repeated the city does not disagree with the residents that this is needed there.

**Council Member McGuire** motioned to amend the agenda to add an Action Item G.1., Resolution R2024-39, Appointing members to the Senior Advisory Committee; moving Item G.1 to be Public Hearing Item H.1., Resolution R2024-40, Property Exchange with the

**Bastian Agricultural Center. In turn, that will move Staff Reports and Calendaring Items to Item I. Council Member Zander seconded the motion, vote was 5-0, unanimous in favor.**

### **G. Action Item**

**G.1. Resolution R2024-39**, Appointing members to the Senior Advisory Committee.  
*RCV (By Director of Recreation, Janell Payne)*

Director Payne noted the mayor and council were able to meet earlier tonight in the study session with Erie and Linda Walker, who are both very passionate members of the community who have lived in the community for she believes over 30 years. They have been active members at the community center and would like to become more involved and serve on the Senior Advisory Committee; staff recommends appointments be made and approvals be made of the resolution.

**Council Member Harris motioned to approve Resolution R2024-39, Appointing members to the Senior Advisory Committee. Council Member Shelton seconded the motion.**

#### **Roll Call Vote**

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

**Motion passes 5-0, vote in favor.**

### **H. Public Hearing Item**

**H.1. Resolution R2024-40**, Authorizing Mayor Dawn R. Ramsey to execute a property exchange agreement transferring one acre of land to Utah State University Bastian Agricultural Center and receiving 0.96 acre of land from the Utah State University Bastian Agricultural Center. *RCV (By Director of Strategy & Budget, Don Tingey)*

Director Tingey reviewed background information from the Council Report and reviewed his prepared presentation (Attachment B).

**Josh Dallin (Bastian Center)** – he is joining via Zoom while at the farm at the Box Elder County Fair. They are very grateful for this opportunity to come up with a solution for the master planning of both the Bastian Center and the City of South Jordan. Through meetings they feel this is a great opportunity for both uses that couldn't be done otherwise, and that it's a great opportunity to make an easy adjustment for both parties.

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member Harris doesn't see a down side to any of this, it is putting the land to its best use and it will benefit the residents of the city.

Council Member Shelton agrees, it is a benefit to us as a city to have the land for a future fire station, and if it can benefit the Bastian Center at the same time that's brilliant and he's glad staff brought this around.

Mayor Ramsey noted that the city is legally obligated to always make sure things are done with a fair market value or trade, and this is really apples for apples. Sometimes there are offers that are not, but this one is and this is a good swap.

**Council Member Shelton motioned to approve Resolution R2024-40, Authorizing Mayor Dawn R. Ramsey to execute a property exchange agreement transferring one acre of land to Utah State University Bastian Agricultural Center and receiving 0.96 acre of land from the Utah State University Bastian Agricultural Center. Council Member Zander seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Shelton**

**Yes – Council Member Zander**

**Yes – Council Member Harris**

**Yes – Council Member Johnson**

**Yes – Council Member McGuire**

**Motion passes 5-0, vote in favor.**

**I. Staff Reports and Calendaring Items**

Manager Lewis noted that the next work session will be a field trip to see the things happening on that project site.

Attorney Loose was asked to cover state statute 20-A11-1203, giving a reminder that in the election code, as a body and with public monies, you cannot support or go opposed to any bonding initiatives or other similar items. Individually or with titles the council or mayor may be asked to support something and they can support them with their individual name, but not as a body. This group has never done that or has this issue, but he wanted to remind everyone with the elections coming up.

**Council Member Harris motioned to adjourn the August 20, 2024 City Council Meeting and move back to the recessed Study Meeting. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.**

**ADJOURNMENT**

The August 20, 2024 City Council Meeting adjourned at 7:43 p.m.

**This is a true and correct copy of the August 20, 2024 City Council Meeting Minutes, which were approved on September 3, 2024.**

*Anna Crookston*

**South Jordan City Recorder**

# Presentation to City of South Jordan regarding some observations and studies of 10755 South

Presented by Marc Platt, PE, a resident of 10755 South



**ATTACHMENT A**





## MARCOR G. PLATT, SE, PE, CBO, PMP, PMI-ACP

### EDUCATION

**MS, Civil Engineering**, structural emphasis, Brigham Young University 2009

**BS, Civil Engineering**, mathematics minor, Brigham Young University 2008

### PROFESSIONAL REGISTRATION

Registered Professional Engineer (PE) and/or Structural Engineer (SE) in 22 U.S. States, Districts, and Territories

Alabama	PE	PE53859	2024	Nevada	SE	24268	2016
Arizona	PE	54152	2012	Nebraska	SE	E-19375	2022
Arizona	SE	61487	2016	New Mexico	PE	23741	2016
Arkansas	PE	21202	2022	North Carolina	PE	052387	2021
California	PE	82381	2013	Oregon	PE, SE	97108SE	2022
California	SE	6955	2021	South Carolina	PE	39684	2021
Colorado	PE	52284	2017	Tennessee	PE	124759	2021
Florida	PE	92067	2021	Texas	PE	124000	2016
Hawaii	SE	17252	2016	Utah	SE	9846086	2016
Illinois	SE	081, 008670	2021	US Virgin Islands	PE	1916-E	2023
Kentucky	PE	35682	2020	Washington	PE, SE	21016915	2021
Louisiana	PE	45881	2021	Washington DC	PE, SE	PES 40000226	2024

Marcor Platt has approximately fifteen years engineering, building code, and project management experience in the fields of residential, commercial, and industrial building structural design and retrofit, electrical transmission line structural design, hydrologic and hydraulic studies, and forensic engineering and expert witnessing.

Currently a Ph.D. student at University of Utah



A Hydrology and Hydraulic (H&H) Study and Traffic study was conducted at a portion of 10755 South





Study prompted due to observations during last weeks rain and hail short-duration storm.

Video Shows runoff  
August 12-13, 2024 at  
2969 West  
Howard Residence



Video shows front  
driveway flooded on  
August 2-3, 2023 at  
2969 West  
Howard Residence





Driveway and basement flooded on  
August 2,3 2023 at  
2969 West  
Howard Residence





Video shows front  
driveway and yard  
flooded on  
August 12-13, 2024 at  
2940 West  
Nehmer Residence  
and Street



Video shows yard  
flooded on  
August 12-13, 2024 at  
2989 West,  
Murry and Sandy  
Residence



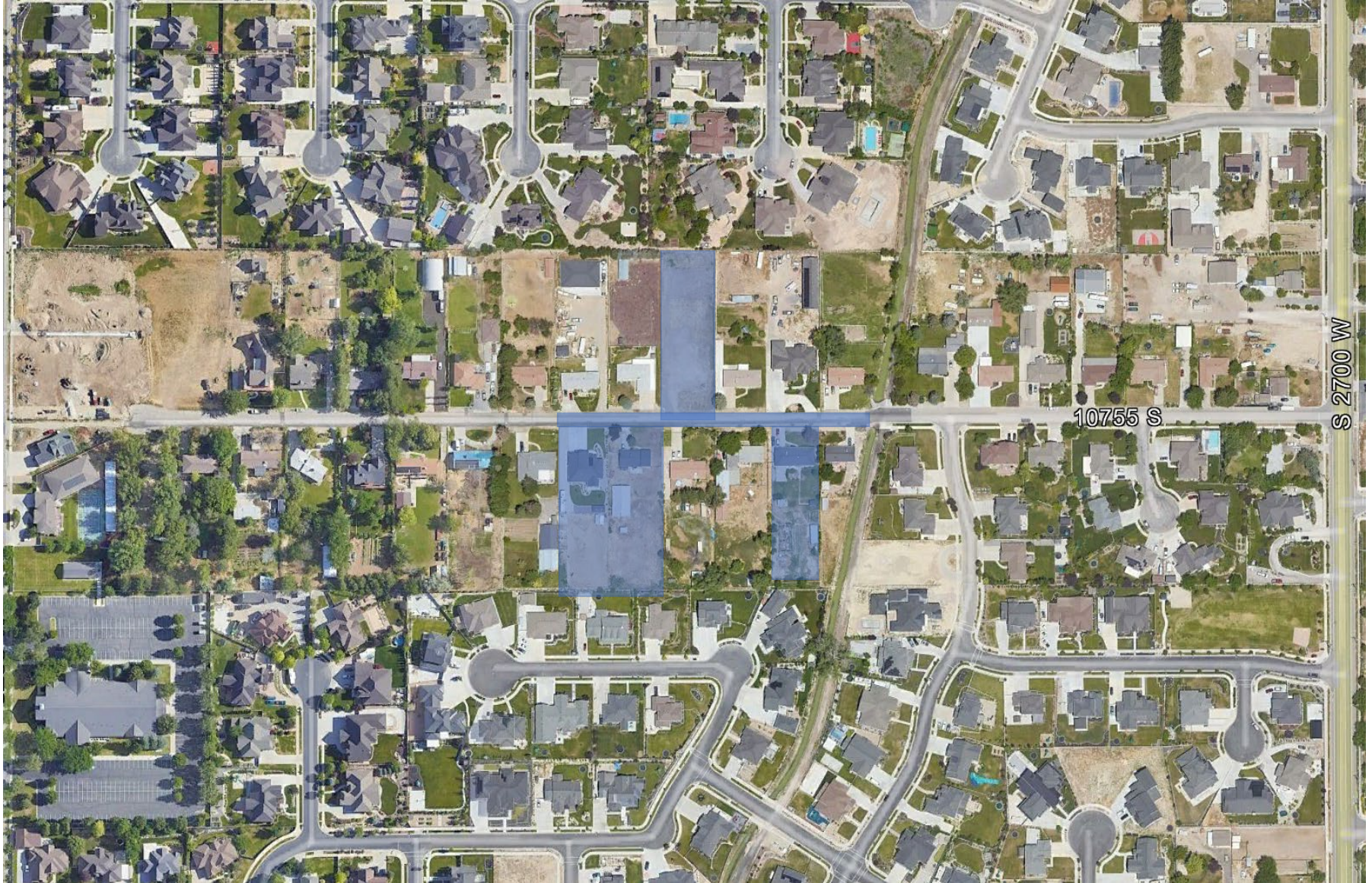


Video shows yard  
flooded on  
August 12-13, 2024 at  
2909 West



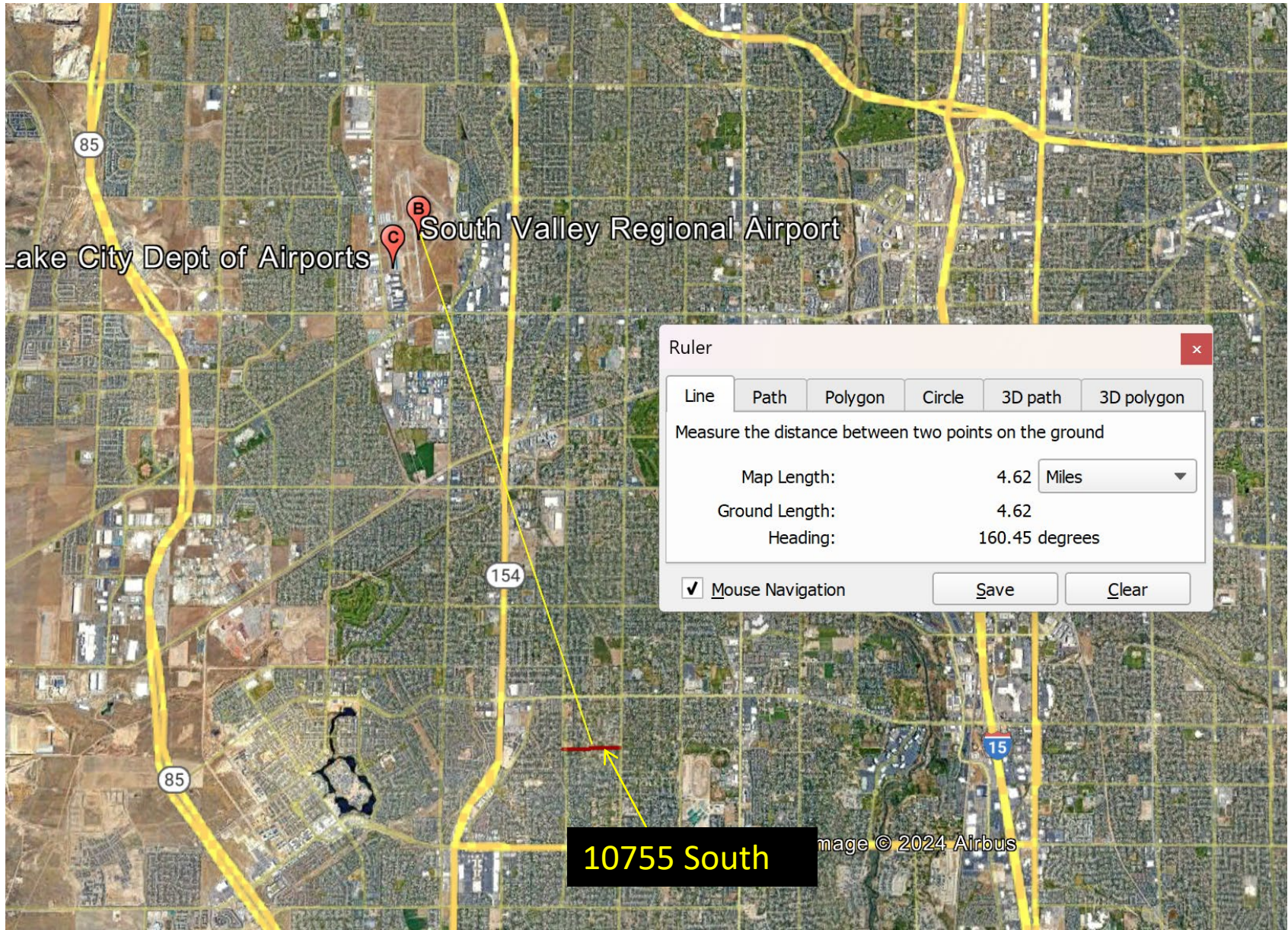


# Four properties where videos showed floodwater August 12-13, 2024





# Rainfall data is at airport less than 5 miles from the 10755 South





# 10755 South H&H Study

## August 2023 Rain data

U.S. Department of Commerce  
 National Oceanic & Atmospheric Administration  
 National Environmental Satellite, Data, and Information Service

Current Location: Elev: 4603 ft. Lat: 40.6194° N Lon: 111.9928° W  
 Station: **SALT LAKE CITY MUNICIPAL AIRPORT 2, UT US WBAN:04116 (ICAO:KU42)**

### Local Climatological Data Hourly Precipitation August 2023

Generated on 08/19/2024

National Centers for Environmental Information  
 151 Patton Avenue  
 Asheville, North Carolina 28801

Date	For Hour (LST) Ending at																								Date	
	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	NOON	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	MID		
01	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	01	
02	0.01	0.01	M	M	M	M	M	M	M	M	M	M	M	M	0.35	0.11	M	M	M	M	M	M	M	M	02	
03	M	M	0.01	M	M	M	0.01	0.02	M	M	M	M	M	M	M	M	M	M	M	M	M	0.15	0.09	M	03	
04	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	04	
05	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	05	
06	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	06	
07	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	07	
08	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	08	
09	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	09	
10	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	10	
11	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	11	
12	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	12	
13	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	13	
14	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	14	
15	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	15	
16	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	16	
17	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	17	
18	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	18	
19	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	0.01	0.01	M	M	M	M	M	19	
20	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	20	
21	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	21	
22	M	M	M	M	M	M	M	M	M	0.01	M	M	0.07	0.05	0.01	M	M	M	M	M	M	M	M	M	22	
23	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	0.06	M	M	M	M	M	23	
24	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	24	
25	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	25	
26	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	0.02	M	M	M	M	M	M	26	
27	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	27	
28	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	28	
29	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	29	
30	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	30	
31	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	31	
Maximum Short Duration Precipitation																										
Time Period (Minutes)			5		10		15		20		30		45		60		80		100		120		150		180	
Precipitation (inches)																										
Ending Date Time (yyyy-mm-dd hh:mi)																										

Hourly, daily, and monthly totals on the Daily Summary page and the Hourly Precipitation Table are shown as reported by the instrumentation at the site. However, NWS does not edit hourly values for its ASOS sites, but may edit the daily and monthly totals for selected sites which will be reflected on the Daily Summary page.

T = Trace  
 S = Suspect  
 \* = Erroneous  
 blank = No precipitation observed  
 M = Missing

# 10755 South H&H Study

## August 2024 Rain data

U.S. Department of Commerce  
National Oceanic & Atmospheric Administration  
National Environmental Satellite, Data, and Information Service

Current Location: Elev: 4603 ft. Lat: 40.6194° N Lon: 111.9928° W  
Station: SALT LAKE CITY MUNICIPAL AIRPORT 2, UT US WBAN:041116 (ICAO:KU42)

### Local Climatological Data Hourly Precipitation August 2024

Generated on 08/19/2024

National Centers for Environmental Information  
151 Patton Avenue  
Asheville, North Carolina 28801

Date	For Hour (LST) Ending at																								Date	
	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	NOON	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	MID		
01	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	01	
02	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	02	
03	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	03	
04	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	04	
05	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	0.15	M	M	M	M	M	M	M	M	05	
06	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	06	
07	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	07	
08	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	08	
09	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	09	
10	M	M	M	M	M	M	M	M	M	M	M	M	M	0.01	M	M	M	M	M	M	M	M	M	M	10	
11	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	11	
12	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	0.10	0.04	0.04	0.04	0.02	0.02	0.02	0.02	0.01	0.01	12
13	0.01	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	0.02	0.02	0.02	0.01	0.02	0.01	0.03	13	
14	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	14	
15	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	15	
16	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	16	
17	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	17	
Maximum Short Duration Precipitation																										
Time Period (Minutes)			5		10		15		20		30		45		60		80		100		120		150		180	
Precipitation (inches)																										
Ending Date Time (yyyy-mm-dd hh:mi)																										

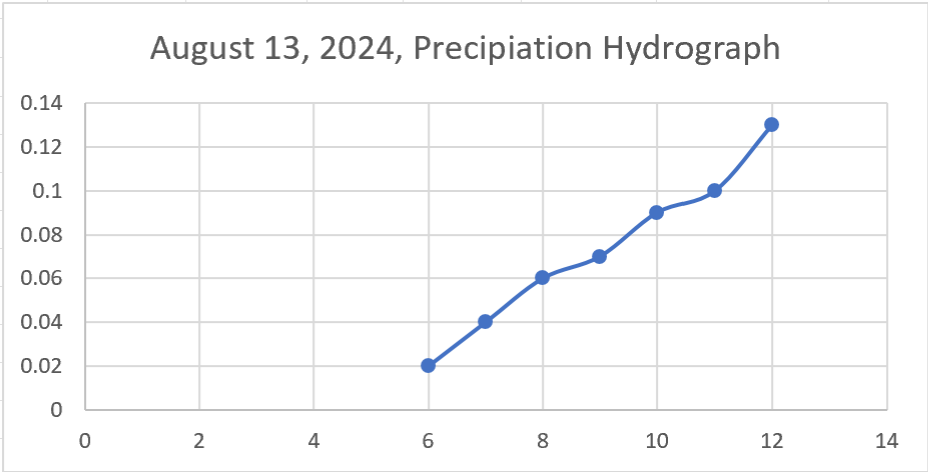
Hourly, daily, and monthly totals on the Daily Summary page and the Hourly Precipitation Table are shown as reported by the instrumentation at the site. However, NWS does not edit hourly values for its ASOS sites, but may edit the daily and monthly totals for selected sites which will be reflected on the Daily Summary page.

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\$ = Suspect  
\* = Erroneous  
blank = No precipitation observed  
M = Missing

# Airport rainfall data shows rain events less than design rain event flood properties.

Date	Total Rainfall	n hours	Ratio	24-hour rainfall	Storm Type
8/2/2023	0.46	2	0.35	1.932	10 to 25-year
8/3/2023	0.24	2	0.35	1.008	1-year
8/12/2024	0.13	7	0.65	0.290	<1-year
8/13/2024	0.32	10	0.83	0.637	<1-year

Return Period (years)	Rainfall (inches in 24 hours)
1	1.04
2	1.28
5	1.52
10	1.73
25	2
50	2.21
100	2.43





# The 10-year modeled flood





The 10-year modeled flood has flood potential at eight properties.



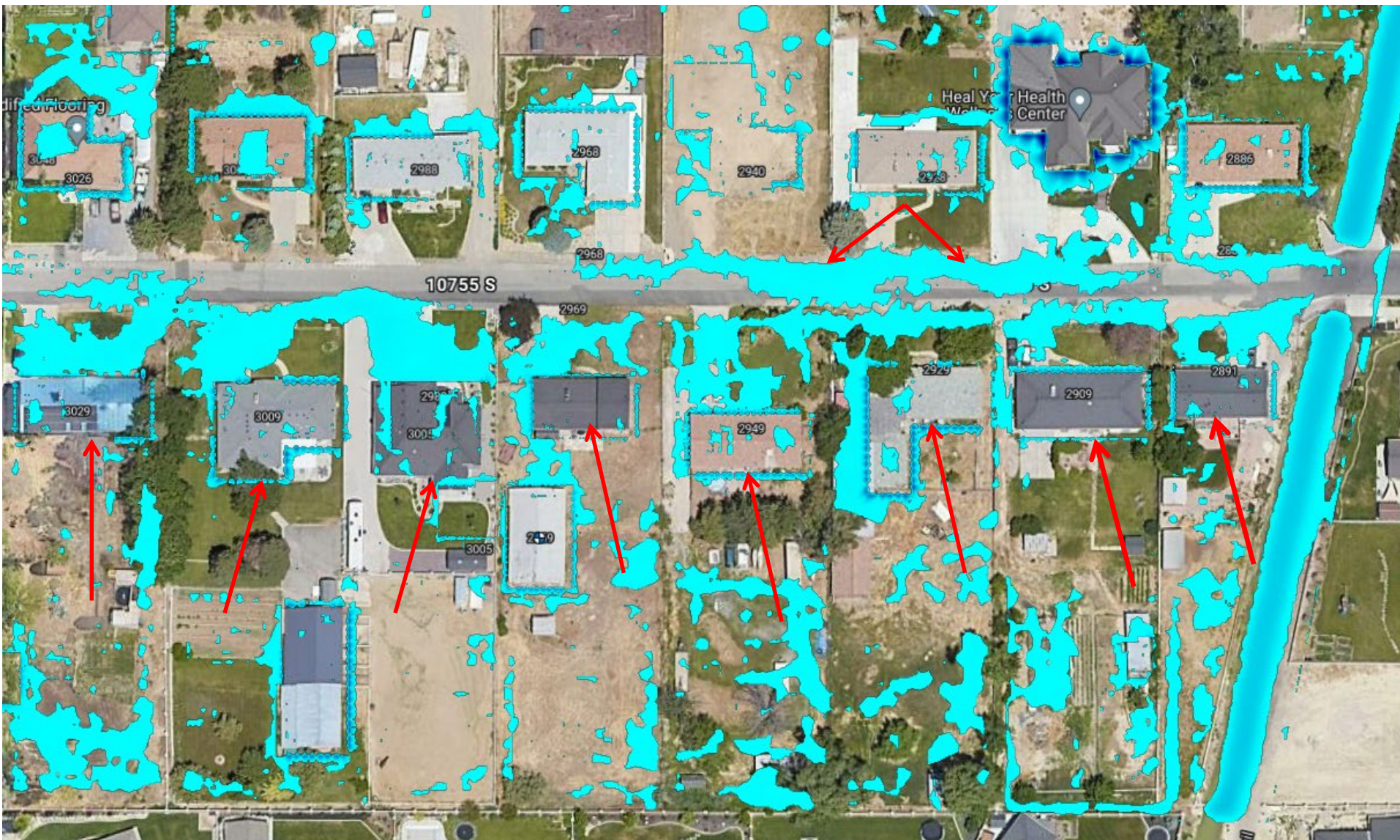


# The 100-year modeled flood



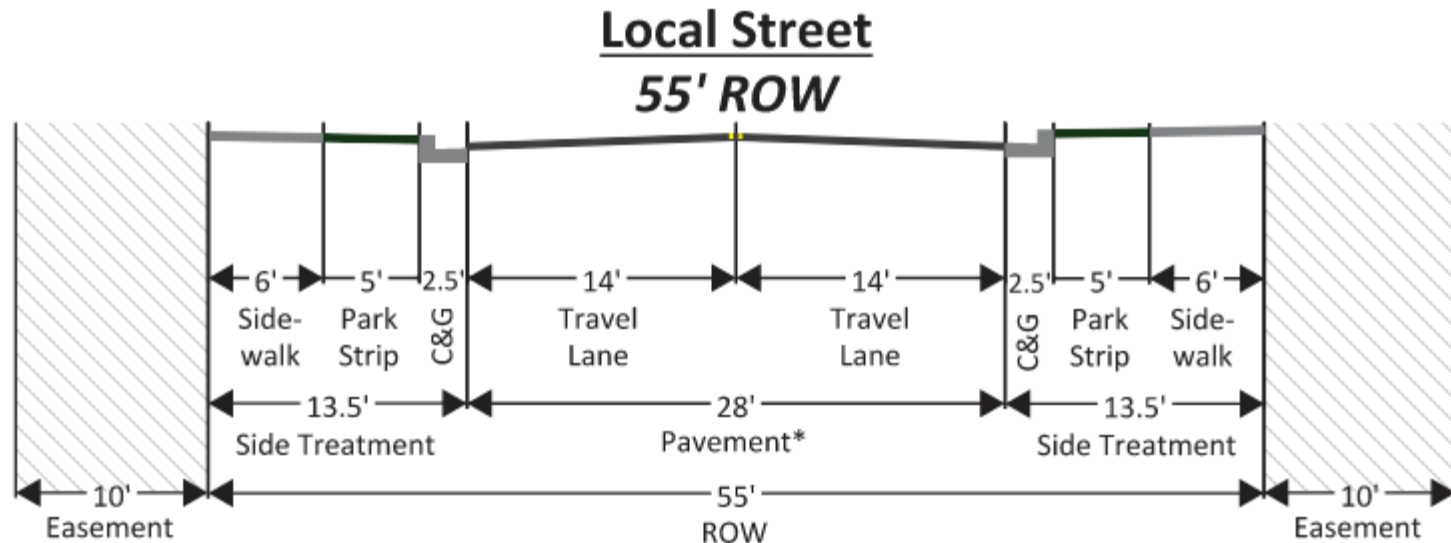


The 100-year modeled flood has even more severe potential at properties.





The City of South Jordan 2019 Transportation Master Plan gives this detail for local streets, which includes curb, gutter, and sidewalk.



# 2020 Florida traffic study shows 1.67 times greater crash likelihood without a sidewalk.

## Investigating the correlation between sidewalks and pedestrian safety

Hatem Abou-Senna<sup>a,\*</sup>, Essam Radwan<sup>a</sup>, Ayman Mohamed<sup>b</sup>

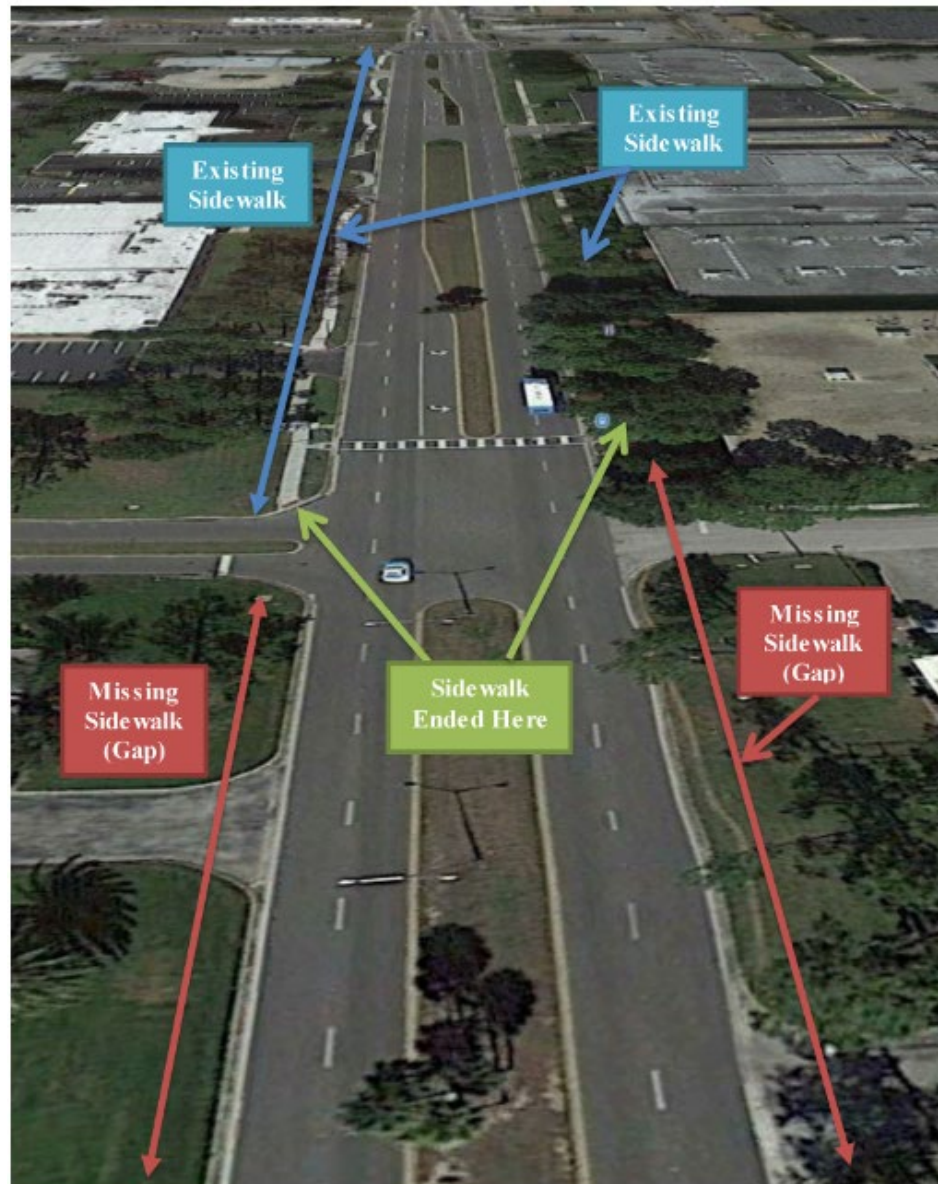
<sup>a</sup> Center for Advanced Transportation Systems Simulation, Department of Civil, Environmental and Construction Engineering, University of Central Florida, Orlando, FL 32816-2450, USA

<sup>b</sup> Florida Department of Transportation (FDOT), 719 South Woodland Blvd., Orlando, FL 32720, USA

In recent years, pedestrian safety has emerged to be of major concern to selected States in the US and at the national level. With the transition to the mobility of people, pedestrian safety has become more prevalent for governmental agencies to address and prioritize for strategic implementation. It was crucial to address the pedestrian-vehicular conflict within Florida as it was reported as having the highest four pedestrian incident locations in the country. Many pedestrian sidewalks in Florida are not continuous and there is a concern among planners and engineers in the Florida Department of Transportation (FDOT) that these gaps constitute discontinuity of flow and are potentially posing threats to pedestrian safety. This paper investigates the correlation between pedestrian safety and sidewalk gaps within the Central Florida region. A sidewalk gap is defined as a length of a roadway segment with missing or absent sidewalk between existing sidewalks (before and after) along the same segment. "Missing" sidewalks are locations where the sidewalk is not only absent, but there is a desire to have one constructed or it would be used if it were constructed. The missing sidewalk can be on one side of the road or both sides. A wide array of Geographic Information Systems (GIS) information associated with the

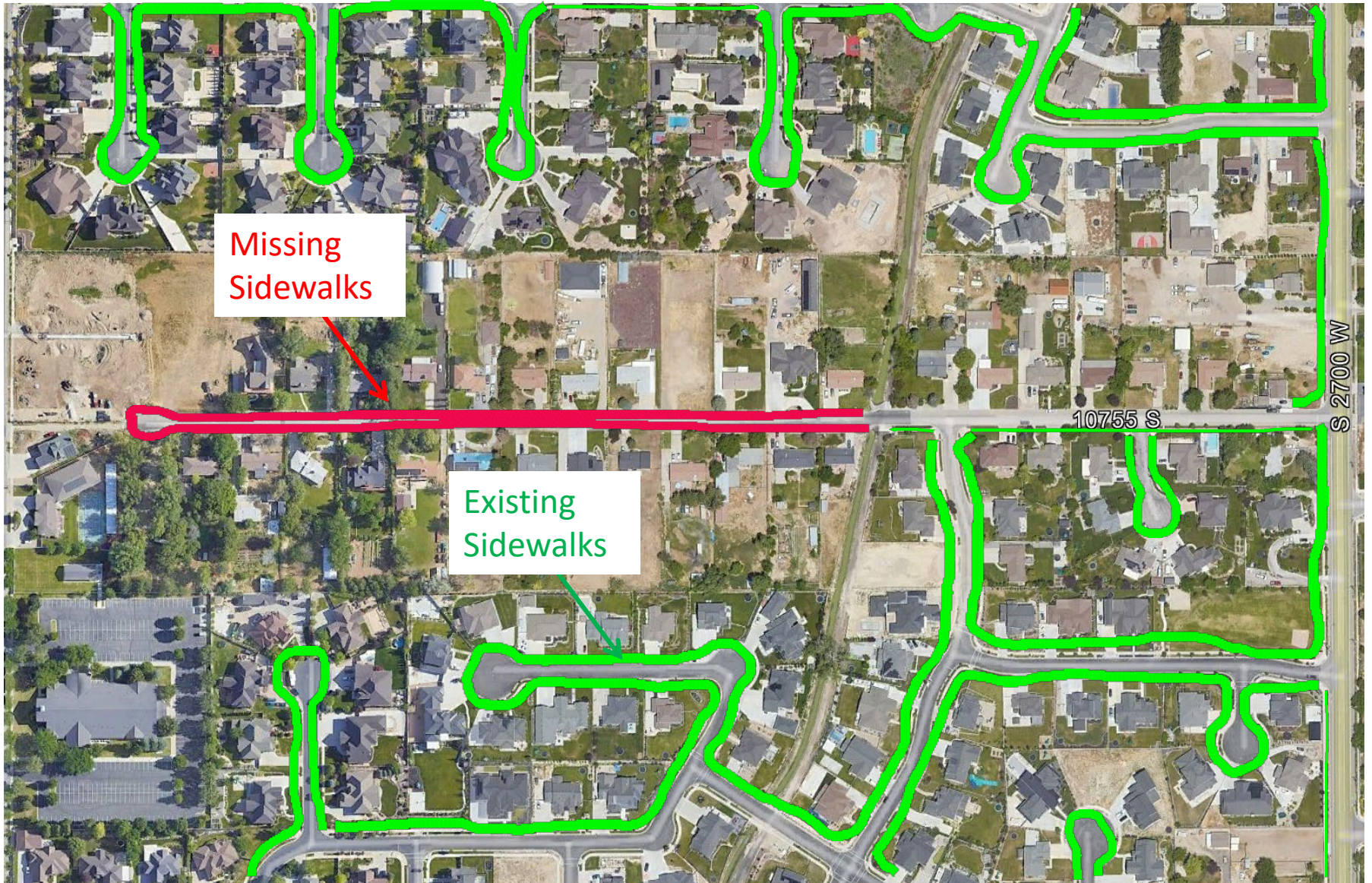
surrounding the crash location. The model results revealed that the Incident Risk Ratio (IRR) of a pedestrian crash along roadways with no sidewalk is 1.67 times greater than the likelihood of a crash with the presence of a sidewalk at 95% Confidence Interval (C.I.). The analysis also concluded that the likelihood of a pedestrian crash per mile along roadways with no sidewalk is three times greater than the likelihood of a crash per mile with the presence of a sidewalk.

# Diagram showing examples of missing sidewalks





# 10755 has Missing Sidewalks





# Increase in expected crashes at 10755 South due to missing sidewalks.

## Investigating the correlation between sidewalks and pedestrian safety

Hatem Abou-Senna<sup>a,\*</sup>, Essam Radwan<sup>a</sup>, Ayman Mohamed<sup>b</sup>

<sup>a</sup> Center for Advanced Transportation Systems Simulation, Department of Civil, Environmental and Construction Engineering, University of Central Florida, Orlando, FL 32816-2450, USA

<sup>b</sup> Florida Department of Transportation (FDOT), 719 South Woodland Blvd., Orlando, FL 32720, USA

Based on the analysis and modeling results, it was found that absence of sidewalk along roadway segments is correlated with an increase in the number of walking along the roadway crashes. Other factors included daily traffic volumes (AADT), roadway category (ROADCAT), specifically along urban two-way divided arterials with four to six lanes as well as the average population within half-mile radius surrounding the crash location. The final form of the model is represented by the following equation and notated below:

$\ln(\text{Expected Number of Crashes}) = 8.217e - 01 + -1.114e - 02 (\text{AADT} \times 5 \times 365/1000,000) + 5.129e - 01$  ("x0" if sidewalk present or "x1" for gap)  $+ \text{Roadway Category (R) coefficient (18, 20, 21, 23, 24, 26, 30, 31)} + 2.782e - 04 (\text{Average Population within 0.5 miles}).$

$$\ln X = 0.82 - 0.11 V + 0.51 S + R_i + 0.00027 P, \quad (1)$$

Applying this equation to 10755 South with:

- ADT = 250 vehicles per day
- Population (P) = about 3,000 within ½ mile radius
- Roadway coefficient (R<sub>i</sub>) = 12 (two lane, urban, undivided)

There is an **80% increase** in expected walking-along-the-roadway crashes due to missing sidewalks.

# In Conclusion

- The drainage along 10755 South is such that at multiple on the south side of the street have flood inundation during rain events much less than the 10-year design storm.
- One property has actually experienced basement flooding at a rain event near the design storm.
- The flooding is due to lack of curb and gutter along the streets and lack of a system to divert the stormwater flow.
- A 2020 Florida traffic study found:
  - a 67% increase in walking-along-the-roadway crashes where sidewalks were missing.
  - The crash rate per mile is 3 times more likely without a sidewalk.
- Applying the equation resulting from the study to 10755 South, the increase in walking-along-the-roadway crashes is 80%
- The lack of a sidewalk, curb, and gutter along 10755 South has resulted in:
  - Flooding during rain events less than the design rain event.
  - Potential severe flooding during the design rain event per the H&H study.
  - A high increase in walking-along-the-roadway crash potential.
- A curb and gutter along the south side of the street minimum (preferable on both sides of the street) and a sidewalk along one side of the street minimum is required along 10755 for safety and property protection.







# ATTACHMENT B

USU to South Jordan City

South Jordan  
Main Park North

Heritage  
Park

Tennis  
Courts

South Jordan  
Main Park South

South Jordan City to USU

USU Bastian  
Center

Redwood Rd

2200 W

11400 S

11400 S



1 inch = 433 feet

0 100 200 400  
Feet







AMPHITHEATER

ROPES COURSE

TREE HOUSE

ISLAND 3500sf

LODGE

NATURAL EXPLORATION

THE WOODS

WILD LIFE

BUNK HOUSES

THE BARN

STEM CENTER

NEW ARENAS

COVERED ARENA

MTN BK DOWN HILL COURSES

CANYONS / GEOLOGY

WATER

PAVILION & RESTROOM

LARGER THAN LIFE

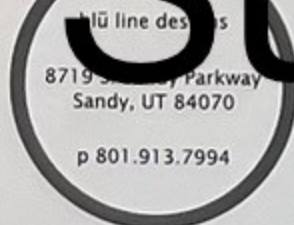
JORDAN SCHOOL DIST

GREEN HOUSES

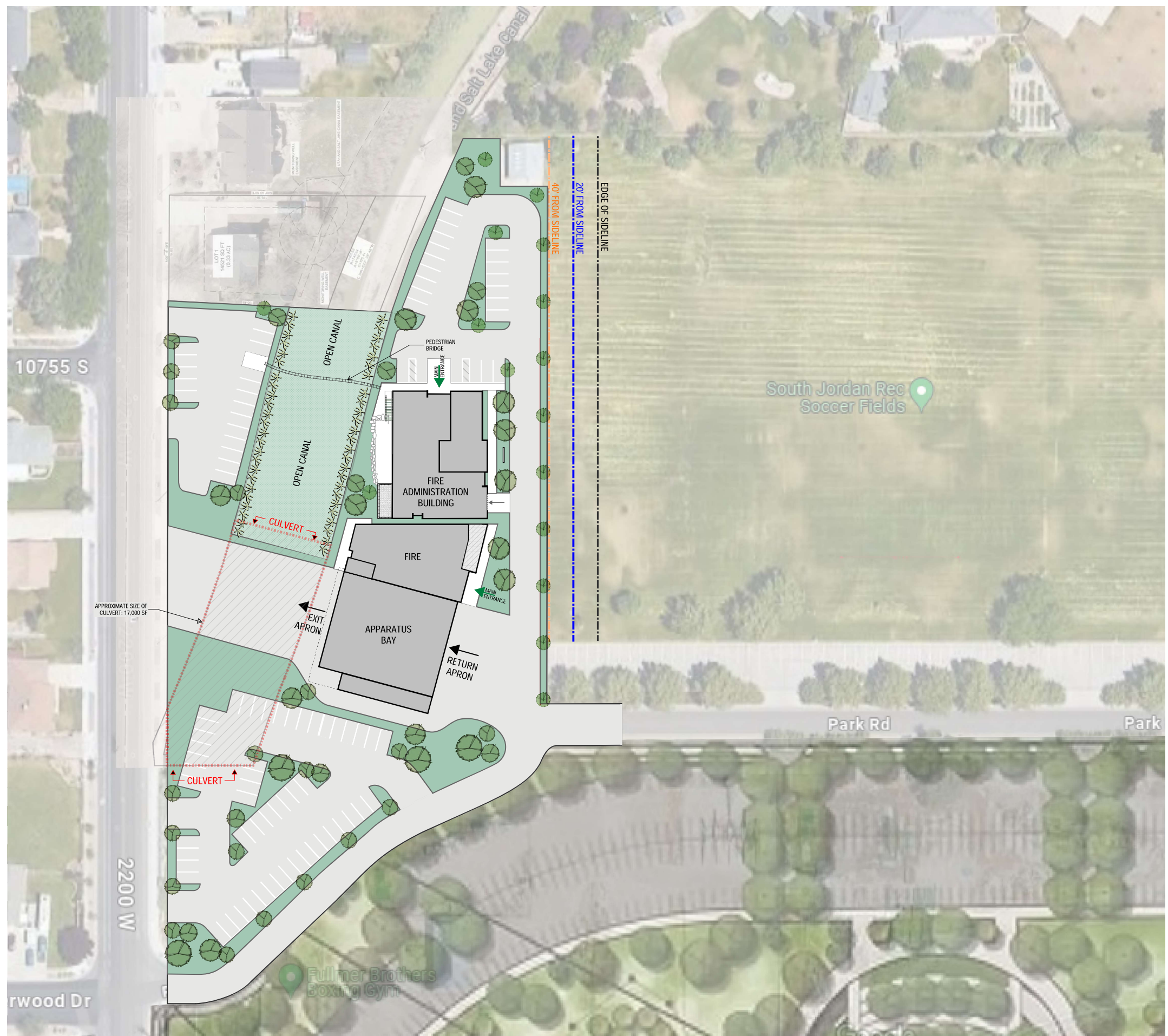
Concept Only

Subject to change

USU BASTIAN AGRICULTURAL CENTER







### SITE PLAN - OPTION 1 (PHASED)

STATION 61 | SOUTH JORDAN, UTAH  
29 FEBRUARY 2024