

**CITY OF SOUTH JORDAN
AMENDED CITY COUNCIL &
REDEVELOPMENT AGENCY MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, APRIL 05, 2022 at 6:30 PM**



Notice is hereby given that the South Jordan City Council will hold a City Council and Redevelopment Agency (RDA) meeting on Tuesday, April 5, 2022, in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The Agenda may be amended and an Executive Session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may comment during public comment or a public hearing virtually. To comment during public comment or public hearing virtually, the individual must have their video on and working during their comments. Attendees who wish to present photos or documents to the City Council must attend in person. Those who join via phone may listen, but not participate in public comment or public hearings.

In the event the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to the City Recorder, Anna Crookston, at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join Combined City Council & RDA Electronic Meeting April 5, 2022 at 6:30 p.m.

- Join on any device that has internet capability
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://ut-southjordan.civicplus.com/241/City-Council>.

Meeting Agenda: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey - 6:30 p.m.
- B. Invocation:** Council Member, Patrick Harris
- C. Pledge of Allegiance:** Council Member, Jason McGuire
- D. Minute Approval:**
 - [D.1.](#) March 9, 2022 City Council Special Budget Meeting
 - [D.2.](#) March 15, 2022 City Council Study Meeting

D.3. March 15, 2022 City Council Meeting

E. Mayor and Council Reports: 6:35 p.m.

F. Public Comment: 7:15 p.m.

This is the time and place for any person who wishes to comment on items not scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone or if joining electronically by raising their hand and giving his or her name for the record. Note, if joining electronically photos or documents will not be accepted through Zoom and you must attend City Council in-person. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting. Time taken on non-agenda items, interrupts the process of the noticed agenda. In rare cases where it is determined appropriate to address items raised from public comments, these items will be noted and may be brought back at the conclusion of the printed agenda.

G. Presentation Items: 7:30 p.m.

G.1. Proclamation for Child Abuse Prevention Awareness month April 2022. *(By Mayor, Dawn R. Ramsey)*

G.2. Blueprint Jordan River. *(By Jordan River Commission Executive Director, Soren Simonsen)*

H. Action Items: 8:00 p.m.

H.1. Resolution R2022-19, Dissolving the King Benjamin and Holland Park gate special service district. *(By CFO, Sunil Naidu)*

H.2. Resolution R2022-20, Appointing members to the Senior Advisory Committee. *(By, Director of Recreation, Janell Payne)*

H.3. Resolution R2022-21, Consideration for adoption of a resolution authorizing and approving the execution of a loan agreement with the Utah Department of Transportation to Finance Transportation Infrastructure Projects within the City; providing for the publication of a notice of the resolution and the running of a contest period; and related matters. *(By CFO, Sunil Naidu)*

I. Public Hearing Items: 8:30 p.m.

I.1. Resolution R2022-07, Approving the 2022-2023 Annual Action Plan for the use of CDBG Funds, approving the updated Citizen Participation Plan, and authorizing the City to enter into a Grant Agreement for the use of the CDBG Funds. *(By Associate Director of Strategy & Budget, Katie Olson)*

[RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING](#)

- I.2. Resolution RDA 2022-02, Approving and adopting the Community Reinvestment Project Area Plan for the Southwest Quadrant Urban Center Community Reinvestment Project Area. *(By Director of City Commerce, Brian Preece)*
- I.3. Resolution RDA 2022-03, Approving and adopting the Community Reinvestment Project Area Budget for the Southwest Quadrant Urban Center Community Reinvestment Project Area. *(By Director of City Commerce, Brian Preece)*

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO THE CITY COUNCIL MEETING

- I.4. Ordinance 2022-10, Adopting the Project Area Plan for the Southwest Quadrant Urban Center Community Reinvestment Project Area. *(By Director of City Commerce, Brian Preece)*

J. Staff Reports and Calendaring Items: 9:30 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted April 4, 2022.

CITY OF SOUTH JORDAN
CITY COUNCIL SPECIAL BUDGET MEETING #3
WORK ROOM
March 9, 2022

Present: Mayor Dawn Ramsey, Council Member Jason McGuire, Council Member Don Shelton, Council Member Brad Marlor, Council Member Tamara Zander, Council Member Patrick Harris, City Manager Gary Whatcott, Assistant City Manager Dustin Lewis, City Attorney Ryan Loose, Strategic Services Director Don Tingey, Planning Director Steven Schaefermeyer, IT Director Jon Day, Public Works Director Jason Rasmussen, City Engineer Brad Klavano, Fire Chief Chris Dawson, CFO Sunil Naidu, Police Chief Jeff Carr, Assistant Controller Nick Greer, Commerce Director Brian Preece, HR Director Teresa Cook, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Deputy Fire Chief Ryan Lessner, Marketing Specialist Matt Jorgensen, Associate Director of Public Works Joey Collins, Associate Director of Public Works Ray Garrison, Associate Director of Parks Colby Hill, Communications Specialist Josh Timothy, Communications Manager Rachael Van Cleave, Associate Director of Recreation Janell Payne, Director of Government Affairs Melinda Seager, Executive Assistant Melanie Edwards, Deputy City Engineer Jeremy Nielson

Others: Sam Bishop

5:27 P.M.

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

B. Invocation – *By Council Member Don Shelton*

C. Discussion Item

C.1. Fiscal Year 2022-23 Budget

Mayor Ramsey discussed a donation drive being hosted by the Larry H. Miller Group and asked everyone how they would feel about using City Hall as a drop off spot for donations.

Council Member Zander said she spoke with Amanda Covington a few days ago, offering her office as a drop off location. Ms. Covington said they had enough drop-offs, and they don't want any more.

Mayor Ramsey asked how everyone felt about just sharing the message without offering City Hall as a drop off location, using the city's social media to spread the word. No one objected as this is not a fundraiser, and this is just sharing the message about opportunities to donate.

Council Member Zander said The Miller Group is matching donations up to \$2 million, last she heard they were at about \$600,000 in donations.

Council Member Shelton would like to see us do a resolution as a council, standing with Ukraine.

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Manager Whatcott said there have been a few other cities who have done something similar, and they will look at what they did for ideas.

Council Member Shelton noted the state legislature did a resolution supporting Ukraine as well.

Mayor Ramsey shared a magazine from New Jersey, the New Jersey State League of Municipalities Magazine, which is published monthly. She met the president and immediate past president of the New Jersey League the last time she was there, and the staff of the National League of Cities wanted to show her the view from the top of their room of the Capitol in DC. The New Jersey League officers came with them, and the president from New Jersey wanted to take a picture up there with our mayor. He recently sent her a copy of their magazine with the picture in it, with the caption "South Jordan, Utah, Mayor Dawn Ramsey with New Jersey League and Municipalities President." The president sent her a nice note as well to our City Hall, sharing the picture with her.

City Manager Whatcott said that he, Ray Garrison and Jason Rasmussen just got back from Texas from the National Water Reuse Conference. The first year they went, back around 2010, there were only about 200 people max and the classes were small; this time there were thousands of people there. Since that first conference, everyone is talking about direct potable reuse. They saw a presentation by Los Angeles, where they are going to be 70% total reuse by 2032; this means their import will go down to about 20%, with another small percentage of ground water being used. San Diego City is 100% reuse, but is indirect potable reuse that is being put in reservoirs and similar places. Manager Whatcott thinks our city is going to try and present next year regarding our project, which is more carbon based; it is amazing to him how much things have changed in the past 10 years. Also, the State of Utah was there for the first time, and the lady who wrote our permit was the one in attendance; Jordan Valley was not in attendance. Moving on to the budget, he explained that tonight our different departments will be presenting about how our growth has impacted their abilities to retain service levels over the last five years.

Deputy City Engineer Jeremy Nielson reviewed his prepared presentation (Attachment A) related to engineering functions and how those things have changed since 2017. Most of the increase in encroachment permits has been due to telecommunications, a lot of carriers have needed road cut permits. There has been a steady rise in traffic reports every year as growth continues, particularly along our collector streets.

Council Member McGuire asked if traffic studies being requested for speeding were being included in those traffic report numbers.

Engineer Nielson said yes, anytime there is a formal traffic report from the Traffic Committee that is included in the count. Those reports can be related to school zone areas, collector streets and various other locations. The building inspection percentage of growth might seem small, but doing 31,000 a year is a significant amount of inspections. In 2019 they moved a code enforcement officer up to be a building inspector, which increased our building inspectors from five to six, which really helped absorb that growth. Development Plan reviews are related to Site Plan reviews, so when a developer comes in and wants to build, and an engineer reviews that; they have seen a decrease in those reviews because a lot of the area is now developed. The projects they are now seeing are much more complicated and take a lot more time, as they are more and more infill projects which require longer review times. In regards to the code cases, in 2019 they went from two code enforcement officers to one, and that's most of the reason for the drop in cases. It's not that there aren't cases out there, it's that we've become much more reactive, rather than proactive as we were previously. Overall, with the exception of code enforcement, his

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department feels that the staffing level is right to sustain the growth we see coming. The key with his department is retaining their staff, as it takes a lot of time to train them and get certifications and licenses to be able to work. With code enforcement, at some point they will need another officer.

Council Member Zander said the Larry H. Miller Group has said they are going to reduce the number of homes built in Daybreak. She asked if that is going to affect our Engineering Department significantly, and whether or not they have seen a slowdown in those Daybreak permits yet.

Director of Engineering Brad Klavano said they have slowed down their growth, but there are so many lots already in the queue that it really hasn't slowed down the building permits yet. We may see a little dip, but they have also said they are ramping back up a little bit, so they'll just have to keep their eyes on it.

Public Works Director Jason Rasmussen reviewed his prepared presentation (Attachment B) in regards to Public Works. He discussed growth from 2017-2022 and referred to the graphs on attachment B which showed how that growth has affected our Public Works Department in regards to Parks, our cemetery, streets, our fleet vehicles and equipment. We have had three mechanics maintaining our fleet since 2008, so they are requesting a fourth mechanic this upcoming fiscal year. One of the reasons they have been able to go so long without hiring another mechanic is because we have kept a new, modern fleet which helps avoid breakdowns and frustrations, as well as increasing the morale of employees. He continued reviewing the graphs regarding water and storm water/sanitation on attachment B. In relation to sanitation, he discussed the neighborhood dumpsters, which are the 20 yard containers that residents can reserve; that is one of the most prized services we offer and they have doubled the amount of cans over the last five years to help meet the demands of what residents want.

Council Member Harris asked if the neighborhood dumpsters pay for themselves.

Director Rasmussen said they almost do, however, there is some subsidization through our garbage rates. When the program was originally brought out, the intent was to provide a means that people would actually use so they don't accumulate garbage and junk in their yard, or throw something in the road. The idea was to keep the prices at a level that residents would actually use, rather than let junk pile up. He thinks this program has been successful, and that the overall usage shows it's worth it.

Council Member Zander asked how much we charge for the dumpsters.

Director Rasmussen said they rent out for around \$40, and if you were to call up an independent company it would be quite a bit more. He talked about how they try to respond to broken trash cans within a day, they try to get water leaks fixed and back in service within five hours. They have service levels they try to maintain for each item they are responsible for maintaining. They also try to maintain our infrastructure to a certain level, for example the asphalt on our streets; they have had a target of keeping our roads, on a scale of zero to 100 (a brand new road), at least 80 or above and that takes a certain amount of budget and resources.

Mayor Ramsey said our roads make us the envy of many other cities in Salt Lake County, and she hears about it all the time.

Director Rasmussen said we have to put money into additional infrastructure yearly to keep our systems updated, this includes things like roads and water; this takes employees and money to keep everything in the best shape possible. With all of the current growth, sidewalk maintenance has grown explosively. Up

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until about 2020 they could address resident requests within a few days, after that it is taking up to six months to get to those repair requests. To help get that backlog down they have set aside money to hire a contractor to do some work where it makes sense, and this year they asked for four additional Streets Maintenance Workers to create a second sidewalk maintenance crew specifically to get the backlog of requests down. They have been able to inspect a good portion of our sidewalk network in the city, and there are a lot of trip hazards; they feel these extra resources are needed to bring these numbers down and get the sidewalks in better condition.

Council Member Harris asked how many of these sidewalk issues are from trees pushing through the sidewalks.

Director Rasmussen said it's at least nine of out ten cases.

Council Member Marlor said he knows we're responsible for maintaining the sidewalks and fixing issues, but if the damage is due to resident negligence from things like heavy machinery, how do we handle that.

Director Rasmussen said damage is usually from tree roots, but most of the time when the damage is from equipment it is addressed during the warranty period. They really don't get a lot of cases where the sidewalks are cracked or damaged by residents.

Director Klavano said when a building permit is finalized, whether it's an addition or new construction, they have an inspector go out and see if they have broken anything. If there is damage, they are required to repair it before they get their permit.

Council Member Harris asked how much the sidewalk maintenance and repairs cost.

Director Rasmussen said this program costs us at least half a million a year between personnel, materials and equipment used; this is why they are asking for additional funds and additional employees.

Council Member McGuire asked if more of the repair requests are coming from Daybreak as it begins to age.

Director Rasmussen said more requests than before are coming from Daybreak, and that number continues to increase.

Council Member Zander mentioned it's because we've started limiting what kinds of trees are allowed in park strips; she thinks that will help mitigate many of these issues.

Director Rasmussen referred back to attachment B and discussed costs in the future.

Council Member McGuire asked if the street signs are made from aluminum.

Director Rasmussen said yes, the blanks are made of aluminum.

Council Member McGuire said he has heard that a lot of aluminum is going to be "price in effect at time of shipment," so he assumes the prices for street signs will be going up in the near future.

Director Rasmussen said that in reference to our water, a lot of the water budget is spent on Capital Projects that Engineering discussed in their presentation related to cost of construction.

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Manager Whatcott said in regards to metering, we have been dealing with making sure we can get meters as it looks like there will be a shortage in production. The city paid in advance for a lot of meters this year, hoping we don't have to go without them.

Director Rasmussen said our growing city needs more meters, and we want to make sure we have enough. He referred back to attachment B and discussed Parks, and that they have had some material increases over the past few years. In addition, Fleet has had costs go up due to rising fuel costs and vehicle maintenance costs. Garbage and recycling cans have also gone up in cost, more so in the last six months.

Council Member Zander asked to confirm what the time period is for these graphs being shown in attachment B.

Director Rasmussen said this is all from 2017 through today, the last five years.

Council Member Zander asked that all of these presentations be emailed to her.

Director Rasmussen said street sweepers are high maintenance machines and we spend a lot of money on keeping them going, replacing their brooms, etc. He went on in attachment B to discuss the price increases for some of our fleet vehicles and equipment, as those costs have gone up significantly since the last time those specific items were purchased.

ACM Dustin Lewis mentioned that those increases are why we switched to ambulances that allow you to remove the box from the back and put it on a new chassis; this means that when a truck wears out, we can use that box at least one more time.

Director Rasmussen discussed the budget impacts for the Public Works Department and its different parts, along with how much in additional funds they will need to maintain the current service levels per attachment B. The map showed work orders from 2021 on the east versus the west side, divided by Bangerter Highway. This helps explain why they need a facility out on the west side, hopefully in the next few years, to save travel time for work being done out there.

Council Member McGuire asked if we have any land secured for a west side Public Works facility.

Manager Whatcott said they are working on it, but do not have anything definite yet. They are specifically looking for a location with an appropriate 16 acre site.

Police Chief Jeff Carr reviewed his prepared presentation (Attachment C) and discussed the Police Department's cost increases since 2017.

Manager Whatcott noted that prior to this new dispatch program, calls were being transferred phone to phone from one dispatch center to another, including the University of Utah and Department of Public Safety (DPS). There were thousands of transfers a day, which meant calls went to the wrong center and had to be transferred to the right one; in an emergency, waiting on the line during that transfer, only to have it drop for one reason or another obviously created huge problems and cost lives. This new program means our costs have risen, but for good reasons; we have no more phone transfers, everything is done electronically now and all of the dispatch centers are on the same CAD. Since everyone is on the same system that means if one city goes down another can pick up those calls. He believes that Salt Lake City, and Utah in general, has the best public safety radio system in the business right now.

Chief Carr continued reviewing attachment C in regards to cost increases since 2017, and mentioned that they will probably have a training facility in the future Public Works facility on the west side, including an indoor range and the VirTra simulator. He reviewed the ways his department has worked to mitigate costs and be more efficient. He discussed comparisons of population to the number of officers and crime between South Jordan and other cities as shown on attachment C, as well as the future needs for the police department as the city continues to grow. Our domestic violence calls have tripled in the last seven years, along with multiple officer calls increasing and stretching our resources even thinner. He shared a story of an injury accident on Mountain View Corridor, where five officers were dispatched and needed to keep the safety of the scene. At that same time, they received a domestic violence call that had to be held; all the Sergeant could do was have the dispatchers call the people back and ask if they have separated, and if things are still active, while he tries to free up an officer from the injury accident. They can't send just one officer to a domestic call, they always send at least two officers, and sometimes we have to contact neighboring cities to see if they can help. In another instance, there was an active wire theft call on the west side. The officers rolled out there, were there for maybe three or four minutes, when a very active domestic call with three females barricaded in a room with two males trying to break the door in came in. They had to tell the officers to stop looking for the wire theft suspects, run over and handle the domestic violence call; potentially, we lost the opportunity to capture those wire theft suspects. They did catch two groups in the future weeks, but he doesn't even think it was the same people. He continued his review of attachment C, showing that our response times are still doing relatively well and that our new investigations are staying at good levels.

Fire Chief Chris Dawson reviewed his prepared presentation (Attachment D). He began by discussing their department's service respond trends. He moved on to discuss trends in calls for service, shown by graphs on attachment D, and where their primary budget increases are coming from. He shared the results of their increased funding, including the service levels increasing, response times decreasing, better coverage and response times due to the new fire station, and a decrease in reported employee burnout. Now that we have four fire stations, each one of those stations now specializes in a particular specialty; this means they are able to spend more time with each specialty and increase the level of service to the community. Station 64 is our technical rescue station, Station 62 specializes in wildland urban interface and will be the future home of our critical care paramedic program, Station 63 is our hazmat station, and Station 61 specializes in truck operations with the ladder trucks along with backing up on hazmat and technical rescue. Attachment D also covered the department's revenue returns and the ways they are working to continue bringing in that additional revenue with things like interfacility transfers. He discussed future budget considerations and attachment D detailed some of those things like adding Fire Station 65, adding a second company to Station 64, rebuilding and relocating Station 61, etc.

Council Member McGuire asked how soon we will need to build Fire Station 65.

Chief Dawson said it would be around 2025 to 2027, depending on how things go.

Council Member Shelton asked if we would have the second company at Station 64 by that time.

Chief Dawson said no, probably not; it would depend on our ability to build infrastructure and other factors. They could opt to staff the second company at Station 64, rather than building the new station, but that would result in longer response times especially with U-111 becoming more traveled.

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Manager Whatcott said the Public Safety Building was created for the police admins, but they have fire admins there right now as there is space; in the future, the police admins will fill the entire building and fire will need their own place.

Chief Dawson noted that as the western corner of the city develops there will be need for additional fire stations further west and south.

Manager Whatcott said, regarding the buildout with a second company at Station 64, as the buildout of the 300 acres with The Miller Group and the University of Utah campus develops, it will create densities that will require Station 64 being a dual station.

Chief Dawson said that if things continue to grow the way we are planning, he believes Station 64 will be one of the busiest fire stations in the Salt Lake Valley. He continued to review attachment D and the future budget considerations with all the projected growth in the future.

Council Member McGuire asked if a state of the art training facility could also be a revenue service by training other cities.

Chief Dawson said yes, it could; West Valley has offered fire schools for the past few years. West Valley and Salt Lake City are the only two cities currently offering those types of facilities.

Manager Whatcott said this is the time to think about things like this, as we have the open ground away from residential properties. This is why the police department needs the training facilities and indoor range, so they can train here locally and offer the facility to other cities for training. We could plan smart, putting a range in the basement with a training center on top with classrooms. In addition, structures used for fire training can also be used for SWAT training; they are really trying to find ways to get more out of whatever we build and maximize our assets. Sending these employees to other cities for training is wasting time and money since the trainings usually take all day and are expensive; having those facilities here would save time and keep more employees local and working.

Chief Dawson said our neighboring cities to the south are out doing training and spend a great deal of time in Magna, which creates big voids that cause us to have to run mutual aid into those cities.

Council Member Zander said as a city, we tend to be more proactive and set the bar higher than most neighboring cities. We want to do all these amazing things, but how do we balance that; we can't carry the burden of offering all of these services, there is a price point for being the best.

Manager Whatcott said the other cities will have to "pay to play" on our facilities, or participate through some cost sharing.

Chief Dawson said the future critical care paramedic program will just about pay for itself, or even generate additional revenue by being able to offer much needed services.

Manager Whatcott said many cities are okay with a mediocre level of service, however our residents have expected and demanded more. There will be a point where they say enough is enough, but we don't know what that point will be and the residents will let us know. We want to keep our levels at a point that residents expect, and we can gauge that with feedback from the community.

Council Member Zander agrees that our residents are getting the better services, but are other communities thinking they can forego certain services because they know we will handle it.

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ACM Lewis said for most of those cities to catch up to what we do, let alone get ahead and see the future like we do, would require more than they are capable of at this point.

Chief Dawson said many of our neighboring communities are just trying to keep their infrastructure operable.

Manager Whatcott said there is a threshold and our residents expect a lot, for now they are willing to pay for the better levels of service. We have tried to respond to the demand asked of us, and we don't want to be beyond that. Also, the public expects us to find ways to cost share; when we do build the previously discussed training facilities we might get buy-ins from neighboring cities to help cover those costs.

Council Member Zander said as we are talking about tax increases, she just wants to know where the limit is because she knows she will be questioned.

Chief Carr said we are cost sharing with other cities. We have a joint SWAT team with Riverton and Herriman, those specialties are shared and each city has their specific responsibilities.

CFO Sunil Naidu noted that Council Member Zander referenced tax increases and services. Tax increases are related to what we need today, whereas these future needs are much further in the future; the two are not related at this point.

Council Member Zander said as we continue to perform at the current level, and we know our staff performance and service levels are higher; she is wondering when we reign it in as we don't want to ask for tax increases again and again.

CFO Naidu discussed the new station and how our city staff worked to lower those costs.

Mayor Ramsey doesn't believe our city is the best of the best because we spend more, it's because we plan better and look towards the future with our decisions. Herriman residents are paying three times what South Jordan residents pay for their local taxes, and our residents are still getting better service.

Manager Whatcott discussed the 12 Lead program our fire department did about six years ago. We wanted to provide better cardiac care to our residents, and now we have the best cardiac care in the valley. We are not afraid to take the lead, which means we are willing to do the hard work to make these things happen and figure it out. This new critical care program is the natural evolution of getting better care on the street, and our fire department has been able to find ways to make revenue from this exceptional service that will also benefit our city and those around us. Many communities around us are just struggling to get basic services out to their residents.

Chief Dawson said that many times our firefighters are sent to other city's calls to provide manpower because they just don't have enough. He also discussed how they have saved large amounts by making design feature changes on fire trucks and only buying the chassis for our ambulances where the box can be moved. They have changed the way they operate with interfacility transfers, which has promised even more revenue for that program this year. Through the critical care program we will be able to provide the very best, as well as create a new revenue stream to offset the operation budget. He doesn't know of any other fire departments who have figured out ways to do this at the level we have in terms of cutting costs and being effective. He discussed the desire to eventually have a Community Education team that would work with schools, offer emergency preparedness and more.

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ACM Lewis discussed ways our city has worked to lower costs. The products we use, the prices of supplies are increasing and that's beyond our control. This tax increase is to help us with those increasing costs. We have incredible people working for us, highly trained and skilled people who would require at least two people to replace them. We need to keep our employees, as other cities are constantly trying to take them.

Manager Whatcott said the next step is to figure out the public outreach; instead of having more meetings about the numbers, we need to talk about how we send that message. He'd like the next meeting to be about messaging and the best ways to do that, what to highlight so people understand.

Council Member Harris said we understand expenses are going up, and we want to maintain our current operations. In addition to that, does it make sense to spend some of our one-time funds on equipment and other items to get ahead of the game to ease the burden in the future.

ACM Lewis said if we can do that in certain areas, that's ideal, like with the water meters being delayed; they pre-purchased those so we won't have homes done that no one can move into because they don't have water meters.

Council Member Harris said we have an opportunity here with that one-time money to get ahead of things now.

ACM Lewis said they would work with CFO Naidu on options for that.

Manager Whatcott noted there is a new state holiday, Juneteenth, celebrated on June 19.

ACM Lewis said this was made a federal holiday last year, and recently made a state holiday.

Manager Whatcott said next year they will budget to move a PTO day to this holiday, this year it will just be given to employees to observe.

Council Member Marlor said he has benefitted greatly from these presentations, and he knows we are preparing for sharing this with the public. He thinks we should have the department heads speak briefly about the challenges they are facing, show the public in the last 5 years what the increased costs have been; show them that we have had no tax increases during that time, and this is what we need to keep up.

Manager Whatcott said we need to talk about the public meeting in August. It needs to be outlined and part of that agenda should be pieces of these presentations before we open things to public comment.

Council Member Marlor agreed we should do some stuff before that meeting, share information with the public beforehand to try and fight the misinformation.

Manager Whatcott said the next meeting should be talking more about that message.

Communications Manager Rachael Van Cleave said they have been putting out information for the past year, educating our public on how taxes work in the city and where the funds go.

Council Member McGuire motioned to adjourn the Special Budget meeting. Council Member Marlor seconded the motion; vote was unanimous in favor.

ADJOURNMENT

The Special Budget Meeting ended at 7:15 P.M.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

March 15, 2022

Present: Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Jason McGuire, City Manager Gary Whatcott, Assistant City Manager Dustin Lewis, City Attorney Ryan Loose, Planning Director Steven Schaefermeyer, City Engineer Brad Klavano, Strategic Services Director Don Tingey, City Commerce Director Brian Preece, Police Chief Jeff Carr, Fire Chief Chris Dawson, Administrative Services Director Melinda Seager, CFO Sunil Naidu, IT Director Jon Day, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Communications Manager Rachael Van Cleave, Community Center Supervisor Jamie Culbertson

Absent: Mayor Dawn Ramsey

Others: Kersten Swinyard, Paula JoJola Brog, Kristine Sloan, Jim Oliphant, Sam Bishop, Ryan Button, Doug Young, Bruce Bair, Eric Langheart

4:46 PM
STUDY MEETING

In the absence of Mayor Ramsey, Council Member Brad Marlor nominated Council Member Patrick Harris as Mayor Pro Tempore for both of tonight's meetings; the council voted unanimously in favor. Council Member Zander was absent from the vote.

A. Welcome, Roll Call and Introduction: *By Mayor Pro Tempore Patrick Harris*

Mayor Pro Tempore Harris welcomed everyone present and introduced the meeting. He excused Mayor Ramsey who was absent, and noted that Council Member Zander would be joining the meeting shortly.

B. Invocation: *By Council Member Jason McGuire*

Council Member McGuire offered the invocation.

C. Mayor and Council Coordination

Council Member Brad Marlor noted that he will be attending the SoJo Race this Saturday, he will be "rucking" during the race with his family.

Mayor Pro Tempore Patrick Harris said he is planning on attending the race and "rucking" as well.

City Manager Gary Whatcott brought up a subdivision plat that was presented during the last Planning Commission meeting. Some people had the idea that when the word subdivision was used, we were building a subdivision inside the racetrack. What actually happened was that the county subdivided, through a subdivision plat, two parcels. One parcel was what used to be the equestrian park, which is now owned by Utah State University; the other parcel was broken up and will be the Gene Fullmer Boxing Facility in the future, which sits east of their property inside of our park. For some reason people are thinking we are building houses there, but he wanted to make it clear that no homes are being built there. This was just a plat arrangement that created two lots; one will be the equestrian park as it is with some possible remodeling of the facility, the other is for the Gene Fullmer Boxing Center. Again, for the record, there will be no homes built on either of the plats being subdivided.

D. Discussion/Review of Regular Council Meeting

- **Presentation: New website preview.**
- **Resolution R2022-17, Ukraine Support.**

Council Member Shelton discussed the Ukraine resolution request, and that he felt it was well written by city staff. There was a lot of historical information in the resolution that he was unaware of regarding Ukraine, and he really appreciated the efforts staff put into this resolution.

Mayor Pro Tempore Harris said that since Council Member Shelton requested the resolution, he would give him the opportunity to read it during the session if he'd like.

Council Member Shelton said he would be happy to read the resolution.

Manager Whatcott said they invited Representative Teuscher to the council meeting for the resolution presentation. He has some family connections to Ukraine and he served his mission there. He was invited to say a few words and talk about it a little bit before reading the resolution.

- **Resolution RDA 2022-02, Daybreak CRA Draft Plan and Budget approval.**

Assistant City Manager Dustin Lewis said this item is being moved to April 5, 2022. We will move into the RDA meeting and the council will amend the agenda to take that off. This was left on the agenda because it was noticed to the public well in advance of the meeting before it needed to be moved, they didn't want to create any confusion for anyone who saw the original notice and wasn't aware it was removed.

E. Discussion Items:

- E.1. Senior Advisory Committee member appointments. (*By Assistant City Manager, Dustin Lewis & Community Center Supervisor, Jamie Culbertson*)**

ACM Lewis said they have received a few applications for the Senior Advisory Committee. Originally five were invited tonight, but two of them were unable to make it at the last minute; there are three appointees in attendance tonight.

Community Center Supervisor Jamie Culbertson said they had received some great applicants for this committee. She has asked the applicants to introduce themselves, explain why they applied for the committee and maybe what they hope to accomplish. Before turning the time over to the applicants, she gave a brief overview of what the Senior Advisory Committee is. Currently, they have two active appointed members; they can have up to 12 members on the committee. Several years ago the committee members came up with a mission statement:

“The South Jordan Senior Advisory Committee is dedicated to helping promote the interests of older adults and their families in the community by helping senior programs provide a creative and informational environment where older adults can engage in social activities by sustaining and improving the quality of health, wellbeing and safety, and supporting the fulfillment of older adult needs in the community.”

Supervisor Culbertson believes that they can fulfill this mission by partnering with City Council and having a committee that is focused, but open, to different perspectives. She believes this group has a lot to offer, and she hopes they can now start making a difference for the older adults in our community post-pandemic.

Council Member McGuire asked how many participants they have post-pandemic in their senior programs.

Supervisor Culbertson said they are not back to where they were pre-pandemic, but they have about 70% of the attendees as before. She is finding that most of the people coming back are different people than who came before; there were also a lot of people they found through the pandemic that now come regularly, along with those who are no longer with us after the pandemic.

Jim Oliphant lives locally and he and his wife have lived here in South Jordan for about seven years. They moved here from Oregon, and for the last four years they have been participants at the senior center here, taking advantage of the classes and other activities. His wife has an issue with mobility, similar to MS, and they have used the yoga program, including online during the pandemic; they have really appreciated having that available. Through that, they have been able to meet other people who have been using these programs for a number of years. Currently he and his wife serve as “day directors,” and they have been doing that since last fall when things opened up again. His wife works at the desk on Wednesdays, and it’s something that’s really a benefit to people in the community here; she can’t drive and has to use a walker to get around, he finds that having the opportunity to serve there has been great. Many of the people participating there are single and need the socialization, the time to get out and participate in things, but some of them can’t drive. The senior center is a great resource to the city. Since they have been involved and seen how things operate, when Supervisor Culbertson approached them about needing volunteers to participate on the committee he was more than happy to make himself available for that. He has been retired for about 12 years and he is thinking about participating in

other community programs that are volunteer based. He thinks this is a fantastic benefit to our community, providing something that's very needed here. He appreciates being able to be on the board, and he is more than ready and willing to get caught up to speed, having a background in business and management.

Paula Brog just moved here from Cottonwood Heights. She is past chair of the Utah Hispanic Chamber, Mexicano Latino, and a few other things. She ran her husband's business for many years until he died, then their sons took over. She was blessed to be on trade missions with the governor and was head of the Mayor's Business Advisory Board for the City of Salt Lake. She has been busy all along because she really thinks you have to do something. If you are living in a place, you have to contribute something and if you don't have a lot of money, then it's your time. When she moved out here, she went to the senior center to see what was going on and she was really impressed with it. We have so many people coming in and we do so many things for them, again, it's one of those situations where anything you can do to help, you want to do to help. Everybody needs to be active at one point or another. People are always asking her why she keeps doing stuff, but she'll eventually be gone and until that time she will do what she can to help; hopefully, with the auxiliary board, she will be able to do that. Right now she is sitting on the Salvation Army Board and a few others, but they don't intrude on or hurt each other; they are only helpful to each other, and there are things that can be brought to one another when necessary.

Kristine Sloan works for the Housing Authority of Salt Lake City. She is a property manager for low income senior's downtown and has been there for 20 years. She has 100 residents that she manages alone, and she sees a lot of their daily and emotional struggles. She knows they all go to a senior center there, Liberty Senior Center, and she just wants to help in the community. She sees their loneliness, and she sees that they need that help. She wants to continue to help in the community and she thinks this would be a great opportunity.

Council Member McGuire asked if Supervisor Culbertson had information on the other two candidates that couldn't be here tonight.

Supervisor Culbertson said their names are Helene Portillo and Randy Sloan.

Mayor Pro Tempore Harris thanked the appointees for coming tonight. He can tell they all have a desire to serve and contribute to the local area. He is fully supportive of every one of them here, and appreciates their willingness to serve. He asked the appointees if there was anything they wanted the council to be aware of, or anything they would like to see at the senior center.

Mr. Oliphant said that having served on a council he knows what is involved there, but something he has observed attending the senior center is that there are three types of seniors in our city. We have the ones that come every day and eat there, it's really necessary for them and helping support them both emotionally and monetarily. The second group are the ones who like to attend classes, they are more mobile and can get around, but they come because of what the senior center offers them; it's also important that they get out to socialize and do things because some of them are quite old also. Then, we have the third person who doesn't come to the senior center and who is 65+ years old. He has had a few things come up in the last week that were

really interesting to him with this third group of people; these are people that aren't financially stressed, can get around and drive. He had a neighbor who is retiring, but is also going to be 65 soon, and he was asking questions about Medicare and other things that need to be done when he turns 65; it was all really confusing to him. The other day he also had someone, whose wife has early stage Alzheimer's, asking where he can go, what resources are available. For him, things like training to be a caregiver would be helpful and he didn't know where to go to apply for things. There are programs related to that at the senior center, but there are also things like discounts on car insurance because you take a class. He wonders if we are really doing all we can for the older, mobile citizens who are coming up with issues in their life that they need information for. He is 78 years old, his wife has issues, and trying to find information can be very difficult and confusing. Having some information from the city, under the guise of the senior center, would be helpful. He hasn't seen anything in the newsletters about the seniors, things like fall protection, information directly for the senior center.

Mayor Pro Tempore Harris suggested that once this group gets together, they should come up with areas they would like information or resources on. They can share those with the council, and they can discuss it with them, and Supervisor Culbertson, and see what they can do to start finding ways to meet their needs better.

Ms. Brog asked if there could be an article monthly for seniors in the newspaper to give them that kind of information. She was a reporter for 10 years in California, and then she worked for Media One here in advertising. Seniors still read newspapers, and getting an article once a month on the things mentioned above, that they could take advantage of at the senior center, might be a great opportunity.

Supervisor Culbertson said it's important to note also that there are seniors who are coming to the senior center and getting all the information, but then there are a lot that aren't coming to the senior center because they still work; it's that kind of outreach that they may need to focus on, to reach the others.

Ms. Brog said it could even be a little flyer included in the newspaper, but that or an article would give them the information they need.

Manager Whatcott said that is something they can definitely work on, he will talk with staff about it.

Council Member Shelton asked them to ponder how they get more of that third group of seniors to come. He personally knows people that ought to be coming to the center, but they're not. He doesn't know why they don't go, but he thinks it would be great to figure out some kind of outreach program where they encourage more people to come and take advantage of what's offered.

Mr. Oliphant said that when you're older, things change really quickly; if they are aware of the senior center, they might not need the stuff offered now, but they might need it tomorrow. We need to have a way to let them know what's here, how to get in contact with someone, and the

resources available. If they can come to even one class, they at least know where it is and what is there.

Council Member McGuire thanked Supervisor Culbertson for running such a great senior program. His parents live in a city north of here, and their city really doesn't provide services to their seniors. When they retired he tried to encourage them to get involved with their senior committee, but their city didn't have anything to offer them.

Council Member Zander joined the meeting

Supervisor Culbertson thanked the council for this opportunity, and for being aware and involved in the Senior Advisory Committee.

Mayor Pro Tempore Harris said that the council constantly thinks about the seniors in this area and what they can do for them. As the committee has things that come up, he asked them to make sure and schedule a day to come to a work meeting to talk.

E.2. PD Overlay Zone, Lark Meadows. (By, Ryan Button and Doug Young) Bruce Bair, Eric Langheart Land Planner

Doug Young discussed Lark Meadows, and shared a map (Attachment A) showing the 200 acres at the top of 11800 South and U-111. There have been bio solids buried there over the last 50-60 years, and it has been an amazing journey to clean that property. There is one corner that never saw any bio solids buried, however the other areas had 20 foot trenches that were up to 20 feet deep and 20 feet in the center where they buried bio solids. They have gone in and removed those bio solids by mixing them with bark chips or something similar and that mixture is sold in stores for fertilization. They've been successful in cleaning and removing everything from the lower half; in another nine months they should be completely done. The Bastian Ditch went across this property, all the way to Bingham Canyon. When the mine started taking too much water out of Butterfield Creek as it came down, the farmers in the 1950s said they didn't have enough water. Kennecott provided some water, but back then no one thought too much about the type of water; this water came down with a bunch of minerals and needed to be cleaned up. Luckily, the ditch was contained, and they have been able to remove all of that; they are 99% cleaned up in regards to the ditch, anything that was hot they took to the dump. This property will have a clean bill of health and be totally clean from any toxic or damaging bio solids when they are done. This has been extremely costly to do this right, but they spared no expense to ensure the site was cleaned up. In addition, Daybreak surrounds this and they have been thrilled to work with the Miller Family and Brad Holmes. It has been refreshing to have them in the mix, and they are in discussions with them about joint venturing, as well as making sure the roads and other things line up with their property. They had Daybreak go in and look at this property, then asked Daybreak to lay their infrastructure out now and they will blend with them in the future. The park system here is actually an extension of the Bonneville Shoreline Trailhead, which will go clear up into Butterfield Canyon. They want to make sure they blend and mesh with the Daybreak Community, and Daybreak has been wonderful to work with. Those discussions are ongoing and they have lined up roads, property and other uses to ensure cohesion. The U-111 alignment will change routes and create a nice commercial center. At the top, above what's

shown on the map, South Jordan Parkway goes across and could be a spot for another commercial property. They recently negotiated with Utah State and were approved to do their Equestrian Center here in South Jordan. There will be a huge trailhead donated at the mouth of Butterfield Canyon, and that will tie in to the trailhead at the mouth of Butterfield Canyon with parking facilities; these trails will connect from the Jordan River all the way through and up to the mouth of Butterfield Canyon. The foresight of South Jordan and the county as a whole in providing proper parking and trail connectivity is unique to our area. Many other places, especially on the east side, don't have these options or foresight in regards to parking and connectivity. This property is actually part of the old Bastian Farm.

Ryan Button discussed the map (Attachment A) and potential future uses, including a large city park versus smaller HOA parks. They are planning to apply for a PD overlay zone with 5.5 units per acre across the site. In addition, there are 72 units on Glenmoor that they'd like to transfer here, per the discussions over the last few years regarding finding a new location rather than building at the golf course; they think this spot would be a good spot to shift those units to. In order to create these uses they would need to have a pretty robust design book, and that is still in the works and in draft form. He continued with attachment A and discussed the potential design standards shown on the slides. They reviewed all the existing zones within the city, and nothing fit quite right as they are too small for the MPC zone, and the PC zone seems like the best planning tool they have available to more or less be cohesive with Daybreak. All the lines on the map are connection points provided by Daybreak; it's not exactly consistent with their current approved plans, but they have talked with them about connectivity and revising some of their existing approvals to provide that. Water tanks existing on the property weren't planned, so they've had to move around those. South Jordan Parkway sits at the very top of the map and it is currently showing the realigned U-111, they worked with UDOT and other various cities to come up with this new alignment plan and the possible future commercial pad. There will be a total of 1,114 units at the 5.5 units per acre, plus the 72 units from Glenmoor; they would like to set things up so they can cluster units, similar to Daybreak, with lower density in areas around open space and then higher density along the bigger road connections.

Council Member Marlbor asked if they are envisioning a large enough parking area for the trail going up Butterfield Canyon for people to bring their horse trailers there and unload, or will they need to unload closer to the canyon.

Mr. Young said they have facilities at the canyon that will allow for unloading horse trailers. This space will be more for biking, trails, hiking and races. One of the visions shared with him by Daybreak was possibly starting bike racing in Daybreak and having various starting points that go up into the canyon for different types of bike races, a cohesive trail system that would come through this property and all the way up into the mountains. He doesn't see the equestrians coming through this particular area.

Manager Whatcott said he believes the trail system shown runs through Daybreak. Working with Stephen James, that trail system will go through a portion of the Town Center, connecting all the way to the Bingham Creek eventually.

Council Member Marlors suggested building all the trails first, or else the council hears about it. This way, everyone knows what is behind their homes before purchasing.

Mr. Young agrees, the parks and trails are the most important thing. At the Glenmoor Golf course they recently talked with Harley Davidson regarding being able to rent electric bikes at the golf course, which connects to the trail system and will come up through this property.

Manager Whatcott mentioned that from a staff perspective, going forward with this overlay zone, it requires the council to give some feedback and direction; right now, they want the gross density to be 5.5 plus the 72 units and he needs to hear what the council thinks about that.

Mayor Pro Tempore Harris asked what the gross density changes to when the 72 units are added.

Manager Whatcott wants to get parameters from the council so they can negotiate an MDA, including possible open space requirements or other requirements requested, so they work out the details with the owners and staff to bring back to the council one more time prior to the rezone. This is their first attempt to give everyone an idea of what they're looking at, what the parcel looks like, and how they are looking to structure things from a density perspective. They are going for low density on the east side, getting denser and commercial oriented as you move towards U-111. He likes the fact they are trying to meet the Daybreak connectivity points being offered to them, that is an important piece. Some of the builders they are planning on using are similar builders in Daybreak, which includes their two top builders there. A lot of the home and townhome styles should fit very similarly, and have a similar feel. He would think that even some of the cross sections used might be taken right out of the Daybreak MDA and added to this so their road styles match.

Mr. Button said that with the additional 72 units, that bring the units per acre to 5.85.

Mayor Pro Tempore Harris said the 5.85 units seems good, and is still below six.

City Attorney Ryan Loose said based on option agreements, it will say in the development agreement that this goes along with the PD floating zone and specifically that they are moving the 72 units; this movement would be the completion of the obligations in the other agreements. That way, when someone in the future tries to unwind everything from Glenmoor back near 1974, this will make it as clear as possible.

Manager Whatcott asked what the owners were estimating the open space percentage to be.

Mr. Button said they are currently planning on proposing a minimum of 20%, depending on what counts and what doesn't count.

Council Member Shelton asked how that percentage compares to Daybreak.

Mr. Button said he believes Daybreak is at about 25%, but they are able to count churches, schools, and things that normally aren't counted as open space.

Attorney Loose said what you count and don't count as open space can make the difference between 20% and 25%. Driving into a church parking lot in Daybreak doesn't really make you think of open space, but we are counting it as that; this means we will be seeking a good definition from them regarding what they consider open space so we can figure out how to get the percentages right and make it meaningful.

Mr. Button said in the open space section of their design book, they have a whole list of things that do count; if it's not on the list it doesn't count, or they will have to come back to the council and get the green light to count it. They want to be really specific to make sure the city is comfortable with what's going on.

Planning Director Steven Schaefermeyer said his intent is to go through the design book with whatever high level guidance the council gives; this is their draft and the city hasn't gone through it yet to see what works and what doesn't. When they come back to the council, whether they run into issues and need further guidance, or they come back with a more complete draft of what is being proposed, they want the guidance from the council tonight to guide future discussions.

Council Member Shelton would like to know more about the open space; he doesn't know what would be better planning, bunching it together or spreading it out.

Mr. Button said the map in Attachment A isn't exact, and isn't all of the open space; there would be open space throughout.

Manager Whatcott asked if the council was comfortable with 20% open space, as long as they are counting space that is easily recognized as open space; even a retention basin could be open space, but maybe not counting park strips and churches.

Council Member Shelton likes what Manager Whatcott explained, he would like to go with the 20% number but have it be real open space.

Council Member Marlors said Daybreak has a lot of "undeveloped open space," and he's not opposed to having some of this open space be undeveloped just so it's "open." His son just moved to Daybreak and across the street is an open dirt area that they use, it doesn't have to be watered lawn as we all will be more and more sensitive to the water issue. As long as it's usable open space he is okay with it, but he doesn't consider a median really good open space. He also asked if they are envisioning the larger neighborhood areas will have smaller overall lots than you might find in Daybreak, or will they be close in size.

Mr. Young said they are having discussions with Daybreak and he will be meeting again with Brad Holmes this Friday. They have tried to make the property lines blend between the two areas without the harsh lines.

Council Member McGuire asked what they think the impact to schools will be, and if they've worked with the school district at all for this area.

Mr. Young said they have been talking with them about schools and locations for those schools; They are currently in discussions with the Jordan School District about all of that. Council Member McGuire wanted it known that he doesn't consider asphalt as open space, unless it's a trail, and he's fine with the natural type open space mentioned by Council Member Marlor. If there are schools within that area, they can discuss whether or not their ballfields and the like should be counted as open space.

Manager Whatcott asked if this entire area will be under an HOA.

Mr. Young said yes, they generally have a Master HOA with individual sub associations for things like the townhomes.

Council Member Marlor asked what percentage is commercial, and what they envision accomplishing with the commercial areas.

Mr. Button said they have it set up so that in the Town Center zone they can have a mixed use of either or both commercial and residential townhomes. They know the intersection of 11800 South and U-111 is where they want to locate a more traditional commercial center, a parking lot with a grocery store or other commercial uses. They could potentially have something similar up at U-111 and South Jordan Parkway, that will be partly dependent on what Daybreak is doing; Daybreak is currently showing a park up there, and he doesn't know if that will change or not. They only have a small wedge shaped area there, so it's not huge in regards to possible commercial use there, but with some adjustments they might be able to jointly work something out. There isn't an exact percentage, but things are still fluid and some of it will depend on Kennecott and their timeline with all their adjacent property. They have 2000-3000 acres that is developable, and this current property would become a center focus area when Kennecott finally does something with that land in the future.

Council Member Marlor asked about U-111 and how many lanes are being planned for this location.

Director of Engineering Brad Klavano said they are in the middle of an EIS right now, UDOT is doing that and they will also evaluate U-111 for lanes. Worst case would be three lanes in each direction, but from what he's hearing it will be two lanes in each direction.

Mr. Young said that in the last legislative session they budgeted \$42 million to rebuild U-111 from this point on the map, down to 12600 South; that is why these studies are moving forward now, and they expect to break ground on that road in the next two to three years.

Council Member Marlor said he thinks it's better to reserve this property before we have another situation like Bangerter.

Mr. Young said our staff has been really forward thinking, Director Klavano especially, on negotiating working on and creating a nice intersection there that will service that entire area. When looking at other maps it will blow your mind, this really becomes the center of the entire area in the southwest quadrant, and it's right in South Jordan.

Council Member McGuire asked what they are envisioning for Village Center, just increased density with housing, or a type of commercial mix.

Mr. Button said it would be primarily residential, but that's where we start to see some commercial type uses coming in like little neighborhood type services. Some of the mixed uses, vertical uses in particular, also start to show up in this type of area

Mayor Pro Tempore Harris said looking at Daybreak, it is a great community, but there are some pain points that we sometimes hear about and he wanted to discuss two of them specifically. One is the width of the streets, the other is parking issues. As we expand, he doesn't want to continue those problems here and he asked for the owners' thoughts on those issues.

Mr. Young said they are big on that also. It is amazing how six feet in a road makes a huge difference and he thinks the council will be happy with the cross sections. They have the abilities to do various things, but he is more of a traditionalist in his mindset and he makes the roads so they are more functional.

Council Member McGuire asked about the neighborhood homes, are they thinking traditional front loading, or are they thinking about alleyways/lanes.

Mr. Young said there will be both, especially on the significant roadways; they would make those residences rear loading, and then properties tucked back can be more traditional.

Council Member McGuire asked that on those lanes, they try to avoid the dead ends. Those have been an issue in Daybreak as the city doesn't plow the dead ends because they are a safety hazard, so it would be nice if everything connected through.

Mr. Button said he thinks they can make this a great community because of the things the city is bringing up now, they can steer away from those and learn from what has already happened.

Mayor Pro Tempore Harris appreciated them coming in with a reasonable density level at the very beginning. Many times they get numbers that start out high and they have to work it down to something that's reasonable; they are starting out with a reasonable number from the beginning and it is very much appreciated. From his perspective, he is okay with the density being proposed in here, and moving the units from Glenmoor over to this property. He asks that with these units in there, they pay attention to the parking issues and streets. When these homes are being designed, we want to have big enough garages to fit a couple cars and garbage cans and other items, not just one car garages. There will still be some street parking, but he would love to find a way to tie it in well so cars aren't just parking all over the streets.

Council Member McGuire noted that, along with the parking and garage styles, there are some condos in Daybreak that technically have two car garages but the cars have to line up behind each other. This style of garage causes a lot of people to park on the street because they don't want to have to move one car every time they leave the house. He would like to see them be mindful of the garage styles, making sure they are a little more useful. He is fine with the 5.5 unit

density, and understands they are entitled to a little bit more because of the agreement related to the Glenmoor Golf Course.

Mr. Young noted that many high schools in the area use the Glenmoor course for their programs, and they have the number one children's golfing program in the country at the course. The governor's wife is doing a special needs program there, veterans come there for programs; it is an incredible "private public course."

Council Member Zander had a hard time hearing the presenters over Zoom when they spoke so she had some additional questions. She wanted to verify that she heard they are doing 5.5 units per acre, plus the 72 units transferring from Glenmoor; she then asked for the total density there, to which the presenters responded that it worked out to 5.85. She heard the council members' comments about parking, street width, driveways and garages; she agrees with everything they've said. She asked if they have their own designer for their buildings and architecture, and if they will be running those by Stephen James?

Mr. Young repeated what he said earlier, that they had been in discussions with Brad Holmes and the Miller Group, and it has been a refreshing experience working with their group and staff. They are in discussions with them regarding a possible joint venture on this property; at the very least they will cooperate with each other in terms of road alignments, etc. Eric Langvardt is their land planner, but two of the builders wanting to come in on this project, Destination Homes and Holmes Homes, are really the lead builders in Daybreak. He's sure a lot of the design work and the pattern work will be similar to what's in Daybreak; they will use additional architecture and have a complete architectural book to show everyone. As far as having Stephen James, unless there is a joint venture agreed upon, working with Stephen James would not apply.

Council Member Zander said she is fine with all that, she just wanted to clarify what they are doing. She agrees that the two builders mentioned have been with Daybreak since the beginning and have great experience in that regard. She asked for them to display the map from attachment A again, and asked about the green areas, if they were a trail system from Lake Avenue.

Mr. Young said they anticipate that to be a trail system that will come from the Bingham Creek by Glenmoor Golf Course, through the new park, and some sort of trail system through Daybreak which is being discussed right now. They anticipate this being the Bonneville Shoreline trailhead, right there in this project, which will connect through the Kennecott property, the Olympia Property and right into the mouth of Butterfield Canyon.

Council Member Zander said that is hugely important to her, she loves that they've thought through the trail system and she believes it is integral in connecting all the developments and getting people in and out of the canyon.

Council Member Shelton thanked the presenters for what they're doing here with a great golf course, getting rid of an environmental problem, and now getting a subdivision that flows naturally from a planned subdivision coming that direction. He was asked once if he could change something in Daybreak, what it would be; his first response was parking. There is some

argument to be made for traffic calming with the narrower roads, but he wonders if there are other ways to do that without stopping traffic.

Mr. Young believes they have one of the best planners in any city with Director Schaefermeyer, so he thinks they will be able to get some great guidance on that with him and Director Klavano.

Council Member Marlbor said the comments from the council have been great already. He likes the density and where the project is going. Procedurally, he asked when those 72 units are transferred, if that goes with the MDA?

Attorney Loose said yes, it will have to be thought out and discussed, but essentially the agreement right now would give a deadline for certain things; if those things aren't done by a certain time, the city has to buy back the golf course. They have identified in the Glenmoor assignment and transfer agreement those 72 units that are entitled on Glenmoor, so they will reference those two agreements in the development agreement for this property and terminate those agreements, assign the 72 units to this, and recognize them in addition to the base density that has already been negotiated. As is known, Daybreak is at five units per acre, the council has said they are comfortable with 5.5 here; they would then add the 72 units to get 5.85, so the agreement will note a 5.5 unit density plus 72 units. For the public, if they question the totals, that can be put in there; they would like to handle these two things separately and apart from the agreement so it is very clear what was done, and they will pass the one agreement that will reference the other two by exhibit.

Council Member Marlbor is very pleased with the idea of separate sections. He would love to see some great commercial in this area, we need more tax base and the residents want to shop local, where it's close and convenient. Whatever we can put in that makes sense, he will definitely support commercial in those areas.

Manager Whatcott noted that they have already committed to provide a CRA for this property with our funds, helping with the remediation of this property. Legislation was changed about three years ago, and the language was adjusted specifically for environmental hazards and creating CRAs for that purpose. That has not been done yet for this project, but it will be part of what they are working on. We never committed to or suggested to Mr. Young that there would be other taxing entities involved in that, but that they would get our piece.

Mayor Pro Tempore Harris asked what that CRA will look like.

Manager Whatcott said they don't know yet, it's all based on valuations and what is actually put on the ground; right now there is nothing, zero, because it was environmentally challenged. They will now build increment on top of that and figure that out. He wanted to make sure the council was aware of this, so that when it is brought back they know that was committed to up front. Most likely the CRA will not create enough to repay Mr. Young for his investment in this parcel, but at least we are helping and got this piece of property back to a taxable value; without this, that piece of land would have sat foul and with no value indefinitely.

Council Member Shelton asked what the timeframe is for bringing all of these agreements together.

Bruce Bair said the development agreements are never the critical path, it is always the design guidelines and the engineering layouts of everything. He and Attorney Loose have collectively done so many development agreements that it is not hard to write them as both of them have templates; the exhibits are where the work is.

Attorney Loose said once an application is received, they will start working with the planners and engineers. Once the design guidelines and related things are set up, the rest is easy. The exhibits are the most important part of the agreement, and it will be a few months before anything happens and it comes back to the council.

Mayor Pro Tempore Harris asked if they will have more visuals regarding their plans when they return.

Mr. Young said yes; they have those now, but they are in the draft stage.

Manager Whatcott didn't want them to go too far before getting this feedback from the council.

Mr. Young said the suggestions given tonight have been really helpful, they will go back and work on those things.

Council Member McGuire said it's hard for residents in some places in Daybreak to connect in to one of the major trail systems. He asked them to be mindful of that as they are planning, that they preserve small trails that will connect into larger trails. There are a lot of areas where residents have to ride in the middle of the street until they can connect to the major trailheads.

Attorney Loose said one question being discussed was, from a park perspective, if the council would prefer more pocket type small parks, or a bigger amenity park.

Mr. Button said they are still working on this but right now, they are looking at about 10 acres to use.

Council Member Marlor said maybe one good sized park, with some pocket parks, is what he would like to see.

Council Member McGuire asked about the presenters' thoughts on the large park, would it be controlled by the HOA or are they hoping the city will take it over.

Mr. Young said they are in bigger discussions with the county right now because this trailhead will service the county as a whole. With the Bonneville Shoreline Trailhead, they would like to see some amenities like soccer fields, so it is a usable park. These are all discussions they will have on an ongoing basis with all the people involved, including Daybreak and the County, to figure out the best way to tie it all together and create the opportunity for recreation for the community and the trail system.

Mayor Pro Tempore Harris said that they should wait to hear what they're proposing until they come back, as the county may be able to participate in getting things going with a park.

Council Member McGuire agrees on waiting. He likes the idea of having a larger park to serve needs like soccer, but the small pocket parks are also important to a community.

Council Member Zander agrees a large park is more useful; pocket parks are cute, but not as useful. She would lean towards the larger park.

Council Member McGuire motioned to move from the City Council Study Meeting to Executive Closed Session. Council Member Marlor seconded the motion; vote was unanimous.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

F. Executive Closed Session

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

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

Council Member McGuire motioned to adjourn the Executive Closed Session and move back to the City Council Study Meeting. Council Member Shelton seconded the motion; vote was unanimous.

ADJOURNMENT

Council Member Marlor motioned to adjourn the City Council Study Meeting. Council Member McGuire seconded the motion; vote was unanimous in favor.

The March 15, 2022 City Council Study meeting adjourned at 6:25 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

March 15, 2022

Present: Council Member Brad Marlor, Council Member Don Shelton, Council Member Jason McGuire, Council Member Patrick Harris, City Manager Gary Whatcott, Assistant City Manager Dustin Lewis, City Attorney Ryan Loose, Strategic Services Director Don Tingey, CFO Sunil Naidu, Police Chief Jeff Carr, City Recorder Anna Crookston, Director of Public Works Jason Rasmussen, City Engineer Brad Klavano, Administrative Services Director Melinda Seager, IT Director Jon Day, GIS Coordinator Matt Jarman, Planning Director Steven Schaefermeyer, Fire Chief Chris Dawson, Meeting Transcriptionist Diana Baun, Communications Manager Rachael Van Cleave, Communications Specialist Joshua Timothy, Marketing Specialist Matt Jorgensen

Absent: Mayor Dawn Ramsey, Council Member Tamara Zander

Others: Sam Bishop, Representative Jordan Teuscher, britterny@gmail.com, Jamie, Carol's iPhone, Darrell,

6:31 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction to Electronic Meeting - By Mayor Pro Tempore Patrick Harris

Mayor Pro Tempore Harris welcomed everyone present, excused Mayor Ramsey and Council Member Zander, and introduced the electronic meeting. He acknowledged Representative Teuscher who was in attendance and thanked him for attending the meeting.

B. Invocation – By CFO Sunil Naidu

CFO Naidu offered the invocation.

C. Pledge of Allegiance – By Fire Chief Chris Dawson

Chief Dawson led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. February 15, 2022 City Council Study Meeting

D.2. February 15, 2022 City Council Meeting

D.3. February 23, 2022 City Council Budget Meeting

Council Member Shelton motioned to approve the February 15, 2022 City Council Study Meeting minutes as printed, the February 15, 2022 City Council Meeting minutes as printed, and the February 23, 2022 City Council Budget Meeting minutes as printed. Council Member Marlor seconded the motion; the vote was unanimous in favor, Council Member Zander was absent from the vote.

E. Mayor and Council Reports

Council Member McGuire has met with the Arts Council, where they were able to secure the rights to the next production, which will be The Music Man. They are also working with the Parks and Recreation Department on some additional murals in the city.

Council Member Marlor had an Architectural Review Committee meeting on March 9, it was fairly brief and mainly about some home designs in a subdivision. Later that evening we also had the budget session meeting where a lot of progress was made.

Council Member Shelton met with the Larry H. Miller group out at Daybreak, talking about their urban center. There were a few Western Growth Coalition legislative updates, a couple of Legislative Policy Committee meetings that he attended, a Senior Advisory Committee meeting, a SR-111 environmental study kickoff that he attended via Zoom, as well as a Jordan River Commission meeting and an Association of Municipal Councils meeting.

Mayor Pro Tempore noted that while Mayor Ramsey is absent, she is still working on behalf of our city and he thanked her for all she is doing.

F. Public Comment

Mayor Pro Tempore Harris opened up the public comment portion of the meeting. There were no comments and the hearing was closed.

G. Presentation Item

G.1. New website preview (*By Communications Manager Rachael Van Cleave*)

Manager Van Cleave discussed the new look and features of the city website, including its new and improved ADA compliance and ease of use. Everything is easy and quick to update or make changes to, and staff can contact either herself, Matt Jorgensen or Joshua Timothy with those changes or updates. She went through a few of the pages on the site for everyone to see how things looked and encouraged everyone to visit the page and look around.

Marketing Specialist Matt Jorgensen discussed our new branded pages, like the Fire Department and Police Department pages, which are branded with the department's specific colors, badge/logo, and pictures. It's very similar to the layout of the regular website with the mega menus on top and a search function key; the search function key is also integrated into the

regular website, so it will search the entire website. There is also a “return to home” button over by the search bar to take visitors back to the city homepage.

Mayor Pro Tempore Harris asked if hovering over the department badge gives you a link like the city’s homepage icon.

Mr. Jorgensen said you’ll get the hand that shows a link.

Mayor Pro Tempore Harris said the homepage button lights up when you hover over it to make it obvious it’s a link, he asked if there is any way that could be done with the department badges as well.

Manager Van Cleave said the difference on this branded page is that the badge is a particular graphic of the badge, it is not an animation; whereas the homepage button is an animation. They could look at potentially highlighting it, however they have not done that yet as that is site standard to have the logo go back to the homepage of a particular thing.

Mr. Jorgensen said that just like the regular page, they have the quick links for the fire department on their page including buttons for things like recruitment; these branded pages will help with a unique look for each department to help with recruitment. As they move forward, they will build some nice recruitment pages for both police and fire, which will allow residents to access those sections quick and easy. Branded pages also have a news section, similar to the homepage, with the option of adding a calendar in the future; currently, they have chosen to put their Facebook feed in that spot. They can also include other articles from the city to cross promote articles across pages. There is a branded footer with the quick links and helpful navigation links. This gives a unique brand and feel, but branded to the specific department. He then moved to the police department page and showed how that page worked. He then went to the Mulligan’s section, a branded page as well, which is showing off the property to entice people to visit. They have been working with Mulligans on online booking for golf times, and there is a link to do that now which sends the visitor to a third party site to book those times. Just like the other branded pages, they can cross promote the city news feed and promote city information to help brand the city and Mulligans together.

Communications Specialist Joshua Timothy discussed and demonstrated the mobile view of the new website. Around 60% of residents use their mobile phones to access the website, so it was important to have a website that can be accessed anywhere. In the mobile view, you still have the same look and feel as the desktop version, with images at the top and easy to access buttons. As you scroll down, the news feed reformats itself so visitors can scan and see what’s going on in the city; residents can also click on the upcoming events to find out all the specific event info easily. He encouraged everyone to take some time to browse the website from their mobile devices and experience the new format.

Manager Van Cleave said they are very happy with how this turned out, it took a long time and they worked with all the departments to find out what they needed and wanted on their website pages. She addressed the “report a problem” button that takes you to a form, similar to what was on the old site, but this is a direct way to engage with residents and report street and other issues, including issues with the website.

Council Member McGuire was looking at the Arts Council page, but he doesn't see anything about the production for The Music Man; he asked to have that added to the events feed. He thinks the new format is more user friendly and really likes the new look.

Mr. Jorgensen noted that on the internal pages, based on the directory it will bring up a site menu on the side to give additional options for navigation. They also have the key clickable icons on the bottom, and they can be used on any page.

Mr. Timothy said some of the internal pages will also have a right hand menu to see who the director is over the department with an address and contact phone number.

Manager Van Cleave said the goal was to make everything as easy as possible for our residents.

Council Member McGuire asked about residents applying to volunteer on a committee, is it an online form they can fill out, or do they still have to download a PDF to print and send to the city.

Manager Van Cleave said it is still a PDF, however they are working on that. She also mentioned that under the "I Want To..." section, it shows the committees and boards, as well as who to get in contact with to speak directly with the staff member working on the particular committee.

Council Member Marlors said the website is wonderful.

Council Member Shelton said he hasn't personally tried it, but it looks terrific. On his way to the meeting, he got a call from a resident telling him how much they love the new website.

Council Member McGuire asked how residents would access agendas for the meetings in the future.

Manager Van Cleave said that is now being handled through Municode and we have centralized everything, starting from the City Council page. When visiting the City Council page, the very first thing they see is the picture of the mayor and council, then just under that they have "next meeting information" and "agenda and supporting documents;" those links take you to the Municode window. They also have the audio files available, along with an archive; over time, that archive will go away because it will all be done through Municode.

Mayor Pro Tempore Harris said he got on earlier and looked around, especially around the City Council page; he found it to be very easy and quick to get where he needed to be. He can tell this took a lot of time and effort to get here, and he said the council fully recognizes the efforts made to get it here and make it look this wonderful.

Mr. Timothy said this did launch today, so he asked anyone who finds any issues to use the "report a problem" form or send an email to let them know.

H. Action Item

H.1. Resolution R2022-17, Denouncing Russia's unjustified invasion of Ukraine. Calling upon the Russian Federation to cease fire and vacate the sovereign territory of Ukraine and urge the United States Federal Government to take action

against the Russian Federation and restore peace in Europe. *(By Council Member Don Shelton)*

Representative Jordan Teuscher thanked the council for this invitation. He represents District 42 and is currently running for District 44 as they've just redistricted, but is a lifelong resident of South Jordan and grateful to be here. His wife is from Ukraine, her family still lives there. They still have family and friends there, and he served an LDS mission in Ukraine which is where he started learning Ukrainian; in his undergrad he focused on Eastern European politics. In law school, his capstone project was on Eastern European law and he practiced law in Eastern Europe for about three years before taking his current job. Ukraine obviously has a special spot in his heart and he has been able to study it for a long time and knows some of the history. Every Ukrainian knows about the famous Ukrainian poet, Taras Shevchenko. He was born early in the 19th century, his parents and grandparents had fought as Cossacks years before that and fought for Ukrainians' freedom. He was born as a slave to Russia as a child and was sold off to a family where he ended up living for a very long time, even though he was a very talented artist, writer and poet. At the age of 34, a group of artists actually bought his freedom and he was finally able to share his work with the rest of the world; he dedicated his talents and ability to Ukraine and what had happened, so he has some really rich poetry about that time. One of those poems really stands out to him as he has read it a few times; his wife has said it's not his best poem or the prettiest, but it's one that's important. After receiving his freedom, his poetry really ruffled some feathers with the people in charge at the time. He had long periods while he was in exile and actually died in exile. During Soviet times, his poetry was banned; they didn't allow for Ukrainians to read the poetry. That being said, Ukrainian parents in their own homes would teach the children these poems from Shevchenko because it meant so much to them and taught them about their past, and really what their future is. Shevchenko wrote:

“Dear God, calamity again. It was so peaceful, so serene, we but begin to break the chains that bind our folk in slavery when, halt, again the people's blood is streaming. Like rapturous dogs about a bone, the royal thugs are at each other's throat again.”

Representative Teuscher said what he loves about this is that it shows this isn't new to Ukraine, the idea of Russian aggression or action that leads to Ukrainian blood spilling; it has really been the history of Ukraine throughout the very beginning of its time, starting back in the 10th century where Kievan Rus began as an empire. The ongoing fighting in that area is similar to a lot of Europe, but Ukraine itself and its people for a very long time never had a state. They were parts of different empires, whether it was the Russian Empire more on the eastern part of what is now Ukraine, or part of the Polish Empire, Austrian/Hungarian Empire, or the Romanian Empire coming from the south up. It wasn't until 1991, at the fall of the Soviet Union, that Ukraine really had its first independent state. Even then, though it was independent in a sense, meaning there wasn't another country they were servient to, the people themselves weren't necessarily free. They had the leaders there during the Soviet times who just took off their Soviet hat and put on their democratic hat; however, it was the same people

in power. It took a really long time for the people to be able to move through that and really tough economic times in the 1990s, going into 2000, to really get to a place where they could start adding some economic development and life into their economy. In 2004, Ukraine held what most people would say was the first free election in Ukraine; there was no incumbent that had been in power since Soviet times, someone fresh. It was a battle of ideas, there was a pro-west candidate in Viktor Yushchenko and a pro-east candidate in Viktor Yanukovich, and the question on the ballot was really “where does Ukraine want to be?” Do they want to align themselves with the west, or the east. As they went through that election year, for about 18 months beforehand, the number of people at the crowds for the pro-west candidates was greater than the east. Everyone could see exit polling seemed to show that yes, Ukraine was going to vote for the pro-west candidate. When the election results came out, the government had said that it was a close race, but the pro-east candidate had won. Every Ukrainian in their heart knew that it probably wasn’t fair, that it wasn’t accurate. In 2004, we saw people actually being able to exercise their freedom of speech. They came out to their city centers and they started protesting, saying this isn’t fair, we are a democracy and we should have the person we elect in place. Every city throughout Ukraine, a country of over 40 million people, started protesting and eventually they said “come to Kiev.” People started going by the busloads to Kiev, until there were over a million people standing day and night in the center, Independence Square in Kiev, demanding their freedom. After a two week period in the middle of winter, when they demanded every day that they want their freedom and democratically elected leader to actually be the leader of the country, the supreme court of Ukraine agreed with the people. They found there were fraudulent results in the election and they held a new election; Viktor Yushchenko, the pro-west candidate, was eventually elected. This protest and showing of the Ukrainian people was called the Orange Revolution because of the color of that candidate; everyone would wear orange to show solidarity with that candidate, but it was a peaceful revolution in a sense. People came, they worked through the government process, found there was a problem and fixed it. That all seemed to work for a while, but change wasn’t easy for Ukraine; they wanted NATO membership, they wanted EU membership and they worked towards that. In 2010 they had another presidential election and Yushchenko lost, the pro-east candidate actually won in a close election. He took over after a while but they still were making moves towards the west. It wasn’t until 2013-2014 that Viktor Yanukovich came forward and said they were going to align with Russia, and there was some concern. People started protesting, especially students, who came out and said this wasn’t what they wanted. After a while, the president of Ukraine at the time didn’t like the protests and was afraid it might spark into something bigger like they saw in 2004, so he asked the military to start firing on the protestors to get them out of the street. That sparked a lot of people to come out and they had what was called the “Euromaidan,” where they fought again for their freedoms. At that point, they got so many people to come and protest that it wasn’t as peaceful as what they had seen in the Orange Revolution, but they eventually stormed the presidential palace and were able to push the president into exile in Russia, installing a new president of Ukraine. He believes that was the trigger that Vladimir Putin saw that showed he couldn’t keep Ukraine under his thumb anymore. The people were standing up and starting to make changes, so you saw in that very next year aggression from Russia with the annexation of Crimea and the taking of their Black Sea fleet, taking over everything Ukraine had there. Following that, we

saw the aggression that happened in Donetsk on the far east side that was very much contained but there were Russian separatists coming in and fighting, trying to stir up a lot of issues there. He thinks Putin miscalculated at that point because there was this idea that once you start these areas like Crimea and Donetsk to be under Russian control and fighting, wanting to align with Russia, that the rest of eastern Ukraine would just fall into place. Kharkiv is a university town with around 10 different universities, a very big city, and Putin assumed they would just want to align themselves with Russia since many of them already spoke Russian. However, the exact opposite happened, and when Crimea was taken over and the fighting started happening in Donetsk, the students came out in protest against Russia. They said that even though their parents might have been Russian, and they might speak Russian at home, they are Ukrainian; they grew up in Ukraine, went to Ukrainian schools, they cared about this country and wanted to fight for it. They toppled over any of the Lenin statues that were up in eastern Ukraine. He thinks that was a catalyst where Putin had to rethink his strategy there. He didn't want Ukraine to be a part of NATO or the EU, but even more, it's a pride issue, coming down to Ukraine always being known as "the little Russia." There is a real sentiment among many Russian people wondering why Ukraine thinks they can go off and do something different from them; they are no better and shouldn't be able to do that. Now Russia feels like they need to have that control over Ukraine, that it strikes at the heart of Russian Nationalism to have a free and independent Ukraine; especially one that is aligned with Western Europe. There are some perceptions out there that maybe Ukraine might be somewhat at fault for this, or that there is a large majority of Ukrainians that really want to align with Russia, and he declared that is not the case. In the early 1990s you might have been able to make a case that there was a really divided Ukraine, that the eastern Ukraine might have been more united with the Russians, while the western side of Ukraine was more united with Europe; that has changed in the last 20-30 years. Since 2014 there is a very strong sense of Ukrainian nationalism, and very few people who want to align themselves with Russia. Also, he appreciates the role the United States has played, kind of the leadership role, and to be able to punish Russia for what is happening and to try and take actions to try and help. We have seen this type of support all over the world. There is certainly more that can be done, Ukrainians need our help. The fight in Ukraine isn't just a civil war of what's going to happen in Ukraine, it's really an assault against democracy and an assault against all of us and humanity. He asked for continued support for Ukraine, more than what we're doing right now. He strongly believes if we don't take the necessary steps now, this is not going to stop at Ukraine and continue to move forward. His mother in law and sister in law were able to escape to Poland, they have been there for the last week. There are almost 3 million refugees leaving Ukraine right now and it's a huge crisis in Europe. He met with the Romanian ambassador to the US today and he will be talking about this issue, they have accepted more than 400,000 refugees into their country, but they don't know how to integrate that large of a population. He would assume that, just as in the past, if that comes we will step up as a state and accept these refugees here, and integrate them into our great community. He thanked the council for the opportunity to speak, the resolution being brought forward, and the support of Ukraine.

Mayor Pro Tempore Harris noted that as a council, this is a first, discussing geopolitical issues. It is such a significant issue here, and it does touch all of us. For Representative Teuscher to

come and explain some of the history was very helpful. Council Member Shelton brought it up a few weeks ago that they should put a resolution together denouncing Russia's invasion of Ukraine, and Mayor Pro Tempore Harris feels it was the right decision.

Council Member Shelton has been inundated with news about what is happening in and around Ukraine, and he came to the last budget meeting feeling weighed down by all of it. That made him wonder what he could do as an individual to help a problem so far away, yet so important, as this really is an assault on Democracy; not just in Ukraine, but on Democracy as an idea across the world. As stated, they as a council have always focused on staying in their lane; they have made an effort to not get caught up in political issues outside of our city, and it has served them well in the past. He was hesitant to bring up the idea of this resolution, but after some thought he really felt a resolution would be appropriate; the mayor really liked the idea, and it was brought up at the budget session. City staff agreed to do some research and create the resolution being presented tonight, which Council Member Shelton then proceeded to read out loud. He felt the resolution was well written and he congratulated our staff on the wonderful job. He also mentioned there are legitimate ways to contribute and help the humanitarian efforts, and he encouraged everyone to help where and how they can.

Manager Whatcott believes we have learned a lot from what the state provided, and their resolution as well.

Mayor Pro Tempore Harris said this is well aligned with what the legislature and governor are doing as well. This isn't done very often here, but they wanted to show their support as the city council.

Council Member Shelton motioned to approve Resolution R2022-17, denouncing Russia's unjustified invasion of Ukraine. Council Member McGuire seconded the motion. Roll Call Vote was 4-0, unanimous in favor; Council Member Zander was absent from the vote.

Council Member McGuire motioned to recess the City Council Meeting and move to the Redevelopment Agency Meeting. Council Member Marlor seconded the motion; vote was unanimous in favor. Council Member Zander was absent from the vote.

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING

I. Public Hearing Items

I.1. Resolution RDA 2022-02, Daybreak CRA Draft Plan and Budget approval. RCV By Director of City Commerce Brian Preece)

Mayor Pro Tempore Harris noted that they are going to amend the agenda to move this item to the April 5, 2022 City Council meeting. Just in case anyone still came to speak on this

item, he opened the hearing to public comment. There were no comments and the public hearing was closed.

Council Member Marlor motioned to amend the agenda and move this public hearing to the April 5, 2022 City Council meeting. Council Member Shelton seconded the motion; vote was unanimous in favor. Council Member Zander was absent from the vote.

ACM Lewis said the item above has been noticed for the public hearing on April 5, 2022.

Council Member Shelton Motioned to adjourn the Redevelopment Agency meeting and return to the City Council meeting. Council Member McGuire seconded the motion; vote was unanimous in favor. Council Member Zander was absent from the vote.

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO CITY COUNCIL MEETING

J. Staff Reports and Calendaring Items

Manager Whatcott thanked Ms. Van Cleave and her team for their work on the new website, that was a huge job and they did an amazing job. Administrative Services Director Spencer Kyle has left the city, so Manager Whatcott went through the changes that have been made in the wake of that. They have created a new office under the Office of the City Manager, which will be Strategic Planning and Budget. Director of Strategic Services Don Tingey has been working in Strategic Planning for a number of years now and they have been working on priority based budgeting. Now they will try and get a lot deeper into the priority based budgeting, where they have asked Katie Olsen and Abby Patagonai to join this new department. They will start developing more forward looking motions with all the department heads, this allows them to go deeper into creating performance measures and making sure we measure our successes and/or failures. Additionally, Recreation has grown so much that we created a new Department of Recreation, as a standalone department; Janell Payne will be the director of that department, and the new business manager at Mulligans will be her assistant director. Mulligans has been moved under Recreation to create a more cohesive group. Director of Government Affairs Melinda Seager has been brought from the Legal Department back to this side. She came from this department before and brought a lot of good management and leadership experience to that position; they felt she could really help that department grow. There have been a few adjustments, but she will now be over facilities, the justice court, risk management, information technology and communications and marketing for the city. Emergency/Safety Manager Aaron Sainsbury used to be in that department; he has been moved back under Chief Dawson and the fire department. Executive Assistant Melanie Edwards is now called the Assistant to the City Manager, taking on a lot of the duties Katie Olsen had and some of Mr. Tingey's duties he was doing before. She will be over the call center in the office as well, and doing a lot of

project management stuff for Manager Whatcott. They will be hiring a new executive assistant, that will be coming on board soon and they will be the liaison for the council and the mayor, helping the council with their needs. These changes will strengthen our organization and we will see big improvements in the future. They will be housing all the master plans together and working with the departments to make sure those are being seen and incorporated in our strategic planning, as well as the CIP management and tracking all of the financial aspects of the projects; that is part of what Ms. Patagonai will be helping with since her skill set is analytically oriented and there will be much more data collection.

Mayor Pro Tempore Harris recognized Representative Pulsipher joining the meeting and thanked her for being here.

Council Member Marlor motioned to adjourn the City Council meeting. Council Member Shelton seconded the motion; vote was unanimous in favor. Council Member Zander was absent from the vote.

ADJOURNMENT

The March 15, 2022 City Council meeting adjourned at 7:43 p.m.

**PROCLAMATION IN RECOGNITION OF
CHILD ABUSE PREVENTION MONTH APRIL 2022**

WHEREAS, the children of South Jordan are the future of our state's success and investing in their general welfare, safety and livelihood are of utmost priority; and

WHEREAS, all children deserve to grow up in a safe and nurturing environment to assure they reach their full potential as they grow and develop; and

WHEREAS, the protection of children and strengthening of families is of concern and responsibility of all South Jordan citizens because the wellness of children affects our lives now and will continue to affect us in the future; and

WHEREAS, child abuse is a serious problem with 82 confirmed child victims in the city of South Jordan last fiscal year with each of those cases impacting an entire family and affecting the community as a whole: and

WHEREAS, child abuse respects no racial, religious, socio-economic or geographic boundaries, and

WHEREAS, all citizens of South Jordan need to become more aware of child abuse and its prevention within their respective communities and actively encourage and support parents to raise their children in a safe and nurturing environment, and

WHEREAS, preventing child abuse requires each member of the community to be attentive to the problems of families around them and commit to do everything they can to help.

NOW THEREFORE, the Mayor and City Council of South Jordan, proclaim April 2022 as **CHILD ABUSE PREVENTION MONTH** and we call upon all our citizens to renew their commitment to be educated on the impact of child abuse and join in working for its prevention within our communities.

ADOPTED on the 5th day of April, 2022 in South Jordan City, Utah.

Dawn R. Ramsey, Mayor

ATTEST:

Anna Crookston, City Recorder

RESOLUTION R2022 - 19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, DISSOLVING THE KING BENJAMIN AND HOLLAND PARK GATE SPECIAL SERVICE DISTRICT.

WHEREAS, The South Jordan City Council was approached by residents of the King Benjamin subdivision in 2011 regarding traffic concerns; and

WHEREAS, the City received a petition from more than 70% of King Benjamin subdivision residents which requested the City Council create a special service district to pay for the installation and maintenance of a gate located at the approximate address of 9700 S. Enos Way (1360 W.), in South Jordan City, Utah; and

WHEREAS, In 2011, Holland Park was owned by a developer who agreed to gate installation and payment of construction costs on behalf of all future home owners in Holland Park; and

WHEREAS, due to overwhelming resident interest, the City Council then created the King Benjamin and Holland Park Gate Special Service District by passing Resolution R2012-56; and

WHEREAS, the King Benjamin Holland Park Gate Special Service District is no longer needed, the gate has been removed, there are no bonds, notes, or other obligations of the special service district outstanding and unpaid so all applicable requirements for dissolution have been met; and

WHEREAS, Utah Code 17D-1-601(2) authorizes the legislative body that created a special service district to approve the dissolution of a special service district if they determine that it is no longer needed for the purposes for which it was created.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Dissolution. The King Benjamin Holland Park Gate Special Service District is no longer needed for the purposes for which it was created and shall be dissolved in accordance with the process specified in Utah Code.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]


**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: April 5, 2022

Issue: Resolution Appointing Members to the Senior Advisory Committee

Submitted By: Janell Payne

Department: Recreation

Staff Recommendation (Motion Ready):

Staff recommends approval of Resolution R2022-20, appointing new members to the Senior Advisory Committee.

BACKGROUND: The City Council created the Senior Advisory Committee to promote the interests of senior citizens in the community. In particular, this committee plays an important role in supporting the senior programming at the Community Center.

Mr. James Oliphant has submitted an application to serve on the Committee and the City Council has had the opportunity to meet Mr. Oliphant at a previous City Council meeting.

Ms. Kristine Sloan has submitted an application to serve on the Committee and the City Council has had the opportunity to meet Ms. Sloan at a previous City Council meeting.

Ms. Paula Brog has submitted an application to serve on the Committee and the City Council has had the opportunity to meet Ms. Brog at a previous City Council meeting.

Staff recommends approval of Resolution R2022-20, appointing the above as new members of the Arts Council.

City Council Action Requested: Janell Payne
Janell Payne (Mar 23, 2022 16:21 MDT)
 Director of Recreation

3/23/2022
 Date

RESOLUTION R2022-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPOINTING MEMBERS TO THE SENIOR ADVISORY COMMITTEE.

WHEREAS, South Jordan City Code Chapter 2.76 allows the City Council to create committees; and

WHEREAS, The City Council created the Senior Advisory Committee to promote the interests of senior citizens in the community; and

WHEREAS, the Senior Advisory Committee bylaws permit between 6 and 12 members requiring appointment by resolution of the City Council; and

WHEREAS, the City Council standardized the creation and appointment of all City Council-created boards and committees, and hereby appoints Senior Advisory Committee members to conform with the terms of the Policy & Procedures Guide; and

WHEREAS, the South Jordan City Council finds it in the best interest of the welfare of the residents of the City to confirm appointment of these members to the Senior Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, UTAH:

SECTION 1. Appointment. The Senior Advisory Committee members and their terms are as follows:

<i>Member name</i>	<i>District</i>	<i>Term expiration date</i>
Vacant	Mayor	January 2026
Vacant	Mayor	January 2026
Mick Florin	1	January 2024
Vacant	1	January 2024
Paula Brog	2	January 2024
Vacant	2	January 2024
James Oliphant	3	January 2026
Vacant	3	January 2026
Loyd Hefflin	4	January 2024
Vacant	4	January 2024
Kristine Sloan	5	January 2026

Guenther Popp

5

January 2026

SECTION 2. Effective Date. upon passage.

This Resolution shall become effective immediately

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

South Jordan, Utah

April 5, 2022

The City Council (the “Council”) of the City of South Jordan, Utah (the “City”), met in regular public session at the regular meeting place of the Council in South Jordan, Utah, on Tuesday, April 5, 2022, at the hour of 6:30 p.m., with the following members of the Council being present:

Dawn R. Ramsey	Mayor
Patrick Harris	Councilmember
Brad Marlor	Councilmember
Jason T. McGuire	Councilmember
Donald Shelton	Councilmember
Tamara Zander	Councilmember

Also present:

Gary Whatcott	City Manager
Anna Crookston	City Recorder
Sunil Naidu	Chief Financial Officer
Ryan Loose	City Attorney

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the following Resolution was introduced in written form along with a Certificate of Compliance with Open Meeting Law with respect to this April 5, 2022, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in writing, was fully discussed, and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____ adopted by the following vote:

AYE:

NAY:

After the Mayor signed the resolution, it was recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION NO. 2022-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH (THE “CITY”) AUTHORIZING AND APPROVING THE EXECUTION OF A LOAN AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION TO FINANCE TRANSPORTATION INFRASTRUCTURE PROJECTS WITHIN THE CITY; PROVIDING FOR THE PUBLICATION OF A NOTICE OF THIS RESOLUTION AND THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.

WHEREAS, Section 72-2-121 of the Utah Code Annotated 1953, as amended, authorized an annual allocation to the City of \$700,000 to be used to mitigate congestion and improve transportation safety (the “Annual Allocations”); and

WHEREAS, the City desires to enter into a loan agreement (the “Loan Agreement”) with the Utah Department of Transportation (“UDOT”) to borrow funds appropriated to the State Infrastructure Bank Fund in order to finance certain transportation infrastructure projects within the City, such Loan Agreement to be in substantially the form attached hereto as Exhibit B; and

WHEREAS, the City intends to pledge the Annual Allocations to repay amounts borrowed under the Loan Agreement; and

WHEREAS, Section 72-2-204 of the Utah Code Annotated 1953, as amended (the “Loan Act”), provides that before obtaining an infrastructure loan, a municipality must give notice of its intention to obtain such loan; and

WHEREAS, the City desires to provide such notice in compliance with the Loan Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH AS FOLLOWS:

Section 1. The Loan Agreement, in substantially the form presented to this meeting and attached hereto as Exhibit B, is hereby authorized, approved, and confirmed. The City Manager and Chief Financial Officer/Budget Officer are hereby authorized to execute and deliver the Loan Agreement in substantially the form and with substantially the content as the form presented at this meeting for and on behalf of the City, and with any alterations, changes or additions which may be necessary to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instrument, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

Section 2. In compliance with the Loan Act, the City shall publish notice of this Resolution (i) once in The Salt Lake Tribune, a newspaper of general circulation in the City, (ii) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, and (iii) on the Utah Legal Notices website

(www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended. The City Recorder shall cause a copy of the Loan Agreement to be kept on file in her office in the City for public examination during the regular business hours of the City until at least thirty (30) days from and after the date of publication. For a period of thirty (30) days from and after the date of the publication of such notice is provided by law during which any person in interest shall have the right to contest the legality of this Resolution or the Loan Agreement, or any provision made for the security and payment of the Loan Agreement, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

Section 3. This Resolution shall take effect immediately upon its approval and adoption.

PASSED, ADOPTED AND APPROVED this April 5, 2022.

CITY OF SOUTH JORDAN, UTAH

(SEAL)

Mayor Dawn R. Ramsey

ATTEST:

City Recorder

APPROVED AS TO FORM:



Office of the City Attorney

(Here follows business not pertinent to the above.)

Pursuant to motion duly made and seconded, the City Council adjourned.

(SEAL)

Mayor

ATTEST:

City Recorder

STATE OF UTAH)
)
) ss.
COUNTY OF SALT LAKE)

I, Anna Crookston, the undersigned duly appointed, qualified and acting City Recorder of the City of South Jordan, Utah (the “City”), do hereby certify:

1. The foregoing pages are a true, perfect and complete copy of a resolution duly adopted by the City Council of the City during proceedings of the City Council of the City, had and taken at a lawful regular meeting of said City Council held at the City offices in South Jordan, Utah, on April 5, 2022, commencing at the hour of 6:30 p.m., as recorded in the regular official book of the proceedings of the City kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

2. All members of said City Council of said City were duly notified of said meeting pursuant to law.

3. I further certify that the Resolution, with all exhibits attached, was deposited in my office on April 5, 2022, and that pursuant to the Resolution, notice of the Resolution will be published:

(i) in The Salt Lake Tribune, a newspaper having general circulation in the City, and with the affidavit of said publication, when available, attached hereto;

(ii) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended; and

(iii) on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City this April 5, 2022.

By: _____
City Recorder

(SEAL)

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Anna Crookston, the undersigned City Recorder of the City of South Jordan, Utah (the “City”) do hereby certify, according to the records of the City Council of the City (the “Council”) in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the April 5, 2022, public meeting held by the City Council as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to The Salt Lake Tribute, either directly or through the newspaper’s subscription to the Utah Public Notice Website (<http://pmn.utah.gov>), at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2022 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the Council to be held during the year, by causing said Notice to be (a) posted on _____ at the principal office of City, (b) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year and (c) provided to at least one newspaper of general circulation within the City either directly or pursuant to its subscription to the Utah Public Notice Website (<http://pmn.utah.gov>).

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this April 5, 2022.

(SEAL)

By: _____
City Recorder

SCHEDULE 1
NOTICE OF MEETING

SCHEDULE 2
ANNUAL MEETING SCHEDULE

(attach Proof of Publication of Resolution)

EXHIBIT B
FORM OF LOAN AGREEMENT



State of Utah
Department of Transportation

Loan Agreement
State Infrastructure Bank Fund

THIS LOAN AGREEMENT made and entered into on April 5, 2022, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "UDOT," and the **City of South Jordan**, a political subdivision of the State of Utah, hereinafter referred to as the "Public Entity."

RECITALS

WHEREAS, the Public Entity has applied for an infrastructure loan from the Utah State Infrastructure Bank Fund.

WHEREAS, the purpose of this infrastructure loan is to construct transportation infrastructure projects within the Public Entity jurisdiction.

WHEREAS, the Transportation Commission has approved the infrastructure loan application on February 25, 2022.

THIS LOAN AGREEMENT is made to set out the terms and conditions of UDOT loaning the money from the State Infrastructure Bank Fund to the Public Entity.

AGREEMENT

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

1. UDOT will loan the Public Entity \$9,700,000.00 from the State Infrastructure Bank Fund to enable the Public Entity to construct the transportation infrastructure projects referenced above within the Public Entity jurisdiction.

2. The Public Entity shall only use funds for transportation projects as described in Utah Code ("UC") Section 72-2-201.

3. At the end of the transportation project, all unused funds will be applied to the principal amount.

4. The interest rate will be 1.69% per annum interest with a loan duration of FIFTEEN years.

5. Public Entity will pay the principal and interest according to Exhibit A, which is incorporated by reference. The Public Entity intends to use amounts allocated annually to the Public Entity under UC Section 72-2-121 to repay the loan. The first payment referenced in Exhibit A will be made on or before March 30, 2023. All subsequent payments will be made on or before March 30th of each year until the loan is paid in full.

6. In the event the Public Entity is 30 days delinquent with a payment on a due date as shown in Exhibit A, UDOT will comply with UC Section 72-2-204 until the payment or loan has been satisfied. UDOT will not issue any more loans to Public Entity while the loan is in default.

7. If Public Entity breaches any terms of this Agreement, UDOT may seek any legal or equitable remedy to obtain compliance or payment of damages. In the event an action is filed in district court, the venue shall be Salt Lake County, Third District Court.

8. Public Entity represents that notice was published of its intention to obtain an infrastructure loan at least once in accordance with the publication of notice requirements under UC

Section 11-14-316; and adopted an ordinance or resolution authorizing the infrastructure loan in compliance with UC Section 72-2-204(6).

9. Each party to this Agreement shall designate a representative as the contact to address questions and issues as they arise under this Agreement.

10. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.

11. This Agreement may be executed in counter parts by the parties.

12. Each party represents that it has the authority to enter into this Agreement.

13. This Agreement shall constitute the entire agreement and understanding of the parties with respect to the subject matter hereof, and shall supersede all offers, negotiations and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by an authorized representative of each party.

This Agreement will become effective when all parties have signed. The effective date of this Agreement is the date this Agreement was signed by the last party.

City of South Jordan, Utah				Utah Department of Transportation			
By		4/5/22		By		Date	
Gary Whatcott, City Manager				Shara Hillier, UDOT Finance Director			
By		4/5/22		By		Date	
Sunil Naidu, Chief Financial Officer/Budget Officer				Recommended for approval Lyle McMillan, UDOT Director of Strategic Investments			
By				By		Date	
				UDOT Comptroller Office			

EXHIBIT A

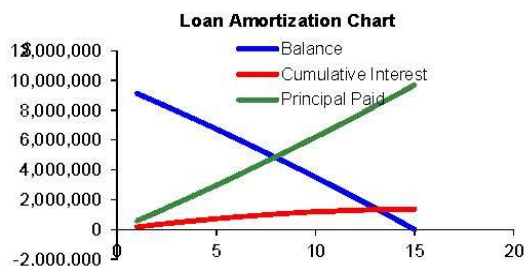
Page 1 of 1

Amortization Chart


[HELP](#)

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Loan Amount (pv)	9,700,000
Interest Rate (rate)	1.69%
Total # of Periods (Nper)	15
Payment per Period	\$ 737,511.21
Total Interest Paid	\$ 1,362,668.16



Period (Payment Number)

Payment Date	Period	Payment Amount	Interest	Cumulative Interest	Principal	Principal Paid	Balance
						\$ 9,700,000.00	
4/30/2023	1	737,511.21	163,930.00	163,930.00	573,581.21	573,581.21	9,126,418.79
4/30/2024	2	737,511.21	154,236.48	318,166.48	583,274.73	1,156,855.94	8,543,144.06
4/30/2025	3	737,511.21	144,379.13	462,545.61	593,132.08	1,749,988.02	7,950,011.98
4/30/2026	4	737,511.21	134,355.20	596,900.81	603,156.01	2,353,144.03	7,346,855.97
4/30/2027	5	737,511.21	124,161.87	721,062.68	613,349.34	2,966,493.37	6,733,506.63
4/30/2028	6	737,511.21	113,796.26	834,858.94	623,714.95	3,590,208.32	6,109,791.68
4/30/2029	7	737,511.21	103,255.48	938,114.42	634,255.73	4,224,464.05	5,475,535.95
4/30/2030	8	737,511.21	92,536.56	1,030,650.98	644,974.65	4,869,438.70	4,830,561.30
4/30/2031	9	737,511.21	81,636.49	1,112,287.47	655,874.72	5,525,313.43	4,174,686.57
4/30/2032	10	737,511.21	70,552.20	1,182,839.67	666,959.01	6,192,272.44	3,507,727.56
4/30/2033	11	737,511.21	59,280.60	1,242,120.26	678,230.61	6,870,503.05	2,829,496.95
4/30/2034	12	737,511.21	47,818.50	1,289,938.76	689,692.71	7,560,195.76	2,139,804.24
4/30/2035	13	737,511.21	36,162.69	1,326,101.45	701,348.52	8,261,544.28	1,438,455.72
4/30/2036	14	737,511.21	24,309.90	1,350,411.36	713,201.31	8,974,745.59	725,254.41
4/30/2037	15	737,511.21	12,256.80	1,362,668.16	725,254.41	9,700,000.00	0.00

<http://www.vertex42.com/ExcelTemplates/simple-amortization.html>

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SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: 4/6/22

Issue: **RESOLUTION R2022-07 – APPROVING THE 2022–2023 ANNUAL ACTION PLAN FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS, APPROVING THE UPDATED CITIZEN PARTICIPATION PLAN, AND AUTHORIZING THE CITY TO ENTER INTO A GRANT AGREEMENT FOR THE USE OF CDBG FUNDS.**

Presented By: Katie Olson, CDBG Coordinator
Submitted By: Katie Olson, CDBG Coordinator

Department: Executive

Staff Recommendation (Motion Ready)

Approve Resolution No. R2022-07, approving the 2022–2023 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds, approving the updated Citizen Participation Plan, and authorizing the City to enter into a grant agreement for the use of CDBG funds.

Background

The Community Development Block Grant (CDBG) program is administered by the U.S. Department of Housing and Urban Development (HUD) to support the development of viable urban communities with the goals of providing decent housing, a suitable living environment, and expanded economic opportunities. Funds are allocated to projects by recipient communities on an annual basis according to an Annual Action Plan (AAP) with the intent to meet needs and accomplish goals identified in a five-year strategic plan (Consolidated Plan) for the program year. The AAP requires City Council approval and a public hearing.

The City of South Jordan is an annual grantee of CDBG funds. The 2022–2023 program year represents the City’s eleventh year as a grantee. Projects and project funding included in the 2022–2023 AAP reflect the recommendation of the City’s CDBG Committee (Staff Working Group) based on the set allocation and the objectives and goals of the 2020–2024 Consolidated Plan.

The City is set to receive approximately \$220,000 for the 2022–2023 program year, based on the typical allocations the City has received in the past. HUD has not yet released final allocations. When those are released, funding will be adjusted as allocated in the AAP. The City of South Jordan will submit its AAP with Salt Lake County as a participant of the HOME Consortium.

2022-2023 Annual Action Plan – Project & Estimated Funding Summary

The 2022–2023 AAP was released for public comment on March 22, 2022, prior to HUD’s

announcement of official grant allocation amounts. **Because of this, amounts listed for projects and activities are based on an estimated \$220,000 grant allocation** (determined based on the City's past allocations). **After HUD announces final allocations, the CDBG Coordinator will adjust the estimated amounts** according to the following contingency plan:

- If the grant amount is higher than \$220,000, the final amount of admin and planning will be adjusted to remain at 20% of the total grant amount, public service amounts will stay as originally allocated, and the remaining funds will be allocated to the ADA ramp activity under the Infrastructure Improvement project.
- If the grant amount is lower than \$220,000, all activities will be adjusted based on the following percentages.
 - The final amount for infrastructure improvements will be at least 67% of the total grant.
 - The final amount for admin and planning will remain at 20% of the total grant amount.
 - The final amount for public services activities will be decreased proportionally from their amounts in this version of the plan. However, no public service activity will be granted more than the maximum or less than the minimum amounts they requested in their applications.

Public Services (using 13% of the 15% Cap)	\$29,500
Domestic violence victim shelter and services (South Valley Sanctuary)	\$10,000
Homeless shelter and services (Road Home)	\$8,000
Homeless hospice care (INN Between)	\$5,500
Domestic Violence legal support services (Legal Aid Society)	\$3,000
Mental health services (Community Health Centers)	\$3,000
Infrastructure Improvements	\$146,500
ADA Ramps	\$146,500
Planning & Administration (20% Cap)	\$44,000
Program Administration	\$5,000
Planning	\$39,000
Total	\$220,000

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION

Findings

- The City of South Jordan has previously been approved as a grantee of CDBG funds and is expected to receive approximately \$220,000 in CDBG funds in the 2022–2023 program year.
- Grantees are required to have a Consolidated Plan, which is a 5-year strategic plan, and an Annual Action Plan in place to guide the annual use of HUD program (CDBG, HOME, ESG, HOPWA) funds.

- In 2020, the City approved the 2020–2024 Consolidated Plan based on a needs assessment and market analysis that includes a strategic plan to address identified community needs.
- The 2022–2023 Annual Action Plan, the third year of the Consolidated Plan, identifies projects and funding allocations for the program year in accordance with the strategic plan of the 2020–2024 Consolidated Plan.
- The 2022–2023 Annual Action Plan was prepared, as required, in HUD’s online template, the Integrated Disbursement & Information System (IDIS).
- To prepare the 2022–2023 program year projects and allocation recommendations, the City’s CDBG committee evaluated all applications submitted during the application window. The process followed the City’s current Citizen Participation Plan.
- The City is required to have a Citizen Participation Plan. The current plan had outdated information and a discrepancy with HUD regulations. The updated CPP set forth for approval and public comment corrects these errors.

Conclusion

The 2022–2023 Annual Action Plan is consistent with HUD requirements and the strategic plan of the 2020–2024 Consolidated Plan. The updated Citizen Participation Plan is consistent with HUD requirements.

Recommendation

Based on the Findings and Conclusions listed above, Staff recommends that the City Council take public comments and approve Resolution R2022-07—approving the 2022–2023 Annual Action Plan and the updated Citizen Participation Plan and authorizing the City to enter into a grant agreement for the use of CDBG funds—unless facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT

It is anticipated that the City will receive approximately \$1,100,000 in CDBG funds during the term of the 2020-24 Consolidated Plan.

ALTERNATIVES

- Approve the resolution.
- Approve the resolution with modifications.
- Deny the resolution
- Schedule the decision for a future date

SUPPORT MATERIALS

- Resolution No. R2022-07

City Council Action Requested:


Sunil Naidu (Apr 1, 2022 11:46 PDT)

Sunil Naidu
Chief Financial Officer/
Budget Officer

04/01/2022

Date

RESOLUTION R2022 - 07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPROVING THE 2022-2023 ANNUAL ACTION PLAN FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS, APPROVING THE UPDATED CITIZEN PARTICIPATION PLAN, AND AUTHORIZING THE CITY TO ENTER INTO A GRANT AGREEMENT FOR THE USE OF CDBG FUNDS.

WHEREAS, the Department of Housing and Urban Development (HUD) has developed the CDBG program, as authorized under Title I of the Housing and Community Development Act of 1974, to provide funds to address community needs through the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunity; and

WHEREAS, the City of South Jordan (the “City”) has previously qualified for CDBG funds directly from HUD, and the 2022 program year is the City’s eleventh year as a CDBG grantee; and

WHEREAS, it was determined through a needs assessment and market analysis that needs do exist within the City that are eligible for the use of CDBG funds; and

WHEREAS, a five-year strategic plan (2020-2024 Consolidated Plan) to guide annual spending has previously been approved by the City, and an annual action plan (2022-2023 Annual Action Plan) outlining projects and funding has been prepared in a manner consistent with HUD requirements; and

WHEREAS, the City is required to provide the 2022-2023 Annual Action Plan to Salt Lake County, to be submitted in May;

WHEREAS, the City is required to have a Citizen Participation Plan (“CPP”), and there are two amendments to the CPP this year that have been approved by the South Jordan City Council (the “City Council”); and

WHEREAS, the updated CPP adds text corrections to update current City Hall hours, provides that the CPP will be available via hard copy and online, and clarifies language regarding HUD’s requirement of a 15-day public comment period for the CAPER; and

WHEREAS, the City Council finds it in the best interest of the health and welfare of South Jordan citizens to approve the 2022-2023 Annual Action Plan, approve the updated CPP, and authorize the City to enter into a grant agreement for the use of CDBG Funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, UTAH:

SECTION 1. Approval. The South Jordan City Council hereby approves the 2022-2023 Annual Action Plan and the updated Citizen Participation Plan, as indicated in Exhibits “A” and “B”, and authorizes the City to enter into grant agreements for the use of CDBG funds.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

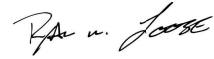
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

Exhibit “A”

2022-2023 Annual Action Plan

The City of South Jordan

2022-23 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds

Third year of the
2020-2024 Consolidated Plan

Contact Information

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South Jordan City, Utah 84095
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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of South Jordan in partnership with the U.S. Department of Housing and Urban Development (HUD) is required to submit an Annual Action Plan (AAP) as a grantee of funding for the Community Development Block Group (CDBG) program. The AAP sets forth the projects, including funding amounts, to be started that program year. These projects are based on the needs, strategic objectives, and expected beneficiaries set forth in the 2020-2024 Consolidated Plan.

The 2022-2023 AAP is the third year of the 2020-2024 Consolidated Plan and the City's eleventh year as a CDBG grantee. In 2012, HUD approved the City as a grantee for the CDBG program. In order to achieve some of the City's housing objectives, the 2012-2016 Consolidated Plan recommended that the City "apply to participate in the Salt Lake County HOME Consortium" (2012-2016 Consolidated Plan, page 52). The City joined the HOME Consortium in 2014. As a member of the HOME Consortium, HUD has directed the City to participate in the update of the County's consolidated plan, resulting in the 2015-2019 Consolidated Plan. The 2020-2024 Consolidated Plan is the City's second consolidated plan under the Consortium.



City Aerial

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Goal	Needs Addressed	Category	National Objective	Outcome
Correct accessibility deficiencies	Remove barriers to accessibility Neighborhood Improvements Housing rehabilitation Public infrastructure improvements	Non-Housing Community Development	Suitable living environment Expanded economic opportunities	Accessibility Availability
Support services for vulnerable populations	Homeless Services and Prevention Senior services and facilities Services for those experiencing domestic Family & individual crisis services & prevention Essential needs services Housing assistance Training, prevention, and education programs Mental Health Economic recovery from COVID-19	Homeless Non-Homeless Special Needs	Suitable living environment Expanded economic opportunities Decent housing	Sustainability Affordability Accessibility
Support mental health programs and resources	Homeless Services and Prevention Senior services and facilities Services for those experiencing domestic Family & individual crisis services & prevention Essential needs services Training, prevention, and education programs Mental Health	Non-Homeless Special Needs	Expanded economic opportunities	Accessibility Affordability
Support training, prevention, and education programs	Homeless Services and Prevention Additional affordable dwellings Services for those experiencing domestic Family & individual crisis services & prevention Essential needs services Training, prevention, and education programs Mental Health Additional affordable	Non-Homeless Special Needs	Suitable living environment Expanded economic opportunities Decent housing	Accessibility Affordability Sustainability

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Since becoming a grantee, the City has received the lowest or second-lowest annual allotment of all CDBG grantees in a seven-state region (Region VIII). The City's annual allocation reflects a relatively small, but rapidly growing, population, and the lack of community concerns, at least at a lower scale, that many other communities face. The City's modest allocation of CDBG funding requires a simple

program and careful project selection. The City strives to address the unique and specific existing concerns in the community in a way that is also preventative of those concerns becoming larger future problems.

The 2022-23 AAP represents the third year of the City's 2020-2024 Consolidated Plan, which includes the following goals and objectives:

- Correct accessibility deficiencies
- Increase access to affordable housing
- Maintain existing housing
- Improve senior facilities and services
- Provide improvements in deficient neighborhoods
- Support services for vulnerable populations
- Support mental health programs and resources
- Support training, prevention, and education programs
- Support COVID-19 response efforts as needed

At the time of creating this plan, the 2021-22 program year is about 75% complete. We have increased advertising of existing services, particularly CDBG-CV funded services. A big accomplishment is that the 2020 and 2021 ADA ramp projects will wrap up in May 2022.

In the 2015-2019 Consolidated Plan, the City identified increasing public outreach and generating more resident input as a key area of improvement. Outreach for the 2020-2024 Consolidated Plan involved a significantly increased effort to obtain public input. Though actual turnout was lower than expected, the City heard from target groups in greater numbers than usual. Outreach for the CDBG-CV fund amendments included an online survey that was well responded to by low- and moderate-income individuals. For the release of the 2022-23 AAP, the City will use its new LMI contact list to better reach targeted groups, benefitting an estimated 584 residents.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The process used to prepare the Consolidated Plan followed the City's Citizen Participation Plan (attached). While preparing the Annual Action Plan the CPP was also amended to clarify CAPER requirements and other minor changes (details in AP-12). The City's Citizen Participation Plan, which was adopted in March 2012 and amended in 2020 and 2022, guides the development of the Consolidated Plans, Annual Action Plans, and amendments to those plans. The Citizen Participation Plan ensures that the community has the opportunity to work in partnership with the City to identify needs and to allocate CDBG funds. The Citizen Participation Plan established the following standards for citizen involvement:

1. All citizen participation is to be done openly.

Annual Action Plan
2022

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2. Involvement of low- and moderate-income persons, minorities, project area residents, elderly, handicapped, and others is to be evident.
3. Reasonable efforts to ensure continuity of involvement of citizens throughout all stages of the CDBG program are to be evident.
4. Timely and adequate information is to be given to citizens.
5. Citizens are encouraged to submit their views and proposals regarding the Consolidated Plan and use of CDBG funds.

Throughout the 2021-22 program year, the City has had frequent discussions with public service providers, housing providers, Salt Lake County, other local municipalities, regional agencies, residents, and City departments. These discussions have informed the preparation of the AAP.

A public hearing was held on September 7, 2021, to address community needs and a second public hearing was held on April 5, 2022.

The 2022 Annual Action Plan and Citizen Participation Plan were available for review during a public comment period from March 22, 2022, through April 21, 2022. The AAP and Citizen Participation Plan were available at City Hall, on the City's website, and by request.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments received will be added after the meeting.

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

While modest funding amounts limit project types, the City is confident that the 2022-23 allocation of CDBG funds will be used to effectively address needs and benefit residents.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SOUTH JORDAN	
CDBG Administrator	SOUTH JORDAN	Executive Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

South Jordan City has administered the Community Development Block Grant (CDBG) program since becoming a grantee for CDBG funds in 2012. The City's Finance Department is responsible for oversight of the program. The CDBG Coordinator is responsible for administration of the program, including preparation of plans and reports, processing draw requests, coordination of the City's CDBG Committee, and monitoring subrecipients. The CDBG administration is located in the Executive Department; prior to 2019, the position was in the Planning Division.

The Lead Agency for the Consolidated Plan is Salt Lake County.

Salt Lake County's Community Resources and Development Department is the lead agency for a local Home Investment Partnership Program (HOME) Consortium. South Jordan City joined the HOME Consortium in 2014. The City's CDBG Coordinator represents the City on the Consortium. The City intends to allow the Consortium to administer the City's portion of HOME funds. As the lead agency for the Consortium, Salt Lake County is also the lead agency for the Salt Lake County 2020-2024 Consolidated Plan, which includes the HOME program.

The City does not participate in the Emergency Shelter Grants (ESG) program or the Housing Opportunities for Persons with AIDS (HOPWA) program.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

South Jordan City first became a grantee for a HUD program (CDBG) in 2012. In many cases, the preparation of the 2012-2017 Consolidated Plan initiated the City's relationship with many housing and public service providers in the region. Like several cities in Salt Lake County, South Jordan lacks service providers located directly in the City. Providers are physically spread throughout the County, providing their unique type of services to residents from all cities in the county. In the following years, the City has worked to build relationships and reach out to others. The City has sought input from many of those agencies in the preparation of this plan. The CDBG Coordinator has significantly increased awareness of South Jordan's program; however, it continues to be an obstacle that South Jordan's CDBG funds are low and the City's LMI population is low. Most providers prefer to spend time in areas where more help is needed. For many, applying for our funds is not a good use of staff time, since there is little return.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The CDBG Coordinator works with providers funded by the City, including regular phone and email communications and reviews of quarterly reports. The City holds two public hearings each year to address the use of CDBG funds, to which all past and present public service providers are invited. During preparation of the recent Consolidated Plan, the CDBG coordinator met with all service providers, sustainably strengthening name recognition and clarity about who leads which program.

In September 2021, Salt Lake County hosted an open house for organizations interested in applying for CDBG funding. South Jordan was one of the few cities that participated. At the open house, the CDBG coordinator was able to make connections with new potential applicants and raise the visibility of the program among non-profits and other organizations.

In managing the CDBG-CV funds, the CDBG coordinator has also increased communication with service providers. The CV grant resulted in new connections being made with the Community Development Corporation of Utah (who is now providing mortgage assistance with CV funds), Suncrest Counseling (a private counseling business in South Jordan now providing mental health services with CV funds). The CDBG Coordinator also attends a monthly non-profit partner meeting, hosted by NeighborWorks of Salt Lake. This regular meeting has enhanced coordination between the City and housing providers.

As a relatively small grantee and receiving a modest amount of CDBG funding, the City has sought to address housing issues through other resources, namely RDA funds. In 2014, the City joined the local HOME Consortium. Participating in the HOME Consortium has introduced the City to a wider range of

housing providers in the community. It has also strengthened the City's relationship and coordination with the County, as the lead agency of the HOME Consortium, and other municipalities in the region, as fellow members of the Consortium. While communication on the HOME program has remained strong, staff turnover at the County has led to few meetings among all members of the consortium, outside of HOME funds.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

There are three Continuums of Care organized in Utah. The local Continuum of Care serves Tooele and Salt Lake County and is overseen by the Salt Lake Valley Coalition to End Homelessness (SLVCEH). It receives approximately \$7.8 million annually from HUD for project funding and collaboration. Salt Lake County provides staffing support to the Salt Lake Valley Coalition to End Homelessness (SLVCEH) whose goal is to establish a strong and effective homeless system structure that:

- Supports a community wide commitment to make homelessness rare, brief, and non-recurring.
- Unites communities and service providers in profoundly new ways.
- Informs funding and policy decisions through a variety of mechanisms, including a report released annually.
- Aligns multiple funding streams for efforts to quickly rehouse homeless individuals and families while minimizing trauma and dislocation caused to homeless individuals, families, and communities.
- Promotes access to and effective utilization of mainstream programs by homeless individuals and families.
- Optimizes self-sufficiency among individuals and families experiencing homelessness
- Reinforces an overall system planning effort which includes all resources, stakeholders, and funding.
- Provides multiple opportunities for client input and feedback.

The SLVCEH convenes eight core function groups (Community Engagement, Client Focus, Crisis Response, Education, Employment, Health and Wellness, Housing, and Legal Rights & Safety) which inform the work of the Steering Committee that fulfills the responsibilities of the Continuum of Care Board. The Coalition is made up of 279 individual members that represent public, private and nonprofit organizations and individuals interested in issues related to homelessness or provide services to those experiencing homelessness.

Since County meetings have decreased in number, South Jordan subscribes to the SLVCEH monthly newsletter to stay on top of opportunities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City does not receive ESG funds and does not administer the HMIS program.

2. Agencies, groups, organizations and others who participated in the process and consultations

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Utah Community Action
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Food Insecurity
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing reps have engaged in ongoing discussions as the City has funded rental assistance through RDA and CDBG-CV.
2	Agency/Group/Organization	South Valley Sanctuary
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On-going conversations over the course of the current year.

3	Agency/Group/Organization	SALT LAKE COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	We meet semi-regularly as a consortium and through the HOME committee.

Identify any Agency Types not consulted and provide rationale for not consulting

Because the number of South Jordan residents served by each agency is low compared to surrounding cities, the City strives to be respectful of the heavy demands being placed on providers currently and primarily uses information communicated throughout the year. Last year, each current provider submitted a statement. To respect their time this year, outreach for this plan happened through regular ongoing discussions with subrecipients and internal discussions with relevant city departments and divisions. No agency has been intentionally overlooked.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Salt Lake County	Continuum of Care plan contains all of the homelessness strategies for the region.
2019 General Plan	City of South Jordan	Plan includes Transportation Master Plan and Housing Plan. Goals align with preserving stable neighborhoods, facilitate growth of safe and well-planned neighborhoods, ensuring well-designed moderate income housing, and enhancing public spaces.
South Jordan Moderate Income Housing Plan	City of South Jordan	This 2019 housing study goes into detail on unit affordability. However it does not include a full analysis of impediments or racial data.
2014 South Jordan Housing Needs Study	City of South Jordan	This housing study, while older than the 2019 one, contains a more full analysis of impediments and was done in conjunction with the County. The study gives more specifics on protected classes and the need for affordable housing.

Table 3 - Other local / regional / federal planning efforts

Narrative

Last year, the Coordinator reached out to all current service providers for a needs statement. Again and again, the theme was affordable housing and increased demand due to COVID. This continues to be the top issue in our City and State. However, the City's CDBG allocation is not a good avenue for addressing affordable housing. The City is doing that through other avenues, primarily RDA funds and involvement on the HOME committee.

In January, the CDBG Coordinator hosted a table at the County CDBG open house. The event was attended by many nonprofits from the region. We made connections with several providers that we did not know prior to the event and strengthened connections with existing ones.

In preparation for the Annual Action Plan, the CDBG Coordinator brought together representatives from the following divisions: City Manager's Office, Finance, Parks, Senior Programs, Planning, Engineering, and Strategic Services. In this big meeting we discussed all possible CDBG projects and new ideas for enhancing the program while limiting administrative burden. Addressing noncompliant ADA ramps in the City remains a top priority. A map of these is included in the attachments.

A secondary topic of discussion was increased demand at our Senior Center. South Jordan is one of two cities in Salt Lake County that manages its own senior center; in other cities, the County provides senior services. During lockdown, we shifted to a drive-through meal pick-up at a time when other cities' centers were closed completely. This new service option has resulted in more regular customers for the senior center who now come to our in-person activities since we've reopened. Prior to 2020, the senior center was steadily increasing in demand for services; though 2020 shut down some operations for a time, we are seeing a rebound that suggests future demand will continue to increase. This AAP does not have any activities to directly address seniors, excepting our wider accessibility efforts. This new data on our senior center will continue to inform our activities as we watch where trends go in the next year.

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Annual Action Plan
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AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Community participation efforts for the Con Plan and amendments for CDBG-CV continue to inform the AAP. In Oct. 2020, the City surveyed residents about COVID's effects, awareness of current service providers, and uses of CDBG-CV funds. Mental health is a top concern among respondents, mirroring the 2020 Con Plan community survey. This is why outreach was made to bring in more mental health public service applicants. In the 2020 Con Plan survey, residents listed sidewalk improvements as a top concern, and mental health services ranked in the top for services. Activities addressing both these issues are included in this year's AAP.

In the Oct. 2020 survey, the most troubling finding was that respondents said they didn't know where to find help in the City. Based on this, the City has increased marketing of the services available through CDBG. Over the past year, the City's communications team, in partnership with the CDBG Coordinator, released the following:

- 4,900 postcards advertising services were sent to all residential addresses in our LMI areas.
- Three email newsletters were sent to residents in our LMI areas (56% or higher open rate) advertising services and the CAPER. One email newsletter was sent to potential subrecipients advertising applications being open.
- Ten social media ads about services
- An article on the CDBG program appeared in the print and online editions of the January city newsletter.
- The CDBG Coordinator sent information on the CDBG program to seven local churches.
- Seven posters were put up around the City.

A public hearing was held on Sept. 7, 2021, to address community needs and a second public hearing for needs and the AAP was held on April 5, 2022. The 2022 AAP and CPP were available for public comment from March 22, 2022 through April 21, 2022. The AAP and Citizen Participation Plan were available at City Hall, on the City's website, and by request. Notices for the public hearings and public comment period were published in the two largest regional newspapers, at City Hall, emailed to public service and housing providers, posted on the City's social media and website, sent in the citywide enewsletter, and in the CDBG newsletter. A press release was also sent to local media contacts.

At the April 5 hearing, the Council approved two amendments to the Citizen Participation Plan. First, the CPP had outdated City Hall hours. The CPP text was corrected to refer more generally to an updated source. Edits were also made throughout to indicate that in addition to hard copies, the plan would be available online.

Second, the language in the CPP implied a 30-day comment period for both plans and accomplishment drafts. There was contradictory language that listed both a 30-day and a 15-day public comment period for the CAPER. HUD requires only a 15-day public comment period for the CAPER. See 24 CFR 91.105(d)(1) under “Performance reports” which reads, “The citizen participation plan must provide a period, not less than 15 days, to receive comments on the performance report that is to be submitted to HUD before its submission.” Language was corrected and clarified to reflect this.

For the approval of the 2020 CAPER, the 30-day public comment period was followed. The 15-day comment period will take effect with the 2021 CAPER to be submitted in the fall of 2022. These amendments were made in accordance with the CPP, which requires amendments to be reviewed and approved by the City Council in a City Council meeting, which was completed on April 4 date. Notice of the amendments was published along with the public hearing notices.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-English Speaking - Specify other language: translation available upon request Persons with disabilities Non-targeted/broad community	1 comment was submitted	Resident asked to use funds to explore water development and conservation.	The City has a water conversation program already and is using more suitable funds (not CDBG) to address these issues.	
2	postcards to LMI areas	LMI areas	4,900 postcards advertising services were sent to all residential addresses in our LMI areas.	N/A	N/A	
3	Internet Outreach	Non-targeted/broad community LMI areas	3 email newsletters sent citywide and to LMI area residents	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/broad community	Public notices printed in two regional newspapers for Sept. 7 hearing and the April 5 hearing.			
6	Email outreach to all local churches	Non-targeted/broad community	Contacted all local churches to advertise available services	N/A	N/A	
8	Printed posters	Minorities Persons with disabilities Non-targeted/broad community	Printed posters advertising services hung in local libraries, grocery stores, etc.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: translation available</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	This will be updated after the April 5 hearing.			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City participates in both the CDBG program, as a grantee, and the HOME program, as a member of the Salt Lake HOME Consortium. The 2022 program year marks the City's eleventh year as a CDBG grantee and the eighth year as a member of the HOME Consortium. The City does not anticipate directly administering HOME funds during the duration of this plan. Due to the limited amount of HOME funds expected to be available to the City and in support of the City's desire to support regional housing and homelessness efforts, it is anticipated the City will reallocate any available HOME funds to the Consortium for administration. The City does not participate in other HUD programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	220,000	0	0	220,000	440,000	The City estimates it will receive \$220,000 annually for the next 2 years of the Con Plan.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City does not have match requirements of the program funding or anticipated projects funded to serve community needs. The design and preparation of all of our infrastructure improvement projects are done by the City's Engineering department; this staff time is paid for by the City rather than CDBG. As indicated, affordable housing and other housing-related projects will be completed using the City's RDA fund, due to its size rather than the City's CDBG grant. The funded public service subrecipients are agencies that serve the region. Funds provided by the City's CDBG grant to these organizations are leveraged by other municipalities, Salt Lake County, the State, other Federal grants, and charitable donations through these organizations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City's Senior Center will continue to be essential to meeting needs identified in this plan. Additionally, it is expected that projects to address improvements and amenities will be built on City-owned property, such as sidewalks, open space, and parks, in neighborhoods that qualify for funding through the low- and moderate-income area benefit national objective.

Discussion

See above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support services for vulnerable populations	2020	2024	Homeless Non-Homeless Special Needs		Essential needs services Family & individual crisis services & prevention Homeless services & prevention Services for those experiencing domestic violence	CDBG: \$23,500	Public service activities other than Low/Moderate Income Housing Benefit: 22 Persons Assisted Homeless Person Overnight Shelter: 25 Persons Assisted
2	Support mental health programs and resources	2020	2024	Non-Homeless Special Needs		Essential needs services Family & individual crisis services & prevention Mental Health	CDBG: \$3,000	Public service activities other than Low/Moderate Income Housing Benefit: 112 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support training, prevention & education programs	2020	2024	Homeless Non-Homeless Special Needs		Family & individual crisis services & prevention Services for those experiencing domestic violence Training, prevention, and education programs	CDBG: \$3,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
4	Correct accessibility deficiencies	2020	2024	Non-Housing Community Development		Neighborhood improvements Remove barriers to accessibility	CDBG: \$146,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Support services for vulnerable populations
	Goal Description	The City seeks to support agencies that provide essential services to residents in need. The funding included for this goal during the 2022-23 program year includes the following public service activities: the Road Home, South Valley Sanctuary, and the INN Between.
2	Goal Name	Support mental health programs and resources
	Goal Description	Mental health services were requested by our residents in community surveys. The City is working with a local clinic that serves LMI individuals to provide mental health services: Community Health Centers.

3	Goal Name	Support training, prevention & education programs
	Goal Description	The Legal Aid Society of Salt Lake provides residents experiencing domestic violence with legal help obtaining protective orders; this activity is a type of preventative measure.
4	Goal Name	Correct accessibility deficiencies
	Goal Description	This year, the City will upgrade ADA ramps to correct accessibility deficiencies.

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AP-35 Projects - 91.420, 91.220(d)

Introduction

As a relatively small CDBG grantee, the City maintains a simple program. The City intends to maximize the allowable funding (15%) for public services and 20% for planning and administration.

The 2021-2022 AAP was released for public comment on March 22, 2022, prior to HUD's announcement of official grant allocation amounts. Because of this, amounts listed for projects and activities in the version of the plan for public comment were based on an estimated \$220,000 grant allocation (determined based on the City's past allocations). After HUD announces final allocations, the CDBG Coordinator will adjust the estimated amounts according to the following contingency plan before submitting the plan to HUD for approval:

- If the grant amount is higher than \$220,000, the final amount of admin and planning will be adjusted to remain at 20% of the total grant amount, public service amounts will stay as originally allocated, and the remaining funds will be allocated to the ADA ramp activity under the Infrastructure Improvement project.
- If the grant amount is lower than \$220,000, all activities will be adjusted based on the following percentages.
- The final amount for infrastructure improvements will be at least 67% of the total grant.
- The final amount for admin and planning will remain at 20% of the total grant amount.
- The final amount for public services activities will be decreased proportionally from their amounts in this version of the plan. However, no public service activity will be granted more than the maximum or less than the minimum amounts they requested in their applications.

#	Project Name
1	Public Services (2022)
2	Infrastructure Improvements (2022)
3	Administration & Planning (2022)

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

As usual, funding requests for the 2022-2023 program year exceeded CDBG funds to be received by the City. The biggest obstacle is that Utah's greatest need is affordable housing, yet South Jordan's small CDBG grant is not enough to tackle this issue. This is why the City is using RDA funds to meet this need.

Another obstacle is that construction costs have increased dramatically. Our latest round of bids for ADA ramps came back at triple the cost of past years. This means that each year, the funding covers fewer and fewer items. Despite increased costs, this activity is the best match of funding type and city needs.

The Staff Working Group has the responsibility to review funding requests and make allocation recommendations to the City Council. The committee discussed the above considerations and scored each application on the eight criteria used each CDBG year, including consistency with the goals of the Consolidated Plan, the number of residents projected to benefit, the type and scale of the project, and the capacity of the organization to carry out the project. The highest scoring applications were selected. All recommended activities have been determined to be eligible for use of CDBG funds and beneficial to South Jordan residents.

AP-38 Project Summary
Project Summary Information

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Project Summary Information

N o.	Project	Goals Supported	Geograp hic Areas	Needs Addressed	Funding
1	Public Services (2022)	Support services for vulnerable populations Support mental health programs and resources Support training, prevention & education programs		Family & individual crisis services & prevention Homeless services & prevention Services for those experiencing domestic violence Training, prevention, and education programs Mental Health	CDBG : \$29,500
	Description	This project will include all public services funded during the 2022-23 program year.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Based on the applications by subrecipients, a total of 209 individuals are expected to benefit from the proposed activities. South Jordan's average household size is 3.5; however, homeless services like the Road Home and the INN Between are expected to serve individuals more often than families seeking services. Excluding those services, the remaining 192 expected beneficiaries represent an estimated 57 families.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	All public services will be given at the subrecipient's location.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Homeless shelter and services (Road Home: \$8,000), Matrix Code 3T. Domestic violence victim shelter and services (South Valley Sanctuary: \$10,000), Matrix Code 5G			

		Domestic violence victim legal support services (Legal Aid Society: \$3,000), Matrix Code 5G. Mental health services (Community Health Centers: \$3,000), Matrix Code 5O. Homeless end of life and medical respite housing (INN Between: \$5,500), Matrix Code 3T.			
2	Infrastructure Improvements (2022)	Correct accessibility deficiencies		Neighborhood improvements Public infrastructure improvements Remove barriers to accessibility	CDBG : \$146,500
	Description	The purpose of this project is to provide infrastructure improvements throughout the City. The primary activity will be upgrading ADA ramps in the City.			
	Target Date for Completion	06/30/2024			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Based on past accomplishments from ADA activities and adjusting for rising construction costs, it's estimated that 80 residents with disabilities will be served.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Locations will be determined before the bidding process. A map of ramps needing to be updated is included in the attachments.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	ADA Ramp Replacements (\$146,500), Matrix Code 3L			
3	Administration & Planning (2022)	Support services for vulnerable populations Support mental health programs and resources		Essential needs services Family & individual crisis services & prevention Homeless services & prevention	CDBG : \$44,000

	Support training, prevention & education programs Correct accessibility deficiencies		Neighborhood improvements Public infrastructure improvements Remove barriers to accessibility Services for those experiencing domestic violence Training, prevention, and education programs Mental Health Economic recovery from COVID-19	
Description	This project includes expenses related to program administration of the CDBG program and eligible planning activities. Funds will be used to support employee costs of providing admin and eligible planning activities. Admin funds will also be used for training, travel, public notices and other advertising costs, and ZoomGrants fees.			
Target Date for Completion	06/30/2023			
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	HUD assumes for admin and planning activities that LMI residents are benefited in the same proportion as other activities.			
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)				
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	<p>The City intends to use the full 20% of its grant for planning and admin. Funds may be shifted between the two activities to meet needs.</p> <p>Program Administration, Matrix Code 21A, \$5,000</p> <p>Eligible Planning, Matrix Code 20, \$39,000</p>			

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

HUD has granted an area benefit exception to the City each year since 2014. The 2019 exception allows projects to qualify for the low- and moderate-income national objective in Census block groups where at least 23.62% of the residents are low- or moderate-income. The following block groups have been determined to be eligible at the time that the Consolidated Plan was prepared:

- Tract 1128.17 Group 2, LMH 38.63%
- Tract 1130.10 Group 1, LMH 29.82%
- Tract 1130.10 Group 3, LMH 35.78%
- Tract 1130.11 Group 3, LMH 26.87%
- Tract 1130.07 Group 1, LMH 28.47%

No particular target areas have been identified for this year's activities. Locations for the ADA ramps will be selected based on available funding and will be chosen prior to the bidding process.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

No allocations were done based on geography.

Discussion

The City Engineering Division has identified 1,184 ADA ramps throughout the City that need to be upgraded, including some that are not owned by the City. Since project funding amounts and bids affect which areas can be completed, the set of ramps to be upgraded will be determined when the project goes out to bid. It is expected that in addition to benefiting those with disabilities, ADA ramps upgrades benefit low and moderate income areas as well. To date, about half of the LMI areas have been brought into compliance. Maps of the LMI areas and ramps needing updates are attached to the plan.

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Annual Action Plan
2022

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AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Because the City receives a small CDBG allocation, affordable housing efforts are funded through the RDA. These efforts are detailed in AP-85. Efforts to impact public policies are listed here.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Per Utah Code, cities must annually update 5-year estimates of moderate-income housing needs and then review and report these findings to the State. The City's full report given to the State is included in the attachments. As reported, South Jordan is undertaking several strategies, detailed here.

1. The City is implementing and publicizing the City's recently amended Accessory Dwelling Unit (ADU) ordinance, which outlines clearer requirements for ADUs and allows for greater flexibility. Improving the ADU ordinance have been a top priority for city staff for the last two years. Now that the new ordinance has passed, efforts are now underway to provide an illustrated guide for residents to answer questions and apply the ordinance consistently.
2. On February 2, 2021, the City Council approved an amendment to the General Plan to include a plan for two subareas. One of the areas included in the plan is the Jordan Gateway area, which includes a FrontRunner station and one bus line. This subarea plan proposes allowing additional housing in this area and repurposing existing parking lots for additional development. This subarea plan will be implemented in the zoning code and will inform development proposal in the area. The City also has ongoing discussions about development opportunities in the town center area of the Daybreak community, which is entitled to build a variety of housing types (apartments, condominiums, and other attached housing and small-lot residential) along the existing TRAX Red line. Several housing projects are currently planned or under construction in the town center. The Daybreak community also has new owners, the Larry H. Miller Group, and there has been a renewed effort over the last year to discuss plans and explore ideas and partnerships that will have an effect on affordable housing.

The City is reducing parking requirements for transit-oriented development. The City has prioritized discussion and planning efforts in TODs,

including near the TRAX red line in Daybreak, and the FrontRunner station in the City's Jordan Gateway area. Parking requirements for each development in these areas is analyzed and progress toward achieving the goals is evident in the successful developments that are occurring in these areas.

Discussion

According to the 2014 Analysis of Impediments, South Jordan's affordable housing shortage is particularly problematic for larger households, particularly minority households which tend to have larger household sizes. The report also notes that non-Hispanic white and minority homeownership rates were fairly similar in 2000 (90 and 86 percent, respectively). In 2010, that gap had widened with whites at 86 percent and minorities at 76 percent homeownership. While addressing the first problem is made difficult by developers and the price of land, the City hopes its Down Payment Assistance Program can address the second issue.

Since 2017, the City is approving more ADU applications each year, possibly due to a combination of the City's emphasis on improving ADU regulations and renewed interest in home improvements during 2020.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Due to the amount of CDBG funds and current City demographics, the City maintains a simple CDBG program and meets most needs using funds other than CDBG.

Actions planned to address obstacles to meeting underserved needs

Limited funding and high housing costs are primary obstacles to addressing underserved needs through CDBG. The City will continue to seek programs and activities to more efficiently meet community needs through leveraging funds, better coordination with and awareness of local organizations, and seeking to meet needs with resources other than CDBG funding. Increased marketing efforts are being made to make more residents with needs aware of the services funded by CDBG. Postcards and an enewsletter were distributed to LMI neighborhoods; posters have also been hung around the City. This year, we have also focused on public services with an established pipeline of LMI residents.

Actions planned to foster and maintain affordable housing

As the population and number of households continue to rise, the City will have a greater need to provide housing that meets the needs of residents and those interested in moving to the City. According to the City's 2019 Moderate Income Housing Plan, the current shortage plus that additional need each year means that (assuming current distributions of household incomes) the City will have a need of 10,370 affordable housing units by 2024. Just five years ago the City had an excess of affordable moderate-income housing, but—despite best efforts by the City—housing affordability is a major statewide issue presenting challenges for all communities.

Since the City receives a small amount of CDBG funds, the City has chosen to tackle affordable housing through other means.

In 2019, the City partnered with Ivory Homes to use RDA funds to provide affordable, deed-restricted units in a new neighborhood along a major transportation corridor (11400 S). The resulting Bingham Court development is now completed and being leased. The development includes nine units designated as workforce housing that are deed-restricted to low- and moderate-income families. The nine units have now been sold to a mix of qualified city and school district employees.

In November 2020, the City opened its Down Payment Assistance program to employees, using funds set aside for moderate-income housing from the RDA. The program is now open to anyone qualifying as low- and moderate-income. The goal of the DPA is to expand homeownership opportunities for eligible low- and moderate-income households and to increase home ownership within the City. The Program seeks to give assistance to households who otherwise would not be able to become homeowners, while ensuring home ownership as a successful long-term goal. This helps improve the quality of life for

families and the quality of the community. Five of those who purchased homes in the Bingham Court Workforce Housing also used the DPA.

Now that funds for the CDBG-funded home repair program have been spent, the City is preparing to open an internally managed home repair program funded by the RDA. The program will serve LMI families and provide critical home repairs and accessibility modifications allowing participants to stay in their homes. Using RDA funding will allow for more flexibility in the spending of funds and better serve our LMI population without a timeliness deadline.

The City plans to continue using RDA funds rather than CDBG to pursue affordable housing.

Actions planned to reduce lead-based paint hazards

According to the Housing Plan, the City has 21,839 units. Of these, the Department of Environmental Quality reports 2,601 units built prior to 1978, representing 12% of the City's housing stock. Lead-based paint is not considered a widespread concern in the City. For similar reasons, the Salt Lake County Health Department has discontinued testing and mitigation programs. The Health Department is now focused on education. It is recommended that city residents in housing units built prior to 1978 become familiar with the dangers of lead-based paint and actions that can be taken to reduce those hazards. Information is available from the Salt Lake County Health Department.

As the City launches its new RDA home repair program, homes will be subject to meeting lead-based paint safety requirements.

Actions planned to reduce the number of poverty-level families

The goals of the Consolidated Plan were created to support the underlying objectives of the City's CDBG program, specifically the objective to support family and individual stability, self-reliance, and prosperity. In order to meet that objective, preferred public services serve essential immediate needs and provide case management and coordination with other agencies to assist families and individuals to achieve long-term stability. The City strives to fund its full 15% allotment for public services each year. Relatively speaking, poverty rates are low in South Jordan; 2.7% of the City population, an estimated 1,948 persons, live below the poverty level (ACS 2019 5-year estimates, Poverty Status in the Past 12 Months). Supporting limited clientele services through trusted subrecipients helps us target individuals and their needs.

Actions planned to develop institutional structure

The City is constantly striving to most effectively utilize limited CDBG funds to address community needs. We have increased marketing efforts over the past two years to increase recognition of our subrecipients and their ties to the City. Among City departments and divisions, awareness of the CDBG program and how it can be used is also growing, thanks to outreach efforts by the CDBG Coordinator.

Actions planned to enhance coordination between public and private housing and social service agencies

The CDBG Coordinator will continue to serve on the HOME Consortium and coordinate with housing providers. In addition, the coordinator will continue to attend the monthly nonprofit coordination meeting sponsored by NeighborWorks.

Discussion

See above.

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

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Exhibit “B”

Updated Citizen Participation Plan



CITY OF SOUTH JORDAN, UTAH
CITIZEN PARTICIPATION PLAN

April 2022

City of South Jordan

1600 W. Towne Center Drive (10610 S.), South Jordan, Utah 84095 (801)-446-4357

The Citizen Participation Plan Requirement

This document constitutes the Citizen Participation Plan for the City of South Jordan's Consolidated Plan. South Jordan's Citizen Participation Plan (CPP) describes how citizens will participate in three programmatic areas:

1. Development of the Consolidated Plan,
2. Substantial amendments made to the Consolidated Plan, and
3. Development of the annual performance report (CAPER).

This CPP sets forth the City of South Jordan's policies and procedures for citizen participation for the use of Community Development Block Grants (CDBG) funds. The Citizen Participation Plan provides an opportunity for the community to work in partnership with the City to identify needs and to allocate CDBG funds.

The City of South Jordan holds the following standards regarding citizen involvement:

1. All citizen participation is to be done openly.
2. Involvement of low- and moderate-income persons, minorities, project area residents, elderly, handicapped and others is to be evident.
3. Reasonable efforts to ensure continuity of involvement of citizens throughout all stages of the CDBG program are to be evident.
4. Timely and adequate information is to be given to citizens.
5. Citizens are encouraged to submit their views and proposals regarding the Consolidated Plan and use of CDBG funds.

While the Citizen Participation Plan will aim to ensure the participation of all residents, special assurances will be made to ensure the participation of the following groups:

- extremely low-, low-, and moderate-income persons;
- persons living in areas where CDBG funds are proposed to be used;
- residents of publicly assisted housing;
- low-income residents of target neighborhoods;
- minorities;
- non-English speaking persons; and
- persons with physical disabilities.

As required by law, the Citizen Participation Plan adheres to guidelines provided by the U.S. Department of Housing and Urban Development (HUD), 24 CFR Part 91.105, in order to qualify for participation in the Community Development Block Grant Program (CDBG).

Citizen Participation Plan Development Process and Adoption

The Consolidated Plan process begins with issuing the Citizen Participation Plan (CPP) which describes the Plan Development Process. The CPP informs the public about processes

and procedures for public access and influence on the Consolidated Plan and Annual Action Plans, and the proposed scheduling for development and submission of the plan.

Copies of the CPP are made available at least 2 weeks prior to the first public hearing at the City of South Jordan City Hall, selected community based organization offices, and on the City of South Jordan's website: <http://sjc.utah.gov/>. The CPP is also made available during the review of the Consolidated Plan.

Prior to the adoption of the Citizen Participation Plan, implementation of the following public comment, review, and adoption procedures ensure that all citizens have a chance to participate in development of the Plan.

1. The City will provide a notice of the 15-day public review period for the Citizen Participation Plan in the legal section of *The Salt Lake Tribune* and *The Deseret News*.
2. The proposed Citizen Participation Plan will be available for public review at the City of South Jordan City Hall, the City of South Jordan Community Center, and the City of South Jordan website at <http://sjc.utah.gov/>.
3. Upon request, the Plan will be made accessible to any person with disabilities. The City will provide a reasonable number of free copies of the Citizen Participation Plan to citizens and groups that request copies.
4. Comments or views of citizens received in writing during the public review period will be solicited by the City of South Jordan staff. Comments can be sent to the CDBG Coordinator by email (see sjc.utah.gov/CDBG for current email address) or in writing to the CDBG Coordinator, 1600 W. Towne Center Dr., South Jordan, Utah 84095, or by calling 801-446-4357.
5. The Final Plan will include a summary of public comments and a summary of any comments not accepted and the reasons therefore, all of which will be attached to the final Citizen Participation Plan.

Amendment of the Citizen Participation Plan

The City will amend its approved Citizen Participation Plan whenever a change in the public participation process, as outlined in this plan, is proposed. An amendment to the approved Citizen Participation Plan will be reviewed by the City of South Jordan City Council in a City Council meeting and approved by the Council. Notice of any amendment to the Citizen Participation Plan will be published in the *Salt Lake Tribune* and *The Deseret News* no less than 15 days prior to the review and adoption to allow the public the opportunity to review and comment on the amendment. Appeals concerning the amendment should follow the Appeal procedures outlined in this document.

Consolidated Plan Development Public Process

The CPP includes a vigorous effort to notify the Salt Lake County Housing Authority and other government agencies as well as the affected public about the Plan Development

Process and to provide ample opportunity for citizen input at all stages. In the course of developing the Consolidated Plan, there is a public hearing and a 30-day, open comment period during the drafting stages before the document is finalized and submitted to HUD.

The Consolidated Plan development process consists of the following steps:

- Preparing and issuing (or reissuing) the Citizen Participation Plan with Notice of the Consolidated Plan and Annual Action Plan Public Hearing,
- Preparing and issuing a draft proposed Five-Year Plan (if a new 5-Year Plan must be developed), and/ or a draft proposed Action Plan for the current fiscal year,
- Submitting the final proposed Consolidated Plan and Annual Action Plan to the City Council for approval,
- Finalizing the Consolidated Annual Action Plan, and
- Submitting the Consolidated Annual Action Plan to HUD prior to the May 17th annual deadline.
- If necessary, the Annual Action Plan may have to be amended in order to reallocate funding or modify program language. If the amendment is considered substantial (the criteria are outlined later in this document), a formal amendment will be proposed, considered, and acted upon;
- At a second public hearing at the end of the performance year, the Consolidated Annual Performance Evaluation Report (CAPER) will be addressed. After the completion of the program year, a CAPER will be drafted and submitted to HUD.

PLAN DEVELOPMENT SCHEDULE*

EVENT	DATE
Issuance of Citizen Participation Plan with Notice of Hearing	February - March
Publication of proposed Consolidated Plan and Action Plan	April
Public Hearing on proposed Action Plan & Budget	April
Finalization of Action Plan	April -May
Submission of Action Plan application to HUD	May

*Specific dates and locations are provided in published Notices, through direct mailings, in publicly accessible locations, and on the City of South Jordan website.

Public Notice

There shall be advanced public notice once a federally required document is available, such as the Proposed Annual Action Plan or Five-Year Consolidated Plan, any proposed

Substantial Amendment to the Action Plan or Consolidated Plan, and the Consolidated Annual Performance Evaluation Report (CAPER).

In addition, there shall be advanced public notice of all public hearings relating to the funds or planning processes covered by this Citizen Participation Plan.

Forms of Public Notice

1. Any activity requiring public notice will be placed on the City's web page at <http://sjc.utah.gov/>.
2. Newspapers of General Circulation: Public notices will be published as notices in the legal section of *The Salt Lake Tribune* and *The Deseret News* at least 15 days before the date of a hearing.
3. Press Releases will also be distributed to the local media.
4. Notice will be given to organizations that may receive funding from or who have collaborated with the City of South Jordan in the past, neighborhood organizations, and any other parties on our mailing list. The list includes but is not limited to: public and private agencies that provide housing, health, and social services including those that provide services to children, elderly, disabled, persons living with HIV/AIDS, and the homeless; public and private agencies that represent minority groups living in the City of South Jordan; organizations representing non-English speaking citizens in the City of South Jordan; and other interested parties.
5. Notice will be posted on the public bulletin board outside the City Council Chambers.
6. Notice will also be given to any person or group that requests information.

Public Hearings

The City will conduct public hearings at locations and at times that are convenient to the public, especially for those persons affected by program resources, and the locations will be equipped to accommodate persons with physical disabilities. As such, all public hearings and meetings will be conducted at City Hall, 1600 W. Towne Center Drive (10610 S), South Jordan, UT, 84095.

For non-English speakers, Spanish translation will be available at all public hearings if requested three (3) days prior to the hearing date. Other requests for reasonable accommodation (such as sign language) must be made three (3) days prior to the hearing date and the City will provide appropriate assistance to the extent feasible. Residents should call (801) 254-3742 to request translation or other reasonable accommodations.

Public Access and Accommodation

The City of South Jordan facilitates broad-based participation in its planning process by providing:

- No less than two-week advance publication of a Notice of Public Hearings,
- A review period of no less than 30 days for plan drafts and 15 days for CAPERs,
- Two-week periods following hearings for the submission of additional comments,
- Mailings of Notices to a wide range of interested groups,
- Easy access to draft documents (hard copies and on-line) and hearing transcripts,
- Accommodation of special needs participation through sign-language interpreters and interpreters for Spanish-speaking constituents, and
- Holding hearings at convenient times and in barrier-free facilities that are easily accessible by public transportation.

Development of The Consolidated Plan

A. Identifying Needs

The critical first step in a collaborative effort to address the City's housing and community development programs and goals is to reach an agreement on the City's priority needs.

Gathering Input on Housing and Community Development Needs: The City of South Jordan will actively solicit and encourage input from citizens on needs within the community. The City will especially encourage participation from low- and moderate-income residents where housing and community development funds may be spent. Input will be sought from all residents and low- and moderate-income residents, public housing residents and Section 8 voucher holders, minorities, seniors and other special needs populations through the use of a web-based survey instrument identifying top community needs. This survey will be available on the City website, and distributed widely to local housing authorities, community and neighborhood groups, nonprofit agencies and service providers, philanthropic organizations, the Salt Lake County Continuum of Care, community and faith based organizations. Paper surveys will be provided to those without computer access. The survey will be advertised on the City website, through community groups and service providers, and in *The Deseret News* and *Salt Lake Tribune*.

The City will also conduct a series of interviews with agencies that provide services and housing for special needs and low-income populations on the needs of their clients. These include adjacent local governments, economic development interests, and state and local health agencies. The City will consult private agencies that provide health services, social services for children, elderly, disabled, homeless, persons with AIDS, victims of domestic violence, and persons with alcohol/drug abuses, etc.

All of the groups, populations, and agencies mentioned above will be encouraged to participate in the Public Hearing held to discuss the proposed strategies and actions in the draft Five Year Consolidated Plan and Annual Action Plan.

B. The Proposed Action Plan (and/or Five-Year Consolidated Plan)

The Consolidated Plan consists of three parts: the needs assessment, housing and

community development strategic plan, and an action plan. The Consolidated Plan identifies the housing and community development needs in the City, prioritize the needs for funding, and prescribes a comprehensive strategy for addressing the needs. To maintain relevance, an annual One-Year Action Plan is developed which includes the following elements:

- Dollar amounts proposed for each activity
- A description and location of each activity
- The entity responsible for implementation of each activity
- Time frame for each activity

In all cases, the Consolidated Plan and Action Plan seek to minimize the displacement of residents from their homes or places of business.

Three groups involved in the process of Consolidated Plan and Action Plan development include:

- Citizens and Agencies Contacted During the Consolidated Plan Process
- Staff Working Group
- City Council

Citizens and Agencies Contacted for Input During the Planning Process - See above.

Staff Working Group- Coordinated through the City Manager's Office, the working group will be comprised of representatives from the various City departments responsible for HUD-funded programs/projects, including Finance, Planning, Seniors and the Community Center, and the City Manager's Office. The group will perform in an advisory manner to the City Council concerning planning, implementing and assessing the CDBG program and activities through the following:

- Collecting citizen input concerning neighborhood/ community needs;
- Preparing a prioritized list of neighborhood/ community needs for review during the preparation of the Consolidated Plan and Annual Action Plan;
- Preparing project recommendations for review by the City Council and for the Council's final approval; and
- Reviewing project/program progress.

City Council - The City Council will fulfill its role by holding public hearings and carrying out the procedures established in this Citizen Participation Plan. The City Council makes the final determination about the priority of various community needs that will guide the Council when annually allocating CDBG funds in the Action Plan.

C. Public Hearing and Comment Period on the Proposed Five Year Consolidated Plan, Annual Action Plan and the CAPER

1. **Public Notice - Proposed Five Year Plan, and / or Annual Action Plan Hearing:** The City will give notice of a public hearing on the Proposed Five Year Consolidated Plan and Action Plan to be held in April, providing 15 days' advance notice. The notice will follow the guidelines set out in the "Public Notice" section of this Citizen Participation Plan. The public hearing notice shall include a summary of the contents and purpose of the Action and/or Consolidated Plan and shall include a list of the locations where copies of the entire proposed plan may be examined.
2. **Public Review - Proposed Five Year Plan and/or Annual Action Plan:** During the 30-day public comment period, copies of the proposed Action Plan and/or Consolidated Plan will be made available for public review online, at City Hall, and at the Community Center. Reasonable accommodations will be made for non-English speaking persons and for people with disabilities. The City of South Jordan shall provide a reasonable number of free copies of the Action and/or Consolidated Plan to citizens and groups upon request.
3. **Public Comments - Proposed Five Year Plan and/ or Annual Action Plan:** The public may comment on the Action Plan and/or Consolidated Plan in writing or at the public hearing. Comments can be sent to the CDBG Coordinator by email (see sjc.utah.gov/CDBG for current email address) or in writing to the CDBG Coordinator, 1600 W. Towne Center Dr., South Jordan, Utah 84095, or by calling 801-446-4357.
4. The City of South Jordan shall consider any comments or views received during the 30-day public comment period in preparing the final Action and/or Consolidated Plan. A summary of all comments or views, and a summary of any comments or views not accepted (that is, comments or views that do not result in changes) and the reasons thereof, shall be attached to the final Action Plan and/or Consolidated Plan.
5. A public hearing is held by the City of South Jordan to gather public input on the City's annual performance and evaluation report for the last program year. The report analyzes progress toward the goals established in previous plans with regard to the unit of measure for the project, as well as timely completion. This report also provides information on the performance of funded projects in relationship to the program objectives.
6. **Public Notice and Hearing - Annual CAPER Report** - The City of South Jordan will conduct one additional public hearing to allow the public to comment on the annual CAPER Report to HUD, which reports the accomplishments, expenditures, and outcomes of the CDBG program. The City will follow the guidelines set out in the "Public Notice" section of this Citizen Participation Plan. The public hearing notice shall include a summary of the contents and purpose of the CAPER, and shall include a list of the locations where copies of the entire CAPER may be examined.

7. **Public Review- CAPER:** During the 15-day public comment period, copies of the CAPER will be made available for public review online and at City buildings. Reasonable accommodations will be made for non-English speaking persons and for people with disabilities. The City of South Jordan shall provide a reasonable number of free copies of the CAPER to citizens and groups upon request.
8. **Public Comments - CAPER:** The public may comment on the CAPER in writing or at the public hearing. Comments can be sent to the CDBG Coordinator by email (see sjc.utah.gov/CDBG for current email address) or in writing to the CDBG Coordinator, 1600 W. Towne Center Dr., South Jordan, Utah 84095, or by calling 801-446-4357.
9. The City of South Jordan shall consider any comments or views received during the 15-day public comment period in preparing the final CAPER. A summary of all comments or views, and a summary of any comments or views not accepted (that is, comments or views that do not result in changes) and the reasons thereof, shall be attached to the final CAPER.

D. The Final Action Plan (and/or Five-Year Consolidated Plan)

Copies of the final Action Plan and/or Consolidated Plan and the Executive Summary will be made available to the public for free upon request. Copies will also be posted on the City's website.

E. Amendments to the Action Plan (and/or Five-Year Consolidated Plan)

Substantial Amendment Criteria:

Consolidated Plan (Five-Year Strategy) -The City will amend its approved Consolidated Plan (Five-Year Strategy) whenever a decision is made to propose a substantial change in allocation priorities. For the purpose of the Consolidated Plan, a "substantial change" will constitute a cumulative change equal to or in excess of 25% of the City's CDBG entitlement for a program year.

Changes in funding priority not amounting to more than 25% of a program year will not be considered a substantial change to the Consolidated Plan or Annual Action Plan; no formal amendment to the Consolidated Plan requiring public review and comment will be warranted. (For example, an amendment to the Consolidated Plan is needed if the five-year Strategy identifies only a low priority need for historic preservation, but during the five-year timeframe the City decides to establish a CDBG-funded historic preservation program that amounts to more than 25% of the City's annual allocation.)

Annual Action Plan - The City will amend its approved Action Plan whenever one of the following decisions is made

- to carry out an activity not previously described in the Action Plan;
- to cancel an activity previously described in the Action Plan;
- to increase the amount to be expended on a particular activity from the amount stated in the Action Plan by more than 25%; or
- to substantially change the purpose, scope, location, or beneficiaries of an activity.
- Changes in funding for an existing activity (project) not amounting to more than 25% will not be considered a substantial change to the Action Plan; no formal amendment to the Action Plan requiring public review and comment will be warranted

Comment Period for Substantial Amendments: A "substantial amendment" is an amendment to the Consolidated Plan or Annual Action Plan that requires 30 days of public comment. Prior to submitting substantial amendments to HUD, the City of South Jordan will provide citizens with 30 days' advance notice - advertised in the publications listed in the public notice section - of an opportunity to comment whenever a substantial amendment is being proposed for the City of South Jordan CDBG program. The City of South Jordan shall consider any comments received in preparing substantial amendments. A summary of all comments received shall be attached to any substantial amendment of the plan. Any comments that are not accepted (that is, comments that do not result in changes to the amendment) and the reasons thereof shall be included in this summary.

Allowed Changes During COVID-19

During the COVID-19 pandemic, the Coronavirus Aid, Relief, and Economic Security (CARES) Act allows for several changes. Per HUD's information, the following provisions apply and override their respective counterparts in this plan while HUD allows them.

- Deadlines for the submission of the FY19 and FY20 Con Plan and Actions plans is extended to August 16, 2021.
- The 15% cap on public services is suspended for FY19 and FY20 CDBG funds.
- Public comment periods for all items herein are decreased to 5-days.
- Virtual public hearings are allowed.

Any forthcoming waivers and changes by HUD during the pandemic and following recovery efforts will be considered to automatically apply to this Plan without requiring an amendment, as long as such changes are in line with the HUD guidelines.

Access to Records

The City of South Jordan shall provide citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the City's use of resources under the CDBG program during the preceding five years (or as many years as the City has been administering the program, if less).

Standard Documents

Standard documents include copies of the proposed and final Annual Action Plans, the proposed and final Consolidated Plan, proposed and final substantial amendments, the Consolidated Annual Performance and Evaluation Report, the Citizen Participation Plan, as well as information regarding use of funds and other program information will be maintained by City of South Jordan staff.

Availability to the Public

The public may access standard documents by contacting the Finance Department, CDBG Program, City Hall, 1600 W. Towne Center Drive (10610 S), South Jordan, UT, 84095, (801)-446-4357, during current business hours, as posted on the City website. Reasonable accommodation for persons with disabilities will be made upon request. Any interested party may receive copies of standard documents at no cost. Documents may also be downloaded from the City of South Jordan website.

Complaints and Grievances

The City of South Jordan will provide written responses to written complaints and grievances received regarding any aspect of the annual Consolidated Plan federal

entitlement grant program within 15 working days, where practicable, of receiving the complaint or grievance. Comments, complaints, and grievances concerning the Consolidated Plan, Annual Action Plan, or CAPER should be addressed to the Finance Department specifying the CDBG program as the subject of the complaint.

Technical Assistance

Upon request, staff will provide technical assistance to groups representing extremely low, low- and moderate-income persons to develop funding requests for CDBG eligible activities. Technical assistance will be provided as follows:

- Answer, in writing or verbally, all inquiries received from citizens or representative groups relating to funding requests.
- Meet with groups or individuals as appropriate, to assist in identifying specific needs and to assist in preparing request/ application for assistance.
- Provide bilingual translation on as needed basis.

Anti-Displacement

In the event that any residential displacement and relocation must take place in order to carry out a program activity, the City of South Jordan ensures that it will develop an Anti-displacement and Relocation Plan in connection with that project as applicable per Federal regulations.

In the event that any acquisition and relocation must take place in order to carry out a program activity, South Jordan will also comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended and implementing regulations of 49 CFR Part 24.

Definitions

For purposes of the CDBG program, the following definitions will apply:

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation, affordable housing assistance, community services, and community development activities (including community facilities and economic development).

Consolidated Plan (CP): The Consolidated Plan is a five-year planning document for the CDBG program. The CP must contain a housing and community development needs assessment, a five- year strategic plan to address the needs identified, a one-year action plan to identify specify activities and planned use of CDBG funds. The CP is due at HUD 45 days before the beginning of a program year. The City of South Jordan CDBG program begins annually on July 1, making the CP due at HUD no later than May 17 of each year.

Consolidated Annual Performance Evaluation Report (CAPER): CAPER is an annual report summarizing the City's progress in implementing Consolidated Plan. CAPER is due at HUD 90 days after the close of a program year. For the City of South Jordan, each program year ends on June 30, making the CAPER due at HUD no later than September 28 of each year.

Median Family Income (MFI): HUD surveys major metropolitan areas annually to develop an index of median family income by household size.

Low- and Moderate-Income Households - Pursuant to HUD regulations, the primary beneficiaries of the CDBG and HOME programs should be low- and moderate-income households, defined by HUD as follows:

- ***Extremely Low-Income*** - 0-30% Area median income (AMI) adjusted for household size
- ***Low Income*** - 31-50% AMI adjusted for household size.
- ***Moderate-Income*** - 51-80% AMI adjusted for household size

Low- and Moderate-Income Neighborhood - Generally defined as a census tract(s) or block group(s) in which a minimum of 51 percent of the residents have an income not exceeding 80 percent of the area median family income. HUD offers exceptions in some areas, in which HUD determines a new percentage that qualifies. Where such an exception is granted, qualifying areas shall be referred to as low- and moderate-income neighborhoods.

Slum or Blighted Area - An area that meets the definition of a slum, blighted, deteriorated or deteriorating area under State or local law, typically identified as Redevelopment Project Areas, or where a substantial number of deteriorating or dilapidated buildings or improvements are present throughout the area.

Publicly Assisted Housing Developments - Housing projects (either rental or ownership housing) developed with the assistance of public funds such as HOME, CDBG, and redevelopment set-aside funds.

SOUTH JORDAN CITY CITY COUNCIL/RDA BOARD REPORT

Council Meeting Date: April 5, 2022

Issue: Southwest Quadrant Urban Center Community Reinvestment Area (CRA)

Applicant: Brad Holmes, President LHM Real Estate

Submitted By: Brian A. Preece, MPA

Department: City Commerce

Staff Recommendation (Motion Ready): Individual motions to approve:

A. Redevelopment Agency (RDA) Meeting:

1. **RESOLUTION NO. RDA 2022-02** RESOLUTION APPROVING AND ADOPTING THE COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE SOUTHWEST QUADRANT URBAN CENTER COMMUNITY REINVESTMENT PROJECT AREA
2. **RESOLUTION NO. RDA 2022-03** A RESOLUTION APPROVING AND ADOPTING THE COMMUNITY REINVESTMENT PROJECT AREA BUDGET FOR THE SOUTHWEST QUADRANT URBAN CENTER COMMUNITY REINVESTMENT PROJECT AREA

B. City Council Meeting:

3. **ORDINANCE NO. 2022-10** AN ORDINANCE ADOPTING THE PROJECT AREA PLAN FOR THE SOUTHWEST QUADRANT URBAN CENTER COMMUNITY REINVESTMENT PROJECT AREA

BACKGROUND:

On Dec 07, 2021, the South Jordan Redevelopment Agency passed Resolution No. RDA 2021-06 designating the Southwest Quadrant Urban Center Community Reinvestment Area (CRA) project area and authorized the preparation of a Draft Project Area Plan and Draft Project Area Budget, and authorized and directed necessary action by the agency staff and counsel. Since December 07, staff, the applicant, South Jordan RDA consultants and legal counsel have been working to formulate the draft plan and budget for the Redevelopment Agency and City Council consideration.

A public hearing to allow public comment on the Southwest Quadrant Urban Center CRA Draft Plan and Budget is scheduled for the April 5, 2022 combined City Council and Redevelopment

Agency meeting. At that meeting, the Redevelopment agency will consider two (2) resolutions (full resolutions are attached):

1. **RESOLUTION NO. RDA 2022-02** A RESOLUTION APPROVING AND ADOPTING THE COMMUNITY REINVESTMENT RESOLUTION PROJECT AREA PLAN FOR THE SOUTHWEST QUADRANT URBAN CENTER COMMUNITY REINVESTMENT PROJECT AREA
2. **RESOLUTION NO. RDA 2022-03** A RESOLUTION APPROVING AND ADOPTING THE COMMUNITY REINVESTMENT PROJECT AREA BUDGET FOR THE SOUTHWEST QUADRANT URBAN CENTER COMMUNITY REINVESTMENT PROJECT AREA

Upon approval of the resolutions, the City Council will be asked to consider one (1) ordinance (full ordinance is attached):

ORDINANCE NO. 2022-10 AN ORDINANCE ADOPTING THE PROJECT AREA PLAN FOR THE SOUTHWEST QUADRANT URBAN CENTER COMMUNITY REINVESTMENT PROJECT AREA

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS: Staff has been working with one RDA financial consultant, RDA legal counsel, the Larry H. Miller Real Estate group on developing the proposed project Area Plan and Budget. Public improvements made with the associated tax increment funding will provide for enhanced economic development opportunities to initiate the development of a significant Urban Center with elements such as, class A office buildings, arts and cultural facilities, recreational, hospitality and uses and a mix of residential types. This will infuse the project area with additional jobs, daytime population and future commercial prospects. The proposed enhanced development will happen much sooner, drive significant increased commercial / business development with dramatic increases to taxable value and provide a far better sense of place than merely letting the area develop under market pressures. Developed under market pressures the area would most likely be primarily high density residential, which would be allowed under the current zoning, with very minimal commercial development, if any. Thus, the proposed development, with the help of the tax increment, will create employment opportunities, reduce the need to drive long distances to work, create a significant urban center in South Jordan, deliver a more livable community and a sustainable tax base for the City and the other taxing entities. Market force development could leave the area financially unsustainable for all taxing entities involved.

Upon approval of these resolutions and ordinances, Staff will meet with each of the taxing entities and discuss the proposed plan. Interlocal agreements will be drafted for each of the taxing entities and will be forthcoming for Agency and City Council approval. Staff will also negotiate a Participation Agreement with the applicant that will ensure that all incentives will be post performance and have metrics required to be met before tax increment will be paid. A

significant private investment will be required in order to meet these metrics and to generate the anticipated tax increment. Once approved by the taxing entities and the applicant these respective agreements will be brought back to the RDA Board for final approval.

CONCLUSIONS: Staff concludes that the establishment of the Daybreak Commerce Park Community Development Area as described herein is a necessary and vital step in accomplishing the city's economic development goals in the area.

RECOMMENDATIONS: Staff recommends the approval of the attached resolutions by the Redevelopment Agency Board and approval of the attached ordinance by the City Council at their respective meetings on April 5, 2022.

FISCAL IMPACT: If approved, the Southwest Quadrant Urban Center Community Reinvestment Area would have an estimated tax increment impact of \$500,195,916 over its 30-year life, which breaks out as follows:

1. 75% to the Project Area:\$375,146,937 (further broken down as):
 - a. 10% to Affordable Housing Set-aside: \$37,514,694;
 - b. 90% for Project Area: 337,632,243;
2. 25% to the Taxing Entities: \$125,048,979.

ALTERNATIVES:

1. Approve one or more resolution or the ordinance with modifications;
2. Table the approval of one or more resolutions or the ordinance to a future specified date; or
3. Deny approval of the resolutions and ordinance.

SUPPORT MATERIALS:

1. **Resolution No. RDA 2022-02**
2. **Resolution No. RDA 2022-03**
3. **Ordinance No. 2022-10**
4. **Southwest Quadrant Urban Center Project Area Draft Plan & Budget**

City Council Action Requested: Brian A Preece
Brian A Preece (Mar 30, 2022 13:31 MDT)

Department Head

3/30/2022

Date

THE SOUTH JORDAN CITY REDEVELOPMENT AGENCY

RESOLUTION NO. RDA 2022-02

A RESOLUTION APPROVING AND ADOPTING THE COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE SOUTHWEST QUADRANT URBAN CENTER COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS, pursuant to the provisions of the Utah Limited Purpose Local Government Entities - Community Reinvestment Agency Act (the “**Act**”), specifically Utah Code Annotated (“UCA”) § 17C-5, the South Jordan City Redevelopment Agency (the “**Agency**”) adopted a resolution designating a survey area, which was to become the Southwest Quadrant Urban Center Community Reinvestment Project Area (“**Project Area**”), and calling for the preparation of a project area plan and budget; and

WHEREAS, the draft Project Area Plan (the “**Draft Plan**”), having been prepared for the Project Area pursuant to UCA § 17C-5-105, the Agency held, on April 5, 2022, a duly noticed public hearing pursuant to UCA § 17C-5-104 to allow public comment on the Draft Plan and whether it should be revised, approved, or rejected; and to receive all written and hear all oral objections to the Draft Plan; and

WHEREAS, having received and heard all commentary on and objections, orally and in writing, to the Draft Plan submitted for its consideration, the Agency has passed upon such objections as it has received and has made such modifications, amendments, and/or emendations to the Draft Plan as it deems appropriate, if any; and

WHEREAS, the Agency has made relevant findings concerning the amount of opposition, if any, to the Draft Plan by owners of real property within the Project Area.

THEREFORE, BE IT RESOLVED AND ADOPTED BY THE BOARD OF SOUTH JORDAN CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. THE AGENCY BOARD FINDS AS FOLLOWS:

- 1.1. South Jordan City has a Planning Commission as required by UCA § 17C-5-104(1)(a).
- 1.2. South Jordan City has adopted a General Plan under Title 10, Chapter 9a, Part 4, as required by UCA § 17C-5-104(1)(b).
- 1.3. The Agency does not anticipate using eminent domain to acquired property within the Proposed community reinvestment project area.
- 1.4. The Agency has prepared a Proposed Project Area Plan as required by UCA § 17C-5-104(3)(a).

- 1.5. A copy of the Proposed Community Reinvestment Project Area Plan has been available to the public at the Agency's office during normal business hours for at least 30 days before the Budget Hearing as required by UCA § 17C-5-104(2)(b).
- 1.6. Before holding the Plan hearing the Agency provided an opportunity for the State Board of Education and each taxing entity that levies or imposes a tax within the proposed Community Reinvestment Project Area to consult with the Agency regarding the Proposed Community Reinvestment Project Area Plan as required by UCA § 17C-5-104(2)(c).
- 1.7. The Agency provided notice of the Plan Hearing as required by UCA § 17C-5-104(2)(d).
- 1.8. The Agency as required in UCA § 17C-5-104(2)(e). held a Hearing on the Proposed Community Reinvestment Project Area Plan on April 5, 2022, and, at the Hearing, allowed public comment on: (i) the Proposed Community Reinvestment Project Area Plan; and (ii) whether the Agency should revise, adopt, or reject the Proposed Community Reinvestment Project Area Plan.
- 1.9. The Agency pursuant to UCA 17C-5-104(2)(e)(ii) has received all written and oral objections to the proposed community reinvestment project area plan; and following the Plan Hearing and has pursuant to 17C-5-104(2)(f). (i) considered:

(A) the oral and written objections to the Proposed Community Reinvestment Project Area Plan and evidence and testimony for and against adoption of the Proposed Community Reinvestment Project Area Plan; and

(B) whether to revise, approve, or reject the Proposed Community Reinvestment Project Area Plan.

2. AGENCY ACTION ON THE PROJECT AREA PLAN

2.1. Legal Description.

The boundaries of the Project Area are described in the Project Area Plan, attached hereto as **Exhibit A** are adopted as the Project Area boundaries.

2.2. The Agency's Purposes and Intent with Respect to the Project Area.

The purposes and intent of the Agency with respect to the Project Area are as follows:

- 2.2.1. To satisfy the purposes of the Act, as defined therein, by promoting, creating, and/or retaining jobs through the planning, design, development, construction, rehabilitation, or business relocation within the Project Area, as well as the provision of office, industrial, manufacturing, warehousing, distribution, parking, public, or other facilities, or other improvements that benefit the state or a community;
- 2.2.2. to increase the City's tax base as well as its commercial front so as to improve both opportunity and quality of life for all of its citizens;

- 2.2.3. to promote, encourage, and bring to fruition, the development within the Project Area of a commercial development comprised of up-scale, reputable commercial concerns;
- 2.2.4. to stimulate the economy within the Project Area and in the surrounding area;
- 2.2.5. to provide for the installation of needed infrastructure, if and as necessary, for development within the Project Area;
- 2.2.6. to take any or all additional steps which may be appropriate or necessary to promote or further the aim of improving the Project Area (and, indirectly, of surrounding areas).

2.3. Designation, Adoption, and Incorporation of the Plan.

The Draft Plan for the Project Area (attached as **Exhibit A**) is hereby designated the *Official Plan for the Southwest Quadrant Urban Center Community Reinvestment Project Area* (the “**Official Plan**”), and is incorporated herein by this reference.

The Agency hereby officially approves and adopts the Official Plan for the Southwest Quadrant Urban Center Community Reinvestment Project Area.

2.4. Additional Findings.

- 2.4.1. A need exists to effectuate a public purpose; to wit, the exercise of the statutorily enacted community reinvestment mechanism for the benefit of the citizens of South Jordan City.
- 2.4.2. Benefit to the public shall accrue from the execution of the Official Plan, as each project undertaken thereunder shall be subject to the analysis described in Utah Code § 17C-5-105(2).
- 2.4.3. The adoption and carrying out of the Official Plan are economically sound and feasible.
- 2.4.4. The Official Plan conforms to the City’s General Plan.
- 2.4.5. Carrying out the Official Plan will promote the public peace, health, safety, and welfare of South Jordan City and its residents.

2.5. Submission of the Official Plan to the South Jordan City Council for Adoption by Ordinance.

2.5.1. Pursuant to Utah Code §§ 17C-5-104 & -109, the Agency Board hereby submits the Official Plan to the South Jordan City Council for review and adoption by ordinance.

2.6. Execution of the Plan.

2.6.1. Following adoption of the Official Plan by the South Jordan City Council, the Agency shall proceed to carry out the Plan.

3. RECORDING AND TRANSMITTAL OF THE PROJECT AREA PLAN

3.1. Pursuant to Utah Code § 17C-5-111, Agency Staff are hereby directed and authorized to take the following actions within 30 days after adoption of the Official Plan by the City Council:

a. to record with the Salt Lake County Recorder a document containing a description of the land within the Project Area, a statement that the Official Plan for the Project Area has been adopted; and the date of its adoption by the City Council; and

b. to transmit a copy of the description of the land within the Project Area, a copy of the City ordinance adopting the Official Plan, and a map indicating the boundaries of the Project Area to each of the following: (i) the auditor and assessor of the county in which the Project Area is located; (ii) the officer or officers performing the function of auditor or assessor for each taxing entity, if any, that does not use the county assessment roll or collect its taxes through the county; (iii) the legislative body or governing board of each taxing entity; (iv) the State Tax Commission; and (v) the State Board of Education.

4. EFFECTIVE DATE OF RESOLUTION

This Resolution shall be effective upon adoption.

[No Further Text on This Page]

APPROVED AND ADOPTED by the South Jordan City Redevelopment Agency Board this 5th day of April 2022.

**SOUTH JORDAN CITY
REDEVELOPMENT AGENCY**

Dawn R. Ramsey, Agency Chair

ATTEST:

Anna Crookston, Agency Secretary

Approved as to Form:

J. Craig Smith
J. Craig Smith (Mar 30, 2022 13:40 MDT)

J. Craig Smith, Agency Counsel

EXHIBIT A

Project Area Plan

THE SOUTH JORDAN CITY REDEVELOPMENT AGENCY**RESOLUTION NO. RDA 2022-03****A RESOLUTION APPROVING AND ADOPTING THE COMMUNITY
REINVESTMENT PROJECT AREA BUDGET FOR THE SOUTHWEST
QUADRANT URBAN CENTER COMMUNITY REINVESTMENT
PROJECT AREA**

WHEREAS, pursuant to the provisions of the Utah Limited Purpose Local Government Entities - Community Reinvestment Agency Act (the “**Act**”), specifically Utah Code Annotated (“UCA”) § 17C-5, the South Jordan City Redevelopment Agency (the “**Agency**”) adopted a resolution designating a survey area, which was to become the Southwest Quadrant Urban Center Community Reinvestment Project Area (“**Project Area**”), and calling for the preparation of a project area plan and budget; and

WHEREAS, pursuant to the provisions of the Utah Community Reinvestment Agency Act (the “**Act**”), specifically Utah Code Annotated (“UCA”) § 17C-5, on April 5, 2022, the Agency approved the Community Reinvestment Project Area Plan for the Project Area after holding a duly noticed public hearing; and

WHEREAS, the Agency has prepared a Project Area Budget (the “**Budget**”) for the Project Area as required by the Act; and

WHEREAS, the Budget having been prepared for the Project Area pursuant to the Act, the Agency made the Budget publicly available and provided notice of the budget hearing as required by the Act; and

WHEREAS, the Agency held, on April 5, 2022, a duly noticed public hearing pursuant to UCA § 17C-5-302 to allow public comment on the Budget and whether it should be revised, approved, or rejected, and to receive all written and hear all oral objections to the Budget; and

WHEREAS, having received and heard all commentary on and objections to the Budget submitted for its consideration, the Agency has passed upon such objections as it has received and has made such modifications, amendments, and/or emendations to the Budget as it deems appropriate, if any; and

WHEREAS, pursuant to UCA § 17C-5-304, the Budget remains subject to approval by the entities that levy taxes within the Project Area that enter into interlocal agreements with the Agency for the Project Area before the Agency may collect project area funds from the Project Area; and

WHEREAS the Agency now desires to formally adopt the Budget as the official budget for the Project Area.

THEREFORE, BE IT RESOLVED AND ADOPTED BY THE BOARD OF SOUTH JORDAN CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. THE AGENCY BOARD FINDS AS FOLLOWS:

- 1.1. The Agency has prepared a proposed Project Area Budget as required by UCA § 17C-5-302(2)(a).
- 1.2. The Agency provided notice of the Budget Hearing as required by UCA § 17C-5-302(2)(b).
- 1.3. The Project Area Budget is not subject to approval by a Taxing Entity Committee but must be approved by each Taxing Entity through an Interlocal Agreement with the Agency.
- 1.4. A copy of the Proposed Community Reinvestment Project Area Budget has been available to the public at the Agency's office during normal business hours for at least 30 days before the Budget Hearing as required by UCA § 17C-5-302(2)(c).
- 1.5. The Agency as required in UCA § 17C-5-302(2)(d). held a budget hearing on the Proposed Community Reinvestment Project Area Budget on April 5, 2022, and, at the Budget Hearing, allowed public comment on: (i) the Proposed Community Reinvestment Project Area Budget; and
(ii) whether the Agency should revise, adopt, or reject the Proposed Community Reinvestment Project Area Budget
- 1.6. The Agency has considered the comments and information from the Budget Hearing relating to the Proposed Community Reinvestment Project Area Budget.
- 1.7. The Project Area Budget attached hereto as **Exhibit A** and incorporated herein by this reference meets all of the requirements of UCA § 17C-5-503.

2. AGENCY ACTION ON THE PROJECT AREA BUDGET

- 2.1. The Agency adopts the Budget attached hereto as **Exhibit A** and incorporated herein by this reference as the Official Budget for the Southwest Quadrant Urban Center Project Area.
- 2.2. Agency Staff are hereby authorized to take all actions necessary, including those actions required by UCA § 17C-5-305, to carry out the purposes of this Resolution.

3. RECORDING AND TRANSMITTAL OF THE PROJECT AREA BUDGET.

- 3.1.1. Pursuant to Utah Code § 17C-5-305, Agency Staff are hereby directed and authorized to take the following actions within 30 days after adoption of the Official Budget by the Agency Board:

- a. to record with the Salt Lake County Recorder a document containing a

description of the land within the Project Area, a statement that the Official Plan for the Project Area has been adopted; and the date of its adoption by the City Council; and

b. to transmit a copy of the description of the land within the Project Area, a copy of the City ordinance adopting the Official Plan, and a map indicating the boundaries of the Project Area to each of the following: (i) the auditor and assessor of the county in which the Project Area is located; (ii) the officer or officers performing the function of auditor or assessor for each taxing entity, if any, that does not use the county assessment roll or collect its taxes through the county; (iii) the legislative body or governing board of each taxing entity; (iv) the State Tax Commission; and (v) the State Board of Education.

4. EFFECTIVE DATE OF RESOLUTION

This Resolution shall be effective upon adoption.

APPROVED AND ADOPTED by the South Jordan City Redevelopment Agency Board this 5th day of April 2022.

SOUTH JORDAN CITY REDEVELOPMENT AGENCY

Dawn R. Ramsey, Agency Chair

ATTEST:

Anna Crookston, Agency Secretary

Approved as to Form:

J. Craig Smith

J. Craig Smith (Mar 30, 2022 13:40 MDT)

J. Craig Smith, Agency Counsel

EXHIBIT A

Project Area Budget

SOUTH JORDAN CITY ORDINANCE NO. 2022-10

AN ORDINANCE ADOPTING THE PROJECT AREA PLAN FOR THE SOUTHWEST QUADRANT URBAN CENTER COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS the South Jordan City Redevelopment Agency (the “**Agency**”), having prepared the Project Area Plan (the “**Plan**”) for the South Jordan City Southwest Quadrant Urban Center Community Reinvestment Project Area (the “**Project Area**”) pursuant to Utah Code Annotated (“UCA”) § 17C-5, has adopted on this same date the Plan as the Official Community Reinvestment Project Area Plan for the Project Area; and

WHEREAS Section 17C-5-109 of the Utah Limited Purposes Local Government Entities – Community Reinvestment Agency Act (the “**Act**”) mandates that, before a community reinvestment project area plan adopted and approved by an agency under UCA § 17C-5 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency;

WHEREAS the Act also requires that certain notice is to be given by the community legislative body upon its adoption of a community reinvestment project area plan under UCA § 17C-5-110; and

WHEREAS the Agency has previously approved RDA Resolution No. 2022-02, adopting the Community Reinvestment Plan for the South Jordan City Southwest Quadrant Urban Center Community Reinvestment Project Area attached hereto as **Exhibit A** and incorporated herein by this reference.

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Jordan City as follows:

1. The South Jordan City Council hereby adopts and designates the attached **Exhibit A**, as the Official Plan for the South Jordan City Southwest Quadrant Urban Center Community Reinvestment Project Area, (the “**Official Plan**”).

2. City and Agency staff are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-5-110, (1) (a) by:

- (i) causing a notice to be posted in at least three public places within the community; and
- (ii) posting a notice on the Utah Public Notice Website described in Section 63A-16-601.

3. The notice described above in Section 2 shall include:

- (i) a copy of the community legislative body's ordinance, or a summary of the ordinance, that adopts the community reinvestment project area plan; and
- (ii) a statement that the community reinvestment project area plan is available for public inspection and the hours for inspection.

4. Within 30 days after the day on which the South Jordan City Council adopts this Official Plan the Agency shall pursuant to UCA §17C-5-111:

- (1) record with the Salt Lake County Recorder a document containing:
 - (a) the name of the Southwest Quadrant Urban Center Community Reinvestment Project Area;
 - (b) a boundary description of the Southwest Quadrant Urban Center Community Reinvestment Project Area; and
 - (c)
 - (i) a statement that the South Jordan City Council adopted the Southwest Quadrant Urban Center Community Reinvestment Project Area Official Project Area Plan; and
 - (ii) the day on which the South Jordan City Council adopted the Southwest Quadrant Urban Center Community Reinvestment Project Area Official Project Area Plan;

(2) Transmit a copy of a description of the land within the Southwest Quadrant Urban Center Community Reinvestment Project Area and an accurate map or plat indicating the boundaries of the Southwest Quadrant Urban Center Community Reinvestment Project Area Project Area to the Utah Geospatial Resource Center created in UCA § 63A-16-505; and

(3) transmit a copy of a description of the land within the Southwest Quadrant Urban Center Community Reinvestment Project Area Project Area, a copy of the South Jordan City Council Ordinance 2022-10 adopting the Southwest Quadrant Urban Center Community Reinvestment Project Area Official Project Area Plan, and an accurate map or plat indicating the boundaries of the Southwest Quadrant Urban Center Community Reinvestment Project Area Plan to:

- (a) the Salt Lake County Auditor, Recorder, District Attorney, Surveyor, and Assessor
- (b) the officer or officers performing the function of auditor or assessor for each taxing entity that does not use the county assessment roll or collect the taxing entity's taxes through Salt Lake County if any;
- (c) the legislative body or governing board of each taxing entity;
- (d) the State Tax Commission; and
- (e) the State Board of Education.

5. The Official Plan and this Ordinance shall become effective upon publication or posting, as required by UCA § 17C-5-110.

PASSED AND ORDERED POSTED on this 5th day of April 2022.

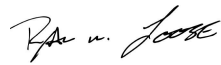
Attest:

South Jordan City

Anna Crookston, City Recorder

Dawn R. Ramsey, Mayor

Approved as to form:



Ryan W. Loose, City Attorney

EXHIBIT A

Community Reinvestment Project Area Plan



SOUTHWEST QUADRANT URBAN CENTER COMMUNITY REINVESTMENT PROJECT AREA

[DRAFT] PROJECT AREA PLAN

PUBLIC HEARING APRIL 5, 2022

ADOPTED APRIL __, 2022

**AGENCY BOARD RESOLUTION NO. RDA2022-____
CITY COUNCIL ORDINANCE NO. 2022-____**

**PREPARED BY THE
SOUTH JORDAN CITY REDEVELOPMENT AGENCY
1600 WEST TOWNE CENTER DRIVE
SOUTH JORDAN, UTAH 84095
WITH THE ASSISTANCE OF
SMITH HARTVIGSEN, PLLC**

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1. INTRODUCTION TO PROJECT AREA PLAN

The South Jordan City Redevelopment Agency¹ (the “**Agency**”), with the assistance of consultants and staff, has carefully prepared this Community Reinvestment Project Area Plan (the “**Plan**” or “**Project Area Plan**”) for the Southwest Quadrant Urban Center Project Area (the “**Project Area**”)² located within the City of South Jordan, (“**City**”). This Plan is the result of considerable discussion, negotiation, and planning, with the major owner of land within the Project Area, VP Daybreak Holdings, LLC.³ To initiate this process the Agency Board adopted a Survey Resolution on December 7, 2021. A copy of the Survey Resolution is included as **Exhibit A**.⁴

The Plan was prepared pursuant to, and complies with, the provisions of Chapters 1 and 5 of Title 17C, the Utah Community Reinvestment Agency Act, of the Utah Code Annotated 1953, as amended (the “**Act**”). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area, and this Plan. This Plan is for a development of a Project Area located entirely within the boundaries of the City. The specific boundaries and proposed development that is expected to occur within these boundaries are set forth in this Project Area Plan. This Plan shall be titled “Southwest Quadrant Urban Center Community Reinvestment Project Area Plan” and has been adopted (and revised, if applicable) on the date shown on the cover page, by the Agency Board⁵ and the South Jordan City Council.

A map of the Project Area is included as **Exhibit B**.

In accordance with the terms of this Plan, the Agency will encourage, promote and provide for the development of a mixed-use, transit oriented, and regionally significant urban center to be undertaken by the Participant. The Southwest Quadrant Urban Center will be developed in a manner to attract business, and provide housing, recreation and entertainment for workers and their families as well as subregional populations. The development will consist of office and retail space, civic amenities, and entertainment venues as well as owner occupied and for rent residential units. A mix of the land uses will be organized in a compact walkable format around a connected parks and plaza spaces in a manner that promotes civic engagement, sustainable mobility choices and further utilization of the Mid-Jordan light rail transit line. The public realm will consist of open spaces, walkways and pedestrian friendly streets designed to create an urban community with gathering space that will also complement and serve adjacent neighborhoods and attract residents.

The Project Area is intended to generate revenue from “**Tax Increment**” defined in § 17C-1-102(61) of the Act, revenue for up to twenty (20) years from any given parcel or area within the Project Area, spread across up to thirty (30) years, based on the phasing of

¹ See definition in § 17C-1-102(4) of the Act.

² See definition in § 17C-1-102(46) of the Act.

³ VP Daybreak Holdings, LLC is held by the Larry H. Miller Company, a likely Participant. See definition of Participant § 17C-1-102(40) of the Act. The Agency may also engage with other Participants.

⁴ All Exhibits are incorporated into the Plan by reference.

⁵ See definition in § 17C-1-102(11) of the Act.



development projects within the Project Area. Additionally, beginning in 2030, Tax Increment may be available from the 62 acres of the Project Area that is within the South Station Project Area.⁶

The Agency has determined that the land within the Project Area meets the criteria for creation of a Project Area. The Project Area offers the opportunity to bring new development to the City that will attract private capital investment, contribute to the tax base, and otherwise contribute to the economic vitality and prosperity of South Jordan City.

Creation of the Project Area will allow the Participant to request tax increment generated in the Project Area from the Agency in order to create a true urban center, bring jobs, increase property tax revenue, and sales tax revenue. Creation of the Project Area will also permit the Agency to construct much-needed infrastructure independent of, or in conjunction with, private projects.

This Plan is prepared in good faith as a current reasonable estimate of the economic impact of this Project Area Plan. Fundamental economic and other circumstances may influence the actual impact. With these assumptions, the information contained within this report represents the reasonable expectations of the Project Area Plan. The Agency makes no guarantee that the projections contained in this Plan document or in the "**Project Area Budget**" attached as **Exhibit C**, accurately reflect the future development within the Project Area. Further, the Agency specifically reserves all powers granted to it under the Act, as amended, this Plan shall not be interpreted to limit or restrict the powers of the agency as granted by the Act.

The ordering of Sections of this Project Area Plan document is consistent with the presentation of requirements and other criteria for "**Project Area Development**"⁷ as set forth in Utah Code Ann. Section 17C-5-105.

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⁶ The term and amount of Tax Increment collected by the Agency are subject to Interlocal Agreements with the Taxing Entities.

⁷ See definition in UCA § 17C-1-102(48).



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2. PROJECT AREA BOUNDARY

The Project Area is located within South Jordan, Utah and contains approximately 798 acres that are not within the current South Station Project Area and approximately 62 acres within the South Station Project Area for a total of approximately 860 acres.⁸ A map of the Project Area is attached as **Exhibit B** and incorporated herein.

The land contained within the Project Area is primarily owned by the Participant; some parcels within the Project Area are currently owned by the City and may be transferred to the Agency to encourage Project Area Development. The legal description of the Project Area is below:

798.119 ACRES EXCLUDING SOUTH STATION PORTION OF PROJECT AREA

Beginning at the Southwest Corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 89°58'44" East 2648.798' between the Southwest Corner and the South Quarter Corner of Section 14), said point also being a Northeasterly Corner of Lot Z105 of the VP Daybreak Operations-Investments Plat 1, recorded as Entry No. 12571292 in the Office of the Salt Lake County Recorder and running thence North 00°02'36" West 1580.687 feet; thence North 54°37'58" East 604.024 feet to the Westerly Right-of-Way Line of Bingham Rim Road; thence along said Bingham Rim Road the following (14) courses: 1) North 35°08'16" West 0.602 feet; 2) North 54°51'44" East 150.407 feet; 3) North 54°37'58" East 313.521 feet to a point on a 782.000 foot radius tangent curve to the right, (radius bears South 35°22'02" East, Chord: North 61°56'57" East 199.178 feet); 4) along the arc of said curve 199.720 feet through a central angle of 14°37'59"; 5) North 69°15'57" East 77.927 feet to a point on a 718.000 foot radius tangent curve to the left, (radius bears North 20°44'03" West, Chord: North 53°18'35" East 394.761 feet); 6) along the arc of said curve 399.911 feet through a central angle of 31°54'45"; 7) North 37°21'12" East 109.649 feet to a point on a 782.000 foot radius tangent curve to the right, (radius bears South 52°38'48" East, Chord: North 56°16'14" East 507.049 feet); 8) along the arc of said curve 516.380 feet through a central angle of 37°50'03"; 9) North 75°11'15" East 540.831 feet to a point on a 968.000 foot radius tangent curve to the left, (radius bears North 14°48'45" West, Chord: North 67°29'41" East 259.163 feet); 10) along the arc of said curve 259.943 feet through a central angle of 15°23'10"; 11) North 59°48'06" East 102.936 feet to a point on a 1032.000 foot radius tangent curve to the right, (radius bears South 30°11'54" East, Chord: North 66°04'22" East 225.455 feet); 12) along the arc of said curve 225.905 feet through a central angle of 12°32'31"; 13) North 72°20'37" East 68.452 feet; 14) North 86°54'42" East 16.010 feet; thence North 58°53'54" East 477.853 feet to a Northwesterly Corner of Lot C-101 of the

⁸ No Tax Increment will be sought from the approximately 62 acres in the South Station Project Area until such time as the South Station Project Area ceases collection of Tax Increment.



Daybreak North Station Campus subdivision, recorded as Entry No. 12961137 in the Office of the Salt Lake County Recorder and a point on a 2050.000 foot radius non tangent curve to the right, (radius bears South 21°02'26" East, Chord: North 79°28'47" East 748.592 feet); thence along said Lot C-101 the following (4) courses: 1) along the arc of said curve 752.815 feet through a central angle of 21°02'26"; 2) East 519.548 feet to a point on a 950.000 foot radius tangent curve to the left, (radius bears North, Chord: North 82°58'21" East 232.461 feet); 3) along the arc of said curve 233.045 feet through a central angle of 14°03'19"; 4) North 75°56'41" East 247.191 feet; thence North 74°25'46" East 151.594 feet to the Southwest Corner of Parcel 1 of the Kennecott Daybreak Bingham Creek subdivision, recorded as Entry No. 10869681 in the Office of the Salt Lake County Recorder and a point on a 950.000 foot radius non tangent curve to the left, (radius bears North 19°19'14" West, Chord: North 63°49'58" East 226.505 feet); thence along said Parcel 1 the following (2) courses: 1) along the arc of said curve 227.045 feet through a central angle of 13°41'36"; 2) North 56°59'10" East 5.594 feet to the West most Corner of Kennecott Daybreak Village 5 Plat 4 Subdivision, recorded as Entry No. 11964291 in the Office of the Salt Lake County Recorder; thence along said Kennecott Daybreak Village 5 Plat 4 Subdivision South 36°32'54" East 185.225 feet to the North most Corner of Daybreak Village 5 Plat 11 Subdivision, recorded as Entry No. 12725751 in the Office of the Salt Lake County Recorder and a point on a 1135.000 foot radius non tangent curve to the right, (radius bears North 33°52'22" West, Chord: South 59°29'32" West 133.240 feet); thence along said Daybreak Village 5 Plat 11 Subdivision the following (2) courses: 1) along the arc of said curve 133.316 feet through a central angle of 06°43'48"; 2) South 36°32'54" East 222.889 feet to the North most Corner of Daybreak Village 5 Multi Family #6 subdivision, recorded as Entry No. 13006091 in the Office of the Salt Lake County Recorder; thence along said Daybreak Village 5 Multi Family #6 the following (10) courses: 1) South 53°27'06" West 122.207 feet to a point on a 172.000 foot radius tangent curve to the right, (radius bears North 36°32'54" West, Chord: South 60°01'44" West 39.403 feet); 2) along the arc of said curve 39.490 feet through a central angle of 13°09'17"; 3) South 34°06'57" East 42.244 feet to a point on a 368.000 foot radius tangent curve to the right, (radius bears South 55°53'03" West, Chord: South 25°12'41" East 113.923 feet); 4) along the arc of said curve 114.383 feet through a central angle of 17°48'32"; 5) South 16°18'25" East 159.870 feet to a point on a 368.000 foot radius tangent curve to the right, (radius bears South 73°41'35" West, Chord: South 09°26'14" East 88.037 feet); 6) along the arc of said curve 88.248 feet through a central angle of 13°44'23"; 7) South 02°34'02" East 156.608 feet; 8) South 01°38'02" East 30.000 feet; 9) North 88°21'58" East 32.004 feet to a point on a 1755.000 foot radius tangent curve to the left, (radius bears North 01°38'02" West, Chord: North 83°48'32" East 278.878 feet); 10) along the arc of said curve 279.172 feet through a central angle of 09°06'51" to the West Line of said Daybreak Village 5 Plat 11 Subdivision; thence along said Daybreak Village 5 Plat 11 Subdivision the following (2) courses: 1) South 157.519 feet; 2) East 177.000 feet extending along the South Line of said Kennecott Daybreak Village 5 Plat 4 Subdivision to the East Right-of-Way Line of Stavanger Drive; thence along said Stavanger Drive South 144.370 feet to the Southerly Right-of-Way Line of Cardinal Park Road; thence along said Cardinal Park Road West 61.000 feet to the West Line of Daybreak North Station Multi Family #1 subdivision, recorded as Entry No. 13736049 in the Office of the Salt Lake County Recorder; thence along said Daybreak North Station Multi Family #1 the following (3) courses: 1) South 55.278 feet to a point on a 233.000 foot radius tangent curve to the left, (radius bears East, Chord: South 18°16'27" East 146.121 feet); 2) along the arc of said curve 148.629 feet through a central angle of 36°32'54"; 3) South 36°32'54" East 179.275 feet to the Northerly Right-of-Way Line of Pipestone Way; thence along said Pipestone Way South 53°27'06" West 483.000 feet to the Easterly Right-of-Way Line of Lake Run Road; thence along said Lake Run Road the following (2) courses: 1) South 36°32'54" East 268.660 feet; 2) South 40°41'59" East 155.749 feet to the Northerly Right-of-Way Line of South Jordan Parkway; thence South 17°06'57" East 142.095 feet to the Centerline of said South Jordan Parkway; thence along said Centerline South 36°32'54" East 4299.853 feet; thence South 53°27'06" West 473.548 feet to a point on a 256.500 foot radius tangent curve to the right, (radius bears North 36°32'55" West, Chord: South 64°43'45" West 100.325 feet); thence along the arc of said curve 100.976 feet through a central angle of 22°33'20"; thence South 76°00'25" West 1.996 feet to a point on a 330.000 foot radius tangent curve to the right, (radius bears North 13°59'35" West, Chord: South 80°15'59" West 49.020 feet); thence along the arc of said curve



49.065 feet through a central angle of 08°31'08" to a point of reverse curvature with a 150.000 foot radius tangent curve to the left, (radius bears South 05°28'27" East, Chord: South 78°58'06" West 29.053 feet); thence along the arc of said curve 29.099 feet through a central angle of 11°06'54" to a point of compound curvature with a 349.000 foot radius tangent curve to the left, (radius bears South 16°35'21" East, Chord: South 63°25'52" West 120.962 feet); thence along the arc of said curve 121.576 feet through a central angle of 19°57'33"; thence South 53°04'59" West 932.820 feet to a point on a 97.996 foot radius non tangent curve to the left, (radius bears South 25°41'52" West, Chord: North 85°06'56" West 69.640 feet); thence along the arc of said curve 71.196 feet through a central angle of 41°37'35"; thence North 36°32'54" West 3.916 feet; thence South 53°27'06" West 381.520 feet; thence South 37°29'42" East 1260.086 feet to a point on the Northerly Right-of-Way Line of said Daybreak Parkway; thence along said Daybreak Parkway the following (2) courses: 1) South 66°17'02" West 51.409 feet; 2) North 37°29'42" West 5.737 feet; thence South 52°59'15" West 807.239 feet to the Easterly Line of Kennecott Daybreak Village 7A Plat 1 Subdivision, recorded as Entry No. 12174130 in the Office of the Salt Lake County Recorder; thence along said Kennecott Daybreak Village 7A Plat 1 Subdivision the following (6) courses: 1) North 06°11'13" West 16.808 feet; 2) North 37°09'03" West 125.600 feet to a point on a 7958.500 foot radius tangent curve to the left, (radius bears South 52°50'56" West, Chord: North 37°58'30" West 228.922 feet); 3) along the arc of said curve 228.930 feet through a central angle of 01°38'53"; 4) North 36°30'56" West 255.600 feet to a point on a 8032.500 foot radius non tangent curve to the right, (radius bears North 52°18'27" East, Chord: North 37°24'27" West 79.860 feet); 5) along the arc of said curve 79.860 feet through a central angle of 00°34'11"; 6) North 37°07'22" West 227.750 feet to the Southerly Line of Daybreak Village 7A Plat 3 Subdivision, recorded as Entry No. 13272988 in the Office of the Salt Lake County Recorder; thence along said Daybreak Village 7A Plat 3 Subdivision North 53°27'06" East 0.049 feet to the Westerly Right-of-Way Line of Mountain View Corridor (SR-85); thence along said Mountain View Corridor the following (14) courses: 1) North 37°07'17" West 193.574 feet to a point on a 6032.594 foot radius tangent curve to the right, (radius bears North 52°52'43" East, Chord: North 34°54'39" West 465.382 feet); 2) along the arc of said curve 465.497 feet through a central angle of 04°25'16"; 3) North 89°21'02" West 26.970 feet; 4) North 34°02'27" West 57.001 feet; 5) North 11°21'47" East 21.060 feet to a point on a 5958.593 foot radius non tangent curve to the left, (radius bears South 56°46'02" West, Chord: North 33°27'33" West 47.081 feet); 6) along the arc of said curve 47.081 feet through a central angle of 00°27'10"; 7) North 33°41'07" West 173.593 feet; 8) North 29°52'17" West 27.962 feet; 9) North 33°43'21" West 347.794 feet; 10) North 40°29'03" West 253.321 feet; 11) North 81°17'28" West 26.035 feet; 12) North 37°09'00" West 109.880 feet; 13) North 09°09'20" East 13.910 feet; 14) North 40°29'39" West 1.745 feet to the Northerly Right-of-Way Line of Lake Avenue and a point on a 949.000 foot radius non tangent curve to the right, (radius bears North 33°15'27" West, Chord: South 76°56'56" West 655.573 feet); thence along said Lake Avenue the following (4) courses: 1) along the arc of said curve 669.362 feet through a central angle of 40°24'46"; 2) North 82°50'41" West 1277.278 feet to a point on a 1071.000 foot radius tangent curve to the left, (radius bears South 07°09'19" West, Chord: North 89°03'27" West 231.810 feet); 3) along the arc of said curve 232.264 feet through a central angle of 12°25'32"; 4) South 84°43'47" West 501.434 feet to a Westerly Line of Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation, recorded as Entry No. 13061700 in the Office of the Salt Lake County Recorder and a point on a 1033.000 foot radius non tangent curve to the left, (radius bears South 75°11'24" West, Chord: North 24°11'02" West 336.507 feet); thence along said Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation and West Line extended the following (2) courses: 1) along the arc of said curve 338.013 feet through a central angle of 18°44'53"; 2) North 33°33'29" West 1165.644 feet to the Northerly Right-of-Way Line of South Jordan Parkway; thence along said South Jordan Parkway North 54°38'21" East 999.495 feet to the Westerly Right-of-Way Line of Trocadero Avenue; thence along said Trocadero Avenue the following (3) courses: 1) North 33°33'29" West 150.281 feet to a point on a 532.000 foot radius tangent curve to the right, (radius bears North 56°26'31" East, Chord: North 16°46'44" West 307.157 feet); 2) along the arc of said curve 311.591 feet through a central angle of 33°33'29"; 3) North 211.912 feet to the South Line of the Southeast Quarter of said Section 14; thence along said South Line South 89°58'54" West 25.862 feet



to the South Quarter Corner of said Section 14; thence along the South Line of the Southwest Quarter of said Section 14 South 89°58'44" West 2648.798 feet to the point of beginning.

Less & Excepting therefrom Parcel 26-14-400-017 being more particularly described as follows:

BEG SE COR SEC 14, T3S, R2W, SLM; N 89°41'41" W 722.38 FT; N 24°42'52" W 277.41 FT; N 57°50'41" E 74.26 FT; N 36°46'04" W 4.39 FT M OR L; NE'LY 147.87 FT ALG A 2567.00 FT CURVE TO L (CHD N 55°06'06" E 147.85 FT); N 53°27'06" E 821.15 M OR L FT; S 0°02'53" W 867.79 FT M OR L TO BEG AND ALSO BEG N 89°41'41" W 722.38 FT & N 24°42'52" W 277.41 FT & N 57°50'41" E 74.26 FT & N 36°46'04" W 138.65 FT M OR L FR SE COR SEC 14, T3S, R2W, SLM; N 36°46'04" W 12.39 FT M OR L; S 57°58'15" W 74.36 FT; NW'LY 1006.26 FT ALG A 4560 FT RADIUS CURVE TO R (CHD N 20°07'07" W 1004.22 FT); S 89°51'12" E 1226.59 FT; SE'LY 40.83 FT ALG A 1269 FT RADIUS CURVE TO L (CHD S 14°13' E 40.83) SE'LY 124.10 FT ALG A 1274.50 FT RADIUS CURVE TO L (CHD S 21°39'44" E 124.05 FT); S 0°02'53" W 119.58 FT M OR L; S 53°27'06" W 975.13 FT; SW'LY 148.40 FT ALG A 2433.00 FT RAD CURVE TO R (CHD S 31°15'42" W 134.57 FT) TO BEG. 27.75 AC M OR L.

Net Property contains 798.119 acres more or less.

TOTAL PROJECT AREA 859.871 ACRES INCLUDING PORTION WITHIN THE STATION PROJECT AREA

Beginning at the Southwest Corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 89°58'44" East 2648.798' between the Southwest Corner and the South Quarter Corner of Section 14), said point also being a Northeasterly Corner of Lot Z105 of the VP Daybreak Operations-Investments Plat 1, recorded as Entry No. 12571292 in the Office of the Salt Lake County Recorder and running thence North 00°02'36" West 1580.687 feet; thence North 54°37'58" East 604.024 feet to the Westerly Right-of-Way Line of Bingham Rim Road; thence along said Bingham Rim Road the following (14) courses: 1) North 35°08'16" West 0.602 feet; 2) North 54°51'44" East 150.407 feet; 3) North 54°37'58" East 313.521 feet to a point on a 782.000 foot radius tangent curve to the right, (radius bears South 35°22'02" East, Chord: North 61°56'57" East 199.178 feet); 4) along the arc of said curve 199.720 feet through a central angle of 14°37'59"; 5) North 69°15'57" East 77.927 feet to a point on a 718.000 foot radius tangent curve to the left, (radius bears North 20°44'03" West, Chord: North 53°18'35" East 394.761 feet); 6) along the arc of said curve 399.911 feet through a central angle of 31°54'45"; 7) North 37°21'12" East 109.649 feet to a point on a 782.000 foot radius tangent curve to the right, (radius bears South 52°38'48" East, Chord: North 56°16'14" East 507.049 feet); 8) along the arc of said curve 516.380 feet through a central angle of 37°50'03"; 9) North 75°11'15" East 540.831 feet to a point on a 968.000 foot radius tangent curve to the left, (radius bears North 14°48'45" West, Chord: North 67°29'41" East 259.163 feet); 10) along the arc of said curve 259.943 feet through a central angle of 15°23'10"; 11) North 59°48'06" East 102.936 feet to a point on a 1032.000 foot radius tangent curve to the right, (radius bears South 30°11'54" East, Chord: North 66°04'22" East 225.455 feet); 12) along the arc of said curve 225.905 feet through a central angle of 12°32'31"; 13) North 72°20'37" East 68.452 feet; 14) North 86°54'42" East 16.010 feet; thence North 58°53'54" East 477.853 feet to a Northwesterly Corner of Lot C-101 of the Daybreak North Station Campus subdivision, recorded as Entry No. 12961137 in the Office of the Salt Lake County Recorder and a point on a 2050.000 foot radius non tangent curve to the right, (radius bears South 21°02'26" East, Chord: North 79°28'47" East 748.592 feet); thence along said Lot C-101 the following (4) courses: 1) along the arc of said curve 752.815 feet through



a central angle of 21°02'26"; 2) East 519.548 feet to a point on a 950.000 foot radius tangent curve to the left, (radius bears North, Chord: North 82°58'21" East 232.461 feet); 3) along the arc of said curve 233.045 feet through a central angle of 14°03'19"; 4) North 75°56'41" East 247.191 feet; thence North 74°25'46" East 151.594 feet to the Southwest Corner of Parcel 1 of the Kennecott Daybreak Bingham Creek subdivision, recorded as Entry No. 10869681 in the Office of the Salt Lake County Recorder and a point on a 950.000 foot radius non tangent curve to the left, (radius bears North 19°19'14" West, Chord: North 63°49'58" East 226.505 feet); thence along said Parcel 1 the following (2) courses: 1) along the arc of said curve 227.045 feet through a central angle of 13°41'36"; 2) North 56°59'10" East 5.594 feet to the West most Corner of Kennecott Daybreak Village 5 Plat 4 Subdivision, recorded as Entry No. 11964291 in the Office of the Salt Lake County Recorder; thence along said Kennecott Daybreak Village 5 Plat 4 Subdivision South 36°32'54" East 185.225 feet to the North most Corner of Daybreak Village 5 Plat 11 Subdivision, recorded as Entry No. 12725751 in the Office of the Salt Lake County Recorder and a point on a 1135.000 foot radius non tangent curve to the right, (radius bears North 33°52'22" West, Chord: South 59°29'32" West 133.240 feet); thence along said Daybreak Village 5 Plat 11 Subdivision the following (2) courses: 1) along the arc of said curve 133.316 feet through a central angle of 06°43'48"; 2) South 36°32'54" East 222.889 feet to the North most Corner of Daybreak Village 5 Multi Family #6 subdivision, recorded as Entry No. 13006091 in the Office of the Salt Lake County Recorder; thence along said Daybreak Village 5 Multi Family #6 the following (10) courses: 1) South 53°27'06" West 122.207 feet to a point on a 172.000 foot radius tangent curve to the right, (radius bears North 36°32'54" West, Chord: South 60°01'44" West 39.403 feet); 2) along the arc of said curve 39.490 feet through a central angle of 13°09'17"; 3) South 34°06'57" East 42.244 feet to a point on a 368.000 foot radius tangent curve to the right, (radius bears South 55°53'03" West, Chord: South 25°12'41" East 113.923 feet); 4) along the arc of said curve 114.383 feet through a central angle of 17°48'32"; 5) South 16°18'25" East 159.870 feet to a point on a 368.000 foot radius tangent curve to the right, (radius bears South 73°41'35" West, Chord: South 09°26'14" East 88.037 feet); 6) along the arc of said curve 88.248 feet through a central angle of 13°44'23"; 7) South 02°34'02" East 156.608 feet; 8) South 01°38'02" East 30.000 feet; 9) North 88°21'58" East 32.004 feet to a point on a 1755.000 foot radius tangent curve to the left, (radius bears North 01°38'02" West, Chord: North 83°48'32" East 278.878 feet); 10) along the arc of said curve 279.172 feet through a central angle of 09°06'51" to the West Line of said Daybreak Village 5 Plat 11 Subdivision; thence along said Daybreak Village 5 Plat 11 Subdivision the following (2) courses: 1) South 157.519 feet; 2) East 177.000 feet extending along the South Line of said Kennecott Daybreak Village 5 Plat 4 Subdivision to the East Right-of-Way Line of Stavanger Drive; thence along said Stavanger Drive South 144.370 feet to the Southerly Right-of-Way Line of Cardinal Park Road; thence along said Cardinal Park Road West 61.000 feet to the West Line of Daybreak North Station Multi Family #1 subdivision, recorded as Entry No. 13736049 in the Office of the Salt Lake County Recorder; thence along said Daybreak North Station Multi Family #1 the following (3) courses: 1) South 55.278 feet to a point on a 233.000 foot radius tangent curve to the left, (radius bears East, Chord: South 18°16'27" East 146.121 feet); 2) along the arc of said curve 148.629 feet through a central angle of 36°32'54"; 3) South 36°32'54" East 179.275 feet to the Northerly Right-of-Way Line of Pipestone Way; thence along said Pipestone Way South 53°27'06" West 483.000 feet to the Easterly Right-of-Way Line of Lake Run Road; thence along said Lake Run Road the following (2) courses: 1) South 36°32'54" East 268.660 feet; 2) South 40°41'59" East 155.749 feet to the Northerly Right-of-Way Line of South Jordan Parkway; thence South 17°06'57" East 142.095 feet to the Centerline of



said South Jordan Parkway; thence along said Centerline South 36°32'54" East 5553.723 feet to the Centerline of Daybreak Parkway; thence along said Centerline South 53°27'06" West 1008.752 feet to a point perpendicular to the Westerly Right-of-Way Line of Grandville Avenue; thence North 36°43'14" West 73.500 feet to the Southeasterly Corner of Kennecott Daybreak University Medical #1 Amended, recorded as Entry No. 11107229 in the Office of the Salt Lake County Recorder and a point on the Northerly Right-of-Way Line of said Daybreak Parkway; thence along said Daybreak Parkway the following (5) courses: 1) South 53°27'06" West 37.556 feet to a point on a 926.500 foot radius tangent curve to the right, (radius bears North 36°32'54" West, Chord: South 54°10'03" West 23.157 feet); 2) along the arc of said curve 23.158 feet through a central angle of 01°25'56"; 3) South 54°53'01" West 969.325 feet; 4) South 66°17'02" West 123.089 feet; 5) North 37°29'42" West 5.737 feet; thence South 52°59'15" West 807.239 feet to the Easterly Line of Kennecott Daybreak Village 7A Plat 1 Subdivision, recorded as Entry No. 12174130 in the Office of the Salt Lake County Recorder; thence along said Kennecott Daybreak Village 7A Plat 1 Subdivision the following (6) courses: 1) North 06°11'13" West 16.808 feet; 2) North 37°09'03" West 125.600 feet to a point on a 7958.500 foot radius tangent curve to the left, (radius bears South 52°50'56" West, Chord: North 37°58'30" West 228.922 feet); 3) along the arc of said curve 228.930 feet through a central angle of 01°38'53"; 4) North 36°30'56" West 255.600 feet to a point on a 8032.500 foot radius non tangent curve to the right, (radius bears North 52°18'27" East, Chord: North 37°24'27" West 79.860 feet); 5) along the arc of said curve 79.860 feet through a central angle of 00°34'11"; 6) North 37°07'22" West 227.750 feet to the Southerly Line of Daybreak Village 7A Plat 3 Subdivision, recorded as Entry No. 13272988 in the Office of the Salt Lake County Recorder; thence along said Daybreak Village 7A Plat 3 Subdivision North 53°27'06" East 0.049 feet to the Westerly Right-of-Way Line of Mountain View Corridor (SR-85); thence along said Mountain View Corridor the following (14) courses: 1) North 37°07'17" West 193.574 feet to a point on a 6032.594 foot radius tangent curve to the right, (radius bears North 52°52'43" East, Chord: North 34°54'39" West 465.382 feet); 2) along the arc of said curve 465.497 feet through a central angle of 04°25'16"; 3) North 89°21'02" West 26.970 feet; 4) North 34°02'27" West 57.001 feet; 5) North 11°21'47" East 21.060 feet to a point on a 5958.593 foot radius non tangent curve to the left, (radius bears South 56°46'02" West, Chord: North 33°27'33" West 47.081 feet); 6) along the arc of said curve 47.081 feet through a central angle of 00°27'10"; 7) North 33°41'07" West 173.593 feet; 8) North 29°52'17" West 27.962 feet; 9) North 33°43'21" West 347.794 feet; 10) North 40°29'03" West 253.321 feet; 11) North 81°17'28" West 26.035 feet; 12) North 37°09'00" West 109.880 feet; 13) North 09°09'20" East 13.910 feet; 14) North 40°29'39" West 1.745 feet to the Northerly Right-of-Way Line of Lake Avenue and a point on a 949.000 foot radius non tangent curve to the right, (radius bears North 33°15'27" West, Chord: South 76°56'56" West 655.573 feet); thence along said Lake Avenue the following (4) courses: 1) along the arc of said curve 669.362 feet through a central angle of 40°24'46"; 2) North 82°50'41" West 1277.278 feet to a point on a 1071.000 foot radius tangent curve to the left, (radius bears South 07°09'19" West, Chord: North 89°03'27" West 231.810 feet); 3) along the arc of said curve 232.264 feet through a central angle of 12°25'32"; 4) South 84°43'47" West 501.434 feet to a Westerly Line of Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation, recorded as Entry No. 13061700 in the Office of the Salt Lake County Recorder and a point on a 1033.000 foot radius non tangent curve to the left, (radius bears South 75°11'24" West, Chord: North 24°11'02" West 336.507 feet); thence along said Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation and West Line extended the following (2) courses: 1) along the arc of said curve 338.013 feet through a central



angle of 18°44'53"; 2) North 33°33'29" West 1165.644 feet to the Northerly Right-of-Way Line of South Jordan Parkway; thence along said South Jordan Parkway North 54°38'21" East 999.495 feet to the Westerly Right-of-Way Line of Trocadero Avenue; thence along said Trocadero Avenue the following (3) courses: 1) North 33°33'29" West 150.281 feet to a point on a 532.000 foot radius tangent curve to the right, (radius bears North 56°26'31" East, Chord: North 16°46'44" West 307.157 feet); 2) along the arc of said curve 311.591 feet through a central angle of 33°33'29"; 3) North 211.912 feet to the South Line of the Southeast Quarter of said Section 14; thence along said South Line South 89°58'54" West 25.862 feet to the South Quarter Corner of said Section 14; thence along the South Line of the Southwest Quarter of said Section 14 South 89°58'44" West 2648.798 feet to the point of beginning.

Property contains 887.637 acres.

Less & Excepting therefrom Parcel 26-14-400-017 being more particularly described as follows:
 BEG SE COR SEC 14, T3S, R2W, SLM; N 89°41'41" W 722.38 FT; N 24°42'52" W 277.41 FT; N 57°50'41" E 74.26 FT; N 36°46'04" W 4.39 FT M OR L; NE'LY 147.87 FT ALG A 2567.00 FT CURVE TO L (CHD N 55°06'06" E 147.85 FT); N 53°27'06" E 821.15 M OR L FT; S 0°02'53" W 867.79 FT M OR L TO BEG AND ALSO BEG N 89°41'41" W 722.38 FT & N 24°42'52" W 277.41 FT & N 57°50'41" E 74.26 FT & N 36°46'04" W 138.65 FT M OR L FR SE COR SEC 14, T3S, R2W, SLM; N 36°46'04" W 12.39 FT M OR L; S 57°58'15" W 74.36 FT; NW'LY 1006.26 FT ALG A 4560 FT RADIUS CURVE TO R (CHD N 20°07'07" W 1004.22 FT); S 89°51'12" E 1226.59 FT; SE'LY 40.83 FT ALG A 1269 FT RADIUS CURVE TO L (CHD S 14°13' E 40.83) SE'LY 124.10 FT ALG A 1274.50 FT RADIUS CURVE TO L (CHD S 21°39'44" E 124.05 FT); S 0°02'53" W 119.58 FT M OR L; S 53°27'06" W 975.13 FT; SW'LY 148.40 FT ALG A 2433.00 FT RAD CURVE TO R (CHD S 31°15'42" W 134.57 FT) TO BEG. 27.75 AC M OR L.

Total Project Area contains 859.871 acres more or less.

3. SUMMARY OF EXISTING LAND USE, PRINCIPAL STREETS, POPULATION DENSITIES & BUILDING INTENSITIES

EXISTING LAND USE MAP & ZONING

A map of existing zoning in the Project Area is included as **Exhibit D** and is incorporated herein. A map indicating the layout of principal streets serving the area is included as **Exhibit E**.

The Project Area is largely vacant, but areas around the Project area, particularly to the east, south, and southwest, are developed with significant residential presence. The area to the north and northwest are largely vacant or agricultural land. The Project Area is made up of primarily the "planned community (PC)" zone, with some agricultural and community commercial zones.

The South Jordan Code provides the following relevant information:

Agricultural Zones



This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for agricultural areas in a growing suburban city.

AGRICULTURAL: *Pertaining to uses related to horticulture, crop production, farm and ranch animals and other uses and buildings in appropriate zones as regulated under this title, but not including processing, packaging, warehousing or other industrial activities.*

Community Commercial Zone

C-C Zone: The purpose of the C-C zone is to provide areas for large scale community or regional retail and service uses. These areas will generally be located near major transportation hubs but should be designed to buffer neighboring residential areas. Coordinated circulation, architecture and landscaping and a balance of uses should be incorporated in developments.

Planned Community Zone

A. The Planned Community (P-C) Zone is established to promote the following:

- 1. High quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs of City residents.*
- 2. Preservation of open space.*
- 3. Retail, employment and recreational uses that meet or exceed the needs of the residents of the P-C Zone.*
- 4. A pedestrian environment which encourages transit and bicycle usage.*
- 5. A desirable living and working environment with unique identity and character.*

B. The P-C Zone will be designed to include neighborhoods, villages, towns, business and research parkways and open space with convenient pedestrian access among residential, commercial, office, retail and recreational areas. Individual structures within neighborhoods, villages, towns, and business and research parkways may contain mixed uses. Permitted densities and intensity of land use in villages and towns may be higher than those permitted in neighborhoods.

Access & Principal Streets

Access to the Project Area is generally via the Mountain View Corridor, a major thoroughfare providing 17 access points to the Project Area. The Mountain View Corridor and frontage road system can generally accommodate any traffic that may come as a result of future development.



General Description of surrounding property

The Project Area is largely vacant, but areas around the Project area, particularly to the east, south, and southwest, are developed with significant residential presence. A county library was recently constructed, and a city fire station and police precinct are located in the area. The area to the north and northwest are largely vacant or agricultural land.

The expected Project Area Development of the Project Area in compliance with applicable standards and regulations will not impose any public health, safety or general welfare issues. The Agency anticipates that the contemplated development within the Project Area will be beneficial to the existing businesses and residences around the Project Area and in the vicinity. Additionally, the Agency expects that the contemplated development within the Project Area will not be negatively affected by the other nearby uses.

Population Density in the Project Area

Currently there are few residents within The Project Area, lining only a fraction of the SE edge of the boundary. This plan does anticipate introducing for rent and owner-occupied units designed primarily for one and two person households in order to activate the public space, accommodate workers and increase business.

Building Density in the Project Area

In general, the land within the Project Area is not built out. There are a few existing buildings in the area that provide local services such as the county library and University of Utah medical office building. Buildings contemplated by this Plan will include mixed-use office, retail, civic amenities buildings and residential uses that will be new construction.

Impact of Development on Land Use, Population, and Building Density

As noted, use and building density within the Project Area will significantly increase with new development. In general, the Agency expects that development within the Project Area will generally increase the density as compared to the current use. The City may up-zone the Agricultural and Community Commercial Zones to reflect desired development intensities allowed under the PC Zone.



4. STANDARDS THAT WILL GUIDE DEVELOPMENT

Development in the Project Area will be subject to appropriate elements of the South Jordan City building permit process, land use permits (if applicable), and all applicable South Jordan City Ordinances. Development/expansion proposals shall be accompanied by site plans, development data, and other appropriate material clearly describing the extent of development/expansion proposed, and any other data that is required by the City's Building, Engineering, and Planning and Zoning Departments.

General City Design Objectives:

Development within the Project Area will be held to high quality design and construction standards and will be subject to (1) appropriate elements of the City's General Plan; (2) applicable City building codes and ordinances; (3) Planning Commission Review and recommendation; (4) Agency review to ensure consistency with this Plan; and (5) the City's land-use code, including specifically the planned community (P-C) zone code provisions thereof (the "P-C Zone Code")

The P-C Zone was established to promote the following:

1. High quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes to and sufficient diversity of housing types to meet the full life cycle of housing needs of City residents;
2. Retail, employment and recreational uses that meet or exceed the needs of residents of the P-C zone;
3. Preservation of open space;
4. A pedestrian environment which encourages transit and bicycle usage; and
5. A desirable living and working environment with unique identity and character.

The P-C Zone was designed to include such centers with mixed uses and convenient pedestrian access among the commercial, office, residential, and recreational areas. The principal land uses in the Project Area will be office, commercial and residential in a mixed-use, transit-oriented development.

The Project design will meet or exceed the requirements established in the Subdivision Master Plat and any additional design standard required by the P-C zone

Standards Imposed Through Participation Agreements

It is anticipated a Master Plan for the Project Area will be adopted and the Agency and Participant will enter into a "**Participation Agreement**" as defined in UCA § 17C-1-102(41), to govern the use of Tax Increment generated in the Project Area. The following objectives, standards, conditions, and goals, along with others, may be considered by the Agency when entering into a Participation Agreement with Participant.



1. Construction and installation of backbone infrastructure in or to benefit the Project Area
2. Achievement of an environment that reflects appropriate architectural, landscape, and urban design principles consistent with zoning guidelines. This environment will be achieved through a Master Plan.
3. Promotion and marketing of the Project Area for development or investment that would be complementary to existing businesses and residential areas or would enhance the economic base of the neighborhood through diversification.
4. Upgrade or replacement of utilities, streets, curbs, sidewalks, parking areas, landscaping, and lighting to give the area a refined look consistent with the objectives of the applicable zoning and in a manner that attracts business and residential activity.
5. Provide for the strengthening of the tax base and the economic health of the entire community.
6. Provide new and improved public streets, road access, associated utilities, and pedestrian/bicycle access to the Area to facilitate better traffic circulation, and reduce traffic hazards. Provide pedestrian circulation systems that create landscaped walkways and trail connections through the project area to provide attractive and safe pedestrian connections. The Agency shall work with the City to extend pedestrian circulation within and abutting the Project Area.
7. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of social and economic activity for the City.
8. Coordinate and improve the public transportation system, including bus stops and other public transit services.
9. Promote and encourage the practice and expansion of sustainable initiatives including, but not limited to, energy efficiency, renewable energy projects, charging stations, ride-sharing programs, water conservation, recycling, and Low-Impact-Development (LID).

These and other applicable standards are intended to assure that the proposed use will be harmonious with neighboring uses, will be consistent with the South Jordan General Plan and the Master Plan for the Project Area which is being developed by the Participant and the City and will impose no unreasonable demands for public services.



5. HOW PROJECT AREA DEVELOPMENT WILL FURTHER PURPOSES OF THE ACT

The Act, Title 17C of the Utah Code, contains the following definition of Project Area Development:

““Project area development” means activity within a project area that, as determined by the board, encourages, promotes, or provides development or redevelopment for the purpose of implementing a project area plan, including:

- (a) promoting, creating, or retaining public or private jobs within the state or a community;
- (b) providing office, manufacturing, warehousing, distribution, parking, or other facilities or improvements;
- (c) planning, designing, demolishing, clearing, constructing, rehabilitating, or remediating environmental issues;
- (d) providing residential, commercial, industrial, public, or other structures or spaces, including recreational and other facilities incidental or appurtenant to the structures or spaces;
- (e) altering, improving, modernizing, demolishing, reconstructing, or rehabilitating existing structures;
- (f) providing open space, including streets or other public grounds or space around buildings;
- (g) providing public or private buildings, infrastructure, structures, or improvements;
- (h) relocating a business;
- (i) improving public or private recreation areas or other public grounds;
- (j) eliminating blight or the causes of blight;
- (k) redevelopment as defined under the law in effect before May 1, 2006; or
- (l) any activity described in Subsections (47)(a) through (k) outside of a project area that the board determines to be a benefit to the project area.”⁹

⁹ § 17C-1-102(48) of the Act.



The creation of the Project Area furthers the attainment of the purposes of Title 17C by addressing the following objectives:

- Providing necessary public infrastructure to encourage and promote additional development activities within or near the Project Area.
- Providing additional employment opportunities, thus encouraging and promoting new development activities, such as residential developments for employees, commercial developments for suppliers, restaurateurs, and other businesses.
- Providing for the development of vacant land within the Project Area.
- New development within the Project Area will meaningfully enhance South Jordan's property and sales tax base, thus increasing the resources available for performing basic governmental services.
- Support and encourage appropriate public and private development efforts in the community.

It is the intent of the Agency, with the assistance and participation of private property owners, to encourage and accomplish appropriate development within the Project Area by methods described in this Plan and as allowed by the Act. This includes the construction of new buildings, facilities and infrastructure, the diversification of the housing stock, the creation of new jobs, and the use of incentives to maximize other appropriate development beneficial to the City and its citizens. By these methods, the private sector should be encouraged to undertake new development that will strengthen the tax base of the community in furtherance of the objectives set forth in the Act.

The Agency, in pursuing Project Area Development strategies that will achieve the purposes of the Act and promote a more vibrant and economically healthy community, may utilize its resources to address substandard conditions and effectuate Project Area Development activities as defined in the Act and as allowable by law. Possible strategies available to facilitate development and investment in the Area may include, but are not limited to, the acquisition, clearance, disposition, and rehabilitation of residential, vacant and commercial properties, as more fully described below:

1. **Acquisition and Clearance:** The Agency may acquire, but is not required to acquire, real property located in the Project Area. The Agency may acquire property by negotiation, gift, devise, exchange, purchase, or other lawful method. Generally, personal property will not be acquired by the Agency. However, where necessary in the execution of the objectives of this Plan, the Agency shall be authorized to acquire personal property in the Project Area by any lawful means. The Agency intends that all property needed to be acquired within the Project Area will be acquired, if possible, by open negotiations between willing sellers and willing buyers. The creation of the Project



Area and the adoption of this Plan do not give the Agency any eminent domain power within the Project Area.

2. **Property Disposition and Development:** The Agency shall be authorized, by lawful means, to promote Project Area Development. The Agency shall be authorized, by lawful means, to demolish and clear buildings, structures, and other improvements from real property in the Project Area as necessary to carry out the purposes of this Plan. The Agency shall be authorized to install and construct, or to cause to be installed and constructed, the public improvements, public facilities, and public utilities, within the Project Area that are necessary or desirable to carry out this Plan. The Agency shall be authorized to prepare or cause to be prepared as building sites real property in the Project Area. The Agency shall also be authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area according to the appropriate legal means available. Conditioned on approval by the Agency Board, the Agency shall be authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, grant or otherwise dispose of any interest in real property within the Project Area. If such authorization is given, the Agency shall be able to dispose of real property by gift, grant, leases or sales by negotiation with or without public bidding. Real property may be conveyed by the Agency to the City or any other public entity without charge. The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan and other associated plans, as applicable. To the maximum possible extent, the objectives of this Plan are to be accomplished through Agency encouragement of, and assistance to, private owners and private enterprises in carrying out development activities. To the extent now or hereafter permitted by law, the Agency shall be authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public entity to the extent that such improvement would be of benefit to the Project Area.
3. **Rehabilitation:** Properties vacant, abandoned or otherwise determined to be in substandard condition by the City by any lawful means may be sufficiently rehabilitated by the property owner or others to insure a new or remaining economic life of twenty years.
4. **Cooperation with the Community and Public Entities:** The community and certain public entities are authorized by state law, with or without consideration, to assist and cooperate in the planning, undertaking, construction, or operation of projects within the Project Area. The Agency may seek the aid and cooperation of such public entities in order to accomplish the purposes of community reinvestment and the highest public good.
5. **Private Investment:** Known as the most common and effective means of capital, investment from private owners, developers, businesses, and citizens will have the most impactful and long-lasting effect on the Project Area. The Agency anticipates that the majority of the investment made within the Area will be made by private owners and



business/development entities wishing to undertake Project Area Development activities within the Area. As authorized by the Act and approved by the Agency Board, the Agency may provide assistance to development projects within the Project Area.

6. HOW PROJECT AREA DEVELOPMENT CONFORMS TO SOUTH JORDAN GENERAL PLAN

All development within the Project Area will be consistent with the recently adopted South Jordan General Plan and the specific Master Plan for the Project Area which is currently being developed by the Participant and the City. It is anticipated the Project Area will all ultimately be within the PC Zone. The goals in the South Jordan General Plan general are consistent with the vision for the Project Area and Plan. The Agency's involvement within the Project Area will allow the Agency along with the City to encourage development in harmony with these South Jordan General Plan goals for housing, including affordable housing, employment opportunities, public transit, public trails, and walkability, access to retail, and diverse recreation and cultural opportunities.

Zoning Ordinances. The current zoning within the Project Area is described above.

Building Codes. All development within the Project Area will be constructed in accordance with all applicable State of Utah and City codes. The creation of the Project Area will not alter the City's land use authority and control granted to the City under Chapter 9a of Title 10 of the Utah Code.

7. SPECIFIC PROJECT OUTLINE AND ITS POTENTIAL FOR ECONOMIC DEVELOPMENT

The formation of the Project Area will provide South Jordan with the opportunity to encourage development of underutilized land in established portions of the City. The Agency expects that the creation of the Project Area will lead to significantly more capital investment and commercial and office development within the City than would otherwise occur in the Project Area. Without the creation of the Project Area and project area development activities by the Agency, the City and other Taxing Entities would likely not experience significant commercial and office development that is expected to benefit the City and other Taxing Entities. Through the exercise of its statutory powers, the Agency expects that the Project Area will be attractive to a variety of projects—particularly commercial and mixed-use developments. Further, the Agency expects that development within the Project Area will have a positive effect on other nearby retail and commercial areas within the City.

The Agency believes that the Master Plan with the development and improvements listed below are illustrative of the types of potential new development within the Project Area:



SUMMARY OF LAND COST AND IMPROVEMENTS:

Category	Estimated Budget
Health, Sports, Culture and Entertainment Facilities	221,550,000
Roads and Utilities	79,426,631
Civic, Parks, & Open Space Improvements	38,762,139
Public Parking	246,940,500
Land Acquisition	35,729,800
Subtotal SW Quadrant Land & Improvements	622,409,071

SUMMARY OF COMMERCIAL INVESTMENT:

Use	SF/Units	Taxable Value (in 2022 \$'s)
Office	4,603,400	1,091,636,994
Retail	1,641,000	469,755,239
Industrial	329,700	71,181,183
Hotel (Units)	345	65,958,138
Residential (Units)	6,385	1,067,078,735
Total Incremental Investment Value		2,765,610,288

At the end of the anticipated Tax Increment generation period (2054), the estimated uninflated Taxable Value will be \$2.9 billion which compares to the 2021 Taxable Value of \$91 million. Based on the certified 2021 tax rates, this represents an increase in annual tax revenues of \$31.2 million (\$32.2 million (2054) vs. \$1.0 million (2021)).

8. SELECTION OF PARTICIPANT(S)

A potential Participant is a major property owner within the Project Area and has extensive development experience and expertise. The Agency has engaged in discussions with the potential Participant but has yet to enter into a Participation Agreement.¹⁰ The Agency anticipates working with potential Participant and other present or future property owners in the Project Area or others to bring desirable development to the Project Area. The Agency will require that any with whom the Agency participates has sufficient experience, knowledge, resources, and financial wherewithal to fulfill the vision and goals of the Plan and the Agency for the Project Area. Final selection of all Participants will be through a written Participation Agreement as defined in § 17C-1-102(41) of the Act.

¹⁰ See definition in § 17C-1-102(41) of the Act.



9. REASONS FOR SELECTION OF PROJECT AREA

The Project Area was selected by the Agency due to the immediate opportunity to strengthen the City's economic base, adjacency to regional infrastructure, accessibility for future and existing development, and proximity to housing stock by enabling desirable development within the Project Area. The Agency believes that opportunities exist within the Project Area to enable and/or accelerate development within the Project Area through the provision of incentives or infrastructure by the Agency or through the exercise of other Agency powers as provided for in the Act. The Agency will also seek participation from various taxing entities for support through dedication of Tax Increment in the Project Area.

10. DESCRIPTION OF PHYSICAL, SOCIAL/ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

The Project Area is generally undeveloped land located in the western area of the City. The Project Area encompasses primarily undeveloped land and/or underdeveloped farmland near the Daybreak community. Portions of the Project area abut built-out developments away from the Mountain View Corridor. Based on the analysis of the Project Area by the Agency, the Agency believes that the creation of this Project Area is necessary to enable or accelerate the development within the Project Area and that future desirable growth within the Project Area can be accelerated through the involvement of the Agency.

More generally, the creation of the Project Areas encourages development in a portion of the City which is underutilized, blighted, under economic stress, or face unique obstacles to development and where the Project will have a positive impact on the physical environment, as well as the socioeconomic characteristics of the surrounding area. The creation of the Project Area will increase capital investment in the area, increase the available housing stock, encourage other development, and potentially offer new retail and employment opportunities for South Jordan residents.

11. PROJECT AREA FUNDS OFFERED TO PRIVATE ENTITIES FOR DEVELOPMENT WITHIN THE PROJECT AREA

The Agency intends to negotiate with and enter into Interlocal Agreements with the Taxing entities in order to obtain a portion of the Tax Increment generated by new development within the Project Area. The amount of tax increment requested, is expected to be seventy five percent (75%) of the Tax Increment for a period not to exceed twenty (20) years for any parcel within a thirty (30) year collection period. In other words, the collection of tax increment for individual parcels of land within the Project Area is twenty (20) years.

Actual development is dependent on many factors, including the overall economic climate and local demand; however, the Agency hopes to encourage and accelerate desirable development within the Project Area. Tax Increment and "**Sales and Use Tax Revenue**" as defined in § 17C-1-102(56) of the Act may be utilized as "**Project Area Funds**" as defined in § 17C-1-102(50) of the Act to meet the purposes of the Project Area Plan and goals of the Agency.



Project Area Funds will likely be used to support the issuance and repayment of bonds issued by the Agency as authorized by Chapter 1 Part 5 of the Act. Alternatively, Project Area Funds may be used to repay bonds issued by other public entities. All payment of Project Area Funds to the Participant or other private entities, including the repayment of bonds, will be subject to the terms of a written Participation Agreement that adequately protects the Agency and the Taxing entities.

Any Project Area Funds offered or paid to private entities will be through one or more Participation Agreements. The Agency will encourage, in negotiating Participation Agreements, all new and renovation construction efforts to use environmentally sound and sustainable building practices.

12. PROJECT AREA FUNDS USED BY AGENCY FOR INFRASTRUCTURE DEVELOPMENT WITHIN THE PROJECT AREA

Alternatively, or in conjunction with the uses of Tax Increment described above, Tax increment may be used by the Agency to install infrastructure and improvements within or to benefit the Project Area.

13. RESULTS OF ANALYSIS OF ANTICIPATED PUBLIC BENEFITS FROM THE DEVELOPMENT

The largest obstacle to development in the Project Area is the lack of public infrastructure. Demand for growth in the Project Area generally is high, as it is close to significant employment and residential centers in southern Salt Lake County.

The Agency has begun negotiations with Participant and can project near-term future development within the Project Area with acceptable accuracy. The Agency projects that the Project Area could see approximately \$600 million in new private investment in the next five years, with an estimated \$2.5 billion (uninflated) in additional private investment throughout the following fifteen (15) years. See **Exhibit F** to review the Agency's Project Area Revenue Projections summarizing new property tax revenues for the future development within the Project Area over the next thirty-three (33) years.

In addition to the financial benefits to the taxing entities through the generation of new tax revenues, new development within the Project Area will bring various other benefits to the Project Area and the City as a whole, including improving access points and diversifying traffic flow to newly developed and existing residential and public services areas. Development within the Project Area will bring new construction and other economic activity to the City during the construction process. This activity will benefit local businesses and suppliers. On a long-term basis, new development within the Project Area will enhance key commercial and residential areas in the City and will provide for efficient use of currently underutilized property within the City.



14. AFFORDABLE HOUSING

The Agency expects to promote the goals contained within the South Jordan Moderate Income Housing plan, an adopted element of the South Jordan City General Plan. The Agency intends to do this by ensuring development of well-designed housing within the Project area that qualifies as Affordable Housing to meet the needs of moderate-income households within the City. The Project Area will provide planned opportunities for mixed-use development near transit that includes affordable housing. This will reduce parking requirements within the planned transit-oriented development. The Project Area will provide a unique opportunity to utilize the affordable housing funds generated by the Tax Increment collected within it to promote existing housing assistance programs within the Project area and in the greater South Jordan City area.

15. OTHER MATTERS

To the Agency's knowledge, there are no existing buildings or uses in the Project Area that are included in, or eligible for inclusion in, the National Register of Historic Places or the State Register. If such historic locations exist within the Project Area, the Agency will comply with the requirements of § 17C-5-106 of the Act and other applicable laws.

The Project Area will not be subject to a Taxing Entity Committee; instead, the Agency will seek to enter into Interlocal Agreements with the various Taxing Entities in order to obtain funding for Project Area development.



EXHIBITS

EXHIBIT A

SURVEY RESOLUTION

EXHIBIT B

PROJECT AREA MAP

EXHIBIT C

PROJECT AREA BUDGET

EXHIBIT D

ZONING MAP

EXHIBIT E

PRINCIPAL STREETS

EXHIBIT F

PROJECT AREA REVENUE PROJECTIONS

EXHIBIT A SURVEY RESOLUTION

THE SOUTH JORDAN CITY REDEVELOPMENT AGENCY

RESOLUTION NO. RDA2021-06

A RESOLUTION DESIGNATING A SURVEY AREA, AUTHORIZING THE PREPARATION OF A DRAFT PROJECT AREA PLAN & BUDGET, AND DIRECTING NECESSARY ACTION BY THE AGENCY

WHEREAS the City of South Jordan (the “City”), created the South Jordan City Redevelopment Agency (the “Agency”) pursuant to the provisions of Title 17C of the Utah Code, and its predecessor statutes (the “Act”) for the purposes of conducting project area development activities within the City, as contemplated by the Act;

WHEREAS the Board of the Agency, as designated in UCA §17C-1-203(1), (“Board”) having made preliminary investigation, desires now to designate by resolution a Survey Area for Community Reinvestment activity pursuant to the provisions and policies of Chapter 5 of the Act;

WHEREAS the Agency has recommended to the Board that pursuant to UCA §17C-5-103, the proposed survey Area within the City, is depicted on the Map attached as **Exhibit A**, (“Proposed Survey Area”) be designated a Community Reinvestment Survey Area; and

WHEREAS the Board desires to so designate the Proposed Survey Area, depicted in Exhibit A, as a Community Reinvestment Survey Area, pursuant to UCA §17C-5-103.

THEREFORE, BE IT RESOLVED BY THE BOARD OF THE SOUTH JORDAN CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. That the Proposed Survey Area is hereby designated the *Southwest Quadrant Urban Center*, (“Survey Area”) pursuant to UCA §17C-5-103(1)(a).
2. That the Agency finds, pursuant to the provisions of UCA §17C-5-103(1)(c), that the Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area.
3. That as authorized in UCA §17C-5-103(1)(d) the Agency, through its staff, consultants and legal counsel is authorized to:
 - (i) prepare a proposed community reinvestment project area plan and budget for each proposed community reinvestment project area; and
 - (ii) conduct any examination, investigation, or negotiation, regarding the proposed community reinvestment project area that the Agency considers appropriate.


4. That the Agency, through its staff, consultants, and legal counsel, be and hereby are directed and authorized to take all such action as may be necessary or desirable, to the successful prosecution of one or more proposed community reinvestment project areas (should one or more projects ultimately be undertaken), including, but not limited to, negotiations with taxing entities, and participants, conducting studies and investigations, setting dates for Agency meetings and hearings, and the preparation, publication, and/or mailing of statutorily required notices, therefore.
5. Exhibit A, attached hereto, is incorporated herein by this reference
6. That this Survey Resolution shall take effect upon adoption.

ADOPTED and APPROVED by the South Jordan City Redevelopment Agency Board this 7th day of December 2021.

**BOARD OF THE SOUTH JORDAN CITY
REDEVELOPMENT AGENCY**


Dawn R. Ramsey, Agency Chair

ATTEST:

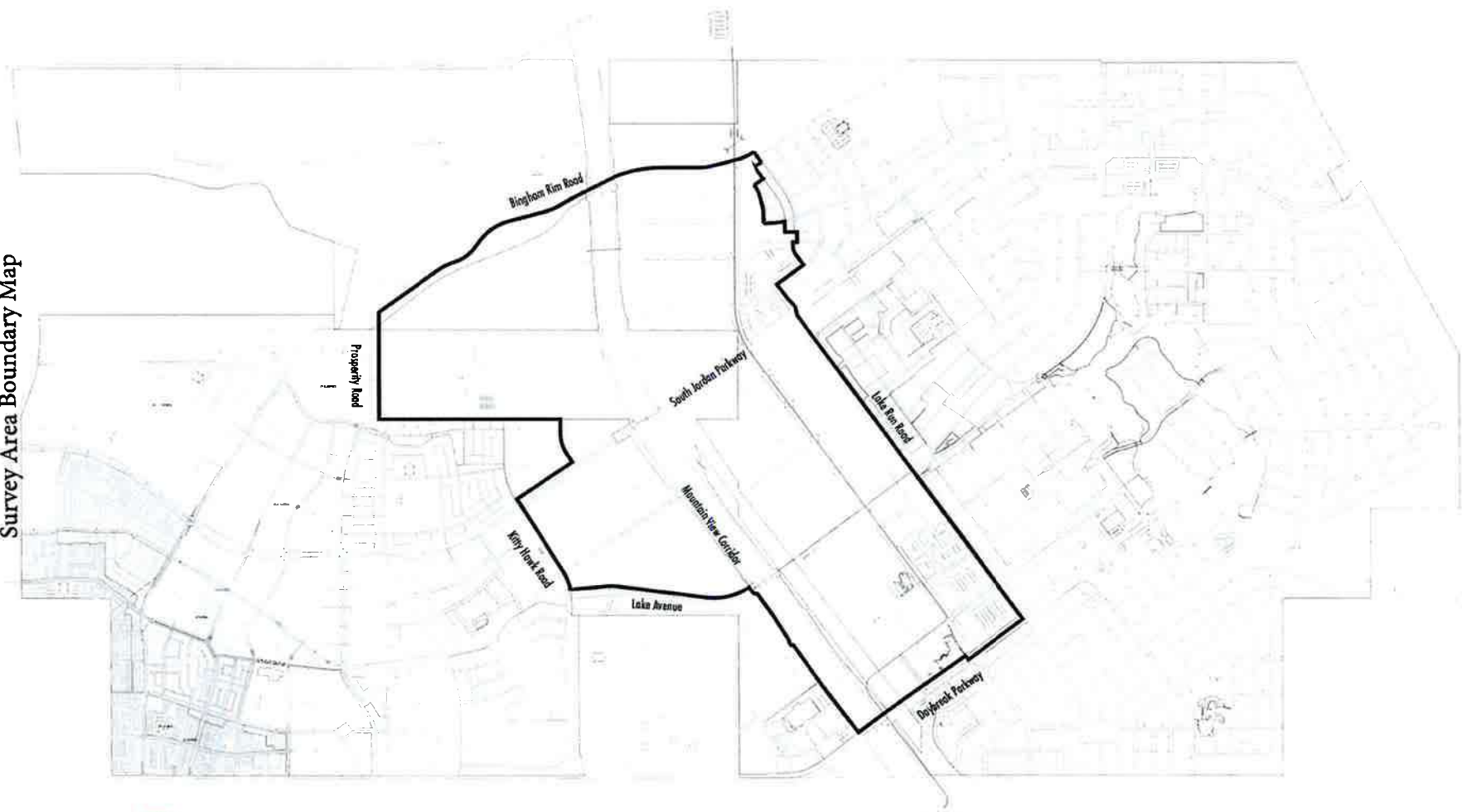

Anna Crookston, Agency Secretary

Approved as to Form:


J. Craig Smith, Agency Counsel



Exhibit A
Survey Area Boundary Map

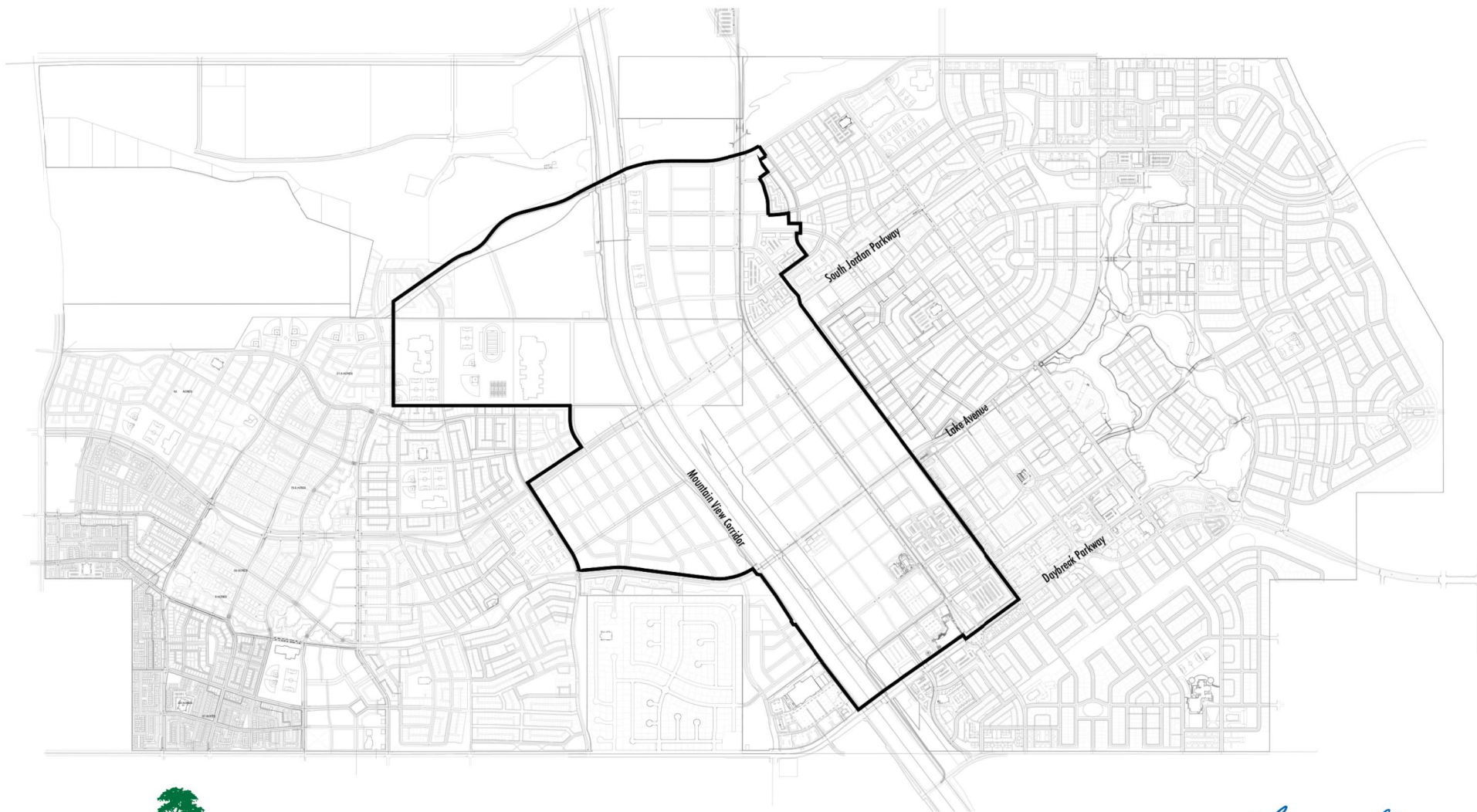


Southwest Quadrant Urban Center Survey Area Boundary



EXHIBIT B

PROJECT AREA MAP



Southwest Quadrant Urban Center Boundary



EXHIBIT C

PROJECT AREA BUDGET

Exhibit C

Project Area Budget

Category	Estimated Budget
Health, Sports, Culture and Entertainment Facilities	221,550,000
Roads and Utilities	79,426,631
Civic, Parks, & Open Space Improvements	38,762,139
Public Parking	246,940,500
Land Acquisition	35,729,800
Subtotal SW Quadrant Land & Improvements	622,409,071
Housing Contribution (10% of total increment per requirement)	37,514,694
Administration (2.5% to agency/Max \$250K/Yr)	6,108,239
Total SW Quadrant Budget	666,032,003
Estimated Capital Contribution by Entities:	
RDA Investment*	193,622,933
South Jordan City, Developer and Other	472,409,071

** includes 10% Housing Contribution, 2.5% Administration, and an estimated \$150 million in net bond proceeds.*

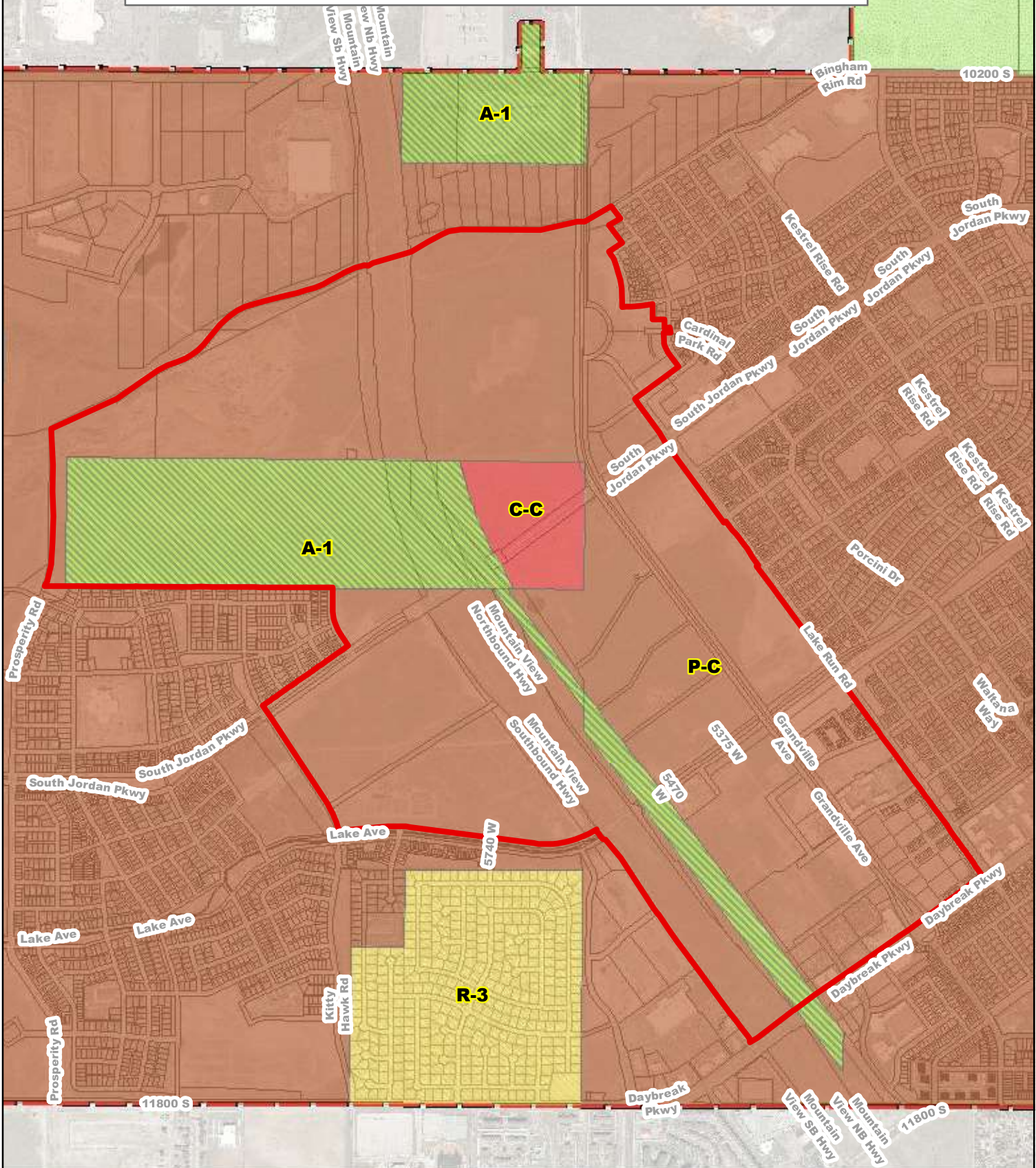
EXHIBIT D ZONING MAPS

Exhibit D

Proposed Boundary with Current Zoning

Item I.2.

OS-P



SOUTH JORDAN CITY
Proposed Southwest Quadrant Urban Center

Source: City of South Jordan GIS
Produced: 10 February 2022
Aerial Imagery: April 2021

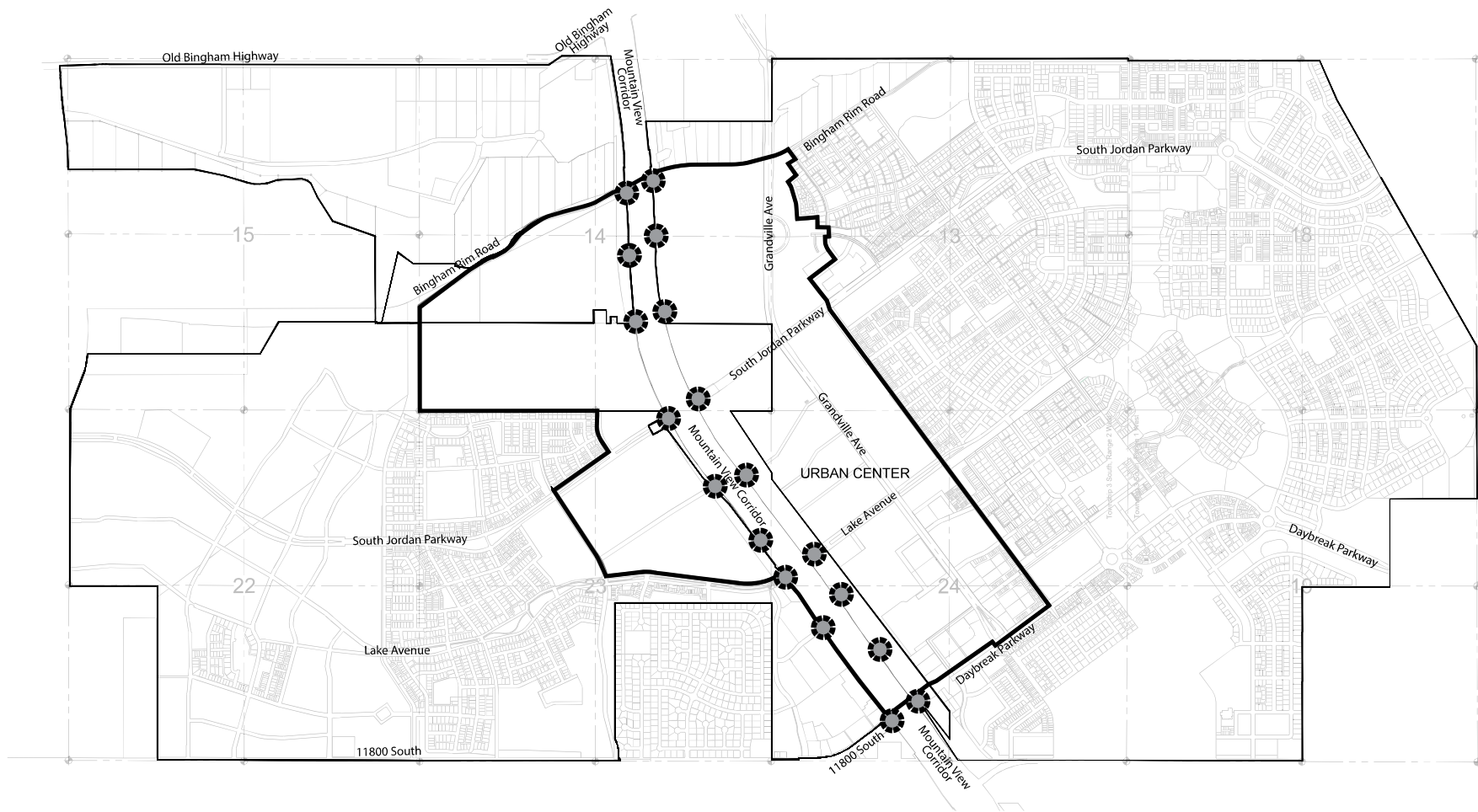
0 500 1,000
Feet

	PARCELS 2021	169
	SOUTH JORDAN CITY	

Outings Hwy

EXHIBIT E

PRINCIPAL STREETS



CITY ENGINEER		DATE	
DATE	TIME	DATE	TIME

DESIGNED BY: MJD	DATE: 10/1/2017	PROJECT NAME: 11800 SOUTH	PROJECT DATE: 10/1/2017
DRAWN BY: JLD	DATE: 10/1/2017	PROJECT NAME: 11800 SOUTH	PROJECT DATE: 10/1/2017
CHECKED BY: JLD	DATE: 10/1/2017	PROJECT NAME: 11800 SOUTH	PROJECT DATE: 10/1/2017
APPROVED BY: JLD	DATE: 10/1/2017	PROJECT NAME: 11800 SOUTH	PROJECT DATE: 10/1/2017

PRINCIPAL STREETS	
SHEET NUMBER	
1 OF 1	
DRAWING NAME	
EXHIBIT D	

EXHIBIT F

PROJECT AREA REVENUE PROJECTIONS

4881-1736-0399, v. 1

Exhibit F
Project Area Revenue Assumptions

Item I.2.

Financial Assumptions

Current Taxable Property Value (2021)	91,066,650
Stabilized Taxable Property Value (2054)	2,856,676,938
SW Quadrant Land Cost & Improvements	622,409,071
Bond Construction Fund Proceeds	150,000,000
South Jordan City, Developer and Other	472,409,071
Debt Coverage Ratio	1.30
Administrative Cost (Max Annual \$250,000)	2.5%
Affordable Housing Contribution (% of Increment)	10.0%
Increment Collection Period	4 Tranches at 20 Years Each, All Four Tranches Trigger within 10 Years.
Percent Increment Collected by RDA	75%

Development Assumptions (Incremental SF and \$'s)

Use	SF/Units	Taxable Value (in 2022 \$'s)
Office	4,603,400	1,091,636,994
Retail	1,641,000	469,755,239
Industrial	329,700	71,181,183
Hotel (Units)	345	65,958,138
Residential (Units)	6,385	1,067,078,735
Total Incremental Investment Value		2,765,610,288

Taxing Entities	2022-2054 Total Tax Revenues
Salt Lake County	67,966,121
Multicounty Assessing & Collecting	865,782
County Assessing & Collecting	14,141,113
Jordan School District	166,989,355
State Basic Levy	63,529,390
Ut. Charter School - Jordan	5,392,922
South Jordan City	62,267,217
South SL Valley Mosquito Abatement Dist.	865,782
Jordan Valley Water Conservancy	14,113,393
South Valley Sewer district	9,561,919
Salt Lake County Library	18,129,399
Central Utah Water Conservancy Dist.	15,299,071
Total Taxing Entities	439,121,465

Exhibit F
Project Area Revenue Assumptions

Item I.2.

Projected Total Property Tax		Base Year			Project Period							
Year	2021	Total	NPV @ 5%	2022	2023	2024	2025	2026	2027	2028	2029	2030
Project Year	0	2022-2054	2022-2054	1	2	3	4	5	6	7	8	9
Increment Year							1	2	3	4	5	6
Salt Lake County	\$161,825	\$123,353,189	\$49,291,374	\$210,257	\$212,149	\$256,171	\$985,624	\$1,554,190	\$2,098,305	\$2,474,083	\$2,781,974	\$3,115,127
Multicounty Assessing & Collecting	\$1,093	\$832,998	\$332,862	\$1,420	\$1,433	\$1,730	\$6,656	\$10,495	\$14,170	\$16,707	\$18,787	\$21,036
County Assessing & Collecting	\$17,849	\$13,605,642	\$5,436,753	\$23,191	\$23,400	\$28,255	\$108,713	\$171,424	\$231,439	\$272,887	\$306,847	\$343,593
Jordan School District	\$397,597	\$303,072,608	\$121,106,438	\$516,591	\$521,239	\$629,398	\$2,421,628	\$3,818,568	\$5,155,429	\$6,078,697	\$6,835,171	\$7,653,711
State Basic Levy	\$151,262	\$115,300,871	\$46,073,704	\$196,532	\$198,300	\$239,448	\$921,284	\$1,452,735	\$1,961,330	\$2,312,578	\$2,600,371	\$2,911,776
Ut. Charter School - Jordan	\$12,840	\$9,787,732	\$3,911,133	\$16,683	\$16,833	\$20,326	\$78,207	\$123,321	\$166,495	\$196,312	\$220,742	\$247,177
South Jordan City	\$148,257	\$113,010,125	\$45,158,333	\$192,627	\$194,360	\$234,691	\$902,980	\$1,423,873	\$1,922,363	\$2,266,633	\$2,548,708	\$2,853,926
South SL Valley Mosquito Abatement Dist.	\$1,093	\$832,998	\$332,862	\$1,420	\$1,433	\$1,730	\$6,656	\$10,495	\$14,170	\$16,707	\$18,787	\$21,036
Jordan Valley Water Conservancy	\$33,604	\$25,614,703	\$10,235,519	\$43,661	\$44,053	\$53,195	\$204,668	\$322,733	\$435,720	\$513,752	\$577,686	\$646,867
South Valley Sewer district	\$22,767	\$17,354,135	\$6,934,633	\$29,580	\$29,846	\$36,040	\$138,664	\$218,654	\$295,203	\$348,070	\$391,386	\$438,256
Salt Lake County Library	\$43,166	\$32,903,439	\$13,148,065	\$56,084	\$56,589	\$68,331	\$262,907	\$414,567	\$559,705	\$659,941	\$742,068	\$830,934
Central Utah Water Conservancy Dist.	\$36,427	\$27,766,615	\$11,095,413	\$47,329	\$47,754	\$57,664	\$221,862	\$349,846	\$472,325	\$556,912	\$626,218	\$701,210
Total	\$1,027,778	\$783,435,056	\$313,057,090	\$1,335,376	\$1,347,389	\$1,626,979	\$6,259,848	\$9,870,901	\$13,326,655	\$15,713,279	\$17,668,744	\$19,784,649
Projected Total Tax Increment (vs. 2021 Base Year)				Project Period								
Project Year	2021 Certified	Total	NPV @ 5%	1	2	3	4	5	6	7	8	9
Increment Year	Tax Rates	2025-2054	2025-2054				1	2	3	4	5	6
Salt Lake County	0.001777	\$80,322,442	\$37,153,787	\$0	\$0	\$0	\$823,798	\$1,392,365	\$1,936,479	\$2,312,257	\$2,620,149	\$2,953,301
Jordan School District	0.004366	\$197,348,217	\$91,284,993	\$0	\$0	\$0	\$2,024,031	\$3,420,971	\$4,757,832	\$5,681,100	\$6,437,574	\$7,256,114
State Basic Levy	0.001661	\$75,079,109	\$34,728,441	\$0	\$0	\$0	\$770,022	\$1,301,473	\$1,810,069	\$2,161,316	\$2,449,109	\$2,760,514
Ut. Charter School - Jordan	0.000141	\$6,373,362	\$2,948,049	\$0	\$0	\$0	\$65,366	\$110,480	\$153,654	\$183,471	\$207,901	\$234,336
South Jordan City	0.001628	\$73,587,471	\$34,038,472	\$0	\$0	\$0	\$754,724	\$1,275,616	\$1,774,107	\$2,118,376	\$2,400,451	\$2,705,670
Jordan Valley Water Conservancy	0.000369	\$16,679,224	\$7,715,108	\$0	\$0	\$0	\$171,064	\$289,129	\$402,116	\$480,148	\$544,083	\$613,263
South Valley Sewer district	0.000250	\$11,300,287	\$5,227,038	\$0	\$0	\$0	\$115,897	\$195,887	\$272,437	\$325,303	\$368,620	\$415,490
Salt Lake County Library	0.000474	\$21,425,345	\$9,910,464	\$0	\$0	\$0	\$219,741	\$371,402	\$516,540	\$616,775	\$698,903	\$787,769
Central Utah Water Conservancy Dist.	0.000400	\$18,080,460	\$8,363,261	\$0	\$0	\$0	\$185,436	\$313,419	\$435,899	\$520,486	\$589,791	\$664,784
Total	0.011286	\$500,195,916	\$231,369,613	\$0	\$0	\$0	\$5,130,080	\$8,670,742	\$12,059,133	\$14,399,234	\$16,316,581	\$18,391,240
Projected Increment to RDA (75%)				Project Period								
Project Year	2021 Certified	Total	NPV @ 5%	1	2	3	4	5	6	7	8	9
Increment Year	Tax Rates	2025-2054	2025-2054				1	2	3	4	5	6
Salt Lake County	0.001777	\$60,241,831	\$27,865,340	\$0	\$0	\$0	\$617,849	\$1,044,274	\$1,452,359	\$1,734,193	\$1,965,111	\$2,214,976
Jordan School District	0.004366	\$148,011,163	\$68,463,745	\$0	\$0	\$0	\$1,518,023	\$2,565,728	\$3,568,374	\$4,260,825	\$4,828,180	\$5,442,085
State Basic Levy	0.001661	\$56,309,331	\$26,046,331	\$0	\$0	\$0	\$577,516	\$976,105	\$1,357,551	\$1,620,987	\$1,836,832	\$2,070,386
Ut. Charter School - Jordan	0.000141	\$4,780,022	\$2,211,037	\$0	\$0	\$0	\$49,025	\$82,860	\$115,241	\$137,603	\$155,926	\$175,752
South Jordan City	0.001628	\$55,190,603	\$25,528,854	\$0	\$0	\$0	\$566,043	\$956,712	\$1,330,580	\$1,588,782	\$1,800,338	\$2,029,252
Jordan Valley Water Conservancy	0.000369	\$12,509,418	\$5,786,331	\$0	\$0	\$0	\$128,298	\$216,847	\$301,587	\$360,111	\$408,062	\$459,947
South Valley Sewer district	0.000250	\$8,475,215	\$3,920,279	\$0	\$0	\$0	\$86,923	\$146,915	\$204,327	\$243,978	\$276,465	\$311,617
Salt Lake County Library	0.000474	\$16,069,008	\$7,432,848	\$0	\$0	\$0	\$164,806	\$278,551	\$387,405	\$462,582	\$524,177	\$590,826
Central Utah Water Conservancy Dist.	0.000400	\$13,560,345	\$6,272,446	\$0	\$0	\$0	\$139,077	\$235,064	\$326,924	\$390,364	\$442,344	\$498,588
Total	0.011286	\$375,146,937	\$173,527,210	\$0	\$0	\$0	\$3,847,560	\$6,503,057	\$9,044,349	\$10,799,425	\$12,237,436	\$13,793,430
Projected RDA Distributions				Project Period								
Project Year	Total	NPV @ 5%	1	2	3	4	5	6	7	8	9	
Increment Year	2025-2054	2025-2054				1	2	3	4	5	6	
Affordable Housing (10%)	\$37,514,694	\$20,087,944				\$384,756	\$650,306	\$904,435	\$1,079,943	\$1,223,744	\$1,379,343	
Administrative Fee (Max 2.5% or \$250,000/yr)	\$6,108,239	\$3,300,936				\$96,189	\$162,576	\$226,109	\$250,000	\$250,000	\$250,000	
Net	\$331,524,004	\$177,490,557				\$3,366,615	\$5,690,175	\$7,913,806	\$9,469,483	\$10,763,692	\$12,164,087	

Exhibit F
Project Area Revenue Assumptions

Item I.2.

Projected Total Property Tax	Project Period											
Year	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year	10	11	12	13	14	15	16	17	18	19	20	21
Increment Year	7	8	9	10	11	12	13	14	15	16	17	18
Salt Lake County	\$3,424,792	\$3,675,600	\$3,920,325	\$4,162,132	\$4,267,998	\$4,337,916	\$4,402,852	\$4,465,618	\$4,534,609	\$4,583,057	\$4,615,043	\$4,655,108
Multicounty Assessing & Collecting	\$23,127	\$24,821	\$26,474	\$28,107	\$28,822	\$29,294	\$29,732	\$30,156	\$30,622	\$30,949	\$31,165	\$31,436
County Assessing & Collecting	\$377,749	\$405,412	\$432,405	\$459,076	\$470,753	\$478,465	\$485,627	\$492,550	\$500,159	\$505,503	\$509,031	\$513,450
Jordan School District	\$8,414,541	\$9,030,764	\$9,632,043	\$10,226,150	\$10,486,257	\$10,658,042	\$10,817,586	\$10,971,801	\$11,141,307	\$11,260,343	\$11,338,931	\$11,437,367
State Basic Levy	\$3,201,226	\$3,435,662	\$3,664,412	\$3,890,434	\$3,989,389	\$4,054,743	\$4,115,440	\$4,174,109	\$4,238,596	\$4,283,882	\$4,313,780	\$4,351,229
Ut. Charter School - Jordan	\$271,748	\$291,649	\$311,067	\$330,254	\$338,654	\$344,202	\$349,354	\$354,334	\$359,809	\$363,653	\$366,191	\$369,370
South Jordan City	\$3,137,626	\$3,367,404	\$3,591,609	\$3,813,141	\$3,910,130	\$3,974,185	\$4,033,676	\$4,091,180	\$4,154,386	\$4,198,772	\$4,228,076	\$4,264,781
South SL Valley Mosquito Abatement Dist.	\$23,127	\$24,821	\$26,474	\$28,107	\$28,822	\$29,294	\$29,732	\$30,156	\$30,622	\$30,949	\$31,165	\$31,436
Jordan Valley Water Conservancy	\$711,169	\$763,251	\$814,069	\$864,281	\$886,264	\$900,783	\$914,267	\$927,301	\$941,627	\$951,687	\$958,329	\$966,649
South Valley Sewer district	\$481,822	\$517,107	\$551,537	\$585,556	\$600,450	\$610,286	\$619,422	\$628,252	\$637,959	\$644,775	\$649,275	\$654,911
Salt Lake County Library	\$913,535	\$980,436	\$1,045,714	\$1,110,214	\$1,138,453	\$1,157,103	\$1,174,424	\$1,191,167	\$1,209,569	\$1,222,493	\$1,231,025	\$1,241,711
Central Utah Water Conservancy Dist.	\$770,915	\$827,372	\$882,459	\$936,890	\$960,720	\$976,458	\$991,075	\$1,005,204	\$1,020,734	\$1,031,639	\$1,038,839	\$1,047,858
Total	\$21,751,377	\$23,344,298	\$24,898,588	\$26,434,339	\$27,106,710	\$27,550,769	\$27,963,186	\$28,361,828	\$28,799,999	\$29,107,702	\$29,310,850	\$29,565,305
Projected Total Tax Increment (vs. 2021 Base Year)	Project Period											
Project Year	10	11	12	13	14	15	16	17	18	19	20	21
Increment Year	7	8	9	10	11	12	13	14	15	16	17	18
Salt Lake County	\$3,262,966	\$3,513,774	\$3,758,500	\$4,000,306	\$4,106,172	\$4,176,090	\$4,176,090	\$4,176,090	\$4,176,090	\$4,176,090	\$4,176,090	\$4,176,090
Jordan School District	\$8,016,944	\$8,633,167	\$9,234,446	\$9,828,553	\$10,088,660	\$10,260,445	\$10,260,445	\$10,260,445	\$10,260,445	\$10,260,445	\$10,260,445	\$10,260,445
State Basic Levy	\$3,049,964	\$3,284,400	\$3,513,150	\$3,739,172	\$3,838,127	\$3,903,481	\$3,903,481	\$3,903,481	\$3,903,481	\$3,903,481	\$3,903,481	\$3,903,481
Ut. Charter School - Jordan	\$258,907	\$278,808	\$298,226	\$317,413	\$325,813	\$331,361	\$331,361	\$331,361	\$331,361	\$331,361	\$331,361	\$331,361
South Jordan City	\$2,989,369	\$3,219,147	\$3,443,353	\$3,664,884	\$3,761,873	\$3,825,928	\$3,825,928	\$3,825,928	\$3,825,928	\$3,825,928	\$3,825,928	\$3,825,928
Jordan Valley Water Conservancy	\$677,566	\$729,647	\$780,465	\$830,677	\$852,660	\$867,179	\$867,179	\$867,179	\$867,179	\$867,179	\$867,179	\$867,179
South Valley Sewer district	\$459,055	\$494,341	\$528,770	\$562,789	\$577,683	\$587,520	\$587,520	\$587,520	\$587,520	\$587,520	\$587,520	\$587,520
Salt Lake County Library	\$870,369	\$937,270	\$1,002,549	\$1,067,049	\$1,095,287	\$1,113,937	\$1,113,937	\$1,113,937	\$1,113,937	\$1,113,937	\$1,113,937	\$1,113,937
Central Utah Water Conservancy Dist.	\$734,489	\$790,945	\$846,033	\$900,463	\$924,293	\$940,032	\$940,032	\$940,032	\$940,032	\$940,032	\$940,032	\$940,032
Total	\$20,319,630	\$21,881,499	\$23,405,492	\$24,911,306	\$25,570,570	\$26,005,973	\$26,005,973	\$26,005,973	\$26,005,973	\$26,005,973	\$26,005,973	\$26,005,973
Projected Increment to RDA (75%)	Project Period											
Project Year	10	11	12	13	14	15	16	17	18	19	20	21
Increment Year	7	8	9	10	11	12	13	14	15	16	17	18
Salt Lake County	\$2,447,225	\$2,635,331	\$2,818,875	\$3,000,230	\$3,079,629	\$3,132,068	\$3,132,068	\$3,132,068	\$3,132,068	\$3,132,068	\$3,132,068	\$3,132,068
Jordan School District	\$6,012,708	\$6,474,875	\$6,925,834	\$7,371,415	\$7,566,495	\$7,695,333	\$7,695,333	\$7,695,333	\$7,695,333	\$7,695,333	\$7,695,333	\$7,695,333
State Basic Levy	\$2,287,473	\$2,463,300	\$2,634,863	\$2,804,379	\$2,878,595	\$2,927,611	\$2,927,611	\$2,927,611	\$2,927,611	\$2,927,611	\$2,927,611	\$2,927,611
Ut. Charter School - Jordan	\$194,180	\$209,106	\$223,670	\$238,060	\$244,360	\$248,521	\$248,521	\$248,521	\$248,521	\$248,521	\$248,521	\$248,521
South Jordan City	\$2,242,027	\$2,414,360	\$2,582,515	\$2,748,663	\$2,821,405	\$2,869,446	\$2,869,446	\$2,869,446	\$2,869,446	\$2,869,446	\$2,869,446	\$2,869,446
Jordan Valley Water Conservancy	\$508,174	\$547,235	\$585,349	\$623,008	\$639,495	\$650,384	\$650,384	\$650,384	\$650,384	\$650,384	\$650,384	\$650,384
South Valley Sewer district	\$344,292	\$370,756	\$396,578	\$422,092	\$433,262	\$440,640	\$440,640	\$440,640	\$440,640	\$440,640	\$440,640	\$440,640
Salt Lake County Library	\$652,777	\$702,953	\$751,911	\$800,286	\$821,466	\$835,453	\$835,453	\$835,453	\$835,453	\$835,453	\$835,453	\$835,453
Central Utah Water Conservancy Dist.	\$550,867	\$593,209	\$634,524	\$675,347	\$693,220	\$705,024	\$705,024	\$705,024	\$705,024	\$705,024	\$705,024	\$705,024
Total	\$15,239,722	\$16,411,125	\$17,554,119	\$18,683,480	\$19,177,928	\$19,504,480	\$19,504,480	\$19,504,480	\$19,504,480	\$19,504,480	\$19,504,480	\$19,504,480
Projected RDA Distributions	Project Period											
Project Year	10	11	12	13	14	15	16	17	18	19	20	21
Increment Year	7	8	9	10	11	12	13	14	15	16	17	18
Affordable Housing (10%)	\$1,523,972	\$1,641,112	\$1,755,412	\$1,868,348	\$1,917,793	\$1,950,448	\$1,950,448	\$1,950,448	\$1,950,448	\$1,950,448	\$1,950,448	\$1,950,448
Administrative Fee (Max 2.5% or \$250,000/yr)	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Net	\$13,465,750	\$14,520,012	\$15,548,707	\$16,565,132	\$17,010,135	\$17,304,032	\$17,304,032	\$17,304,032	\$17,304,032	\$17,304,032	\$17,304,032	\$17,304,032

Exhibit F
Project Area Revenue Assumptions

Item I.2.

Projected Total Property Tax												
Project Period												
Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Project Year	22	23	24	25	26	27	28	29	30	31	32	33
Increment Year	19	20	21	22	23	24	25	26	27	28	29	30
Salt Lake County	\$4,690,190	\$4,723,103	\$4,762,240	\$4,798,250	\$4,830,236	\$4,869,502	\$4,904,584	\$4,936,570	\$4,975,707	\$5,010,789	\$5,042,775	\$5,076,315
Multicounty Assessing & Collecting	\$31,673	\$31,895	\$32,159	\$32,402	\$32,618	\$32,884	\$33,120	\$33,336	\$33,601	\$33,838	\$34,054	\$34,280
County Assessing & Collecting	\$517,320	\$520,950	\$525,267	\$529,239	\$532,767	\$537,098	\$540,967	\$544,495	\$548,812	\$552,681	\$556,209	\$559,909
Jordan School District	\$11,523,562	\$11,604,428	\$11,700,586	\$11,789,059	\$11,867,647	\$11,964,122	\$12,050,317	\$12,128,905	\$12,225,063	\$12,311,258	\$12,389,846	\$12,472,252
State Basic Levy	\$4,384,021	\$4,414,786	\$4,451,368	\$4,485,027	\$4,514,925	\$4,551,628	\$4,584,420	\$4,614,318	\$4,650,900	\$4,683,692	\$4,713,590	\$4,744,940
Ut. Charter School - Jordan	\$372,154	\$374,765	\$377,871	\$380,728	\$383,266	\$386,381	\$389,165	\$391,703	\$394,808	\$397,592	\$400,130	\$402,791
South Jordan City	\$4,296,921	\$4,327,075	\$4,362,930	\$4,395,920	\$4,425,224	\$4,461,198	\$4,493,339	\$4,522,643	\$4,558,498	\$4,590,639	\$4,619,943	\$4,650,670
South SL Valley Mosquito Abatement Dist.	\$31,673	\$31,895	\$32,159	\$32,402	\$32,618	\$32,884	\$33,120	\$33,336	\$33,601	\$33,838	\$34,054	\$34,280
Jordan Valley Water Conservancy	\$973,934	\$980,768	\$988,895	\$996,373	\$1,003,015	\$1,011,168	\$1,018,453	\$1,025,095	\$1,033,222	\$1,040,507	\$1,047,149	\$1,054,114
South Valley Sewer district	\$659,847	\$664,477	\$669,983	\$675,049	\$679,549	\$685,073	\$690,009	\$694,509	\$700,015	\$704,951	\$709,451	\$714,169
Salt Lake County Library	\$1,251,069	\$1,259,849	\$1,270,288	\$1,279,893	\$1,288,425	\$1,298,899	\$1,308,257	\$1,316,789	\$1,327,229	\$1,336,586	\$1,345,118	\$1,354,065
Central Utah Water Conservancy Dist.	\$1,055,755	\$1,063,163	\$1,071,973	\$1,080,079	\$1,087,279	\$1,096,117	\$1,104,014	\$1,111,214	\$1,120,024	\$1,127,921	\$1,135,121	\$1,142,671
Total	\$29,788,117	\$29,997,154	\$30,245,720	\$30,474,421	\$30,677,569	\$30,926,953	\$31,149,766	\$31,352,914	\$31,601,480	\$31,824,293	\$32,027,441	\$32,240,456
Projected Total Tax Increment (vs. 2021 Base Year)												
Project Period												
Project Year	22	23	24	25	26	27	28	29	30	31	32	33
Increment Year	19	20	21	22	23	24	25	26	27	28	29	30
Salt Lake County	\$4,176,090	\$4,176,090	\$2,239,611	\$2,239,611	\$2,239,611	\$1,222,789	\$1,222,789	\$1,222,789	\$417,590	\$417,590	\$417,590	\$417,590
Jordan School District	\$10,260,445	\$10,260,445	\$5,502,612	\$5,502,612	\$5,502,612	\$3,004,331	\$3,004,331	\$3,004,331	\$1,025,999	\$1,025,999	\$1,025,999	\$1,025,999
State Basic Levy	\$3,903,481	\$3,903,481	\$2,093,412	\$2,093,412	\$2,093,412	\$1,142,967	\$1,142,967	\$1,142,967	\$390,331	\$390,331	\$390,331	\$390,331
Ut. Charter School - Jordan	\$331,361	\$331,361	\$177,707	\$177,707	\$177,707	\$97,025	\$97,025	\$97,025	\$33,135	\$33,135	\$33,135	\$33,135
South Jordan City	\$3,825,928	\$3,825,928	\$2,051,822	\$2,051,822	\$2,051,822	\$1,120,259	\$1,120,259	\$1,120,259	\$382,576	\$382,576	\$382,576	\$382,576
Jordan Valley Water Conservancy	\$867,179	\$867,179	\$465,063	\$465,063	\$465,063	\$253,916	\$253,916	\$253,916	\$86,714	\$86,714	\$86,714	\$86,714
South Valley Sewer district	\$587,520	\$587,520	\$315,083	\$315,083	\$315,083	\$172,030	\$172,030	\$172,030	\$58,749	\$58,749	\$58,749	\$58,749
Salt Lake County Library	\$1,113,937	\$1,113,937	\$597,398	\$597,398	\$597,398	\$326,169	\$326,169	\$326,169	\$111,389	\$111,389	\$111,389	\$111,389
Central Utah Water Conservancy Dist.	\$940,032	\$940,032	\$504,133	\$504,133	\$504,133	\$275,248	\$275,248	\$275,248	\$93,999	\$93,999	\$93,999	\$93,999
Total	\$26,005,973	\$26,005,973	\$13,946,841	\$13,946,841	\$13,946,841	\$7,614,733	\$7,614,733	\$7,614,733	\$2,600,481	\$2,600,481	\$2,600,481	\$2,600,481
Projected Increment to RDA (75%)												
Project Period												
Project Year	22	23	24	25	26	27	28	29	30	31	32	33
Increment Year	19	20	21	22	23	24	25	26	27	28	29	30
Salt Lake County	\$3,132,068	\$3,132,068	\$1,679,708	\$1,679,708	\$1,679,708	\$917,092	\$917,092	\$917,092	\$313,193	\$313,193	\$313,193	\$313,193
Jordan School District	\$7,695,333	\$7,695,333	\$4,126,959	\$4,126,959	\$4,126,959	\$2,253,248	\$2,253,248	\$2,253,248	\$769,499	\$769,499	\$769,499	\$769,499
State Basic Levy	\$2,927,611	\$2,927,611	\$1,570,059	\$1,570,059	\$1,570,059	\$857,225	\$857,225	\$857,225	\$292,748	\$292,748	\$292,748	\$292,748
Ut. Charter School - Jordan	\$248,521	\$248,521	\$133,280	\$133,280	\$133,280	\$72,769	\$72,769	\$72,769	\$24,851	\$24,851	\$24,851	\$24,851
South Jordan City	\$2,869,446	\$2,869,446	\$1,538,866	\$1,538,866	\$1,538,866	\$840,194	\$840,194	\$840,194	\$286,932	\$286,932	\$286,932	\$286,932
Jordan Valley Water Conservancy	\$650,384	\$650,384	\$348,797	\$348,797	\$348,797	\$190,437	\$190,437	\$190,437	\$65,036	\$65,036	\$65,036	\$65,036
South Valley Sewer district	\$440,640	\$440,640	\$236,312	\$236,312	\$236,312	\$129,022	\$129,022	\$129,022	\$44,062	\$44,062	\$44,062	\$44,062
Salt Lake County Library	\$835,453	\$835,453	\$448,048	\$448,048	\$448,048	\$244,627	\$244,627	\$244,627	\$83,542	\$83,542	\$83,542	\$83,542
Central Utah Water Conservancy Dist.	\$705,024	\$705,024	\$378,100	\$378,100	\$378,100	\$206,436	\$206,436	\$206,436	\$70,499	\$70,499	\$70,499	\$70,499
Total	\$19,504,480	\$19,504,480	\$10,460,131	\$10,460,131	\$10,460,131	\$5,711,050	\$5,711,050	\$5,711,050	\$1,950,361	\$1,950,361	\$1,950,361	\$1,950,361
Projected RDA Distributions												
Project Period												
Project Year	22	23	24	25	26	27	28	29	30	31	32	33
Increment Year	19	20	21	22	23	24	25	26	27	28	29	30
Affordable Housing (10%)	\$1,950,448	\$1,950,448	\$1,046,013	\$1,046,013	\$1,046,013	\$571,105	\$571,105	\$571,105	\$195,036	\$195,036	\$195,036	\$195,036
Administrative Fee (Max 2.5% or \$250,000/yr)	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$142,776	\$142,776	\$142,776	\$48,759	\$48,759	\$48,759	\$48,759
Net	\$17,304,032	\$17,304,032	\$9,164,118	\$9,164,118	\$9,164,118	\$4,997,169	\$4,997,169	\$4,997,169	\$1,706,566	\$1,706,566	\$1,706,566	\$1,706,566