

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 Marlors 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 Marlор. 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 Marlор 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 Marlор 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 Marlор 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.