

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

April 5, 2022

**Present:** Mayor Dawn Ramsey, Council Member Brad Marlor, Council Member Don Shelton, Council Member Tamara Zander, 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, Administrative Services Director Melinda Nagai-Seager, Police Chief Jeff Carr, City Recorder Anna Crookston, Director of Public Works Jason Rasmussen, City Engineer Brad Klavano, Planning Director Steven Schaefermeyer, Deputy Fire Chief Ryan Lessner, Director of Recreation Janell Payne, IT Director Jon Day, Senior IS Tech Phill Brown, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun, Communications Manager Rachael Van Cleave, Associate Director of Strategy & Budget Katie Olson

**Others:** Assignment Desk, Ellen Brown Sue Seelye, T. Prince, Jacob Dei, Collin, Baylee White, carol, Christopher Kirkland, Paul Bateman, Soren Sorenson, Nick Whittaker, Baylee White, Craig Smith, Laura Lewis, Kersten Swinyard, Bryan. Jim Oliphant, Kristine Sloan, Paula JoJala Brog, Steve Starks, Brad Holmes, Amanda Covington

6:53 P.M.  
REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the electronic meeting. She thanked everyone for their patience as she and the council had a chance to visit the new Pure SoJo water reuse pilot project before this meeting, and they were a little late getting back.

**B. Invocation – *By Council Member Patrick Harris***

Council Member Harris offered the invocation.

**C. Pledge of Allegiance – *By Council Member Jason McGuire***

Council Member McGuire led the audience in the Pledge of Allegiance.

Mayor Ramsey asked to amend the agenda to strike the Mayor and Council Reports for the sake of time, and move up agenda item H.2. to where the Mayor and Council Reports would have been under Section E.

**Council Member Shelton motioned to amend the agenda as stated above. Council Member Zander seconded the motion; vote was unanimous in favor.**

**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

**Council Member McGuire motioned to approve the March 9, 2022 City Council Special Budget Meeting minutes as printed, the March 15, 2022 City Council Study Meeting minutes as printed, and the March 15, 2022 City Council Meeting minutes as printed. Council Member Marlor seconded the motion; vote was unanimous in favor.**

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

Director of Recreation Janell Payne noted that the council and mayor had the chance to meet three Senior Advisory Committee potential appointees at a previous study meeting. Those three appointees are here tonight and she recommended all three be appointed to the committee.

Mayor Ramsey invited the appointees up to introduce themselves and share why they would like to be on the committee.

Jim Oliphant has lived here in South Jordan for about seven years now. He has participated in the senior center both in classes and as a volunteer with his wife; they have done that for about a year. They have been really impressed with the senior center. What they need coming out of the pandemic is some more advertising and getting people back; they have about 70% of the people back. They are dealing with seniors and they have to be a little cautious about Covid, but he feels there is a great opportunity to expand beyond where we were before, especially by inviting seniors, not just the ones coming for the meals and bingo but inviting single seniors to the classes. There are a number of classes there and that's what he wants to work on, getting the seniors there. They are mostly single, but he and his wife used to go there for yoga and he would love to see more involvement from those that aren't participating now, but could really enjoy the classes.

Kristine Sloan felt like she wanted to be involved more with the city and do some fun things. She has been here in South Jordan for 15 years and she loves it here. She works with seniors every day, she is a property manager for seniors downtown and she just loves them, loves working with them and she is getting to be one now so she wanted to get involved. She is excited to be here and participate.

Paula JoJola Brog is new to South Jordan, but very impressed with the city. When she moved here, she went and saw the senior center and it was really impressive to see what has been done there and what is being done; there is more that needs to be done, we all know that. She is the past chair of the Mayor's Business Advisory Board for the City of Salt Lake and past chair of the Utah Hispanic Chamber and a couple of other things. She has been involved in things that go on, and she is very

impressed with what goes on in South Jordan. It is wonderful to see the activity that people take personally in this city. The senior center is amazing, they have done a wonderful job with what they have, but they need more.

**Council Member Shelton motioned to approve Resolution R2022-20, appointing members to the Senior Advisory Committee. Council Member Harris seconded the motion; vote was unanimous in favor.**

Mayor Ramsey noted that she was absent from the last meeting because she was in Washington, D.C., at the National League of Cities Conference representing the city. It went so well that she would love to have a conversation with the council at some point about considering attending next year.

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

Mayor Ramsey opened up the public comment portion of the meeting.

**Christopher Kirkland (Resident)** and his family have been members of the city for almost a decade and a half, and feel they have been really excellent members of the community; his wife just recently came off the city's Arts Council. Over the last 15 months there have been 50 incidences at their home of harassment, trespass, criminal mischief, threat of assault and now this last weekend assault. He has submitted numerous videos, pictures, names and testimony to the police department; there have so far been zero citations or recommendations of prosecution for a single perpetrator. He came here from the Riverton Hospital, getting his wrist x-rayed with what he believes is a possible hairline fracture. It's not right, they have been excellent members of this community and supported this community; this is not okay. There has been numerous emails that have gone basically ignored and he thinks the Valley Emergency Communication (VEC) System is broken and he understands they are trying to hire people to fix that, but he doesn't think it is an appropriate method of communication with our police department at this time until they have solved their hiring issues. He told the officers months ago, told Lieutenant Pennington and copied the chief and the prosecutor, along with others that if they keep allowing this to happen with this policy of infinite leniency, even when he has told them, they have been warned. He thinks there have been officially two trespass warnings cited with kids coming in cars, and then the next day with the license plate taped over because that's how they got caught the night before. Nobody on either night is getting charged with anything that he knows of. Finally, Friday he was following Lieutenant Pennington's advice to try and identify them. He happened to be across the street in his neighbor's driveway and he saw them running out, it was the second or third time that night. Earlier they had stolen some barricade and chucked it at his door. He had come over to see who it was, the person saw him and bee lined right for him, did a rugby forearm shiv to his chest and neck, planting him in the street. He doesn't know what else to do, he just thinks the mayor and council should be aware.

**Paul Bateman (Resident)** wanted to talk about the intersection at 9800 South and Bangerter. It has been a big topic over the last year or so, and his house has the sound wall in the backyard. They have been on pins and needles for the past couple of years wondering whether they were

going to lose their house. That answer, they thought, was coming in January when UDOT came out with the options for the road; they found out that along their street they are the only ones who don't know whether their house will be taken or not, everyone else knows that their house is safe. They found out that if Bangerter goes over 9800 South, there is a 50/50 chance that they lose their house; if they don't lose their house then they build the pedestrian bridge next to his house on the south side, which would really destroy his resale value as you can imagine. He came before the council today to speak in support of the under option. He has emailed these comments to Council Member Marlbor and Mayor Ramsey, so they are familiar with this, but he wanted everybody to hear this. He has followed a very scientific process in polling his neighbors, which was that he just talked to all of them, and he has not talked to a single one of them that supports the over option. He thinks that is important to note, that despite the fact that they don't have a big special interest group like the Daybreak developers or Costco or Walmart or The District on their side, all of the residents there support the under option for a lot of reasons. One is that it keeps it the same as the other two, it keeps the noise level down, and the biggest reason is that it keeps the traffic for the schools going in the same place and the kids don't have to walk clear out of their way. He knows the school district is really in favor of keeping the bridge where it is. He has heard whisperings that the council is leaning towards the under option and just trying to find the funds, and he hopes that is the case; if that is the case, thank you for that. He just wanted them to know his position on it, and the position of many of his neighbors that he has talked to. If they are not leaning towards going under, he asked that they reconsider.

Mayor Ramsey closed the public comment portion of the meeting.

City Manager Gary Whatcott shared that we have made the decision and given UDOT the go ahead to go under; that has been our preference all along. We know that there is controversy on either choice, but we think it is in the best interest of the city to go under. We are working diligently to find the funds for that, it is a pretty expensive option, but we think in the long run that is the best option for all of our residents. He is glad that is the one that Mr. Bateman needs as well; it is nice to be able to help somebody, but he thinks we did it on the best interest of the entire city as we looked at it. We have green-lighted it for UDOT, they are in the process now of starting to do property acquisitions and right-of-way acquisitions going forward, they will be working through that process in the months to come.

Mayor Ramsey said they are meeting with the Executive Director of UDOT next week to talk through some of the financial details. The Department of Transportation is very fair and equitable in how they distribute the funds, and they can't give one city more than another, so they are really fair with how they distribute the funds with their projects. We will be sitting down and letting them know where we are at, and really coming to understand the full responsibility that will fall on us for the difference. For all the reasons that have been stated, we have decided for sure to go ahead and proceed with going under. She also noted for the council that she didn't know it was Mr. Kirkland that would be coming, but she had just received word on her way in that somebody was coming to talk about his house being egged; that has to be one of the incidents that he was referring to.

## **G. Presentation Items**

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

Mayor Ramsey read the proclamation for Child Abuse Prevention Awareness month.

Council Member McGuire asked to take things a step further and provide resources to possibly a Facebook or other social media post with links to where people can get help concerning child abuse, or who to contact if they suspect someone they know is being abused. The proclamation is great, but it really doesn't take any action in helping make the public more aware.

Mayor Ramsey was supportive of that, as was the rest of the council, and will ask the communications team to work on that.

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

Soren Simonsen introduced himself as the Executive Director of the Jordan River Commission. He thanked those who have been involved and/or served on the commission at one point in time. The Jordan River Commission is an intralocal agency that is made up through a cooperative agreement that brings together all the cities that touch the Jordan River. The commission consists of counties, state agencies, utility districts and other special districts along with a number of state agencies, and UDOT was added this last legislative session. They also have a technical advisory committee that includes our city staff, along with staff from many other communities around the Jordan River working in this cooperative effort to help improve the Jordan River in terms of recreation opportunities, habitat restoration, conservation, stewardship, water quality and a whole host of issues. Tonight, his presentation (Attachment A) focuses on a document that was the genesis for creating the Jordan River Commission. Back in 2008, county and city leaders from across the Jordan River Watershed Area came together and created this vision for the Jordan River, which was published in 2008 and known as the Blueprint Jordan River. Since that time, the commission was organized and communities have opted in; they now have every city that touches the Jordan River participating in this organization, which is really exciting. As of about four years ago, the last two cities joined. It is great to see the level of cooperation and engagement that is going on to help improve this really incredible asset. They applied for a grant in 2018 through the Wasatch Front Regional Council, and they were the recipient of a grant to bring in a consulting team to help update the Blueprint Jordan River; at that point, it had been about a decade since the original Blueprint was created. A lot of work that was envisioned under that original Blueprint was completed and underway, but there were also a lot of new opportunities that had been emerging over that last decade. Things like the prison relocation, major development opportunities around the Point of the Mountain, a lot of changes in water policy including this last legislative session with a focus on the Great Salt Lake have had an impact. This gave them an opportunity to go out and engage the public, talk about what they have accomplished, where they should focus priorities, and what the next decade of work might

look like. He continued reviewing his prepared presentation (Attachment A), he also mentioned some maps that were shared with the city prior to the meeting (Attachment B).

Council Member Tamara Zander commented on the 400% increase in use from 2019-2020, and asked if that was because of the pandemic and people wanting to get out.

Mr. Simonsen said those numbers were from Utah County, specifically in Lehi. Most of Salt Lake County doesn't have reliable trail counters; he's sure there was probably some of that in Salt Lake County, but there just aren't good records of it. This happened in that area of Utah County because it is an area of rapid growth, lots of new housing development near the river. Some of it is probably the result of some growth, but they believe easily three-fourths of it was due to the pandemic. They did see a drop off in 2021, but it only dropped by about 20%-30%.

Council Member Zander discussed lighting and wildlife. She and her family bought eBikes during the pandemic and used those to go all the way from South Jordan to Utah Lake; it's very dark on that trail, but they had their own lamps on their bikes. Her first response was to add lighting, but she actually liked the natural flow of the trail and at nighttime, she liked having her own light along the trail; in her experience, if they started putting lights along that trail they would just get vandalized and eventually not look as nice. She agrees with lighting the parking lots and bathrooms, as those were well lit. She also complemented them on their signage, it is very uniform and easy to understand.

Mr. Simonsen thanked her for the feedback.

Council Member Don Shelton said he has enjoyed working with Mr. Simonsen on this commission.

## **H. Action Items**

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

CFO Sunil Naidu reviewed background information from the Executive Summary.

Council Member Zander asked about the residents with past due balances.

CFO Naidu said they followed the council's direction to add those past due balances to their tax notices. They worked with Salt Lake County on that, and that's what was done; as of last November all past due balances were paid.

**Council Member Harris motioned to approve Resolution R2022-19, dissolving the King Benjamin and Holland Park gate special service district. Council Member Zander seconded the motion; vote was unanimous in favor.**

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

**\*Moved to Item E as motioned to amend the agenda earlier in the meeting.**

**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*)

CFO Naidu reviewed background information from the Executive Summary.

Council Member Shelton asked if we have the \$9.7 million earmarked for anything in particular.

Director of Engineering Brad Klavano said that for most of it we are partnering with Daybreak to finish Grandville Avenue and South Jordan Parkway; we are already in an agreement to reimburse the Daybreak Development a specific percentage. They have already bid Grandville to finish it from where it ends now all the way out to Old Bingham Highway; that will start work in the next few months or so, and will take about a year to build. We are now also working with Daybreak to finish the plans on South Jordan Parkway, from Mountain View all the way to Bacchus Highway; we will be partnering in a percentage on that as well.

Council Member Shelton asked if we knew when South Jordan Parkway will connect to Mountain View on the west side.

Director Klavano said that is being done in two phases, the first phase will bid out shortly; that is connecting Mountain View to where they have constructed South Jordan Parkway, about a 600-700 foot gap currently. The goal is to get that done this construction season, by the fall. There have been a lot of residents expressing that they are tired of driving all the way over to Lake Avenue to reach Mountain View. The second phase more than likely will be the next construction season to finish what's left from Prosperity out to Bacchus Highway.

Council Member Shelton asked if this resolution has any effect on our bonding capacity.

CFO Naidu said no, it does not. The debt service payment source is the appropriated funds from the legislation.

**Council Member Marlor motioned to approve Resolution R2022-21, adoption of a resolution authorizing and approving the execution of a loan agreement with the Utah Department of Transportation. Council Member McGuire seconded the motion; vote was unanimous in favor.**

Mayor Ramsey discussed the recent staff changes and introduced those in attendance. Janell Payne is now our Director of Recreation. Melinda Nagai-Seager is our new Director of Administrative Services. Don Tingey is now Director of Strategic Planning and Budget. Katie Olson is now the Associate Director of Strategic Planning and Budget. Melanie Edwards is now the Assistant to the City Manager, she will also be responsible for supervising the Information Center. We are currently looking for a new Assistant to the Mayor and Council.

## **I. Public Hearing Items**

**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)*

Associate Director of Strategy & Budget Katie Olson reviewed her prepared presentation (Attachment C).

Mayor Ramsey opened the comments portion of the public hearing.

**South Valley Services (CDBG Provider)** – Associate Director Olson read an email from South Valley Services (Attachment E).

**Nick Whittaker (Utah 211)** is the State Outreach Coordinator for 211. They applied for the CDBG funding, they weren't on the displayed list but that is okay. Utah 211 is a statewide health and human services referral system and information resource. Utah 211 informs, connects and empowers individuals by connecting Utah residents to housing, utility assistance, rent assistance and other essential resources; there are over 9000 resources in their database, often too many to choose from, so they help them find the right one for them at any given time, 24-7. People can call in, text or go online any time of day. During the interactions they have with people, they don't have to give them their information; they accept calls from anyone, however they do try to localize the service and try to find the most relevant service to meet their need that is closest to them. In so doing, they are able to get zip codes, and for the calendar year 2021 Utah 211 saw the following top needs for South Jordan: 469 calls related to housing, shelter, healthcare, employment, income, food access and utilities. Housing was the top need at 18% and had the following associated referrals: Rent assistance, low cost housing, and home repair maintenance. Regardless of receiving the grant, Utah 211 is committed to serving the people of South Jordan through specialized information and referral for human services. They hope residents will be able to make the connections they need through their follow-up form, closed transfer and closed loop referral services. Regarding the proclamation for child abuse prevention read earlier, last week they launched their parent resource webpage which will be emailed out. They partnered with the Department of Health and put together a list of resources that parents can use to become educated and find help while navigating challenging times. He is a parent, and anyone who is a parent can join him in saying it is incredibly challenging no matter



who you are; that resource is there and free for all to use.

**Baylee White (The Road Home)** is the Director of Grants and Compliance at The Road Home. She thanked us for our consideration of their CDBG request. During their most recent fiscal year, through their emergency shelter and homeless resource programs, they have been able to support 4,459 individuals with access to emergency shelter. This also provides people with access to hygiene items and housing focused case management services so people are able to end their homelessness as quickly as possible and find the housing solution that makes the most sense for their situation. They appreciate South Jordan's participation and support in this, Katie is always a wonderful resource to them and she appreciates the city considering their request.

Mayor Ramsey closed the public hearing.

Council Member Zander said it was mentioned there is \$146,000 for infrastructure in ADA ramps, and asked how many ramps approximately that will build in our city.

Director Klavano responded that the last round they bid out, they came back at about \$6,200 per ramp. The previous year they were only \$2,600 so they have about tripled in price in a year.

Council Member Zander acknowledged that Mr. Whittaker showed up from Utah 211 and asked if there is any way to give any allocation from our funds to them, or if it was too late in the process.

Associate Director Olson said they have a scoring process, and they were in the bottom two of scoring. Part of that is because they are looking at things like the direct magnitude of the impact and she thinks their minimum amount requested was a minimum and maximum of \$10,000; with that, they weren't able to fit anyone extra as they worked down through the scores. She said she would be happy to work with him to look at applications for next year as well.

Council Member Shelton noted that Roseman was not on the list for this year; they made it one year, but not this year.

Associate Director Olson said they did not apply again this year, she thinks they will be relieved to be done. There has been a bit of a pipeline problem, both on our end and their end, finding the right people and connecting them through. They have also had some big changes, they took their business management of the clinic in-house and there have been some staffing needs there. They still haven't spent down their current funds, so once those are spent then they will be done for the year; if they want to apply again the following year they could do that.

Council Member Shelton asked about the mortgage assistance that was discussed, and if

that is a direct grant from the city or do they get connected to someone else.

Associate Director Olson said there is the CDBG Program funded through the HUD money, there are the RDA programs that fund a little bit of rent assistance and down payment assistance; those two pots are completely separate and different. As they handle the CDBG money, that mortgage assistance comes through CDBG and is totally done by the third party provider (referred to as subrecipients); that all goes through the Community Development Corporation of Utah, they are well versed in these kinds of things. When someone comes to us, we send them directly there and encourage people to go directly there first, then we basically reimburse them for what they've spent out of the CDBG funds.

**Council Member McGuire motioned to approve Resolution R2022-07, Approving the 2022-2023 Annual Action Plan for the use of CDBG Funds. Council Member Zander seconded the motion. Roll Call Vote was 5-0, unanimous in favor.**

**Council Member Shelton motioned to recess the City Council Meeting and move to the Redevelopment Agency Meeting. Council Member Harris seconded the motion; vote was unanimous in favor.**

***RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING***

City Attorney Ryan Loose explained, on behalf of the RDA Board and Craig Smith, that in consultation the items were pulled and then requested to be put back on. That was done, we noticed it with as much notice as we could. We did the appropriate 30 day noticing, it was pulled at the end of last week, and then put back on the agenda yesterday before the 24 hour mark. We gave 24 hours notice, and because of that it was recommended for Items I.2. and I.3., and for the city council with Item I.4., to make a motion to table those items after going through the item presentations and appropriate public hearings. He recommends tabling those items for a time/date certain, specifically the next council meeting on April 19. That way, anyone that saw those items pulled off would know they could see the whole presentation, hear the public comment, and then approach the city council at the next meeting if desired prior to any vote; public comment could be reopened for those wishing to comment, and then a vote taken at that time.

Mayor Ramsey thanked Laura Lewis of Lewis, Young, Robertson and Birmingham, and Craig Smith who is our RDA Attorney. Our financial advisor and RDA attorney have worked very hard on what we are about to discuss and she expressed appreciation for all of their expertise, efforts, and working with our professional staff.

**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)**

Director of City Commerce Brian Preece reviewed his prepared presentation (Attachment D). Here tonight, along with our financial advisor and legal team, we also have the Larry H. Miller Real Estate Team to help answer questions. They have been great to work with and we appreciate our growing partnership with them. They are a local company and they are interested in and committed to doing the best for our community and the region. He talked about the history of the Daybreak area, where it came from and how it got to where it is today. He started over 20 years ago, when the state was making the plans for the 2002 Salt Lake Winter Olympic Games. At the same time, this land we know as Daybreak was on the road to becoming a Superfund site. Lots of smart people in all the right positions got together and said “we can’t let this happen, what can we do,” and the vision for Daybreak was born. Daybreak, originally known as Sunrise, was owned by Rio Tinto at the time and they saw it as an opportunity to turn this potential Superfund site into their flagship model for how to re-vamp mining properties all over the world. One of the keys to this vision was a very robust urban center. From that time forward, in all the councils he has worked with, including this one, that vision of this urban center has stayed; that is what we have wanted to do. About six years ago, Rio Tinto sold the project to another owner, and the new owner lost sight of what that vision was; it was easier to build homes and that became the priority with the commercial and industrial development becoming a much lower priority. About two years ago, the project went on the market again, and there were many companies competing to buy this. It would be a dream come true for a typical development company to see a project that already has its entitlements in place, a lot of the infrastructure done, in this insatiable housing market with somewhere around 11,000 homes still left in the entitlement. There were many companies nationwide that were trying to buy this property; it was assumed that most of them just wanted it for the residential components and would just continue the path we were on. Residential is taxed at 55% of its market value, and if this was to happen the future of South Jordan and the other taxing entities would be unsustainable. It’s very hard to make residential pay its own way, and we really didn’t want this to happen. About a year ago, Larry H. Miller’s Real Estate Group was chosen to purchase the project. We didn’t have a choice in this decision, but from working with them he likes to think this is who we would have chosen; we couldn’t have done better. The original vision of the urban center is what’s lacking right now in making Daybreak into the truly “live, work and play” area. Having this urban center will help traffic congestion, lessen pollution, and we believe that under this new ownership, South Jordan has gained a very valuable partner and can make this happen. We are long past the point in economic development where we buy development; we haven’t done that in 25 years. Development such as this however needs us to close the gap, and in order to do the type of development required we need parking structures; we don’t want to have a sea of parking, we need the density that comes with parking structures and those, along with the required infrastructure, are very expensive. South Jordan has been leading the way in vision, and today we are here to talk about how we can do that and continue to fulfill those visions. We have opportunity for collaboration, growth,

and development doesn't happen organically. It takes coordination of measured stakeholders, governments, development communities, educational institutions, nonprofit players to work together to move the elements of something like this forward. The choice is ours, would this project happen but for the assistance we are proposing to offer. Do we want the sea of houses that has been discussed, or do we want an urban core; this is a pivotal moment where we can make that decision, not only for the future of Daybreak, but also for South Jordan and for the southwest quadrant. We have an opportunity to leverage what has already been invested in the area, things like the UTA TRAX line and Mountain View Corridor; in fact, it was the former owners of the Daybreak Community that dedicated the property to UDOT and to UTA to bring in and make those happen with their vision and foresight. Now, we have the Larry H. Miller Group, and they have initiated a coalition building effort to continue that, bring all the players together, and continue this great vision and get the stakeholders together. A smart start to this development would be to approve this community reinvestment area and bring this 2000 vision of the city to life. This is a once in a generation opportunity to create a cohesive regional plan, and support regional resilience and wellbeing for future generations; that's where this urban center begins. The urban center will create a holistic answer for companies, people and the Salt Lake Valley. A new model of health with healthy, connected and inclusive growth, a vibrant mix of uses and people, along with being walkable, bikeable and a transit connected community. It will be a unique intersection of jobs, culture and outdoor recreation with a full spectrum of homes that will reduce air pollution and increase educational opportunities. Remember, when we set up an RDA, all of our project areas have been post performance, which means unless the development happens and the tax increment from that development is created, there is no tax increment and we don't have anything to pass on. If the project is approved, then the RDA and Larry H. Miller Group will enter into a participation agreement with metrics and guarantees in place so the building we are talking about will happen. He has been asked by several callers if they will just do a "bait and switch," get the money and then just build housing anyways. That's not how this works, we will have agreements in place between the city and the Miller Group; they will ensure that we get what we are looking for. It will take about a \$5 billion investment of private money, through the Larry H. Miller Group, to create this tax increment. It will happen over about a 25 year period, and this will be spent for infrastructure for the area; things such as roads, sewers, parking structures, possibly some public facilities such as performing arts centers. The money will not be used to entice companies to come into the area, we will not be giving several million dollars to a big box store; there is nothing in the budget for that. We know some of our surrounding cities have been doing that, and the legislature has responded in a way that would prevent that and it's really never been our way. Most of the project areas we've done have been done this way, the money goes towards infrastructure to make the development happen.

**Brad Holmes (Larry H. Miller Real Estate Group)** is the president of the LHM Real Estate Group. Larry H. Miller has owned the land encompassed in Daybreak for a year and two days. It has been an interesting year and they have learned a lot about this asset; they have done that through going on a listening tour, trying to understand what this asset could mean. It's really easy to understand the housing component of Daybreak and the success that it has had in the City of South Jordan, along with the county and State of Utah. As they look at this land, and have this opportunity, there is a significant opportunity to do something that makes a difference in the City of South Jordan and the region; they think this urban center does that. They think honoring the vision, and being complementary to previous councils and the city, by creating an urban center to bring jobs and approving the development agreement in place today is incredibly visionary; they are grateful to operate under that development agreement today. What they have is an opportunity to create a job center, at the same time bringing other uses to the City of South Jordan that truly does incorporate the fun and famous line of "live, work, play." They have the opportunity to connect trails from the new regional park that could go all the way up into Bingham Canyon, opportunities for open spaces, entertainment amphitheaters, etc. You can see on the slide in Attachment D where there is even a potential buildout of up to four million square feet of office, along with some retail opportunity as well. Every good mixed use community has civic uses as well. There is over two miles of frontage on the Mountain View Corridor, and that is significant; this is a significant area that they believe, when all done, creates an opportunity to perhaps have several thousand jobs that are located here in Salt Lake City and really create the tax base needed that makes it sustainable. It's not just another project where they are attracting a big retail user and then moving on down the road, this is something that will be sustainable; where we will see generational uses, and they couldn't be more excited about it. The open space, the parks, the trails, the opportunity for hospitality; Mountain View Corridor is a huge asset. What is happening there, the traffic already seen there with the growth that is coming, we have a tremendous opportunity to capture that growth and create uses that are very sustainable over the next several decades. This is why they are so excited to partner with the City of South Jordan, to partner with the school district and other key stakeholders to really listen. The benefit of this project area, and the benefit of the development agreement, is flexibility. With this much vacant land, we have an ability to be flexible. From their ownership standpoint, they have an ability to be patient; they want to reinvest, to make a difference in the community. They want these developments to enrich lives, that is what their vision is of their organization, and they couldn't be happier with what they've learned the city desires to have here and to be a part of helping that vision come to fruition; they fully believe it is the right approach to this development.

Director Preece discussed the next steps. If this CRA Project is approved, under the leadership of Mayor Ramsey and City Manager Gary Whatcott, the city staff, consultants and the Larry H. Miller Group will start meeting with the taxing entity committee's one on one and discuss their concerns, listen to their wants and needs. Over the last 20 years as we've done these project areas, we have always been able to come to a point where we could get buy-in to the project with adjustments, and come to an agreement with our other

taxing entities to make sure this helps them, and that nothing harms them. As we move forward, this group will negotiate the terms of these agreements, and then they will come back to this body for approvals. We will have a chance to look at them again and make sure they meet everyone's needs and what we believe needs to be happening. Lastly, a participation agreement will be made with the Miller Group to make sure everyone is on the same page for the future. We have Craig Smith and Laura Lewis here to answer more specific questions about the legal and financial aspects.

Craig Smith said the law allows a combined public hearing for I.2. and I.3, and that would be his suggestion.

Mayor Ramsey opened the comments portion of the public hearing for Items I.2. and I.3.

**Jay Francis (Resident)** is here as a resident of South Jordan, he also represents businesses, and can speak as a long-term former employee of Larry H. Miller; he thinks that perspective might help everyone as well. As a resident, he remembers when Kennecott announced Daybreak and they went and stood in line with hundreds of citizens to look at the models they had; he thinks it was in a community center that is now on the south part of Daybreak. It was awe, and they couldn't believe it was really coming. A friend of his who worked for Kennecott at the time said this was a waste land, he knew because he used to dump stuff there. However, now it is a rose, and a part of South Jordan that needs to be accentuated. Creating this urban center is the responsible thing for us to do as citizens. It takes people off of I-15, keeps them closer to home, cleaner air and helps lower costs for employers and employees. As a business person and the CEO and President of South Valley Chamber, he can speak to this as well as he has the opportunity to work with many cities, city leaders and business leaders in the south/southwest quadrant. He has had the opportunity to engage with The Pointe, Mountain View Village, and now Daybreak. We need to work together, and this needs to happen. During the legislature, in speaking with Senate President Adams and Speaker Wilson, they spoke about the south valley and the southwest quadrant; there isn't anything else like this happening in the state. Working together and having this urban center really will set us apart. We have the opportunity of a lifetime, to be able to work with a group who is committed to doing what they say they will do, and to have their integrity. Even though Larry Miller is not with them, his values are still there and they still stand behind them. He is one of the few people who had the opportunity to report directly to Larry Miller, and then to Gayle Miller, as did Steve Starks; those values are still there. He watched Ms. Miller giving back to the community on steroids, as well as her commitment to private/public partnerships. One of the first things she did was work with Mayor McAdams in setting up a public/private partnership to be able to work on homelessness. We have a domino effect in three areas here, but we have the opportunity to work with a team that if they say they are going to do it, they will do it. Just like when they built the Delta Center, keeping the Jazz, and now they are going to keep South Jordan as a blossom out in the southwest quadrant.

Mayor Ramsey closed the public hearing.

Council Member Marlor said he couldn't be more pleased with what he is seeing today, versus what they were trying to envision about 20 years ago. One thing he thinks we have lacked in the Daybreak development, that they really envisioned in the beginning, was the opportunity to not only have it be a walkable and livable environment where you could recreate and do a lot of fun things, but it has been missing the opportunity to also work in that community. He thinks this particular project and vision will allow thousands of opportunities for jobs that will hopefully benefit many of the individuals that live within the Daybreak area. He is excited to see the opportunities and plans unfold, they have been unfolding for over 20 years and this is a whole new horizon for Daybreak that he is excited to see and very encouraged by what the future will bring.

Council Member Shelton noted that everyone knows he is not generally favorable towards these types of agreements, and the question he always has is what the city gets from this. With this particular CRA, the vision is so breathtaking that what the city gets out of it is so obvious, he is excited about it and where this is going. The next question he has is how he feels about the people putting together the agreement, does he trust our professional staff and advisors, and does he trust the development team that will be a part of this. He totally trusts our staff and professional advisors, having gone down this path many times with them, and he really trusts the Millers. They have such a great legacy in our community, he has a high level of trust for them. For him, the vision is there, the trust is there, now do the numbers make sense. That actually is the smallest issue in his mind, and the reason it's the smallest issue is because he knows we are projecting an unknown future. There are so many assumptions that go into those spreadsheets that can change just a little bit, and it changes the outcome. If you are trying to project beyond one year it is really just guessing, but that's the least important factor in his mind. He wants to make sure we aren't going into a train wreck, but the vision and the trust, those are the big deals in his mind; he is all about this project.

Council Member Harris agreed with Council Member Shelton's words. When he first decided to attempt to join the city council, he had to go in and tell the residents what was important to him. At that time, one of the things was preserving open space and Mulligans was a big deal; they were able to successfully do that. Today we talked about The Jordan River and its trails, those are also a big deal and were a big part of his platform. Another thing that was really important was preserving our valuable commercial space. Residents saw a lot of the valuable commercial land getting developed for other uses here, and he committed to the residents that he would make every effort to preserve our commercial land and bring high paying jobs into our city. He feels this is the opportunity for him to fulfill that promise he made to his constituents, and he thinks this is a plan and a vision that will help him accomplish that. He likes the direction this is going, and was wondering the same as most people, how long this will take to finish. However, Council Member Shelton was right, it's more important to get the partner and vision right, and he thinks everything else will sort its way out. He appreciates the efforts that have been made to look at whether this is an issue for the RDA, and the communication from the Miller Group has been excellent

here; we haven't always had excellent conversations with the prior partner handling Daybreak. He wants to make sure that communication continues along the way, and they will be able to come up with something that's fabulous.

Council Member Zander loved what has been said and concurs with all of it. She has lived in Daybreak since 2004, probably the longest in this room. They moved in December 2004, so when Mr. Francis spoke of the grand opening, her family was a part of that. It was kind of like the opening of Disneyland, with her young little family of four kids; they thought they had just moved in to the coolest place on the planet with dirt everywhere around their house. She believes they were the twentieth family to move into Daybreak, and it will be 18 years in December that she has lived there. There are probably only a dozen of residents in the community who actually get to "live, work and play" in Daybreak; she is one of those lucky individuals because they built their office space there and she is grateful, but wants to see thousands more have that opportunity. The last time she met with Amanda Covington and Brad Holmes, she expressed how much she wants people to be able to work in Daybreak. The connectivity, the walkable lifestyle, all of that is great; but when they have to get in their car and drive down the I-15 to a job it defeats the purpose. Amphitheaters and entertainment were discussed, along with dining; but for her those jobs are important. She wants to see more families not have to commute to support themselves, and she will be interested and excited to see all the news on that. She also appreciates the trust and respectful communication, and she has been saying since LHM took over Daybreak that it is so refreshing to have respectful dialogue. She pointed out that LHM even added the South Jordan Tree logo to their presentation, and she really appreciates that; she feels trust with this group, she is hopeful it all continues as she has no reason to believe it won't. She thanked the city staff, and noted that LHM realizes they are working with experts. As a South Jordan resident, and a long-term resident of Daybreak, she is 100% vested in making sure this is an asset for the entire city, community and southwest region.

Council Member McGuire appreciated the comments shared by his fellow council members. He is excited for this CRA. In 2007 he bought into the Daybreak vision and watched it change under the last ownerships. Even though they didn't want to admit the vision had changed, he knew it had. There started to be a different feel to the community, so he is grateful to see a new plan come forward that is a fulfillment of that initial vision, but actually takes it one step farther. There is a song out there named "Dream Big," and he thinks the Miller Group could embrace that as their theme song; he appreciates them coming forward with that type of vision. There has been a lot of talk about the Miller Group and the wonderful partners they have been to the State of Utah, but it also matters to him that with this current development team we actually have members living in the Daybreak Community; they are personally invested in making sure the community they bought into stays a wonderful place. Something that gets overlooked with these CRAs is the fact that, as the temporary leaders in South Jordan, they can't just focus on the current moment, they also have to look into the future and what's best for the city in the long run; this will allow the city to capture greater sales tax in the long run. If this was just a sea of homes getting built out, in the long run it doesn't pay off for the city; it is hard for residential to pay for



itself. If they move forward with a vision and bring in larger businesses to fill all the office space being proposed, and bring in the restaurants, it puts the city in a better financial position in the long run.

Mayor Ramsey concurs with what has been said. Anytime you look at doing a kind of CRA with a public/private partnership, using public dollars, you have to be very cautious. She is so thankful for the due diligence and expertise that has gone into this. We are very careful with public money in South Jordan. This council and staff are as conservative as you can be with this public money. They also know that they won't be here forever, but while they are here they have the responsibility to make sure they can do everything within their power to make sure South Jordan is in a strong position for generations to come. It is critical to make decisions with vision, and vision is rarely popular. We live in an instant gratification world, but vision requires thinking big, and long-term; looking at what's best for the long-term future of the city. She believes this has the opportunity to have a significant impact on the outcomes for the state of Utah, if we are successful; she wouldn't be sharing this if she didn't believe it to be the case. We have an obligation to the future residents of South Jordan, and her hope is that 20 years down the road, the new council and mayor will look back and recognize how impactful our decisions now were. She wants people to look back and say they are glad we had vision; it's our children's children we are looking out for. The huge growth is going to happen, we are expected to have 100,000 more residents just in the southwest quadrant of Salt Lake County alone; they can either all live there and drive far for jobs, add to air pollution and add to traffic, or we have the opportunity to do this and change the outcomes. The people are still going to come, but they will be able to work where they live. Not only will it be residents in Daybreak that can work there, but those in the neighboring cities as well if we work with our transit and transportation partners to connect this to other major significant areas. That transportation allows these people to not only come in and work here, but to spend their money in our city at events and to participate in amenities that we can provide in this area. This is just such a rare opportunity and she wants everyone listening to know they firmly believe this is a very wise use of the public's money, and with patience, this will be a huge return. None of the money being considered for partnering with the LHM Group is being used for incentives for businesses. This is for infrastructure and parking garages, to help get the underground and boring stuff seated so a project like this can go in. A \$5 billion development and investment from the Miller Group is amazing, incredibly meaningful, and a remarkable generational opportunity. She hopes that the other taxing entities involved will see the potential for this, and that we will provide great things here. She stands behind it 100% and our future generations, as well as our current neighbors, will benefit from this. We are not taking a vote on this today, but she shared how excited she is about this. She knows we have the best staff, the best team and the right team to do something this significant. In the name of caution, we have decided not to take a vote tonight and wait two weeks so people can hear about this and weigh in since many may not know this was put back on the agenda.

Laura Lewis noted she will not be here in person at the next meeting.

**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)*

**Council Member McGuire motioned to table Items I.2. and I.3., Resolutions RDA 2022-02 and RDA 2022-03, until the April 19 City Council Meeting at 6:30 p.m. Council Member Zander seconded the motion. Roll Call Vote was 5-0, unanimous in favor.**

Mayor Ramsey invited Hazel May Starks up to the front and thanked her for coming and sitting through the entire meeting up to this point, giving her one of our brand new South Jordan pins.

**Council Member Zander motioned to adjourn the Redevelopment Agency Meeting and return to the City Council Meeting. Council Member Marlor seconded the motion; vote was unanimous in favor.**

***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)*

Mayor Ramsey opened the comment portion of the public hearing. There were no comments and the hearing was closed.

**Council Member Shelton motioned to table Ordinance 2022-10 until the April 19 City Council Meeting at 6:30 p.m. Council Member Marlor seconded the motion. Roll Call Vote was 5-0, unanimous in favor.**

## **J. Staff Reports and Calendaring Items**

City Manager Gary Whatcott gave his thoughts about the project, this is really encouraging as we struggle every year to squeeze every dollar we can out of the budgets. He is really excited about preparing for the future and the tax burden on our residents. He talked about keeping our kids educated and the costs of building those facilities. Without these kinds of projects getting that tax base, it makes it hard to hire enough police officers and offer the services we do; that can't just be done with housing. The best communities are the ones with diverse housing types, diverse people, job creation centers and a variety of different kinds of uses in the community. He thinks we've been pretty good at trying to do that, but to have that be 700 acres filled with homes would be a terrible misstep as we think about the tax burden. That many families moving in, the schools needing to be built, would be

terribly irresponsible. Many people think we're stealing tax dollars and giving them to a developer, but we are investing into the future and increasing the tax value that in the long run will decrease individual property owners' taxes. There are 13 entities on our tax notices, and we are only one of those; we are hoping to get all of those taxing entities together on this, which will diminish that burden over time. It's hard to look long-term and have a vision, and to try and meet it. He remembers talking about this in 1999-2000, what to do with this property, and no one could really figure out a vision for what could be done; look at what it has become. There are a lot of residents who live in the city who don't appreciate what Daybreak has brought, but look at the families we have out there, the trail system and amenities, the lake alone is just incredible. This is the only place in the valley that has these types of things, and it is amazing. As the manager of daily operations, this is really a blessing in disguise, and one day everyone will understand what we are trying to do here with trying to lower their tax burdens. This is what sets us apart from other places, that's why this place looks and feels different, because leaders like ours have taken the hard road over the easy one. It feels good that we are going in the right direction and it hasn't felt that way for the last 3 years out there. The Millers have been really honest and open, and he appreciates that dialogue so much. He has confidence in their abilities to be good partners with us, and he thinks they care; that is half the battle that they care about what they leave behind. This has been a huge project for Brian Preece. He thanked Craig Smith and Laura Lewis who have worked with us for a long time, and he appreciates all they've done and their professionalism; it's great to have great partners, they feel like part of the team and he thanked them for being here tonight for the long meeting.

Mayor Ramsey thanked Manager Whatcott for his words. We have talked about housing, and the last thing she wants is the public to think that South Jordan is against housing; we know that's not the case. We are not afraid to zone and build, and we are one of the U.S. Census' top 10 growing cities.

Council Member Marlbor said he believes the narrative is that we are trying to properly build out so people can afford to live in South Jordan, in a condo or a large single family home, we want them to be able to afford to live here for generations.

Manager Whatcott noted that the project area alone has over 4000 residential units in it.

Communications Manager Rachael Van Cleave said they put out a video as part of the Tax Education 101 Campaign, it is on our parks. She suggested everyone watch it, along with checking out the great resources on the website regarding that. It is on all the social media channels and the city website. To find it, hover over the "government" mega menu item, then choose "tax education 101" under that.

Mayor Ramsey thanked her for her hard work on tax education for our residents.

Council Member Shelton said he watched the video and it was great.

City Attorney Loose noted that with Melinda Nagai-Seager moving from the Legal Department, staff can reach out to him directly to keep relationships intact. We are entering an election season and we need to take advantage of that, making sure South Jordan is well represented.

Mayor Ramsey thanked him for taking on the government affairs.

Manager Whatcott noted that during the League Meeting they will be meeting at 7:30 p.m. at Nielsen's Frozen Custard on Wednesday, April 20 for dessert.

Director Klavano said they have been reviewing a lot of plans from Google Fiber, they are expected to start in the next couple of weeks. Most people will be happy, but no one likes the construction part. They are starting off of 9800 South, from the river bottom up, as they are bringing it in from Sandy; it will spread through the city from there.

Attorney Loose said if anyone has a piece of paper they signed for the conference, he asked them to give it to him or Manager Whatcott.

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

#### **ADJOURNMENT**

The April 5, 2022 City Council meeting adjourned at 9:37 p.m.