

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

September 2, 2025

Present: Mayor Pro Tempore Don Shelton, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, CFO Sunil Naidu, Fire Chief Chris Dawson, Director of Engineering & City Engineer Brad Klavano, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, Associate Director of Human Resources Corinne Thacker, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Deputy City Recorder Ambra Holland, City Planner Damir Drozdek, Associate Director of Finance Katie Olson

Absent: Mayor Dawn R. Ramsey, Council Member Tamara Zander

Other (Electronic) Attendance: Carol Brown, Thomas Langholtz,

Other (In-Person) Attendance: Jared Payne, Randy Smith, Jonathon Franklin, Cordelia Franklin

4:34 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction - By Mayor Pro Tempore, Don Shelton

Mayor Pro Tempore Shelton welcomed everyone present and introduced the meeting.

B. Invocation – By Council Member, Jason McGuire

Council Member McGuire offered the invocation.

C. Mayor and Council Coordination

Council Member McGuire reminded everyone to check their emails for messages regarding various upcoming city events. He noted that several emails had been sent recently with important information about different activities.

City Manager Dustin Lewis echoed Council Member McGuire's reminder to check emails, noting that several items had been added to council calendars. He mentioned the upcoming river events taking place over the weekend, in which South Jordan would be participating. He stated he would provide more details later in the meeting.

**D. Discussion/Review of City Council Meeting
Bess Dental Office Land Use Action Items:**

- Resolution R2025-41
- Resolution R2025-42
- Zoning Ordinance 2025-06-Z

Action Item:

- Resolution R2025-38

Public Hearing Item:

- Resolution R2025-46

Special Public Hearing:

Public Hearing on Bond

Mayor Pro Tempore Don Shelton began by reviewing the city council meeting agenda, noting that the Bess Dental Office land use action items would appear early in the meeting, following mayor and council reports. He stated his intention to provide a brief history from the prior city council meeting and then open the item for a motion and deliberation. He asked the council if they were comfortable with this approach.

Council Member Johnson questioned whether a motion should be made before discussing the issues, expressing concern that doing so might imply a decision had already been made. She noted that 21 items had been brought up by the public through emails and during the public hearing and suggested that each should be addressed to show residents their concerns were heard.

Mayor Pro Tempore Shelton commented on the council's pattern of discussing items, then making a motion, only to repeat much of the discussion afterward. He indicated his flexibility, stating he was open to discussing the item before a motion if that was preferred.

Council Member McGuire suggested the council resume discussion as though they were continuing from the last meeting, particularly so they could ask questions of the applicant and staff before entering deliberation. He noted this was consistent with their usual approach.

City Attorney Ryan Loose clarified the distinction between deliberation, which typically follows a motion, and the question-and-answer period with the applicant and staff that often happens beforehand. He explained that once council members begin discussing the issue amongst themselves rather than directing questions to the applicant, it typically signals the beginning of deliberation and prompts a motion.

Council Member Johnson reiterated her concern that starting with a motion might give the impression the council had already made up their minds.

Council Member Harris asked whether the item would be opened for questions first. He emphasized the importance of allowing sufficient time for discussion with staff and the applicant before deliberating.

Mayor Pro Tempore Shelton proposed beginning with a brief summary of events from the previous meeting, followed by a question period for staff and the applicant. He explained that once the

council transitioned from asking questions to expressing opinions, he would then ask for a motion. Council members agreed with this approach.

Council Member Harris asked whether it would be clear to the public that the hearing had already taken place. Council Member Johnson and Mayor Pro Tempore Shelton confirmed that the lack of a second public hearing had been communicated at the prior meeting.

City Manager Dustin Lewis introduced Action Item 2025-38 regarding a franchise agreement with Enbridge Gas. He noted the agreement was similar to past agreements and was simply a renewal. He noted the timing was similar to the recent agreement with Rocky Mountain Power.

Mayor Pro Tempore Shelton shared that he had met with staff and discussed inviting Enbridge Gas representatives to a future work session to discuss safety and emergency protocols. He added that the city could meet their new government affairs representative during that session.

City Manager Lewis introduced Resolution 2025-46 regarding the Community Development Block Grant (CDBG) plan review. He noted that Associate Director of Finance Katie Olson would be present during the regular meeting to walk the council through the plan and address any questions.

Mayor Pro Tempore Shelton asked if there were any additional questions about the CDBG item. He mentioned there would be another public hearing once funding applications were submitted by potential vendors. He mentioned the special public hearing on the water bond, he clarified that although a hearing would be held, no vote would take place. He explained that a previous resolution had initiated the process, and this hearing was simply to collect public input. After public comments were received, the hearing would be closed, concluding the meeting. City Manager Lewis confirmed that the public hearing was a required step in the process following the resolution passed on August 5.

E. Discussion Item:

- E.1. Horizon Fieldstone Homes. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development, Brian Preece introduced Jared Payne and Randy Smith with Fieldstone Homes. He stated that Mr. Payne would be giving a presentation to initiate discussion on a proposed development agreement and overlay zone for a property located near the FrontRunner station, just south of the Altitude development.

Jared Payne introduced Fieldstone as one of the larger locally owned homebuilders in the area, with offices based in Draper. While the company has previously completed projects in South Jordan, most recently finished lots in Daybreak, it has been some time since they have gone through an entitlement process with the City. He explained that Fieldstone Homes focuses exclusively on for-sale housing, acquiring raw or papered land and developing it for residential use. He reviewed prepared presentation (Attachment A). He noted the current project involves a 2.5-acre parcel located near the FrontRunner station, south of the Altitude development. The site, previously used for dirt stockpiling by an adjacent apartment complex, will require significant

excavation. He shared that he had met with several council members, including Council Member Shelton, who facilitated an introduction to the Jordan River Commission. Although the property is approximately 800 feet from the river and sits on an elevated slope, he expressed intent to meet with the Jordan River Commission to discuss the project. The site is also within 1,000 feet of the FrontRunner station and falls inside the City's newly adopted Station Area Plan, which was approved by the Wasatch Front Regional Council (WFRC) the previous Thursday. He highlighted that the Station Area Plan designates the area for attached residential use, despite the current commercial freeway zoning, due to its proximity to transit. Fieldstone views this as one of the City's limited opportunities to create a truly transit-oriented development. He asked the council for guidance on how much weight should be given to the Station Area Plan, particularly in instances where it may conflict with existing ordinance, since development agreements allow for flexibility. He outlined the key goals of the plan that the project aligns with, including providing owner-occupied housing, promoting attainable housing, and supporting infill development. He noted the plan's strategy to reduce parking ratios and requirements for enclosed parking, which their concept attempts to address. The proposed concept consists entirely of attached townhomes. Due to a significant grade change across the property, approximately 30–35 feet from west to east, the design takes advantage of the slope to provide views and natural building integration. Some units will include private backyards, and others will be rear-loaded based on their positioning within the slope. All units will have short driveways and attached garages. In response to feedback from council members, he emphasized the importance of parking and usable open space. While the site is small and cannot support large amenities, the plan includes a small community trail, a dog park, and picnic/viewing areas on the west side of the property. He also confirmed a recent agreement with a neighboring property owner that will allow for a secondary fire access point on the north side. Addressing concerns raised by residents across the Jordan River near Mulligans, specifically related to view obstruction from nearby apartment complexes, he explained that this project will have a significantly lower profile. The cascading townhome design will integrate more naturally with the hillside, avoiding the bulk and scale of large apartment developments. Visual examples were shared from similar hillside projects recently completed by Fieldstone Homes in Lehi and Park City, showcasing their approach to terraced layouts and high-quality elevations.

Council Member McGuire asked for clarification on the number of units in the proposed development.

Randy Smith responded that the current plan includes 35 units, but the addition of the secondary fire access in the corner may reduce the total to 34.

Council Member Harris confirmed the project size as 2.5 acres and calculated the proposed density at approximately 13.6 units per acre. He acknowledged that the limited space leaves little room for additional amenities but noted the benefit of proximity to the Jordan River Trail. He expressed support for providing outdoor areas and asked whether the picnic and viewing areas would be grass-covered and if that portion of the site was relatively level.

Mr. Smith responded that the area in question is currently quite steep and not level. He explained that to install picnic tables or create usable open space, they would need to create leveled pads with small retaining walls. As it exists now, the slope would require modification to accommodate those features.

Council Member Harris asked whether it would be feasible to add grass in the sloped area to help make it more inviting for people to use.

Mr. Smith explained that any flat area, such as for picnic tables, could be constructed with retaining walls and potentially include grass. However, he noted challenges with maintenance, including access for lawn care, due to the steep slope. He emphasized that creating usable flat space would require significant modification of the terrain.

Council Member Harris noted that with higher-density projects, the council typically considers the provision of open and green space. He acknowledged that creating such space on this site would be challenging due to the slope but emphasized the importance of considering it in the context of density. Mr. Smith noted that the dog park area is relatively flat, providing usable space.

Council Member Harris referenced a neighboring development to the north, noting that it includes green space for residents, and suggested reviewing that site as a potential model for managing hillside open space. Mr. Payne identified the project to the north as the Altitude development, consisting of condos and townhomes, with approximately 130 units, some extending into the flat land near the Jordan River. Council Member Harris emphasized the importance of green space for residents, especially given the slope of the site, and suggested considering trail connectivity to the Jordan River Trail. Mr. Smith noted the importance for usable open space, but emphasized that land costs are high, making it challenging to balance the number of units with available amenities. Council Member Harris stated that his primary concern with the project is the limited green space. He acknowledged that engineering solutions would be needed to create usable areas but emphasized the importance of including green space in the development.

Council Member McGuire agreed, noting that usable open space is critical for higher-density projects. He emphasized that additional open space is especially important because the site does not easily connect to the Jordan River Trail, limiting recreational opportunities. He suggested that removing a couple of units could create more open space while retaining the dog park, though he noted that unit count and overall density would need to be balanced to make it feasible.

Mr. Payne explained the challenge of balancing density, open space, and transit-oriented design, seeking guidance on amenities and open space preferences. Council Member Harris recommended ensuring areas for residents, including children and adults, to access outdoor recreation, while maintaining compatibility with the transit-oriented concept. Mr. Payne suggested including a tot lot as part of the development's amenities for residents. Council Member Harris stated that while a playground is not required, the development should include an area where residents can move around and enjoy outdoor space. He acknowledged that engineering would be needed to create usable, flattened green space, likely requiring retaining walls, but emphasized the value of providing such space for residents.

Mr. Smith explained that creating fully green, flattened areas would require a retaining wall approximately 30 feet tall, which is impractical. He noted that the development would instead use smaller landscape walls, around three to four feet tall, to create limited usable pads, as the site's steep slope restricts the amount of usable space.

Mr. Payne added that the property has steep and uneven terrain, with excess, undocumented dirt piled on-site. To build, much of this material must be removed, possibly reused or relocated, and the remaining land carefully graded. He noted that this challenge is common for any development on the site, whether for condos, higher-density housing, or their proposed 34–35 units.

Mayor Pro Tempore Shelton proposed considering a reduction of a few units near the dog park and converting some other units into stacked condos to maintain overall density. He noted that this approach could create additional open space without conflicting with the scale of nearby apartment buildings, suggesting that stacked condos would be a feasible solution.

Mr. Payne noted that due to the site's slope, parking could potentially be arranged at different levels, though suspended garages would not be feasible.

Mr. Smith explained that some buildings already use basement parking with front doors on the first floor to accommodate height differences. He emphasized that the development aims to provide high-end townhomes, reflecting the character and quality expected in South Jordan.

Mayor Pro Tempore Shelton suggested combining high-end, market-rate townhomes with some condo units to introduce more affordable housing options within the development. Mr. Smith asked for clarification on the definition of "affordable," noting that the state uses 120% of the county area median income (AMI) as a standard, and inquired whether the city follows the same guideline. Director Preece explained that if RDA funding is used, the affordability threshold would be 80% of the area median income. He noted that attainable housing is generally defined as 120% of the AMI, but since the city is not contributing funding, it doesn't matter for this project.

Council Member McGuire asked whether any of the proposed units would qualify under the Governor's First-Time Homebuyer Program, which has a price threshold around \$450,000. Mr. Smith asked if \$450,000 is the target price point the City Council would like to see for the development. Council Member McGuire clarified that the council does not have a set price point, but supports including units that would be accessible to first-time homebuyers, regardless of whether that threshold is exactly \$450,000. Council Member Harris emphasized that the goal isn't to price all units at an affordable level, but rather to support a mix, such as replacing a few townhomes with condos, to improve housing diversity and potentially affordability, as suggested by Mayor Pro Tempore Shelton. Mr. Smith asked whether the council's feedback is primarily focused on creating more open space, or if it also includes broader goals such as affordability and overall project balance. Mayor Pro Tempore Shelton responded that both goals, adding open space and incorporating more affordable housing, can be addressed simultaneously by adjusting the project design.

Council Member Johnson emphasized aligning amenities with the anticipated buyer demographic, noting that first-time homebuyers with children would prioritize accessible open space. Mr. Smith stated that, given land and construction costs, the project is unlikely to attract first-time homebuyers, even with townhomes, due to the overall expense of building in South Jordan.

Council Member McGuire asked how many bedrooms are planned for the proposed units. Mr. Payne stated that most units would have three bedrooms with finished basements, providing some private outdoor space. He explained that unit sizes would be approximately 1600-1700 square feet on average, with some variation. Many units have unfinished basements, typically about half of the total space, which they plan to finish. He noted that young families would likely choose units with dedicated fenced backyards. He added that they will work to find additional usable open space to accommodate residents' needs.

Council Member Harris and Mayor Pro Tempore Shelton encouraged flexibility in the design to incorporate open space and consider alternative configurations for units and amenities. Mr. Smith noted the challenges of incorporating additional features due to cost and slope but agreed to review potential locations for picnic tables and optimize the usable open space.

Mayor Pro Tempore Shelton highlighted the premium views into the adjacent wildlife preserve and expressed support for the project, emphasizing the community benefits.

Director Preece concluded by offering ongoing guidance and support for refining the project. Mr. Payne and Mr. Smith expressed appreciation for the council's feedback and consideration.

Council Member Harris motioned to adjourn the September 2, 2025 City Council Study Meeting. Council Member McGuire seconded the motion. Vote was 4-0, unanimous in favor. Council Member Zander was absent from the vote.

ADJOURNMENT

The September 2, 2025 City Council Study Meeting adjourned at 5:14 p.m.