

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

September 21, 2021

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Jason McGuire, CM Gary Whatcott, ACM Dustin Lewis, Planning Director Steven Schaefermeyer, Communications Manager Rachael Van Cleave, Director of Administrative Services Spencer Kyle, Director of Public Works Jason Rasmussen, City Engineer Brad Klavano, Director of Government Affairs Melinda Seager, Strategic Services Director Don Tingey, City Commerce Director Brian Preece, IT Director Jon Day, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Nick, Associate Engineer Deven Serr, Associate Director of Public Works Joey Collins, Streets Manager Jordan Allen, Assistant Controller Nick Geer, Deputy Fire Chief Ryan Lessner, City Planner Damir Drozdek

Absent: Council Member Patrick Harris

Others: Seth Vance, Bryce Blanchard, Jason, Jake Ackerman, Shelby, Carol

4:49 PM
STUDY MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting, she excused Council Member Patrick Harris who was absent.

B. Invocation: *By Council Member Tamara Zander*

Council Member Tamara Zander offered the invocation.

C. Mayor and Council Coordination

Council Member Don Shelton said he had a call from a resident, expressing concern about the bike skills track at the Bingham Creek Park because it is paved; she is concerned that cyclists might not use it because of the pavement.

Council Member Tamara Zander said that today she, City Engineer Brad Klavano, Deputy City Engineer Jeremy Nielson, City Attorney Ryan Loose and City Manager Gary Whatcott had a meeting with some residents who attended the last council meeting to further discuss their concerns over a traffic light. They have been emailing her for weeks and Mr. Nielson has done a great job of relaying information to them, however they wanted a personal meeting with Council Member Zander. She appreciated staff attending the meeting and sharing the details of the situation with the residents, they are proceeding with the traffic light as planned. Two of the residents that came weren't happy, but they were congenial and respectful.

Mr. Whatcott said that Mr. Nielson had a third party look at it using UDOT standards, which are more restrictive in some areas, and it still met two warrants.

Council Member Zander, in preparation for this meeting with the residents, called the school district's safety engineer, the principal at the school, spoke with Mr. Klavano and Mr. Nielson, and read through the minutes of the last council meeting. She thinks they feel heard, but she feels that if the city were to not install that traffic light there would be another uprising.

Mayor Ramsey pointed out that we had no residents that live across the street show up at the meeting to speak against the light or send their complaints beforehand.

Council Member Brad Marlor said they finally have resolution to 2200 West construction. It was a tough road to fix and there was a lot involved, but it really looks beautiful.

Mr. Whatcott said there is only one more section of 1055 West that doesn't have curb, gutter and sidewalk on it; once 1055 West is done, almost everything east of Bangerter will have curb, gutter and sidewalk.

Council Member Marlor said this project was started back in 2000, where they did every little piece they could afford, and he is so thankful for the grant to 2200 West as that covered most of it.

Mr. Whatcott said that work on 2700 West in front of the Wheadon property is scheduled for probably Spring 2023.

Mr. Klavano said Associate Engineer Deven Serr was really the one responsible for 2200 West.

Mr. Whatcott said compared to Draper and other communities we have worked hard to get all these streets done.

Mr. Klavano said they are working with contractors to get the streetlights in November and the rest of the landscaping will be done next spring.

Council Member Zander asked if it was a possibility, after 10600 South is done, to have a ribbon cutting. Keep it blocked off for a short period and allow residents in the middle of the intersection for a ceremony.

Mr. Klavano will speak with UDOT about a possible ribbon cutting for the 10600 South opening.

D. Discussion/Review of Regular Council Meeting

- Community Advisory Board recognition
- Senior Advisory Committee member appointment

Mayor Ramsey said Police Chief Jeff Carr will be recognizing the Community Advisory Board Members, after the presentation the council and mayor will go down to meet them, shake hands and take a picture. She also discussed the senior advisory committee and the Summerfest parade.

Council Member Zander asked about the Bingham Creek Regional Park Authority appointments.

Mayor Ramsey responded that was done at the last meeting and the county had their meeting about it earlier today to approve them. Mayor Ramsey discussed going to the county council together to discuss the pool, she suggested they choose a date so they can get it on the agenda.

E. Presentation Item:

E.1. City Pavement Preservation update. *(By Associate Engineer, Deven Serr and Associate Director of Public Works, Joey Collins)*

Associate Director of Public Works Joey Collins reviewed prepared presentation (Attachment A).

Council Member Zander asked if other cities do these same types of evaluations.

Mr. Collins said he believes many other cities do it as well.

Associate Engineer Deven Serr continued the review of prepared presentation (Attachment A).

Council Member Shelton asked how long roads typically will last.

Mr. Serr said a neighborhood asphalt road can last up to 50 years, however a main asphalt road like 10600 South would need asphalt in 20 years or less; it just depends on volume of traffic and varies with weather and other factors.

Council Member Zander asked what the best weather conditions for the basic repairs are.

Mr. Serr said the hotter the better. Salt Lake City is an example of what happens when the roads are not well maintained throughout the years.

Council Member Marlor commented on Fiber companies doing installation, where they lay it in a 2 inch area next to the curb; he asked what issues/problems this could cause in terms of deterioration.

Mr. Klavano said he'll be bringing a city standard to the council at the next meeting for repairs. He met with a lot of other cities, Sandy City developed a new standard that he is going to modify a little bit and adopt. Any time you cut the road it's not optimal, but they are trying to do the best they can to protect the city roads. He said he was just down in San Antonio, TX and they just got Google Fiber; every morning he'd go out and walk the neighborhood to see what their streets looked like. His staff has been visiting other cities in the area with Google Fiber to see what was done right and wrong so we can develop a better standard. There will be a bunch of water line

repairs next year with road overlays, he wants to work with them to get those streets in first so when they come in and fix the road it's all done and doesn't have to be torn up afterwards.

Council Member Zander asked if we have a standard in place, will Google Fiber have to stick to that standard.

Mr. Klavano said it depends, if it's too restrictive they won't do the work. The key is inspections, he is planning to charge a fee that's high enough to hire two contract employees to watch them the entire time they are doing installations.

F. Discussion Item:

F.1. 11400 S. Residential Development, approximately located at 1472 West 11400 South. *(By applicants, Jake and Amanda Ackerman)*

Jake Ackerman reviewed his prepared presentation (Attachment B).

Council Member Marlor asked about garages on the townhomes.

Mr. Ackerman said there are no driveways on the townhomes, but they do have two car garages.

Council Member Zander asked who will manage the park, will it be open to the general public or gated off as resident only.

Mr. Ackerman said the parks will be gated off, the amenities will be a part of an HOA.

Council Member Zander expressed appreciation that he listened and made serious changes based on the council's feedback, she is pleased with what he has brought back to them. She feels that keeping this as a traffic light is important and wishes they could go back to the Ivory Project and be more thoughtful. She is okay with the 8.4 density as she can see there is space with the canal that he is not getting credit for, so the overall feel will be less dense.

Council Member McGuire asked about vinyl fencing marked around canal, if they will be keeping that with the proposed trail along the canal. He appreciates Mr. Ackerman coming back with a much better plan based on their suggestions.

Mr. Ackerman said there have been discussions about possibly a split rail fence for security purposes, on the side that doesn't have a trail they thought about possibly a split rail with a chain link fence.

Strategic Services Director Don Tingey suggested he check out Rushton Meadows, they have a split rail fence with metal behind it to keep kids safe.

Council Member Marlor appreciated their creativity and willingness to listen, also that there are affordable housing units. He feels strongly that, in the future, they should strongly encourage all projects to have some affordable housing.

Council Member Shelton likes it and appreciates his responsiveness to the council's input.

Planning Director Steven Schaefermeyer asked the council how critical the canal piece is to the overall project, along with what their expectations are.

Mayor Ramsey said they are expecting what has been presented today.

City Manager Whatcott said the canal paths are usually paved at 10 feet wide so city vehicles can drive on them. If the city is maintaining the canal trail they would need an easement or to have the trail piece dedicated to the city.

Mayor Ramsey said if there is a problem with the canal company and it looks like it will undo what has been presented, she and the council would like to know. She is impressed with Mr. Ackerman's efforts and the way they have put this together. She feels the council is in favor of this new plan.

Council Member Zander motioned to adjourn the Study Meeting. Council Member McGuire seconded the motion, vote was unanimous in favor; Council Member Harris was absent from the vote.

ADJOURNMENT

The September 21, 2021 City Council electronic study meeting adjourned at 6:01 p.m.

This is a true and correct copy of the September 21, 2021 City Council Study Meeting Minutes, which were approved on October 5, 2021.

Anna Crookston

South Jordan City Recorder



South Jordan City Road Maintenance

Presented by:
Joey Collins and Deven Serr

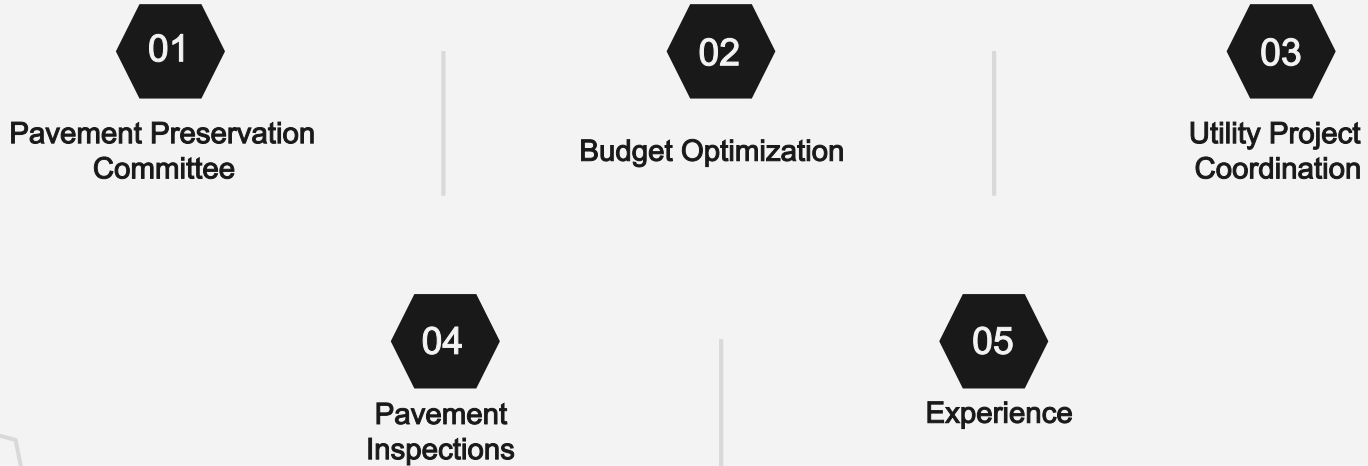


SOUTH JORDAN



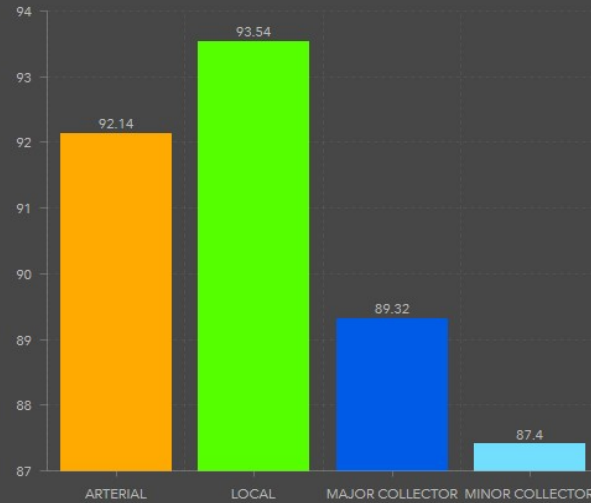
Pavement Maintenance Planning

Pavement Maintenance



South Jordan City Road Condition Rating

OCI average by Category (SJC-owned roads)



Last update: a few seconds ago

SJC-owned roads

all roads

Average OCI for SJC-owned roads

88.65

Last update: a few seconds ago

Total Centerline Segments:

6,755

Last update: a few seconds ago

Total Road Miles:

424.93 miles

Last update: a few seconds ago

Total Lane Miles:

834.7 miles

Last update: a few seconds ago

Daybreak Alleyways:

42.15 miles

Last update: a few seconds ago

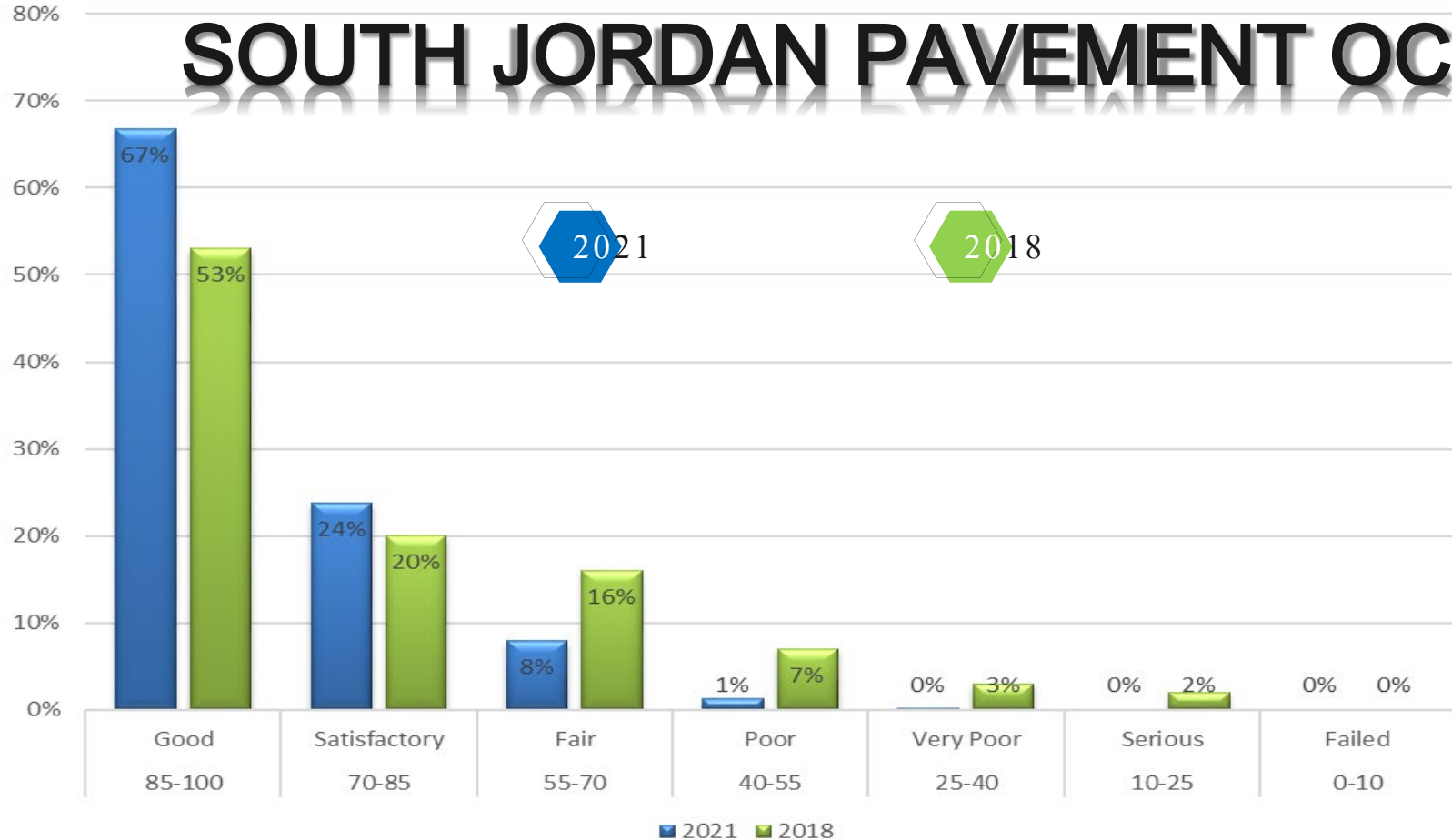
Sidewalk Miles:

443.64 miles

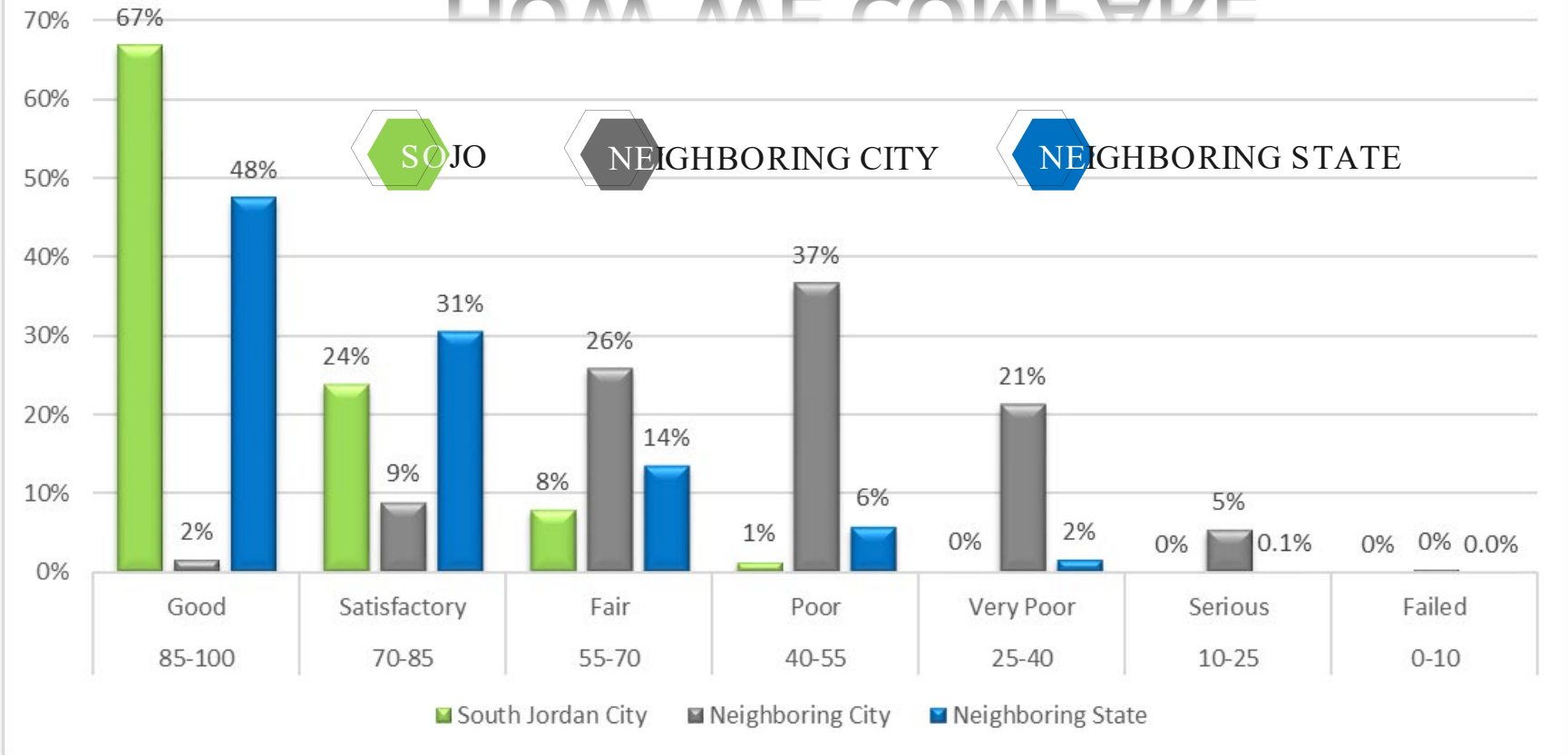
(along non-private roads)

Last update: a few seconds ago

SOUTH JORDAN PAVEMENT OCI



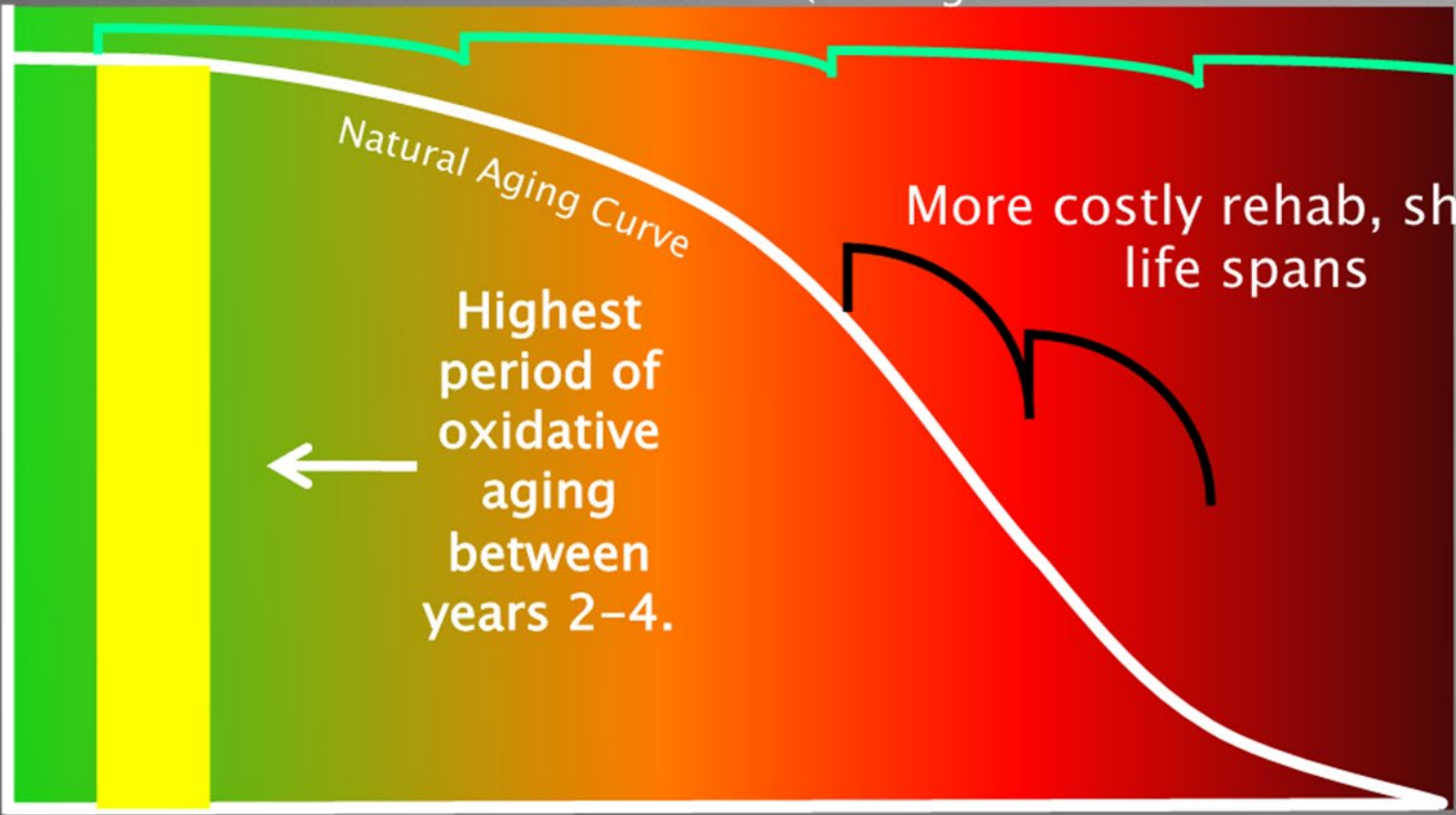
HOW WE COMPARE





Most Effective Preservation (The right low-cost surface treatments)

Pavement Condition



Natural Aging Curve

Highest period of oxidative aging between years 2-4.

More costly rehab, shorter life spans

Time

CRACK SEAL & MASTIC



ASPHALT SEALER GSB-88



HIGH DENSITY MINERAL BOND



MICRO SURFACE



CHIP SEAL



MILL & OVERLAY



New Road Miles VS. Miles Treated





**ANY
QUESTIONS?**

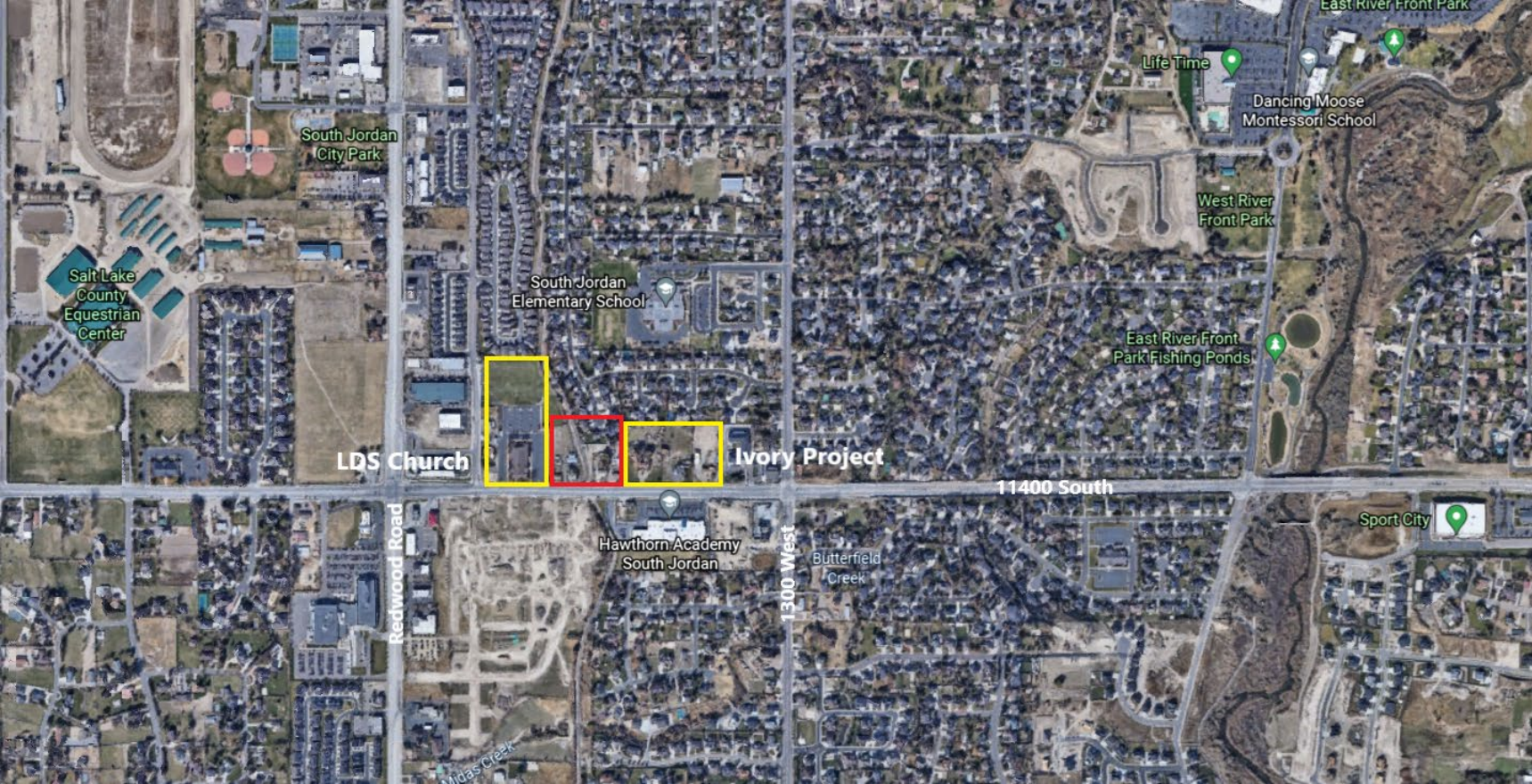




SoJo Townhome Project at 1500 W 11400 S

Presented by: Jake Ackerman

Birds Eye View - 11400 S 1500 W

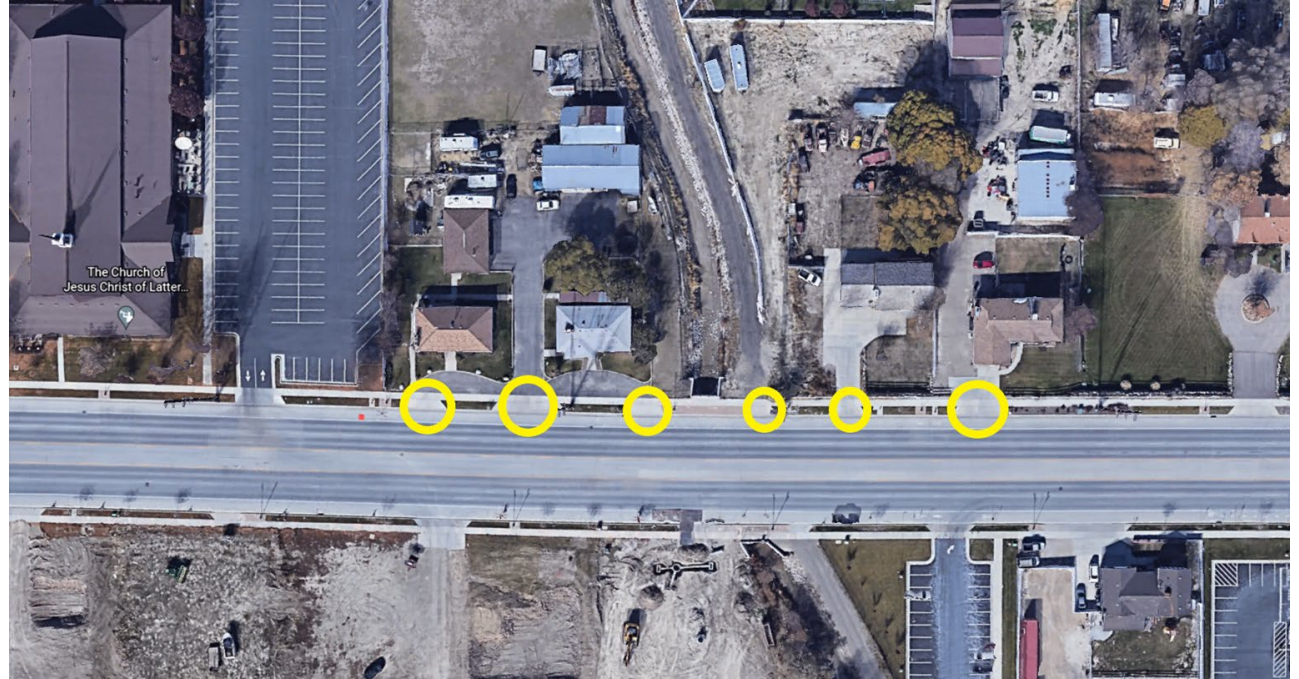


Community Benefits

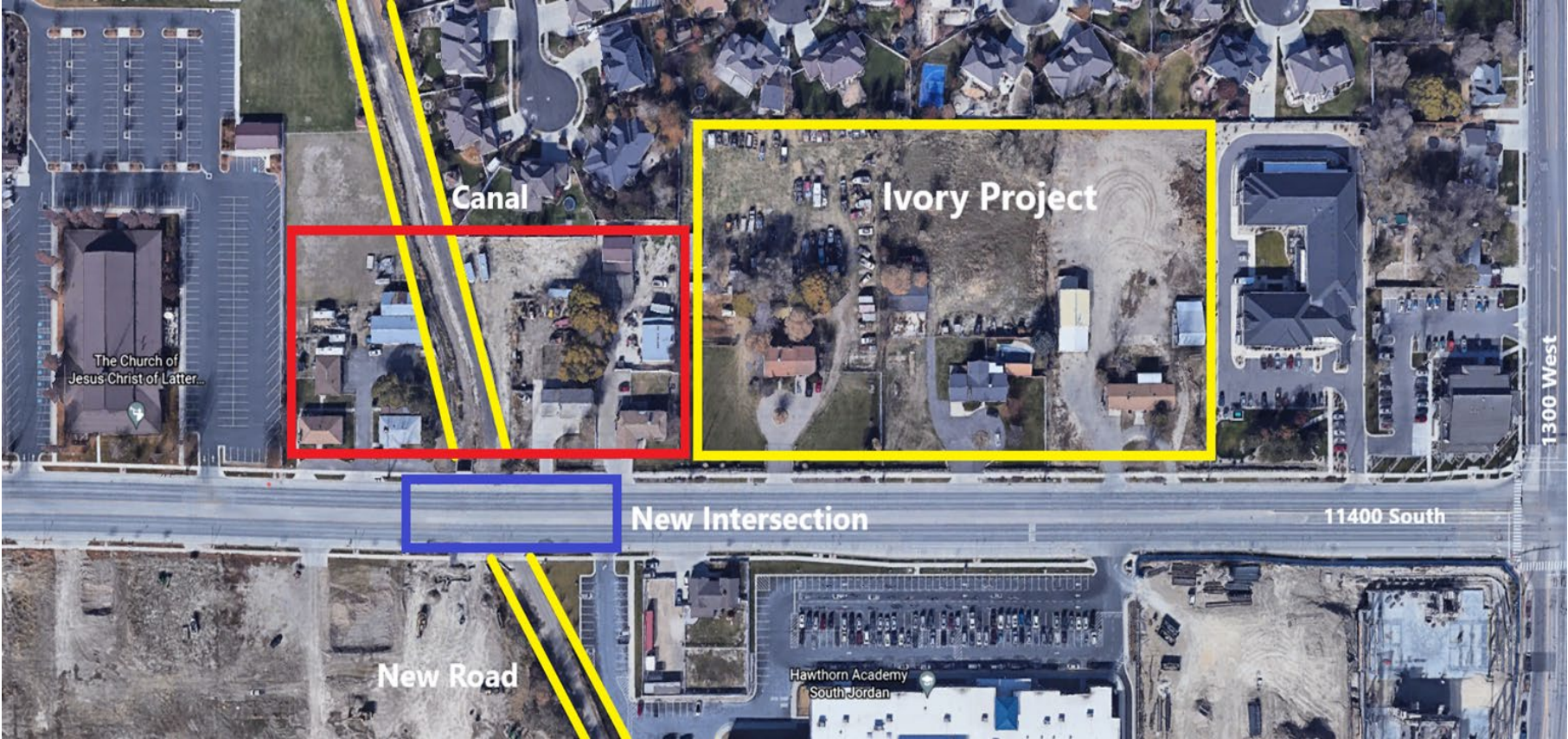
- Traffic Congestion
- Driving Safety
- Pedestrian Safety
- Community Continuity
- Elimination of Clutter, Unsightly Conditions
- Reduced Load on Community Parks
- Little to No Negative Community Impact
- Critical Housing Units Needed
- Support of Commercial Building in the Area

Traffic Congestion, Driving Safety, Pedestrian Safety

- Traffic Congestion - Congestion of traffic in morning and evening commutes on the busiest road in South Jordan can be a major issue, and with the addition of a new mid-block traffic signal the congestion will only get worse. Additionally - 6 current entrances to 11400 S including the canal road and 5 entrances from the properties included in our project can add significant congestion and frustration unless planned properly. Consolidating 6 entrances onto 11400 S into a single entrance at the light is a major benefit to eliminate congestion.
- Driving Safety - in addition to minimizing congestion at the new light, with fewer entrances onto 11400 S will benefit the community greatly by increasing the safety of the road, minimizing people cutting across lanes to make U turns or to try and turn left across multiple lanes of traffic, etc.
- Pedestrian Safety - pedestrian safety will increase both directly on 11400 S, and also on the canal road itself. Canal safety for children and pedestrians will be increased by covering the canal and moving it off of 11400 S.

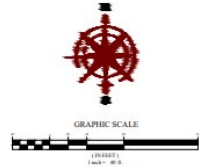


Birds Eye View - 11400 S 1500 W

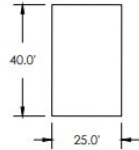


Original Concept Plan - 2 Access Points

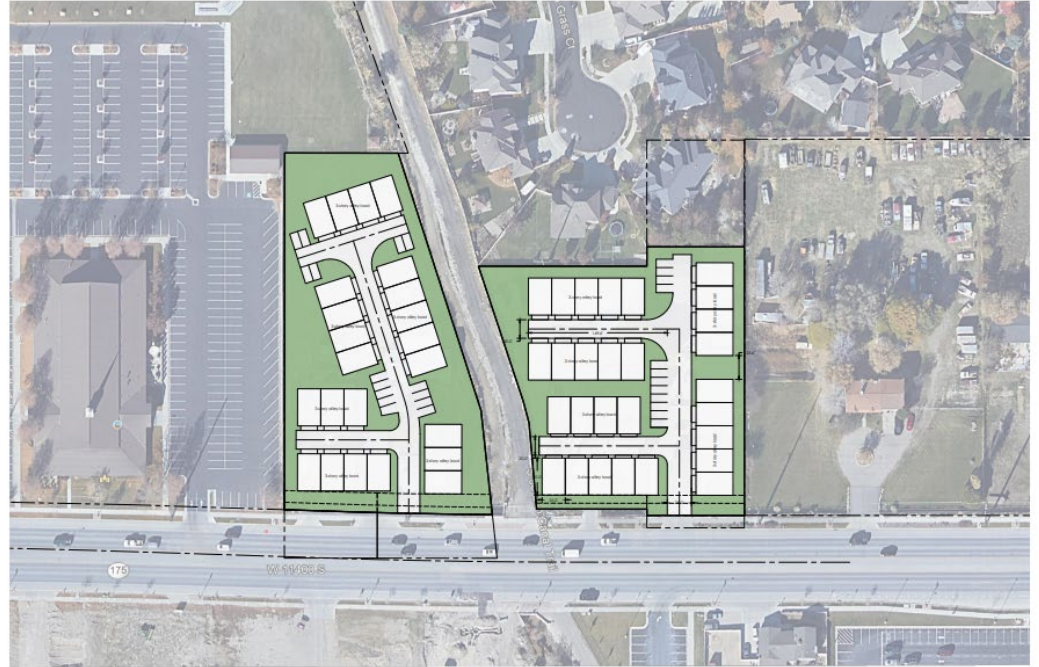
- 51 Total Units
- 27 Parking Stalls
- 2 Entrances
- No Amenities
- 16.1 Units/Acre



PROPERTY OVERVIEW	
TOTAL ACRAGE	±3.17 ACRES
CURRENT ZONING	A-5, R-2.5, & R-1.8
CONCEPT DESIGN	
TOWNHOME UNITS	51
TOTAL DENSITY	16.1 UNITS/ACRE
PARKING	
REQUIRED	26 STALLS
PROVIDED	27 STALLS
OPEN SPACE	
REQUIRED	XX ACRES
PROVIDED	±1.2 ACRES (38%)
PROPOSED ZONING	
ZONE	RM (PD OVERLAY)



TYPICAL 3-STORY TOWNHOME UNIT DIMENSIONS



114th SOUTH TOWNHOMES concept A

SOUTH JORDAN CITY, SALT LAKE COUNTY
1/14/2021

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

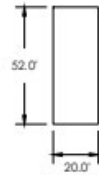


Concept Plan #2 - 1 Access Point

- 47 Total Units
- 37 Parking Stalls
- 1 Entrance (Canal)
- Tot Lot
- 14.8 Units/Acre



PROPERTY OVERVIEW	
TOTAL AC RAGE	4.17 ACRES
CURRENT ZONING	R-1, R-2.5, R-1, R-1.5
CONCEPT DESIGN	
TOWNHOME UNITS	47
TOTAL DENSITY	14.8 UNITS/ACRE
PARKING	
REQUIRED	22 STALLS
PROVIDED	37 STALLS (12 DRIVEWAY STALLS)
OPEN SPACE	
PROVIDED	1176 ACRES (37%)
PROPOSED ZONING	
ZONE	RM (PD OVERLAY)



TYPICAL TOWNHOME UNIT DIMENSIONS



114th SOUTH TOWNHOMES concept B

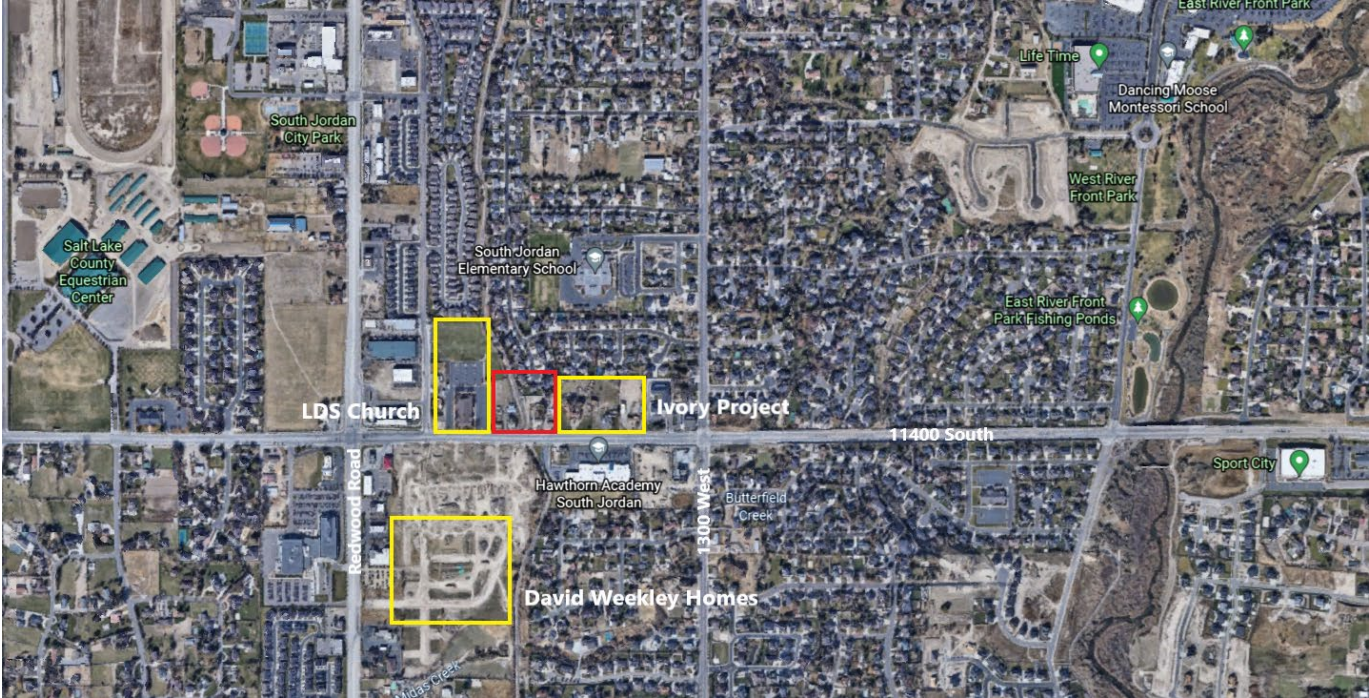
SOUTH JORDAN CITY, SALT LAKE COUNTY
3/9/2021

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



Community Continuity

11400 South at 1300 West is the gateway to the city of South Jordan. The existing developments include Office buildings, schools and senior living, followed by the new Ivory Development (townhouses). Continuity of development is a net benefit to the community of South Jordan - it adds to the aesthetic and quality of the community.



Current State of Properties

1
4
7
2



1
5
1
4



1
4
9
2



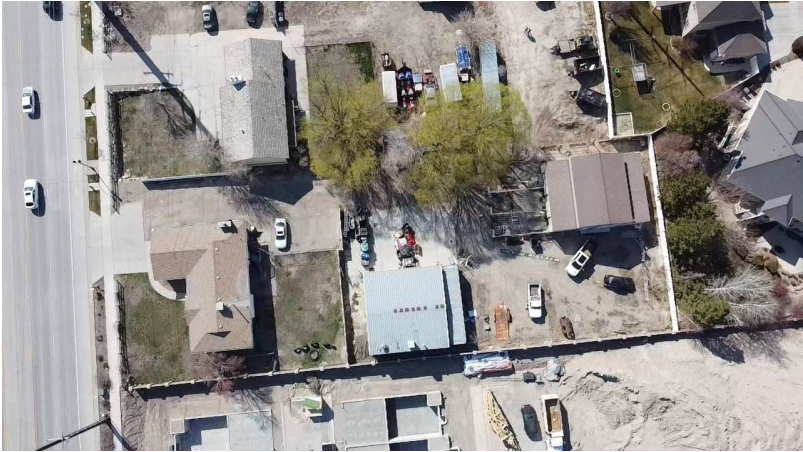
1
5
3
4



Elimination of Clutter, Unsightly Conditions



Neighboring property owners to the proposed development have already seen the Ivory Development reduce clutter, debris, and unsightly site conditions. This will apply to our project as well.



Concept Plan #3 - Culverted Canal

- 47 Total Units
- 94 Garage Stalls
- 21 Guest Stalls
- Pickleball Court & Tot Lot
- Culverted Canal w/4th Arm of Traffic Light
- 14.8 Units/Acre
- Traffic Congestion, Driving Safety, Pedestrian Safety



PROPERTY OVERVIEW

TOTAL ACRES: 41.7 ACRES
CURRENT ZONING: R-1, R-2.5, R-11.8

CONCEPT DESIGN

TOWNHOME UNITS: 47
TOTAL DENSITY: 14.8 UNITS/ACRE

PARKING

REQUIRED: 22 STALLS
GARAGE PARKING: 94 STALLS
GUEST PARKING: 21 STALLS

OPEN SPACE

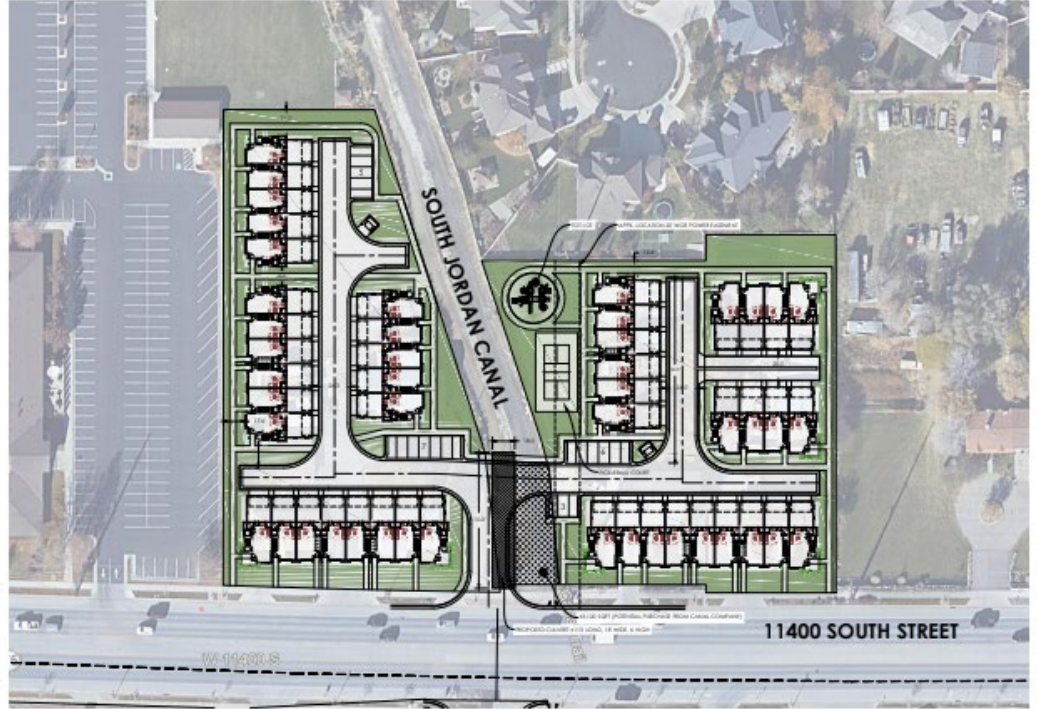
PROVIDED: 41.16 ACRES (97%)

PROPOSED ZONING

ZONE: RM (PD OVERLAY)

Traffic Note:

The proposed access to this development is planned to align with the existing roadway to the development along the south side of 11400 South. This intersection is planned to be signaled and as part of this development, the north leg of the intersection will be constructed. Coordination with Utah Department of Transportation will take place so the improvements to this access are designed to meet UDOT requirements. This development is planned for 47 townhome units and is anticipated to generate 344 total daily trips on a typical weekday. It is projected 26 trips will occur during the AM peak hour of a typical weekday, and 31 trips will occur during the PM peak hour of a typical weekday. With such minimal traffic being generated by the planned 47 townhome units and the proposed access onto 11400 South aligning with an existing access to the development across the street and the access being signaled, vehicles will experience little delay entering and exiting the development.



114th SOUTH TOWNHOMES concept C

SOUTH JORDAN CITY, SALT LAKE COUNTY
3/26/2021

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



Concept Plan #4 - Adding Single Family

- 32 Townhome Units
- 7 Single Family Units
- 78 Garage Stalls
- 25 Guest Stalls
- Masonry Wall to the North
- 12.3 Units/Acre



PROPERTY OVERVIEW

TOTAL ACREAGE	4.817 ACRES
1/4 FRONT CANAL SECTION	4.139 ACRES
1/4 ALL CANAL BETWEEN	4.346 ACRES
CURRENT ZONING	A-1, R-2.5, & R-1.8

CONCEPT DESIGN

SINGLE FAMILY LOTS	7
TOWNHOMES UNITS	32
TOTAL DENSITY	12.3 UNITS/ACRE
1/4 FRONT CANAL	1.8 UNITS/ACRE
1/4 ALL CANAL BETWEEN	11.5 UNITS/ACRE

PARKING

REQUIRED	74 STALLS
GARAGE PARKING	64 STALLS
GUEST PARKING	25 STALLS

OPEN SPACE

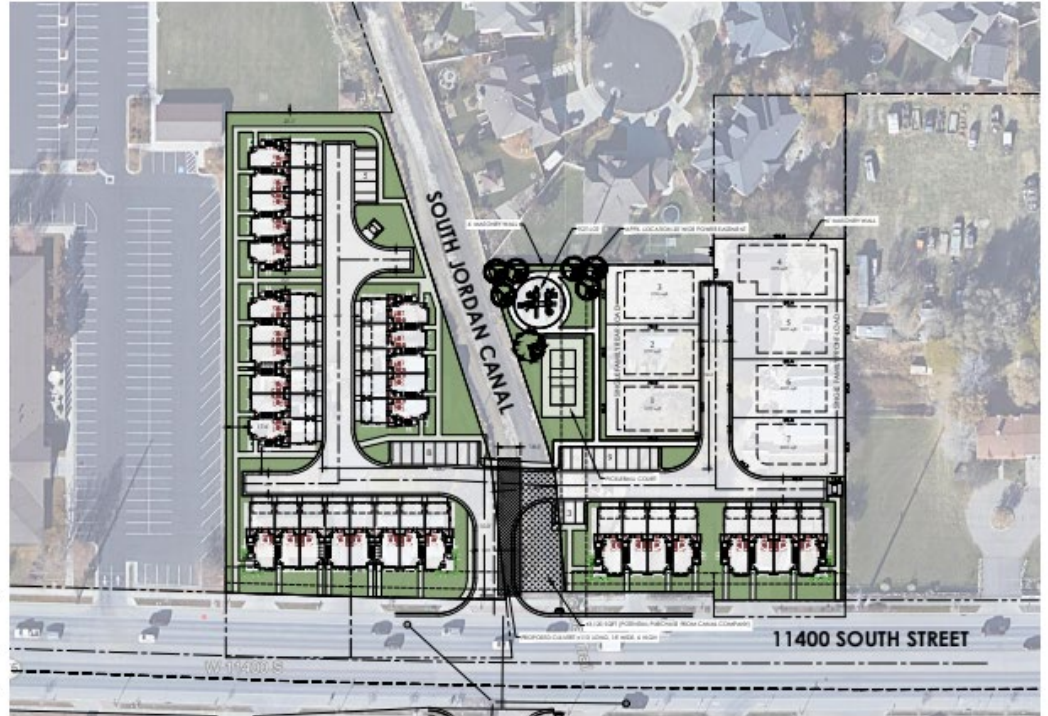
PROVIDED	4084 SQUARE FEET
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PROPOSED ZONING

ZONE	RM (PD OVERLAY)
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Traffic Note:

The proposed access to this development is planned to align with the existing roadway to the development along the south side of 11400 South. This intersection is planned to be signalized and as part of this development the north leg of the intersection will be constructed. Coordination with Utah Department of Transportation will take place so the improvements of this access are designed to meet UDOT requirements. This development is planned for 47 townhome units and is anticipated to generate 344 total daily trips on a typical weekday. It is projected 28 trips will occur during the AM peak hour of a typical weekday, and 311 trips will occur during the PM peak hour of a typical weekday. With such minimal traffic being generated by the planned 47 townhome units and the proposed access onto 11400 South aligning with an existing access to the development across the street and the access being signalized, vehicles will experience little delay entering and exiting this development.



114th SOUTH TOWNHOMES concept D

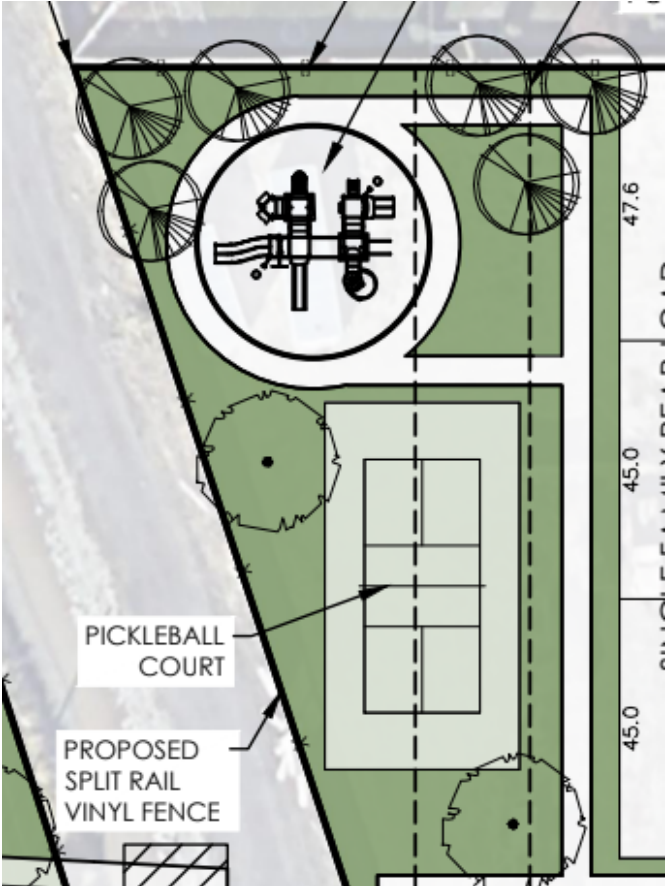
SOUTH JORDAN CITY, SALT LAKE COUNTY
5/14/2021

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimension as well as other potential boundary conflicts.



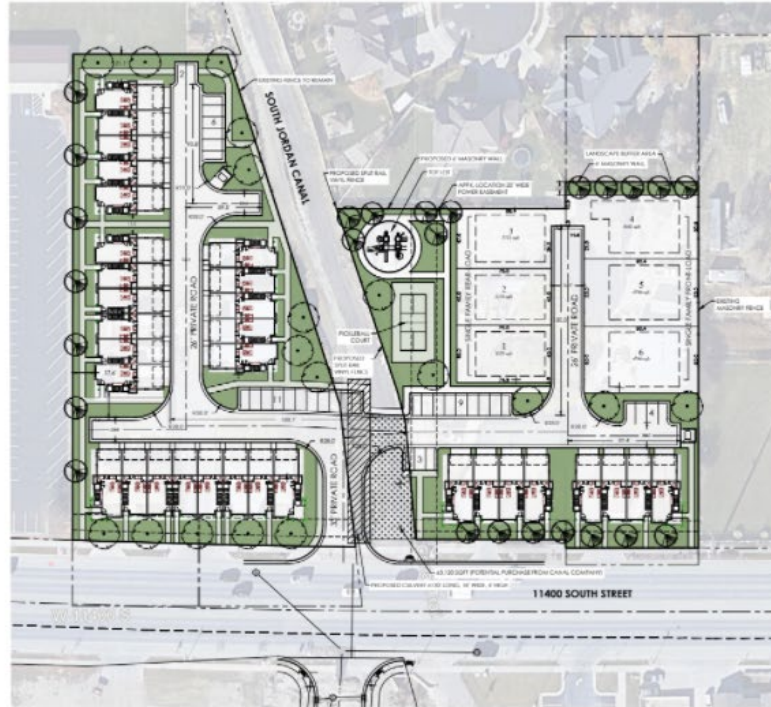
Reduced Load on Community Parks

The amenities and green space, including walking areas, pickleball, and tot lot will enable new residents to utilize amenities provided by the development.



Concept Plan #5 - After DRC Meeting

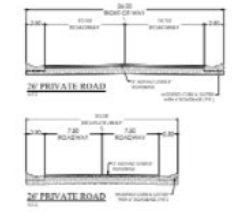
- 32 Townhome Units
- 6 Single Family Units
- 76 Garage Stalls
- 35 Guest Stalls
- Extensive Landscaping
- Back -Door Neighbor Buy -In
- Vinyl Fence Along Canal
- Modified Driveable Curbing
- 11.9 Units/Acre



Traffic Study

The proposed access to the development is planned to align with the existing roadway to the development along the south side of 11400 South. This intersection is planned to be significant and as part of the development, the north leg of the intersection will be constructed. Coordination with Utah Department of Transportation will take place in the improvement of the access are designed to meet UDOT requirements. The development is planned for 47 two-way units and is envisioned to generate 164 total daily trips on a typical weekday. It is projected 28 trips will occur during the AM peak hour of a typical weekday, and 27 trips will occur during the PM peak hour of a typical weekday. With such minimal traffic being generated for the planned 47 two-way units and the proposed access onto 11400 South aligning with an existing access to the development across the street and the access being applied, vehicles will experience little delay entering and exiting the development.

NOTE: The president of South Jordan Canal Company, Gary Cannon, has given permission for the residential development (located at 11400 South and the South Jordan Canal) to move forward with the city approval process. Any engineering responsibilities associated with the proposed current extension will be determined upon city approval.



- NOTES:**
1. DRIVEABLE ROAD WIDTH INCLUDES INTERIOR CURBING
 2. SETBACK DIMENSIONS TO BE DETERMINED BY THE CITY ENGINEERING AND CONSTRUCTION DEPARTMENT.

114th SOUTH TOWNHOMES conceptual development plan

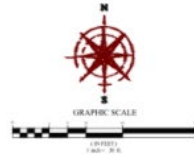
SOUTH JORDAN CITY, SALT LAKE COUNTY
6/28/2021

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

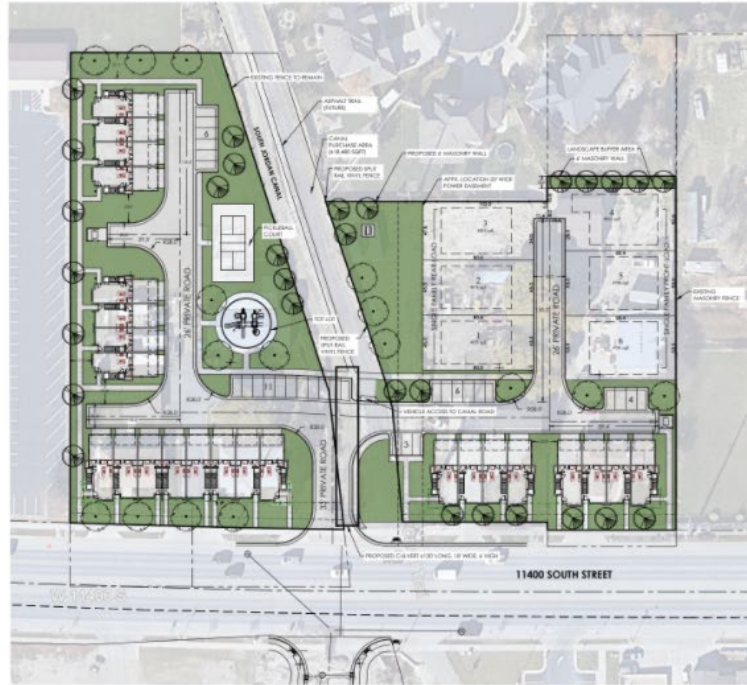


Concept Plan #6 - After Working Session

- 24 Townhome Units
- 6 Single Family
- 48 Garage Stalls
- 30 Guest Stalls
- Extensive Landscaping
- Vinyl Fence Along Canal
- Driveable Curbing
- Future Walking Trail
- 3 Affordable Housing Units (10%)
- 3.59 acres
- 8.4 Units/Acre



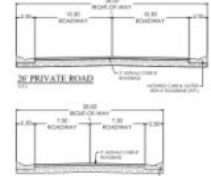
PROPERTY OVERVIEW	
TOTAL ACRES	43.59 ACRES
CURRENT ZONING	A-S, R-2.5, R-9-18
CONCEPT DESIGN	
SINGLE FAMILY LOTS	6
TOWNHOME UNITS	24
AFFORDABLE UNITS	3 (10%)
TOTAL UNITS	30
TOTAL DENSITY	8.4 UNITS/ACRE
PARKING (TOWNHOMES)	
REQUIRED	58 STALLS
GARAGE PARKING	48 STALLS
GUEST PARKING	30 STALLS
TOTAL	78 STALLS
PARKING (SINGLE FAMILY)	
REQUIRED	N/A
GARAGE PARKING	12 STALLS
DRIVEWAY PARKING	12 STALLS
TOTAL PARKING	24 STALLS
OPEN SPACE	
PROVIDED	+13.8 ACRES (30.2%)
PROPOSED ZONING	
ZONE	RM (PD OVERLAY)



Traffic Note

The proposed access to this development is planned to align with the existing roadway to the development along the south side of 11400 South. The intersection is deemed to be signalized and as part of this development, the north leg of the intersection will be constructed. Coordination with Utah Department of Transportation will take place to the improvement of the access area designed to meet UDOT requirements. This development is planned for 47 townhome units and is anticipated to generate 344 total daily trips on a typical weekday. If a project of 25 trips will occur during the AM peak hour of a typical weekday, and 27 trips will occur during the peak hour of a typical weekday. With such minimal traffic being generated by the proposed 47 townhome units and the proposed access only 11400 South aligning with an existing access to the development across the street and the access being signalized, vehicles will experience little delay entering and exiting the development.

NOTE: the president of South Jordan Canal Company, Gary Cannon, has given permission for the residential development (located at approx. 114th South and the South Jordan Canal) to move forward with the city approval process. Maintenance responsibilities associated with the proposed culvert extension will be determined upon city approval.



NOTES

1. DRIVEABLE ROAD WIDTH INCLUDES MODIFIED CURB AND GUTTER AS SHOWN IN CROSS SECTION DETAIL.
2. ALL ROADS TO MEET CITY ENGINEERING AND CONSTRUCTION STANDARDS.

114th SOUTH TOWNHOMES concept F

SOUTH JORDAN CITY, SALT LAKE COUNTY
9/20/2021

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

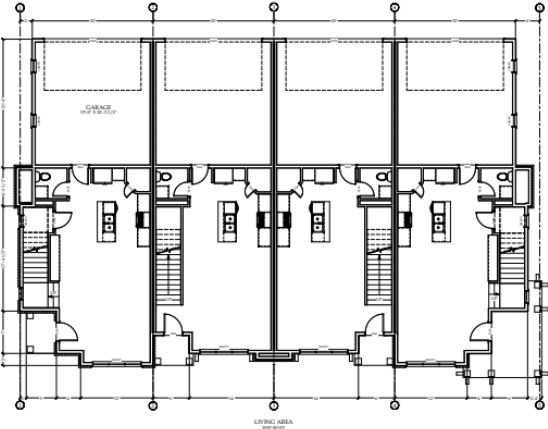


Exterior & Elevations - Townhomes

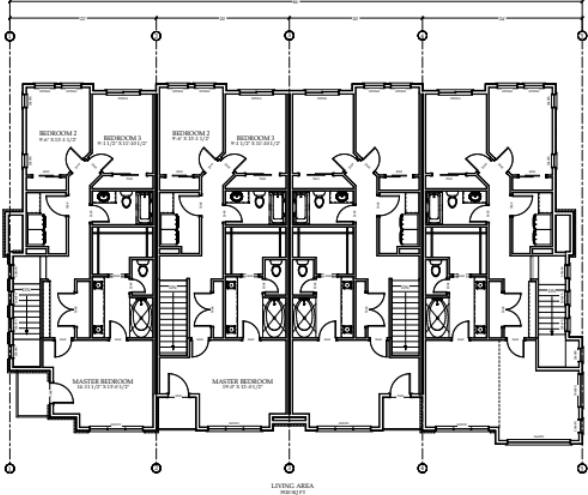


Floor Plans - Townhomes

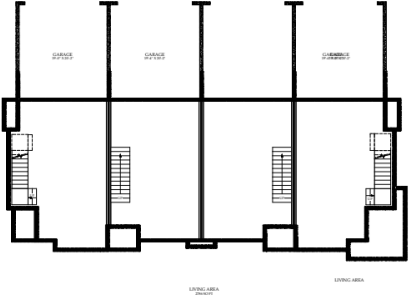
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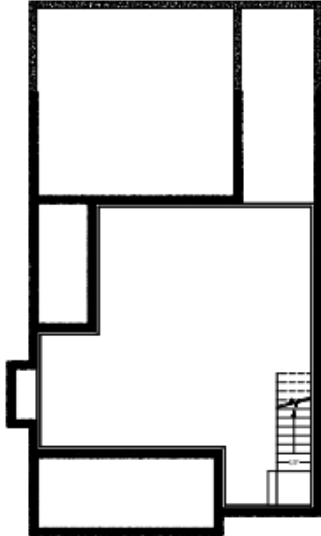


Exterior & Elevations - Single Family



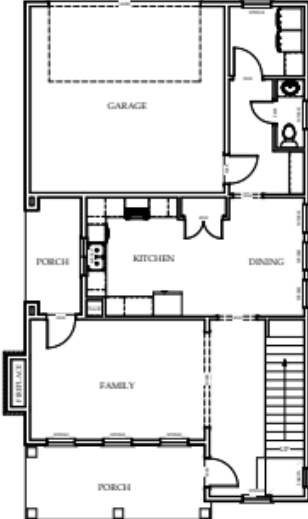
Floor Plans - Single Family

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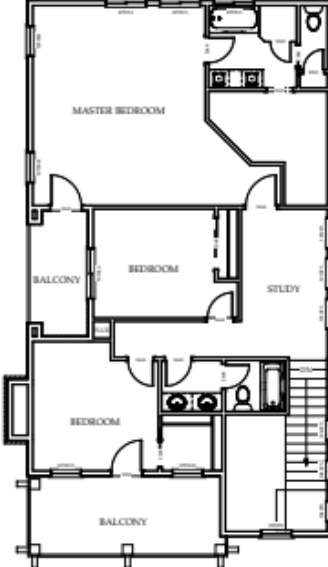
LIVING AREA
1241 sq ft

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LIVING AREA
1612 sq ft

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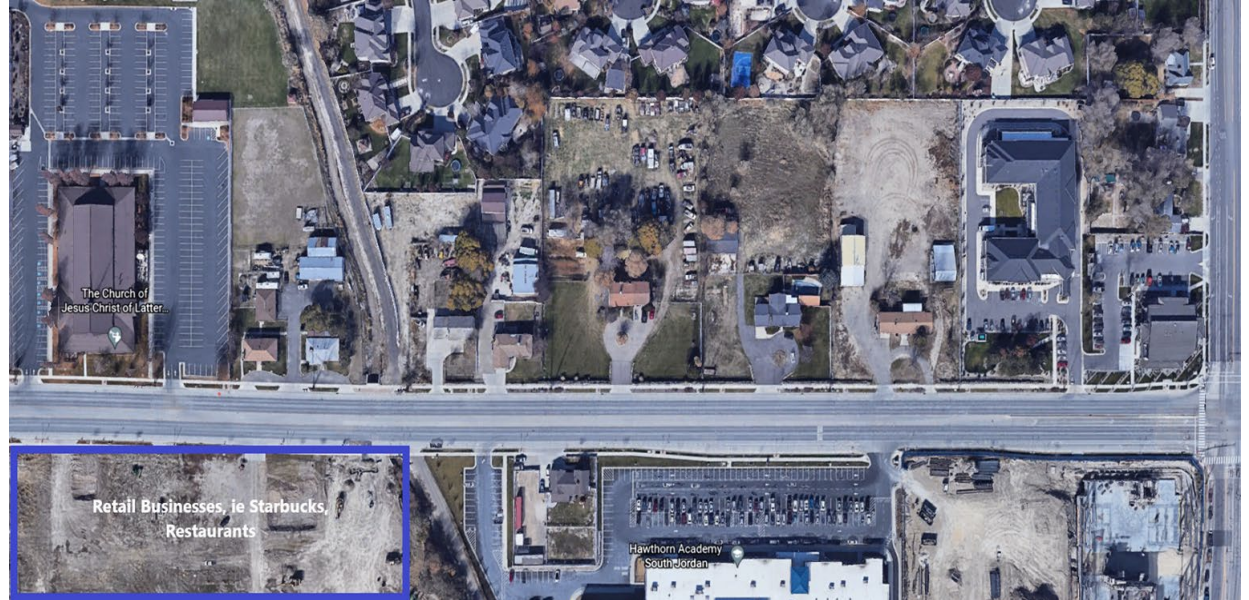


LIVING AREA
1241 sq ft

Critical Housing Units Needed, Support for Commercial Buildings in the Area

- Critical Housing Units Needed - Utah, including South Jordan is in critical need of housing units, and this project will provide nearly as many units as are for sale in the whole of South Jordan outside of Daybreak. Additional units will support the growth of South Jordan.

- Support for Commercial Buildings in the Area - As the number of commercial businesses in the area grows, this project will support these businesses and infrastructure as consumers - increasing the revenue of the city and enabling businesses in central South Jordan to justify ongoing tenancy as their sales are successful.



Little to No Negative Community Impact

Only 1 home is directly adjacent to the project that was not already impacted by the Ivory development, and only 2 homes total border our property in this proposed development. The only other neighbor is the Church of Jesus Christ of Latter Day Saints - meaning 3 total Property Owners, and 1 of the 3 adjacent owners was already impacted by the Ivory density.

