

SOUTH JORDAN CITY  
CITY COUNCIL STUDY MEETING

March 4, 2025

**Present:** Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Planning Steven Schaefermeyer, Director of City Commerce Brian Preece, Director of Strategy & Budget Don Tingey, Director of Public Works Raymond Garrison, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Police Chief Jeff Carr, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Communications Manager Rachael Van Cleave, CTO Matthew Davis, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, Long-Range Planner Joe Moss, City Recorder Anna Crookston

**Absent:**

**Others:** Wade Williams, Bryce Morgan, Bret McCormick, Ryan Naylor, Russ Naylor, Chris Harding

4:38 P.M.  
STUDY MEETING

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

Mayor Ramsey introduced the meeting and welcomed everyone present.

**B. Invocation:** *By Council Member, Jason McGuire*

Council Member McGuire offered the invocation.

**C. Mayor and Council Coordination**

Mayor Ramsey noted her participation in Utah Women Making History Day at the State Capitol, where she spoke to students from across the state. She expressed appreciation for the opportunity to engage with students. She acknowledged the ongoing efforts of those working at the Capitol and in the city, highlighting the intensity of the remaining days in the legislative session. She also reminded everyone of the privilege of living in a nation with a government system that allows participation from all citizens. While the legislative process can be demanding, she encouraged recognizing the importance of the work being done and appreciating the opportunity to serve. She expressed gratitude for local legislators, acknowledging their hard work and the value of differing perspectives in the democratic process. As the legislative session nears its conclusion, she noted the continued efforts among government leaders and staff, emphasizing that meaningful work is being accomplished.

**D. Discussion/Review of Regular Council Meeting:**

Action Item:

- Resolution R2025-10, Appointing members to the Arts Council.

Public Hearing Items:

- Resolution R2025-17, Amending the South Jordan Fee Schedule.

- Resolution R2025-02, Amending the South Jordan Moderate Income Housing Plan as part of the General Plan.

- Ordinance 2025-07, Amending Section 17.130.060 (Flag Lot Overlay Zone), Section 16.04.160 (Lots and Parcels), Section 17.08.010 (Definitions Generally), and Section 17.130.130 (Accessory Dwelling Unit Floating Zone) of the City Municipal Code to modify the Development Standards and Procedures for Flag Lots.

Director of Planning Steven Schaefermeyer provided information on Ordinance 2025-07, noting that after the initial applicant process, staff recognized the need for further council input, which was discussed in January. While the council generally supports flag lots, staff incorporated previous feedback into the current proposal. What will be presented in regular meeting is a fully administrative approach, allowing staff-level approval of flag lots along with additional criteria to address concerns. The proposal received a positive recommendation from the Planning Commission, but staff remains open to further discussion and adjustments. He emphasized that council input is still welcome, including potential modifications or reconsideration of flag lots altogether.

**Council Member McGuire motioned to amend the City Council Study Meeting agenda to move Item E.1. Budget discussion part 2 to after Item E.2. PD Floating Development Project. Council Member Johnson seconded the motion; vote was 4-0 unanimous in favor. Council Member Zander absent from the vote.**

**E. Discussion Items:**

E.2. PD Floating Zone Development Project. *(By Director of Planning, Steven Schaefermeyer)*

Director of Planning Steven Schaefermeyer provided context for the upcoming presentation on a PD floating zone development project. He explained that this zoning tool is used when a project has unique elements that cannot be fully addressed within the existing code. The process allows for early discussions to identify any concerns before a formal rezone, ensuring that issues can be addressed through a development agreement. The project site is located along Jordan Gateway, south of Riverton Chevy, near Walmart to the south, the Volkswagen dealership to the east, and bordered by the FrontRunner and Union Pacific Railroad. The area is currently zoned commercial freeway, which permits the proposed primary use but does not allow the residential component being considered. Additionally, parking management for the project will need to be addressed. A video presentation followed, leading into further discussion.

Wade Williams introduced a proposal for a new pickleball facility, explaining that he became involved through his family's interest in the sport. He assembled a team to develop the project and introduced Bryce Morgan, President of the United Pickleball Association, and Brett

McCormick, Chief Marketing Officer, Russ Naylor and Ryan Naylor with Nichols and Naylor Architects. He provided background on the association, outlining reasons for selecting Utah for the project. Mr. Williams discussed the specific interest in locating the facility in South Jordan, citing positive experiences working with the city and its well-run operations.

Bryce Morgan, President of the United Pickleball Association (UPA), provided background on the organization and its role in professional pickleball. UPA oversees two professional leagues: the PPA Tour, a traditional bracket-style competition, and Major League Pickleball (MLP), a team-based format. The MLP includes the Utah Black Diamonds, a team that would utilize the proposed facility for training and events. He explained that the facility could also host professional tournaments as part of the PPA Tour, which holds approximately 25 events annually across the U.S. and internationally. Events would feature top-ranked players with media coverage on networks such as Fox, ESPN, and Pickleball TV. In addition to professional play, the facility would provide opportunities for amateur participation, following a model similar to professional golf tournaments where amateurs and pros share the same venue. He noted that the sport has seen significant growth, expanding from small venues to large-scale events with corporate sponsorships and tourism board involvement. While UPA is headquartered in Dallas, Texas, several team members remain based in Utah.

Brett McCormick provided data and insights on the growth of pickleball and its impact in Utah. He emphasized the sport's accessibility across generations, noting that participation reached 37 million people last year. Based on current trends, pickleball is projected to surpass all other sports combined in participation for adults over 18 by 2026. He highlighted the sport's strong gender equity, with minimal salary differences between top male and female players. UPA currently supports approximately 140 full-time professional players and oversees four related companies: Major League Pickleball, the Professional Pickleball Association, Pickleball Central (a leading e-commerce platform), and Pickleball Tournaments (which manages tournament software). Utah ranks as the top state per capita for pickleball participation, equipment sales, and tournament engagement. He noted that the state could sustain a major tournament every month, attracting both professionals and amateurs. Viewership trends indicate a younger demographic, with the largest audience segment being 24-35 years old. Collegiate pickleball is also expanding, with Utah Tech ranked as the top college team in the nation and Utah State and UVU among the top 10. He concluded by emphasizing that the proposed facility in South Jordan would serve as a model for similar developments nationwide, with other teams watching its progress closely.

Council Member Zander joined the meeting.

Wade Williams added that the facility would serve as the home for the Utah Black Diamonds team but would primarily function as a community pickleball club open to members. A tiered membership structure is anticipated, allowing community access while also accommodating professional tournaments. He emphasized that while PPA and MLP tournaments will take place at the facility, they are secondary to its primary function as a local club. Hosting professional events will help sustain the facility financially and generate tax revenue for the city. He noted that the model is designed to be multi-level, allowing it to fit into smaller locations, and could serve as a prototype for expansion in other markets beyond the current 22 team-based locations.

Russ Naylor reviewed prepared presentation (Attachment A), describing it as a premier complex within the country. The facility is located on a site bordered by Chevrolet Dealership and Jordan Gateway, covering approximately six acres. The multi-level, 166,000-square-foot building includes 47 pickleball courts, 15 at ground level outside, 13 on the roof, and approximately 30 indoors. The facility is designed for professional play and features a fitness center, locker rooms, saunas, whirlpools, and other amenities. He explained that the site plan includes the acquisition of undeveloped property from a credit union on the west side, with a land swap arrangement providing additional landscaping improvements. A portion of the site has been designated for potential multifamily housing, given its proximity to the freeway and transit access. Originally planned for a hotel, a section of the property will now be used for additional pickleball courts due to market study results. Floor plans and site details were briefly reviewed.

Bryce Morgan discussed parking and transportation plans for events at the pickleball facility. He stated that major events would occur two to three times per year. Drawing from experiences at similar facilities, such as Lifetime Fitness in Atlanta, he explained that parking for professional players and event staff is typically negotiated, while general attendee transportation is managed through local shuttle services. The team plans to identify and rent available parking lots, including those at public schools outside of school hours or church properties when not in use.

Russ Naylor noted that large parking areas have been identified to accommodate event needs. Mr. Naylor continued to review prepared presentation Attachment A, providing an overview of the facility layout, highlighting key features. The site includes three food service areas, VIP rest facilities, and a stadium court with seating for approximately 2,000 spectators. A championship court with surrounding bleachers and additional sunken courts with seating will be constructed using post-tension slabs to meet the latest standards. Executive offices are positioned at the back of the facility, with eight courts designated for high-level tournaments. On the second level, the facility includes a fitness center, aerobics space, high-end locker rooms, and box seats overlooking the championship court. Offices and a broadcast booth are also located on this level, with plans to accommodate a broadcast truck on the main level.

Bret McCormick explained that the facility is designed to be the first of its kind in pickleball with integrated broadcast capabilities. In partnership with the Tennis Channel, the venue will feature built-in infrastructure similar to major sports arenas, allowing a broadcast truck to connect directly for live feeds to networks such as ESPN or Fox.

Council Member Zander inquired about the Champion area, asking whether it was a second-level viewpoint overlooking the space. The response confirmed that the area was elevated, providing a view from above.

Russ Naylor continued to review prepared presentation Attachment A, noting that the facility includes 11 indoor courts, all available for tournament play, private use, and member access. He described the next level as the rooftop, which contains 13 additional courts. The team has been coordinating with the building official to ensure playability while accommodating mechanical equipment within enclosed areas. Rest areas have also been incorporated into the design. He referenced sectional views of the facility, highlighting the complexity of the stair design and the

inclusion of an elevator and multiple exit stairs. He pointed out the layout of the stadium court, where bleachers extend to the back, allowing circulation around the space. He concluded by presenting a front-view rendering from the northeast perspective, emphasizing the overall design complexity and excitement for the project.

Wade Williams noted that the main level will feature a cafe, with an adjacent outdoor dining area. This facility will provide guests with options for lunch, dinner, and other dining experiences.

Russ Naylor continued to review prepared presentation Attachment A described the facility's entry and exit design, explaining that the large occupant load requires additional exit doors. He highlighted an interior seating area featuring mound seats and a large fireplace, contributing to a contemporary aesthetic. He then presented an exterior view from the southeast, noting discussions about window placement. While the design includes extensive glass features, there is a need to balance natural light to prevent glare on the courts. He proceeded to describe interior perspectives, including a lobby with a stairway leading to an exercise area and fitness center. The second level features an aerobic area with ample skylights and glass, contributing to the modern design. The facility will accommodate a full range of fitness equipment for member use. He also provided a view of the stadium court, which includes bleachers on both sides and box seating to the left. He noted that during tournaments, corporate sponsors often reserve the box seats. In some facilities, temporary bleachers and box seating must be brought in, but this venue is designed to accommodate such events more seamlessly.

Bret McCormick added that the facility's plan includes hosting corporate groups, such as Adobe and Larry H. Miller, for employee clinics and culture-building events. He noted that these programs are popular because pickleball is an accessible sport that employees of all skill levels can enjoy.

Bryce Morgan explained that the facility has contracts with 140 professional players, though even more participate. He noted that Utah has the highest number of players per capita in the nation, leading to a high volume of competitors who consider themselves professionals. To manage this, tournaments include a qualifying bracket, allowing players to earn a spot in the main bracket. The format is similar to March Madness, starting with 64 teams and narrowing down over time. Professional tournaments typically utilize 8 to 11 courts in the early rounds, with matches consolidating as the competition progresses. He highlighted that the two primary courts, Championship Court and Grandstand, are the main broadcasted courts seen on TV. However, all matches throughout the tournament are recorded and broadcasted.

Council Member Zander inquired about the dividers between courts, specifically how they prevent interference when a pickleball enters an adjacent court. Mr. Naylor explained that the courts are designed with a solid four-foot barrier and an exterior wall to help prevent interference. Additionally, bleacher seating surrounds the courts. He noted that portable fencing may also be used between courts as needed to further minimize disruptions.

Bret McCormick highlighted the significant sponsorship opportunities available for local companies. Businesses can purchase advertising space, including signage and partial wall branding, ensuring visibility during streamed events. He added that marketing elements, such as LED lighting and digital displays, would be incorporated into the facility's design to enhance sponsorship exposure.

Russ Naylor continued to review prepared presentation Attachment A, design elevations for a small two-story building planned for the parking lot. He mentioned that one of the owners has a daughter interested in operating a salon within the space. He also shared conceptual perspectives for a proposed apartment building, which would include two levels of structured parking with residential units above. Additionally, underground parking would be incorporated to meet ordinance requirements. Acknowledging that mixed-use residential developments may not be widely supported by the City Council or Planning Commission, he emphasized the importance of this component within the overall project vision. He expressed a willingness to collaborate with the city and noted that this phase of development would take place separately from the pickleball facility construction.

Wade Williams emphasized that the proposed residential component is a crucial part of the project's financial structure and an efficient use of the remaining property. He noted they are not requesting tax benefits, they are seeking three key considerations from the city as part of the development agreement. First, they need to address the parking issue, recognizing that while the project provides sufficient on-site parking, large events will require off-site parking solutions. Ensuring clarity on this issue within the development agreement is essential. Second, they are requesting approval for the general footprint of the multi-family development, including the unit count and parking ratios, as part of this process. Finally, given economic uncertainties, including potential tariff changes, they hope to begin construction within the next 60 to 90 days and are requesting a prompt review process to facilitate this timeline. He clarified that the multi-family development would not be constructed until the pickleball facility is at least underway. The sports complex remains the primary driver of the project, and they have already retained professionals to complete the facility's design. Once the pickleball facility is operational, they plan to move forward with the multi-family development.

Council Member Johnson asked whether the proposed multi-family development would be owner-occupied.

Wade Williams confirmed that the multi-family development would be a rental property consisting of 205 apartment units with 250 underground parking stalls. He emphasized that the goal is for the building to be entirely self-parked, ensuring that residents have designated parking separate from event attendees. Given the impact of tournaments on overall parking demand, the development will include controlled, nested parking to prevent unauthorized use of resident spaces.

Council Member Harris asked whether any of the units in the multi-family development would be reserved for pickleball participants.

Wade Williams said that there is already interest in the units, despite construction not yet beginning. He highlighted the synergy between the apartments and the pickleball facility, describing the sports complex as an attractive amenity for residents while the housing component provides convenient living options for those who want to be close to the facility.

Council Member Shelton asked how many stories the multi-family building would have. The presenters responded that it would be seven stories in total, consisting of one level of underground parking, two levels of above-ground parking, and five stories of residential units.

Council and presenters discussed the height of the proposed multi-family building in relation to the nearby former Noah's building, now a church. While they did not have an exact measurement, they noted that the floors are relatively tall. They have met with the church's representatives, who are supportive of the project and see potential synergy, particularly in shared parking for events. The discussion also addressed site access and parking. The project team has coordinated with a neighboring credit union, which previously shared an access point under a different site layout. The new design eliminates that shared access, as both the church and the development will have their own dedicated entry points. There is potential for shared parking arrangements during events. Regarding traffic, the presenters noted that a traffic study has been conducted, identifying necessary modifications, including potential adjustments to a median to allow for a left turn. The study also analyzed parking needs during tournaments, which will be incorporated into the development agreement.

Council Member Harris inquired about the possibility of developing condominiums instead of apartments. He suggested a model where some units could be sold to private owners while others could be retained for short-term rentals, providing accommodations for visitors using the facility. He acknowledged that a hotel did not seem financially viable for the developers but proposed that a mix of owned and rental units could offer flexibility for guests, tournament participants, and sponsors.

Wade Williams responded that they would consider the idea, as those uses make sense. However, he noted that condominiums are more challenging to finance and would require careful structuring. He emphasized the importance of having a multi-family component as a key part of the overall development.

Director Schaefermeyer stated that if the ownership component is a critical factor, it would be beneficial to identify that early in the process. He noted that the city is currently addressing a similar issue with another project regarding rental versus owner-occupied units. He emphasized that if ownership is a priority for the council, the applicant should be aware now to avoid reaching the final stages of approval only to face unresolved concerns.

Council Member Zander supported the discussion on ownership, emphasizing that the council has historically preferred owner-occupied housing over rental units. She explained that owner-occupied residents tend to be more invested in the community, often volunteering and contributing more to the city. She encouraged the developers to seriously consider this option. She expressed her enthusiasm for the pickleball facility, sharing that she has been advocating for more pickleball courts for years and was pleased to hear that Utah has the highest number of

players per capita. However, she reiterated the importance of exploring owner-occupied options for the residential component.

Wade Williams stated that while they would consider the possibility of owner-occupied units, they could not commit to it as a requirement. He explained that transitioning to an ownership model would introduce complexities that could jeopardize the project. Their primary focus is on getting the pickleball facility operational, and the multi-family component is a critical part of making the development viable. He emphasized the unique advantages of the site, including its proximity to freeway access points, making it an ideal location to attract players from Davis County, Salt Lake County, and beyond. He noted that a 35 to 40 minute drive time for visitors would be reasonable given the facility's regional appeal.

Mayor Ramsey said that this facility would be the premier pickleball venue in the world, serving as home to Utah's professional pickleball team and hosting global championships. It would also offer memberships for residents to access its amenities. She noted the significant benefit this project would bring to South Jordan, highlighting that the developers are not requesting financial assistance or tax incentives and are prepared to break ground within sixty days. Reflecting on her first discussions with the developers months ago, she shared her enthusiasm for the project after attending a professional pickleball tournament and playing the sport for the first time. She stressed the need for investment on the east side of the city, responding to residents' concerns that recent developments have primarily focused on the west side. Given its prime location near I-15, she believed South Jordan was an ideal fit for the facility, especially considering other communities had expressed interest in hosting it. She reiterated the city's need for owner-occupied housing, stating that while the PD overlay zone allows for multi-family housing, no owner-occupied projects have been proposed in more than two years. With the city experiencing rapid growth, she argued that rental units alone would not address housing affordability for local families. While expressing strong support for the project, she urged the developers to explore the feasibility of condominiums, emphasizing that there is a market for ownership opportunities.

Council Member Shelton expressed a preference for owner-occupied housing but acknowledged the city's affordable housing plan, which indicates a need for additional rental units. He noted that the surrounding area is already characterized by rental developments, including large projects across the trax and along South Jordan Gateway. Given this context, he suggested that owner-occupied housing might not align with the existing neighborhood. While he would prefer ownership opportunities, he cautioned against imposing conditions that could jeopardize the project, stating that he would rather see rentals included than risk losing the development.

Council Member McGuire echoed the preference for owner-occupied housing but recognized the broader goal of bringing economic development to the area. He noted that the City Council had recently updated an ordinance to allow multi-family housing in this neighborhood to support that objective. While he would prefer an ownership component, he expressed support for the project as proposed. He suggested a potential compromise, such as incorporating condos with a mix of owner-occupied and rentable units, including short-term rentals for tournaments or housing for players and staff. Ultimately, he stated he would not want to risk losing the project, given its alignment with the city's economic development efforts.



Wade Williams noted that this area is designated as a freeway commercial zone, and despite discussions about residential components, the surrounding developments remain largely commercial. He noted that this project would be one of the few developments in the area integrating both commercial and residential uses.

Mayor Ramsey expressed support for the project, emphasizing that its location is not within or near a residential neighborhood. She highlighted that residents have consistently advocated for placing multi-family housing in appropriate areas, particularly along the freeway, which aligns with this proposal. She reiterated that there are no single-family homes in the immediate vicinity, making this a suitable location for the development.

There was a group discussion about the proposed pickleball facility and the associated housing component. There was general agreement that while owner-occupied housing is preferred, the surrounding area is predominantly rental properties, making rentals more in line with the existing neighborhood. Several members acknowledged the challenges of developing condominiums, citing legal and financial barriers, including construction defect liability and difficulties in securing financing. The discussion also touched on recent legislative efforts to address these challenges, with members noting that while there has been movement at the state level, solutions remain elusive. Some expressed concerns about whether this location is suitable for owner-occupied housing given its commercial nature. Ultimately, there was consensus that the project aligns with the city's recently updated ordinance allowing multi-family housing in this area for economic development. While members encouraged exploring options for ownership opportunities, they also emphasized their support for the project as currently proposed.

Director of City Commerce, Brian Preece weighed in on the condo versus apartment discussion, highlighting the management and ownership structure as a key consideration. He pointed out that with a development of this scale, a single apartment owner has more control over tenant issues, allowing for swift resolution of any problems. In contrast, a condominium complex would involve numerous individual owners, making enforcement and tenant-related concerns more difficult to manage. While he expressed strong support for homeownership in general, he noted that in this specific case, given the nature of the project and its investment, apartments might be the more practical option. He emphasized that if he were living near the development, he would personally prefer a well-managed apartment complex over a fragmented condominium ownership structure.

Council Member McGuire asked whether the developers planned to retain ownership and manage the apartment complex themselves or if they intended to sell it to another entity. Mr. Williams responded that their primary focus is on the pickleball facility. He noted beyond the current programming for design and parking, they haven't planned that far ahead, as their main priority is creating a place for professional pickleball.

Council Member Harris expressed support for the project, acknowledging the high value of land in South Jordan and the profitability of rental developments. He voiced concerns about developers who solely focus on maximizing rental returns without providing additional community benefits. However, he noted that this project stands apart because it offers a premier pickleball facility alongside the housing component. He emphasized that the council must

carefully consider proposals where developers claim rentals are the only viable option, as he does not fully accept that reasoning. He believes that while rentals alone may not always be the best fit, the inclusion of a significant community amenity like this pickleball complex makes the project more acceptable. He also noted that residents of District 1 may be more open to the development when they see the full scope of what is being offered.

Council Member Shelton expressed appreciation for the energy, creativity, and excitement the project would bring to this part of the city. While he stated a preference for owner-occupied housing, he ultimately prioritized the success of the project over specific housing types. He emphasized his enthusiasm for moving the project forward and highlighted his appreciation that the developers were not requesting financial assistance from the city.

Council Member Johnson voiced strong support for the project and suggested exploring models like Lifetime Fitness, which integrates fitness centers with housing. She recommended looking into that approach for potential ideas on structuring the development.

Bret McCormick confirmed that they work closely with Lifetime Fitness and similar clubs, frequently visiting their facilities. He mentioned ongoing discussions with Lifetime about this project and other developments they are bringing to Utah, highlighting the exciting potential of these collaborations.

Mayor Ramsey expressed enthusiasm for the project, stating that she had anticipated the council's excitement. She was pleased to see the project reach a stage where it could be formally presented and emphasized the city's eagerness to support it. Mayor Ramsey concluded the discussion by asking if the developers or city staff needed any additional information.

Director Schaefermeyer acknowledged the importance of the residential discussion and expressed appreciation for the conversation, noting that it provided useful direction for addressing remaining issues. He mentioned some concern over the 60- to 90-day timeline but confirmed that the project would first go to the Planning Commission before returning to the Council in the zoning context, followed by the site plan and building permit process.

Mayor Ramsey expressed gratitude for the thorough preparation that went into presenting the project, calling it a refreshing pitch and acknowledging the effort involved.

E.1. Budget discussion part 2. *(By City Manager, Dustin Lewis)*

City Manager Dustin Lewis provided an overview of the Capital Improvement Plan (CIP) budget, emphasizing how it aligns with the city's strategic priorities. He highlighted the importance of maintaining public infrastructure, ensuring safe and efficient roads, and supporting economic development. With a limited budget of \$12.5 million, including a \$1 million one-time transfer, the focus remains on preventative maintenance, completing ongoing projects, and securing grant matches to maximize funding. He acknowledged that not all projects could be funded this year, but those deferred would remain in the city's five-year CIP plan for future prioritization. He provided a handout (Attachment B) and invited further discussion, with department directors available to provide insights into project costs and budget considerations.

He concluded by emphasizing that every available dollar was carefully allocated to match the city's priorities, resulting in a well-balanced budget. He reiterated that the recommendations were made based on the expertise of city staff to ensure the most efficient use of funds. He invited the council to ask questions about the budget, specific project prioritization, or any concerns regarding the proposed allocations.

Council Member Zander inquired about the trail extension listed under transportation sales tax on page two, specifically questioning whether a trail already exists between 11800 S. and 11400 S. Staff clarified that the trail extension in question is along the Utah Lake Distributing Canal, not the Welby Jacob Canal, this extension pertains to a different trail further east.

Council Member Zander asked for clarification on the trail maintenance, pavement preservation, and city managed trails. Staff clarified that the city has a regular trail maintenance program, budgeting approximately \$40,000 to \$50,000 annually for necessary upkeep. Trails are rated similarly to roads, and maintenance is prioritized based on condition assessments. This approach ensures that funds are used efficiently by addressing the most critical areas first. One example mentioned was the Jordan River Trail, where fresh asphalt was laid to eliminate cracks. The city builds up the budget over time, typically acting every other year when enough funds accumulate to complete meaningful maintenance work.

Council Member Shelton mentioned an area at Bingham Creek Regional Park Trail that needs some maintenance in an area that has washed out. Staff agreed to look into it.

City Manager Lewis emphasized that the team carefully reviewed fleet vehicle requests to ensure they align with the city's rotation and maintenance schedules. This approach maximizes efficiency and ensures responsible use of funds. He acknowledged the efforts of CFO Sunil Naidu, Director of Strategy & Budget, Don Tingey, and the team in managing the process effectively and invited any questions about the fleet management plan.

Council Member Harris asked if switching from the Dodge Chargers to trucks for fleet vehicles has worked out better. He pointed out that trucks tend to hold better resale value when the city rotates them out, making it a financially beneficial decision. City Manager Lewis added that trucks provide multiple advantages over Chargers, including better visibility in traffic, improved storage for equipment, and easier access for officers getting in and out frequently.

Mayor Ramsey emphasized the city's commitment to maintaining infrastructure proactively to prevent costly future repairs for residents. She acknowledged that while the capital improvement projects may not be the most exciting, they are essential. She concluded by expressing appreciation for the careful planning that went into prioritizing projects responsibly.

City Manager Lewis credited the department heads and their technical teams for dedicating significant time and effort to scrutinizing the budget. He emphasized their collaborative approach in ensuring the most effective use of city funds and prioritizing projects that align with the city's long-term goals.

Mayor Ramsey asked about the landscaping at I-15 off-ramps, recalling past discussions about improving the aesthetics of South Jordan's exits but lacking the necessary funding. She referenced a recently completed off-ramp in Washington City that featured well-finished rock landscaping and questioned who was responsible for funding such improvements. She sought clarification on whether the cost fell to the city, the county, or another entity, noting that similar enhancements have been completed in southern Utah while South Jordan has not had the budget to pursue them.

City Engineer Brad Klavano responded by explaining that unless Washington City is operating under a different arrangement, any enhancements South Jordan wants to make to I-15 off-ramps would be subject to a "betterment" charge from UDOT. This would require the city to enter into an agreement to not only fund the improvements but also take on long-term maintenance responsibilities. He expressed frustration with UDOT's landscaping policy, noting that it was implemented without consulting cities, and he continues to raise concerns about it whenever he has the opportunity.

Council Member Zander inquired about the \$150,000 allocated for a new rental pavilion at Mulligans, noting that significant funds had been spent on upgrades in recent years. She questioned the necessity of constructing another pavilion after previous improvements. City Manager Lewis explained that the new rental pavilion is an amenity requested by customers for hosting birthday parties and other gatherings. Currently, there is no dedicated space for such events. The pavilion, planned for the area just east of the existing clubhouse, would expand the facility's capacity to accommodate more guests.

Council Member Harris inquired about the sprinkler system and if it functioning better. City Manager Lewis provided an update on ongoing maintenance and upgrades, emphasizing the team's efforts to address necessary repairs efficiently. He noted that while the goal is to avoid a large-scale improvement project, upgrades are being completed in phases as resources allow. Maintenance remains a priority, as fixing one issue can sometimes create pressure-related problems elsewhere. However, the team is committed to making long-lasting repairs and continuous improvements. He also highlighted efforts to keep the facility looking well-maintained, acknowledging past concerns about its appearance. With new staff members in place at Mulligans, the team is implementing positive changes.

CFO Sunil Naidu provided an overview of major pending projects within the city's five-year plan, noting that several have been delayed but are now reaching a critical need. He emphasized that the cost of these projects continues to rise and is unlikely to decrease in the foreseeable future. He highlighted three major projects, including the construction of a new water tank, which has been planned for some time. He explained that funding for the project was incorporated into last year's water rate structure, and with the previous bond now paid off, the debt service will continue under the new water bond. The estimated cost for the water tank is approximately \$27 million. To move the project forward, he plans to present an intent resolution to the council in the coming months to issue the bond. He noted that the bond issuance process takes approximately five to six months, and he will coordinate its timing accordingly. Additionally, he intends to introduce a reimbursement resolution, allowing the city to cover

initial expenses with bond proceeds once issued. He assured the council that he has a structured plan in place and has already been in discussions with relevant stakeholders to ensure a smooth process.

Council Member Harris inquired about the pricing process, asking whether an RFP had already been issued and a vendor selected or if that step still needed to take place. CFO Naidu explained that the RFP process is currently underway but has not yet been finalized. He clarified that construction would not begin immediately, as the first priority is to install a water line under U-111 before UDOT proceeds with roadwork, preventing the need for future rework. He emphasized the importance of having a resolution in place to ensure reimbursement with bond funds rather than depleting city savings.

CFO Naidu then outlined the other two major general fund projects: the Public Works building and Fire Station 65. The Public Works building is expected to take approximately two years to complete and will be a costly endeavor, though about one-third of the funding has already been set aside from enterprise funds. The remainder will require bonding from the general fund. He noted that this would mean an incremental increase in debt payments, which would necessitate an increase in revenue. He stated that he is currently developing a plan to address this financial challenge. Regarding Fire Station 65, he explained that the city's growth has led to increased response times, necessitating the new station. The estimated cost of the project is \$20 million, with the goal of having it operational by July 2028. This means the project would need to begin by early 2026, with funding secured in advance. Similarly, the Public Works building would need to begin in early 2026 to meet its targeted completion in January 2028. He emphasized that these two projects would be key discussion points for future strategic planning and the upcoming budget cycles.

City Manager Lewis outlined the next steps in the budget process, stating that the finalized tentative budget would be prepared for review by both the City Council and the public by May 6. The budget would then remain available for public review for 30 days before final adoption in June, in accordance with state requirements. The goal is to adopt a balanced budget by June 3. He noted that the budget is approximately 90% complete, with the remaining work focused on finalizing numbers. He mentioned that while a 5% increase in health insurance costs was anticipated, the actual increase came in at about 9%, requiring adjustments to ensure the budget remains balanced. Staff will now refine the figures and incorporate them into the tentative budget.

Council Member Harris acknowledged the rising costs due to inflation and commended the city's efforts to manage resources wisely by selecting projects strategically. He suggested that implementing small, incremental tax increases could be a more manageable approach for residents rather than delaying and later requiring a larger increase. He noted that postponing necessary projects often leads to greater expenses in the future, making the discussions around funding more challenging.

Council members discussed the city's history with tax increases, noting that the last time an adjustment was made for general fund revenue was nearly 20 years ago. While the city captured

a portion of debt service funds in 2017 to build Fire Station 64, there has been no broad increase to account for inflation or growth. Concerns were raised about the sustainability of the current approach, given the city's continued expansion. Some members expressed hesitation about delaying necessary increases, which could result in a sudden, significant tax hike in the future. They acknowledged that while incremental adjustments might not be popular, they are generally more manageable for residents compared to large, infrequent increases. The conversation also touched on how other cities, such as West Jordan and West Valley, have implemented policies to regularly adjust taxes to keep up with inflation. While this approach has its critics, it has been recognized as a more predictable and gradual way to manage financial needs over time.

Council Member McGuire emphasized the importance of transparency when discussing taxes with residents. He noted that when meeting with constituents, some ask about potential tax reductions, and he makes it clear that reductions are unlikely, instead, taxes may need to increase to support essential services. He highlighted the need to educate residents on what drives tax changes, including infrastructure improvements, new fire stations, and public works projects. He also pointed out that recent significant tax increases were primarily due to the school district, not the city. When these factors are explained, most residents understand the necessity of maintaining city services through responsible financial planning. He stressed that, just as the city prioritizes clear communication on other issues, council members must actively engage with residents to ensure they understand the realities of city funding and future financial needs.

Council Member Johnson referenced a city diagram that compares tax rates across different municipalities, including the breakdown of fire and police costs. She noted that when campaigning door to door, residents often assume the city has one of the highest tax rates in the county. However, she clarifies that the city actually ranks near the bottom, approximately fourth from the lowest. She emphasized the importance of using data to inform residents and dispel misconceptions about the city's tax burden compared to neighboring communities.

Mayor Ramsey highlighted the Council's commitment to transparency in city funding. She explained that the city has opted not to impose separate fees for public safety, parks, or other services outside of the general fund. Instead, all these essential services are included within the general tax structure, ensuring that any adjustments go through a public process. She emphasized that this approach is more forthright and fair, as it prevents the city from imposing fees without direct resident input. Mayor Ramsey reaffirmed her support for this funding model, believing it to be the most transparent and appropriate way to manage city resources.

Council Member Harris reflected on past discussions about tax adjustments, acknowledging that while he previously disagreed with the idea, the current economic climate, particularly inflation, has changed his perspective. He noted that staying ahead of inflation is difficult, and a small, periodic tax increase, such as 4%, is much easier for residents to accept than a sudden, large increase in the future. He emphasized the importance of scalability, given the city's growth and the expectations of residents for high-quality services. He warned that if the city does not proactively manage funding, it may face service reductions or be forced into drastic tax increases later, which would be more difficult for residents to absorb. He reiterated the need for a

thoughtful and measured approach to ensure long-term sustainability without shocking the system.

Mayor Ramsey acknowledged that the meeting had run out of time but took a moment to recognize a resident in attendance, Chris Harding, who also serves as the elected Salt Lake County Auditor.

## **ADJOURNMENT**

**Council Member Zander motioned to adjourn the March 4, 2025 City Council Study Meeting. Council Member McGuire seconded the motion; vote was 5-0 unanimous in favor.**

The March 4, 2025 City Council Study meeting adjourned at 6:34 p.m.

**This is a true and correct copy of the March 4, 2025 City Council Study Meeting Minutes, which were approved on March 18, 2025.**



**South Jordan City Recorder**

# CITY COUNCIL STUDY SESSION

03.04.25



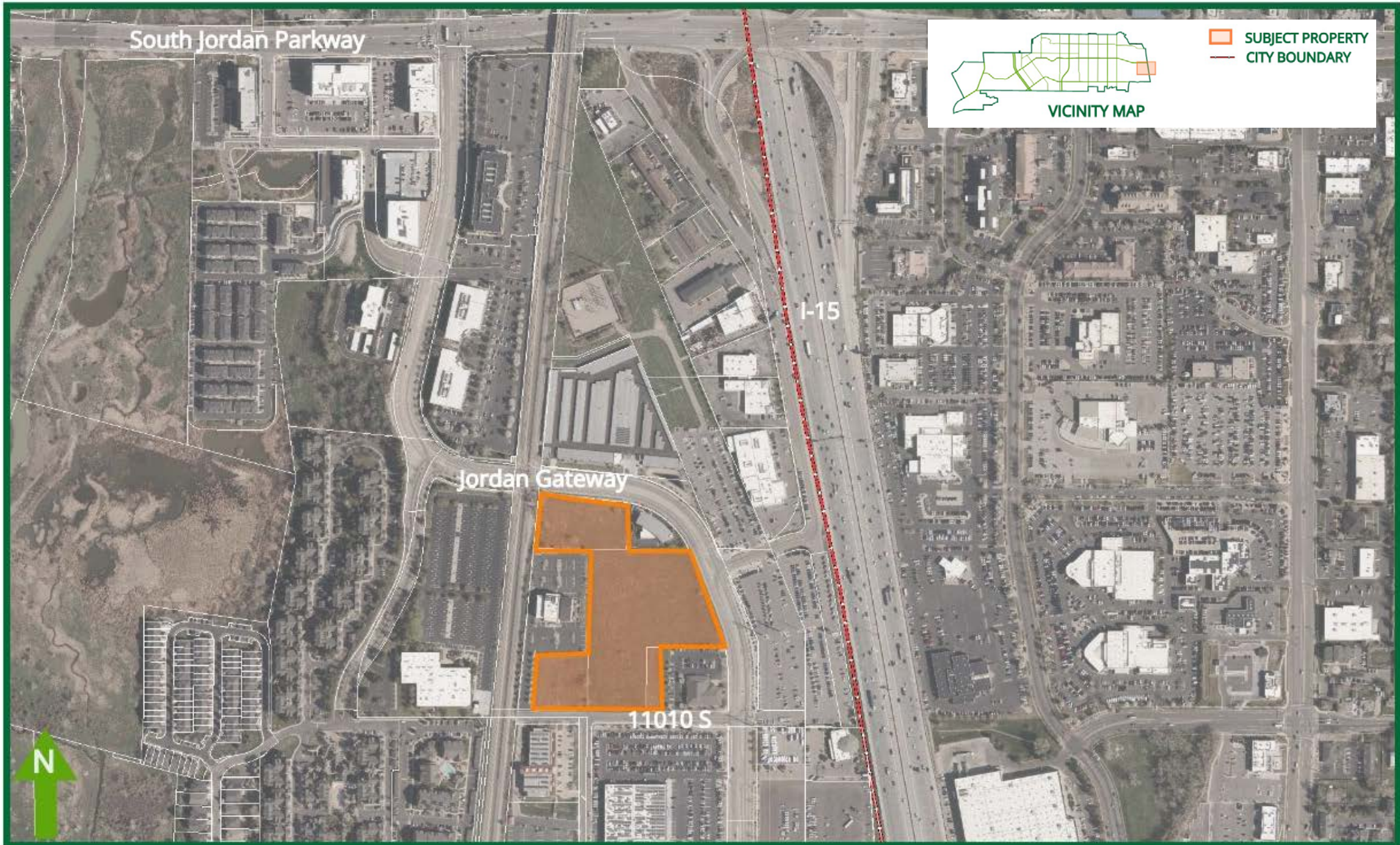


# PD Floating Zone Development Project

Item E.2



# Location Map



South Jordan Parkway

Jordan Gateway

I-15

11010 S



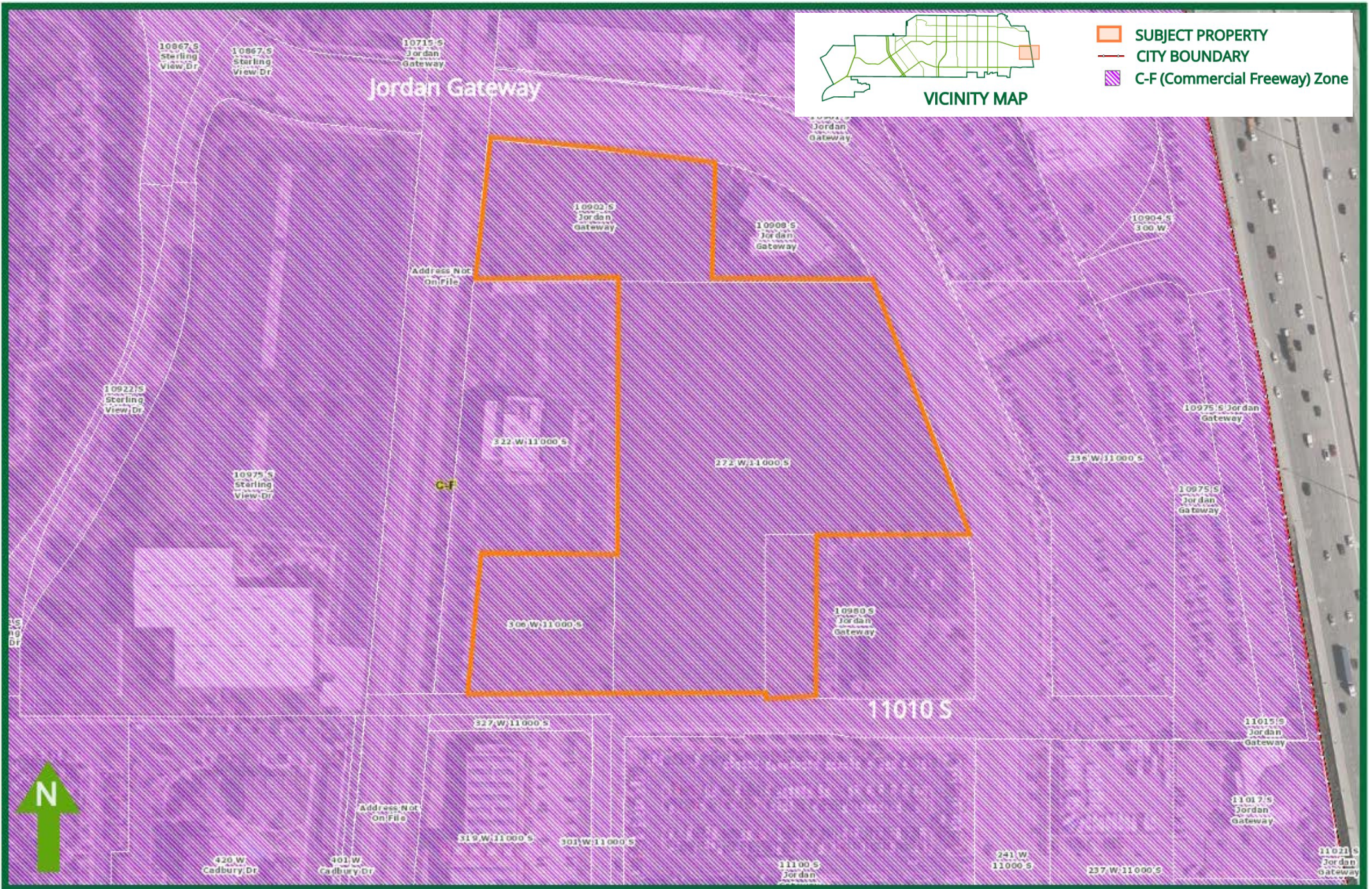
 SUBJECT PROPERTY  
 CITY BOUNDARY



# Aerial Map



# Zoning Map



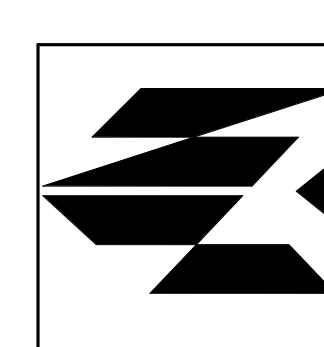
NO.	DATE

SHEET TITLE  
**SITE PLAN**

PROJECT/OWNER  
**PPA SOUTH JORDAN CENTER**  
272 W 11000 S  
South Jordan, UT 84095

ARCHITECT  
**NICHOLS • NAYLOR ARCHITECTS**  
10459 SOUTH 1300 WEST  
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

DATE  
3/3/2025



SHEET NUMBER  
**A0.1**

**PARKING ANALYSIS AND CALCULATIONS**

MAXIMUM NUMBER OF ACCESSES TO EACH LOT	1 PER 300 FT OF STREET FRONTAGE, OR PART THEREOF, OR LESS IF SHARED ACCESS IS REQUIRED
MINIMUM ACCESS AND/OR STREET SEPARATION ON COLLECTOR STREET	20 FT
MINIMUM ACCESS AND/OR STREET SEPARATION ON NEIGHBORHOOD STREET	30 FT
MINIMUM ACCESS WIDTH (2-WAY, 2 LANE)	24 FT
MINIMUM ACCESS WIDTH (1-WAY, 1 LANE)	12 FT
MAXIMUM ACCESS WIDTH (2-WAY, 2 LANE)	15 FT
MAXIMUM ACCESS WIDTH WITH MINIMUM 4 FT WIDE LANDSCAPED MEDIAN	40 FT

**PARKING STANDARDS**

STALL WIDTH	9 FT
STALL DEPTH	20 FT
STALL DEPTH WHEN MINIMUM 6 FT (OR 8 FT FOR DOUBLE ROWS) WIDE CURBED LANDSCAPE PLANTER OR SIDEWALK IS USED FOR OVERHANG (MINIMUM 4 FT OF PLANTER OR SIDEWALK MUST REMAIN CLEAR)	18 FT

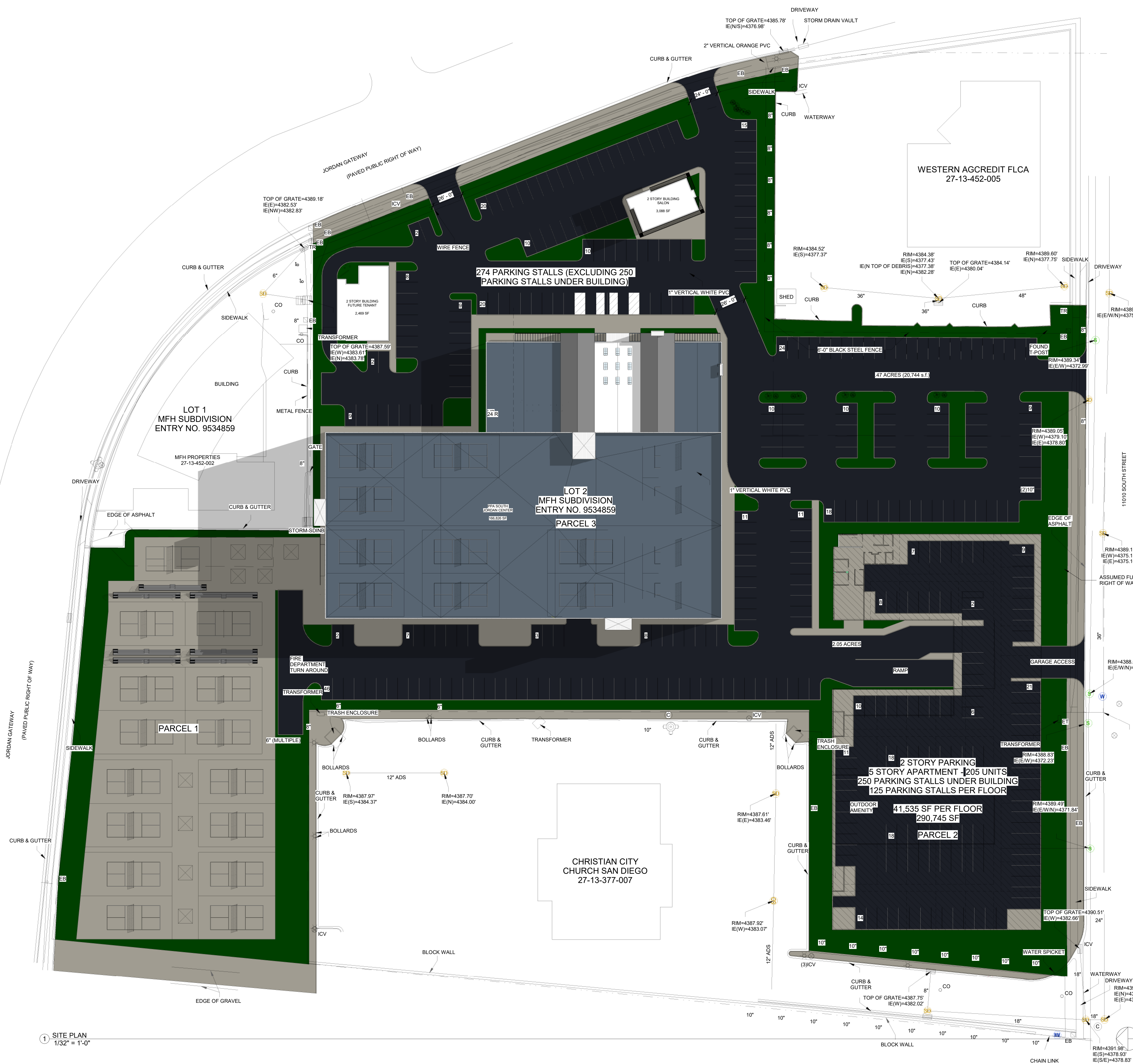
**PARKING RATIOS**

BEAUTY & HAIR SALONS	3 PER CHAIR
OFFICE	1 PER 300 SF OF FLOOR AREA
RECREATION, AMUSEMENT, ENTERTAINMENT AND OTHER ASSEMBLY	1 PER 4 SEATS IF SEATING IS KNOWN OR 1 PER 100 SF OF FLOOR AREA
WEIGHT REDUCTION, HEALTH AND FITNESS CENTERS	1 PER 200 SF OF FLOOR AREA
NON-TOURNAMENT COURT	2 PER COURT OR 1 PER DOUBLE
TOURNAMENT COURT	1 PER 4 SEATS IF SEATING IS KNOWN OR 1 PER 100 SF OF FLOOR AREA

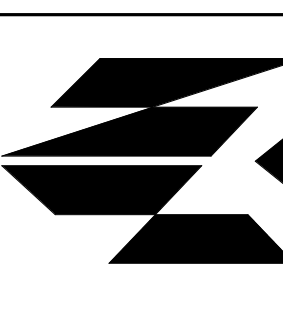
**PARKING CALCULATIONS**

BEAUTY & HAIR SALONS	10 CHAIRS	30 PS
OFFICE	2,469 SF + 9,730 SF	41 PS
RECREATION, AMUSEMENT, ENTERTAINMENT AND OTHER ASSEMBLY	174 SEATS	44 PS
WEIGHT REDUCTION, HEALTH AND FITNESS CENTER	13,391 SF	67 PS
NON-TOURNAMENT COURT	24 COURTS	12 PS
TOURNAMENT COURT	2,843 SEATS	711 PS (7 PS)
TOTAL PARKING STALLS	2,139 SEATS	905 PS TOURNAMENT USE (203 PS DAILY USE)

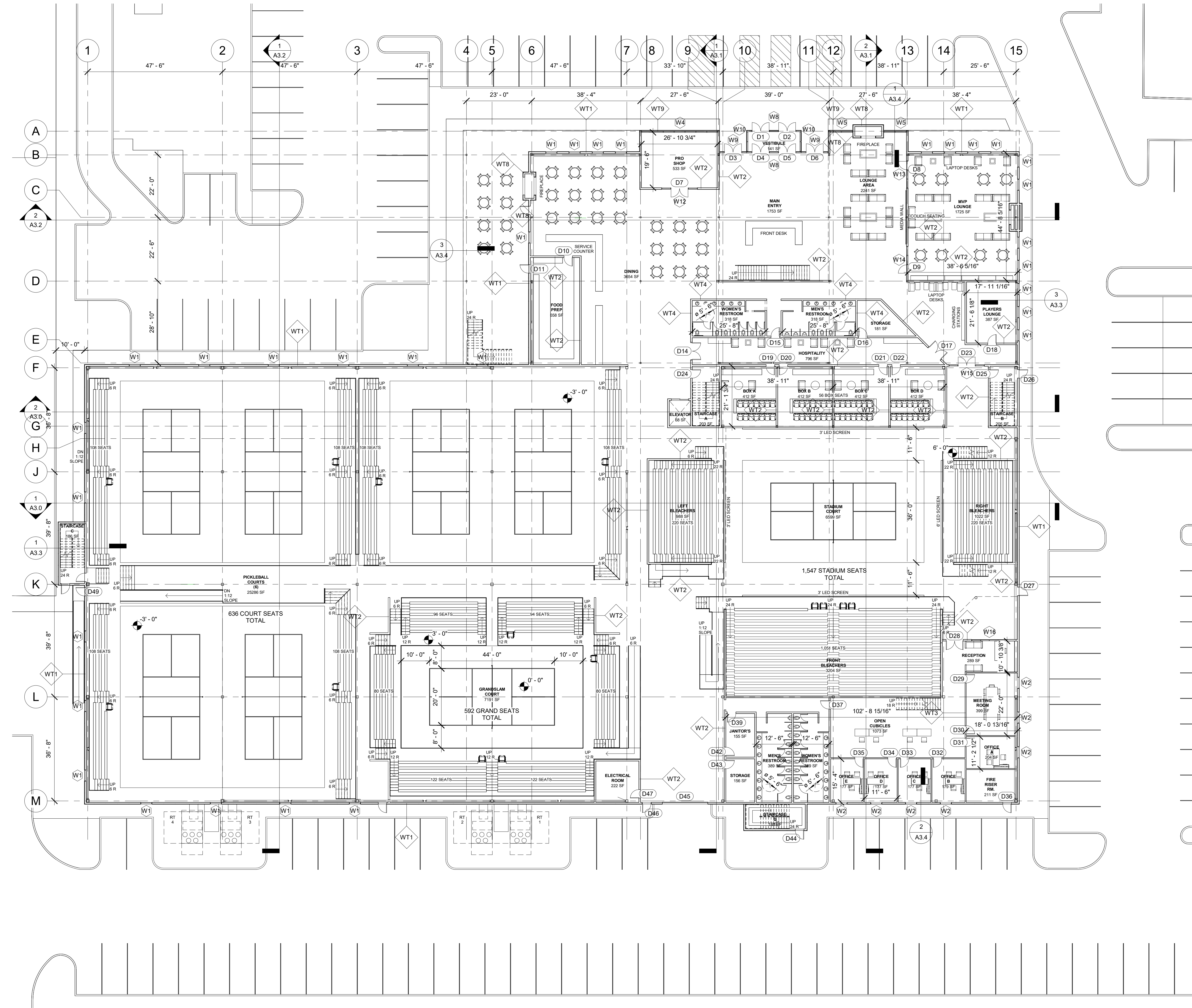


1 SITE PLAN  
1/32" = 1'-0"

SOUTH QUARTER CORNER OF SECTION 13,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN.  
FOUND 3" FLAT BRASS CAP  
MONUMENT WITH RING & LID



WALL TYPES		
WT1	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, LONGBOARD ALUMINUM CLADDING PANEL SYSTEM SIDING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT2	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT3	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT4	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT5	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT6	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT7	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT8	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, 1-1/2" STONE SIDING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W/ 1" LOW-E INSULATED DOUBLE GLASS PANE IN THERMALLY BROKEN FRAME TEMPERED WHERE REQUIRED (GLASS BY GLAZING CONTRACTOR)	



1 MAIN LEVEL FLOOR PLAN  
1/16" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)	
NAME	AREA
MAIN LEVEL FLOOR PLAN	64165 SF
SECOND LEVEL FLOOR PLAN	15568 SF
THIRD LEVEL FLOOR PLAN	38446 SF
FOURTH LEVEL FLOOR PLAN	50647 SF
TOTAL	166826 SF

NO.	DATE

SHEET TITLE  
**SECOND LEVEL FLOOR PLAN**

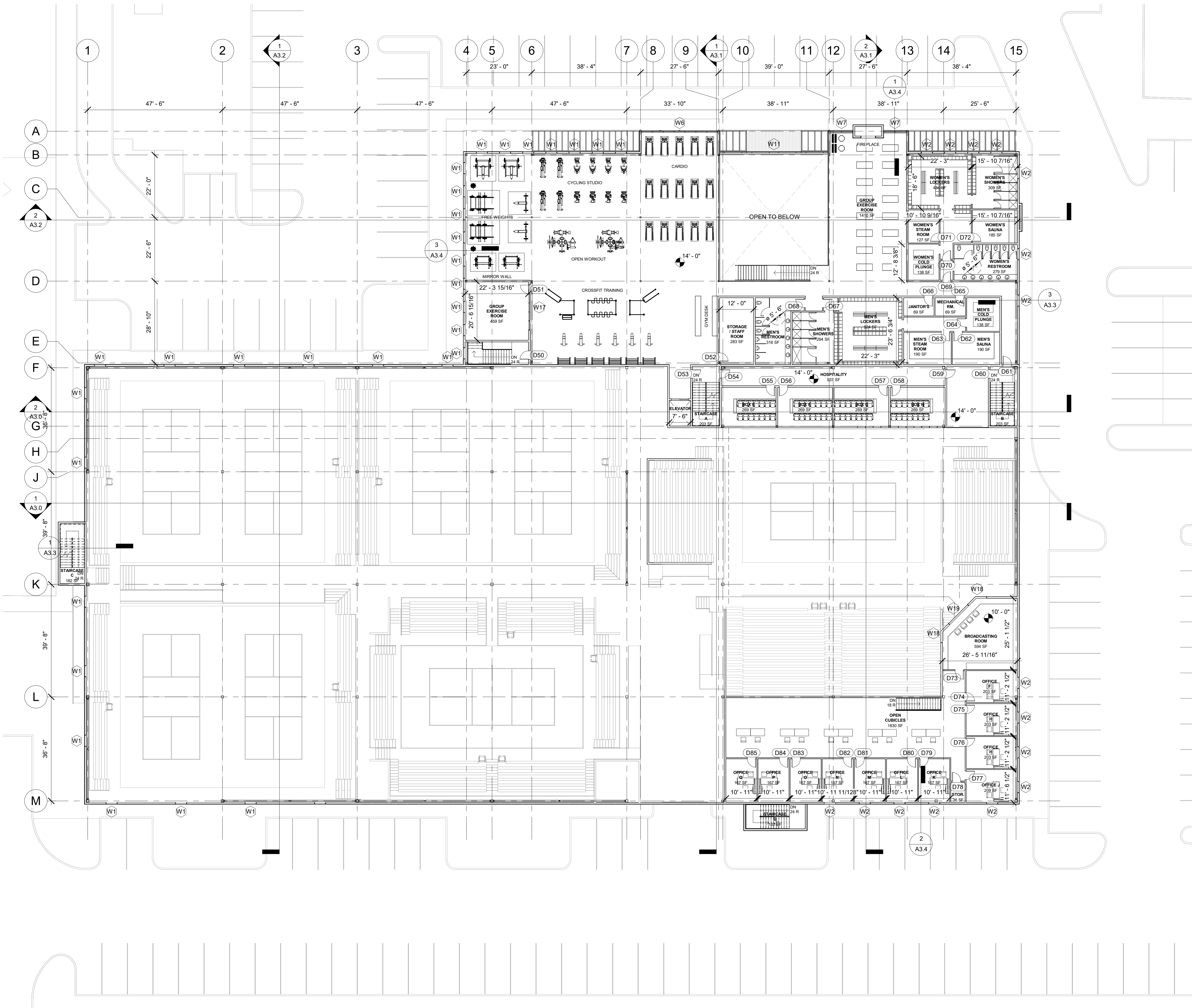
PROJECT OWNER  
**PPA SOUTH JORDAN CENTER**  
272 W 11000 S  
South Jordan, UT 84095

ARCHITECT  
**NICHOLS • NAYLOR ARCHITECTS**  
10459 SOUTH 1300 WEST  
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

DATE  
3/3/2025

SHEET NUMBER  
**A1.1**

WALL TYPES		
WT1	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, LONGBOARD ALUMINUM CLADDING PANEL SYSTEM SIDING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT2	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT3	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT4	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT5	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT6	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT7	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT8	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, 1-1/2" STONE SIDING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W/ 1" LOW-E INSULATED DOUBLE GLASS PANE IN THERMALLY BROKEN FRAME TEMPERED WHERE REQUIRED (GLASS BY GLAZING CONTRACTOR)	



1 SECOND LEVEL FLOOR PLAN  
1/16" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)	
NAME	AREA
MAIN LEVEL FLOOR PLAN	64165 SF
SECOND LEVEL FLOOR PLAN	15568 SF
THIRD LEVEL FLOOR PLAN	36446 SF
FOURTH LEVEL FLOOR PLAN	50647 SF
TOTAL	166826 SF

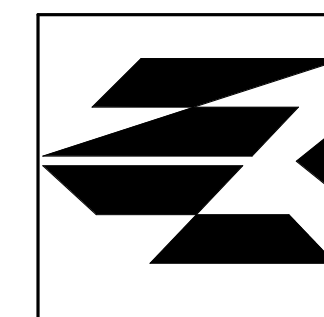
NO.	DATE

SHEET TITLE  
**THIRD LEVEL FLOOR PLAN**

PROJECT/OWNER  
**PPA SOUTH JORDAN CENTER**  
272 W 11000 S  
South Jordan, UT 84095

ARCHITECT

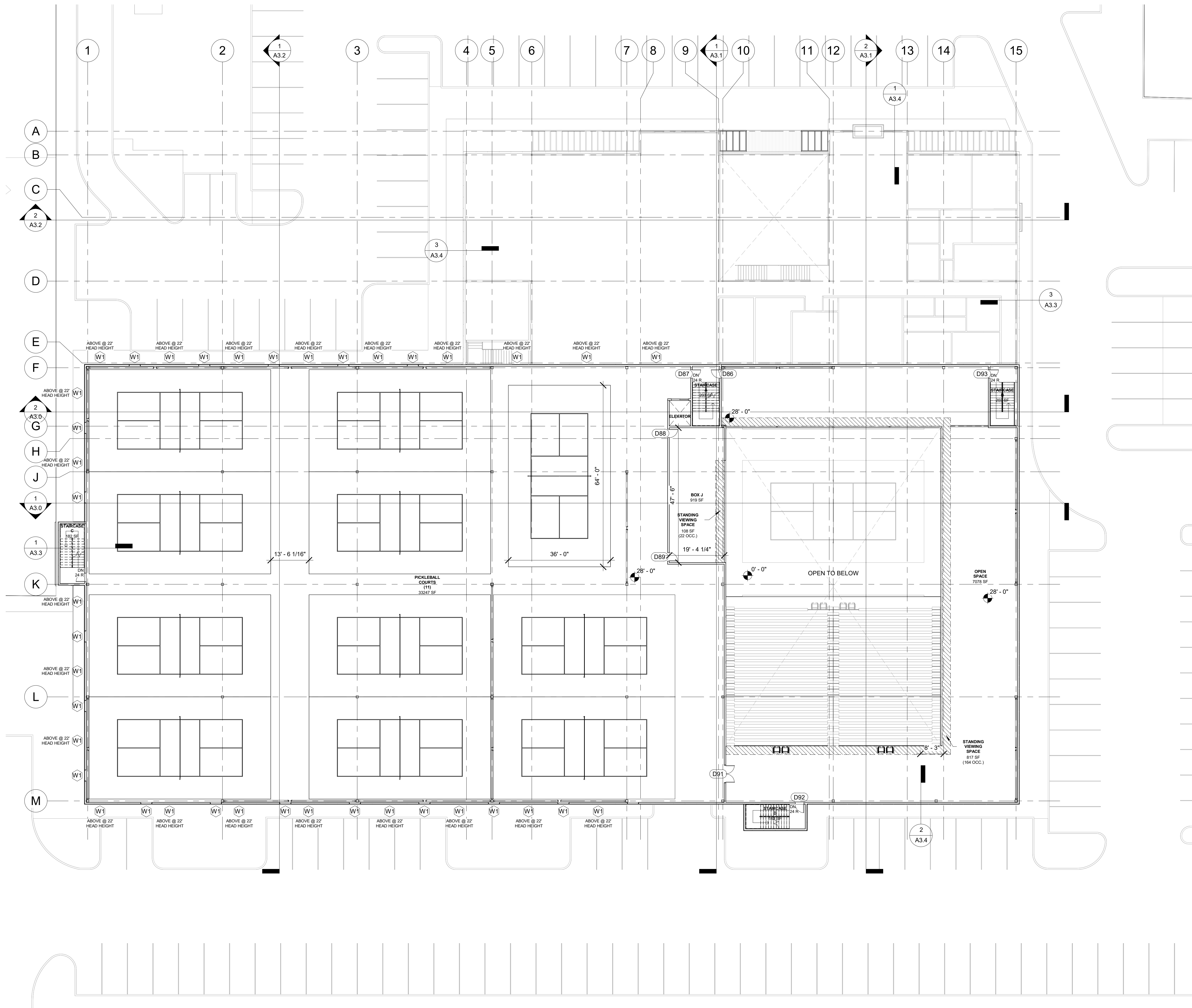
**NICHOLS • NAYLOR**  
ARCHITECTS  
10459 SOUTH 1300 WEST  
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



DATE  
3/3/2025

SHEET NUMBER  
**A1.2**

WALL TYPES		
WT1	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, LONGBOARD ALUMINUM CLADDING PANEL SYSTEM SIDING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT2	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT3	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT4	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT5	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT6	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT7	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT8	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, 1-1/2" STONE SIDING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W/ 1" LOW-E INSULATED DOUBLE GLASS PANE IN THERMALLY BROKEN FRAME TEMPERED WHERE REQUIRED (GLASS BY GLAZING CONTRACTOR)	



1 THIRD LEVEL FLOOR PLAN  
1/16" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)	
NAME	AREA
MAIN LEVEL FLOOR PLAN	64165 SF
SECOND LEVEL FLOOR PLAN	15568 SF
THIRD LEVEL FLOOR PLAN	36446 SF
FOURTH LEVEL FLOOR PLAN	50647 SF
TOTAL	166826 SF



REVISIONS

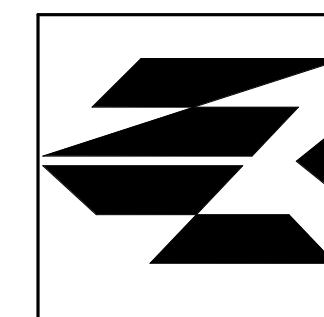
NO.	DATE

SHEET TITLE  
**FOURTH LEVEL FLOOR PLAN**

PROJECT/OWNER  
**PPA SOUTH JORDAN CENTER**  
272 W 11000 S  
South Jordan, UT 84095

ARCHITECT

**NICHOLS • NAYLOR**  
ARCHITECTS  
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SOUTH JORDAN, UTAH 84095 • (801) 487-3330

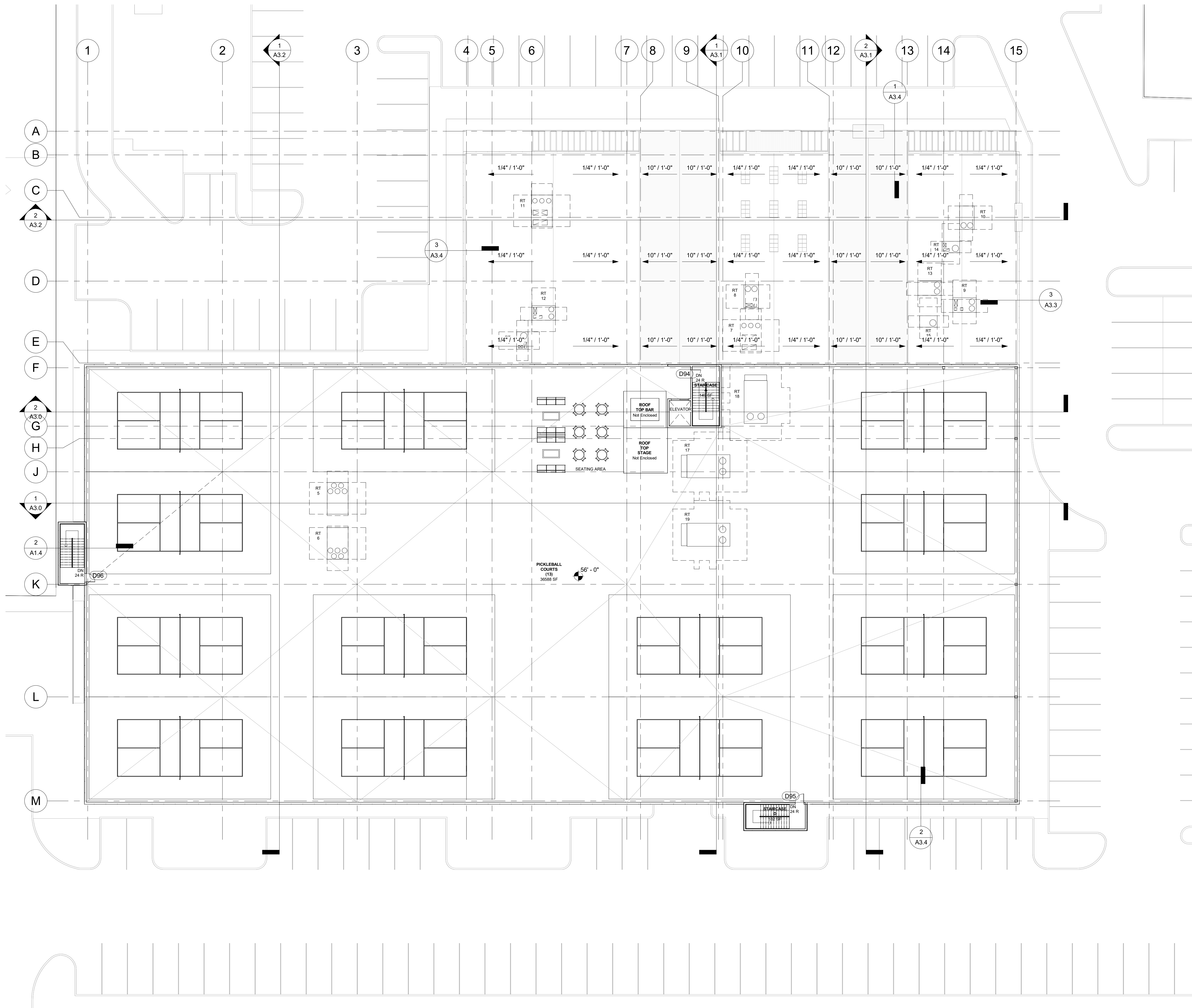


DATE  
3/3/2025

SHEET NUMBER  
**A1.3**

**WALL TYPES**

WT	Description	Section
WT1	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, LONGBOARD ALUMINUM CLADDING PANEL SYSTEM SIDING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT2	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT3	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT4	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT5	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT6	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT7	INTERIOR WALL - 3-5/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT8	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, 1-1/2" STONE SIDING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W/ 1" LOW-E INSULATED DOUBLE GLASS PANE IN THERMALLY BROKEN FRAME TEMPERED WHERE REQUIRED (GLASS BY GLAZING CONTRACTOR)	



1 FOURTH LEVEL FLOOR PLAN  
1/16" = 1'-0"

**AREA SCHEDULE (GROSS BUILDING)**

NAME	AREA
MAIN LEVEL FLOOR PLAN	64165 SF
SECOND LEVEL FLOOR PLAN	15568 SF
THIRD LEVEL FLOOR PLAN	36446 SF
FOURTH LEVEL FLOOR PLAN	50647 SF
TOTAL	166826 SF

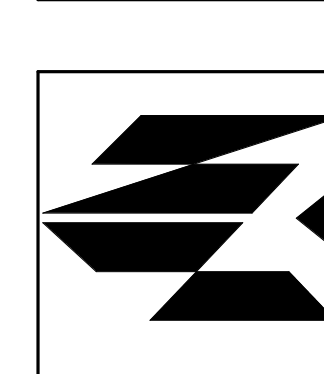
NO.	DATE

SHEET TITLE  
**ROOF PLAN**

PROJECT/OWNER  
**PPA SOUTH JORDAN CENTER**  
272 W 11000 S  
South Jordan, UT 84095

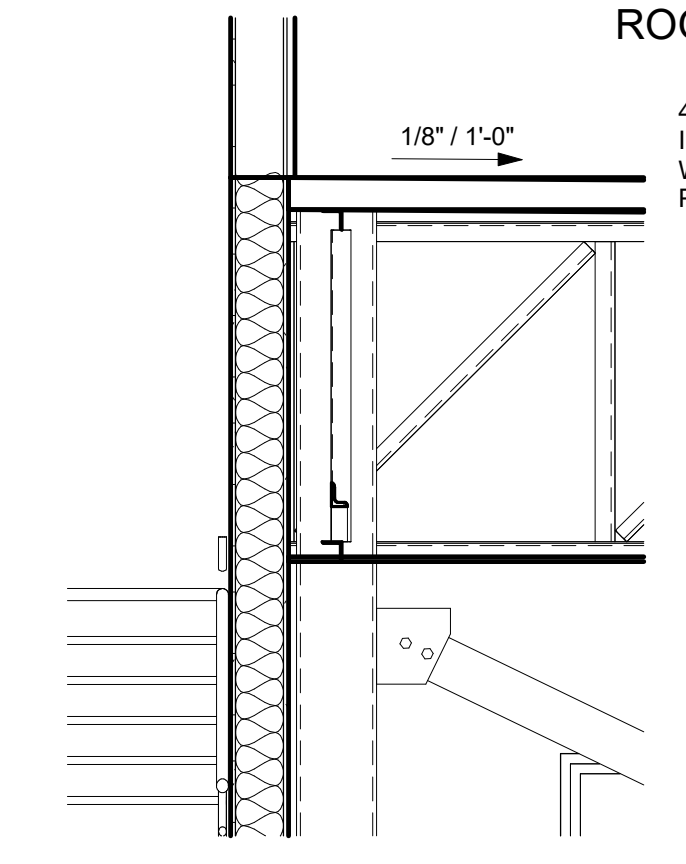
ARCHITECT  
**NICHOLS • NAYLOR ARCHITECTS**  
10459 SOUTH 1300 WEST  
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

DATE  
3/3/2025



SHEET NUMBER  
**A1.4**

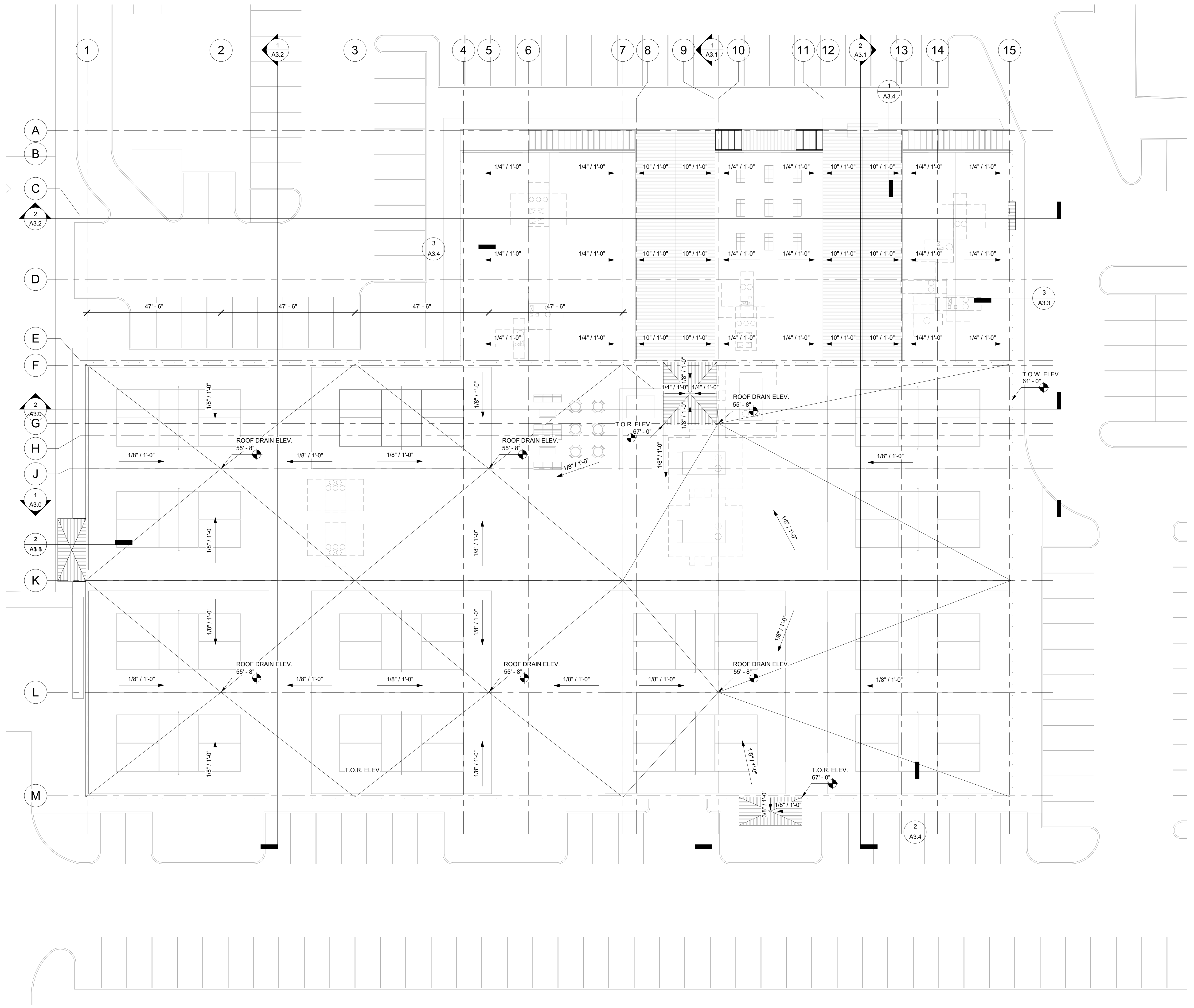
**ROOF ASSEMBLY**



4" CONCRETE SLAB OVER METAL B-DECK W/ HIGH-DENSITY INSULATION, 1/2" CEMENT BOARD LAYER, LIQUID-APPLIED WATERPROOFING LAYER, AND DRAIN FABRIC / PREFABRICATED ROOF TRUSSES W/ R-38 INSULATION

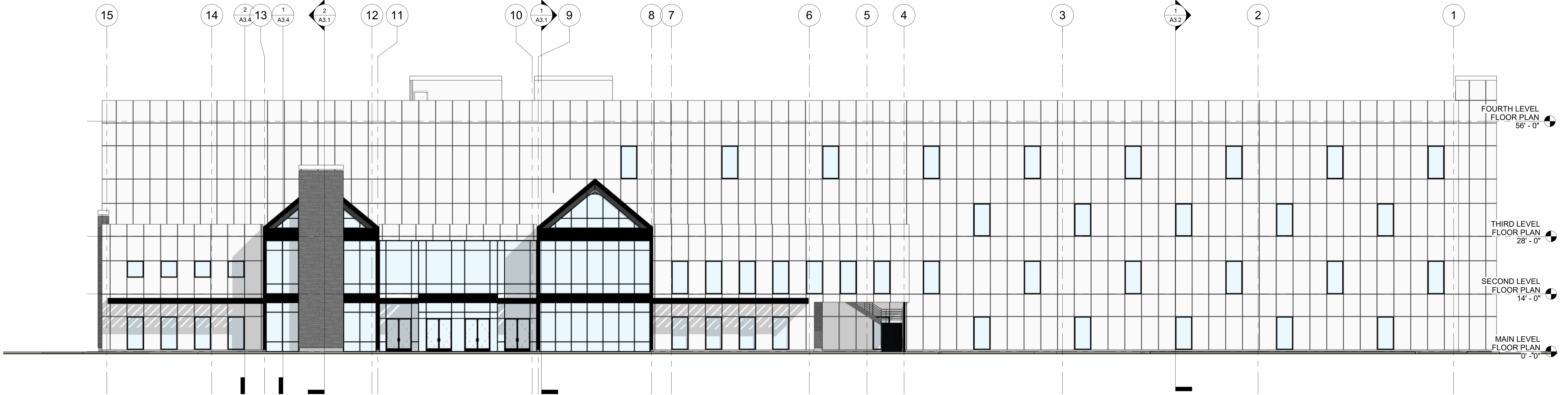
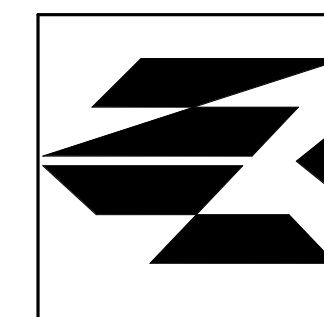
**ROOF PLAN NOTES**

- Ⓐ PROVIDE ROOF CRICKETS AT ALL UPSLOPE AREAS. CRICKETS TO SLOPE POSITIVELY 1/4" MINIMUM PER FOOT FROM HORIZONTAL PLANE. MAINTAIN 1/8" SLOPE PER FOOT MINIMUM FOR ALL CRICKET VALLEYS.
- Ⓑ ROOF PENETRATIONS OF ANY KIND SHALL NOT BE LOCATED IN CRICKET VALLEYS.
- Ⓒ IN ADDITION TO OPENING AND EQUIPMENT SHOWN ON THIS DRAWING, MECHANICAL AND ELECTRICAL DRAWINGS.
- Ⓓ INDICATE ADDITIONAL ITEMS PENETRATING THE ROOF ASSEMBLY AND PROVIDE APPROPRIATE FLASHING.
- Ⓔ REFERENCE MECHANICAL DRAWINGS FOR VENT LOCATIONS, EQUIPMENT LOCATIONS, AND ADDITIONAL INFORMATION, TYP.
- Ⓕ ROOF DRAIN



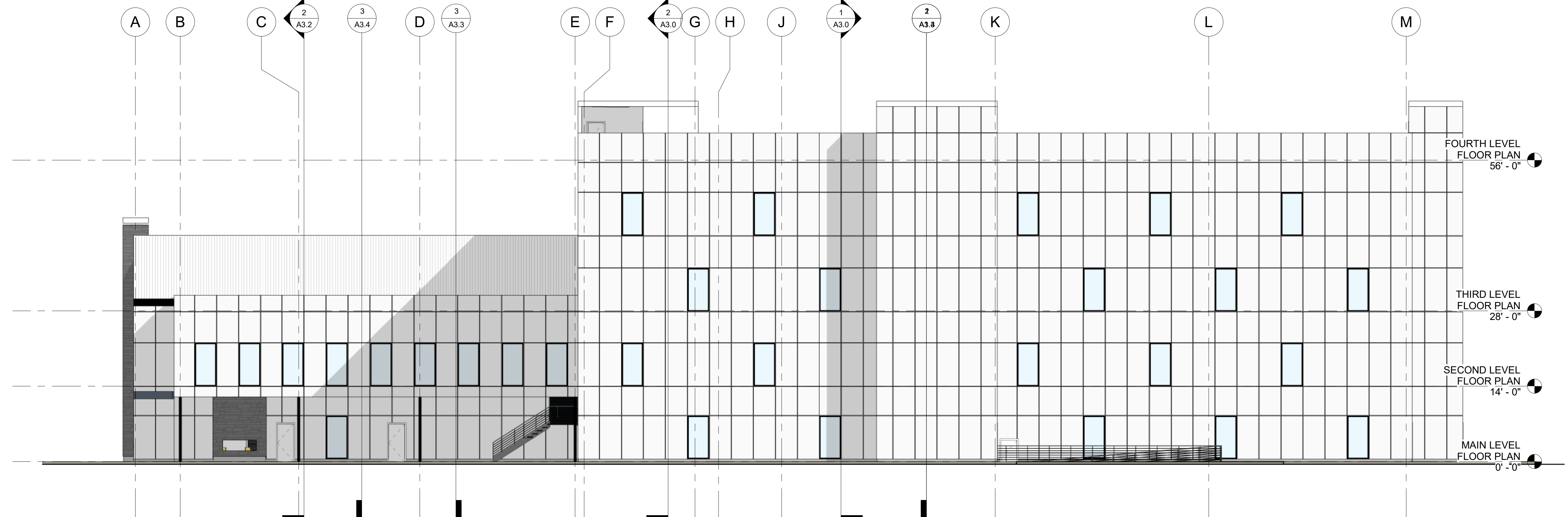
1 ROOF PLAN  
1/16" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)	
NAME	AREA
MAIN LEVEL FLOOR PLAN	64165 SF
SECOND LEVEL FLOOR PLAN	15568 SF
THIRD LEVEL FLOOR PLAN	36446 SF
FOURTH LEVEL FLOOR PLAN	50647 SF
TOTAL	166826 SF



① EAST COLORED ELEVATION  
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	FIBER CEMENT BOARD
B	STONE VENEER
C	GYPSON WALL BOARD
D	CAST-IN-PLACE CONCRETE
E	CLEAR GLAZING
F	BLACK METAL COATING
G	BLACK ALUMINUM MULLION
H	BLACK METAL ROOF
J	BLACK ALUMINUM CANOPY
K	BLACK RAILING
L	STRUCTURAL STEEL
M	WOOD DOOR
N	OVERHEAD DOOR



② NORTH COLORED ELEVATION  
3/32" = 1'-0"

REVISIONS	
NO.	DATE

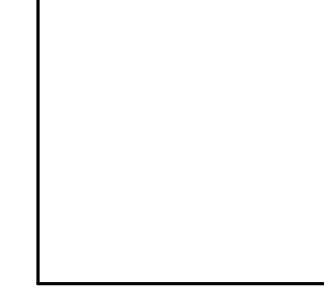
SHEET TITLE

# COLORED ELEVATIONS

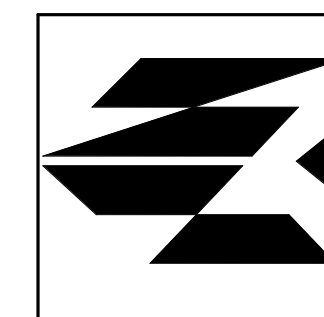
PROJECT/OWNER

PPA SOUTH JORDAN CENTER  
 272 W 11000 S  
 South Jordan, UT 84095

ARCHITECT



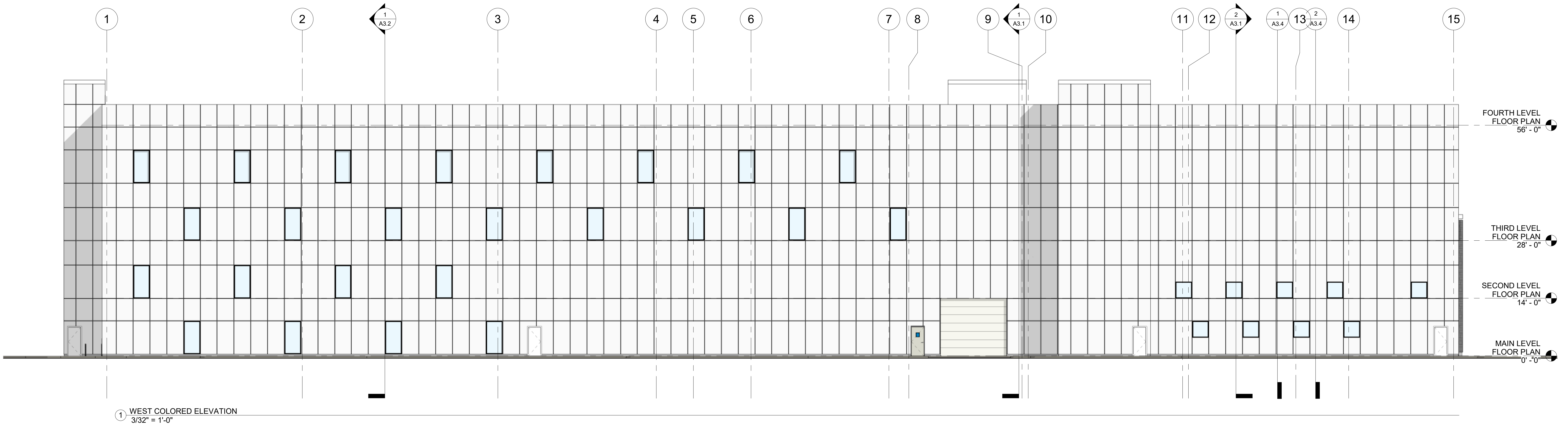
**NICHOLS + NAYLOR**  
 ARCHITECTS  
 10459 SOUTH 1300 WEST  
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DATE  
3/3/2025

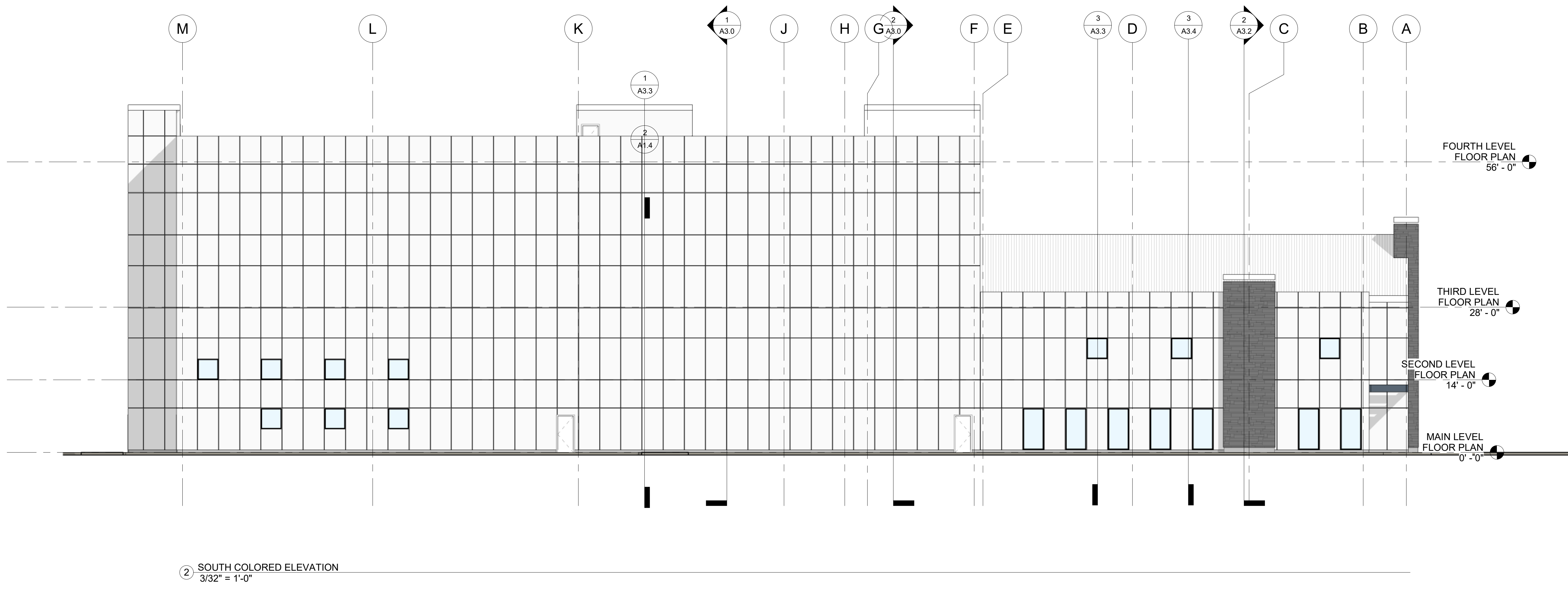
SHEET NUMBER

## A2.3

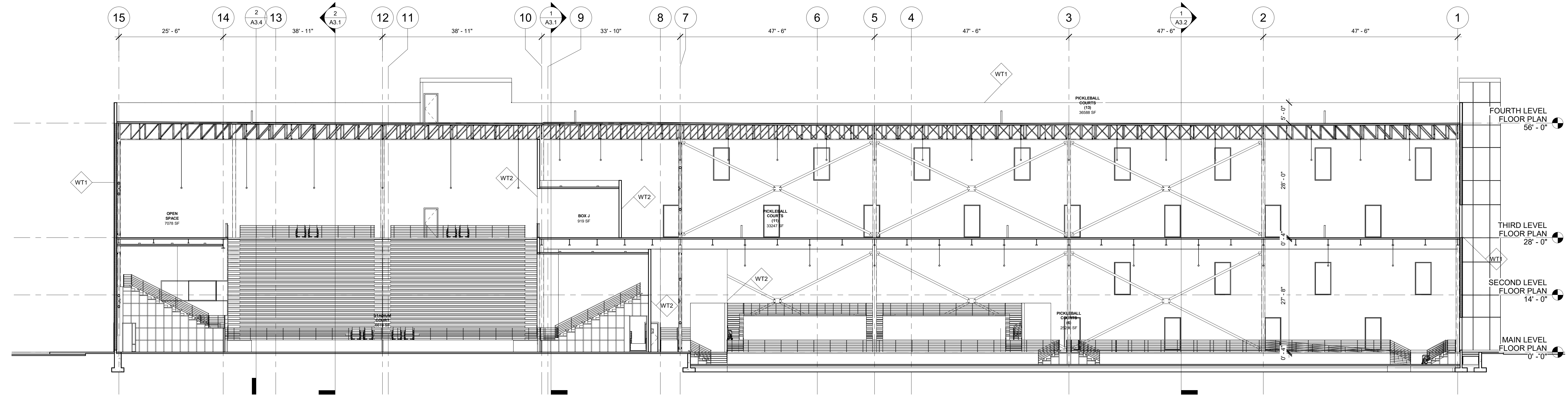
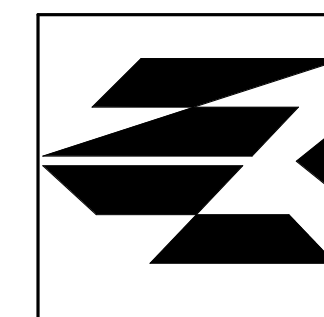


1 WEST COLORED ELEVATION  
3/32" = 1'-0"

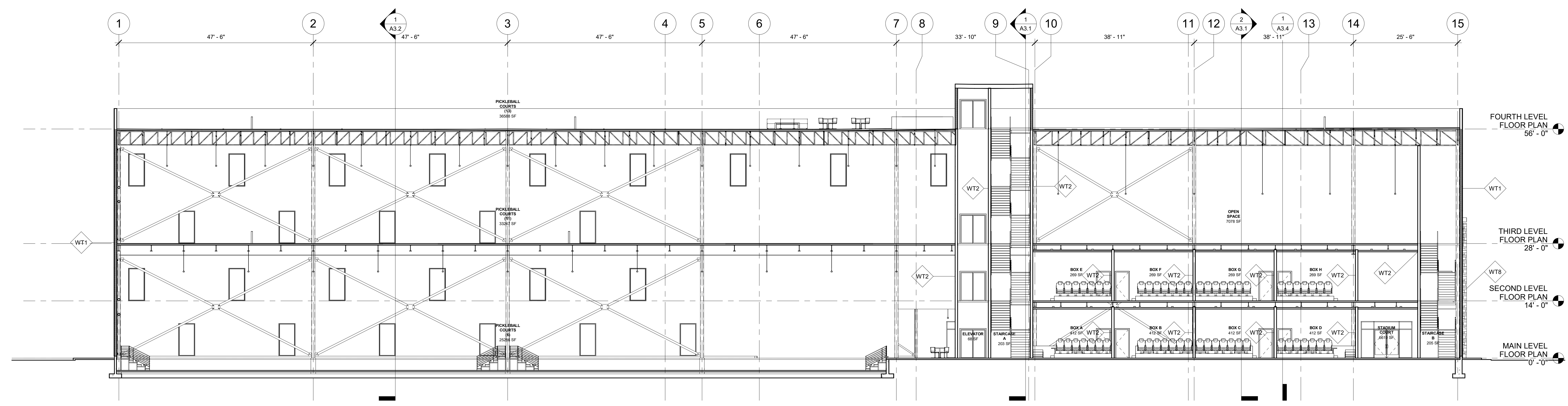
EXTERIOR FINISH SCHEDULE	
A	FIBER CEMENT BOARD
B	STONE VENEER
C	GYPSUM WALL BOARD
D	CAST-IN-PLACE CONCRETE
E	CLEAR GLAZING
F	BLACK METAL COATING
G	BLACK ALUMINUM MULLION
H	BLACK METAL ROOF
J	BLACK ALUMINUM CANOPY
K	BLACK RAILING
L	STRUCTURAL STEEL
M	WOOD DOOR
N	OVERHEAD DOOR



2 SOUTH COLORED ELEVATION  
3/32" = 1'-0"



1 BUILDING SECTION A-A'  
3/32" = 1'-0"



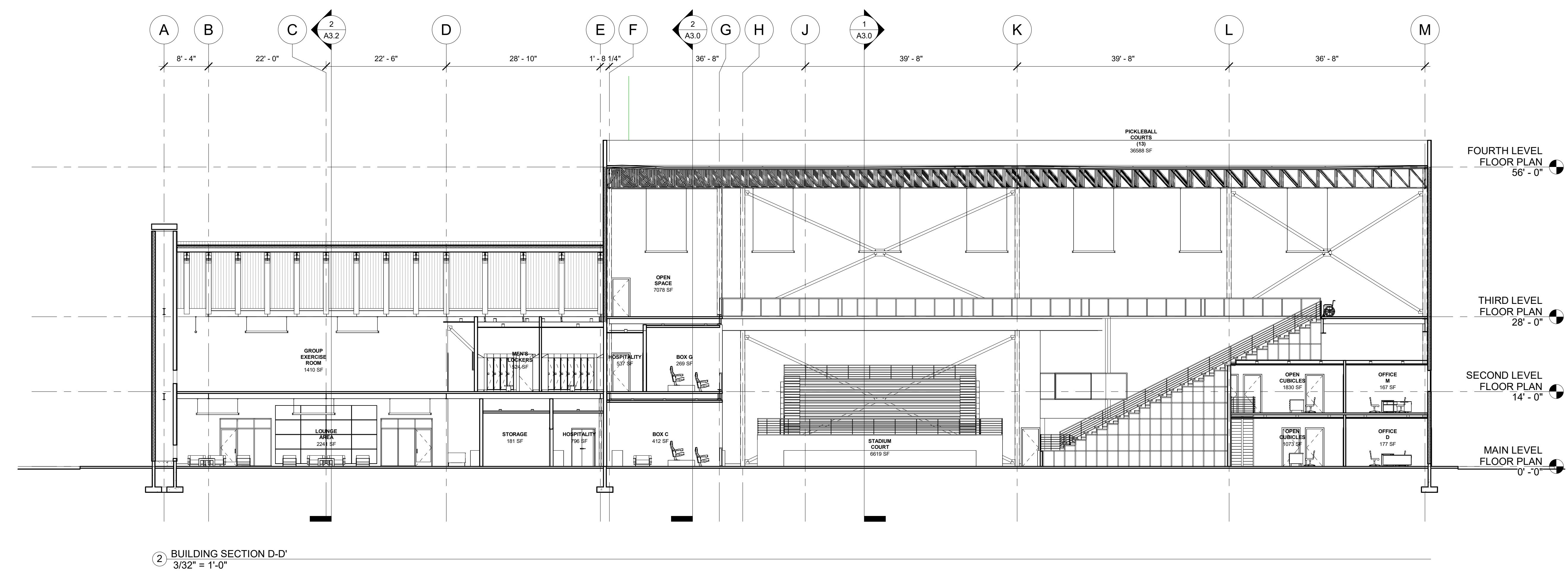
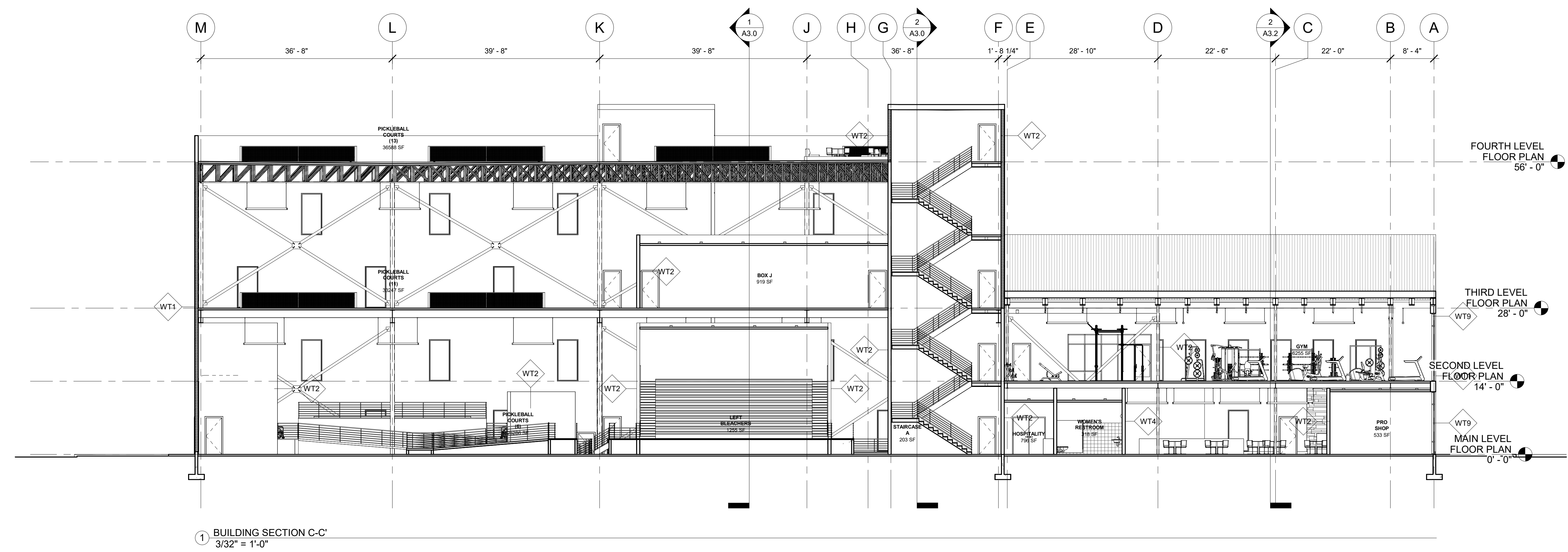
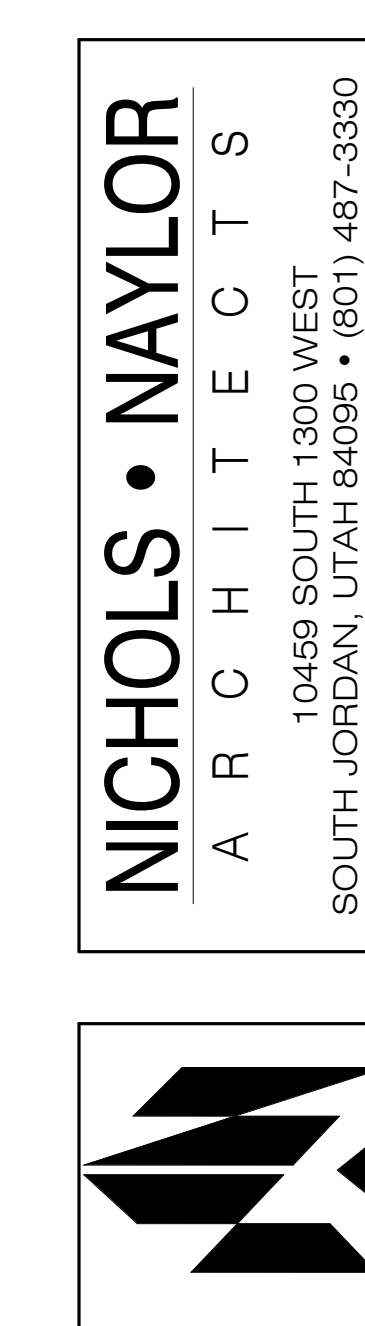
2 BUILDING SECTION B-B'  
3/32" = 1'-0"

REVISIONS	
NO.	DATE

SHEET TITLE  
**BUILDING SECTIONS**

PROJECT/OWNER  
**PPA SOUTH JORDAN CENTER**  
272 W 11000 S  
South Jordan, UT 84095

ARCHITECT  
**NICHOLS • NAYLOR ARCHITECTS**  
10459 SOUTH 1300 WEST  
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



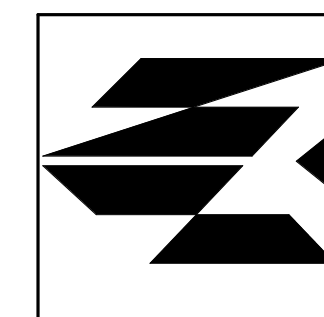
REVISIONS	
NO.	DATE

SHEET TITLE  
**BUILDING SECTIONS**

PROJECT OWNER  
PPA SOUTH JORDAN CENTER  
272 W 11000 S  
South Jordan, UT 84095

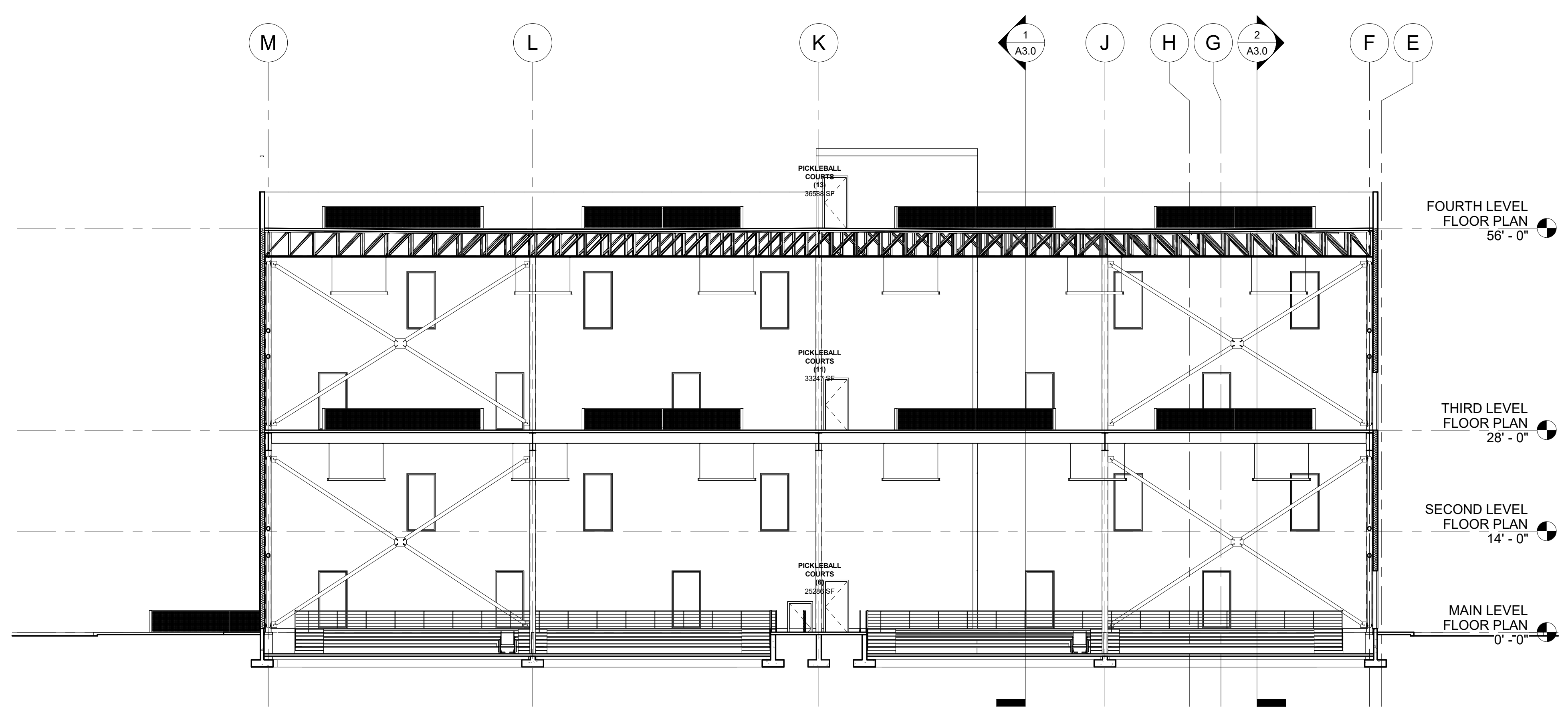
ARCHITECT

**NICHOLS • NAYLOR**  
ARCHITECTS  
10459 SOUTH 1300 WEST  
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

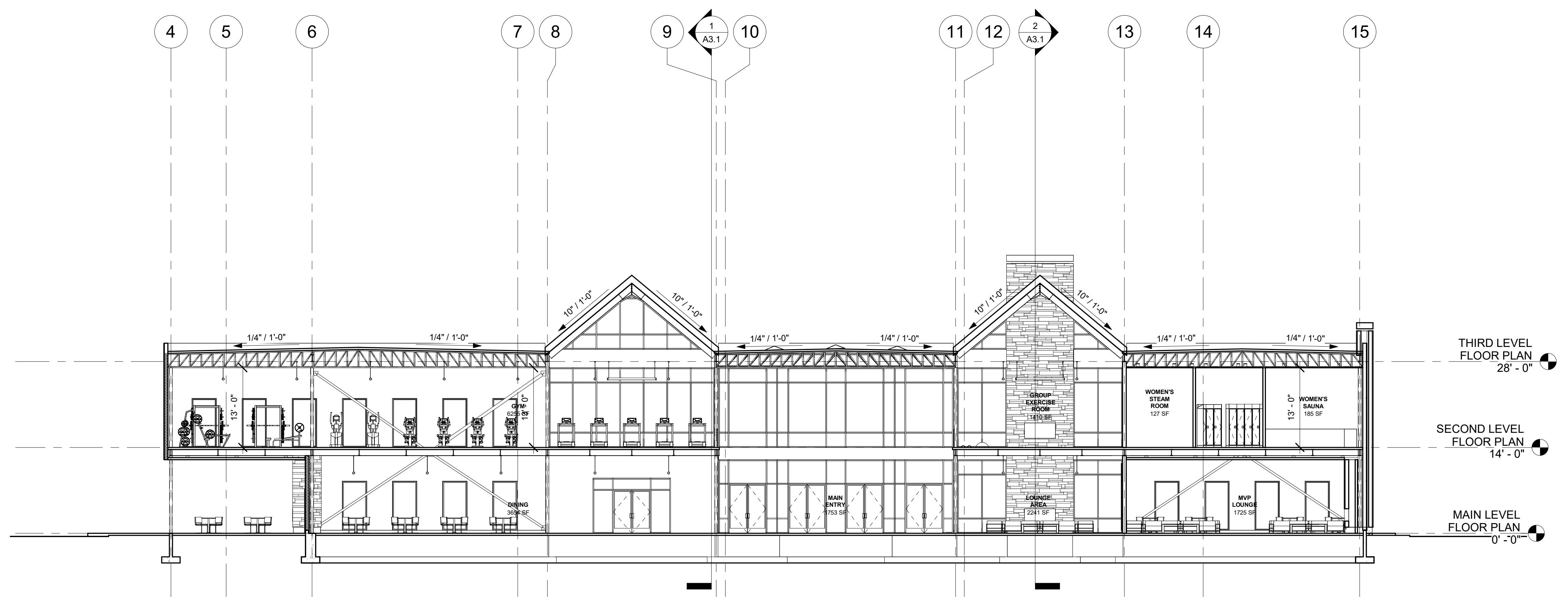


DATE  
3/3/2025

SHEET NUMBER  
**A3.2**



1 BUILDING SECTION E-E  
3/32" = 1'-0"



2 BUILDING SECTION F-F  
3/32" = 1'-0"

15'  
1' 1/2"  
3' 4"  
1' 1/2"  
3' 8"  
1' 1/4"  
3' 16"  
1' 8"  
3' 3/4"































④ West  
1/16" = 1'-0"



① North  
1/16" = 1'-0"



③ South  
1/16" = 1'-0"



② East  
1/16" = 1'-0"



③ 3D View 4



② 3D View 7



① 3D View 3

PROJECT NUMBER

Project Number

REVISIONS

# DATE DESCRIPTION

SHEET TITLE

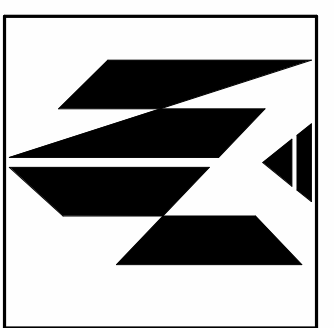
PERSPECTIVES

PROJECT/OWNER

SOUTH JORDAN APARTMENTS  
SOUTH JORDAN, UT 84095

ARCHITECT

**NICHOLS • NAYLOR**  
ARCHITECTS  
10459 S. 1300 WEST SUITE 201  
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



DATE

Issue Date

SHEET NUMBER

A710

3"  
1 1/2"  
3/4"  
1/2"  
3/8"  
1/4"  
3/16"  
1/8"  
3/32"  
1/16"

## City of South Jordan FY 2025/26 Capital Projects & Fleet Equipment Budget Recommendation

### Capital Projects & Fleet Equipment Budget Summary

Capital Funds:	Project Budget	Fleet Budget	Total Budget
Class C Funds:	\$ 2,000,000	\$ -	\$ 2,000,000
Transportation Sales Tax Fund:	\$ 1,800,000	\$ -	\$ 1,800,000
Culinary Water Fund:	\$ 1,955,000	\$ 717,000	\$ 2,672,000
Secondary Water Fund:	\$ 100,000	\$ -	\$ 100,000
Storm Drain Fund:	\$ 730,000	\$ 272,000	\$ 1,002,000
Sanitation Fund:	\$ -	\$ 135,000	\$ 135,000
Transportation Impact Fees:	\$ 481,000	\$ -	\$ 481,000
Mulligans Fund:	\$ 300,000	\$ 45,000	\$ 345,000
CDA Fund:	\$ 1,000,000		\$ 1,000,000
General Capital Fund:	\$ 1,400,000	\$ 1,600,000	\$ 3,000,000
<b>Total Capital Project Funds:</b>	<b>\$ 9,766,000</b>	<b>\$ 2,769,000</b>	<b>\$ 12,535,000</b>

### Capital Projects & Fleet Equipment Budget Detail (by Fund)

CLASS C:	Budget
<b>Pavement Preservation Program: Mill and Overlay</b> <i>Mill and overlay existing streets with appropriate pavement condition index scores per the maintenance program.</i>	\$ 800,000
<b>Pavement Preservation Program: Micro Surface</b> <i>Apply micro surface to streets with appropriate pavement condition index scores per the maintenance program.</i>	\$ 354,000
<b>Pavement Preservation Program: High Density Mineral Bond</b> <i>Apply high density mineral bond to streets with appropriate pavement condition index scores per the maintenance program.</i>	\$ 351,000
<b>Pavement Preservation Program: Crack Seal</b> <i>Apply crack seal to streets with appropriate pavement condition index scores per the maintenance program.</i>	\$ 45,000
<b>Pavement Preservation Program: GSB-88 Seal</b> <i>Apply GSB-88 to streets with appropriate pavement condition index scores per the maintenance program</i>	\$ 100,000
<b>Lane Repairs and Maintenance</b> <i>Repair and/or replace concrete on lanes that are lifting, spalling, and cracking per the maintenance program.</i>	\$ 200,000

**Streetlight Replacement Program** \$ 150,000  
*Upgrade to LED lighting on all Rocky Mountain owned and maintained streetlights, reducing annual costs by \$45K per year.*

**TOTAL CLASS C PROJECTS: \$ 2,000,000**

**TRANSPORTATION SALES TAX:**

	<b>Budget</b>
<b>Audible Pedestrian Push Buttons</b>	<b>\$ 40,000</b>
<i>Install audible pedestrian pushbuttons on all traffic signals, per Federal Rule 36CFR Part 1190. Install 5 signals per year. (there are 58 signals at \$8K per signal for the County to make the modification).</i>	
<b>Trail Extension(s)</b>	<b>\$ 265,000</b>
<i>Install pedestrian trail along the Utah Lake Distribution Canal Trail from 11800 S to 11400 S (Grant match, pending grant award)</i>	
<b>Riverfront Parkway Widening</b>	<b>\$ 1,030,000</b>
<i>Widen Riverfront Parkway from 11000 South to 11400 South. City's match is \$1.7 million for a \$5 million federal grant. Project allocation includes: SLCo Corridor Preservation Funds (\$189K), Transportation Sales Tax (\$1,030,000) and Transportation Impact Fees (\$481K).</i>	
<b>4000 W SJ Parkway Environmental</b>	<b>\$ 35,000</b>
<i>Conduct environmental study required prior to receiving federal funds to complete the capacity improvement project at 4000 W and South Jordan Parkway.</i>	
<b>Signing and Striping</b>	<b>\$ 160,000</b>
<i>Replace faded and worn out roadway stripping and signing throughout the City.</i>	
<b>Pavement Preservation</b>	<b>\$ 200,000</b>
<i>Apply appropriate pavement preservation method(s) on City streets based on the condition index scores per the maintenance program.</i>	
<b>Traffic Signal Maintenance</b>	<b>\$ 30,000</b>
<i>Conduct additional maintenance and operation of Citywide traffic signals.</i>	
<b>Trail Maintenance</b>	<b>\$ 40,000</b>
<i>Install pavement preservation and maintenance on City-managed trails.</i>	

**TOTAL TRANSPORTATION SALES TAX: \$ 1,800,000**

<b>CULINARY WATER:</b>	<b>Budget</b>
<b>Tank Cleaning</b>	\$ 65,000
<i>Clean, inspect, and repair tanks identified on the 5-year rotation.</i>	
<b>Commercial Meter Replacement</b>	\$ 60,000
<i>Replace 20 commercial meters per year and add to fixed network.</i>	
<b>PRV Upgrades</b>	\$ 250,000
<i>Maintain, upgrade, and install PRVs citywide.</i>	
<b>Waterline Loop Replacement</b>	\$ 80,000
<i>Identify and design alternatives to remove the identified loops.</i>	
<b>Central Control Irrigation Maintenance and Upgrades</b>	\$ 100,000
<i>Upgrade and maintain the City's central control irrigation system.</i>	
<b>Water Wise Landscaping</b>	\$ 1,400,000
<i>Federal grant match for several City-owned properties (City Park baseball, park strips etc.) to covert landscaping to a water-</i>	
<b>TOTAL CULINARY WATER PROJECTS:</b>	<b>\$ 1,955,000</b>
<b>CULINARY WATER FLEET EQUIPMENT:</b>	\$ 717,000
<i>Culinary Water Fleet Equipment (3 units)</i>	
<b>TOTAL CULINARY WATER FUND FLEET EQUIPMENT:</b>	<b>\$ 717,000</b>
<b>TOTAL CULINARY WATER FUND:</b>	<b>\$ <u>2,672,000</u></b>

<b>SECONDARY WATER:</b>	<b>Budget</b>
<b>Secondary Water Pump Repair and Replacement</b>	\$ 100,000
<i>Repair and/or replace secondary pumps citywide.</i>	
<b>TOTAL SECONDARY WATER FUND:</b>	<b>\$ <u>100,000</u></b>

<b>STORM DRAIN:</b>	<b>Budget</b>
<b>Storm Water Master Plan Projects</b>	\$ 650,000
<i>Complete various master plan projects identified in the new Water master plan (see list).</i>	
<b>Down Well Repairs / Drilling</b>	\$ 80,000
<i>Rehabilitate existing down wells throughout the City.</i>	
<b>TOTAL STORM DRAIN PROJECTS:</b>	<b>\$ 730,000</b>



<b>STORM DRAIN FLEET EQUIPMENT:</b>	\$ 272,000
<i>Storm Water Fleet Equipment (2 units)</i>	
<b>TOTAL STORM DRAIN FLEET EQUIPMENT:</b>	<b>\$ 272,000</b>
<b>TOTAL STORM DRAIN FUND:</b>	<b><u>\$ 1,002,000</u></b>

<b>SANITATION FUND:</b>	<b>Budget</b>
<b>SANITATION FLEET EQUIPMENT:</b>	\$ 135,000
<i>Sanitation Fleet Equipment (1 unit)</i>	
<b>TOTAL SANITATION FLEET EQUIPMENT:</b>	<b>\$ 135,000</b>
<b>TOTAL SANITATION FUND:</b>	<b><u>\$ 135,000</u></b>

<b>TRANSPORTATION IMPACT FEE:</b>	<b>Budget</b>
<b>Riverfront Parkway</b>	\$ 481,000
<i>Widen Riverfront Parkway from 11000 South to 11400 South. City's match is \$1.7 million for a \$5 million federal grant. Project allocation includes: SLCo Corridor Preservation Funds (\$189K), Transportation Sales Tax (\$1,030,000) and Transportation Impact Fees (\$481K).</i>	
<b>TOTAL TRANSPORTATION IMPACT FEES:</b>	<b><u>\$ 481,000</u></b>

<b>MULLIGANS FUND:</b>	<b>Budget</b>
<b>Mini Golf Improvements</b>	\$ 25,000
<i>Repair and/or replace existing mini-golf structures and equipment.</i>	
<b>Pond Liner</b>	\$ 50,000
<i>Install riprap around golf course ponds for erosion control.</i>	
<b>Pro Shop Pavilion</b>	\$ 150,000
<i>Install new rental pavilion next to pro shop</i>	
<b>Cart Path Improvements</b>	\$ 35,000
<i>Repair and/or improve existing cart paths throughout course</i>	
<b>Golf Course Signage</b>	\$ 40,000
<i>Replace existing tee signs with new upgraded tee signs</i>	
<b>TOTAL MULLIGANS PROJECTS:</b>	<b><u>\$ 300,000</u></b>

<b>MULLIGANS FLEET EQUIPMENT:</b>	\$ 45,000
<i>Mulligan's Fleet Equipment (3 units)</i>	
<b>TOTAL MULLIGANS FLEET EQUIPMENT:</b>	<b>\$ 45,000</b>
<b>TOTAL MULLIGANS FUND:</b>	<b><u>\$ 345,000</u></b>

**CDA MAINTENANCE:**

	<b>Budget</b>
<b>Daybreak Commerce Park - Road Maintenance</b>	\$ 900,000
<i>Perform road maintenance project(s) on streets with appropriate pavement condition index scores per the maintenance program (within the Daybreak Commerce Park CDA).</i>	
<b>Daybreak South Station - Road Maintenance</b>	\$ 100,000
<i>Perform road maintenance project(s) on streets with appropriate pavement condition index scores per the maintenance program (within the South Station CDA).</i>	
<b>TOTAL CDA MAINTENANCE PROJECTS:</b>	<b><u>\$ 1,000,000</u></b>

**GENERAL CIP FUND:**

	<b>Budget</b>
<b>Citywide Scheduled Park Improvements</b>	\$ 200,000
<i>Implement scheduled park improvements citywide: 2025/26 improvements include: restroom repairs and upgrades, infield repairs/replacements at baseball and softball fields, replacement of various tables and benches and trash receptacles, installation of water-wise landscaping at various locations throughout the City, topdressing and over-seeding of active turf fields.</i>	
<b>Citywide Sidewalk Trip Hazards Repairs</b>	\$ 190,000
<i>Replace sidewalk in areas determined by inspections.</i>	
<b>Cemetery Maintenance Projects</b>	\$ 50,000
<i>Implement scheduled cemetery maintenance projects. Projects include: turf repairs, facility repairs, landscaping repairs and improvements, overseeding and topdressing, and headstone repairs</i>	
<b>City Tree Replacement Program</b>	\$ 100,000
<i>Replace some of the over 1,500 trees that have been removed due to death, disease, damage, or vandalism.</i>	
<b>City Parks Playground Replacement Program</b>	\$ 165,000
<i>Replace the existing playground structures and surfacing at Stone Haven park (funding accounts for 50% match for State grant).</i>	
<b>Parking Lot Maintenance</b>	\$ 40,000
<i>Perform scheduled maintenance on City owned parking lots</i>	
<b>Citywide Waterway Removal</b>	\$ 50,000
<i>Remove existing waterways in various locations throughout the City.</i>	

<b>9800 S Bangerter Betterments</b>	\$	350,000
<i>Fund betterment obligations to UDOT for 9800 S Bangerter interchange (ie. landscaping, signage, and signals)</i>		
<b>Animal Shelter HVAC Replacement</b>	\$	70,000
<i>Replace original HVAC unit(s) - make-up air units, boiler, and air-conditioning unit.</i>		
<b>Citywide Information Technology Projects</b>	\$	185,000
<i>SAN Hardware Replacement - This stack of storage is used by our Virtual Server Stack for long term storage. There is an additional stack of storage that is part of this that does temporary storage. This entire stack is considered "high speed" by industry standards. Its main use is data storage for video and other "high availability" requirements. Standard replacement timeline is 5 years. Quantity is 1.</i>		
<b>TOTAL GENERAL FUND CAPITAL PROJECTS &amp; IT EQUIPMENT:</b>	\$	<b>1,400,000</b>
<b>General Fund Fleet Equipment</b>	\$	<b>1,600,000</b>
<i>General Fund Fleet Equipment (18 units)</i>		
<b>TOTAL GENERAL FUND CAPITAL PROJECTS, IT &amp; FLEET EQUIPMENT:</b>	\$	<b><u>3,000,000</u></b>