

SOUTH JORDAN CITY
CITY COUNCIL MEETING

April 19, 2016

Present: Mayor David Alvord, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Chris Rogers, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Fire Chief Andrew Burton, Administrative Services Director Dustin Lewis, Police Chief Jeff Carr, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, COS Paul Cunningham, City Commerce Director Brian Preece, Financial Reporting Manager Kyle Maurer, IT Director Jon Day, Public Works Director Jason Rasmussen, City Council Secretary MaryAnn Dean

Others: Attachment A

REGULAR MEETING – 6:00 PM

A. Welcome and Roll Call – *Mayor David Alvord*

Mayor Alvord welcomed everyone present. All members of the City Council were present.

B. Invocation – *By Mayor David Alvord*

Mayor Alvord offered the invocation.

C. Pledge of Allegiance

Chandler Ballard, Scout Troop 306, led the audience in the Pledge of Allegiance.

Mayor Alvord recognized the scouts present.

D. Minute Approval

1. March 29, 2016 Special Budget Meeting
2. April 4, 2016 City Council Study Meeting
3. April 5, 2016 Combined CC-RDA-MBA Meeting

Council Member Marlor made a change to the April 4, 2016 City Council study meeting minutes.

Council Member Marlor made a motion to approve the March 29, 2016 Special Budget meeting minutes, as printed, the April 4, 2016 City Council Study meeting minutes, as amended, and the April 5, 2016 Combined CC-RDA-MBA meeting minutes, as printed. Council Member Harris seconded the motion. The vote was unanimous in favor.

E. Public Comment:

Mary Wenner, 4320 W. Argyle Cir., reviewed a situation where the Thomas's received a code variance for their trailer. She asked for City Council consideration to relook at the code, as it does not make sense to require the 4 ft. fence in this case. She said the Thomas's are fine with it, and the code works well for most of South Jordan, but not in this case as their lot configuration is unique.

Council Member Shelton said he is sympathetic to the resident's situation, but feels the trailer in this case is an eyesore.

Ms. Wenner reiterated that the Thomas's are fine with it, but she feels they can make it work without requiring the fence.

CM Whatcott said staff would bring the issue back in a work session. He said he would like to address the process itself and add language to give them more latitude before the issue goes to the Board of Adjustments.

John Thibeault, 1099 Shields Ln., expressed concern that people drive 35 mph in the middle turn lane because people don't want to wait in the long line during rush hour. He said that needs to be enforced. He said Shields Lane is not a lane, it is a boulevard.

F. Presentation: Recognition of Diane Stemmons for 20 Years' Service as Crossing Guard. *(By Police Chief, Jeff Carr)*

Chief Carr publically acknowledged Ms. Stemmons' service. She has faithfully served as a crossing guard for over 2 decades. Her service has made the community safer. Chief Carr presented Ms. Stemmons with a gift and thanked her for her service.

G. Consent Item(s):

1. Ordinance 2016-11, repealing the Arts Council.
2. Ordinance 2016-13, repealing the Historic Preservation Committee.
3. Resolution R2016-28, establishing the Arts Council.
4. Resolution R2016-29, establishing the Historical Preservation Committee.
5. Resolution R2016-30, appointing members to the Arts Council.
6. Resolution R2016-31, appointing members to the Historical Preservation Committee.
7. Resolution R2016-32, establishing the Senior Advisory Committee.
8. Resolution R2016-33, appointing members to the Senior Advisory Committee.
9. Resolution R2016-19, Adopting City-Wide Policies 300-01 GRAMA Compliance and 300-02 GRAMA Records Retention. *(By COS Cunningham)*
10. Ordinance 2016-10, amending Chapter 12.16 Parks. *(By Public Works Director Rasmussen)*

Council Member Shelton made a motion to approve consent items 1-10. Council Member Rogers seconded the motion. The vote was unanimous in favor.

H. **Public Hearing:** Clint Olson Rezone – 1059 West Shields Lane. Rezone Ordinance 2016-05-Z, rezoning property from Agricultural (A-5) Zone and Residential (R-1.8) Zone to the Residential (R-2.5) Zone. *(By Planner Brad Sanderson)*

Kendra Olson, representing Clint Olson, said the proposal is to put 3 lots in the back and keep the existing home.

Planner Sanderson reviewed the background information on this item.

Mayor Alvord opened the public hearing.

John Thibeault, 1099 Shields Lane, said a few years ago, he was going to do something similar with his lot, but the City Council turned them down. He said he is not sure what R-2.5 is. The concern with his proposal was that the proposed lots were going to be smaller than the neighborhood lots and that wasn't acceptable to the neighbors. Everyone wanted a .33 acre lot. He said his notice says that 300 ft. of his property is needed for this project. He said he has not been asked to sell his property.

Council Member Harris asked when did the Thibeault's approach the City Council for a change to their property? Mr. Thibeault said in 2004. They did it because of Shields Lane "boulevard". He said they were short 300 ft., and the adjacent property owner was not willing to sell additional property to them. He said he no longer has a desire to subdivide his lot.

Tom Ballou, 9907 Chosen Way, said he didn't receive a notice for this rezone. When he called Mr. Olson, he seemed confused as to what was going on. Mr. Olson also didn't know if they had a need for some of Thibeault's property.

Erin Siffing, 1079 W. Shields Lane, said she is opposed to the rezone and opposed to a potential fence that would create a private lane next to her property. She is worried about traffic and a decrease in their property value.

Mayor Alvord closed the public hearing.

Mayor Alvord asked about the taking of 300 ft. of Thibeault's property? Planner Sanderson said it was a typo on the notice. It was meant to say that he was receiving a notice because he lived within 300 ft. of the subject property. Mr. Sanderson indicated that Mr. Ballou should have received a notice. He was sent a notice; he is unsure why it wasn't received.

Council Member Rogers asked about sidewalk, curb, and gutter on the concept plan. Planner Sanderson showed the sidewalk, curb, and gutter on the plan. It will be a total of 4 lots, the smallest lot is proposed to be 13,000 sq. ft. Planner Sanderson said the City Ordinance requires a

masonry fence between residential and animal property. He reviewed the properties that would require a masonry fence. He said those issues will be clarified as part of the subdivision review.

Council Member Shelton noted that the proposed road is a public road. Planner Sanderson concurred, and noted that no sidewalk is planned on the west side of the lane. He said staff is in favor of the concept plan, as proposed.

Council Member Harris asked about potential irrigation issues on the property. Development Services Director Klavano said the adjoining property owner, Mr. Clegg, has water rights. Mr. Clegg is okay with the proposal but wants to make sure his water can still be accessed and he is worried about flooding. He said they might have to do a berm or something to accommodate Mr. Clegg's water. They reviewed where the ditch is located. Mr. Klavano said they will address the details during the site plan and subdivision work.

Council Member Harris asked that the neighbors be allowed to speak again now that there has been some clarification.

Mr. Thibeault, showed his property on a map. He said the letter he received indicates that the subject property includes Mr. Thibeault's property.

Mr. Klavano said the subject property does not encroach on the Thibeault property

Tom Ballou, asked if the existing fence will continue? Mr. Sanderson said they will work with the adjacent property owners as this progresses through the subdivision review process. If it meets the requirements, staff will make sure a masonry fence is installed.

Mayor Alvord reiterated that tonight, they are addressing the rezone on the property.

Mr. Ballou asked if there will be basements in the homes? He said there is a water problem in the area. His property is flooded from time to time.

Mayor Alvord closed the public hearing.

Council Member Shelton made a motion to approve Rezone Ordinance 2016-05-Z. Council Member Rogers seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member Harris opposed.

- I. **Public Hearing:** Sudweek, Welch, & Rugg Property Rezone – 11527 S. 3600 W. Rezone Ordinance 2016-06-Z, rezoning property from Residential (R-3) Zone to the Professional Office (P-O) Zone. *(By Planner Brad Sanderson)*

Planner Sanderson reviewed the background information on this item.

Mayor Alvord opened the public hearing.

Fernando Seminario, 11577 S. 3600 W. representing Paradigm High School, said he recently emailed the City Council. They have always been concerned about what goes on around their school. He said as property around them develops, it takes away their opportunity to expand their school at some future time. He said they are not funded to be able to acquire those properties, but with help from another party, or a partnership with the city, they could have a multipurpose building that both the school and city could use.

Mayor Alvord closed the public hearing.

Council Member Zander asked what is the plan for the northern parcel? Is there any option that the plans for the 2 southern parcels could shift north to accommodate the school's request?

Council Member Zander asked what are the plans for the Rugg property after the rezone? Mr. Rugg said they are working with the developer and going over different options. He said he is sure the developer would be willing to sell the southern property to the city, to help the school. They are open to anything they can work out. There is a home on the property now. It is their intention to sell their property.

Council Member Shelton asked what if they rezone this to office and then something happens with the school, will they have to rezone it again? Mr. Sanderson said they will try to work within the office zone. If needed, they will bring it back. Right now, the proposal is to rezone all three lots.

Council Member Shelton said he isn't favorable to the idea presented by Mr. Seminario. He doesn't believe the majority of the City Council is favorable to the idea either.

Council Member Zander made a motion to approve Rezone Ordinance 2016-06-Z. Council Member Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

- J. **Public Hearing:** Resolution R2016-24, approving the 2016-17 Annual Action Plan for the use of CDBG Funds and authorizing the City to enter into associated grant agreements. *(By Planner Jake Warner).*

Planner Warner reviewed the background information on this item and reviewed a prepared presentation (Attachment B). He reviewed proposed improvements on Charlotte Dr. He said they don't have the total cost of the project at this time, but the allocated amount is anticipated to be more than sufficient.

Mayor Alvord opened the public hearing.

Amy Dorsey, South Valley Services (South Valley sanctuary), said they are located in West Jordan and do not have a lot of South Jordan residents that use their shelter (only 3 percent). She noted other community resource centers that South Jordan residents use, as well as a partnership with the police department.

Celeste Eggert, Road Home Homeless Shelter, said the shelter in Midvale is now able to operate year round. She said their agency also connects people to community resources and they work to get people into housing in the community. She thanked the city for past contributions.

Carl Malaret, Legal Aide Society of Salt Lake, said they are grateful for the support they have received and the recommendation for continued funding. He said their funding assists a program that helps domestic violence victims.

Sal Jansson, Salt Lake Community Action program, said the funding would support the community and food resource center. They distribute 8,000-10,000 lbs. of food a day.

Mayor Alvord closed the public hearing.

Council Member Shelton said they should talk to the neighbors on Charlotte Dr. to see if those improvements are wanted. CM Whatcott said the project has been mentioned in the past. If they can't work it out, they can amend the plan.

Mr. Warner said there is a need for the project on Charlotte Drive. They have not funded neighborhood improvements in the past. This year, they determined to address needs other than the Senior center. He said this project was determined to be a priority that could be done with this funding source. Mr. Klavano said homeowners in the area have complained about erosion and how the area looks. The residents across the street have also complained about how it looks. It will likely not cost the entire allocated amount. The remainder of the money can be used for other sidewalk projects.

Council Member Marlbor made a motion to approve Resolution R2016-24. Council Member Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

- K. **Action Item:** Ordinance 2016-02, adding Chapter 17.62, amending Chapter 17.18, and repealing chapter 17.50. [Note: Public Hearing held 1-5-16] *(By Planner Jake Warner)*

Planner Warner reviewed the background information on this item.

Council Member Rogers made a motion to approve Ordinance 2016-02. Council Member Zander seconded the motion. Roll call vote. The vote was unanimous in favor.

- L. **Action Item:** Resolution R2016-25, amending the Hamilton Development Agreement. *(By Planner Brad Sanderson)*

Planner Sanderson reviewed the background information on this item.

Wayne Corbridge, Sego Homes, 1028 E. 140 N. (Lindon), said the property is already zoned for multifamily. It has been approved for up to 53 units, but they are only proposing 31 units. The plan is to build 3 story townhomes. He said the 2 ½ story configuration requires that the

ground floor be recessed. He said he believes they are proposing a better quality product. He said they had a neighborhood meeting. Everyone that came was supportive. He showed the product that they would have to build if they kept to the development agreement. It includes surface level parking rather than garages. He reiterated that the new proposal is for lower density, better for the community, and better for the potential owners.

Council Member Zander said she has seen a lot of problems with parking in Daybreak. She asked about the dimensions of the garages? Mr. Corbridge reviewed the house plans. The garage width varied from 19 ft. 4 inches to 23 ft. The depth on most of them is 21 ft. deep. It was noted that a parking stall is generally 8 ft. wide. A standard garage is typically 22 ft. wide.

Council Member Zander said she has concerns with the 19 ft. garages and people being able to fit 2 cars and a garbage can.

Mayor Alvord asked if they have ever considered different size garbage cans? Public Works Director Rasmussen said they have tried smaller cans for seniors. There was not much interest. He noted that the costs of the cans are slightly less but the hauler charges the same amount. CM Whatcott said another consideration is that if they have multiple can sizes, they have to get multiple inventory parts.

Council Member Harris asked why some have pitches roofs and some have flat roofs? Mr. Corbridge said to have variety of architecture. He said the units facing Redwood Road are more expensive because they have roof decks. He said he has not heard concerns expressed about the pitched roofs.

Mr. Corbridge mentioned that some of the parking issues in Daybreak are because many of those units don't have driveways, they only have drive aprons.

Mayor Alvord suggested that they allow parking in the driveways at this location to help alleviate parking on the streets. Mr. Corbridge said they are fine with that. They just don't want broken down cars or a trailer parked in the driveway. He said parking on interior streets won't be allowed. Parking may be allowed on Redwood Road.

Council Member Rogers made a motion to approve Resolution R2016-25. Council Member Marlor seconded the motion. The vote was unanimous in favor.

The City Council took a brief recess.

Luane Jensen, 11186 S. 2700 W., thanked the city for their part in the scouting for food drive. They filled 2 semi trucks with 151,141 lbs. of food, which is better than any other district.

M. Action Item: Ordinance 2016-12, amending Chapter 2.12.030 Creation of Regulations. *(By COS Cunningham)*

COS Cunningham reviewed the background information on this item.

Council Member Shelton made a motion to approve Ordinance 2016-12. Council Member Rogers seconded the motion. The vote was unanimous in favor.

- N. **Action Item:** Ordinance 2016-08, amending Chapter 2.76 regarding Board, Committee, and Councils Ineligibility for Retirement Benefits. *(COS Cunningham)*

COS Cunningham reviewed the background information on this item. URS has asked them to clarify that the Board Members are not eligible to participate in the URS system.

Council Member Marlor made a motion to approve Ordinance 2016-08. Council Member Rogers seconded the motion. The vote was unanimous in favor.

- O. **Action Item:** Resolution R2016-34, appropriate additional \$86,826.00 for the Water Zone 4 Division Improvement Project from Water Fund Balance. *(By Development Services Director Brad Klavano)*

Council Member Rogers made a motion to approve Resolution R2016-34. Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

- P. **Action Item:** Resolution R2016-35, appropriate additional \$334,706.80 for the Rushton Meadows Park Improvement Project. *(By Development Services Director Brad Klavano)*

Council Member Rogers made a motion to approve Resolution R2016-35.

It was noted that if Welby Park gets funding, the city will be okay with the amount of money that they have committed for that project.

Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

- Q. **Reports and Comments:** *(Mayor, City Council, City Manager, and City Attorney)*

Mayor Alvord presented a draft copy of a midterm report for the city. He asked that the City Council look it over and give him feedback. He recommended that the report be mailed with the utility bill. The report could also be posted on the website or the city's Facebook page.

Council Member Harris asked that they list the new Council member's names in the report.

Mayor Alvord encouraged the City Council members to send communication to their constituents. CM Whatcott noted that each City Council member received an additional budget allocation that could be used for mailings.

Mayor Alvord said he set a meeting with the other Mayors to discuss the Mountain View Corridor. Ken Bullock from the Utah League of Cities and Towns will be attending.

PIO Brown gave the City Council an update on the revised webpage. The project cost is \$96,250. She reviewed the website redesign phases. They will be testing the website before it launches during late summer. Council Member Shelton recommended more video be placed on the website. Council Member Zander concurred and indicated that it does not have to be professionally done video. Council Member Rogers suggested they have a video from the Mayor on the front page welcoming them to South Jordan. The City Council made suggestions where some font sizes needed to be increased. Council Member Marlbor also suggested that the South Jordan logo be larger on the front page. The City Council indicated that they wanted to review the webpage again before it goes live.

Development Services Director Klavano updated the City Council on the Bangerter Highway 11400 South project. He said he attended the last public meeting. It appears likely that Bangerter will go under 11400 South. There is still consideration for the hybrid option. Staff was able to solve the drainage problem. He said staff still feels it is important to have the road showing it goes under in the RFP. He said they are going to put a sound wall along Jordan Heights subdivision. There is one home that backs up to 114th. UDOT is going to look at that and see if it qualifies for the sound wall. He said UDOT has requested the design exception but that has not been determined yet; that will make a difference on the number of homes that has to be taken out. The EIS will move forward regardless. Once the EIS is done, the next step is purchasing property and starting dialog for the RFP. They need to be in conversation about what they want in betterments. It is a 12-18 month process for all 4 interchanges.

Strategic Services Director Tingey and he and CM Whatcott met with UTA representatives and Kennecott land representatives to discuss the mid Jordan trax line extension. The traffic study report showed either Putney Hill or Daybreak Parkway alignments as acceptable from a traffic standpoint. Staff presented a third option which is the Duck Horn option, north of Daybreak parkway, behind the U of U. UTA and Kennecott will study that option and work with Kennecott to determine correct alignment and they will report back. The next step is a public scoping meeting, which they want to do in May.

CM Whatcott said he told UTA and Kennecott that if the Duck Horn alignment was chosen, the City could get behind that as a preferred option. He said it seems like the best alternative. It would take trax west of 7-11.

Council Member Shelton reported on the Association of Municipal Council meeting. They discussed the 10 year master plan and zap funding for the County. He feels there is little hope that the Welby Park will receive zap funding. He said the County will be doing another bond in 2017-2018 for parks. He reviewed an art project underway for the Arts Council.

Council Member Shelton reviewed some of the breakout sessions from the Utah League of Cities and Towns conference. He discussed trail systems that some cities use as part of their

transportation plan. Some communities have trail committees. He also discussed funding available for trails, as well as boat ramps.

Council Member Zander asked if there is a city map that shows trails? Public Works Director Rasmussen said it is on the website and part of the transportation master plan. He said they could create a printable map.

CM Whatcott said they have a fragmented trail system. Most of the city trails are part of the sidewalk system. Jordan River trail is a destination trail. There is also a trail along the Mountain View Corridor and the Bingham Creek trail. Staff is working to get a grant for the Mystic Springs project.

Council Member Shelton said City Attorney Loose did a good job on the legislative update.

Council Member Zander gave an update on the ULCT conference as well. She said she would like to find a way to have more residents buy into and engage the community events. She said they need to get the Daybreak and South Jordan residents to communicate and get more marking going.

Council Member Zander said one city had cliff notes of what was accomplished at the City Council meetings. Council Member Zander said another suggestion was showcasing start up companies on the website. City Commerce Director Preece said they list the new companies on the website, but it is not a highlight. Council Member Rogers said they could put a video up of the Mayor visiting new businesses. Council Member Marlor said there needs to be a connection between the city and the Chamber of Commerce. City Commerce Director Preece said staff used to put out a Shop South Jordan Directory in the city.

Council Member Zander said the outdoor movies in the community are well attended. She said they should promote other things at that event.

Council Member Zander said she went on a tour of an ability park in St. George where kids with special needs can integrate with those that don't have special needs. Strategic Services Director Tingey noted 2 all abilities parks that are going in South Jordan now. There are also parks with interactive playgrounds.

Council Member Zander said they had a neighborhood meeting. Staff proposed making a parking pass option for the imported traffic in their neighborhood. CM Whatcott said staff will bring forward language to amend the parking Ordinance for that pass option.

Council Member Zander said she and Council Member Marlor met with Kennecott and had a good discussion on parking and transportation. They know where the problems are, and they are not repeating those problems.

Council Member Zander thanked staff for working on the trax situation.

Council Member Marlor said they asked Kennecott to make sure they continued to have dialog with the residents regarding the DCC. They are doing a great job asking for comments and involving individuals.

Council Member Rogers said at the League meetings, there was a suggestion for a photo contest and to get the rights for the photos. He said they can do some awards and they will get some great content of photos throughout the city. He also recommended on the city's website that they have a video with each department head introducing their department.

Council Member Rogers said the Historical Committee is continuing their work on the Gene Fullmer monument. One idea is to have the monument on Redwood Road about 9400 South.

Council Member Rogers said the republican County Mayor candidate had some interesting comments about the equestrian park. If elected, he would make some major revisions to promote and keep the equestrian center.

Council Member Rogers said the County also promoted the idea to have a voicemail for residents to use to make public comments for people that can't attend the meetings. He said they may want to explore that option.

Council Member Harris said he felt the league meetings went well. IHC discussed about health issues in the community and different things they can do to promote health. The best thing they can do is provide opportunities for exercise, including parks and trails. He said the parks pay for themselves when they consider the amount the residents save on medical bills.

Council Member Harris said there was someone there promoting public Wi-Fi in business districts or areas with restaurants. It Director Day said they have public Wi-Fi in the plaza and at the city ball diamonds. He said they can put it in other areas, but the cost to the city is a consideration.

Council Member Harris noted the emails they are receiving regarding building a pool. He asked if the County or school district is interested in doing a collaboration? CM Whatcott said they have talked to the county about it. They didn't show great interest. Strategic Services Director Tingey said the County park master plan shows that the county is trying to get out of the pool business to some degree.

Council Member Marlor said he attended the republican convention. He also enjoyed the league meetings that have been discussed tonight. He liked the 50 ideas in 50 minutes workshop and recommended that they get a copy of those ideas to PIO Brown. He said Shop South Jordan is an idea of that type, and getting people more engaged in the city.

City Commerce Director Preece said they held the first economic summit with the chamber of commerce. 120 people attended at the Larry Miller campus. The plan is to make it an annual event.

Council Member Marlor made a motion to go into a closed meeting to discuss the character, professional competence, or physical or mental health of an individual. Council Member Shelton seconded the motion. The vote was unanimous in favor.

R. **Executive Session:** Closed meeting to discuss the character, professional competence, or physical or mental health of an individual.

Council Member Harris made a motion to come out of closed meeting. Council Member Rogers seconded the motion. The vote was unanimous in favor.

ADJOURNMENT

Council Member Harris made a motion to adjourn. Council Member Rogers seconded the motion. The vote was unanimous in favor.

The April 19, 2016 City Council meeting adjourned at 11:05 p.m.

This is a true and correct copy of the April 19, 2016 Council Meeting minutes, which were approved on May 3, 2016.

Anna M. West
South Jordan City Recorder

2016-2017 ANNUAL ACTION PLAN

Resolution
R2016-24

April 19, 2016

CDBG PROGRAM OBJECTIVE

**Support the development of
viable urban communities through:**

- **Decent Housing**
- **A Suitable Living Environment**
- **Expanded Economic Opportunities**

REQUIRED PLANS & REPORTS

■ Consolidated Plan

- 5-year strategic plan for all programs (CDBG, HOME, ESG, HOPWA)
 - Needs assessment & market analysis
 - Goals & priorities

■ Annual Action Plan (AAP)

- Identifies projects
- Allocates funding

■ Consolidated Annual Performance Evaluation Report (CAPER)

- Project status
- Performance measures
- Progress towards Consolidated Plan goals

IDIS

- Used for:
 - Consolidate Plan
 - Annual Plan
 - CAPER

- Controls:
 - Structure
 - Content
 - Format

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Community Development Systems
 Integrated Disbursement & Information System (IDIS)

User: B05906
Role: Grants
Organization: SOUTH JORDAN

- Switch Profile
 - Logout

Activity
 - Add
 - Search
 - Search HOME
 - Review
 - CDBG Cancellation

Project
 - Add
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Consolidated Plans
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Annual Action Plans
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Consolidated Annual Performance Evaluation Report
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Utilities
 - Home
 - Data Downloads
 - Print Page
 - Help

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 - Rules of Behavior
 - CPIO Home
 - HUD Home

Plans/Projects/Activities	Funding/Drawdown	Grant	Grantee/P3	Admin	RA												
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Consolidated Plans																	
NA-50 Needs and Market Analysis Discussion																	
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<p>Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration").</p> <p>The 2009-2013 American Community Survey (2013 ACS) reports at total of 15,477 housing units in the City. The City has experienced significant growth in the last couple of decades. The total population of the City, on average has doubled every decade since 1960. According to the 2013 ACS, 81.5% (12,615) of the housing units in the City have been built since 1990. Only 1.8% (275) of the housing units were built prior to 1960. The 2013 ACS reports that 12 units lack complete plumbing facilities, 88 lack complete kitchen facilities, and 147 lack available telephone service. It is likely that the housing units with the reported housing problems are some of the older housing units in the City. The housing units built prior to 1960 are distributed between eleven different block groups (geographical areas defined by the U.S. Census Bureau). Block group 2</p>																	
<p>Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")</p> <p>There are twenty-three Census block groups that contain portions of the City, however, four block groups contain minor areas with relatively few, if any, South Jordan residents. Of the remaining nineteen block groups, eight have a share of minorities in the individual block group that exceed the share of minorities in the nineteen block groups as a whole (11.6%). Block Group 1 of Tract 1130.07 has the highest share of minorities (23.5%) in the City. Of the eight block groups with a higher concentration of minorities, six of them are centrally located (approximately 2200 W. to 4800 W.) along the City's northern border (approximately 9400 S. to 9800 S.). Two (Tract 1130.07, Block Groups 1 & 2) of these six block groups are located in the Glenmoor neighborhood. The remaining two of the eight block groups with a higher share of minorities are located at the</p>																	
<p>What are the characteristics of the market in these areas/neighborhoods?</p> <p>Approximately half of the block groups with higher concentrations of minorities and low- or moderate-income families are in areas that may be considered to have higher than average amounts of amenities. Two (Tract 1130.07, Block Groups 1 & 2) of these three are located in the Glenmoor neighborhood. Block group 2 of tract 1130.07 has the lowest percentage (36.4%) in the City of homes built since 1990 (median year built is 1988) and the highest minority population (23.5%). Block group 1 has the lowest median home value of the nineteen block groups in the City and the highest share of minorities. Glenmoor is one of the City's older neighborhoods, with the majority of homes having been built between 30 to 40 years ago. However, it is a planned community with many amenities (trails, open space, parks, golf course). Block group 1 of tract</p>																	
<p>Are there any community assets in these areas/neighborhoods?</p> <p>(see previous section)</p>																	
<p>Are there other strategic opportunities in any of these areas?</p> <p>The approval of an exception to the 51% low- and moderate-income area benefit requirement to qualify for CDBG funded projects opens up opportunities in many of these areas to strengthen neighborhoods through neighborhood infrastructure improvements and the addition of amenities. The City will be conducting an audit of eligible areas to determine specific opportunities. Generally, the City anticipates that opportunities will be available for accessibility, street lighting, and park improvements.</p>																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Sequence</th> <th>Label</th> <th>Action</th> </tr> </thead> <tbody> <tr> <td>Table</td> <td>2</td> <td>Table: Block Group Characteristics by Share of Minority Population</td> <td>View Edit </td> </tr> <tr> <td>Uploaded Image</td> <td>3</td> <td>Map: Census Tracts and Block Groups</td> <td>View Edit </td> </tr> </tbody> </table> <p style="text-align: center;"> Add GIS Map Add GIS Data Add JPEG Add Text Add Table </p>						Type	Sequence	Label	Action	Table	2	Table: Block Group Characteristics by Share of Minority Population	View Edit	Uploaded Image	3	Map: Census Tracts and Block Groups	View Edit
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https://idis.hud.gov/idis/cpMarketAnalysisDiscussion.do?submit=Edit&cpId=9000000001... 4/7/2015

EXPECTED FUNDING

2015-2019 Total: \$1,000,000

First Year (2015-2016): \$198,796

Second Year (2016-2017): \$214,252

2015-2016 ANNUAL ACTION PLAN PROJECTS

1. Public Services	\$ 32,137
2. Neighborhood Improvements	\$147,115
3. Administration & Planning	\$ 35,000

PROJECT #1: PUBLIC SERVICES

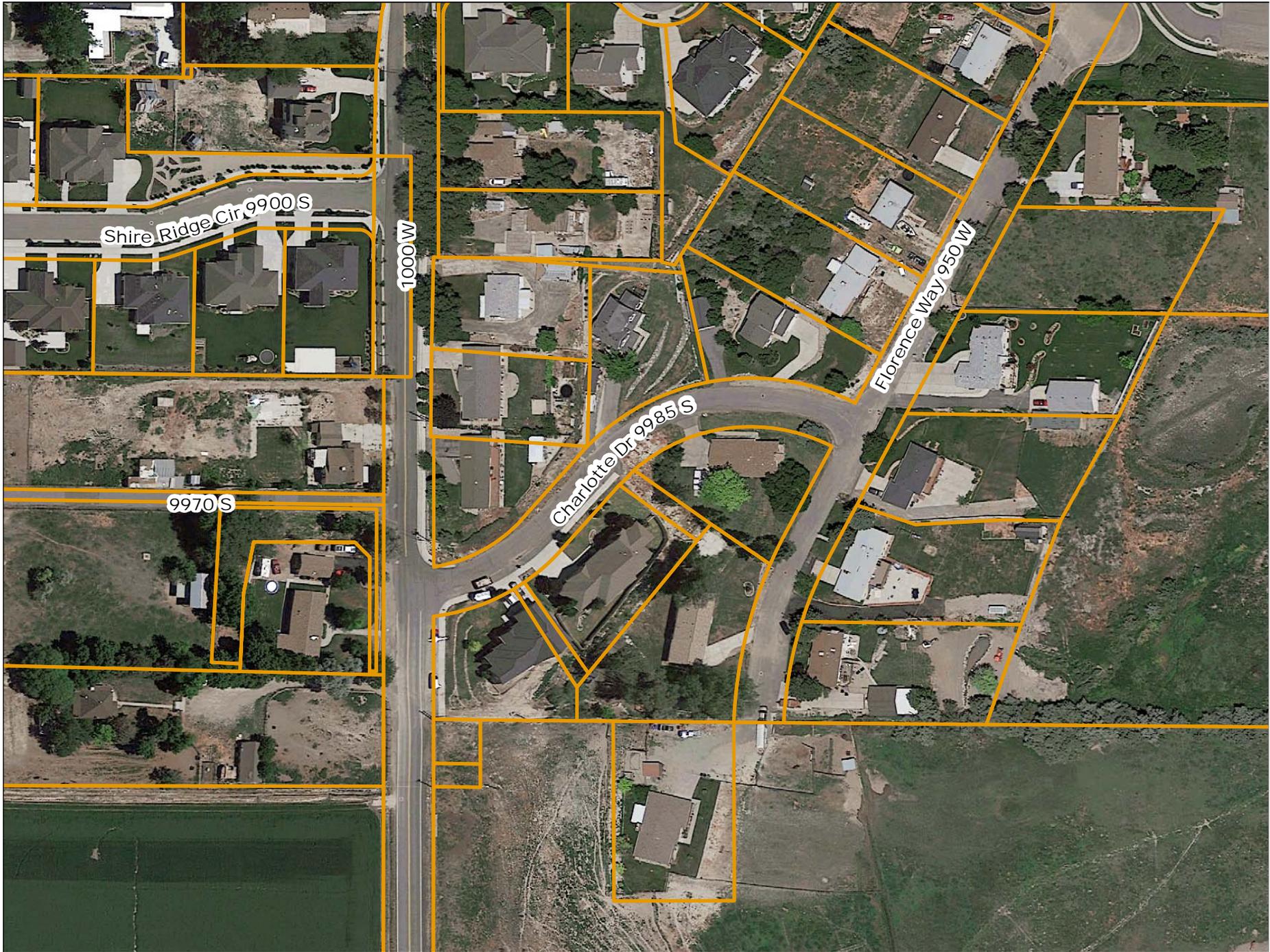
Cap (15%): \$32,137
Allocated: \$32,137

Activity	2015-2016	2016-2017
Road Home	\$5,000	\$5,000
South Valley Sanctuary	\$3,300	\$4,500
Family Support Center	\$4,500	\$4,500
Senior Services (City)	\$4,500	\$4,500
Salt Lake Community Action Program	\$4,500	\$4,500
Legal Aid Society	\$3,000	\$3,000
Community Health Centers	\$5,000	\$6,137

PROJECT #2: NEIGHBORHOOD IMPROVEMENTS

Cap: N/A
Allocated: \$147,115

Activity	2015-2016	2016-2017
Charlotte Drive	\$0	TBD
Misc. Improvements	\$0	TBD
Senior Center Improvements	\$116,996	\$0
Courts Front Counter	\$12,000	\$0
South Valley – Fire Sprinkler	\$5,000	\$0
Assist – Home Repair & Accessibility	\$10,000	\$0



CHARLOTTE DRIVE



PROJECT #3: ADMINISTRATION & PLANNING

Cap (20%): \$42,850
Allocated: \$35,000

Activity	2015-2016	2016-2017
Administration	\$15,000	\$15,000
Planning	\$10,000	\$20,000