

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

March 19, 2019

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, ACM Dustin Lewis, Engineering Director Brad Klavano, Strategic Services Director Don Tingey, Attorney Todd Sheeran, IT Director Jon Day, Associate Director Public Works Jeremy Thorne, Finance Director Sunil Naidu, Planning Director Steven Schaefermeyer, Communications Manager Rachel Van Cleave, Fire Chief Chris Dawson, Police Chief Jeff Carr, City Commerce Director Brian Preece, City Council Secretary MaryAnn Dean

4:30 PM
OAK CONFERENCE ROOM

A. Invocation: *By CFO Sunil Naidu*

CFO Naidu offered the invocation.

CM Whatcott introduced new Deputy Fire Chief Ryan Lessner. He also introduced Assistant Director of Public Works Jeremy Thorne.

B. Presentation Item: Review of Fire Station #64 *(By Babcock Design)*

Chad Littlewood and Rob Connel, Babcock Design, were introduced.

Mr. Connel reviewed plans for Fire Station #64, which will be located in the Daybreak Community (Attachment A). It will accommodate 2 companies. They passed out samples of the exterior building materials. The plans are for the building to house fire, some city administration, and a police substation. All of exterior building materials are high durability, low maintenance, and have a minimum life of 50-60 years. It was noted that there will be a fire exit onto Lake Avenue, and an additional entrance in the back of the building.

CM Whatcott said the landscape plan is focused on water efficiency and will include xeriscape. No underground storm water storage is planned.

Council Member Shelton asked if solar panels could be considered in this location? Mr. Connel said they are planning to stub conduit to the roof so solar panels or other technology could be added at a later time. CM Whatcott said solar panels are not cost effective at this time.

Fire Chief Dawson said at full capacity, the plans are to run an engine, a ladder truck, 2 ambulances, a battalion vehicle, and a couple of reserve apparatus at this location.

It was noted that the community room will seat 50-80 people, including tables. Mr. Connel said it could hold 100 people if it was just chairs, not tables.

Mr. Connel said with this building design, they will have the ability to shut the administration section down after hours, and police and fire will still have an access point to their buildings. He also said they cut down 20 percent of the building over what the feasibility study showed. That was a cost savings of \$2 million.

Mr. Connel indicated that there will be directional signage from parking. Mr. Littlewood said it will be clear what the main entry point in the building is. Mr. Connel discussed the area planned for a help window. They may incorporate more glass in the area. There is also come discussion about doing a glass wall on one side of the community room, with blinds that could be pulled for privacy.

It was noted that the contractor was selected through an RFP. Ascent was chosen. The bid was based on their pre-construction fee, their mark up, their qualifications, and references from past projects.

The City Council had a brief dinner break.

C. Discussion Item: Proposed Residential Community – 1382 West 11400 South (*By Skylar Tolbert, Ivory Development*)

Mr. Tolbert said they are back to review the plans for their project (Attachment B). They will work with the city officials to determine the priority list for who would qualify for the deed restricted units. The cost of the subsidized units would cap at \$287,900. The non subsidized townhomes would be \$330,000 and up. The single family homes will range from the low \$400,000-\$500,000. Mr. Tolbert reviewed the plans from the last meeting versus the new plans. They eliminated 10 townhomes and added back some single family homes.

Council Member Zander asked what are the setbacks for the single family homes planned near the common area? Mr. Tolbert said it is a 5 ft. setback. Council Member Zander said she does not want it to feel overcrowded. It was noted that there are no defined setbacks for the single family homes on the north end of the development at this time. Mr. Tolbert said there will be a 20-25 ft. setback on the rear property line next to the existing homes.

Council Member Zander said she does not want the rest of the development to feel too dense and uncomfortable. She said one option is to eliminate the common area and widen the space between the homes. CM Whatcott noted that the common area will be used, in part, for additional parking. Mr. Tolbert said the common area is approximately 5000 sq. ft. Every unit will have a 2 car garage. The townhomes will have aprons and no parking on the street. The single family homes have a full driveway planned. It was also noted that the horseshoe shaped street is a public right of way width. The change in density with the amendments is 8.28. It was 9.55 units per acre originally.

Mr. Tolbert said he feels the proposal for townhomes in the middle section feels larger because there is a larger common area.

Planning Director Schaefermeyer said they have not gotten to setbacks or design in this process yet.

Council Member Marlor said if there was elimination of 2 of the single family lots and more open space in the middle section, that would be more acceptable to him. He said he would like the density closer to 8. He would be more amenable to the development, with a density just under 8.

Council Member McGuire concurred that he likes the idea of eliminating some of the single family lots and increasing the size of the yards and the common space area. He said he wants to make sure they maintain the density needed for the workforce housing option. He is grateful that they reduced the number of lots to the north.

Council Member Shelton said he is okay with either design, the townhomes or the single family homes in the middle of the development. He said they need to be respectful of the back neighbors and thoughtful of their concerns. He loves the idea of workforce housing in this location. He said they could put townhomes in the middle of the development, and increase the number of workforce units, if they can make the numbers work.

Mr. Tolbert said it is easier to increase the number of workforce housing units, with the townhome design.

Council Member Harris said he is also okay with townhomes or single family homes in the middle. With the townhome option, he recommended that they take out the middle block of 4 units, make the common area larger, and leave 3 townhomes on either side. With the single family home option, he recommended 2 single family homes on either side of the common area and make the lot sizes more compatible with the other single family lots to the north. Even with those changes, they would still be giving more density than other developers coming to the city.

Council Member Zander thanked the developers for working with the existing neighbors. She said drainage and sewage concerns will be handled. She said she is less concerned with the density close to 11400 South, but she wants the 5 existing residents happy. She is not opposed to townhomes south of the horseshoe, if it feels better and can provide more workforce housing. She is not comfortable with 10 ft. between the single family homes.

Mayor Ramsey said they could remove 3 townhomes, and put 4 units on either side of the common area. Mr. Tolbert estimated the density would be 8.2 if they did that. It was noted that having the density under 8 units per acre is important to the City Council. Mr. Tolbert said as they eliminate units, the city subsidy increases. City Commerce Director Preece concurred. He said as they spread the cost of the land and common area among less units, the cost goes up.

Council Member Harris said he feels the profit margin of the developer is too high. Mr. Tolbert explained that they are running their numbers backwards; not starting with a high number at the top end.

Mayor Ramsey asked that the developers aim for a density of 7.9 units per acre. Council Member Harris said he would like to know how these changes effect the city subsidy. Council Member Marlor said they have RDA money set aside to use for purposes such as this.

Mayor Ramsey said she would also like to know the city subsidy amount. If they don't use their RDA money for their purpose, the County or State will get it.

Mr. Preece said with the proposal presented 2 weeks ago, the city subsidy was \$625,000 for 9 units. With the new plan, they are looking at \$900,000-\$950,000 for 8 units. He said the amount that the city uses for this project needs to be a reasonable number. He reviewed the amount in the RDA budget (\$7 million), and reviewed how much it is currently increasing annually (approximately \$500,000). He said it is at its peak and will start dropping off quite a bit in the next 3 years. CM Whatcott noted that the City donated \$1 million a couple of years ago from this fund.

Council Member Harris noted that the amount of the subsidy is increasing, while the number of units is decreasing. He does not feel the city should be subsidizing the single family lots to the north. CM Whatcott said they are subsidizing the project through infrastructure. Council Member Harris said the developer is starting at such a high number up front. Mr. Preece said they are looking at the cost, per unit.

CM Whatcott said the City Council needs to determine what to do with the RDA money. If they do not want to do these type of projects, they can donate the money. It was noted that the city participated in the Garden Senior Housing project in the past.

Council Member Shelton asked that the issue be brought to a future study session.

Council Member Zander said she is okay with the city subsidizing more units, but they need to determine how generous they can be without having negative backlash. Mr. Preece said he would not recommend they subsidize too many units in one project. They should be spread throughout different projects. In this case, no one would know which units are the affordable units.

Council Member Marlor said if they don't spend the RDA funds, he anticipates future legislation to take it from the cities.

Mr. Tolbert said the price per acre and per square foot in South Jordan is not cheap and that sets the baseline.

Council Member Marlor said this is their chance to do what they have been asked to do, and that is subsidize some housing. CM Whatcott said there are limited pieces of land to do a project like this. One other location is on 10400 South, between the Red Hanger and the storage units. There

is some interest in workforce housing there as well. He feels this is a great opportunity, but they need to find the right density.

Council Member Harris recommended Ivory Homes move forward with this project, coming in with a density of less than 8 units per acre. Council Member McGuire said more than density, he wants to consider the feel of the community. There are other places in the city with a 5 ft. setback.

Mr. Tolbert said they have found that landscaping makes a difference. When additional trees and shrubs are added, it makes the community feel and look different. In this case, they have a landscaping plan, and Ivory Homes would be landscaping the entire thing.

The developers indicated that they will work to open up the space in the middle of the development. The City Council members indicated that they are okay with either townhomes or single family homes. Mr. Tolbert will continue to seek feedback from the City Council members.

D. Review: City Council Agenda Items

The City Council discussed the \$19,000,000 bond on tonight's agenda. Mayor Ramsey noted that \$4 million of that amount is existing debt that they are refinancing at a lower interest rate.

Planning Director Schaefermeyer said they need to schedule a discussion on what density the City Council is comfortable with to give staff some guidance. He said they are getting proposals up to 20 units per acre.

It was noted that the City Council needs to discuss if they want to consider workforce housing on any townhome projects outside of Daybreak. They will also schedule a discussion on what to do with the RDA balance.

ADJOURNMENT

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

The March 19, 2019 City Council study session adjourned at 6:26 p.m.

This is a true and correct copy of the March 19, 2019 City Council Meeting Minutes, which were approved on April 2, 2019.

Anna M. West
South Jordan City Recorder

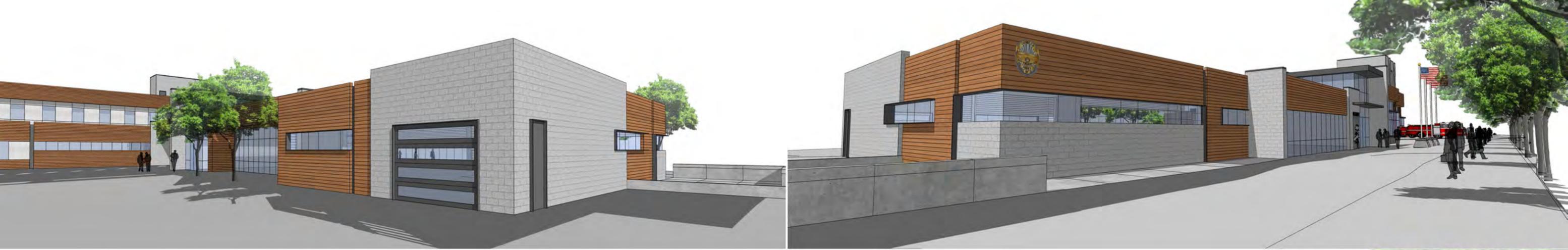


BabcockDesign

FIRE STATION 64, POLICE SUBSTATION, AND ADMINISTRATION BUILDING SOUTH JORDAN, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

19 MARCH 2019



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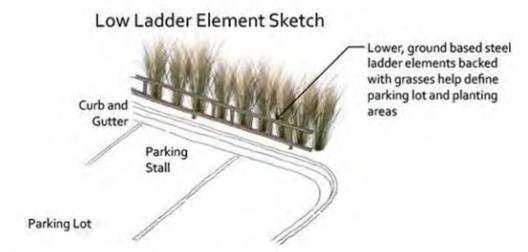
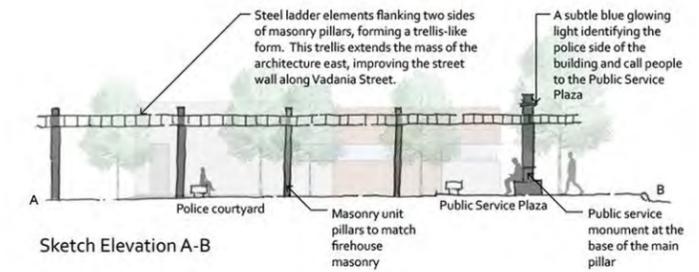
19 MARCH 2019



The fixed fire ladder motif is repeated throughout the landscape



- Simple Public Service Plaza could memorialize local police officers and fire fighters
- 'Ladder' trellis cantilevers over the sidewalk and acts as a blade sign calling pedestrians to this design element and seating area
- The central pillar of the Public Service Plaza have a modest lighting element. An inconspicuous translucent polyurethane layer integrated into the top of the masonry unit pillar. At night this layer could subtly glow blue, identifying the police side of the building and calling people to the Public Service Plaza
- The pillars and ladder trellis extended the mass of the architecture east, improving street wall along Vadiana Street
- Police Courtyard 3' x 3' wooden seating elements stay cool in the summer heat
- Trees to the south of seating area enclose and shade these spaces
- Pillars and 'ladder' elements double as trellises for climbing plants and vines



FIRE STATION 64, POLICE SUBSTATION, AND ADMINISTRATION BUILDING

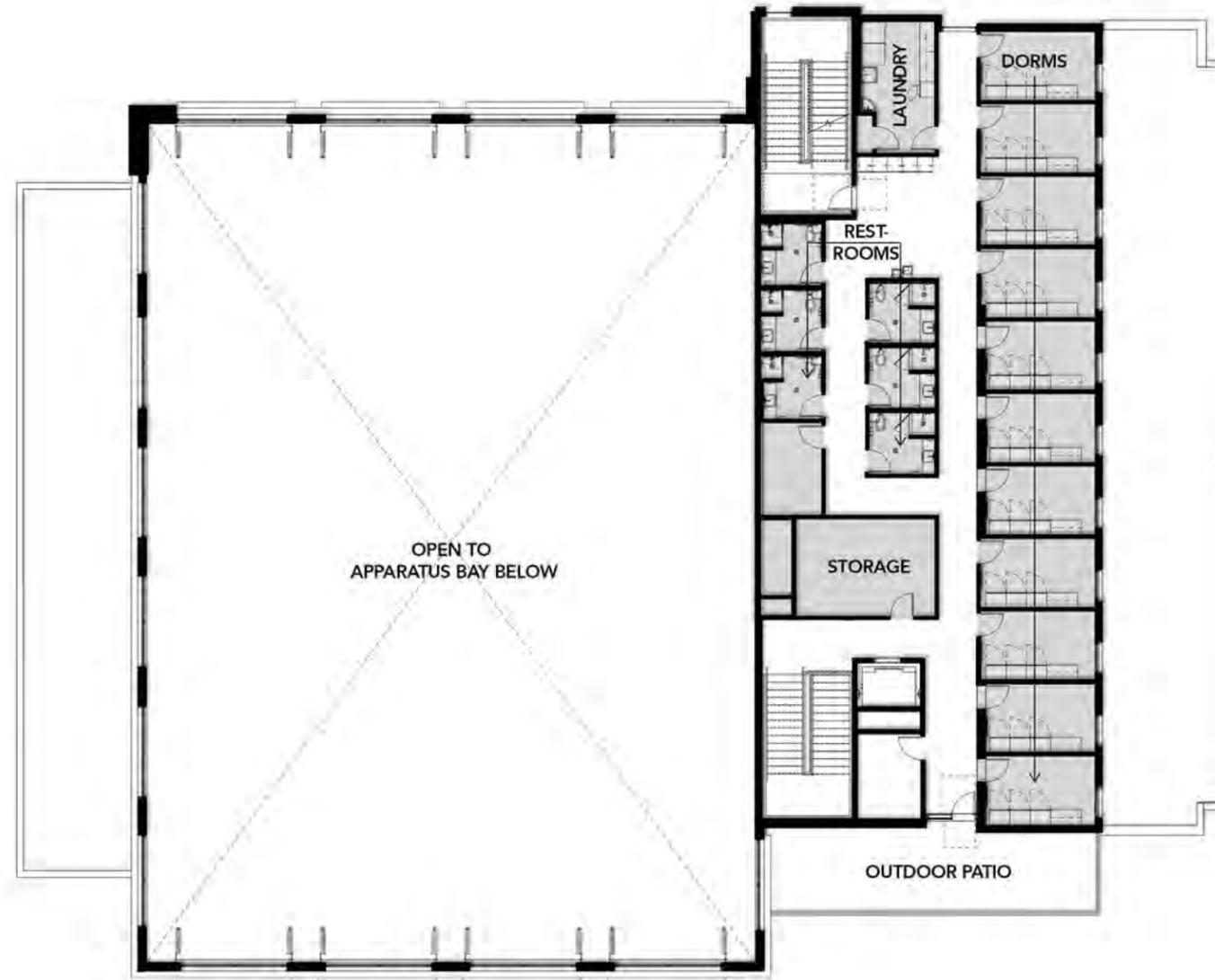
SOUTH JORDAN, UTAH



FIRE STATION 64 SQUARE FOOTAGES	25,451 = NSF	5,081 = CIRCULATION SF	30,531 = TOTAL NET SF (TOTAL DGSF)	19.1 % REDUCTION IN SF
FEASIBILITY SQUARE FOOTAGES	29,996 = NSF	CIRCULATION FACTORS	37,741 = TOTAL NET SF (TOTAL DGSF)	

***These square footages are not reflective of gross square feet - which include all interior and exterior wall thicknesses





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FIRE STATION 64, POLICE SUBSTATION, AND ADMINISTRATION BUILDING — UPPER LEVEL

SOUTH JORDAN, UTAH

19 MARCH 2019



3980 S 190 E, #32 Salt Lake City, UT 84117
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 20'
0 10 20 40 60

DEVELOPER:

Ivory Development
978 West Woodpark Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

STATISTICS:

TOTAL AREA -	6.28 ACRES
0 - COTTAGE LOTS -	24
TOWN HOME LOTS -	36
TOTAL LOTS -	60
DENSITY -	9.55 UNITS/ACRE

South Jordan Parcel

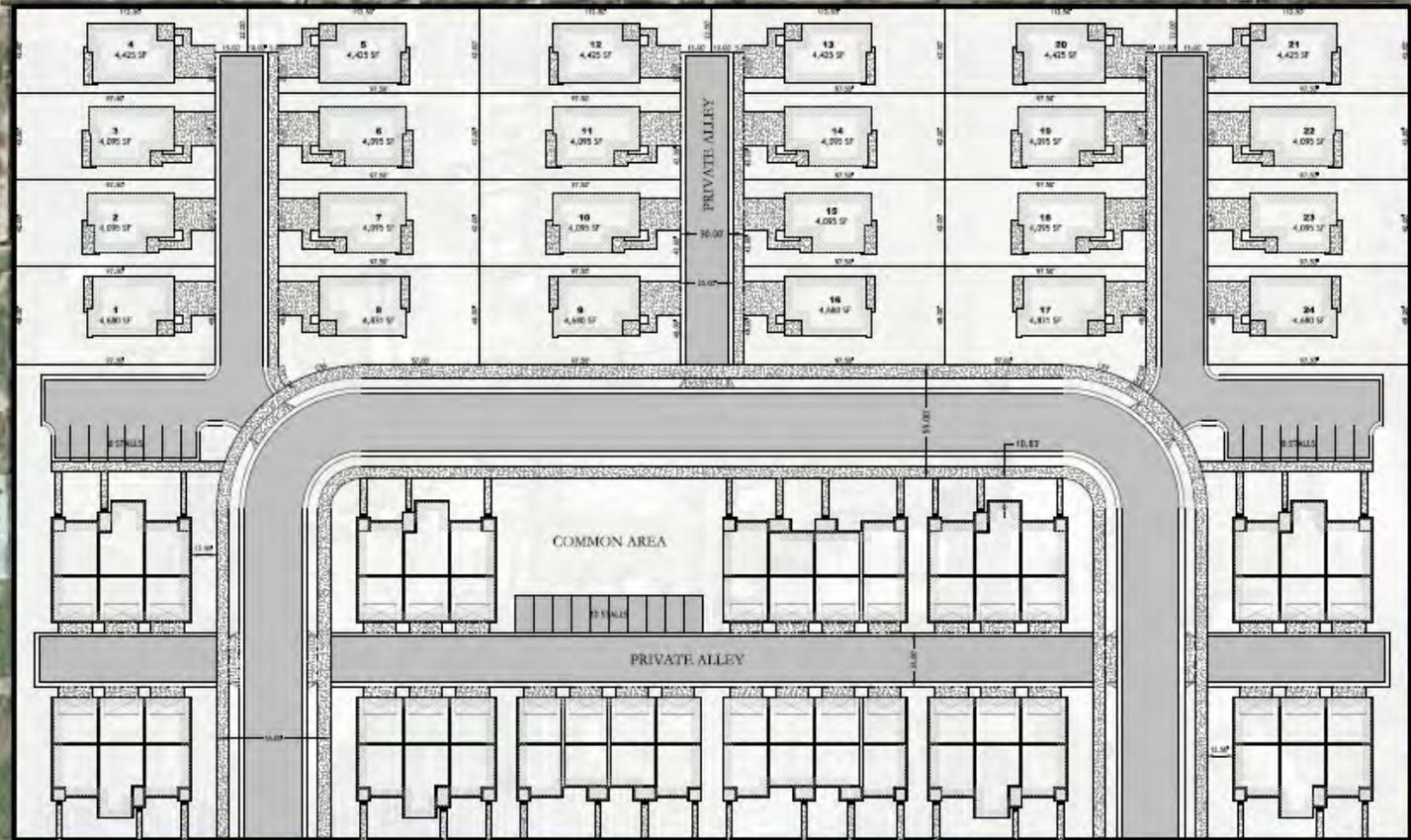
Conceptual Site Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: February 19, 2019

SHEET NUMBER:

O-1



IVORY COTTAGES









UTAH WORKFORCE HOUSING PRIORITY



Ivory Homes is committed to ensure that Utahns can afford to call our state home. As Utah's Number One Homebuilder®, we want to make a real impact on the lives of the people who help make our community great. Ivory Homes is setting aside lots, outside of any government requirement, to provide our most affordable housing opportunities to our most vital workforce.



PRIORITY WILL BE GIVEN TO EACH OF THE FOLLOWING:

Along with First Time Homebuyers and Households earning less than \$70,000 per year.



FIRST RESPONDERS



POLICE OFFICERS



EMPLOYEES WORKING FOR
CONSTRUCTION TRADES & SUPPLIERS



MEMBERS OF THE MILITARY



NURSES



SCHOOL TEACHERS

An individual only needs to meet just one of the listed criteria to qualify. Ex: A Police Officer with an income of more than \$70,000 per year will qualify.



BUILDER

IVORY LAUNCHES WORKFORCE HOUSING INITIATIVE, ANTEING-UP LOTS FOR ESSENTIAL WORKERS

Utah's No. 1 builder will offer 150 sites in 19 markets to prioritize access for first-time buyers and state-based workers whose incomes fall below \$70,000.

By [John McManus](#)

A certain handful of places leap to mind when the words "housing's affordability crisis" are mentioned.

[Utah](#) may not be one of them.

IVORY HOMES ANNOUNCES UTAH WORKFORCE HOUSING PRIORITY INITIATIVE

by [Press Release](#) / February 12, 2019 / [575](#) / [0 comments](#)

Salt Lake City—A new program to help more Utahns achieve homeownership was announced at the Utah State Capitol today. The Utah Workforce Housing Priority, an effort from Ivory Homes, Utah's Number One Homebuilder®, is focused on assisting professions that provide a public service and first-time homebuyers. The program, taking place outside any government obligation, reserves the most affordable homes for critical members of Utah's workforce.

Program aims to help Utah teachers, officers, public employees afford homes

Ivory Homes launches initiative to help more than 150 Utah families

By [Katie McKellar](#) [@KatieMcKellar1](#)

Published: February 8, 2019 6:05 pm

Updated: Feb. 8, 2019 6:09 p.m.

[Twitter](#) [Facebook](#) [Email](#) [Comments](#)

80% of the household median income

	100% Area Income	1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
Salt Lake County	\$ 80,000.00	\$ 44,800.00	\$ 51,200.00	\$ 57,600.00	\$ 64,000.00	\$ 69,150.00	\$ 74,250.00	\$ 70,600.00	\$ 75,150.00
<i>*Based on 80% of HUD AMI #'s 2018</i>									
	80% AMI	\$ 44,800.00	\$ 51,200.00	\$ 57,600.00	\$ 64,000.00	\$ 69,150.00	\$ 74,250.00	\$ 70,600.00	\$ 75,150.00
	Monthly	\$ 3,733.33	\$ 4,266.67	\$ 4,800.00	\$ 5,333.33	\$ 5,762.50	\$ 6,187.50	\$ 5,883.33	\$ 6,262.50
	DTI-45%	\$ 1,680.00	\$ 1,920.00	\$ 2,160.00	\$ 2,400.00	\$ 2,593.13	\$ 2,784.38	\$ 2,647.50	\$ 2,818.13
	Taxes	\$ 143.79	\$ 154.29	\$ 170.28	\$ 191.92	\$ 207.08	\$ 221.61	\$ 239.17	\$ 252.58
	Insurance	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
	MI	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00
	HOA	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00
	Debts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	PI	\$ 1,316.21	\$ 1,545.71	\$ 1,769.73	\$ 1,988.08	\$ 2,166.04	\$ 2,342.77	\$ 2,188.33	\$ 2,345.54
Max Purchase Price	5% Rate	\$245,185.42	\$287,937.05	\$329,667.23	\$370,343.38	\$403,493.74	\$436,414.36	\$407,646.27	\$436,931.29