



**CITY COUNCIL MEETING AGENDA  
EXECUTIVE SUMMARY**

July 15, 2025

This Executive Summary includes only certain issues on the combined City Council & Redevelopment Agency Meeting Agenda which require a vote, and for which the City Council is not familiar. The combined City Council & Redevelopment Agency Meeting Agenda includes all issues to be addressed by the City Council.

**Agenda Items:**

**E. Altitude Residential Development Project Land Use Items** (Brian Preece, Director of Planning and Economic Development, pg. 4):

**E.5. Resolution R2025-12, authorizing the Mayor to sign a Development Agreement pertaining to the development of property approximately located at 500 West Ultradent Drive in the City of South Jordan** (pg. 49).

Applicant desires to enter into a development agreement with the City to facilitate the rezoning and development of the subject property (approx. 18.5 acres) for a residential project comprising of a mix of townhomes and condominium buildings, incorporating both for-sale and for-rent housing units. The proposed development will include open space at the west end of the property and preserve natural areas along the Jordan River corridor. The site is currently zoned A-1 (Agricultural) and designated as Agricultural Preservation and Natural Area. The application has undergone a comprehensive review process, including two City Council study sessions, seven rounds of staff revisions, and two separate Planning Commission hearings. Although initially denied due to concerns regarding floodplain encroachment, wildlife impact, and housing density, the Applicant has since made significant revisions to the proposal.

Key revisions include the removal of all residential structures from the floodplain, increasing preserved natural area from 4 to 6 acres, and adjusting the housing mix to incorporate more affordable condominiums. The Applicant collaborated with the Jordan River Commission to address environmental concerns, resulting in the support of the Commission's Executive Director. The revised plan proposes a total of 222 units (84 condominiums, 27 townhomes for sale, and 111 townhomes for rent), bringing the overall density to approximately 12 units per acre. In February 2025, the City reconsidered the updated proposal with conditions addressing unit mix, fencing, livability, and building height. In response to those recommendations, the Applicant increased the proportion of

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for-sale units to 58%, reinstated decorative masonry fencing along the northern boundary to support adjacent agricultural uses, and added two open space amenity areas at the western end of the development. Although building height reductions were requested, the Applicant cited site and financial constraints as reasons for maintaining the original height plans.

As part of the Development Agreement, the Applicant has committed to several project elements, including a \$350,000 contribution toward a future pedestrian bridge over the Jordan River, construction of a public trail, private management of garbage and recycling services, and obtaining secondary access to the site prior to final plat approval. The agreement also ensures compliance with architectural and infrastructure standards and outlines requirements related to building heights, retaining walls, stormwater management, and floodplain regulations.

**Recommendation:** Approve Resolution R2025-12, authorizing the Mayor to sign a Development Agreement pertaining to the development of property approximately located at 500 West Ultradent Drive in the City of South Jordan.

**E.6. Resolution R2025-13, amending the Future Land Use Map of the General Plan of the City of South Jordan from Natural Area (NA) and Agricultural Preservation Boundary to Mixed Use Transit Oriented Development (MU-TOD) Boundary on property generally located at 500 West Ultradent Drive; Altitude, LLC (Applicant)** (pg. 128).

In relation to the Altitude Residential Development Agreement for the subject property, the Applicant seeks to amend the Land Use Map by changing the designated Natural Area (NA) boundary and also changing the land use designation from Agricultural Preservation to Mixed Use Transit Oriented Development (MU-TOD) boundary. The Applicant has also applied to rezone the subject property.

**Recommendation:** Approve Resolution R2025-13, amending the Future Land Use Map of the General Plan of the City of South Jordan from Natural Area (NA) and Agricultural Preservation Boundary to Mixed Use Transit Oriented Development (MU-TOD) Boundary on property generally located at 500 West Ultradent Drive.

**H.5. Zoning Ordinance 2025-02-Z, rezoning property generally located at approximately 500 West Ultradent Drive in the City of South Jordan from A-1 (Agricultural) Zone to R-M (Residential) Zone and PD (Planned Development) Floating Zone; Altitude, LLC (Applicant)** (pg. 133).

In relation to the Altitude Residential Development Agreement for the subject property, the Applicant seeks to rezone the subject property from A-1 (Agricultural) Zone to R-M (Residential) Zone and PD (Planned Development) Floating Zone.

**Recommendation:** Approve Zoning Ordinance 2025-02-Z, rezoning property generally located at approximately 500 West Ultradent Drive in the City of South Jordan from A-1 (Agricultural) Zone to R-M (Residential) Zone and PD (Planned Development) Floating Zone.

**F.1. Resolution R2025-24, adopting the South Jordan FrontRunner Station Area Plan.** (Joe Moss, Long-Range Planner, pg. 136).

State law requires cities to adopt a Station Area Plans (SAP) for areas within one-half mile of Frontrunner or TRAX stations, or within one-quarter mile of bus rapid transit stations, by December 2025. The City secured a grant from Wasatch Front Regional Council (WFRC) and partnered with a consultant team to meet these requirements. After adopting SAPs for its TRAX stations in December 2024, the City has since collaborated with WFRC, UTA, and the consultants to finalize the remaining SAP for the Frontrunner Station.

The drafted SAP outlines a comprehensive vision for the future of the station area and addresses key state-mandated components. These include promoting sustainable environmental conditions, enhancing access to economic and social opportunities, expanding transportation choices and connectivity, and increasing the availability and affordability of housing, particularly for moderate-income households. The plan also includes a detailed implementation table, and the City will be required to report on its implementation progress five years after adoption.

**Recommendation:** Approve R2025-24, adopting the South Jordan FrontRunner Station Area Plan.

**F.2. Resolution R2025-27, adopting the 2025 South Jordan Parks, Open Space, Recreation, and Trails Master Plan.** (Colby Hill, Associate Director of Public Works, pg. 243).

The City adopted its previous Parks, Recreation, Community Arts, Trails, and Open Space Master Plan in 2017 to guide planning efforts for a 5–10 year period. To address evolving community needs, the City retained Landmark Design, Inc. through a competitive RFP process to assist with updating the plan. The update process included a resident survey conducted by Y2 Analytics, multiple public scoping meetings, meetings with an advisory committee, consultations with key staff and recreation partners, and periodic reviews by the City Council.

**Recommendation:** Approve Resolution R2025-27, adopting the 2025 South Jordan Parks, Open Space, Recreation, and Trails Master Plan.

**F.3. Ordinance 2025-12, adopting an amended and updated Parks & Recreation Impact Fee Facilities Plan and Impact Fee Analysis; adopting an amended and updated Impact Fee for Parks and Recreation; establishing certain policies related to Impact Fees for Parks and Recreations Facilities; establishing service area; and/or other related matters.** (Colby Hill, Associate Director of Public Works, pg. 486).

The purpose of the Parks and Recreation Impact Fee Facilities Plan (IFFP), along with the supporting Impact Fee Analysis (IFA), is to fulfill the requirements of the Utah Impact Fee Act and guide the City in planning for capital improvements necessary to accommodate growth over the next 6 to 10 years. The plan outlines the future parks and recreation infrastructure needed to maintain the current level of service (LOS) and identifies how impact fees may be assessed on new development to fund these improvements. The City retained LRB Public Finance Advisors to assist in updating both the IFFP and IFA.

The impact fee calculations are based on data in the IFA and consider variables such as proportionality and level of service. Two fee scenarios are presented: one excluding and one including a buy-in component. The fee schedules identify the maximum impact fees the City may impose within the defined service area. However, the City has chosen to take a conservative approach in preparing the IFFP and IFA, and may assess impact fees at a rate lower than the maximum justified. This strategy is intended to promote economic development, broaden the tax base, support job creation, and respond to current economic conditions.

**Recommendation:** Approve Ordinance 2025-12, adopting an amended and updated Parks & Recreation Impact Fee Facilities Plan and Impact Fee Analysis; adopting an amended and updated Impact Fee for Parks and Recreation; establishing certain policies related to Impact Fees for Parks and Recreations Facilities; establishing service area; and/or other related matters.

**G.1. Resolution R2025-39, authorizing the Mayor to sign the second amended and restated Trans-Jordan Cities Interlocal Cooperation Agreement.** (Jason Rasmussen, Assistant City Manager, pg. 520).

The City of South Jordan is a member of the Trans-Jordan Landfill Cities (Trans-Jordan), an interlocal agency originally established in 1968 and amended in 1995, comprising seven municipalities to provide integrated solid waste services. These services include household hazardous waste drop-off and residential waste disposal for member city residents. Over time, non-member municipalities and other government entities have also utilized Trans-Jordan facilities.

Recently, Herriman City expressed interest in joining Trans-Jordan as a formal member. Following both formal and informal discussions among stakeholders and the Trans-Jordan Board, a unanimous decision was made on April 17, 2025, to support Herriman City's inclusion. The City

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of South Jordan, along with the other member cities, has reviewed the proposed Second Amended and Restated Trans-Jordan Cities Interlocal Cooperation Agreement. City officials and staff have recommended approval of both Herriman City's membership and the amended agreement.

**Recommendation:** Approve Resolution R2025-39, authorizing the Mayor to sign the second amended and restated Trans-Jordan Cities Interlocal Cooperation Agreement.

**G.2. Resolution R2025-40, approving a street name change for a street located within South Jordan City.** (Brian Preece, Director of Planning and Economic Development, pg. 537).

The City experienced a tragic accident on November 6, 2024, resulting in the death of 15-year-old Logan Hansen. This loss has deeply affected many members of the community. In response, residents living along 3210 West Street between 10540 South and 10950 South have circulated a petition requesting the City to honor Logan's memory. The petition specifically asks the City to file an Affidavit of Street Name Change with the Salt Lake County Recorder's Office, adding the honorary name "Logan Lane" to the existing numerical designation of the street.

**Recommendation:** Approve Resolution R2025-40, approving a street name change for a street located within South Jordan City.