

SOUTH JORDAN CITY
CITY COUNCIL SPECIAL STUDY MEETING
Oak Conference Room – 2nd Floor
February 16, 2016

Present: Mayor David Alvord, Council Member Chris Rogers, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, City Attorney Ryan Loose, Fire Chief Andy Butler, Administrative Services Director Dustin Lewis, Police Chief Jeff Carr, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, City Commerce Director Brian Preece, Finance Director Sunil Naidu, IS Director John Day, Public Works Director Jason Rasmussen, City Recorder Anna West

Others: See Attachment A

Special Study Meeting – 6:30 AM

Council Member Chris Rogers opened the meeting and said Mayor is not here yet so we will need a Mayor Pro Tempore to start the meeting.

Council Member Marlor made a motion to appoint Council Member Chris Rogers as Mayor Pro Tempore. Council Member Shelton seconded the motion. Vote was unanimous. Council Member Harris and Council Member Zander not present.

Mayor Pro Tempore Rogers motioned to relocate this meeting to the Council Chambers to accommodate all those planning on attending this meeting. Council Member Marlor seconded the motion. Vote was unanimous in favor. Council Member Harris and Council Member Zander not present.

Mayor Pro Tempore Rogers said we will temporarily adjourn this meeting in the Oak Conference Room and meet down in the Council Chambers.

City Council Chambers:

Mayor Pro Tempore Rogers welcomed everyone present in the Council Chambers for the Study meeting.

A. Invocation: *By Council Member Chris Rogers*

Council Member Chris Rogers offered the invocation.

Mayor Alvord arrived at this time and took over the meeting.

Mayor Alvord said I noticed a large group of people here and wonder if we should pull item C. and put in front of Item B.

Council Member Rogers asked to hold Item C. before Item B. on the agenda. Council Member Marlor seconded the motion. Vote was unanimous in favor. Council Member Harris and Council Member Zander not present.

C. Staff Item: Proposed Grocery Store Site Plan – 11400 S. Redwood Road
(By Planner Brad Sanderson and Developer Matt Nielson)

Rob Moore, 1831 Moore Crest Ct., SLC; said we are a grass roots development and Steve Bowler is here as part of our team with Matt Nielson and Tyson and Dan Moore. We also want to introduce to you Dave Nielson who is here from Smiths; we also have many property owners here. We are here to show you what we have been working on that we are very excited about. This location is at the South East corner of 114th South and Redwood Road. I know that you are aware of the tremendous increase in traffic at the intersection of 114th South and how that has affected the property owners. I would like to bring Don Stallings up here and he can introduce the other property owners and describe where we are on the property at this time.

Don Stallings, 1527 W. 11400 S., South Jordan; I am the spokesman for several property owners that are present. We have two of our neighbors here, Kelly Davies and Junior Bogenschutze, who live on 114th South. I built my home 34 years ago and have seen a lot of changes come to 114th South. When we built on that street there were two stop signs; one on 1300 west and one on Redwood Road. There was not much traffic back then. When I heard about 114th South was going to go in I knew that we couldn't fight it. We knew this was good for South Jordan so the people could get up to the freeway. There is a lot of noise and a lot of traffic. Three years ago my neighbor across the street was pulling out to go east on 114th South and there was a wreck so someone was trying to let him into the traffic and he got t-boned right in front of his house. He is still suffering from some of the effects of that accident. It made me very aware of what happens when there is that much traffic there. I have eight children and 25 grandchildren and they all come to our place. That is my worst nightmare worrying what might happen to my family getting in and out of my property. The home that we build, right now we can't sell it as a residence because of where it is located. There are about 15 homes on 114th between 1300 West and Redwood Road and 7 of them are presently vacant or have renters in them right now. We feel like we don't have anywhere else to go. I want to thank Rob Moore and Steve Bowler and their team for putting this together. It wasn't something that was easy for us to do. We have had a lot of people that want to buy our property. We own not only the house but we have some acreage behind it and a lot of people want to buy the place but they want the easy way. These people have taken the time to put together something that will work for South Jordan and make South Jordan a better place.

Council Member Patrick Harris arrived at this time.

Mr. Moore said we appreciate how difficult it is on the property owners along 114th South. We recognize the property as a great retail possibility. The challenge with this is that this is truly a redevelopment site and requires a great deal of effort and a great deal of money to be able to assemble all of these individual property owners. The Stallings have the bulk of the property behind but the vast majority of the frontage along 114th South is all of these individual home owners who are looking to relocate and replace their homes. We have been working with them to assemble those properties and we have put together some pictures of some of those properties along 114th South (Attachment B). Some have been for sale for some time and some are vacant. This, from a retail perspective, is a large hole.

There is The District on the west side, Walmart on the east by I-15, Riverton on the south side and this development at 104/106th South to the north. There is a retail pocket in the middle that is not being accessed. We worked together with Dave Nielson at Smiths and have put together a site with a new Smiths Marketplace. He introduced Dave Nielson.

Council Member Tamara Zander arrived at this time.

Dave Nielson, 2728 Wanda Way, Holladay (Smith's Food & Drug); we opened the Smiths on 106th South back in 1995. We were the first grocery store in South Jordan and it is now over 20 years old. As the city has continued to grow we have had the competition come in and as retailers evolve along with what has happen with the economy and what customers want we have evolved also. We are currently stores that have a lot of different types of items in them as well as a little larger. Our store on 106th is about 55,000 square feet and we are currently building stores that are about 113,000 square feet. We have a desire to relocate this store over to this area to better provide service to our customers and to draw in from 4-5 miles away. He showed pictures from the packet (Attachment B). Our current store sales are \$380,000 per week and project the new location would go to \$1 million per week. That would be an increase of sales tax to the city. We employ about 100 people at the 106th south location and the new location would employ about 300. With the new advancements we are making we think we would be a tremendous help to the city with regards to sales tax. We are currently building a store like this in Woods Cross and Kaysville. We are getting some help from the cities through financial help or zoning and things like that. Hopefully we can work together to make this project a reality.

Steve Bowler, 940 Tripp Lane, Draper; I want to talk to you about site comparisons. He said Smiths is also doing a store in Daybreak. We looked at the land costs and this truly is a redevelopment site. The Daybreak site will come in about \$6 per sq. ft. The issue we have on this redevelopment is the land costs because of the multiple parcels that would have to be assembled so the land comes in at \$10.65 per sq. ft. Those are numbers that Smith's isn't able to pay to make this work. That is why we wanted to approach you today to present what we have put together at this point. We review this as a true redevelopment opportunity. We view it as taking a piece of property that great for residential and farming for many years and bringing it to its new higher potential today. We have shown that there is an opportunity at this intersection for retail. We wanted to open the discussion to see if there was a way for us to make this new center come together for South Jordan. He shows what is being proposed for retail from the presentation packet (Attachment B). We think opportunities for the existing Smiths on 106th are great. We see soft goods that could go there, hardware type uses, and health facilities that could go in that location. There are some properties and existing stores that are very difficult to repurpose such as the old RC Willey on 90th and Redwood. That one sat vacant for quite a while. The main issue was the ceiling was too low. We feel strongly that we can replace the existing Smith's and relocate the Smiths to this new location. Our issue comes in the fact that we are about 1.5 million short of making this work so we wanted to have a chat to figure out how we could make up some of those shortfalls. One of the challenges we have with this site is Redwood Road. The site on 114th South is also challenged because it is already built out and a lot of the different types of uses there that need to gain some access so we also need to purchase some property there or we have worked with some of the property owners to buy an access along Redwood Road.

Mayor Alvord asked if they have been successful in getting the access. Mr. Bowler said I think we can work that out. We have met with all but one of the property owners and are working on that.

Mr. Moore said we are here to talk about possibilities and what your ideas and input are. One of the ways to bridge the gap here is the Stallings have excess ground that would be behind the Smith's that we think would work well for a residential use if we can work with the city to come up with a use that we are comfortable with. This property is bordered by Riverton City on the south and other mixed use future development on the west and the canal on the east so it doesn't abut any residential property and would be a buffer to the Smith's. We throw that out as a possibility and are here for your questions and discussion.

Council Member Rogers said you used the terms relocate in your presentation of the current Smith's location. Are you going to be discontinuing the Smith's at 104th for this new location? Mr. Moore said yes. Council Member Rogers said why not just redevelop the current 104th site.

Mr. Nielson said there is not enough room to put in what we would like to into a new store. The new stores are 113,000 sq. ft. and that one is 55,000 sq. ft. To be able to compete with what is going on in the market with the Harmons, Targets and Costco's we feel we need the larger facility in order to put all of those kinds of products and services there.

Council Member Rogers asked what they planned to do with the Smith's on 104th. Mr. Nielson said we would rebuild that into a different retail use and sell to someone else.

Council Member Rogers asked what other uses have been contemplated for the residential area you have shown. He said you presented option one, what other options might accommodate your million dollar difference.

Mr. Moore said we really don't see another use for that property because it does not have frontage so it cannot be retail; most office needs to have some type of frontage as well.

Council Member Rogers asked if the retail piece is an optional piece. Mr. Moore said no. This is part of the Stallings holdings. It is accessed property that can't be used as a shopping center.

Council Member Rogers asked about the three different options and the density of each. Mr. Moore said we are not here to propose a specific design or density. We are just saying that is an option that we think can help bridge the gap. If the Council has other ideas or options we are certainly open to them.

Council Member Rogers said I definitely have other ideas and other options because the likelihood of it being more palatable for myself depends on the density. If it were office it would be a lot more palatable. Mr. Moore said we don't see offices as viable.

Council Member Rogers asked if the 10.65 per sq. ft. is what is in the market today for South Jordan for 114th or is it just this particular parcel because of the multiple land owners you had to pay that much for the property. Mr. Moore said the frontage is what makes this the issue. The \$10 rate is a blended rate. We are trying to compensate the property owners with a commercial rate so they can replace their home someplace else.

Council Member Rogers asked if they have talked to the residents across from the canal about the proposal. Mr. Moore said yes.

Council Member Marlor asked them to speak as to what kind of tenants you are able to replace on 106th. Mr. Bowler said it is a large variety. We see it going anywhere from entertainment, health club type use, TJ Max or Ross; those types that are looking into this type of box. We haven't taken this space out to market yet.

Mr. Bowler said we are seeing a return to this type of grocery anchored shopping center with some pads and fast foods and small shops.

Council Member Marlor asked if you were able to secure the other two parcels do you think that mixed used could change to an office use. Mr. Moore said in talking with staff they would like to see that developed as well. It is not our property. We are currently in the process of doing exactly the same thing in Woods Cross and in Saratoga Springs. We will be re-tenanting those existing Smith's.

Council Member Zander said one of my concerns is on traffic flow east to west. Have you talked about traffic lights on the north east portion of your property?

Community Director Brad Klavano said on that access point, we have an agreement with UDOT that would allow us to put a signal in that location. That would be the plan to put a traffic signal there.

Mr. Moore said we have met with UDOT. Right now there are 8 or 9 access points and we would like to limit that to 3. That is what we discussed with UDOT.

Mayor Alvord said land values are not set by the Federal Reserve; they are negotiable. I want to point out to the Council that the land doesn't have to sell at this price. If the City were not to cooperate with this development it could change the value of the land. The land is only worth what you are able to sell it for. I look at this on its own merit; if you like the plan, then approve it, but I don't go along with the thinking that this is the only way this land could ever be useful.

Council Member Harris said even if you were to acquire the other two parcels do I understand you correctly that it would not pencil out for you to put offices in regardless. Is that a correct statement?

Mr. Moore said if we could acquire them at a reasonable price there are no other uses that we could put on those properties. The property owners are not willing to sell at a reduced price. Neither one of them are for sale right now. We are approaching them to sell property that is not for sale. We have done that with the Stallings as well. Their property has not been for sale. There are all kinds of possibilities that can be done if we could acquire it inexpensively enough there are other uses. We have our hands full trying to assemble this site. There are a lot of different property owners and a lot of different interests and timings involved. It is a difficult thing to get everyone on the same page. We have worked for two years to get to this point and it would be a great advantage to the city to get this cleaned up and have the traffic hazard reduced.

Council Member Harris asked what is the break-even point to meet that 1.5 million; what density is that. Mr. Moore said it depends on what the value is. We anticipated that would be in the 30/40 per acre range. That's not the only option. We are not here to make any demands of the City.

Council Member asked if town homes would work. Mr. Moore said again it depends on the density. Town homes are 7 to 8 per acre so no; that would not work.

Mayor Alvord asked how many acres we are talking about. Mr. Moore said 5.5 acres. He said there is a synergy effect at work here; if you put in 150 units, they have built in customers to shop at Smith's so there is an economic benefit. Our residents are not crazy about density right now. If we were very adamant to not have density we could offer an RDA and they could possibly afford the deal in that manner.

Mayor Alvord asked if Alton White was present and asked if he had anything he had to say.

Alton White, Del Mar California; I am one of the owners of the retail section where Harmons is. I agree with Steve that this property is a great redevelopment property. The question is, what type of commercial use. Mr. Nielson said we can get customers from 5 miles away. Customers are not going to shop from 5 miles away. He said Harmons will be harmed by this. They are a local home grown grocery store that will be out flanked by two Smith's. Financially they are going to be harmed and I hate to see that. There are commercial properties that will be harmed because that is an east west corridor that draws the most traffic. There is a better way to develop that land. The volume at the District will be greatly affected by these two Smith's stores. Retail has been changed by the internet. I personally will be affected by this coming in. For Mr. Nielson to say you will get customers from 5 miles away to come shop here, I don't see it. This store is just going to redistribute where people shop.

Mayor Alvord said my White is my landlord and I need to recuse myself from the conversation for the conflict of interest.

Mr. Nielson said I appreciate Mr. White and he is very passionate about his business but he can't tell me what my business is. Smith's is a home grown business. Smith's was in business here in Utah and was born and bred here in Utah for a year before Harmon's came in. I didn't see Mr. White think it was sad when they relocated the Harmons across the street from Smith's and what that did to us or when The District put Harmons there and what that did to us. Competition is the American way, but it is not a reason not to do a project.

Mr. Moore said we are moving the Smith's store farther away from this intersection to the edge of Riverton. Smith's has done some extensive studies on this and we would be pulling a lot more people here from Riverton.

Council Member Marlbor said if you are looking at 114th to try how to develop it commercially I think many of the land owners would struggle to find purchasers and if they do we're going to piece meal that parcel to the point where we will have a very different mix of commercial development that I am not sure I am excited about. I think by putting a much more organized commercial development like this makes a lot more sense for the City and for the corridor. If you surround that property with some very piece meal commercial development that it really begs the question what will happen with infill in the rest of the land behind it.

Council Member Harris said I am all for competition but at the end of the day we are 1.5 million short on this. Does it start to be unfair competition when we help one group come up with that 1.5 million dollars to compete with the other grocery stores around. It is either economically viable or it is not. I struggle to justify going in there and putting in higher density than we want to put in there. There are

plenty of grocery stores in South Jordan that want to be in South Jordan and I just don't think RDA money should be used for this.

Mr. Moore said that is the reason we pointed out the numbers here. If we have a piece of property like Daybreak that didn't have all of these homes on there and we didn't need to redevelop we wouldn't have a short fall. This is truly a redevelopment site and we have worked on this for years to try to make it work and have met several times with staff and they suggested we come and tell you where we're at because it is a redevelopment site. In redevelopment sites there is often some kind of help due to the unusual circumstances of the site.

Council Member Marlor asked staff if Harmons was part of a redevelopment area. CM Whatcott said yes it was. Council Member Marlor said we do have redevelopment areas all over the city and this piece also was a redevelopment area and has benefited the residents as well as the city.

Council Member Harris said the comprehensive nature of this entire community was pretty substantial and had some pretty big plans that went here for the city center.

CM Whatcott said I would ask Brian about the RDA process. I believe the County's policy has changed over the years regarding RDA's and I am not sure that an RDA would work here.

City Commerce Director Brian Preece said the County has gone to the policy of not participating in any RDA's that are retail or office oriented. They look at it as just moving dollars around. He said even a CDA that is property tax based like this one is going to be very difficult to get approved with the County.

Mayor Alvord asked where Council Member Shelton and Council Member Zander are at with this.

Council Member Shelton said I would hate to see this be developed piece meal. I do like the more comprehensive approach. As far as high density goes there it is buffered and I think I could probably live with it.

Council Member Zander said with this high density piece that is proposed what is the access point for that. Mr. Moore pointed out an access point they are working on. He said when we met with UDOT there could be a light installed in the future. If that is the case we would like to see an access road go through there. At this point that is very tentative.

Council Member Zander said I think it would be a nice thing to have all of the residential removed from this area. It doesn't make sense to have for sale signs there for years. I like the concept of a larger development but it does concern me about the money and it does concern me about the Smith's on 106th becoming run down. I wondered what your motivation is to keep that viable and robust there.

Mr. Moore said if you look around the entire Wasatch front there is a limited number of locations where a Smith's or other grocery stores have relocated where those spaces have not backfilled with other tenants. It will probably not be a grocery store use. The traffic on Redwood Road and 106th is not going to change; it is a high traffic location so we are confident that we can backfill those with excellent tenants.

Council Member Zander asked if they have an example of a successful complete move by Smith's where you have a current tenant that is viable and you have moved into a new Smith's.

Mr. Moore said I have been doing retail leasing for 35 years and I have had probably 100 of examples where grocery stores have moved out and we have backfilled those locations. The two that I previously mentioned the properties have only been on the market for a week. We would be happy to supply you with examples.

Council Member Zander said I would love to see examples of real functioning locations that have had years of success; not just potential examples.

Council Member Marlor said there is an evolution to retail and many other commercial projects and I think it is very important to know that if Smith's doesn't locate here they are likely going to locate somewhere else. I think the property on 106th and Redwood will still fall into that category. The question is not whether or not they are going to move it is where they are going to move. We need to accept that very quickly and decide if this is a good place for them to move to.

Council Member Zander asked if redeveloping the Smith's at 106th is out of the question.

Mr. Moore said we see no way that they can build a 123,000 sq. ft. store on that parcel. It is not just the building when these stores are developed. It is the parking lot that has to go with it for it to function properly; that is the reason they look for these kinds of locations.

Council Member Rogers said I love the idea you have for the commercial and the Smith's. My heart burn is with the density housing. I think the high density housing here is too high. I wouldn't be inclined to approve something that high there. This Council also has to consider that this is not a 100% increase in sales tax. This will be a new offset because we would be losing the sales that we would get at 106th south. I am also concerned about 106th becoming a blighted area. I think there are ways you can fit a 100,000 sq. ft. parcel at 106th. I think you just don't want to. I think just because someone comes to us with a proposal doesn't mean it is the best proposal. It is also a fallacy to assume that if we don't accept this it is going to be horrible. I think it is problematic to think that if Smith's relocated we won't get something even better. For those reasons I am not a fan of supporting the proposal.

Danny Newbold, said I am a Draper resident. We are a land owner across the street and I have been working on this. This is something that a lot of thought has gone into and there are options when it comes to multi-family (apartments). In Draper we are experiencing the same thing. I own a home up in the Steeple Chase subdivision and have lived in Draper for over 20 years. I love South Jordan and have a lot of friends here. We came across a multi-family concept that has low impact that went right across from Harmons in Draper and it is a development that is high density but there is low impact parking and low impact to the city. The average age is 72 and it is a great use. This particular development is five stories and 276 units. I think it is a possible use.

Mayor Alvord asked again for each Council Members input on this.

Council Member Marlor said I am not overall crazy about high density. I don't think that having a mixed use development like this with some higher density is bad. I think what we have with a presentation standpoint, especially the commercial works for me personally, I would rather see a lower

density in that particular area. I think this type of commercial development makes sense for the residents of the city and I think some mixed use with some higher density would be acceptable but not density of 30/40 units per acre.

Council Member Rogers said I agree with Mr. Marlor. I consider high density around 7 or 8 units per acre; I am not comfortable with 30/40 units.

Mr. Nielson said we didn't come here to say it's got to be this or nothing. We are just saying this is where we are at and looking at any options that may help.

Council Member Shelton said I am more comfortable with the density than I am with a CDA or a tax rebate.

Council Member Rogers said the only way I would be willing to do a CDA is if it stays in its current location at 106th.

Mayor Alvord asked if they would be willing to do a CDA on the 106th location. Mr. Nielson said we have looked at that and we can look at it again but it is not our choice. The parking is the issue and underground parking is too expensive.

Mayor Alvord said I would think that this Council would be willing to help you succeed on that corner to keep it attractive.

Mr. Nielson said we can look at that.

Council Member Zander said we do appreciate the efforts of redeveloping and building the city and making it look nice, but I am not comfortable with this plan as it is. If you want to go back and rework it and come back and visit us again we would welcome that. Where you are short on the money I don't feel comfortable saying the city should come up with that. I also am not comfortable with the Smiths Marketplace on the same artery of 114th. I prefer you on 106th and I think that needs it more.

Mayor Alvord thanked everyone for the presentation.

CM Whatcott asked to give time for Chief Carr before we adjourn.

B. Review Upcoming Council Agenda (*Calendaring, Topics, Future Agenda Items*)

Everyone agreed that they did not need time to review items for the Council Agenda. They were all fine with not discussing this. It was also agreed that if anyone had questions they could get answers via phone calls or emails to staff.

D. Discussion Item: Victim Advocates (*By Police Chief Jeff Carr*)

Police Chief Jeff Carr said we have a grant from VOCA (Victims of Crime Act) that requires us twice a year to make presentation to you on what we are doing with the grant money. We have about \$56,000 dollars and we employ a full time advocate and a part time advocate. We just lost our part time advocate that had been with the city for about 8 years. The last 3 months we have been trying to hire

someone for this position. Our Victim Advocates provided 127 sessions of crisis counseling, 265 follow-ups, and 546 telephone contacts. These ladies do a tremendous amount of work for the City. Before we had the crime victim advocates this work was being done by our police officers so they are an extremely valuable resource. In 6 months they handled 133 victims of domestic violence, worked with 8 sexual assault victims, and 12 assault victims. The grant program requires that we report to you twice a year and I think at the end of the cycle I will have a more comprehensive report of what they have done for a full year. If you have any questions feel free to get ahold of me and find out more about the program.

Council Member Zander asked if the part time person has been replaced. Chief Carr said we are in the process of that and we are working with HR to see if we are in the market with other crime victim programs. It was reposted on Friday. Part time is more difficult to fill.

Council Member Zander said I would encourage the Council if it's a need for increase in pay, I absolutely think we should do that because this sounds like a key role to me for families and people in our city. I would like to see us get someone quickly. If we need to provide a little more money to get this position filled I think we should do that.

Council Member Rogers made a motion to adjourn. Council Member Shelton seconded the motion. Vote was unanimous in favor.

The February 16, 2016 Special Study meeting adjourned at 8:00 a.m.

ADJOURNMENT

This is a true and correct copy of the February 16, 2016 Council Study Meeting minutes, which were approved on March 1, 2016.

Anna M. West
South Jordan City Recorder



02-16-2016 Council Study Meeting
Attachment B

GRASSROOTS
DEVELOPMENT

11400 South Redevelopment



GRASSROOTS
DEVELOPMENT

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- 3. Projected Retail Economics/Site Comparison**
- 4. Site Plans**



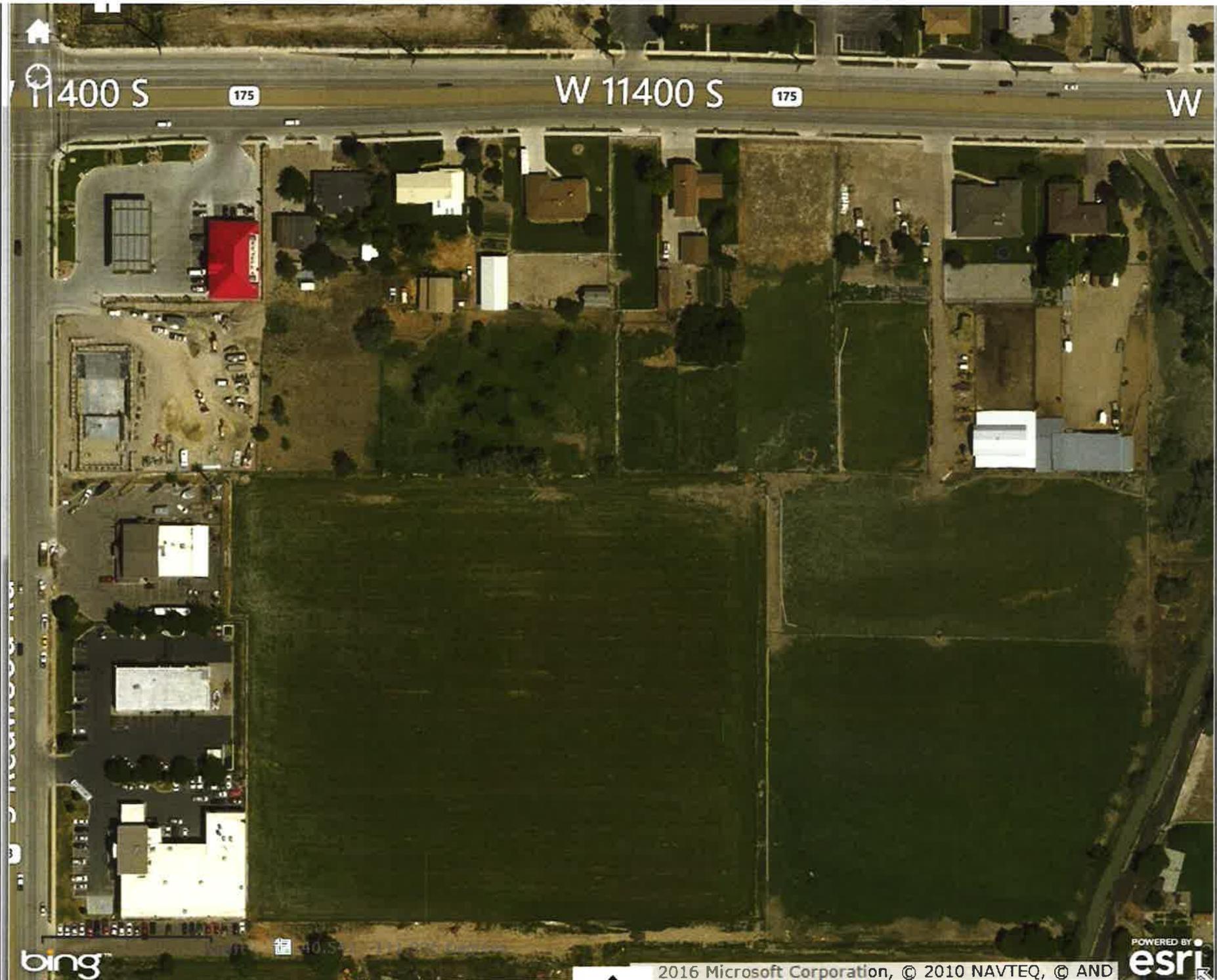
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 Imagery courtesy of GeoEye and DigitalGlobe. Street names are approximate.

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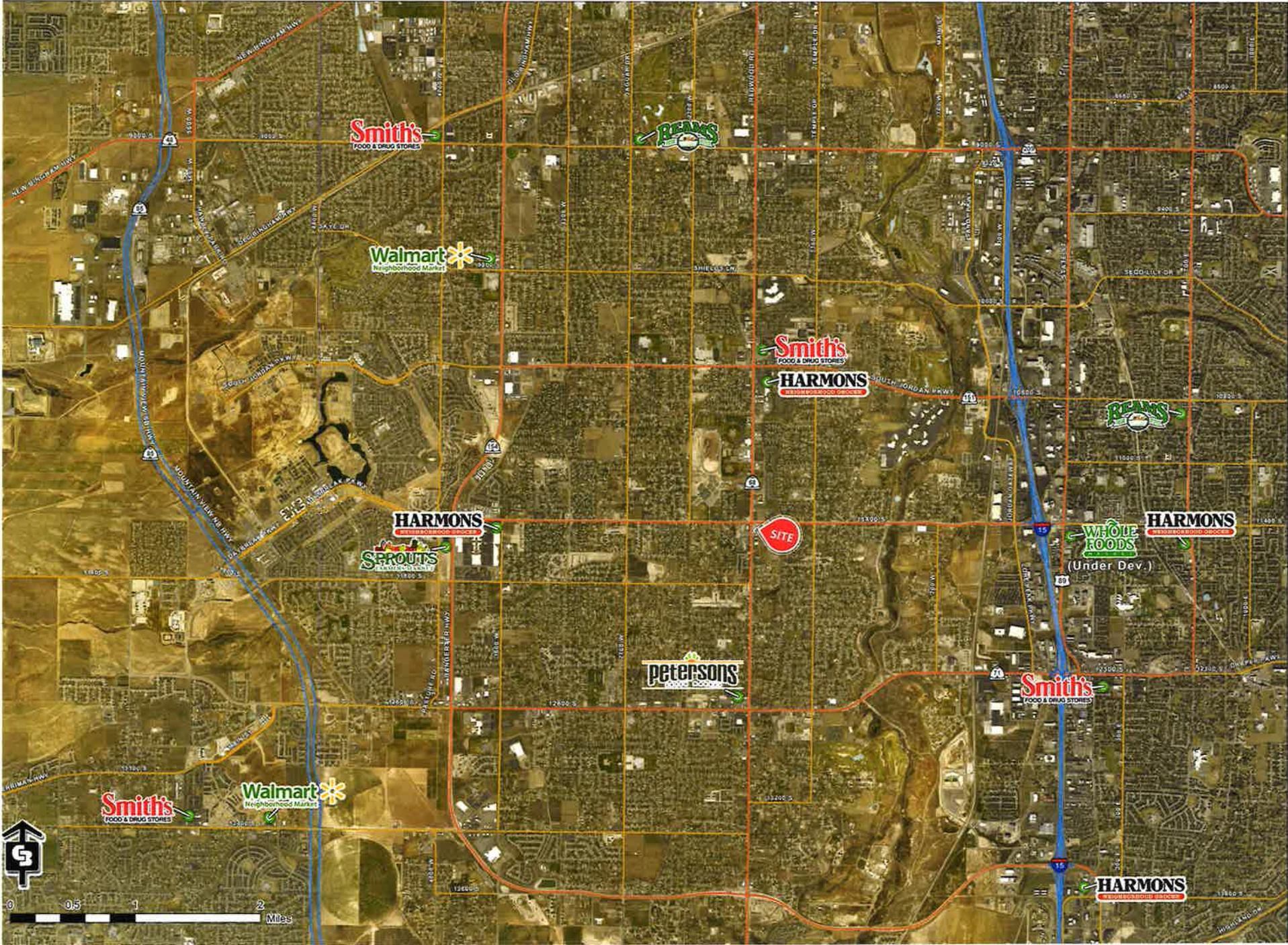
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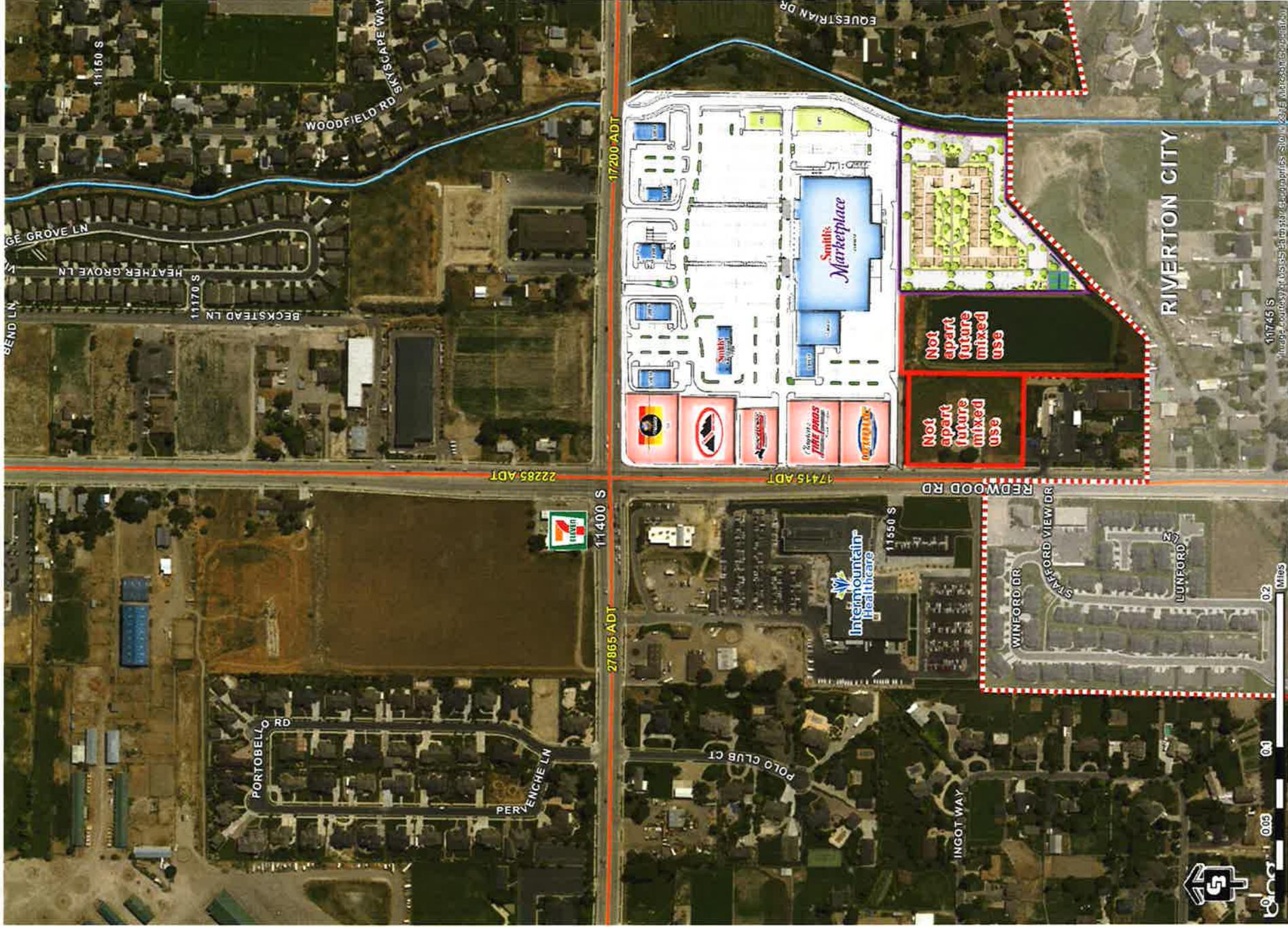
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FOR SALE
COMMERCIAL PROPERTY
2.19 Acre 140X400
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Projected Retail Economics

Existing South Jordan Store

Square Footage: 65,000 SF

Average Weekly Sales: \$380,000

New 11400 South Project

Smith's Store Square Footage: 113,000 SF with 10,000 SF mezzanine for total of 123,000 SF

Smith's Projected Weekly Sales:

\$950,000 for first year of operation

\$1,059,000 for second year

\$1,157,000 for third year

Store will employ 300 people

Total Pad & Shop Space Square Footage: 51,763 SF

Projected Annual Pad & Shop Sales:

\$25,000,000

Total Project Sales:

\$80,680,000 by year 2

\$400,000 annually to city tax base

*Future Property Tax Increase Not Included in Annual City Tax Base

Site Comparison

Daybreak Smith's

\$6.50 Average Price Per Square Foot

The District

\$5.50 Average Price Per Square Foot

11400 South

\$10.65 Average Price Per Square Foot



OIL

6,600 SF

7,200 SF

4,800 SF

3,812 SF

6,600 SF



Smith's
Fuel Center
179 SF



DET

Clayton's
TIRE PROS
South Jordan

6,955 SF

15,808 SF

Smith's
Marketplace

123,494 SF

DET

UNIQUE
COLLISION REPAIR CENTERS

39 Parking Stalls

118 Parking Stalls

Not apart
future mixed
use

Building

RIVERTON CITY

Site:
5.56 Ac.

Building:
142 Units (3 Levels) 25.5 Units/Ac.
194 Units (4 Levels) 34.8 Units/Ac.
246 Units (5 Levels) 44.2 Units/Ac.

Parking:
168 stalls (3 Levels) 1.18/unit

Trall System



