

SOUTH JORDAN CITY
CITY COUNCIL MEETING

SEPTEMBER 16, 2025

Present: Mayor Dawn R. Ramsey, Council Member Don Shelton, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, CFO Sunil Naidu, Fire Chief Chris Dawson, Assistant Fire Chief Ryan Lessner, Director of Engineering & City Engineer Brad Klavano, Associate Director of Recreation Brad Vaske, Associate Director of Public Works Colby Hill, Emergency/Safety Manager Aaron Sainsbury, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Cook, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, Deputy City Recorder Ambra Holland, Senior Code Compliance Inspector Audrey Cullimore, Emergency/Safety Manager Aaron Sainsbury

Absent:

Other (Electronic) Attendance: Carol Brown, Joe Z, tara's iPhone (2), Evan

Other (In-Person) Attendance: Coles Family, Jeff Rose, Sabrina Kasner, Diana Baun, Leslie Schow, Laura Darby, Beckstrom's, Robin Pierce, Rav Herget, Taleece Herget, Lotta Tep, Candice Randall, Debbie Hermensen, Justin Berg, Natalie Berg, Miley Berg, Michele Gatti, Judi Gatti

6:38 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – *By Sego Church Lead-Pastor, Chris Bechtel*

Lead-Pastor Chris Bechtel read a scripture and offered the invocation.

C. Pledge of Allegiance – *By Communications Manager/PIO, Rachael Van Cleave*

Communications Manager/PIO, Rachel Van Cleave led the audience in the Pledge of Allegiance.

Mayor Ramsey took a moment of personal privilege to share her recent experience traveling to China with her husband. She described the trip as remarkable, highlighting the beauty of the country and the kindness of the people she met. Reflecting on the experience, she expressed

profound gratitude for the freedoms and blessings in the United States, emphasizing the value of the nation and its principles. She noted that the experience reinforced her appreciation for the Pledge of Allegiance and the American flag, which she honored through her attire that evening.

D. Mayor and Council Reports:

Council Member Johnson provided an update on mosquito abatement efforts. She reported that the proposed tax increase had been reviewed and following their due diligence, the increase has been reduced from 99 cents to 77 cents per average household. She noted that the corresponding impact on businesses has also decreased, though she did not specify the exact amount.

Council Member McGuire reported on recent community and city activities. He highlighted attending the “Get to the River” event at the Jordan River, noting the Arts Council’s tie-dye activity for children and commending staff, particularly Associate Director of Recreation Brad Vaske, for relocating the fishing pond to Mulligans Golf Course due to construction at 11400 South. He also encouraged residents to visit the Senior Art Show at the community center, praising the talent of participating seniors. He mentioned the upcoming November play, Forever Plaid, and indicated plans to announce two popular shows for next year. Additionally, he reported on the recent legislative policy committee meeting, which Council Members Johnson and Council Member Shelton also attended. He discussed potential state legislative changes that could limit the city’s land use authority and impose caps on revenue for taxing entities, urging the Council to stay informed as these decisions could impact local governance and services.

Council Member Harris reported that he has been traveling throughout the Midwest and has conducted city business and resident interactions remotely. He noted that work has continued effectively but had no specific updates to report.

Council Member Zander highlighted the natural amenities and recreational opportunities in the area, emphasizing the quality of trail systems throughout the city, county, and state. She noted her recent time spent on trails in Bountiful, American Fork Canyon, and Butterfield Canyon, and discussed ongoing efforts with city staff to connect Bingham trails in response to resident feedback valuing walking and biking paths. Additionally, she shared her experience visiting the Healing Field in Sandy City on September 11, which features over 2,000 American flags representing those who lost their lives during the 9/11 attacks. She reflected on the personal impact of walking among the flags, discussing the significance of firefighters, police officers, and other victims. She encouraged others to visit the memorial and shared that she used the visit as an opportunity to teach her grandson about public safety and service.

Council Member Shelton highlighted participation in the Jordan River Commission events, including speaking at the kickoff and attending the “Get to the River” festival. He shared his appreciation for receiving a tie-dyed shirt created by Arts Council Coordinator Tiffany Parker, describing it as both creative and wearable. He also attended a lecture at the Gale Museum on the industrial history of the Jordan River. He discussed his involvement with the senior art show judging, noting the difficulty in selecting from the high-quality submissions. He reported participation in Utah League of Cities and Towns legislative policy committee meetings, as well as the Governor’s Commission on Housing Affordability, where he advocated for the city’s land

use authority and residents' rights to comment on nearby developments. He also attended Water School in southern Utah, gaining insights on water delivery, financing, and conservation efforts, noting that South Jordan is performing well in water conservation and encouraging residents to utilize available rebates. He concluded by emphasizing ongoing engagement with residents and city staff to address community concerns and expressed appreciation for their collaboration.

Mayor Ramsey provided an overview of recent city and regional activities. She expressed gratitude for time spent on a personal trip and for the council's support during her absence. She reported on her work with the Wasatch Front Regional Council (WFRC), which oversees long-term transit, transportation, land use, and economic development planning across the region. She noted that South Jordan's station area plans for all fixed rail stops have been completed and certified ahead of the December legislative deadline, while many other areas in the region are still pending. She also described ongoing collaboration with neighboring cities and partner agencies, including Jordan School District, Salt Lake County, and local mayors, emphasizing the importance of regional cooperation. She highlighted hosting officials from Orem City to showcase the development at America First Square and downtown Daybreak. She recognized the contributions of community leaders, including Chris and Hannah Bechtel, for their engagement and leadership in local initiatives. She concluded by acknowledging the breadth of work undertaken to support South Jordan residents and expressed appreciation for the opportunity to represent the city.

Council Member Harris motioned to amend the September 16, 2025 City Council Meeting Agenda to move item E. Public Comment to after item G. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.

F. Presentation Items:

- F.1. Proclamation of the City of South Jordan In Recognition of Sawyer Coles and Copeland Coles. *(By Fire Chief, Chris Dawson & Mayor Dawn R. Ramsey)*

Fire Chief Dawson provided a detailed recognition of the Coles family for their exemplary actions during a residential fire that occurred on June 8, 2025, highlighting the significance of preparedness, presence of mind, and quick decision-making in emergency situations. The presentation took place during the City Council meeting in conjunction with Emergency Preparedness Month (September) and Fire Prevention Month (October), months dedicated to educating the community on fire safety, including the importance of having a structured escape plan and practicing exit drills in the home. Chief Dawson explained that 10-year-old Sawyer and her six-year-old brother Copeland were home alone when smoke detectors alerted them to a fire in their family room shortly after 9:30 a.m. The smoke detectors were functional, which immediately provided the children with a crucial warning. Upon discovering smoke and flames emanating from the couch, Sawyer quickly assessed the situation and took command, demonstrating leadership and presence of mind beyond her years. The children first attempted to exit through the front door, but the doorknob was slippery and would not turn. Recognizing the danger and the need for a secondary plan, Sawyer led Copeland to a back sliding door as an alternate exit, ensuring their safe evacuation. Notably, Sawyer also remembered to gather the family dog, demonstrating her calm prioritization of all household members. She closed the sliding

door behind them, a critical action that helped to contain the fire and prevent its rapid spread. After safely exiting, Sawyer retrieved her phone and called her father, who instructed the children to go to a neighbor's house while he contacted 911. Surveillance footage confirmed the severity of the fire conditions inside the home, showing that the interior became fully engulfed in smoke and unsafe within minutes, emphasizing how narrowly disaster was averted. Chief Dawson emphasized that the Coles family's actions were a textbook example of fire safety and emergency preparedness. Sawyer's leadership, decisive thinking, and ability to execute the family's emergency plan effectively prevented what could have been a tragic outcome. The presentation underscored the importance of teaching families, especially children, how to respond to emergencies, highlighting that preparedness can save lives. The City Council formally recognized the Coles family for their courage and the significance of their actions, noting that their response exemplified the very lessons emergency preparedness programs aim to instill in the community. Chief Dawson concluded by commending Sawyer and Copeland for turning a potentially tragic event into a story of bravery, resilience, and the practical application of fire safety education. This recognition not only honored the Coles family but also served as a powerful demonstration to the community of how preparedness, knowledge, and quick action can make a life-saving difference.

Mayor Ramsey expressed pride in Sawyer and Copeland Coles for their actions during the June 8, 2025, residential fire, emphasizing their courage and quick thinking. Mayor Ramsey read the proclamation (Attachment A) into the record and invited the Coles family to the front to present a formal proclamation and take a photograph in recognition of the children's bravery.

F.2. Proclamation of the City of South Jordan Constitution Week 2025. *(By Mayor Dawn R. Ramsey)*

Mayor Ramsey read the proclamation (Attachment B) into the record and invited the Daughters of the American Revolution to the front to present a formal proclamation and take a photograph in recognition of Constitution Week 2025.

The Daughters of the American Revolution presented a Certificate of Award to the City of South Jordan City Council, recognizing their outstanding work in upholding and promoting the ideals of the Constitution of the United States. The award was presented by the Spirit of America Chapter of the National Society Daughters of the American Revolution in South Jordan.

G. Action Item:

G.1. **Resolution R2025-51**, Adopting the Salt Lake County Hazard Mitigation Plan. *(By Emergency/Safety Manager, Aaron Sainsbury)*

Emergency/Safety Manager Aaron Sainsbury reviewed prepared presentation and handout (Attachment C & D). He emphasized the importance of hazard mitigation for protecting lives, property, and critical infrastructure, noting that natural and human-caused hazards such as earthquakes, wildfires, severe weather, and technological threats pose risks to South Jordan. The plan is essential for long-term community resilience and eligibility for federal funding, including the Hazard Mitigation Grant Program and High Hazard Potential Dam Rehabilitation Program, with FEMA approval required. He explained that the 2025 plan updates the 2020 plan,

incorporating historical data, risk modeling, and assessments of local vulnerabilities. It is organized into two volumes: Volume 1 covers county-wide hazard profiles, mitigation strategies, and progress review, while Volume 2 is specific to South Jordan, detailing localized hazards and mitigation measures. The planning process involved collaboration with local governments, state and federal agencies, NGOs, private sector partners, and community stakeholders, including workshops in 2024 to ensure integration and buy-in. Key mitigation strategies included strengthening infrastructure resilience, expanding wildfire fuel reduction projects, enhancing public alert systems such as IPAWS and EAS, and integrating mitigation with land use planning. Sainsbury noted that adoption of the plan demonstrates leadership in risk reduction and ensures continued eligibility for state and federal disaster funding. He emphasized that the plan is updated every five years and remains fluid, adapting to new hazards and lessons learned from emergencies. The next step is for the City Council to adopt Volumes 1 and 2, after which the plan will be submitted to Salt Lake County, the Utah Division of Emergency Management, and FEMA. Adoption reinforces South Jordan's commitment to preparedness, resilience, and public safety.

Mayor Ramsey asked for clarification on the scope of participation in the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, noting that while there are five school districts in the county, only two had signed off on the plan. She referenced the executive summary, which indicated participation from 23 cities and towns and two school districts, and sought to understand why the remaining districts were not included.

Emergency/Safety Manager Sainsbury responded that only two school districts opted to participate in the plan; Jordan School District and Canyons School District. He added that he was unsure why the other school districts chose not to participate in the plan.

Council Member Shelton asked about individual and family preparedness in the event of a serious disaster in Salt Lake County, specifically how long residents would need to be self-sufficient before expecting assistance from city, county, or other governmental agencies.

Emergency/Safety Manager Sainsbury responded that residents should be prepared to support themselves for a minimum of 96 hours (four days) following a major disaster. He noted that this is an update from the previous 72-hour recommendation and emphasized that resources are limited, for example, the city has only five ambulances for nearly 90,000 residents, so the length of self-sufficiency required depends on the scale of the event.

Council Member McGuire motioned to approve Resolution R2025-51, Adopting the Salt Lake County Hazard Mitigation Plan. Council Member Zander seconded the motion.

Roll Call Vote

Council Member McGuire - Yes

Council Member Zander - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Shelton – Yes

The motion passed with a vote of 5-0.

E. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Jennifer Zollinger (Resident) – She stated that she holds a current professional educator license in the State of Utah and has worked in early childhood education for over 25 years and is the owner of Seed to Sprout Preschool. She currently owns and operates Seed to Sprout Preschool, a licensed home occupation business in South Jordan. She explained that the demand for early childhood education in the city is high, noting that she currently has 43 families on her waitlist for this school year alone, which clearly indicates a need for more preschool placements in the community. She said she was speaking not only on her own behalf but also on behalf of other licensed in-home preschool business owners. Together, they are asking the City Council to review and clarify ambiguous language in the home occupation ordinance, Section 5.38.030, as it pertains to the regulation of home-based preschools. She read from the ordinance, which states that “preschools for up to eight students may be conducted as home occupations in accordance with provisions of this chapter, with the following and other conditions as determined by the City Council; maximum two sessions per day and maximum four sessions per week.” It also states that days and hours of operation shall be provided for review. She shared that before applying for her business license in March 2022, she contacted the Business Licensing Department for clarification. Based on the intended schedule she provided, their interpretation was that two classes of eight children each, with a combined total of five sessions per week, would meet the requirement of the ordinance. She stated that she has email documentation confirming this interpretation and that her license was approved in September 2022 under those terms. However, she noted that recent code enforcement actions suggest a new interpretation that limits preschools to four total sessions per week rather than per class, creating confusion and concern among licensed providers. She stated that this enforcement change jeopardizes access to preschool placements for dozens of South Jordan families. Most local preschools, she explained, follow a model in which three-year-olds attend two days per week and four-year-olds attend three days per week. She said this is a developmentally appropriate schedule that helps build children’s stamina, social skills, and readiness for kindergarten, which is now full day for most children. She said that a strict four-sessions-per-week cap for a preschool as a whole makes it impossible to follow best practices or meet community demand. She respectfully requested that the City Council review and clarify the language in the ordinance to define the number of students per class, sessions per day, and sessions per week per class. She also asked that the ordinance be aligned with intended enforcement practices so providers can confidently comply and families can continue to access quality early education. She concluded by thanking the Council for their service to the community and said she had supporting documents to submit (Attachment E). She also noted that several businesses that recently received code violations are hoping for a prompt review so they can plan how to continue serving currently enrolled families.

Dan Beckstrom (Resident) - He stated that he had spoken at the previous month’s meeting to request accountability from City Attorney Ryan Loose, the prosecutors, and the police department regarding complaints he had filed. He noted that his neighbor, who is the subject of those complaints, had attended the council meeting two weeks after his initial appearance and criticized the city and police for allegedly wasting funds responding to his complaints about harassment and privacy violations. He said it has now been four weeks since his prior comments, and he has not

received any communication from the police department. He mentioned that he spoke briefly with City Attorney Loose two days after the last meeting and was told that discussions were underway with the police department about screening the charges, but no updates have followed. He expressed concern over what he described as an apathetic response from the city toward enforcing laws related to privacy and stalking. He explained that his neighbor has cameras pointed into his secured backyard and has submitted videos and sworn affidavits to the police department monitoring his family's activities. He said his family feels constantly watched, filmed, and surveilled, and that while they have received citations for minor ordinance violations, more serious criminal violations by his neighbor have not been addressed. He stated that after his neighbor's previous comments about "wasting resources," his family has continued to experience harassment. He noted that in the past three years, his neighbor has called authorities roughly a dozen times, compared to the six calls he has made in eight years. He said these calls include reports to zoning, code enforcement, and other agencies. He also reported that the Salt Lake County Health Department visited his property earlier that day to investigate another unsubstantiated claim made by his neighbor. His wife, who works overnight shifts, had her sleep disrupted to accommodate the inspection. He said his neighbor should not know what is happening in his yard, but that continued surveillance through new cameras allows him to make ongoing complaints. He concluded by saying he would not exceed his allotted time and would avoid getting into further details. He urged the city to use the tools available under statute to stop the harassment and requested that he not be left waiting another four weeks without a response.

Mayor Ramsey closed the public comment portion of the meeting.

Mayor Ramsey thanked all participants for their input. She stated that some of the concerns raised would need to be discussed further outside the meeting, as several issues may fall outside the City Council's authority. She noted that staff would follow up with Mr. Beckstrom regarding his concerns and confirmed that the city would also review the preschool ordinance referenced during public comment.

H. Staff Reports and Calendaring Items:

City Manager Dustin Lewis informed the Council that the South Valley Chamber of Commerce Titan Awards will take place on October 29 at 6:00 p.m. He requested that Council Members confirm their availability to attend the event either after the meeting or by email.

Council Member Shelton requested that staff review the home preschool ordinance to clarify requirements and ensure these programs can operate effectively to provide quality education. He also suggested that code compliance temporarily pause enforcement actions related to home preschools until the ordinance review is complete.

Mayor Ramsey acknowledged that the council needs more information regarding code compliance findings. She agreed that staff should review the home preschool ordinance and provide options to the council to clarify requirements and inform potential enforcement decisions.

City Manager Lewis confirmed the council's direction to pause any enforcement action on home-based preschools and suggested scheduling the topic for the next available work session. The

council agreed, so staff will prepare background information for discussion and provide options for further direction at that meeting.

Council Member Zander motioned to adjourn the September 16, 2025 City Council Meeting. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The September 16, 2025 City Council Meeting adjourned at 7:44 p.m.

This is a true and correct copy of the September 16, 2025 City Council Meeting Minutes, which were approved on October 21, 2025.

A handwritten signature in black ink, appearing to read "Anna Christensen".

South Jordan City Recorder

Proclamation
of the
City of South Jordan

In Recognition of Sawyer Coles and Copeland Coles

Whereas, On the morning of Sunday, June 8, 2025 Sawyer and her six year old brother Copeland were at home playing in their bedrooms. Their mom and dad left that morning to run errands and their mom would be back soon; and

Whereas, during that time, a fire started in the family room, while the kids were upstairs. The fire grew and the smoke intensified setting off the smoke detectors. This alerted Sawyer to the problem developing downstairs; and

Whereas, Sawyer made her way to the main level to investigate and found smoke coming from the family room couch. Sawyer quickly returned upstairs, retrieved Copeland and led him to the front door to get out; and

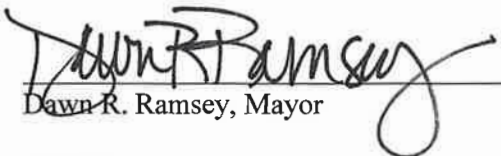
Whereas, Sawyer and Copeland both attempted to open the front door without success. The chaos of the situation continued to escalate due to increasing presence of smoke. Copeland sought shelter by ducking into the adjacent mudroom; and

Whereas, Sawyer recognized the front door was not an option for escape, she took Copeland by the hand and said, "We have to go," and they stopped to gather the family dog and led them to a second escape route where they were able to make a successful escape; and

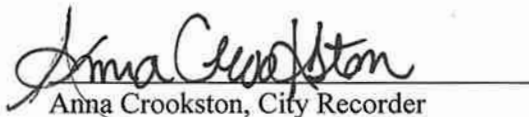
Whereas, Sawyer called her dad to report the fire. She was instructed to go to the neighbor's house while he called 9-1-1. The South Jordan Fire Department was dispatched to respond to the fire on Jones ridge Cove. Due to Sawyer and Copeland's actions, they had escaped and were found safe.

NOW, THEREFORE, BE IT RESOLVED that we, on behalf of the City of South Jordan do hereby recognize and honor Sawyer and Copeland for their bravery. We recognize their ability to escape what easily may have become a tragedy. We recognize Sawyer for her quick thinking and courage to lead her brother to safety.

Signed this 16th Day of September, 2025


Dawn R. Ramsey, Mayor

ATTEST:


Anna Crookston, City Recorder



Proclamation
of the
City of South Jordan

CONSTITUTION WEEK 2025

Whereas, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law, and

Whereas, September 17, 2025, marks the two hundred thirty-eighth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention, and

Whereas, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it, and

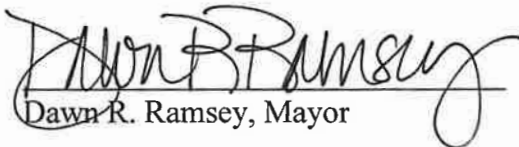
Whereas, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through September 23 as Constitution Week, and

Now, Therefore, I, Dawn R. Ramsey by virtue of the authority vested in me as Mayor of the City of South Jordan in the State of Utah do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals of the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

Signed this 16th Day of September, 2025


Dawn R. Ramsey, Mayor

ATTEST:

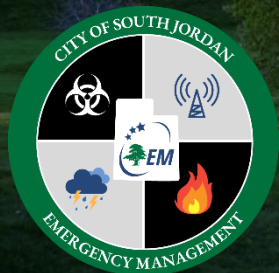

Cindy Valdez, Deputy City Recorder





ATTACHMENT C

Salt Lake County Multi-Jurisdictional Mitigation Plan: 2025 Update



2025 Multi-Jurisdictional Hazard Mitigation Plan



South Jordan City Emergency Management
Aaron Sainsbury

Presentation to City of South Jordan, Mayor and City Council





Why Hazard Mitigation Matters

- South Jordan City faces many natural and human-caused disasters, such as, earthquakes, wildfires, severe weather, and other hazards
- Goal: Protect lives, property, and critical infrastructure
- Proactive planning builds long-term community resilience



Federal Requirement for Planning

- Required by the Stafford Act
- FEMA-approved plan needed for key funding:
 - Hazard Mitigation Grant Program (HMGP)
 - Post-Fire HMGP
 - High-Hazard Potential Dam Rehabilitation Program
- Ensures eligibility for federal disaster mitigation funds



The 2025 MJHMP Overview

- County-wide planning effort with federal BRIC funding
- Builds on and updates the 2020 plan (adopted May 2020)
- Organized into two volumes:
 - County-wide hazard profiles, mitigation strategies, progress review
 - Local jurisdiction annexes (23 cities/towns, 2 school districts, SLCC)
- Adoption signals countywide leadership in disaster readiness





Planning Process & Participation

- Collaboration with:
 - Local governments
 - State and federal partners
 - Private sector & non-profits
 - Community stakeholders
- Workshops held Fall 2024
- Ensures buy-in and integration with local plans



Hazards Assessed (19 total)

Natural:

- Earthquake, Wildfire, Flooding, Severe Winter Weather, **Heavy Rain**, Landslides, **Extreme Heat**, **Extreme Cold**, Avalanche, **Lightning**, Drought, **High Wind**, Tornado, Public Health Epidemic-Pandemic, Radon

Human-Caused/Technological:

- Hazardous Materials
- Dam Failure
- Civil Disturbance
- Terrorism & Cyberterrorism

(new standalone profiles added since 2019 highlighted in red in plan)





Risk & Vulnerability Assessment

- Historical data + risk modeling (HAZUS)
- Evaluated:
 - Likelihood of hazard events
 - Impact on people, property, infrastructure, services
- Reviewed jurisdiction-specific vulnerabilities
- Documented local participation in NFIP, wildfire plans, general plans



Mitigation Strategy

- Goals and objectives updated from 2020
- Developed with experts, departments, and stakeholders
- Examples of mitigation actions:
 - Strengthen infrastructure resilience
 - Expand wildfire fuel reduction projects
 - Enhance public alert & warning systems
 - Integrate mitigation with land-use planning



Why Adoption by City Council Matters

- Demonstrates leadership and commitment to risk reduction
- Necessary for FEMA and State approval
- Jurisdictions must adopt within 1 year to remain eligible for funding
- Initiates final step: submission of adoption resolutions



Benefits of Adoption



- Protects residents, property, and critical services
- Maintains eligibility for federal disaster funding
- Strengthens resilience across all 26 participating entities
- Supports community planning & resource allocation for the next 5 years



Next Steps

- Local jurisdictions proceed with adoption within one year
- Council adoption of Volumes 1 & 2
- Submit adoption resolutions to SL County, Utah DEM, and FEMA
- Implementation and tracking of mitigation projects (2025–2030 cycle)



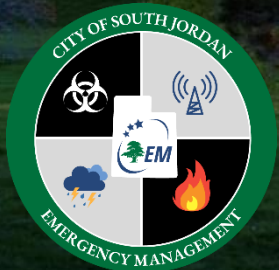
Closing & Call to Action

South Jordan City, City Council, Action Requested:

- Adopt the 2025 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan; Volumes 1 & 2



Questions?





Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) – 2025 Update

Shared Risks – Shared Solutions

Purpose

- The MJHMP is a countywide strategy to reduce long-term risks to life, property, and community assets from natural, human-caused, and technological hazards. The plan:
 - - Assesses vulnerabilities and hazards.
 - - Identifies mitigation actions and funding opportunities.
 - - Supports community resilience and sustainability.
 - - Ensures eligibility for FEMA/state hazard mitigation grants.
 - - Required update every 5 years (per FEMA & State DEM).

Participants

- - 26 entities: 23 cities/towns, 2 school districts, 1 community college.
- - Salt Lake County is the lead jurisdiction.
- - Fully integrated partners developed local hazard annexes and formally adopt the plan.

Key Hazards (19 total)

- Natural: Earthquake, flood, wildfire, drought, avalanche, extreme heat/cold, heavy rain, landslide, tornado, lightning, radon, severe winter weather, public health events.
- Human-caused/Technological: Hazardous materials, dam failure, terrorism, cyberterrorism, civil disturbance.

Benefits of a Multi-Jurisdictional Approach

- - Regional Coordination: Hazards cross boundaries—shared strategies avoid duplication.
- - Collaboration: Jurisdictions, schools, utilities, and agencies combine expertise/resources.
- - Increased Funding Access: Smaller jurisdictions gain eligibility for FEMA/HHPD grants.
- - Integrated Strategy: Countywide and local priorities aligned, tracked, and implemented.

Plan Structure

- - Volume 1 – Countywide Base Plan: Hazard profiles, capabilities, progress since 2020, updated mitigation actions.

- - Volume 2 – Jurisdiction Annexes: Community-specific risks, histories, vulnerabilities, and mitigation actions.

Public Engagement

- - Digital/bilingual surveys, workshops, plan review.
- - Outreach coordinated with Public Information Officers.
- - Input emphasized hazard awareness, vulnerable populations, and community priorities.

What's New in 2025 Update

- - Expanded participation (Jordan & Canyons School Districts).
- - Climate change considerations in hazard analysis.
- - Standalone hazard profiles (extreme heat, extreme cold, high wind, heavy rain)
- - Social vulnerability assessment (age, income, disability, housing, transportation).
- - Integration of High-Hazard Potential Dam (HHPD) element for grant eligibility.

Timeline

- - Kickoff: Sept 2024 | Stakeholder meetings: Oct–Dec 2024
- - Draft actions: Jan–Mar 2025 | Submit to State DEM: May 2025
- - Estimated FEMA approval: Aug 2025 | Local adoption

Outcome: With adoption of the 2025 MJHMP, Salt Lake County and participating jurisdictions remain eligible for FEMA mitigation funding, strengthen resilience to 19 identified hazards, and ensure coordinated strategies to protect life, property, and critical assets.

ATTACHMENT E

My name is Jennifer Zollinger, and I reside at 3598 W Raphi Place in South Jordan. I hold a current Professional Educator License in the state of Utah and have worked in early childhood education for over 25 years. I currently own and operate Seed to Sprout Preschool, a licensed home occupation business here in South Jordan.

The demand for early childhood education in our city is high—I currently have a waitlist of 43 families for this school year alone, clearly indicating a need for more preschool placements in our community.

Tonight, I am speaking not only on my own behalf, but also on behalf of a number of licensed business owners who operate in-home preschools. Together, we are asking the City Council to review and clarify ambiguous language in the **Home Occupation Ordinance, Section 5.38.030**, as it pertains to the regulation of home-based preschools.

The ordinance currently states:

“Preschools for up to eight (8) students may be conducted as home occupations in accordance with provisions of this Chapter with the following and other conditions as determined by the City Council:

Maximum two (2) sessions per day and maximum four (4) sessions per week.”

It also states:

“Days and hours of operation shall be provided for review.”

In March 2022, before applying for my license, I contacted the Business Licensing Department for clarification on this section. Their interpretation, based on the intended schedule I provided for review, was that two classes of eight children each, with a combined total of five sessions per week would meet the requirement of the ordinance. I have email documentation confirming this interpretation, and my license was approved in September 2022 under those terms.

However, recent Code Enforcement actions suggest a new interpretation—limiting preschools to four total sessions per week, rather than per class—creating confusion and concern among licensed providers. This code enforcement is also putting at jeopardy access to preschool placements for dozens of South Jordan families.

Preschools in our area typically follow the model of:

- Three-year-olds attend two days per week.
- Four-year-olds attend three days per week.

This is a developmentally appropriate schedule, gradually building children's stamina, social skills, and readiness for kindergarten. A strict four-sessions-per-week cap for a preschool as a whole makes it impossible to follow this best practice and meet community demand.

We respectfully request that the City Council:

- **Review and clarify** the ordinance language,
- **Define** the allowed number of students per class, sessions per day, and sessions per week per class, and
- **Ensure** the ordinance aligns with intended enforcement practices so providers can confidently comply and families can access quality care.

Thank you for your time and service. We look forward to working together to support high-quality, developmentally appropriate early education for South Jordan families.

Jennifer Zollinger—Seed to Sprout Preschool



CONSIDERATIONS FOR HOME OCCUPATION PRESCHOOLS

■ CONCERNS

- Ambiguity of the wording of Home Occupation Ordinance Section 5.38.030
- Does 8 children refer to the number of children per class, or total number the preschool can enroll?
- Does 4 sessions per week refer to the number of weekly sessions per class, or total number of sessions for the preschool as a whole?
- Does South Jordan regulate home-based dance studios, music lessons, tutoring businesses, etc.? The home occupation ordinance does not mention these types of businesses and they are likely to involve more children and more sessions per day.

■ CITY COMPARABLES FOR HOME OCCUPATION PRESCHOOLS

- **Herriman:** 8 children; 2 classes per day; no mention of sessions per week
- **West Jordan:** less than 12 children per day; conditional use permit for more than 12 a day, but less than 12 per session; no mention of sessions per day/week
- **Riverton:** 8 children per day; conditional use permit will allow up to 12 per session/24 per day; planning commission will determine the number after plan is submitted; max 3 sessions per day; no mention of sessions per week.

■ STATE GUIDELINES AS OF 9/11/2025

- Crystal Knippers--Director of Childcare Licensing
- Home preschools are exempt when they hold a morning and afternoon session, each for less than 4 hours, and on a sporadic basis.
- Licensing guidelines designate up to 3 days a week as sporadic care for an individual child

■ WHAT WE ARE ASKING FOR

- **Review and clarify** the language in Home Occupation Ordinance section 5.38.030.
- **Clearly define** the allowed number of students per class, sessions per day, and sessions per week, per class
- **Ensure** the ordinance aligns with intended enforcement practices so providers can confidently comply and families can access quality care

■ COMMERCIAL PRESCHOOLS IN SOJO

While we recognize that commercial preschools are subject to different regulations, their schedules set the standard for developmentally appropriate preschool hours. In South Jordan, all licensed commercial preschools offer at least two days per week for 3-year-olds and three days for 4-year-olds, with morning and afternoon sessions.

With twice as many home-based preschools (12) as commercial ones (6) currently licensed in South Jordan, home-based programs are vital to meeting community demand. We seek the ability to offer families who prefer home-based preschools the same weekly access to preschool time as commercial programs.

■ NEGATIVE IMPACTS FOR FAMILIES IF HOME PRESCHOOLS ARE LIMITED TO 4 TOTAL SESSIONS PER WEEK

- Families may have to leave the city to find care.
- Children may miss out on early learning opportunities, leading to readiness gaps.
- Parents lose the ability to choose a 2-day or 3-day schedule that fits their child's developmental stage and their family's schedule.
- Licensed home preschools may be forced to close if they are unable to offer enough sessions to cover operating costs, limiting families' access to high-quality early education in the community.

In 2022, the interpretation of the ordinance was that two classes of 8 children attending a total of 5 sessions per week would be allowed. This implies that the number of sessions noted in the ordinance (4) refers to the number per class, not for the preschool as a whole.

- **Correspondence between Ambra Holland from the Business Licensing Department and Jennifer Zollinger in March of 2022:**

From: [REDACTED]
Sent: Thursday, March 17, 2022 11:06 AM
To: businesslicensing@sjc.utah.gov
Subject: Home Occupation Question

Hi! I'm in the early stages of researching the possibilities of opening an in-home preschool in South Jordan and wondered if I can get some clarification on a business license for that situation. As I've read through the information on the city website, it gives these guidelines for in-home preschools:

"The number of sessions per day (maximum two), number of sessions per week (maximum four), and session times (maximum three hours)"

My immediate assumption is that the number of sessions per week takes into account total sessions for the preschool as a whole. However, I'm aware of several in-home preschools in our city that hold more than 4 total sessions per week (most operate on a schedule that would put them in the range of 8-10 total sessions per week). Am I correct in my assumption, or is the number of sessions each week considered on a per class basis?

More specifically, the schedule I envision for myself would be to hold one class of 8 children on T/W/Th in the morning, and a second class of 8 children on T/Th in the afternoon. Would that be allowed under South Jordan's rules?

Thanks for your help!
Jenn Zollinger

From: Ambra Holland <aholland@sjc.utah.gov> on behalf of businesslicensing@sjc.utah.gov <businesslicensing@sjc.utah.gov>
Sent: Thursday, March 17, 2022 12:01 PM
To: [REDACTED]
Subject: RE: Home Occupation Question

Hi Jenn,

City ordinance 5.38.030 allows no more than 8 students per session (ages 3, 4, or 5), no more than two sessions per day, no more than four sessions per week, and each session cannot be more than three hours in length. In addition, city ordinance 5.38.020(D)(5) states home occupations shall not receive or generate more than twelve (12) one-way vehicle trips per day, including but not limited to customer/client visits and deliveries. I oftentimes have issues come up with preschools having too much traffic to the home. Preschools will sometimes require their students that live close to walk to the home to avoid generating a vehicle trip.

From the description of what you intend to do with your preschool schedule, it appears you would comply with city ordinance 5.38.030 ("one class of 8 children on T/W/Th in the morning, and a second class of 8 children on T/Th in the afternoon"). You would need to make arrangements with parents/students to walk to the home since you cannot generate more than 6 round-trip vehicles per day in order to comply with ordinance 5.38.020(D)(5).

The other preschools you referred to that have up to 8-10 sessions per week are more than likely not licensed with the city and are operating their business illegally and/or not in compliance with city code. If you see this happening please notify the [Code Compliance Department](#).

Feel free to contact me with further questions or concerns.

Thank you!

Ambra Holland | Executive Assistant of City Commerce | City of South Jordan
1600 W. Towne Center Drive | South Jordan, UT 84095
O: 801.254.3742 | F: 801.254.3393 | M: 801.330.2860

- **Business license approved in September 2022 (and currently active), noting the same schedule referred to in March:**

License Application Summary ☺

[Edit License](#)

Licensee Number: LCHO202200644
Business Name: Seed to Sprout Preschool, LLC
License Type: Business - Home Occupation
Application Status: Active
Description: In-home preschool serving children ages 3-5. There won't be any vehicle traffic within the neighborhood. Instead, parents will use the school bus stop area along River Heights Drive for pick-up and drop-off and then walk to my home.
T/W/Th 9-12--class of 8 children
T/Th 12:30-3:00--class of 8 children
Mailing Address: 3598 W Rapih Place
South Jordan UT 84095
United States
Contact Numbers: [REDACTED]