

SOUTH JORDAN CITY
CITY COUNCIL MEETING

MAY 19, 2026

Present: Mayor Pro Tempore Tamara Zander, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Jason McGuire, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Police Lieutenant Adrian Montelongo, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Fire Chief Chris Dawson, Director of Recreation Janell Payne, CFO Sunil Naidu, Senior Accountant Abigail Patonai, City Planner Greg Scindler, Long-Range Planner Joe Moss, Planner II Miguel Aguilera, Director of Engineering/City Engineer Brad Klavano, Director of Public Works Raymond Garrison, PIO/Communication Manager Rachael Van Cleave, Senior System Administrator Phill Brown, CTO Matthew Davis, City Recorder Anna Crookston

Absent: Mayor Dawn R. Ramsey, City Manager Dustin Lewis, Director of Planning & Economic Development Brian Preece

Other (Electronic) Attendance: Brown & Seelye Attorneys, Justin Willis, Michael, BLZGB, BHONE

Other (In-Person) Attendance: Tomas Langholtz, Jordyn Bates, Jean Perschon, Maddie Clements, Zerine Brewer, Jill Brewer

6:30 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction - By Mayor Pro Tempore Tamara Zander

Mayor Pro Tempore Zander welcomed everyone present and introduced the meeting.

B. Invocation - By Council Member, Patrick Harris

Council Member Harris offered the invocation.

C. Pledge of Allegiance – By CFO, Sunil Naidu

CFO Naidu led the audience in the Pledge of Allegiance.

D. Minute Approval:

- D.1. March 3, 2026 City Council Study Meeting
- D.2. March 3, 2026 City Council Meeting
- D.3. March 17, 2026 City Council Budget Meeting

- D.4. April 7, 2026 City Council Study Meeting
- D.5. April 7, 2026 City Council Meeting

Council Member McGuire motioned to approve the March 3, 2026 City Council Study Meeting, March 3, 2026 City Council Meeting, March 17, 2026 City Council Budget Meeting, April 7, 2026 City Council Study Meeting, and the April 7, 2026 City Council Meeting as published. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

E. Mayor and Council Reports:

Council Member McGuire reported attending a planning meeting with the Major Brent Taylor Foundation regarding the upcoming September 11 memorial event to be held in South Jordan. He also attended the ribbon cutting for Rockwell Ice Cream and met with the Arts Council. He noted the success of recent arts programming, including Art on the Town, and highlighted upcoming community events.

Council Member Johnson reported that the South Jordan Youth Council held its final meeting of the year. She advised that at the next City Council meeting, the incoming Youth Council members would be sworn in, and the outgoing Youth Council Mayor would present an annual report.

Council Member Harris reported spending time meeting with residents regarding community issues and concerns. He also attended the grand opening event at the Bastion Center and expressed appreciation for the facility and its services.

Council Member Shelton reported meeting with the Executive Director of the Jordan River Commission to discuss commission business. He attended several ribbon cuttings throughout the city and noted the significant number of new business openings occurring in South Jordan. He announced he would be speaking at the Senior Center's Memorial Day luncheon and thanked staff for their work advancing agreements related to the future senior center and senior housing project.

Mayor Pro Tem Zander reported attending several recent ribbon cuttings and expressed appreciation for the city's business-friendly environment and continued economic growth. She highlighted the upcoming Major Brent Taylor Foundation 9/11 Memorial Event at the Bastion Center and encouraged residents to participate in America250 activities, including neighborhood gatherings associated with America's Potluck initiative. She emphasized the importance of community engagement and neighborhood connections.

F. Public Comment:

Mayor Pro Tempore Zander opened the public comment portion of the meeting.

Joseph Anderson (Resident) - I live in Glenmoor Villas by the golf course. I came to a meeting a while ago and asked a question, and I was told someone would get back to me. However, when I have called the city since then, no one has been able to find any information regarding my inquiry. I thought I would come back and ask again. My question concerns the golf course adjacent to our neighborhood. When the homes were built, there was a description of the development and the

amenities that would be included. One of those items was protective netting intended to prevent golf balls from striking the homes. When golf balls are hit too close to the houses, they can cause damage, and I understand that a golf ball is considered a projectile under state law. I have not received an answer regarding who is responsible for maintaining that netting. My concern is that, when the homes were constructed, gutters and drainage systems were installed near the netting. Water has accumulated in those areas, causing damage and deterioration because of the proximity to the netting. The resulting repairs have been costly. Currently, the homeowners are being required to pay for those repairs rather than the golf course. My question is; Who is responsible for those costs? From my understanding, the golf course is privately owned, possibly by stockholders or another ownership group, and I do not understand why the residents should be responsible for paying for repairs related to the protective netting. Thank you.

Mayor Pro Tempore Zander closed the public comment portion of the meeting.

G. Presentation Items:

- G.1. Sandbox Theater cast performance for Guys & Dolls upcoming show June 19-26. (By Karen Tucker, Sandbox Theater)

Karen Tucker with Sandbox Theater thanked the City Council for its continued support and welcomed the opportunity to provide an update on the upcoming production. She reported that the show would open in one month and described it as a well-loved, family-friendly production featuring a talented cast. She explained that a portion of the cast was present to perform a scene from the musical, which takes place in a New York City sewer and features a gambling sequence, followed by a well-known, high-energy musical number. She invited residents and their families to attend the performance and expressed appreciation for the City's ongoing support of the arts.

H. Consent Action Items:

- H.1. Resolution R2026-16, Determining the parking requirements for the Almond Dental Phase 2 project located at 10433 S. 2200 W. (By City Planner, Greg Schindler)
- H.2. Resolution R2026-19, Authorizing the Mayor Pro Tempore to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for road maintenance on U-111. (By Director of Engineering/City Engineer, Brad Klavano)
- H.3. Resolution R2026-20, Entering into an Interlocal Agreement to participate in the Home Investment Partnership Program for Federal Fiscal Years 2027 through 2029. (By Senior Accountant, Abigail Patonai)

Council Member McGuire motioned to approve Resolution R2026-16, Determining the parking requirements for the Almond Dental Phase 2 project located at 10433 S. 2200 W; Resolution R2026-19, Authorizing the Mayor Pro Tempore to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for road maintenance on U-111; and Resolution R2026-20, Entering into an Interlocal Agreement to participate in

the Home Investment Partnership Program for Federal Fiscal Years 2027 through 2029. Council Member Johnson seconded the motion.

Council Member Shelton stated that the parking requirements associated with the Almond Dental Phase Two project had been thoroughly evaluated by city staff and independent engineers before the recommendation was presented to the Council. He emphasized that the proposal had undergone extensive review despite being considered as part of the consent agenda. He also noted that the agreement related to maintenance of U-111 had been carefully studied and explained that South Jordan would assume responsibility for maintaining the roadway within city limits while continuing to receive associated gas tax revenues. Regarding participation in the Home Investment Partnerships Program consortium, he explained that the program involves federal funding distributed through Salt Lake County and participating municipalities. He stated that, based on information provided by staff, South Jordan would have limited ability to independently qualify for and administer the funding. He noted that participation in the consortium allows the city to have a voice in how funds are allocated to support affordable housing initiatives and homelessness mitigation efforts throughout the county. He concluded by expressing appreciation for the expertise of city staff and their efforts to provide well-researched recommendations to the Council.

Mayor Pro Tempore Zander thanked Council Member Shelton for the clarification and asked whether any other council members had comments. She noted for the record that the Council conducts a study session prior to each City Council meeting, during which agenda items are discussed in detail for approximately an hour and a half. She emphasized that the items under consideration had been thoroughly reviewed, vetted, and presented by staff before reaching the regular meeting agenda.

Roll Call Vote

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0 in favor.

I. Public Hearing Items:

- I.1. Ordinance 2026-11, Amending Chapters 17.16.010 (Planning Commission), and 17.18.030.010 (General Use Regulations) of the South Jordan City Municipal Code to comply with changes in State Legislation. (By Long-Range Planner, Joe Moss)

Long-Range Planner, Joe Moss reviewed prepared presentation (Attachment A). He explained the ordinance addresses provisions of Senate Bill 284 that became effective on May 6. He explained that the bill contains numerous requirements, but the proposed ordinance focuses only on provisions currently in effect, specifically those related to Planning Commission appointments, terms, and general land use regulations. He explained that, under the city's existing process, when a proposed land use is not currently identified in the zoning code, adding that use typically requires

a legislative text amendment reviewed first by the Planning Commission and then by the City Council. He noted that state law has changed this process for unlisted uses. Under the new requirements, amendments related solely to adding a new use that is not currently addressed in the code may no longer be reviewed by the Planning Commission and must instead proceed directly to the City Council for consideration.

Council Member Johnson asked why the new process no longer requires review by the Planning Commission and inquired about the state's rationale for directing unlisted land use determinations to the City Council without first obtaining a recommendation from the Planning Commission.

Long-Range Planner Moss responded that he believed the intent of the legislation was to promote a more efficient development review process. He explained that adding a new and unlisted land use still requires a formal text amendment, but the state appears to have streamlined the process by eliminating the Planning Commission review step for those specific amendments. He noted that, based on discussions within the planning profession, the change is generally understood to be aimed at reducing timelines and improving the efficiency of application processing. However, he clarified that he could not definitively speak to the Legislature's motives and was offering his interpretation of the law's intent. He emphasized that, regardless of the reasoning, the legislation now prohibits cities from sending requests involving new and unlisted land uses to the Planning Commission before they are considered by the City Council.

Council Members discussed the changes and expressed concern regarding the loss of Planning Commission review for certain land-use matters. Council Members Johnson and Shelton noted the value of receiving Planning Commission input before matters reach the Council.

Long-Range Planner Moss explained that the second component of the proposed ordinance addresses Planning Commission membership requirements and recusal standards in response to Senate Bill 284. He stated that the legislation requires Planning Commission members to complete ethics training as part of their annual training requirements and requires municipalities to establish criteria outlining when commissioners must recuse themselves from participating in matters due to ethical conflicts. He further explained that the legislation modifies the circumstances under which a Planning Commission member may be removed. He noted that the city's current ordinance allows removal for any reason, but state law now prohibits removal based on a commissioner's participation in discussions regarding a land use application with applicants, staff, council members, or other parties involved in the process. He stated that the proposed ordinance retains existing removal provisions, such as moving out of the appointing council member's district, while incorporating language intended to comply with the new state requirements and preserving appropriate flexibility for the Council. He indicated that staff had reviewed the proposed language to ensure consistency with state law and stated that staff was recommending approval of the ordinance. He offered to answer any questions regarding the specific provisions of the legislation.

Mayor Pro Tempore opened the public hearing for Ordinance 2026-11. No public comments were received. Mayor Pro Tempore closed the public hearing.

Council Member Shelton asked whether the proposed ordinance addresses situations involving redistricting. He specifically inquired how the ordinance would apply if district boundaries were adjusted and a Planning Commission member subsequently resided outside the district of the

council member who originally appointed them. He asked what would occur under that circumstance and whether the ordinance provides guidance for handling such situations.

Long-Range Planner explained that the proposed ordinance uses the term "relocation out of the council district of the city council member who appointed that seat" as a potential basis for removal. He noted that interpretation of that provision may ultimately be a legal determination, but his understanding is that a Planning Commission member affected by redistricting could likely continue serving for the remainder of their appointed term because the change in residency would result from a boundary adjustment rather than the member relocating. He further explained that the ordinance provides flexibility by identifying circumstances under which a commissioner may be removed but does not necessarily limit removal solely to those listed circumstances. He stated that, because redistricting is not one of the causes for removal prohibited under the new state law, the City would retain some discretion to address Planning Commission appointment there were a desire to realign representation following a redistricting process. He indicated that the proposed language was intended to provide sufficient flexibility while remaining compliant with state requirements.

City Attorney Ryan Loose reported that, following the work session, he had consulted with representatives from the Utah League of Cities and Towns regarding the proposed ordinance language. He explained that the League's legal staff indicated that the ordinance may include required causes for removal while also using language such as "including but not limited to" to preserve additional discretion for the City. He stated that he agreed with Long-Range Planner Moss's interpretation that redistricting could likely be addressed under the proposed language, even though a commissioner may not have physically relocated. He noted that, following redistricting, a commissioner could no longer reside within the district from which they were appointed. He further suggested that the language could be refined in the future to reference a commissioner no longer residing in the appointing district rather than relocation from the district. He explained that the intent was not to require cities to list every possible cause for removal in their ordinances. Instead, municipalities must include the causes specified by state law while retaining the ability to identify additional circumstances as needed. He added that if a future removal situation arose that was not clearly addressed in the ordinance and could be controversial, the city could amend the ordinance to specifically include that circumstance before taking action. He concluded that the proposed language provides sufficient flexibility while remaining consistent with the requirements of the new state legislation.

Council Member Shelton asked whether the proposed ordinance would allow a newly elected or appointed City Council member who assumes office midterm to appoint a different Planning Commission representative if the current commissioner had been appointed by a predecessor. He inquired whether the ordinance provides flexibility for a council member to select their own appointee under those circumstances.

City Attorney Loose responded that he believes the proposed ordinance would allow for such a change because the removal criteria are described as "including, but not limited to" the listed causes. He explained that the Council retains the ability to modify the ordinance if a specific circumstance arises that is not clearly addressed. He encouraged council members to consult with staff before pursuing the removal of a Planning Commission member under circumstances not expressly identified in the ordinance. He noted that if a proposed action could be legally complex,

controversial, or subject to challenge, the simplest approach would be to amend the ordinance to specifically include that circumstance as a permissible cause for removal. He emphasized that the city retains control over the list of removal criteria, provided the ordinance remains consistent with state law and does not include any prohibited grounds for removal. He further stated that the intent of the ordinance language is to preserve flexibility rather than limit the Council strictly to the listed causes. He noted that if future situations arise that warrant additional clarity, the Council could amend the ordinance accordingly.

Council Member Shelton asked whether the Planning Commission had reviewed the proposed ordinance before it was presented to the City Council. Long-Range Planner Moss confirmed that the Planning Commission had reviewed the proposed ordinance. He noted that staff made some revisions to section D of the ordinance following the Planning Commission's review in order to better align the language with state legislation and guidance from the City Attorney. He explained that the revisions did not substantially change the intent of the ordinance, which is primarily focused on ensuring compliance with the requirements of Senate Bill 284 rather than making broader policy changes.

City Attorney Ryan Loose clarified that the Planning Commission reviewed the portions of the ordinance directly required by state statute but did not review the additional removal provisions included in subsections D, E, and F. He explained that those provisions address circumstances such as no longer residing within the appointing district, failure to attend meetings, or other conduct-related issues. He stated that he did not believe those provisions would be surprising to current Planning Commission members, as they generally reflect reasonable expectations for service and accountability. He noted that while one provision references insubordination, the intent is to provide the City with the ability to address situations in which a commissioner is unable or unwilling to fulfill the responsibilities of the position.

Council Member Shelton commented that the discussion regarding reasons for removing Planning Commission members was somewhat unusual given his positive view of the commission. He expressed appreciation for the service provided by Planning Commission members and noted that recruiting qualified and dedicated individuals to serve in those roles can be challenging. He stated that he values the contributions of the current commissioners and found it somewhat ironic to focus on removal provisions while recognizing the important work they perform on behalf of the community.

Mayor Pro Tempore Zander expressed support for maintaining flexibility within the ordinance's removal provisions. She noted that she appreciated the service of the current Planning Commission and did not anticipate any issues but believed the City should retain the ability to act promptly if a commissioner engaged in inappropriate conduct. She observed that the term "insubordination" is commonly associated with employment matters and suggested adding "unprofessional behavior" as an additional basis for removal under the ordinance. She stated that the City's previous ordinance allowed removal for any reason and that, while the proposed ordinance appropriately narrows and clarifies the grounds for removal, the Council should preserve sufficient discretion to address unforeseen circumstances. She proposed amending the ordinance to include "unprofessional behavior" within the applicable removal provision and asked whether there were any comments regarding that suggestion.

City Attorney Loose agreed that adding "unprofessional behavior" as a basis for removal was reasonable. He explained that staff had considered broader language during the drafting process but felt the proposed wording would better communicate expectations to Planning Commission members while still providing the Council with sufficient flexibility. He noted that including unprofessional behavior would allow the Council to address conduct that may not rise to the level of insubordination but would nevertheless be inappropriate for a public official, such as disruptive or confrontational behavior during meetings. He stated that the proposed language helps establish clear standards of conduct for commissioners while preserving the Council's ability to respond to problematic situations. He added that such issues had not occurred during his tenure with the City but acknowledged the value of having appropriate provisions in place should they ever become necessary.

Council Member Shelton motioned to approve Ordinance 2026-11, Amending Chapters 17.16.010 (Planning Commission), and 17.18.030.010 (General Use Regulations) of the South Jordan City Municipal Code to comply with changes in State Legislation with an amendment to the proposed Section 17.16.010 D. 2. F. adding "Unprofessional Behavior". Council Member Harris seconded the motion.

Roll Call Vote

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member McGuire - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0 in favor.

- I.2. Zoning Ordinance 2026-04-Z, Rezoning property located at 10981 S Temple Drive from A-1 (Agricultural to R-2.5 (Single-Family Residential) Zone. Zerin Dixon Brewer (Applicant). (By Planner II, Miguel Aguilera)

Planner II Miguel Aguilera reviewed prepared presentation (Attachment B). He explained the request is to rezone approximately 0.87 acres located at 10981 South Temple Drive from A-1 Agricultural to R-2.5 Single-Family Residential. He explained that the property is currently nonconforming under the existing agricultural zoning because it is less than one acre in size. The proposed zoning would be consistent with surrounding residential development and would allow the property to be divided into a maximum of two residential lots.

Applicant Zerin Brewer stated that the proposed rezone would allow for the creation of an additional residential lot while remaining compatible with the surrounding neighborhood. He explained that access and easement issues would be addressed through a future subdivision process if the rezone were approved.

Mayor Pro Tempore Zander asked Mr. Brewer if he currently resided in the home facing Temple Drive. Applicant Brewer responded that he owns the property but does not live there and currently rents the home to tenants. Mayor Pro Tempore Zander then asked about the applicant's plans if the requested rezoning and lot division were approved. Applicant Brewer explained that he intends to

create one additional lot and construct a single home on the newly created one-third-acre parcel. When asked about access to the proposed lot, Mr. Brewer stated that access would be provided from Cody Circle. He explained that there is an existing private lane extending from that area and that he is working with legal counsel to verify that easements established as part of earlier subdivisions also apply to his property. He noted that the current request is limited to rezoning the property from agricultural zoning to R-2.5 and that any subdivision proposal would be pursued separately if the rezoning is approved.

Mayor Pro Tempore Zander opened the public hearing for Zoning Ordinance 2026-04-Z. There were no comments. Mayor Pro Tempore Zander closed the public hearing.

Council Members indicated that the request was consistent with surrounding development and appeared reasonable.

Council Member Harris motioned to approve Zoning Ordinance 2026-04-Z, Rezoning property located at 10981 S Temple Drive from A-1 (Agricultural to R-2.5 (Single-Family Residential) Zone. Zerine Dixon Brewer (Applicant). Council Member Johnson seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member McGuire - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0 in favor.

J. Staff Reports and Calendaring Items:

Assistant City Manager Jason Rasmussen reminded the Council and the public that the city's Memorial Day program would be held on Memorial Day at 11:30 a.m. at the city cemetery and encouraged attendance. He also noted that Summerfest would take place the following weekend, during the first weekend of June, and expressed appreciation for the community's participation and support for the event.

Council Member Johnson motioned to adjourn the May 19, 2026 City Council Meeting. Council Member Harris seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The May 19, 2026 City Council Meeting adjourned at 7:17 p.m.

This is a true and correct copy of the May 19, 2026 City Council Meeting Minutes, which were approved on June 16, 2026.

A handwritten signature in cursive script, appearing to read "Alma Crookston".

South Jordan City Recorder

City Council

5.19.26



Legislative Code Updates

Ord. 2026-11





Modifies when a Planning Commissioner Can be removed

Requires Ethics Training for Planning Commissioners

Prohibits New and Unlisted Uses from going to Planning Commission

S.B. 284 Local Land and Water Modifications

Bill Text	Status	Hearings/Debate
<p>Enrolled Printer Friendly</p> <p>Local Land and Water Modifications</p> <p>2026 GENERAL SESSION</p> <p>STATE OF UTAH</p> <p>Chief Sponsor: Lincoln Fillmore</p> <p>House Sponsor: Jill Koford</p>	<p>S.B. 284</p>	<p>Bill Sponsor:</p>  <p>Sen. Fillmore, Lincoln</p> <p>Floor Sponsor:</p>  <p>Rep. Koford, Jill</p> <p>Drafting Attorney: Steve Schaefermeyer</p> <p>Fiscal Analyst: Timothy Kevin Bereece</p>

LONG TITLE

General Description:

This bill modifies provisions related to local land use and water planning.

Highlighted Provisions:

This bill:

- defines terms;
- amends requirements for a modified feasibility request related to a proposed municipal incorporation;
- clarifies standards for county and municipal land use regulations and requirements;
- modifies requirements for an ordinance establishing a planning commission;
- modifies planning commission powers and duties;
- modifies the process for reviewing and approving a new or unlisted business use;
- establishes requirements for regulating structure height;
- requires a county or municipal legislative body to make a decision on a proposed land use regulation if the planning commission fails to make a timely recommendation;
- requires counties, municipalities, and special districts to adopt a written plan, beginning on January 1, 2028, for determining the reasonable future water requirement of the public before imposing a water exaction (written plan);
 - requires the state engineer to make rules to establish standards for the written plan;
 - addresses exaction for water and a land use authority's review of a land use application;
 - modifies the requirement to place certain infrastructure completion assurances in an interest-bearing account;
 - establishes requirements relating to development agreements;
 - modifies the burden of proving that a land use authority's decision was arbitrary, capricious, or illegal;
 - addresses requirements relating to an appeal or variance hearing;
 - prohibits a legislative body from acting as an appeal authority;
 - modifies the standard of review of a land use authority's decision to deny or approve a

Bill Tracking

[Track this](#) [My Legislation](#)

Current Version: S.B. 284 S6

Substitute Sponsor: Rep. Shallenberger, David

Text

[Substitute #6](#)

[Enrolled \(Currently Displayed\)](#)

Fiscal Note

Documents

- [Comparison to Original Bill](#)
- [Comparison to Sub #1](#)
- [Comparison to Sub #2](#)
- [Comparison to Sub #3](#)
- [Comparison to Sub #4](#)
- [Comparison to Sub #5](#)
- [Senate Transmittal Letter 1](#)
- [House Transmittal Letter 1](#)

§17.16.010 Planning Commission

- Requires ordinance to include recusal requirements
- Modifies when a Planning Commission member can be removed
- Requires ethics training for commission members

§17.08.030.010 General Use Regulations

- Prohibits New and Unlisted Use code amendment applications from going to Planning Commission

10-20-301. Ordinance establishing planning commission required -- Ordinance requirements -- Compensation.

- (1) (a) Each municipality shall enact an ordinance establishing a planning commission.
- (b) The ordinance shall ~~define~~:
- (i) ~~include~~ the number and terms of the planning commission members and, if the municipality chooses, alternate members;
 - (ii) ~~the mode of appointment~~provide procedures for appointing a planning commission member;
 - (iii) ~~the~~provide procedures for filling vacancies ~~and on the planning commission;~~
 - (iv) ~~removal from office;~~provide procedures for removing a planning commission member from the planning commission and specify that:
 - (A) in a form of government described in Section 10-3b-301 or 10-3b-401, and subject to any delegation of authority under Subsection 10-3b-303(1) or 10-3b-403(1), the legislative body may remove a planning commission member; or
 - (B) in a form of government described in Section 10-3b-202, the mayor may remove a planning commission member;
 - (v) ~~except as provided in Subsection (1)(b)(vi), describe the causes for which a planning commission member may be removed from the planning commission, which shall include:~~
 - (A) using public funds for a political purpose under Title 20A, Chapter 11, Part 12, Political Activities of Public Entities Act;
 - (B) violating a provision of Title 10, Chapter 3, Part 13, Municipal Officers' and Employees' Ethics Act; and
 - (C) acting with the intent to influence a land use decision or an appeal of a pending land use application in a manner that creates actual impermissible bias or an unacceptable risk of impermissible bias in the planning commission member's administrative or quasi-judicial duties;
 - (vi) provide that a planning commission member deliberating about a specific pending land use application in a planning commission meeting with municipal staff, an elected official, or the land use applicant is not cause for removing a planning commission member from the planning commission;
 - (vii) provide requirements for when a planning commission member shall recuse oneself from deliberating or voting on certain land use applications;
 - ~~(viii)~~ define the authority of the planning commission;
 - ~~(ix)~~ subject to Subsection (1)(c), the~~include~~ rules of order and procedure for use by the planning commission in a public meeting; and
 - ~~(x)~~ include other details relating to the organization and procedures of the planning commission.
- (c) Subsection ~~(1)(b)(v)~~ ~~(1)(b)(ix)~~ does not affect the planning commission's duty to comply with Title 52, Chapter 4, Open and Public Meetings Act.
- (2) The legislative body may authorize a member to receive per diem and travel expenses for meetings actually attended, in accordance with Section 11-55-103.

10-20-302.5.b. Planning commission powers and duties --Training requirements.

- (b) A municipality described in Subsection ~~(6)(a)(i)~~ ~~(5)(a)(i)~~ shall ensure that each member of the municipality's planning commission completes four hours of annual land use training as follows:
- (i) one hour of annual training on general powers and duties, including the role of the planning commission in administrative, legislative, and quasi-judicial functions under this chapter; and
 - (ii) three hours of annual training on a combination of land use and ethics topics, which may include:
 - (A) appeals and variances;
 - (B) conditional use permits;
 - (C) exactions;
 - (D) impact fees;
 - (E) vested rights;
 - (F) subdivision regulations and improvement guarantees;
 - (G) land use referenda;
 - (H) property rights;
 - (I) real estate procedures and financing;
 - (J) zoning, including use-based and form-based; ~~and~~
 - (K) drafting ordinances and code that complies with statute;
 - (L) ex parte communication; and
 - (M) conflict of interest.

Questions

City Council Presentation

Brewer Residential Rezone

05.18.26



Attachment A Brewer Rezone Location Map

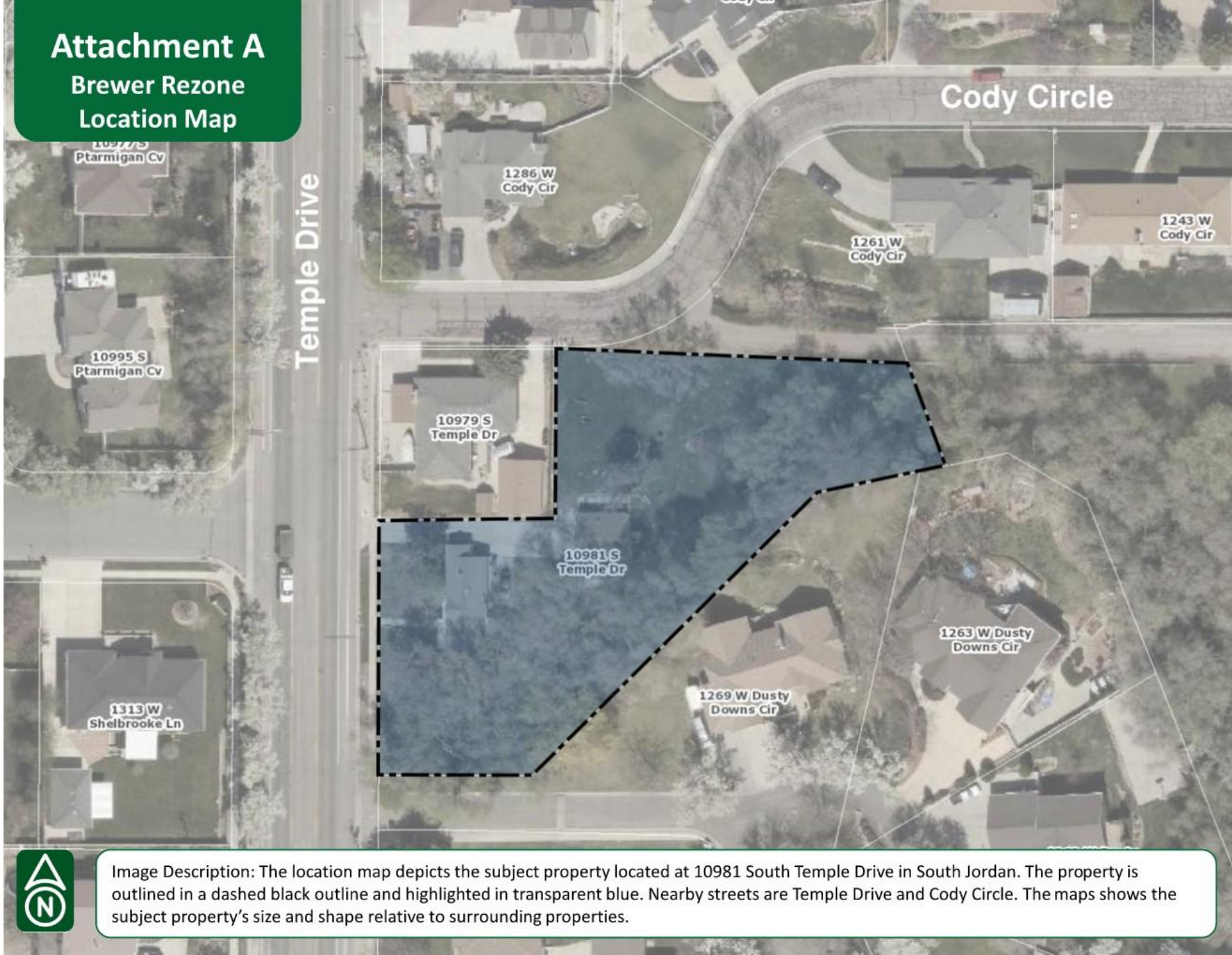


Image Description: The location map depicts the subject property located at 10981 South Temple Drive in South Jordan. The property is outlined in a dashed black outline and highlighted in transparent blue. Nearby streets are Temple Drive and Cody Circle. The maps shows the subject property's size and shape relative to surrounding properties.

Attachment B

Brewer Rezone Zoning Map

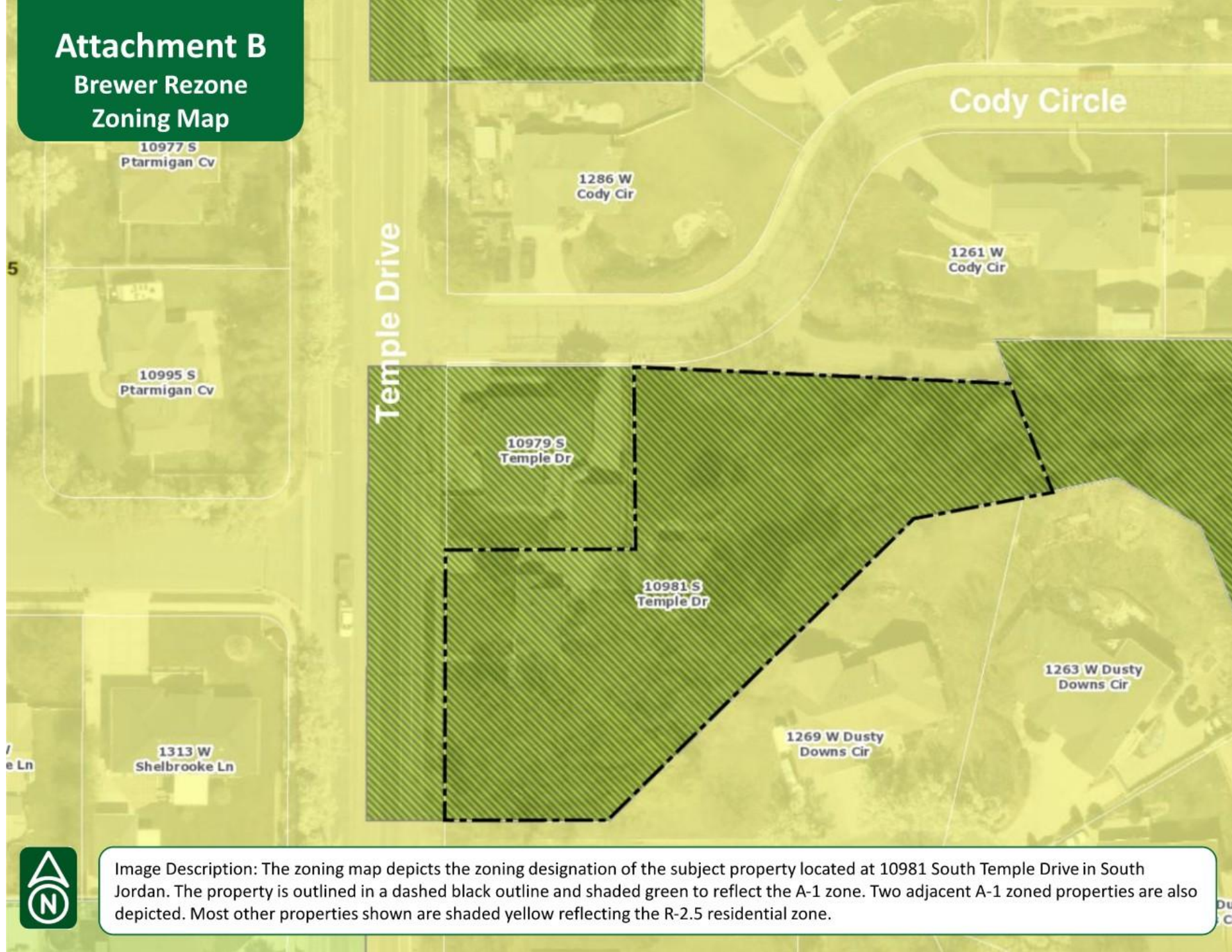


Image Description: The zoning map depicts the zoning designation of the subject property located at 10981 South Temple Drive in South Jordan. The property is outlined in a dashed black outline and shaded green to reflect the A-1 zone. Two adjacent A-1 zoned properties are also depicted. Most other properties shown are shaded yellow reflecting the R-2.5 residential zone.

Notice Area

Brewer Rezone Notice Buffer

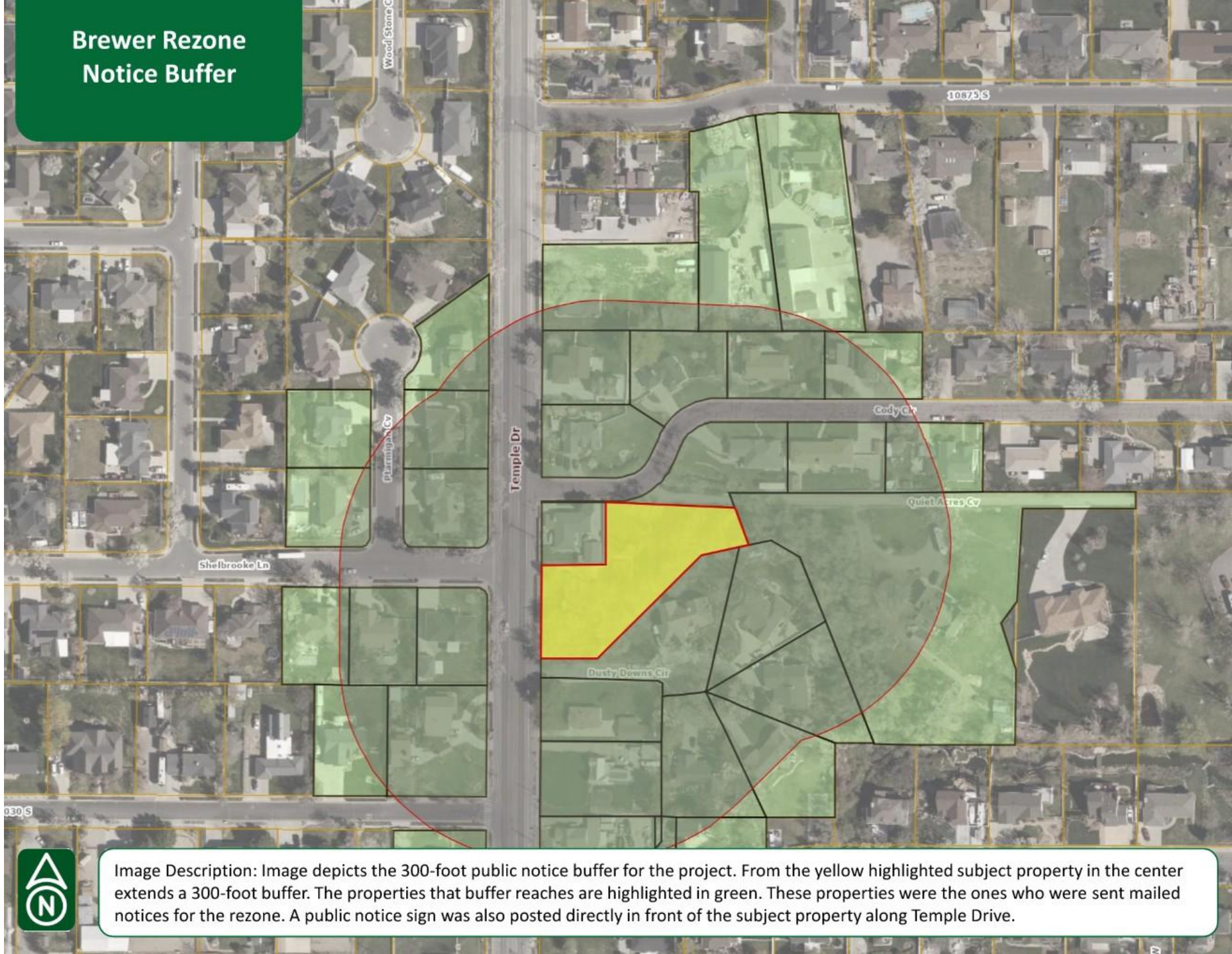


Image Description: Image depicts the 300-foot public notice buffer for the project. From the yellow highlighted subject property in the center extends a 300-foot buffer. The properties that buffer reaches are highlighted in green. These properties were the ones who were sent mailed notices for the rezone. A public notice sign was also posted directly in front of the subject property along Temple Drive.

Attachment C

Brewer Rezone Concept Plan

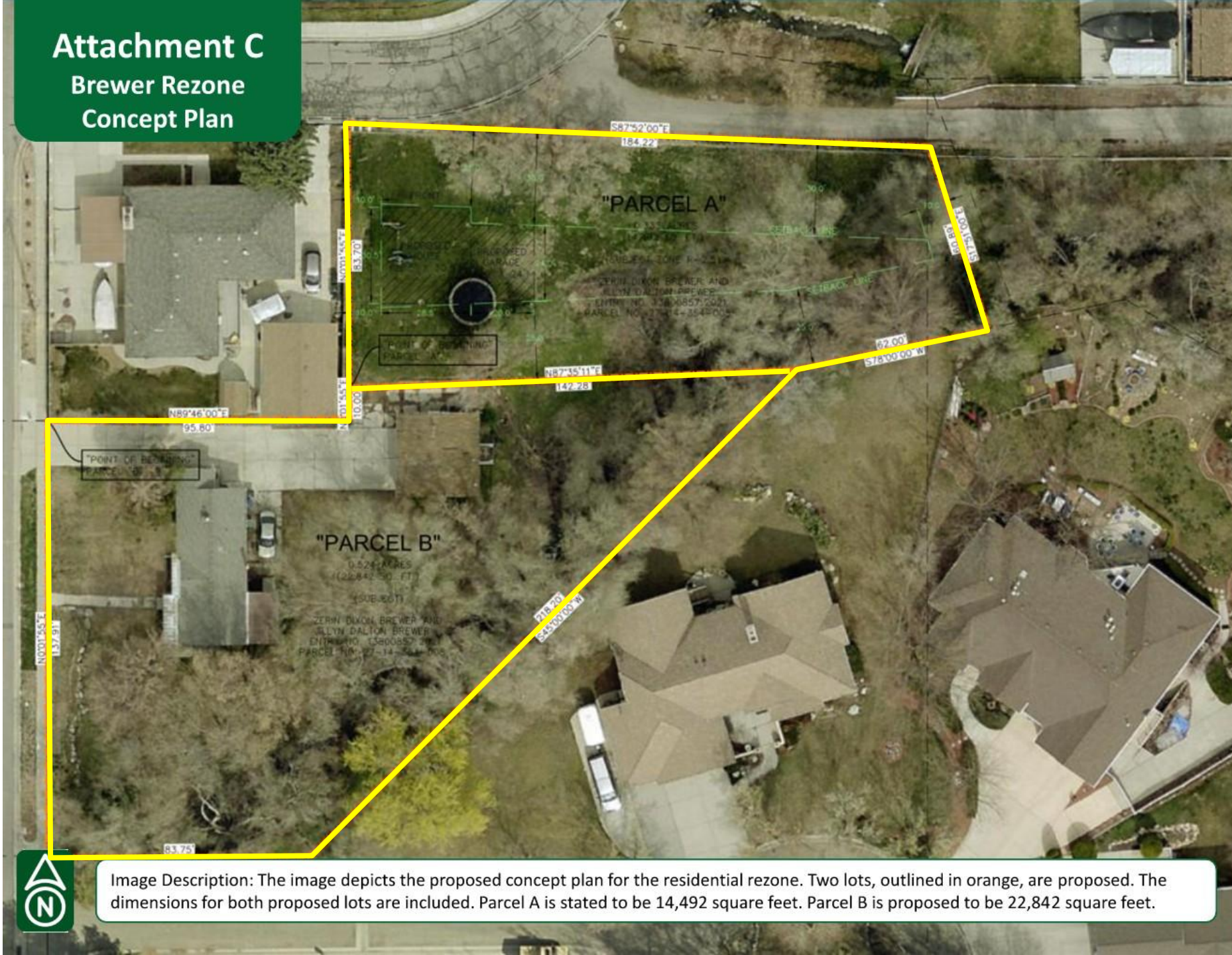


Image Description: The image depicts the proposed concept plan for the residential rezone. Two lots, outlined in orange, are proposed. The dimensions for both proposed lots are included. Parcel A is stated to be 14,492 square feet. Parcel B is proposed to be 22,842 square feet.



Questions

