

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

November 19, 2024

**Present:** Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Tamara Zander, Council Member Don Shelton, Council Member Kathie Johnson, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Strategy & Budget Don Tingey, Director of Planning Steven Schaefermeyer, Director of City Commerce Brian Preece, Director of Public Works Raymond Garrison, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Police Chief Jeff Carr, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Communications Manager Rachael Van Cleave, Chief Technology Officer Matthew Davis, IS Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun

**Absent:**

**Others:** Brian Gutierrez, Erwick Fischer, Pasten Nielsen, Rhett Bielsen, Dahlia Torgerson, Kent Peterson, Claudine Peterson, Aaron Smith, Sam and Thalea Longhurst, Isaac Vaia, Linda Walker, Erie Walker, Susanna Bruening, Jack Fenn, Marc Halliday, Claudia Gutierrez, Eddy Gutierrez, Lily Gutierrez, Beckett Coates, Sadie Henderson, Adrian Montelong, Bob Paxton, Shannon Ellsworth, Jen Robison, Shari, Shea, Greg Gunnell

6:40 P.M.  
REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the meeting.

**B. Invocation – *By Council Member, Tamara Zander***

Council Member Zander offered the invocation.

**C. Pledge of Allegiance – *By Police Chief, Jeff Carr***

Chief Carr led the audience in the Pledge of Allegiance.

**Council Member McGuire motioned to amend tonight's agenda to add Resolution R2024-46, providing notice of a pending land use ordinance. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.**

## **D. Minute Approval**

**D.1.** October 15, 2024 City Council Study Meeting

**D.2.** October 15, 2024 City Council Meeting

**Council Member Harris motioned to approve the October 15, 2024 City Council Study Meeting and October 15, 2024 City Council Meeting minutes as published. Council Member McGuire seconded the motion; vote was 5-0, unanimous in favor.**

## **E. Mayor and Council Reports**

Council Member Jason McGuire

- Attended various city activities including the Pumpkin Promenade, Blythe Spirit Production by the South Jordan Art's Council, Veteran's Day breakfast, and the Titan Awards sponsored by the South Valley Chamber.
- Attended LPC Meeting.

Council Member Kathie Johnson

- Discussed the Youth Council and recognized those here tonight.

Council Member Patrick Harris

- Attended many of the same events already discussed, including the South Valley Titan Awards, Pumpkin Promenade, Veteran's Day Breakfast, SoJo Race Series Turkey Trot.
- Jordan Basin Sewer Board Meeting.
- Lots of time meeting and speaking with various residents regarding what's going on and coming up in his district.

Council Member Tamara Zander

- On November 8 she visited Station 62 for CPR and AED Certification Training, which is required for her as a Water Aerobics Instructor at the Recreation Center.
- Participated in the following SoJo Races: Turkey Trot, and Ruck Race.
- Invited by Daybreak Elementary 6<sup>th</sup> Grade Teachers to speak to students on November 4<sup>th</sup> about local government.
- Invited by Larry H. Miller Group to be on the Urban Land Use Panel.

Council Member Don Shelton

- LPC Meetings.
- Pumpkin Promenade with his family.
- Senior Advisory Committee Meeting.
- Wasatch Front Regional Council Wasatch Choice Fall Workshop.
- Jordan River Executive Committee Meeting.
- Helped with an employee review of the Executive Director over the Jordan River Commission.

- Met with a developer who had some terrific ideas and is looking forward to discussing those with the mayor and others.
- Spoke to a youth group about local government.

#### Mayor Dawn Ramsey

- She attended most of the same things that were already mentioned.
- Deliberate effort to visit with business owners, including the new owner of our Chick-fil-A.
- Spoke at the Utah Transportation Conference.
- Spoke about the City of South Jordan at the Statewide Housing Forum.
- Filmed videos with the city's communications team to help educate residents.
- Hosted a group of Girl Scouts.
- Spent time with the ULCT working on priorities for the cities based on what is coming through the legislature potentially.
- Met with the UEOC for the state, working on the state's vision for the next 10 years.
- Loved the Veteran's Day Breakfast.
- Met with the Transit Fresh Look group.
- Visited Tampa, Florida for the NLCT annual conference where she also spoke.
- Today presented the state's Martha Hughes Cannon Award.
- Joined the Communications Team at the Golden Spike Awards.

#### F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

**Brian Gutierrez (Taylorsville Resident)** – I am here today because I am concerned and very worried. I don't feel safe in this city, the reason being because this box right here represents my brother who was shot and killed by the police in this city. Shot and killed in Skye Park on Skye Drive. What really concerns me is I've tried to contact you guys, you specifically Mr. Patrick Harris, we spoke on the phone. Don Shelton, we spoke on the phone. Both of you refuse to listen to me, deflected answers, told me I should talk to the police, when I told you the police are doing an investigation on the case of my dead brother. While I am hearing you guys talk about pumpkin patches and travelling to Tampa, my family is crying every night in bed, we are devastated, a member of our family is dead. This box right here is what his body looks like. He has been reduced to dust because the police in this city shot him to death. He was a sick, adult man, 30 years old, had schizophrenia, and was shot to death by the police in this city. I watched the fire department wash his blood off the sidewalks. My family is scarred for life, and when I tried to reach out to you guys, Jason, Kathie, Patrick, Don, Tamara, when I reached out to you guys, all those I emailed never wrote me back. Those I called deflected, in fact, Don you even accused me of politicizing that phone call when I was calling you asking for help, how dare you. I was calling you asking for help, I am stuck, I am dead inside, my brother is dead and he should be alive, this is him right here. You guys I don't know what to do. Again, one thing that really worries me is that you guys took down your directory off the website, your phone numbers are scrubbed, your emails are scrubbed, Patrick your page just goes to a 404. What is going on you guys, what do I do. For those that are listening at home or in this room, what would you do if

someone shot your family member. This Friday marks five months since he was taken from us, we still don't have any answers. We are trying to be patient, you know the police have to do their investigation and we as citizens understand that, there is an investigation that has to happen. I have tried telling that to you Patrick and you still deflected me to the police. You said you'd call me back, you didn't do it. A female with him added that this Friday is his birthday and they will be crying together on his birthday, not knowing what happened, and that all they want to know is what happened so they can process and heal.

**Marc Halliday (Resident)** – I know you don't have it on the agenda for the Altitude Development, but I ask that if they come forward again that notice be given out to greater than 300 feet. The reason is we are the only home on that acreage area. That all used to be our family's from 1880, that's how long we've had it, and the only other surrounding areas are commercial, Ultradent and/or the residents that are over there in the apartments to the north. I ask the notification be given to across the river. I know that's greater than 300 feet, but the river is a buffer to most of our residential people that live there in that area. To me, who else gives a damn if we don't take and look at the citizens of our good city here, and they are greater than 300 feet from our area. We are one of the largest agricultural sections left there and I think the people want some agricultural area here. Looking at the general plan done some years ago, you had 12% agricultural in the city, and I heard the lady talk about bees, what have they got to live on if it isn't for agricultural. This used to be a great agricultural city, I ask that we keep some of it still today.

Mayor Ramsey closed public comments. She asked Attorney Loose to address questions from the residents.

Attorney Loose shared that his understanding at this point is the police side of the investigation, which was conducted by an outside agency, has been completed and given to the DA's office. They have had it for a few months and everyone is waiting on them. Our city respects the Salt Lake County DA's request to not release video of officer-involved incidents like the one discussed. As this is a pending investigation, the City Council has not seen the video or been involved in any of it, so they have basically the same general information as the general public. This is why they can't answer specific questions or engage at any higher level than the general public. The city would be happy if the DA's office completed their investigation immediately and released all information. Our hearts really do go out to the family, and the city understands that Friday will be a very difficult day.

The mayor confirmed that the council does not get any of that relative information, and why that is important to safety and the integrity of the investigation. She thanked the family for coming and wished them the best, especially on Friday.

## **G. Presentation Items**

**G.1.** Lung Cancer Awareness Month Proclamation 2024. *(By Mayor, Dawn Ramsey)*

**G.2.** Small Business Saturday Proclamation 2024. *(By Mayor, Dawn Ramsey)*

## **H. Public Hearing Item**

**H.1. Ordinance 2024-24**, Amending Section 16.30.040 (Outdoor Landscaping Standards) of South Jordan City Municipal Code to prohibit lawn outside of active recreation areas in all commercial, industrial, and multi-family development common landscape areas. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Staff Report.

Mayor Ramsey opened the Public Hearing for comments.

**Bob Paxton (Resident)** – If we are not putting in grass, is it going to be a soft surface so the water can continue to percolate into the ground and help our aquifers, or are we talking about concrete, asphalt, pavers, etc.

Mayor Ramsey closed the Public Hearing.

Director Schaefermeyer responded that in each of the listed uses there is a minimum amount of landscape area. Previously you could have everything from lawns to bushes, etc. Now they are just specifying what materials go in those landscape areas; this does not reduce the landscape area requirements that are attached to each development types. Specifically in 16.30.040 B5, it requires that at least 50% of that landscape area be covered at maturity. Hardscape specifically would be the non-permeable materials.

Council Member Zander asked to clarify that any existing homes in the community do not have to make any changes unless they are rehabilitating or redoing their current space.

Director Schaefermeyer responded that she was correct and added that it does not apply to backyards. The city also doesn't require permits for residential re-landscaping, so the only way this issue comes to the city's attention is through citizen complaints.

Council Member Zander then asked what happens if the city is non-compliant.

Manager Rasmussen responded that in working with the related agencies, the city was given options for raising our water amounts for newly annexed land and one of those options was to change the above code for commercial landscapes. This was the option that made sense, helps with overall conservation goals, and will have minimal impact on new development.

Council Member Zander asked if other areas in our county, in this district, are also being asked to adhere to these recommendations.

Manager Rasmussen explained that any lands outside of Jordan Valley's service area prior to a certain date are required to be annexed in with the supply limitation, as a part of long-term forecasting and knowing how much water can be provided to additional lands not planned for.

**Council Member McGuire motioned to approve Ordinance 2024-24, Amending Section 16.30.040 (Outdoor Landscaping Standards) of South Jordan City Municipal Code to prohibit lawn outside of active recreation areas in all commercial, industrial, and multi-family development common landscape areas. Council Member Johnson seconded the motion.**

**Roll Call Vote**

**Yes – Council Member McGuire**

**Yes – Council Member Johnson**

**Yes – Council Member Harris**

**Yes – Council Member Zander**

**Yes – Council Member Shelton**

**Motion passes 5-0, vote in favor.**

**I. Action Item**

**I.1. Resolution R2024-46**, Resolution of the City Council of the City of South Jordan, Utah, providing notice of a pending Land Use Ordinance to amend the Flag Lot Overlay Zone of the South Jordan Municipal Code 17.130.060. *(By City Attorney, Ryan Loose).*

Attorney Loose presented the Resolution (Attachment A) to the Council and gave a brief review.

Council Member Shelton asked if there was any estimate on a time frame for these changes.

Director Schaefermeyer noted a flag lot will be coming to the council at the next meeting, and he will wait until after that discussion to get further into the new potential changes. With a new Long Range Planner starting Monday he is hoping to have him work on this and have it around early Spring for the planning commission.

Council Member Harris asked for additional information on how other cities are addressing this same problem.

**Council Member Johnson motioned to approve Resolution R2024-46, Resolution of the City Council of the City of South Jordan, Utah, providing notice of a pending Land Use Ordinance to amend the Flag Lot Overlay Zone of the South Jordan Municipal Code 17.130.060. Council Member Shelton seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Johnson**

**Yes – Council Member Shelton**

**Yes – Council Member Zander**

**Yes – Council Member Harris**

**Yes – Council Member McGuire**

**Motion passes 5-0, vote in favor.**

## **J. Staff Reports and Calendaring Items**

Manager Lewis discussed the annual report with the council.

Manager Van Cleave shared the city's results from the Golden Spike Awards. We entered into five categories and were finalists in all 5. The City won an award for crisis communication regarding Barbieland in Daybreak. Winning this category put the city in the Top 3 for campaigns, and she has hopes for winning Best in Show next year because of it.

Director Payne reviewed directions for the Council in regard to Light the Night

**Council Member Zander motioned to adjourn the November 19, 2024 City Council Meeting. Council Member McGuire seconded the motion; vote was 5-0, unanimous in favor.**

## **ADJOURNMENT**

The November 19, 2024 City Council Meeting adjourned at 7:58 p.m.

**This is a true and correct copy of the November 19, 2024 City Council Meeting Minutes, which were approved on December 3, 2024.**

*Anna Crookston*

**South Jordan City Recorder**

**RESOLUTION R2024 – 46**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
PROVIDING NOTICE OF A PENDING LAND USE ORDINANCE TO AMEND THE  
FLAG LOT OVERLAY ZONE OF THE SOUTH JORDAN MUNICIPAL CODE  
§17.130.060.**

**WHEREAS**, pursuant to Utah Code § 10-9a-509(1)(a)(ii), the City Council of the City of South Jordan (the “City Council”) desires to provide notice of a pending land use ordinance regarding proposed changes to the South Jordan City Municipal Code (“City Code”) § 17.030.060; and

**WHEREAS**, the City desires time to study and review land use issues related to internal and external accessory dwelling on flag lots, height and size of flag lot homes, set-backs, accessory buildings, and other issues in the Flag Lot Overlay Zone; and

**WHEREAS**, the South Jordan City Council finds that studying certain issues related to the Flag Lot Overlay Zone.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Notice of Pending Land Use Ordinance.** Notice is hereby given that the South Jordan City Council intends to consider and potentially adopt an ordinance that will change the requirements for the Flag Lot Overlay Zone. A copy of current version of a Draft Land Use Ordinance will be posted on the Planning and Zoning page of the City’s website under “NOTICES” (<http://www.sjc.utah.gov/planning-zoning/>) and may be obtained from the staff at City Hall once drafted until an amended ordinance is adopted or until Monday, May 19, 2025.

**SECTION 2. Effective Date.** This Resolution shall become effective immediately upon passage.

<<SIGNATURE PAGE FOLLOWS>>



**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
Anna Crookston, City Recorder

Approved as to form:

\_\_\_\_\_  
Office of the City Attorney