SOUTH JORDAN CITY
CITY COUNCIL MEETING

AUGUST 4, 2026

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Lieutenant Case Winder, Director of Administrative Services Melinda Seager, Director of Public Works Raymond Garrison, City Planner Greg Schindler, Communications Specialist Joshua Timothy, CTO Matthew Davis, Senior System Administrator Phill Brown, City Recorder Anna Crookston

Absent: Council Member Tamara Zander

Other (Electronic) Attendance:

Other (In-Person) Attendance: Cindy Wagstaff, Jess Birtcher, Devin Child, Jordyn Bates, Tomas Langholtz, Katelyn Farnsworth

6:36 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 Council Member, Kathie Johnson

Council Member Johnson offered the invocation.

C. Pledge of Allegiance – By Assistant City Manager Don Tingey

Assistant City Manager Tingey led the audience in the Pledge of Allegiance.

D. Mayor and Council Reports:

Mayor Ramsey recommended skipping the Mayor and Council reports due to time constraints to allow Council Members additional time to attend Night Out Against Crime activities.

E. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting. There were no comments. Mayor Ramsey closed the public comment portion of the meeting.

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F. Public Hearing Items:

F.1. Zoning Ordinance 2026-06-Z, Rezoning property located at 3250 W. 11400 S. from A-5 (Agriculture) & R-1.8 (Single-Family Residential) Zones to R-1.8 (Single-Family Residential). Mark Wagstaff (Applicant). (By Planner II, Miguel Aguilera)

Planner II Miguel Aguilera reviewed prepared presentation (Attachment A). He noted the zoning amendment request involves three parcels with split and nonconforming zoning designations. He explained that portions of the properties are currently zoned A-5 and R-1.8, with the A-5 parcels not meeting the minimum lot size requirements. Planner Aguilera stated that the applicant intends to retain the existing residential uses and is requesting the amendment to establish uniform single-family residential zoning and facilitate potential lot-line adjustments. Future adjustments could include additional lot-line changes or elimination of a small rectangular parcel. Staff recommended approval of the zoning amendment.

Applicant Cindy Wagstaff (Resident) - She shared that her father served a four-year term on the Planning Commission in the early 1970s, followed by a four-year term on the City Council. She acknowledged that serving can sometimes be a thankless job and said her father served because he wanted South Jordan to be a great place to live for his children and grandchildren, and she believed the Council served for the same reason. Ms. Wagstaff provided some history of the property, explaining that it originally belonged to her grandfather, Peterson, who farmed the property approximately 90 years ago and was an early settler of South Jordan. She estimated that five or six subdivisions have since been created from his original property. Her grandfather wanted her parents to have property on which to build a home, and her parents later wanted to provide her with the same opportunity. She stated that her parents' home is approximately 60 years old and her home is approximately 40 years old. The two properties have shared common ground and lawns over the years, with no fences erected between them. The family has enjoyed the shared space for neighborhood barbecues, scouting events, weddings, and other gatherings. Before her mother passed away on March 30, she left notes expressing her hope that the property boundary could be moved so that one outbuilding, which houses lawn equipment, would be incorporated into Ms. Wagstaff's property and the other outbuilding would remain with her mother's property. Her mother also recognized that fences would likely need to be erected in the future because a new neighbor might not want to share a common lawn. She explained that when she contacted the City to carry out her mother's wishes and pursue the boundary adjustment, she learned that the property was zoned agricultural, which led to the zoning amendment request before the Council.

Mayor Ramsey opened the public hearing for Zoning Ordinance 2026-06-Z. There were no comments. Mayor Ramsey closed the public hearing.

Council Member McGuire motioned to approve Zoning Ordinance 2026-06-Z, Rezoning property located at 3250 W. 11400 S. from A-5 (Agriculture) & R-1.8 (Single-Family Residential) Zones to R-1.8 (Single-Family Residential). Mark Wagstaff (Applicant). Council Member Johnson seconded the motion.

Council Member Harris commented that there are certain areas of the city with larger parcels of land and that circumstances can change over time. He stated that whenever possible, the City

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should be flexible with landowners when proposed changes remain consistent with what the property and surrounding community could look like in the future.

Roll Call Vote
Council Member McGuire - Yes
Council Member Johnson - Yes
Council Member Harris - Yes
Council Member Shelton - Yes
Council Member Zander - Absent

The motion passed with a vote of 4-0 in favor. Council Member Zander was absent from the vote.

G. Staff Reports and Calendaring Items:

City Manager Dustin Lewis had nothing to report.

Council Member Harris motioned to adjourn the August 4, 2026 City Council Meeting. Council Member Johnson seconded the motion. Vote was 4-0, unanimous in favor; Council Member Zander was absent from the vote.

ADJOURNMENT

The August 4, 2026 City Council Meeting adjourned at 6:49 p.m.

This is a true and correct copy of the July 21, 2026 City Council Meeting Minutes, which were approved on September 15, 2026.

Anna Crookston

South Jordan City Recorder

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Attachment A
Fitzgerald/Wagstaff Rezone
Location Map

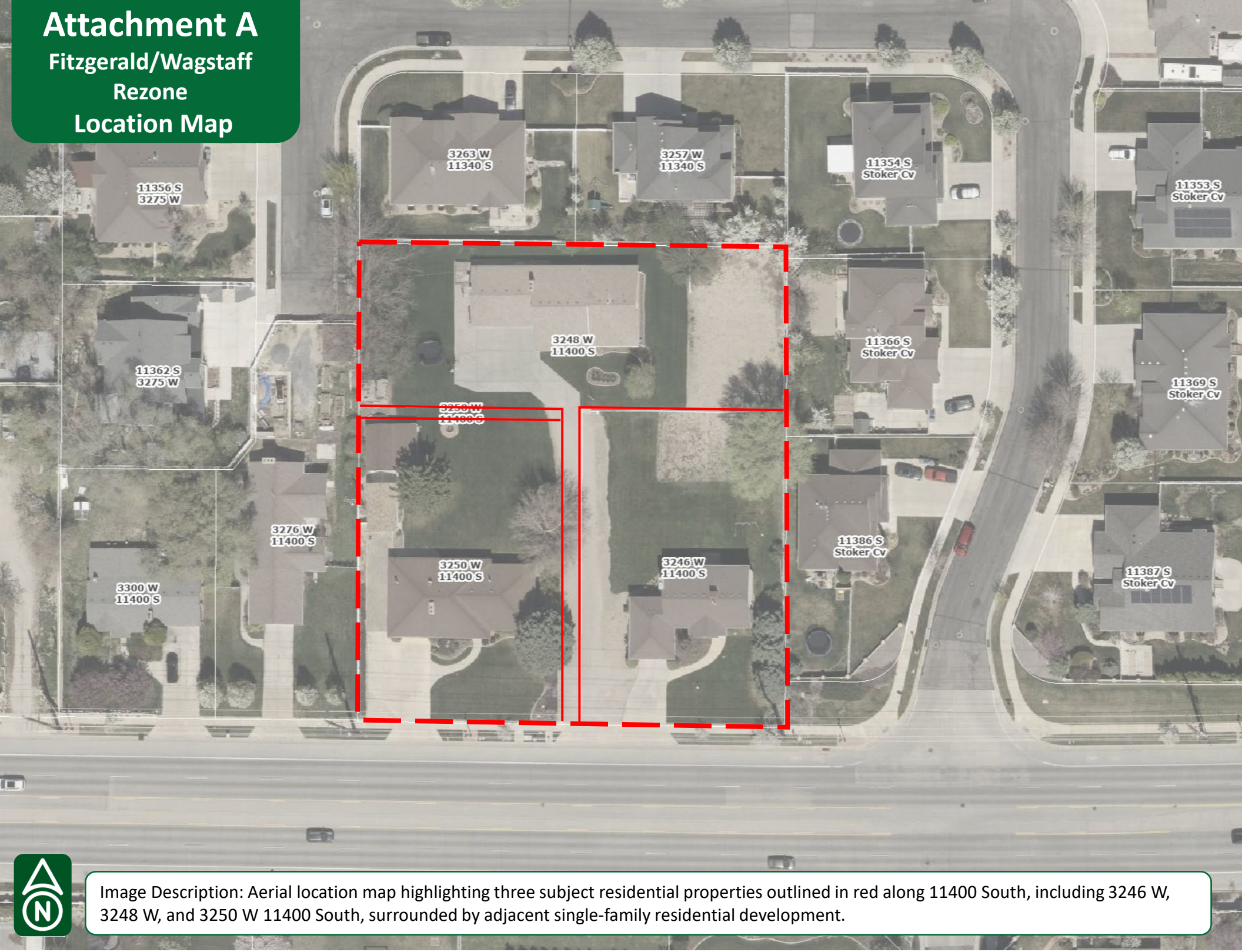


Image Description: Aerial location map highlighting three subject residential properties outlined in red along 11400 South, including 3246 W, 3248 W, and 3250 W 11400 South, surrounded by adjacent single-family residential development.

Attachment B
Fitzgerald/Wagstaff Rezone
Zone Map

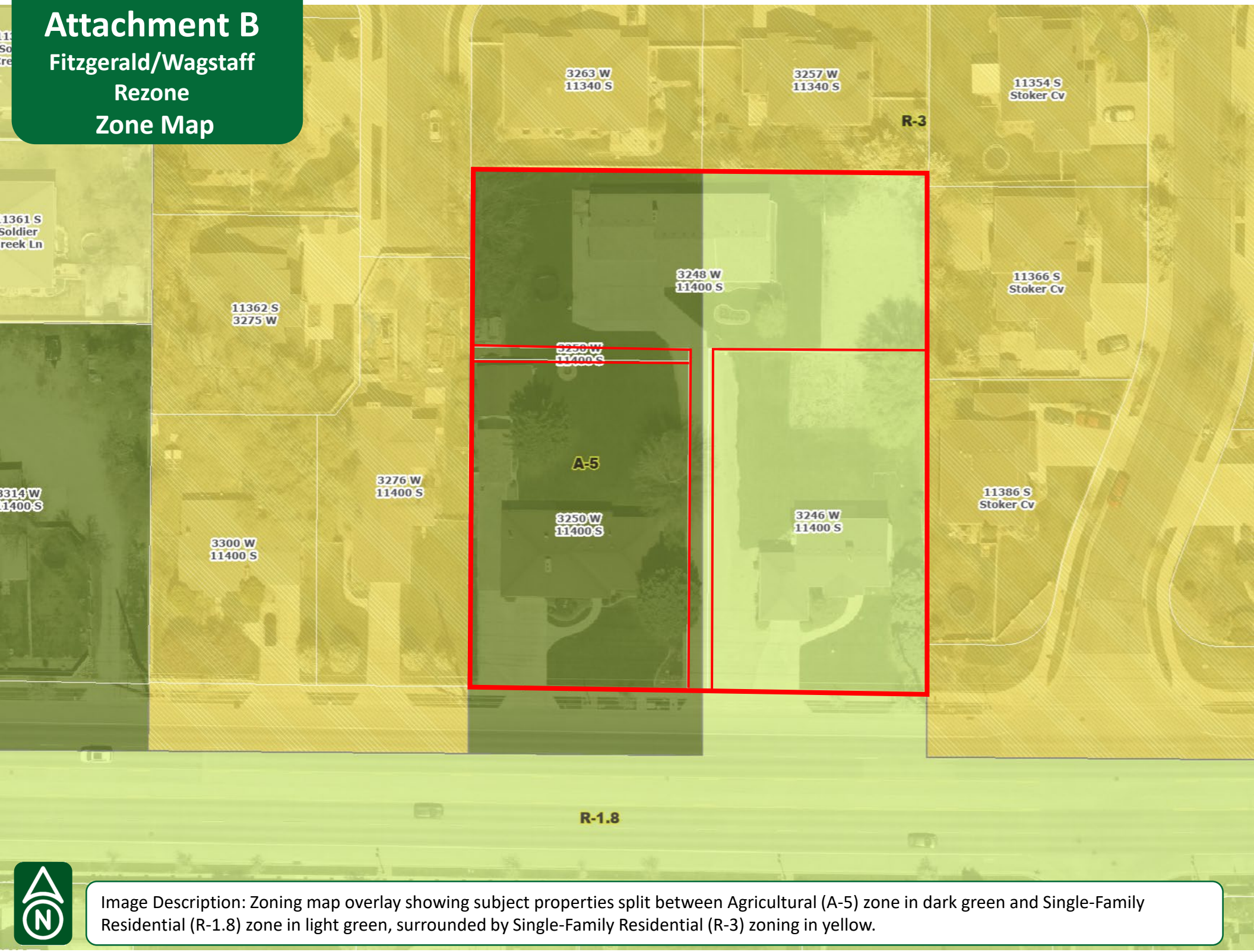


Image Description: Zoning map overlay showing subject properties split between Agricultural (A-5) zone in dark green and Single-Family Residential (R-1.8) zone in light green, surrounded by Single-Family Residential (R-3) zoning in yellow.

Attachment C
Fitzgerald/Wagstaff Rezone
Notice Buffer

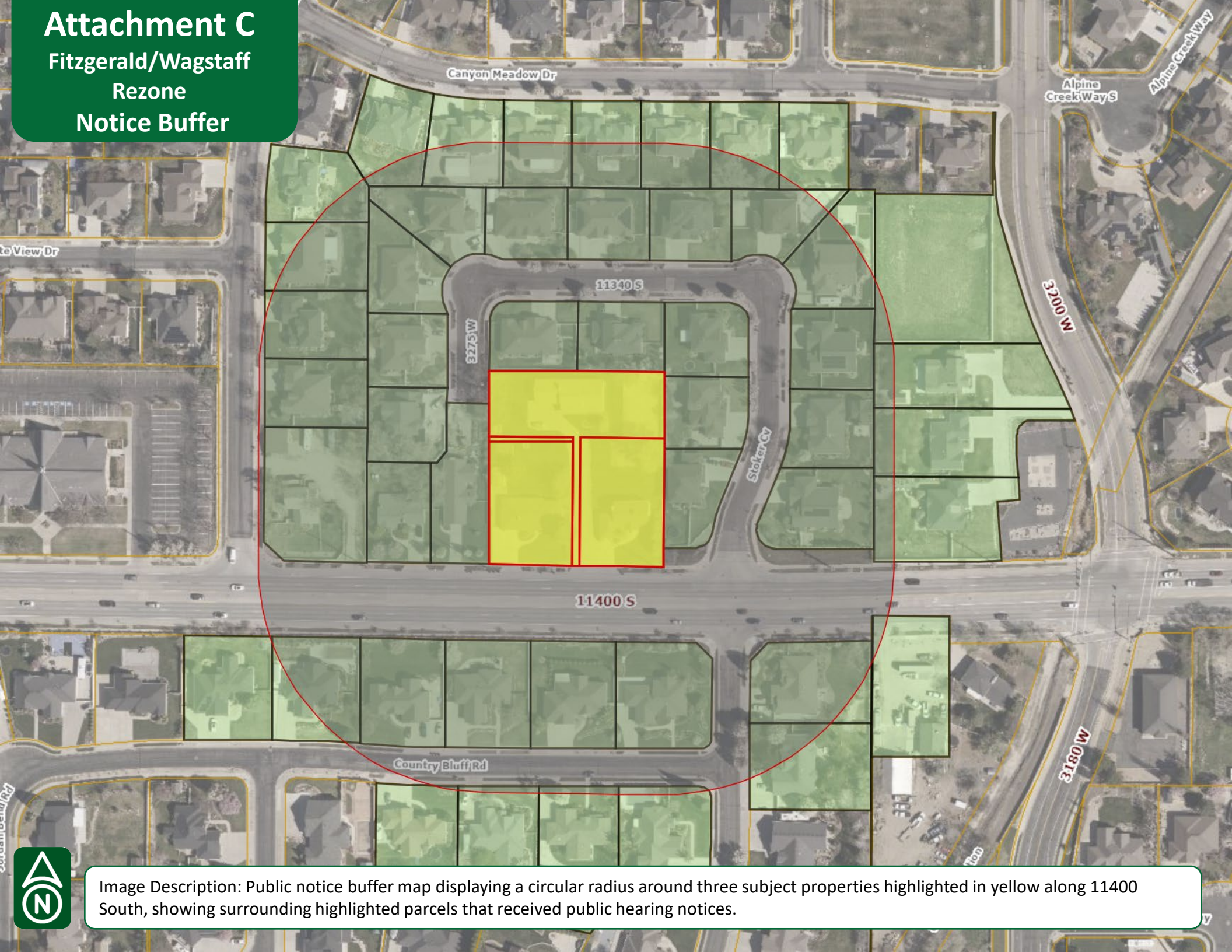


Image Description: Public notice buffer map displaying a circular radius around three subject properties highlighted in yellow along 11400 South, showing surrounding highlighted parcels that received public hearing notices.

Attachment D
Fitzgerald/Wagstaff Rezone
Concept Plan

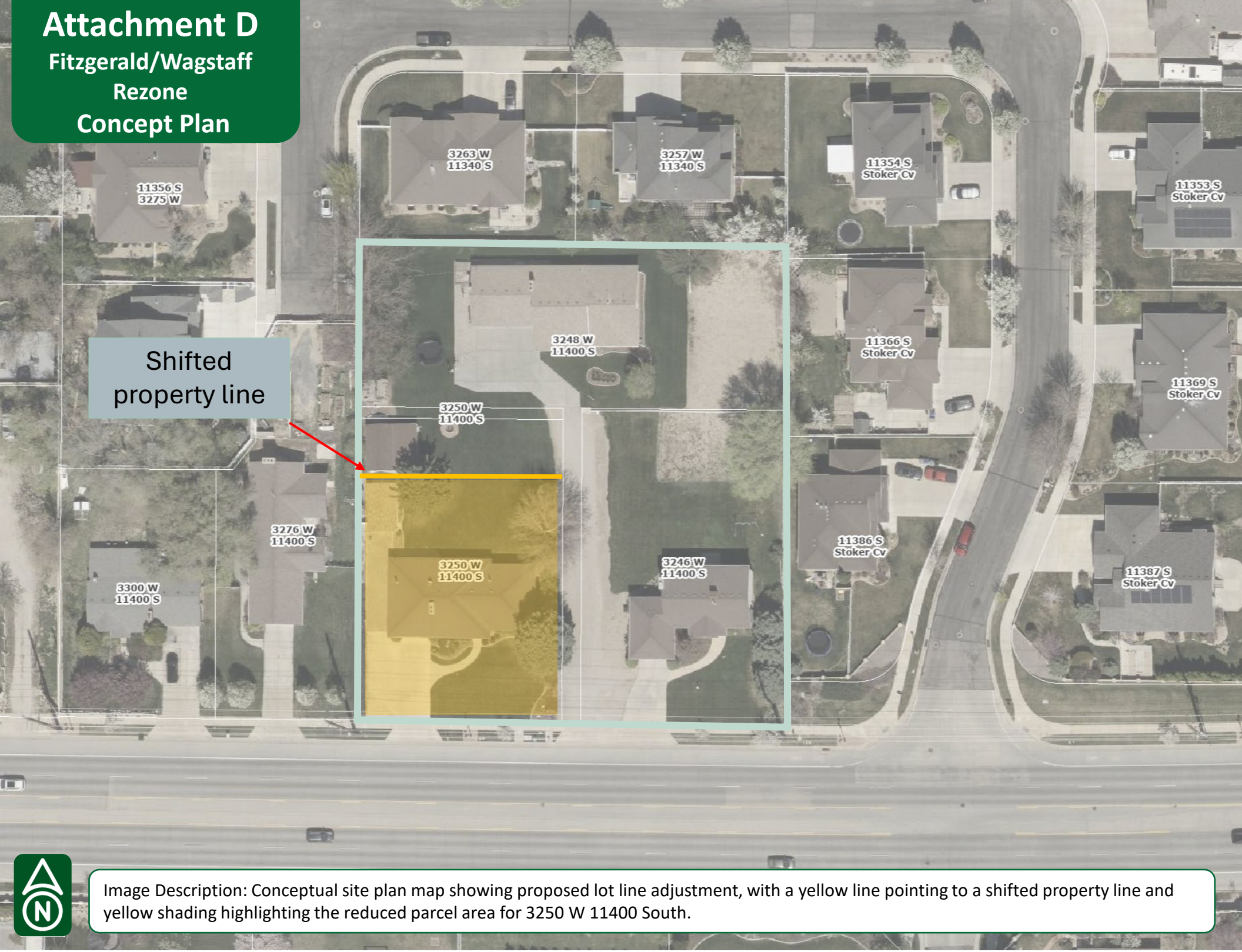


Image Description: Conceptual site plan map showing proposed lot line adjustment, with a yellow line pointing to a shifted property line and yellow shading highlighting the reduced parcel area for 3250 W 11400 South.