SOUTH JORDAN CITY
CITY COUNCIL MEETING

JULY 21, 2026

Present: Mayor Dawn R. Ramsey, 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, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Finance Controller Trevor Coburn, Director of Recreation Janell Payne, Fire Chief Chris Dawson, Director of Planning & Economic Development Brian Preece, Director of Engineering/City Engineer Brad Klavano, Associate Director of Public Works Joey Collins, Communications Specialist Joshua Timothy, CTO Matthew Davis, GIS Coordinator Matt Jarman, Deputy City Recorder Ambra Holland, Accountant II Krista Purser

Absent:

Other (Electronic) Attendance: Council Member Don Shelton

Other (In-Person) Attendance: Luane Jensen, Melinda Mansouri, Kelly Good, Erie Walker, Linda Walker, Val Shupe, Kari Johnson, Norah Larson, Elise Jensen, Kaylie Curtis, John-Thomas Lloyd, Tomas Langholtz, Aspen Johnston, Scott Vaheron, John Gust

6:57 P.M.

REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting. She noted that Council Member Shelton was participating electronically and apologized for the delayed start.

B. Invocation - By Council Member Patrick Harris

Council Member Harris offered the invocation.

C. Pledge of Allegiance - By Director of Recreation Janell Payne

Director of Recreation Payne led the audience in the Pledge of Allegiance.

D. Minute Approval:

D.1. June 2, 2026 Combined City Council & Redevelopment Agency Meeting

D.2. June 16, 2026 City Council Study Meeting

D.3. June 16, 2026 City Council Meeting

Council Member Zander motioned to approve the June 2, 2026 Combined City Council & Redevelopment Agency Meeting, June 16, 2026 City Council Study Meeting, and June 16, 2026 City Council Meeting minutes as published. Council Member McGuire seconded the motion. Vote was 5-0, unanimous in favor.

E. Mayor and Council Reports:

Mayor Ramsey recommended foregoing Mayor and Council reports to allow the Council to proceed with the remaining agenda items. The Council agreed.

F. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Melinda Bansuri (Resident) - I have lived in South Jordan for 28 years, and I just love it here. I'm here just to kind of formalize, I've been working with the city, but I think we have a gap in our code, and unfortunately, my backyard has been impacted by this. I'd like us to review outdoor camping, temporary structures, and habitation on private residential property, even when it's in the backyards. I think we're pretty lucky in South Jordan that we haven't had a lot of problems with the unhoused. However, there's not a code that the Health Department or the City can enforce. My problem is that there's been a homeless encampment next to my back fence since November, with various—lots of different people living there, and they're really living there. There are generators and things, and the porta-potty was the last straw for me. What I'd like to say is I have worked with Councilwoman Johnson, and she was so helpful and brought in more people to help. I've worked with the Health Department. I've worked with Code Enforcement. Everyone has been fabulous, but there's just not a code to enforce, and it's just tricky. There's a criminal element that comes to this that, unfortunately, I can hear in my backyard. I've lived in that home for 25 of my 28 years, and I live in a great neighborhood. I live in a neighborhood with little kids running everywhere and bikes, and some of the things I hear in that backyard when I'm in my backyard, it's just not something that I think anyone wants. But I don't know if we'll be able to solve the problem, but it would be awfully nice if we didn't have long-term residents in tents. So, thank you so much for all of your time and all of the things that you do for South Jordan. I'm a very proud South Jordan resident, and I appreciate all that you do. And I'm going to apologize. I'm sneaking out of the meeting. I'm late for the ball game tonight.

John-Thomas Lloyd (Resident) - Good evening, Mayor Ramsey and Council Members. I live immediately adjacent to the city-owned parcel west of 10244 South Temple Drive. Over the past year and a half, I have made good-faith efforts to understand the City's long-term plans for this parcel by working through the normal channels, including discussions with City staff, correspondence with the Mayor's Office, and communications with my City Council representative. Despite these efforts, I still have not been able to obtain a clear understanding of the City's position regarding the future of this property. That is why I am here this evening, seeking clarification from the Council. In October 2024, in response to my expressed interest in acquiring the property, the City commissioned a broker price opinion evaluating the parcel. That report described the parcel as approximately 0.18 acres, non-buildable, and encumbered by a canal easement. It also identified the adjoining property owner as the most likely purchaser and noted that the City continues to incur maintenance obligations. The City acquired this property in December 2001 and has maintained it for approximately 25 years. Those maintenance activities include mowing, pruning, fertilization, sprinkler maintenance, irrigation, and other routine landscape care. The parcel contains approximately 3,500 square feet of irrigated turf and five mature trees. Earlier this year, a new water meter was installed with an initial reading of zero. Dated photographs document 26,606 gallons of irrigation water, or City water, used through July 20, 2026. I'm not asking the Council to decide this matter tonight. Rather, I am simply asking for clarity regarding the City's plans for the property and the process, if any, for considering its disposition. Specifically, I respectfully request that the Council direct the appropriate staff member to provide a written response addressing what public, operational, infrastructure, or other purpose the parcel currently serves or is expected to serve, and has the City made a policy decision to retain this parcel indefinitely, or is there a process through which its future disposition can be considered? My objective is simply to understand the City's position so I can determine whether there is a constructive path forward. Thank you for your time and consideration.

City Attorney Loose stated that he was preparing a response and gathering information regarding prior easement repairs, costs, canal access, water rights, and the canal company's position. He stated that staff could present the full circumstances to the Council for direction regarding the property.

Mayor Ramsey closed the public comment portion of the meeting.

G. Presentation Items:

G.1. Proclamation recognizing Luane Jensen for Service to South Jordan City and the United States of America. (By Mayor Dawn R. Ramsey)

Mayor Ramsey read a proclamation (Attachment A) recognizing Luane Jensen for more than five decades of service to South Jordan City and the United States of America. The proclamation highlighted Ms. Jensen's work to preserve local history, honor veterans, support the South Jordan Cemetery and Memorial Day program, mentor youth through Scouting, and strengthen community traditions. Mayor Ramsey presented the proclamation and a commemorative gift to Ms. Jensen.

Ms. Jensen reflected on moving to South Jordan in 1973, the City's growth and changes, and the residents who worked together to shape the community. She expressed appreciation for the opportunity to serve on City committees and stated that South Jordan's residents care for one another and that South Jordan and the United States are special places to serve.

G.2. Recognition of Police Department Re-Accreditation. (By Executive Director of the Utah Chiefs of Police Association, Val Shupe)

Utah Chiefs of Police Association Executive Director Val Shupe recognized the South Jordan Police Department for completing its third accreditation. He explained that departments must maintain compliance with 177 standards addressing federal, state, and local requirements, undergo assessment and on-site review, and complete reaccreditation every four years. He presented the Department with its April 2026 accreditation award and commended Chief Carr and the Department for maintaining the required standards. Police Chief Carr credited Deputy Police Chief Robert Hansen, Police Lieutenant Case Winder, and Accreditation Manager Kevin Tingey for leading and completing the accreditation work. He thanked them for their continued effort and dedication.

G.3. Great Salt Lake Commission. (By Great Salt Lake Strategic Coordinator, Aspen Johnston)

Great Salt Lake Strategic Coordinator Aspen Johnston reviewed prepared presentation (Attachement B). He explained the decline in Great Salt Lake elevations and the resulting risks to human health, wildlife habitat, the brine shrimp and mineral industries, snowpack, and the regional economy. She stated that the Office of the Great Salt Lake Commissioner coordinates state, federal, municipal, and nonprofit efforts to improve the lake's health and is pursuing water acquisitions, voluntary agricultural leases, invasive phragmites treatment, and municipal conservation partnerships. Mr. Johnston described a proposed flexible municipal conservation strategy that could allow cities to dedicate available conserved water to the Great Salt Lake in favorable water years without an annual obligation. He stated that the Commissioner's Office would compensate participating entities under an agreed schedule and that reporting could show residents how local conservation resulted in water reaching the lake. He invited the city to continue the discussion and to participate in a future airboat tour of Farmington Bay.

Mayor Ramsey thanked Mr. Johnston for the update and partnership, emphasizing the City’s commitment to water conservation efforts. She expressed appreciation for the ongoing work and noted the Council looked forward to receiving additional information about the upcoming tour and stated that water conservation is important to South Jordan City.

Council Member Johnson motioned to amend the agenda by adding Item H.1., Resolution R2026-25, approving the appointment of Krista Purser as City Treasurer, and shifting the remaining agenda sections accordingly. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

H. Action Item:

H.1. Resolution R2026-25, Approving the appointment of Krista Purser as City Treasurer.

Mayor Ramsey explained that the Council had met with Ms. Purser in closed session before considering the appointment. Ms. Purser thanked the Council for the opportunity and stated that she looked forward to the role. Mayor Ramsey recommended Ms. Purser's appointment, citing her city experience, knowledge of the Finance Department and City finances and willingness to fill operational needs, and work with the Chief Financial Officer during the vacancy.

Council Member Zander motioned to approve Resolution R2026-25, Approving the appointment of Krista Purser as City Treasurer. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Zander - Yes
Council Member McGuire - Yes
Council Member Harris - Yes
Council Member Johnson - Yes
Council Member Shelton - Yes
The motion passed with a vote of 5-0 in favor.

Council Member McGuire motioned to amend the agenda by adding Item I.1., Ordinance 2026-19, fixing the compensation for the South Jordan City Treasurer, and shifting the remaining public hearing item numbers accordingly. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

I. Public Hearing Items:

I.1. Ordinance 2026-19, Fixing the compensation for the South Jordan City Treasurer. (By City Attorney Ryan Loose)

City Attorney Ryan Loose explained that state law requires the City Council to establish compensation for certain positions, including the City Treasurer, by ordinance. He stated that the proposed ordinance established the compensation schedule for the newly appointed Treasurer.

Mayor Ramsey opened the public hearing for Ordinance 2026-19. There were no public comments. Mayor Ramsey closed the public hearing.

Council Member McGuire motioned to approve Ordinance 2026-19, Fixing the compensation for the South Jordan City Treasurer. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member McGuire - Yes
Council Member Johnson - Yes
Council Member Harris - Yes
Council Member Zander - Yes
Council Member Shelton - Yes
The motion passed with a vote of 5-0 in favor.

I.2. Ordinance 2026-14, Adopting an amended and updated impact fee for water infrastructure within the "Lark Meadows" (also known as "Shoreline") properties;

establishing certain policies related to impact fees for water facilities; establishing a service area; and/or other related matters. (By Assistant City Manager Don Tingey)

Assistant City Manager Don Tingey reviewed prepared presentation (Attachment C). He explained that the city had adopted an impact fee for the Lark Meadows area several years earlier that included water and transportation infrastructure. He stated that Lewis, Robertson & Burningham updated the water impact fee study based on the known costs of the new water tank and transmission lines and that the proposed amendment increased the fee by approximately $156 per equivalent residential connection.

Mayor Ramsey opened the public hearing for Ordinance 2026-14. There were no public comments. Mayor Ramsey closed the public hearing.

Council Member Zander motioned to approve Ordinance 2026-14, Adopting an amended and updated impact fee for water infrastructure within the "Lark Meadows" properties. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Zander - Yes
Council Member McGuire - Yes
Council Member Harris - Yes
Council Member Johnson - Yes
Council Member Shelton - Yes
The motion passed with a vote of 5-0 in favor.

I.3. Ordinance 2026-16, Amending Chapter 17.18.020: Allowed Uses, adding residential permitted uses to the BH-MU Zone; and amending Chapter 17.70.020: Zone Establishment, requiring a development agreement. (By City Attorney Ryan Loose)

City Attorney Ryan Loose presented item I.3., I.4., and I.5. concerning the District development. He explained that the proposed development agreement would allow the City to purchase approximately five acres in the southwest portion of the District, west of the theater, for a senior center and approximately 200 affordable senior housing units in partnership with Ivory Innovations. As part of the agreement, the developer would be permitted to develop up to 500 residential units in the designated theater district, excluding the five-acre City property. Approximately 265 units would be transferred from existing entitlements elsewhere in the District, with an additional 235 units authorized, resulting in an overall density increase of less than five percent from previously approved entitlements. He summarized revisions made following Planning Commission review, including establishing a 30-year term, clarifying that the development agreement would be recorded, reorganizing certain provisions, and adding language allowing an additional pylon sign due to anticipated reduced visibility associated with the senior housing development. He noted the Planning Commission also discussed providing amenities if residential development occurs, although specific amenities were not included in the agreement. The Planning Commission recommended approval by a 3-1 vote, with the dissenting commissioner expressing concern regarding the market feasibility of the number of rental units proposed. He explained that Ordinances 2026-16 and 2026-17 were necessary to facilitate the development agreement. Ordinance 2026-16 would clarify residential uses as permitted within the BH-MU Zone and remove the requirement to establish density and development plans through a master development plan. Ordinance 2026-17 would repeal the master development plan contained in Exhibit A to Ordinance 2010-04, eliminating potential conflicts and allowing applicable development standards and entitlements to be governed through the development agreement.

Boyer Company representative Scott Vaheron thanked the City for its work on the matter and stated that the proposed approvals would help the developer finalize related agreements with retailers.

Mayor Ramsey opened the public hearing for Ordinance 2026-16. There were no public comments. Mayor Ramsey closed the public hearing.

Council Member Zander asked for clarification regarding the Planning Commission's dissenting vote, specifically whether the commissioner's concern was that there may not be sufficient market demand to fill the proposed 500 residential units. City Attorney Loose confirmed that the dissenting Planning Commissioner expressed concern about the affordability and market feasibility of the proposed residential units, specifically whether rental rates in the area could be too high for prospective tenants and potentially create a need for financial assistance. Council Member Zander asked whether City Attorney Loose or staff had any concerns regarding sufficient market demand for the proposed residential units, noting that she did not personally have concerns. City Attorney Loose stated that staff did not have concerns regarding market demand and generally does not evaluate that factor. He noted that other residential developments in the area have successfully filled and that the city has already received significant interest in the proposed senior housing. He added that the developer would determine what the market could support and that development may occur over an extended period, during which market conditions could change. Council Member Zander asked for clarification that the city would not be responsible for leasing the residential units and asked who would handle the lease agreements. City Attorney Loose clarified that Ivory Innovations would manage the senior housing project, including leases, age restrictions established by the Council, and ongoing property management. Following approval, the City would proceed with acquiring or leasing the property and subsequently sell or lease the applicable ground to Ivory Innovations. Ivory Innovations would also assist with construction of both the senior housing and senior center. The city would retain ownership and responsibility for operating and programming the senior center.

Director of Planning & Economic Development Preece added that an agreement between the Redevelopment Agency and Ivory Innovations would address the use of affordable housing funds. City Attorney Loose stated that using those funds for the project would retain the investment in South Jordan.

Council Member Johnson clarified that authorization for up to 500 residential units would establish the entitlement but would not obligate the developer to construct all 500 units. City Attorney Loose confirmed that the number ultimately constructed would depend on market conditions. He further explained that the developer currently has remaining residential entitlements within the District, including 96 units that could be developed without the City having received an application. He reiterated that the developer would not be required to construct all 500 units authorized under the proposed agreement. The developer would own and administer any units constructed, subject to the BH-MU Zone requirements in effect when development applications are submitted.

Council Member Shelton expressed support for the project moving forward and asked whether provisions were included to provide additional amenities to serve the residential units if the developer chooses to construct them. City Attorney Loose stated that neither the development agreement nor the BH-MU Zone currently requires residential amenities beyond applicable code requirements, such as parking. He noted that comparable developments have provided amenities, including pools and clubhouses, without specific City requirements and deferred to the developer to address the Planning Commission's request regarding amenities.

Mr. Vaheron stated that while specific amenities have not yet been planned, residential development of this size would need an amenity package to remain competitive in the market. Potential amenities could include trails, dog parks, swimming pools, and a clubhouse, although the specific amenities would depend on the project and market conditions at the time of development.

Council Member Shelton suggested considering a provision to ensure residential amenities are addressed in the future, noting that the property could change ownership or developers before the units are constructed. He expressed interest in providing appropriate protection should development occur at a later date.

City Attorney Loose identified two options for addressing future amenity requirements; including provisions in the development agreement or establishing requirements in the BH-MU Zone based on the number of residential units developed. He expressed concern that a general requirement in the development agreement could be too vague and suggested that the City Code may be the more appropriate mechanism to establish specific standards, noting there would be sufficient time to consider such amendments before development occurs.

Council Member Johnson motioned to approve Ordinance 2026-16, Amending Chapter 17.18.020: Allowed Uses, adding residential permitted uses to the BH-MU Zone; and amending Chapter 17.70.020: Zone Establishment, requiring a development agreement. Council Member Shelton seconded the motion.

Roll Call Vote
Council Member Johnson - Yes
Council Member Shelton - Yes
Council Member Harris - Yes
Council Member Zander - Yes
Council Member McGuire - Yes
The motion passed with a vote of 5-0 in favor.

I.4. Ordinance 2026-17, Repealing Exhibit A to Ordinance 2010.04 regarding the BH-MU Zone. (By City Attorney Ryan Loose)

Mayor Ramsey opened the public hearing for Ordinance 2026-17. There were no public comments. Mayor Ramsey closed the public hearing.

Council Member Zander motioned to approve Ordinance 2026-17, Repealing Exhibit A to Ordinance 2010.04 regarding the BH-MU Zone. Council Member Harris seconded the motion.

Roll Call Vote
Council Member Zander - Yes
Council Member Harris - Yes
Council Member Johnson - Yes
Council Member McGuire - Yes
Council Member Shelton - Yes
The motion passed with a vote of 5-0 in favor.

I.5. Resolution R2026-21, Authorizing the Mayor to sign the Second Amendment to the Development Agreement for the development of the Kunkler Trust property by The Boyer Company, LC. (By City Attorney Ryan Loose)

Mayor Ramsey opened the public hearing for Resolution R2026-21. There were no public comments. Mayor Ramsey closed the public hearing.

Council Member Shelton motioned to approve Resolution R2026-21, Authorizing the Mayor to sign the Second Amendment to the Development Agreement for the development of the Kunkler Trust property by The Boyer Company, LC. Council Member McGuire seconded the motion.

Roll Call Vote
Council Member Shelton - Yes
Council Member McGuire - Yes
Council Member Harris - Yes
Council Member Johnson - Yes
Council Member Zander - Yes
The motion passed with a vote of 5-0 in favor.

Mayor Ramsey thanked The Boyer Company, Ivory Innovations, the other project partners, City staff, and the senior center patrons for their work and patience in advancing the senior center and affordable senior housing project.

I.6. Resolution R2026-26, Amending the South Jordan Fee Schedule for transfer and replacement certificate fees for the Memorial Park Cemetery. (By City Attorney Ryan Loose)

City Attorney Ryan Loose explained that, after cemetery administration moved to the City Recorder's Office, staff identified multiple requests to transfer resident-priced burial rights to nonresidents for the existing $5 transfer fee. He stated that the proposed fee schedule amendment would clarify that a transfer requires the $5 fee plus the difference between the residential rate originally paid and the current nonresidential rate on the transfer date. He stated that the amendment would close an unintended pricing loophole.

Mayor Ramsey opened the public hearing for Resolution R2026-26. There were no public comments. Mayor Ramsey closed the public hearing.

Council Member Zander asked where cemetery transfers had previously been administered. City Attorney Loose stated that administration had moved from Public Works and that staff there had not encountered the issue in the same manner. He stated that the amendment would make the intended fee clear.

Council Member Zander motioned to approve Resolution R2026-26, Amending the South Jordan Fee Schedule for transfer and replacement certificate fees for the Memorial Park Cemetery. Council Member Harris seconded the motion.

Roll Call Vote
Council Member Zander - Yes
Council Member Harris - Yes
Council Member Johnson - Yes
Council Member McGuire - Yes
Council Member Shelton - Yes
The motion passed with a vote of 5-0 in favor.

J. So Jo Marketplace PID Public Hearing Item:

J.1. Resolution R2026-13, Providing for the creation of the So Jo Marketplace Public Infrastructure District (the "District") as an independent district; authorizing and

approving a governing document; authorizing other documents in connection therewith; and related matters. (By Assistant City Manager Don Tingey)

Assistant City Manager Don Tingey reviewed prepared presentation (Attachment D). He stated that the Council held a public hearing on the proposed So Jo Marketplace Public Infrastructure District on May 5, 2026 and postponed action to allow staff and legal counsel to review a State Auditor alert and statutory changes effective May 6. He described the proposed district as a 17-acre retail and commercial development on South Jordan Parkway, east of Mountain View Corridor. He stated that the resolution and governing documents had been revised to comply with current state law and address the component-unit concerns identified by the State Auditor. Applicant John Gust stated that Assistant City Manager Tingey had adequately presented the item.

Mayor Ramsey opened the public hearing for Resolution R2026-13. There were no public comments. Mayor Ramsey closed the public hearing.

Council Member Zander motioned to approve Resolution R2026-13, Providing for the creation of the So Jo Marketplace Public Infrastructure District as an independent district. Council Member Shelton seconded the motion.

Roll Call Vote

Council Member Zander - Yes
Council Member Shelton - Yes
Council Member Harris - No
Council Member Johnson - Yes
Council Member McGuire - No
The motion passed with a vote of 3-2 in favor. Council Member Harris and Council Member McGuire voted "No".

K. Staff Reports and Calendaring Items:

City Manager Dustin Lewis turned the time to Assistant City Manager Don Tingey, who distributed South Jordan America250 commemorative pins and coloring books to the Mayor and Council. Mayor Ramsey offered commemorative pins to the remaining members of the public and thanked staff for attending the meeting.

Council Member Johnson motioned to adjourn the July 21, 2026 City Council Meeting and return to the recessed City Council Study Meeting. Council Member McGuire seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The July 21, 2026 City Council Meeting adjourned at 8:29 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.

South Jordan City Recorder

ATTACHMENT A

SOUTH JORDAN CITY

PROCLAMATION

Recognizing Luane Jensen for Service to South Jordan City and the United States of America

★ ★ ★

WHEREAS, the year 2026 marks the 250th anniversary of the founding of the United States of America, a time for communities across the nation to honor the people, places, and acts of service that have helped preserve the American story; and

WHEREAS, South Jordan City is proud to recognize residents whose devotion to community, country, heritage, and neighborly service reflects the highest ideals of citizenship; and

WHEREAS, Luane Jensen has spent more than five decades serving South Jordan with extraordinary passion, humility, and determination, helping preserve the history, traditions, and hometown spirit that make this community special; and

WHEREAS, Luane has been a tireless advocate for honoring those who came before us, serving on the South Jordan Historical Committee, volunteering at the Gale Center of History and Culture, and helping ensure that the stories of South Jordan's early settlers, families, veterans, and civic builders are remembered and passed on to future generations; and

WHEREAS, Luane has played an important role in meaningful community efforts, including the creation and support of historic landmarks and memorials such as the Birthplace of South Jordan monument and the Veterans Memorial Monument at the South Jordan Cemetery; and

WHEREAS, Luane cares deeply for the South Jordan Cemetery, not only as a sacred resting place for loved ones, veterans, and early settlers, but as a living reminder of the sacrifice, faith, and hard work that built this city; and

WHEREAS, for many years Luane has been the driving force behind South Jordan's Memorial Day program, helping the community pause, remember, and pay tribute to the men and women who served our country, including by coordinating volunteers, honoring veterans, and helping place flags on veterans' graves; and

WHEREAS, Luane has also served as a BSA Scout leader for more than five decades, mentoring generations of young people and teaching service, patriotism, responsibility, and respect for community; and

WHEREAS, Luane's love for South Jordan is inseparable from her love of country, respect for her heritage, and belief that communities are strengthened when ordinary citizens give their time, talents, and hearts to causes greater than themselves; and

WHEREAS, as South Jordan joins the nation in commemorating America 250, Luane Jensen stands as a powerful example of hometown patriotism—service rooted in remembrance, gratitude, faith in community, and devotion to the American promise;

NOW, THEREFORE, I, Dawn R. Ramsey, Mayor of South Jordan City, do hereby recognize and honor **Luane Jensen** for her remarkable service to South Jordan City and the United States of America, and express the City's sincere gratitude for her enduring legacy of preserving history, honoring veterans, strengthening youth, and reminding us all what it means to love and serve one's community.

Signed this 21st day of July, 2026

Dawn R. Ramsey, Mayor

Anna Crookston, City Recorder

ATTACHMENT B

OFFICE OF THE Great Salt Lake COMMISSIONER

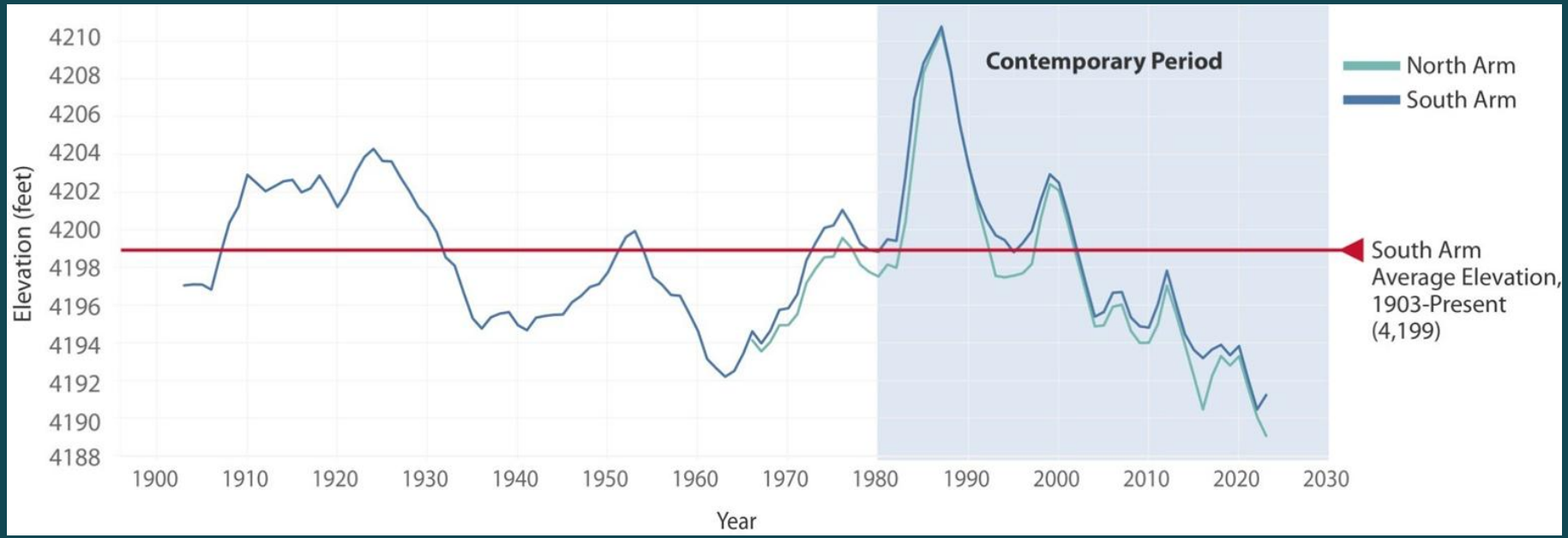
City of South Jordan
July 21, 2026

Aspen Johnston | Great Salt Lake Strategic Coordinator

Google Earth Timelapse
Great Salt Lake, Utah
2015

Great Salt Lake Elevation

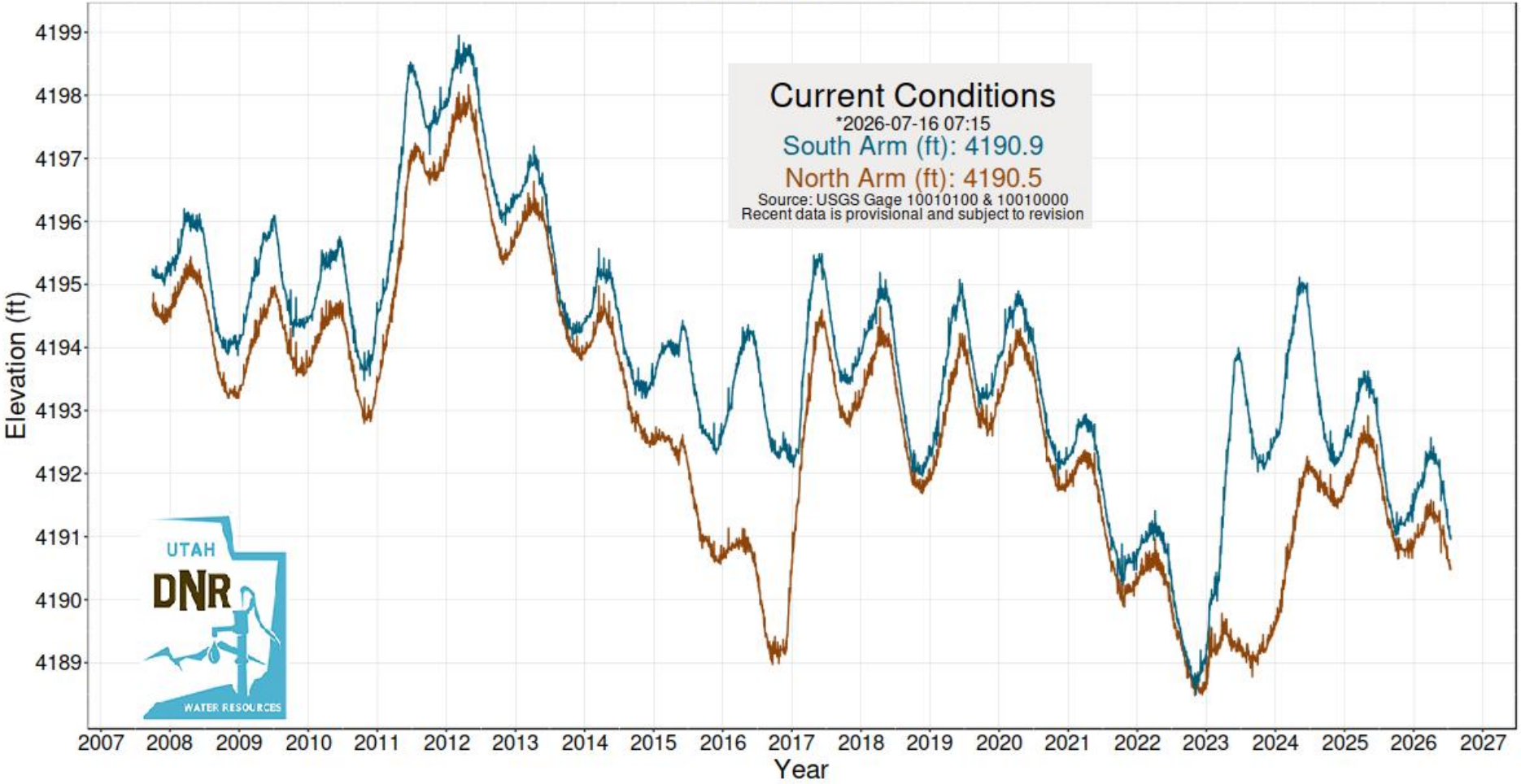
1903-2023



Source: Great Salt Lake Strike Team

Great Salt Lake Elevations

Updated 07/16/2026



Risks of Great Salt Lake Decline

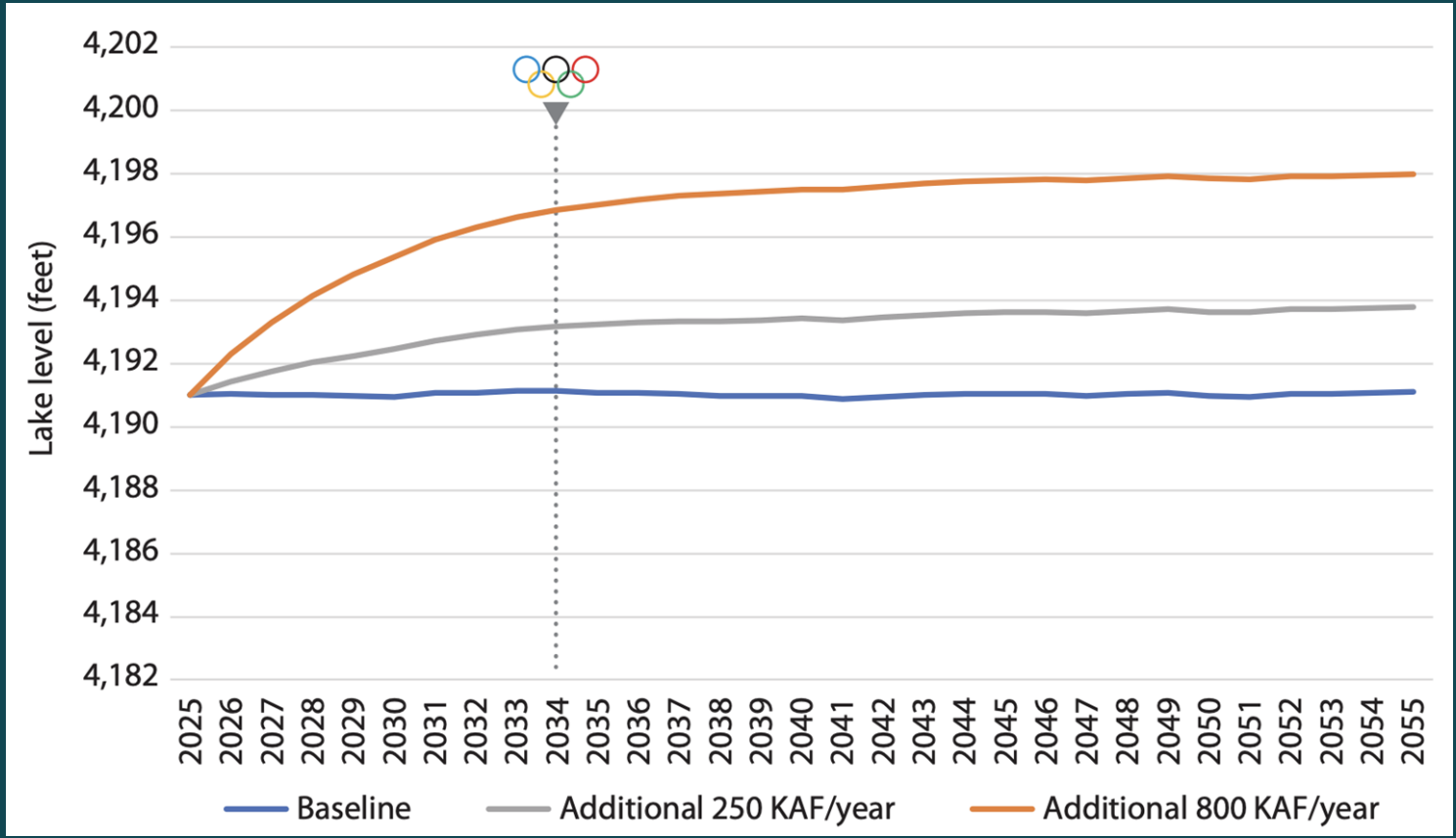
Human Health Impacts
Great Salt Lake Dust

Ecological Deterioration
Birds, Brine Shrimp, Brine Flies

Economic Losses
Dust mitigation, snow pack, mineral extraction, artemia, recreation

Regulatory Action
Endangered Species Act, Clean Air Act, Public Trust

GSL Elevation Can Stabilize and Rise



Source: Tarboton, D. (2025)

Comprehensive Municipal Conservation Strategies

Voluntary, compensated opportunities to dedicate conserved water to Great Salt Lake.

Characteristics:

- Flexible
- Non-committal, non-obligatory
- Mutually beneficial
- Regionalized
- Fully integrated into GSL Basin Integrated Plan

Benefits:

- Supplemental revenue source
- Keep service costs lower for users
- Address funding needs
- Demonstrate effective conservation to water users
- Promote a resilient water supply for future growth

CONSERVE
DEDICATE
DELIVER

Aspen Johnston
Great Salt Lake Strategic Coordinator
aspenjohnston@utah.gov
(801) 645-1392

OFFICE OF THE
Great Salt Lake
COMMISSIONER

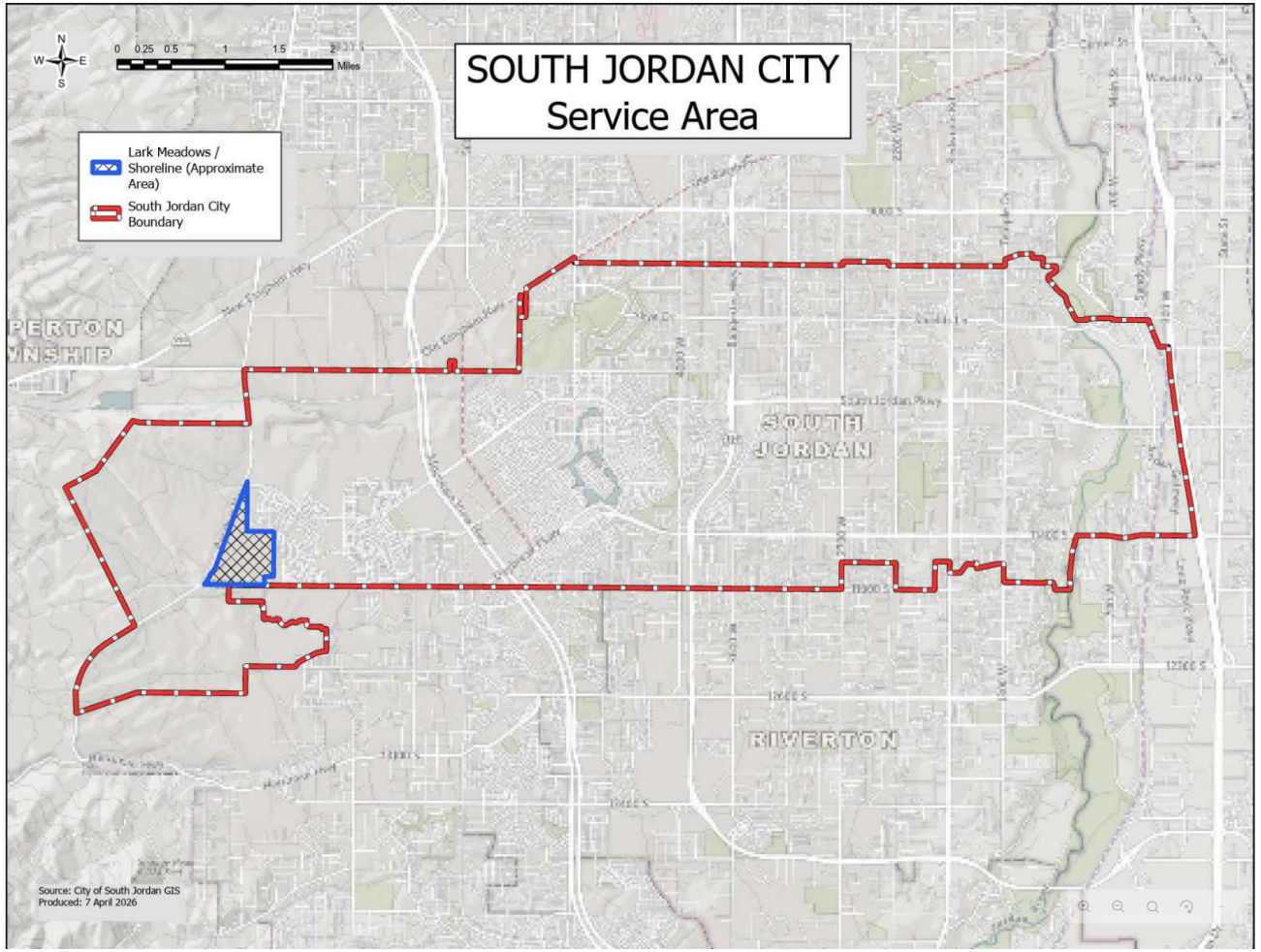
GreatSaltLake.utah.gov

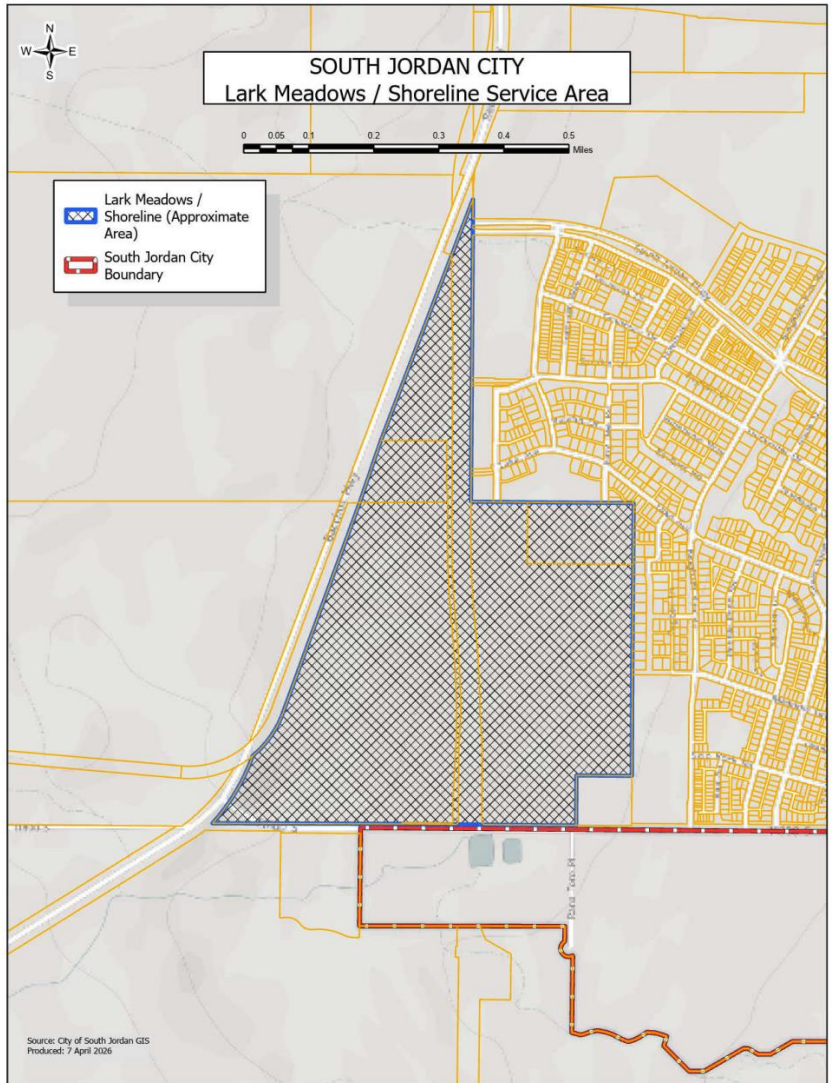
ATTACHMENT C

Impact Fee Amendment: Water Only
Lark Meadows (aka Shoreline)

City Council Meeting 07.21.2026

Service Area: Lark Meadows (aka Shoreline)





Impact Fee Amendment: Water Only
Lark Meadows (aka Shoreline)

Current
Water Impact Fee (2023)

Type	Cost Per ERC	% of Total
New Facilities	$2,370.58	99.77%
Professional Expense	$5.46	0.23%
Total	**$2,376.04**	**100%**

Proposed
Water Impact Fee (2026)

Type	Cost Per ERC	% of Total
New Facilities	$2,523.39	99.64%
Professional Expense	$9.16	0.36%
Total	**$2,532.55**	**100%**
Increase:	**$156.51**	**6.6%**

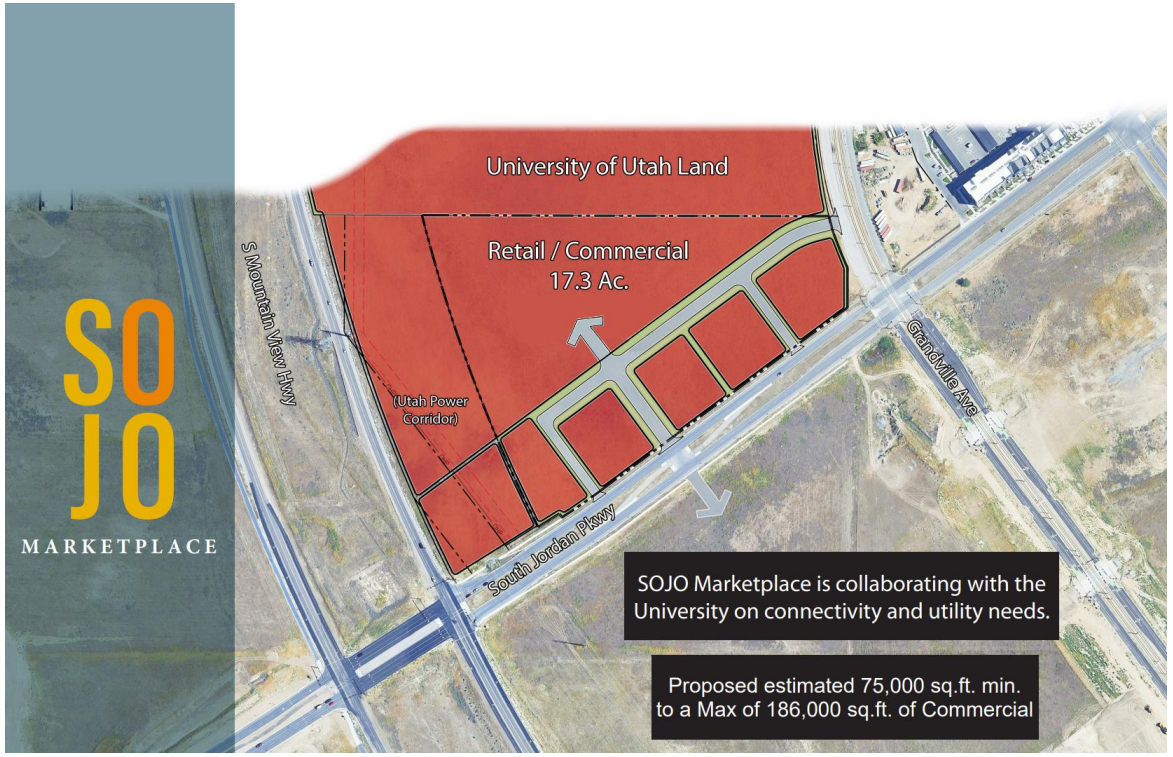
ATTACHMENT D

SoJo Marketplace Public Infrastructure Improvement District (PID)

City Council: July 21, 2026

Resolution R2026-13

SoJo Marketplace PID



SoJo Marketplace Public Infrastructure Improvement District (PID)

May 5, 2026 – CC Meeting

Resolution R2026-13

- Creating SoJo Marketplace PID

Public Hearing

Council Discussion

- Concerns about State Auditor's Alert
  - Component unit

City Council

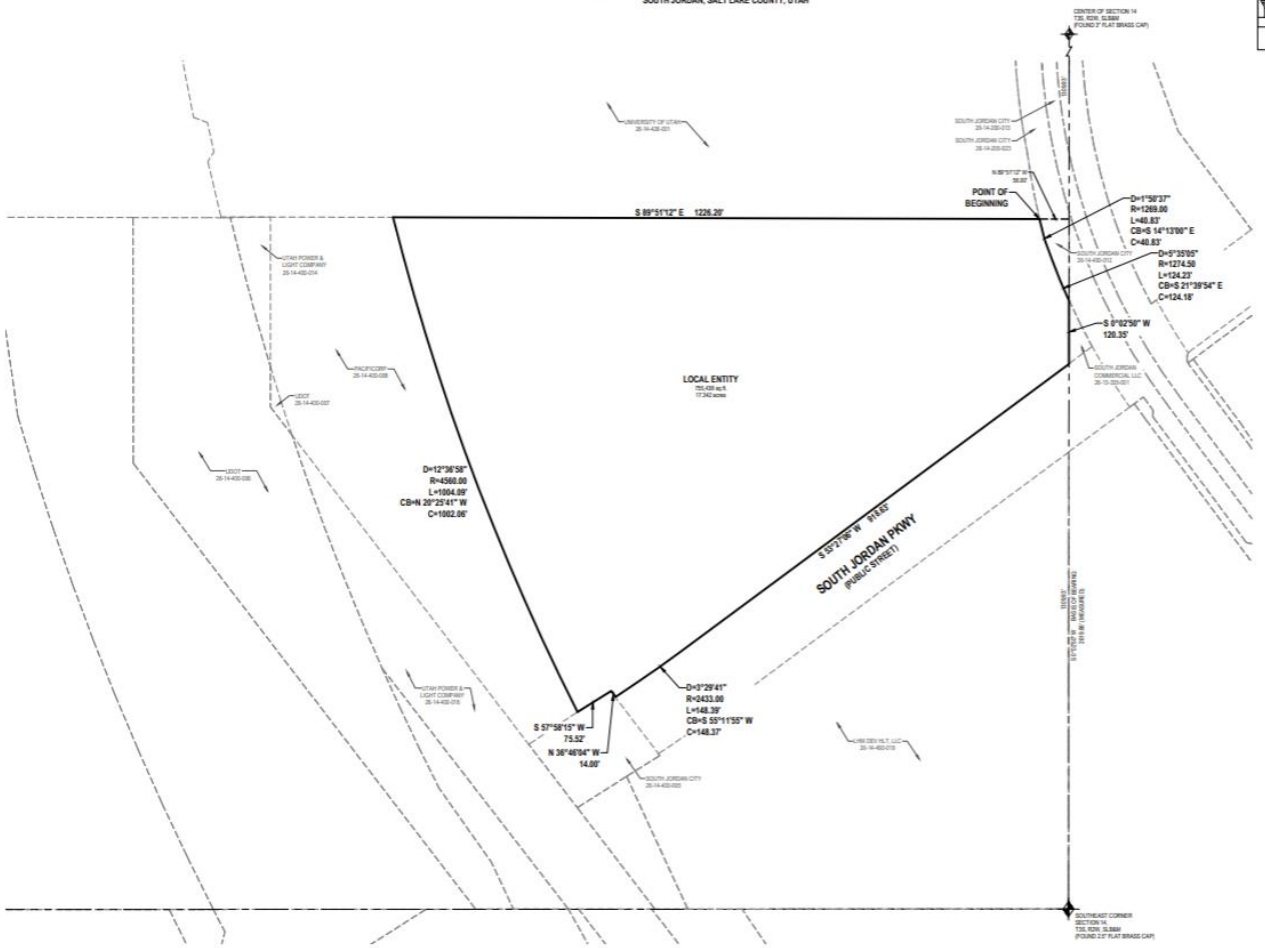
- Supportive of SoJo Marketplace project
- Postponed consideration until July 21, 2026 City Council Meeting

Since May 5, 2026

- New Statutory Language
  - effective May 6, 2026, 2026 Legislative Session
- Incorporated Amendments to Resolution & Governing Documents
  - Compliance with new Statutes
  - Compliance with State Auditor's recommendations
    - Ensuring City is NOT a component unit
  - Attorneys & Staff Review
- **Favorable Staff recommendation to approve**

FINAL LOCAL ENTITY PLAT
SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT
OCTOBER 2025

LOCATED WITHIN SOUTHEAST QUARTER OF SECTION14,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 288882, do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereon is a true and correct representation of said Final Local Entity Plat. I further certify that by authority of the Owners, I have prepared this plat for the purpose of depicting those properties within the City of South Jordan, Salt Lake County to be annexed into the SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point South 0°02'50" West 1,309.93 feet along the section line and North 89°51'12" West 56.00 feet from the Center of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running :

thence Southeasterly 40.83 feet along the arc of a 1,269.00 feet radius curve to the left (center bears North 76°42'18" East and the chord bears South 14°13'00" East 40.83 feet with a central angle of 01°50'37");

thence Southeasterly 124.23 feet along the arc of a 1,274.50 feet radius curve to the left (center bears North 71°07'38" East and the chord bears South 21°39'54" East 124.18 feet with a central angle of 05°35'55") to the Section line;

thence South 00°02'50" West 120.35 feet along the Section line to the North Line of South Jordan Parkway;

thence along the northerly right-of-way line of South Jordan Parkway the following (4) four courses:

(1) South 57°37'06" West 913.63 feet;

(2) Southwesterly 148.39 feet along the arc of a 2,433.00 feet radius curve to the right (center bears North 36°32'55" West and the chord bears South 55°11'55" West 148.37 feet with a central angle of 03°29'41");

(3) North 36°46'04" West 14.00 feet;

(4) South 57°58'15" West 75.52 feet;

thence Northwesterly 1,004.09 feet along the arc of a 4,560.00 feet radius curve to the right (center bears North 63°13'53" East and the chord bears North 20°25'41" West 1,002.06 feet with a central angle of 12°36'58");

thence South 89°51'12" East 1,226.20 feet to the point of beginning.

Contains 755,438 Square Feet or 17.342 Acres

PROFESSIONAL LAND SURVEYOR
9/30/25
288882
PATRICK M. HARRIS
STATE OF UTAH

9/30/2025
DATE

PATRICK M. HARRIS
PLS# 288882

CITY OF SOUTH JORDAN

APPROVED THIS _____ DAY OF _____ 20_____ BY THE CITY OF SOUTH JORDAN.

MAYOR

ATTEST: CITY RECORDER

SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ 20_____ BY THE SALT LAKE COUNTY SURVEYOR. THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR

HORIZONTAL GRAPHIC SCALE

0 10 20 40 80
(IN FEET)
HORIZ: 1 inch = 10.0 ft.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE

PID ANNEXATION PARCEL	
PARCEL IDENTIFICATION NUMBER	OWNER(S)
26-14-400-018	LAST HOLDOUT, LLC

DEVELOPER
ARBOR COMMERCIAL
10610 S. SOUTH JORDAN GATEWAY, STE 110
SOUTH JORDAN, UTAH
PHONE: 801.561.5594

SHEET 1 OF 1
PROJECT NUMBER : 11449
MANAGER : SEM
DRAWN BY : KTR
CHECKED BY : PHH
DATE : 9/30/25

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

OREM (SP)
Phone: 801.225.4691

BOUNTIFUL
Phone: 801.298.2960

FINAL LOCAL ENTITY PLAT
SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT

LOCATED WITHIN SOUTHEAST QUARTER OF SECTION14,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES

DEPUTY SALT LAKE COUNTY RECORDER