

SOUTH JORDAN CITY
CITY COUNCIL MEETING

July 16, 2024

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

Absent:

Others: Marilyn Thompson, Carol Ross, Larry Ross, Elizabeth and Laurie Howell, Terry Fowler, Mike K., Owner's iPad (2)

6:45 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the meeting, thanking everyone for their patience while the council concluded their previous meeting later than planned.

B. Invocation – *By Director of Strategy & Budget, Don Tingey*

Director Tingey 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. June 18, 2024 City Council Study Meeting

D.2. June 18, 2024 City Council Meeting

Council Member Harris motioned to approve the June 18, 2024 City Council Study Meeting and June 18, 2024 City Council Meeting minutes as published. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.

E. Mayor and Council Reports

Council Member Tamara Zander – Nothing to report

Council Member Harris

- Attended South Valley Sewer Board Meeting, everything going well there.
- Attended the SoJo Glow Race.

Council Member Kathie Johnson – Nothing to report

Council Member Jason McGuire

- Lots of recent interactions with residents, which he loves as his main reason for serving is to make South Jordan a better place to live. He also thanked city staff for their quick responses to resident concerns.
- Had his monthly meeting with the City Manager.
- Current Art's Council Events
 - Artventure, encouraging residents to get out and visit different art installations throughout the city and its parks.
 - August 16, recommended the Dueling Pianos event. Get tickets now because it sold out last year.

Mayor Dawn Ramsey

- Met as a Council of Mayors in Salt Lake County, and meeting again on Thursday. There will also be an additional Council of Governments meeting which includes representatives from Salt Lake County, to make some final decisions on this year's winter overflow shelter.
- Met as a Unified Economic Opportunities Commission, where she represents all the cities and towns in the State of Utah. At that meeting an update was given on the Olympic Subcommittee, which she also serves on. League leadership has already had some conversations, and there will be more in the future with the members of the League, about what they want Utah to look like in 10 years. In particular, they discussed what they think their communities will look like, and what they can do to bring the Olympic Spirit to the various communities around the state. Our city will not be a venue city, but there is a lot we could do to celebrate the Olympic Spirit here with the residents. They also discussed the most successful ideas in terms of community engagement and involvement from the last Olympic hosting.
- Met with Congressman Owens and fellow mayors during a meeting where he gave updates on what's going on in Washington.
- Had meetings with the Larry H. Miller Company, representatives from Rio Tinto, and different landowners as the city continues to work on big projects. Rio Tinto specifically

was invited recently to bring an update to the City Council and where they are in their current projects.

- Meeting with Jordan Valley Water.
- Attended the Jordan Education Foundation Golf Tournament.
- Completed 10 performances of Joseph and the Amazing Technicolor Dreamcoat, which was sponsored by the South Jordan Art's Council.

Council Member Don Shelton

- Shared that the Joseph show was remarkable, he very much enjoyed sharing it with his family.
- Attended an Executive Board Meeting for the Jordan River Commission, inviting them to tour the Pure SoJo project.
- Met with the Senior Advisory Committee, who is making their plans for the next several months; everything is doing great there.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Marilyn Thompson (Resident) – I am here to present some information about a problem in our neighborhood. She read excerpts from a neighbor's letter who could not attend tonight (Attachment A) in reference to two homes, 10336 S. Temple View Circle which is the primary residence and an AirBnB, as well as 10328 S. Temple View Circle, referred to as "the party house" and also owned by Anne Simmons. The cars that come to these events add to the congestion. The letter references requests the city investigate the parties and consider them as an unlicensed business that needs to be shut down and removed from the residential area. The letter highlights the irony of the AirBnB claims about respecting the neighborhood by allowing disruptive events. The letter concludes with a strong appeal to the Council to take action, to restore peace and safety to our neighborhood.

Mayor Ramsey closed the public comment portion of the meeting, noting that this was the first time she was hearing of the issues.

City Manager Dustin Lewis was first made aware of this yesterday, and has since asked both Fire Chief Chris Dawson, Police Chief Jeff Carr, Public Works Director Raymond Garrison, and Engineering Director Brad Klavano to look into this; they have all started preliminary investigations into the allegations. He spoke with Chief Carr earlier today and he has pulled all responses received from that address over the last several years. The event on the 12th that was mentioned in the letter is the only incident found in 2024, but they will continue looking into it. City staff will work to correct any violations occurring and he encouraged the neighbors to please call the city if these events are occurring, so there is a record made of the complaint and appropriate actions can be taken.

Mayor Ramsey invited Ms. Thompson back up to speak after noting she had a few more things to add that she forgot during her comments.

Ms. Thompson added the other thing we want you to be aware of is that there is another event scheduled for July 25, according to partygoers as they left and gave the information to someone else. There is a cover fee being paid, which is interesting because some of the people are only there for maybe 10-15 minutes and leaving. I don't see too many teenagers that want to fork out money to go to something, and not get something from it. I have no idea what is happening there, I am just concerned that there could be drugs or maybe that's a handoff point and that's where this is coming from.

G. Presentation Item

G.1. Annual Risk Assessment Report. *(By CFO, Sunil Naidu)*

CFO Naidu reviewed background information from the Council Packet.

H. Public Hearing Items

H.1. Resolution R2024-38, Amending the South Jordan Moderate Income Housing Plan as part of the South Jordan General Plan. *(By Director of Planning, Steven Schaefermeyer)*

Planning Director Steven Schaefermeyer reviewed background information from the Council Staff Report.

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member Harris spoke with Dr. Bob Paxton, who has some valid concerns. The home prices throughout the state are high and he shares the same concerns about that. Everyone here is aware of those concerns, and the council is doing their best to address that, and follow the laws. The council also recognizes that developers, builders and the free market are going to dictate those prices. Council Member Harris is very proud of the work the city is doing, especially with the senior center, to have impacts for residents. The council is always encouraging developers to look for ways to provide affordable housing when they are asking for special considerations.

Mayor Ramsey noted they are doing everything they can to try and help, it is a delicate balance. There are plenty of residents who don't want any zoning to change in the city, but that is part of growth. The city does agree with those at the state level that we need more housing and want to keep young people here.

Council Member Zander motioned to approve Resolution R2024-38, Amending the South Jordan Moderate Income Housing Plan as part of the South Jordan General Plan. Council Member McGuire seconded the motion.

Roll Call Vote

Yes - Council Member Zander

Yes – Council Member McGuire

Yes – Council Member Harris
Yes – Council Member Johnson
Yes – Council Member Shelton
Motion passes 5-0, vote in favor.

H.2. Ordinance 2024-11, Vacating several small portions of Right-of-Way within the Daybreak Town Center Area. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report and his prepared presentation (Attachment B).

John Warnick (Applicant) – He explained that doing things like this ahead of time is making it easier to stay ahead and make everything uniform in the Urban Center setting.

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member Johnson asked if they are moving the utilities or vacating them completely.

Director Schaefermeyer replied that the utility companies will maintain any installed utilities, but they will not be at that location. Public utility easements will end up on a plat, available for all public utilities, allowing for more strategic planning with things like buried power lines when development begins.

Mayor Ramsey said she understands that the purpose of the easement vacation is to accommodate the urban design of the street and sidewalk sections and the urban core of the Daybreak Town Center; she has no concern over that. Her question is whether this where the sidewalks are meant to be, how does this vacation affect that and the future curb and gutter placement.

Director Schaefermeyer responded that they are all within the same area, this currently exists behind the curb. This is more a matter of conflict between future intended plans, and whether the city wants to be responsible for maintaining that infrastructure. This also gives the developer more flexibility to do things that we normally don't allow on a right of way that has been dedicated to the city, due to the associated challenges. There are different reasons in this area for things like this, but ultimately it comes down to whether or not we want these things on public or private property.

Council Member McGuire motioned to approve Ordinance 2024-11, Vacating several small portions of Right-of-Way within the Daybreak Town Center Area. 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.

H.3. Ordinance 2024-18, Vacating two municipal easements located on a parcel of the Bison Ridge Subdivision. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Staff Report and Attachment C.

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Mayor Ramsey asked to clarify that the current zoning would not have to be changed if this landowner wanted to develop it.

Director Schaefermeyer responded that is correct. There have been several owners, and proposals, for this property over the years. In talking with Shane Greenwood in Engineering, who has been the main contact for the various owners over the years, this new proposal includes providing a new detention basin, rather than a retention basin. The intent of a detention basin is to detain the water, which could then move to the canal, which is an unusual plan. The proposal indicates the owners have spoken with the canal company and have approval; that approval has been requested in writing, by staff, as a correction on the subdivision application. It is not uncommon to have a detention basin behind a lot in a subdivision, but discharging that water into the canal is uncommon. What makes this so unusual is the fact that this has always received public water, as the streets are public. When water drains off lots, into the gutter and to this detention basin, it would be public water sitting in a private detention basin. He is sure there are other examples of that elsewhere, but it would be rare and something the city would try to avoid. If they are successful in developing this, it does solve the problem of the city having to properly maintain the storm drain system. When looking at the aerial views of the area, you can see it is quite wooded, which indicates it wasn't being maintained well previously, as many in the HOA didn't even know it was previously owned by the HOA. The new Parcel A would be the location of the detention basin. He discussed prior proposals and their problems. Of the proposals staff has seen, this is the one that makes the most sense in terms of storm water maintenance.

Council Member McGuire asked how this would be accessed in the future, once divided.

Director Schaefermeyer showed where there would be an easement, in favor of the city, to access and maintain the detention basin.

Attorney Loose clarified that all they are being asked to consider tonight is the turnaround, which was necessary on a dead end road, but is no longer necessary as the road will continue through. The next steps before development will not come before the council, as there is no zoning or legislative act involvement.

Director Schaefermeyer added there is a current application for a preliminary plat to subdivide the property. Part of that review, by Engineering specifically, is to make sure that the appropriate public infrastructure is in place for things like storm water and its connection to our system.

Attorney Loose noted that from a legal standpoint, they should be asking whether the turnaround is necessary anymore, either due to legal or engineering requirements, now that the street is not a dead end. If it is not necessary, that answers the question regarding whether or not there is good cause to vacate it.

Council Member Harris asked about potential engineering revisions that could be needed in the future.

Director Klavano responded that there would be additional engineering needs in the future, and the applicant has already done some of that research and had those discussions ahead of time.

Mayor Ramsey asked if there are any risks in the future to those nearby with this change in water storage.

Director Klavano responded that after looking at the low point, if it did go over the top it would just flow into the canal. Again, this is the 3rd or 4th proposal, so this area has been reviewed multiple times prior to this proposal.

Mayor Ramsey understands the discussion here tonight is whether the city will vacate this turnaround area or not. She agrees it appears the turnaround is no longer needed with the road changes, but she believes the basin changes would be a ripple effect of the decision to vacate, and as such should be discussed. If this turns into a home, how would the city physically access the area. There can be an invisible easement for access, but does that actually ensure physical access to the area.

Director Schaefermeyer responded a note would be placed on the plat, showing where the basin would be and requirements for access by the city. He believes it would be where the driveway is, with notes about keeping specific areas clear. A detention basin would not be maintained on a daily basis, but it would be similar to many others around the city with the same maintenance standards applied.

Council Member Harris noted that as land becomes scarcer, it becomes more valuable, and some of these retention areas can be quite sizable. They were engineered and designed a certain way, with homeowners being made aware of them when they bought their homes. Will this be the start of the city getting requests to convert retention areas to detention areas so people can build more homes. He also has concerns about potential hazards with detention areas like this being owned and maintained by the city.

Council Member Johnson shared her biggest concern, having private property with public water onsite; would that create additional liability the city would have to try and control.

Director Schaefermeyer noted the property will be dedicated to the city, the developer/property owner doesn't own the retention basin.

Council Member McGuire asked who the liability falls to if there is flooding.

Attorney Loose added it is not uncommon for the city to have easements through yards for access to city maintained lines or manholes; this would be a little different depending on how the driveways are done. Regarding discretion, he doesn't know how much discretion the council has legislatively if the developer has met the requirements of the vacation. If those requirements are not met, the planning commission and staff do have the discretion to tell the developer they don't meet the requirements to subdivide. He shared some of his own questions, including whether or not this impacts the overall zoning of the area, including setbacks. There is still a lot of work that has been done but is not being seen tonight as part of the vacation application, but if they meet the requirements and this proposal is the way the land is developed, he doesn't believe the city would hold any more liability than they do today. The city would have more control to maintain and clean the area.

Mayor Ramsey said with the clarification of the property being deeded to the city, she is much more agreeable to this vacation. Her biggest concern was it being on private property and the city having to maintain it.

Council Member Zander asked those involved in the approval of development in the future to be mindful of how things are placed for access in the future, to help avoid potential issues with access. She was also comfortable with the vacation as presented.

Council Member Shelton said the discussion has been helpful in making him feel comfortable with the idea and moving forward with the vacation, especially since the developer meets the requirements for the vacation.

Council Member McGuire motioned to approve Ordinance 2024-18, Vacating two municipal easements located on a parcel of the Bison Ridge Subdivision. Council Member Zander seconded the motion.

Attorney Loose noted that, in rereading the statute, it notes the legislative body may adopt an ordinance granting the petition to vacate; it is not a must.

Mayor Ramsey added that with the discussion tonight and the acknowledgment that there is a lot more work to do on this, she trusts staff to do the work and make sure it is right.

Roll Call Vote

Yes - Council Member McGuire

Yes – Council Member Zander

Yes – Council Member Harris

Yes – Council Member Johnson

Yes – Council Member Shelton

Motion passes 5-0, vote in favor.

I. Staff Reports and Calendaring Items

City Manager Lewis had nothing for this item.

Council Member Zander motioned to recess City Council Meeting and move to Executive Closed Session. Council Member Harris seconded the motion; vote was unanimous in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

J. Executive Closed Session

J.1. Discuss the character, professional competence, or physical or mental health of an individual.

Council Member Shelton left the meeting during the Executive Closed Session.

Council Member Harris motioned to adjourn the Executive Closed Session and return to the City Council Meeting. Council Member Johnson seconded the motion; vote was 4-0, unanimous in favor. Council Member Shelton was absent from the vote.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL MEETING

Council Member Harris motioned to adjourn the July 16, 2024 City Council Meeting. Council Member Zander seconded the motion; vote was 4-0, unanimous in favor. Council Member Shelton was absent from the vote.

ADJOURNMENT

The July 16, 2024 City Council Meeting adjourned at 9:47 p.m.

This is a true and correct copy of the July 16, 2024 City Council Meeting Minutes, which were approved on August 6, 2024.

Anna Crockston

South Jordan City Recorder

Attachment A

Council Members, we regret that we cannot be there in person tonight to discuss the issues at hand. Please accept this written letter in lieu of our presence as we have a previously scheduled engagement with our children.

We are concerned about issues we are experiencing in our neighborhood, and we hope you will also share our concern.

There is a house located at 10336 S Temple View Circle in South Jordan. This house is owned by Anne Simmons. This is her primary residence and she runs an Airbnb out of this house.

There is another house located at 10328 S Temple View Cir in South Jordan. This house appears to run some kind of state funded program for people with disabilities. This house is also owned by Anne Simmons. I will refer to this house as the party house for the remainder of this letter. The two houses listed above are located side by side of one another.

We are the Hernandez family and we live directly across the street from the party house.

When our family was looking to relocate in 2019, we decided to move back to Utah. We were looking for our forever home to raise our little boys in. We looked at many houses but were struck by the neighborhood we found on Temple View Circle. We found it to be beautiful, peaceful, and serene.

Unfortunately, our neighborhood has drastically changed over the past year. Once Anne Simmons took ownership of the property at 10328, it became a party house. There have been countless parties held there. During the course of the parties, at least a hundred kids can be seen walking around our neighborhood going in and out of the party. There is a live band at the party, they advertise for the parties, charge a cover fee to enter the parties, give permission and instruction for the party goers to park at the church behind the house if street parking is not available. We have seen drug deals go down on our street in broad daylight, we have seen alcohol at these events and we suspect underage drinking which can also lead to drunk driving. I don't know if you could really classify the band as music but really just a screaming of obscenities into a microphone. There doesn't appear to be any restroom facilities for the party goers to use. You're probably wondering where the party goers are going to the bathroom at, and unfortunately we know exactly where they are going. That will be explained in detail later. Based on the facts we've stated above, we feel these parties constitute a business. Since Anne lives right next to the party house and her son CJ participates in the planning of these parties, Anne cannot claim ignorance. She is well aware that these parties are going on.

These parties have brought crime into our neighborhood in the form of lewd conduct, noise violations, indecent exposure, littering, and property damage. We have made several calls to the police and have filed reports with them. We file these complaints using our name and contact information. We know we are putting ourselves at risk by doing this but we feel strongly that laws are being broken and as concerned citizens we want to assist the authorities. The police

stated they are well aware of the problems at this address and have responded to countless calls about the property.

The most recent party was held on July 12th, 2024. The "music" ended around 10:00 to avoid the noise curfew. Although the noise ended, our nightmare continued for several hours afterward. The party goers hang out on our street, walk all over our grass, disturb our gravel, and most offensively urinate all over our property. We have pictures to prove this and have turned them over to the police. This has happened multiple times. Since this has happened several times before, I was not going to stand for it any longer. I saw a party goer urinating on my property around 10:30 and promptly ran out to confront him. He ran off down the street. There were several party goers that witnessed the event but remained silent except for one. I asked if anyone knew the party goers name that urinated on my property. There was a male loading up some band equipment into his red Hyundai and he yelled at me and said it's just a kid. He then laughed in my face and told me to take a chill pill. I yelled back that I was going to call the police and he responded with another laugh and told me to go ahead.

I did call the police and they showed up. The officer who responded was kind and compassionate. I had a photo of the perpetrator and he took it across the street and asked the remaining party goers still hanging out on the street who the kid was. They denied knowing who the kid was and they denied knowing who owned the house they were partying at. If you don't know the people you are partying with and you don't know who owns the house you're partying at; sounds like you're involved in a business relationship rather than a personal one.

Anne Simmons was called three times after this incident but she never answered.

The kids that show up to the parties and members of the band are disrespectful, callous, and brazen. I suspect they have never worked a day in their life. They certainly have never had to pay a mortgage. My family works very hard to pay our bills and are law abiding citizens. We are a family of two working parents who have always made it on our own and have never gotten a hand out from anyone. We take pride in our home and our accomplishments.

The party goers respect the house that throws the party so much that that they will not urinate on their property but have no problem walking across the street just to urinate on ours. This behavior is abusive, disrespectful, and unacceptable.

Anyone who thinks this is just a minor problem, I not only implore you but EXPECT you to offer to host all parties going forward in your neighborhood. If any of your neighbors complain about the noise or public urination on their property, just tell them to take a chill pill and then laugh in their face.

These parties have caused my family stress, anxiety, and sleepless nights. These feelings are constantly with us and not just when the parties occur. We wake up multiple times every single night in a panic that we need to check our property. Our ears ring for days afterwards due to the

deafening noise. Since these kids have nothing to lose they may seek retaliation against us and damage our property or cars. We are risking a lot by coming forward. The parties keep getting bigger since there is no one taking action against them. If left to continue they will just lead to more property damage and escalate to violence. We will not stand for a bunch of disrespectful kids taking over our neighborhood. In a normal situation, this house would be owned by someone who worked hard to pay for it and they would take pride in it. They would not tolerate this going on in their house or to their neighbors. Unfortunately, that is not the case in our neighborhood. Anne Simmons appears to have somehow acquired this property and doesn't actually live in it. However, I feel as owner she is responsible for the people who she allows to live in it and for the events she allows to be held there. All guests are ultimately her responsibility. Instead of stopping the illegal activities from occurring, she has no problem having the police come out to deal with a situation that is ultimately her responsibility. The resources of the police should not be used in this manner. My family should not live in fear of what will happen next or who will come onto our property and damage it. These parties and the aftermath associated with them are offensive to us. They interfere with the use of our property and the comfort and enjoyment of our property. Your home should be your sanctuary.

It's ironic, that in Anne Simmons Airbnb listing it specifically states "no parties or events". Since the Airbnb is run out of her home and primary residence, she wants to make it clear that others must respect her home and property. If only she felt her neighbors were afforded the same courtesy.

We've included a copy of her Airbnb listing and it cuts us to the depths of our souls. She writes that it is located in a quiet neighborhood- well it used to be Anne. Perfect for professionals who tend toward being tidy - sounds like littering would not be accepted at Anne's Airbnb. For guests that don't intend to party too hard and have nothing to hide - Anne will not answer our calls so what is she hiding? You will love the safe and wholesome energy of The Nest - well Anne our neighborhood used to be safe and wholesome but not anymore. Due to many clogged toilets we sadly now only supply 1 ply TP- well at least they use the toilet Anne instead of urinating all over your property. We hope all our guests add to the special atmosphere by refraining from excessive drinking (which tends to end with broken items, more messes and frightening drunken stupors) and illegal or questionable activities- could have fooled us Anne. All guests must register who will be staying before entering the property- clearly Anne places an importance on safety and on accountability for her family but not ours. One vehicle per booking, NO street parking- yet our streets are packed with cars during the parties and there is nowhere for our friends and family to park. Airbnb tends to steer guests to be critical in their view which tends to feel stressful for guests and me as the host. I only leave 5 star reviews for guests or I don't review at all. Your reviews can make or break a family run business.

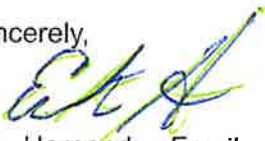
Well, Anne Simmons gets 0.0 stars as a neighbor. However, she only cares if it affects HER bottom line.....

We are asking the city to investigate these parties and the conduct of Anne Simmons. These parties should be considered as operating as an unlicensed business and be shut down. It is

our opinion that Anne Simmons' conduct should prevent her from owning ANY business in the City of South Jordan. We want the terror to stop and to have our neighborhood restored for all the hardworking and law abiding citizens to enjoy.


We also want to thank our neighbors that have come forward for their bravery. We want the council members to realize that we have all taken a risk in doing so, but we are hoping there is strength in numbers. There are many neighbors who are still too afraid to come forward due to the retaliation we will all likely face. I implore the council members to go door to door in our neighborhood and talk to your constituents and hear them speak their truths.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Esther', with a green highlighter stroke underneath it.

The Hernandez Family
10321 S Temple View Circle

714-342-5970

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USE APP



No Cleaning Fee ⚙️ The Nest ⚙️ Central

Add dates for
prices

★ 4.98

**Check
availability**

4.98
★★★★★

 **Guest
favorite** 

328
Reviews



Hosted by Annie

Superhost · 5 years hosting



Top 5% of homes

This home is highly ranked based on ratings, reviews, and reliability.



Self check-in

Check yourself in with the lockbox.



Annie is a Superhost

Superhosts are experienced, highly rated Hosts.

Some info has been automatically translated.

[Show original](#)

No cleaning fee! PLEASE PLEASE read full listing carefully. W/D, *fair warning- very soft bed (thick memory foam...NOT a great rendezvous bed), located between Salt Lake and Provo. Quiet neighborhood.

Perfect for travelers or professionals who tend toward being tidy (leave things as found) and don't mind a bit of household "motion".

[Show more](#) >

Where you'll sleep



Bedroom

1 king bed

What this place offers

 Kitchen

 Wifi

 Free driveway parking on premises – 1 space

 TV with Netflix, Roku

 Free washer – In unit

[Show all 51 amenities](#)

Where you'll be

South Jordan, Utah, United States



We verified that this listing's location is accurate. [Learn more](#)

Neighborhood highlights

Enjoyable and quite neighborhood. Located just minutes from major highways and freeways. Only 20 minutes to downtown Salt Lake City (16 miles). And 40 minutes from the ski resorts. Close to

[Show more](#) ›



Annie
🏆 Superhost

108

Reviews

4.95★

Rating

5

Years hosting

 My work: Behavior Analyst

 Lives in South Jordan, Utah

I'm a mom to 4 great kids ages 20-11. I like to run, skateboard, snowboard, visit on the porch, read and go on adventures.

[Show more >](#)

Annie is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%

Responds within an hour

[Message Host](#)



To protect your payment, never transfer money or communicate outside of the

~ Airbnb website or app.

Cancellation policy



Add your trip dates to get the cancellation details for this stay.

House rules

Check-in after 3:00 PM

Checkout before 10:00 AM

2 guests maximum

Show more


Safety & property

Climbing or play structure

Carbon monoxide alarm

Smoke alarm

Show more

 Report this listing

Airbnb › United States › Utah › Salt Lake County › South Jordan



About this space

No cleaning fee! PLEASE PLEASE read full listing carefully. W/D, *fair warning- very soft bed (thick memory foam...NOT a great rendezvous bed), located between Salt Lake and Provo. Quiet neighborhood.

Perfect for travelers or professionals who tend toward being tidy (leave things as found) and don't mind a bit of household "motion". (Garage door sound, possible footsteps, etc.) No Pets or small children. *Large vehicles may find parking tight. For excessive cleaning a fee may be assigned.

The space

⚙️ Please read thoroughly before booking. I try to be as accurate as possible...no surprises:

The Nest is a comfy and cozy loft-type suite with a private entrance. It's a fully self contained space on the upper level of our home (must climb stairs). It is NOT a shared space but it IS attached to the home that we live in full-time. We are a family of mom and KIDS (four kids who like to laugh and sing. You just might get an unexpected serenade). For guests who don't intend to

X

The bathroom has a walk in shower (separate small tub) and lots of towels and special dark washcloths for makeup removal. The bathroom also has a blowdryer, shampoo and conditioner.

***Due to many clogged toilets we sadly now only supply 1-ply TP...clogs decreased significantly but rougher on the bum. BUTT, we do have a bidet!

There is a washer and dryer in the closet area, Iron and small board too. This is also your own private space and not shared.

The private entrance is around the back of the house and UP the STAIRS.

We truly try hard to create a beautiful, safe and peaceful space. Many guests mention that they "feel" something special here....it's a group effort as every guest leaves a degree of light behind. We hope all our guests add to the special atmosphere by refraining from excessive drinking (which tends to end with broken items, more messes and frighteningly drunken stupors) and illegal or questionable activities.

Guest access

10:48

◀ Messages

×

32 miles to Provo

19 miles to Brighton Resort

16 miles to Snowbird

25 miles to Park City

The space is furnished with a cozy and comfortable taste and an emphasis on cleanliness. It's close to restaurants and stores, as well as many Utah delights.

Enjoy the:

✿ Private entrance with keyless code entry for self check-in

✿ Eat-in kitchen

✿ Washer and dryer

✿ Smart TV with Netflix (only)

✿ No parties or events

Sitting room includes the most comfortable couch you may ever sit on and a smart TV with Netflix only (no cable).

The bed is a king pillow top mattress with a memory foam (very soft...NOT well suited for rendezvous), sheets, duvet/comforter, and a variety of blankets and pillows. We also have a suitcase rack to conveniently accommodate a large suitcase and a closet with shelves for ample storage.



We truly try hard to create a beautiful, safe and peaceful space. Many guests mention that they “feel” something special here....it’s a group effort as every guest leaves a degree of light behind. We hope all our guests add to the special atmosphere by refraining from excessive drinking (which tends to end with broken items, more messes and frighteningly drunken stupors) and illegal or questionable activities.

Guest access

Enter the home via the private entrance located on the back of the house by climbing the STAIRS. The loft door is at the top of the stairs. Self check-in with key pad on the loft front door.

You will have the loft area of our home to yourself. It is completely self contained.

Guest parking is on the right side of the house on the wood-chip area. Pull right up to the fence line. The parking space is shared with other guests.

Other things to note

*All guests must register who will be staying before entering the property. Allowed up to a total of 2 guests. Not recommend for infants or children.

✕

Other things to note

*All guests must register who will be staying before entering the property. Allowed up to a total of 2 guests. Not recommend for infants or children.

*Check-out is by 10 AM

*One vehicle per booking. NO street parking. Arrangements need to be made for more parking. ***Larger vehicles may find parking tight.

*Overnight visitors are not permitted unless included on the initial reservation.

*No heavy articles in the washer or dryer.
(Small loads)

*The TV has Netflix only- we do not have cable or local channels available. WiFi is dependable BUT not perfect.

*All mattresses, linens and towels are new or newer. Mattresses are always covered with protectors. All linens are cleaned between guests.

*On our end we ~~GUARANTEE~~ normal FAMILY

✕

nearly dead silence. Feel free to use the floor fan for white noise. We highly recommend it for extra privacy.

*We truly try hard to create a beautiful, safe and peaceful space. Many guests mention that they "feel" something special here....it's a group effort as every guest leaves a little bit or a lot of light behind. We hope all our guests add to the special atmosphere by refraining from excessive drinking (which tends to end with broken items, big messes and frighteningly drunken stupors) and illegal or questionable activities.

Reviews:

Airbnb tends to steer guests to be critical in their reviews which tends to feel stressful for guests and me as the host. I only leave 5-star reviews for guests or I don't review at all. Your reviews can make or break a family run business. If you tend toward nitpicking, I kindly ask that you consider a different booking. I do. However ask, at check out, for "private" feedback. I take it to heart.

Welcome home!



BISON RIDGE SUBDIVISION PLAT

MUNICIPAL EASEMENT VACATION

2891 W. Bison Ridge Rd.



Legend

STREETS

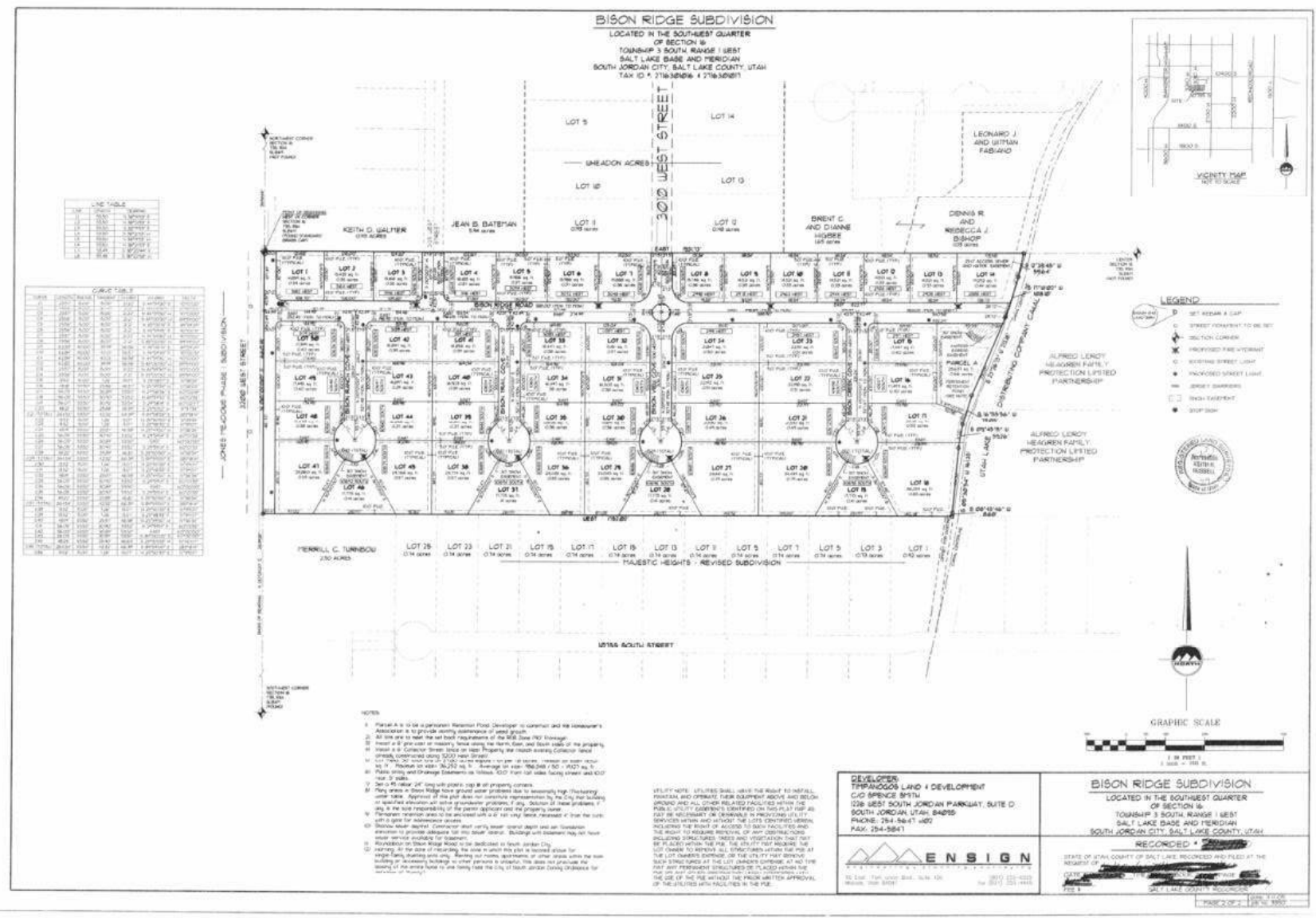
PARCELS

Aerial Map
City of South Jordan

0 25 50 100 150 200
Feet

Aerial Imagery
2023





LAND TABLE

LOT	OWNER	ACRES	FEET	INCHES	FRAC
1	KEITH G. WALTER	0.14	10	0	0
2	KEITH G. WALTER	0.14	10	0	0
3	KEITH G. WALTER	0.14	10	0	0
4	KEITH G. WALTER	0.14	10	0	0
5	KEITH G. WALTER	0.14	10	0	0
6	KEITH G. WALTER	0.14	10	0	0
7	KEITH G. WALTER	0.14	10	0	0
8	KEITH G. WALTER	0.14	10	0	0
9	KEITH G. WALTER	0.14	10	0	0
10	KEITH G. WALTER	0.14	10	0	0
11	KEITH G. WALTER	0.14	10	0	0
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95	KEITH G. WALTER	0.14	10	0	0
96	KEITH G. WALTER	0.14	10	0	0
97	KEITH G. WALTER	0.14	10	0	0
98	KEITH G. WALTER	0.14	10	0	0
99	KEITH G. WALTER	0.14	10	0	0
100	KEITH G. WALTER	0.14	10	0	0



ALFRED
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