

SOUTH JORDAN CITY
COMBINED CITY COUNCIL &
REDEVELOPMENT AGENCY MEETING

May 6, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Fire Chief Chris Dawson, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Director of Public Works Raymond Garrison, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of City Commerce Brian Preece, CFO Sunil Naidu, Director of Strategy & Budget Don Tingey, Communications Manager/PIO, Rachael Van Cleave, CTO Matthew Davis, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, Community Center Manager Jamie Anderson, Recreation Customer Service Supervisor Kaitlin Youd, City Recorder Anna Crookston

Absent:

Others: Rebekah Wiandt, Nathan Putnam, Terry Putnam, Robyn Shelton, Robin Pierce, Bryan Gutierrez, Paula Gutierrez, Kim Christensen, Marcor Platt, Laura Platt, Billie Lawrence, Dave Simpson, Jill Wright

6:44 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 Director Council Member, Tamara Zander*

Council Member Zander offered the invocation.

C. Pledge of Allegiance – *By Director of Budget & Strategy, Don Tingey*

Director Tingey led the audience in the Pledge of Allegiance.

Council Member Shelton motioned to amend the agenda to remove Item E. Mayor and Council Reports. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.

D. Minute Approval:

D.1. April 1, 2025 City Council Study Meeting

D.2. April 1, 2025 City Council Meeting

Council Member Shelton motioned to approve the April 1, 2025 City Council Study Meeting minutes as published and the April 1, 2025 City Council Meeting with an amendment to page two, sentence three. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.

E. Mayor and Council Reports

Item E. removed from the agenda.

Mayor Ramsey acknowledged the arrival of Senator Kathleen Riebe and, as a courtesy, welcomed her to speak. She noted that whenever an elected official representing South Jordan is present, they are invited to share any remarks. Mayor Ramsey then invited Senator Riebe to take a few minutes to address the council before public comment began.

Senator Riebe expressed her gratitude for the opportunity to speak and introduced herself as the newly elected representative of the district. She shared that this area is new to her and that she wanted to visit, see the council members, listen to the meeting, and gain a better understanding of what's happening in the community. She thanked the council for their service, acknowledging the personal sacrifices involved, and expressed her appreciation for their efforts.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Bryan Gutierrez (Taylorsville Resident) - Hello. How are you guys? For those that don't know me, my name is Brian Gutierrez. For those in the audience, for those at home listening, I don't know if you can hear the pain in my heart, but I'm here because my brother is dead, and I have this police department to thank for that. You killed my brother 11 months ago, shot him to death. You put holes in him, you put holes through him. He is dead. Jeffrey Carr, because of your police department, and 11 months later, my family still doesn't know. We are in pain every day. Easter holiday was awful. We cried. We held each other. We tried to rejoice this glorious holiday as best we could, but we could not. Tamara, you said something very awesome in your prayer, make wise decisions. I want to remind this council of those words, and I'll tell you why. Jeffrey Carr, please make wise decisions when you shoot more Utahns. Please make wise decisions when you end someone's life. It is not just one human, it is a whole community you are killing. And I have you to thank for me being here today. The second person or second council I have to thank is the one I'm looking at right now. I want to read something. Tamara Zander, and her husband Cory enjoy walking and paddle boarding around the lake in Daybreak. They are grateful for their three sons, wonderful daughter, and daughters-in-law. Very beautiful profile. Jason McGuire, over 20 years of experience in steel fabrication, a Cypress High graduate and U of U alum, Go Utes. His greatest achievement is being a parent to three children. Well said, beautifully said. I don't understand how you folks as parents have zero disregard for my family. You didn't return our phone calls. In fact, what I'm reading has been taken down from the South

Jordan website after I called this council for help. I called the community leaders for help, and they took down their book, their bios, their profiles, their phone numbers. Make wise decisions. Dawn Ramsey, as the ringleader of this crew, you made awful decisions. I am disgusted at your guys' decision. I am hurting. I am heartbroken. Donnie Shelton, I don't know why you're still here. To be honest, you are the worst out of all these guys. You insulted me. You disregarded, you deflected, you ran. Patty Harris, you have nowhere to hide as well. You did the same. Council Member Harris noted his name is Patrick. Mr. Gutierrez continued Patty, this is my time. Please be quiet. I thought we weren't talking. Mayor, please control him. I am just heartbroken, and that's what I'm here to say. Thank you.

Mayor Ramsey said believe it or not, we always appreciate when you come, and we still join you in hoping that the District Attorney comes up with some information soon. As we say every time we have the chance to talk, we don't have any information either. We are all waiting for the District Attorney's report, and there's nothing the City can do to make that happen faster.

Marcor Platt (Resident) – Returned to follow up on concerns previously presented regarding flooding and safety issues on 10755 South, west of the canal. He showed updated video footage and pictures (Attachment A) from recent storms, noting continued runoff flooding into front yards and even into a basement. He stated that one recent rainfall measured just 1/8 inch in five minutes, classified as a one-year storm, yet still resulted in significant runoff, suggesting the street is not adequately designed for even moderate weather events. He emphasized ongoing erosion along driveways, uncontrolled water flow, and a lack of curb, gutter, and sidewalk. The absence of a sidewalk contributes to hazardous pedestrian conditions, particularly for children. He described the daily risks they face walking in the street due to this missing infrastructure. A survey and brochure were distributed to households on the street, with nearly all residents responding. Seventy percent supported the proposed improvements, including sidewalk, curb and gutter installation. He urged the Council to act on this feedback and implement the improvements, stating that a majority of residents support moving forward with at least a five-year plan.

Mayor Ramsey acknowledged the resident's concerns and clarified that while the issue couldn't be resolved during the meeting, context was important. She explained that the City had previously attempted to install sidewalks on 10755 South, but the effort faced strong opposition from residents at the time. She noted there has since been significant turnover in the neighborhood, and the current sentiment may have changed. Mayor Ramsey asked if the resident was working with City Engineer Brad Klavano, indicating the City is open to continued dialogue and coordination on the issue.

City Engineer Brad Klavano stated that they have been actively working through the issues on 10755 South, in coordination with City Manager Dustin Lewis. He confirmed they are currently in the process of evaluating and addressing the concerns raised by residents.

Robin Pierce (Resident) - Expressed concern about pedestrian safety near the Daybreak extension west of the corridor, where new amenities such as a ballpark, restaurants, cinema, and bowling alley are opening. She noted that the area sees frequent accidents and unsafe driving behavior, such as vehicles making illegal left turns into oncoming traffic. The resident stated that

some families do not allow their children to cross the corridor due to safety concerns. She urged the City Council to consider installing a dedicated pedestrian overpass to support safe crossing for walkers, bikers, and scooter users, warning that without action, a fatal accident is likely.

Mayor Ramsey stated that while the City cannot resolve the issue immediately, the proposed pedestrian overpass would fall under UDOT's jurisdiction. She noted that, as of now, UDOT does not have plans to construct a pedestrian bridge over the corridor. However, the City is working closely with UDOT on broader corridor planning, including pedestrian connectivity.

City Engineer Brad Klavano explained that similar to Lake Avenue, where a pedestrian and bike path runs down the center, the plan is to continue that design through the corridor once the freeway is built. While South Jordan Parkway has a version of this already, it will be more enhanced in the future. He acknowledged current concerns about traffic on the frontage roads but emphasized that once the freeway is complete, a significant portion, estimated at 70–80%, of current frontage road traffic will shift to the freeway. This shift will make crossing the frontage roads into the center corridor much safer than it appears now. He reiterated that a pedestrian bridge would need to be funded and constructed by UDOT, as it is their facility, and noted that a potential bridge would span two frontage roads and the freeway, requiring complex design similar to the pedestrian overpass at UVU in Orem, including addressing grade and power corridor challenges.

Paula Gutierrez (Riverton Resident) - Any chance that we get, we tell our brother's story. I guess tonight, my story is not directed toward you, but more toward the residents that are here. This is my brother, Marcelo. He suffered from schizophrenia. The police knew he suffered from schizophrenia. My brother died. It's been twelve, it's going to be twelve months next month. Twelve months of songs, comments, pictures, words, triggering you, and you trying to have the strength to speak up for him and talk for him, because he doesn't have that opportunity. He doesn't have that opportunity to speak up for himself anymore because he's not here anymore. Now, to the people that are listening or watching, what would you do if something happened to your brother? What would you do if he died and you had no answers? Nobody would answer your questions. You just get pushed off to the side, and they tell you, "There's a procedure, there's a procedure. You need to wait. You need to wait." But nobody can tell us anything. You go through holidays. You watch your mom cry. And there's nothing you can do to console it, nothing. And then there are comments like, "Well, maybe it was justified." Okay, so you think, "Okay, the police killed him, it must have been justified." But when someone suffers from mental health, I don't understand your procedures. I don't. Recently we saw the news about a kid up in Idaho. Same thing happened to him. Guns drawn. Just killed him right in front of his family. So to the residents, I ask, what would you do? Your brother died. Nobody tells you anything. He's just dead. That's all. And then you try to talk to the council, no. They tell you to go. Go talk to the District Attorney. Go somewhere else. Go talk to the police. "It's under investigation." Well, you know what? It hurts. I never thought I'd find myself here. You hear about the stories about police shootings in the news, I never thought I'd find myself here. I never thought this would ever happen to my brother, ever. Because I believed in the system here. I believed in the police. I believed in so much of that. But that gets taken away when your family gets hurt, when month after month, we're coming up on twelve months, and my brother, he's not here with me. He's not. It might not mean anything to you, but it means a lot to me. And it's not

just, “Okay, it’s just one person that I know.” You hurt a whole family. So if your procedures are in place for a reason, why are they pushing families off to the dark, people off to the side, and then they get to know nothing? You live like that and tell me how it is. I hope, I pray to God, this doesn’t happen to anybody else. But it seems like it’s happening more often. And that is not fair. Thank you for your time.

Mayor Ramsey thanked Paula Gutierrez for attending and expressed sincere condolences, emphasizing that the council shares in her grief. She acknowledged that the council has no additional information beyond what she already knows and asked for her understanding in that regard.

Bryan Gutierrez asked from the audience why the council member’s information was removed from the website. Mayor Ramsey stated that certain comments made were unrelated to the situation and that the council would not engage in public debate over the facts at this time.

Mayor Ramsey closed the public comment portion of the meeting.

G. Utah Black Diamonds Land Use Public Hearing Items:

- G.1. Presentation on Resolution R2025-23, and Zoning Ordinance 2025-03-Z, all related to the Utah Black Diamond Land Use development. Applicant, Ryan Naylor, Nichols Naylor Architects. *(By Director of Planning, Steven Schaefermeyer)*

Director of Planning Steven Schaefermeyer reviewed prepared presentation (Attachment B) for a proposal of a Planned Development Floating Zone rezone to accommodate a professional pickleball facility. The project site is located near Jordan Gateway and 11400 South, east of the FrontRunner station and adjacent to the Riverton Chevy dealership and Walmart. He noted that this area of the city permits high-density residential as part of a mixed-use development, provided there is a commercial component. The proposed development includes a professionally designed pickleball center as its primary feature. The concept plan shows a main building with numerous indoor courts, rooftop courts, and additional outdoor courts on the north side of the site. There are also two future commercial pads and a potential residential building. The residential portion would be subject to a development agreement and would include a maximum of 210 units across seven stories, with two of those levels designated for parking. A parking ratio of 1.2 spaces per unit is proposed. A traffic study identified two key parking concerns, event traffic during tournaments and general residential parking. To address these, contingency plans include busing attendees from off-site locations and providing shared parking. The development agreement requires construction of the pickleball facility to begin before approval is granted for the residential component, ensuring the facility remains the project's central purpose. Detailed renderings and other requirements are included in the packet.

Nichols Naylor Architect Russ Naylor (Applicant) stated that his firm has been working on the proposed project for nearly a year. He described the facility as the first of its type and scale in the nation, designed to accommodate the growing popularity of pickleball. The project will be owned and managed by a professional pickleball organization based in Dallas, Texas. The

facility will include a total of 47 pickleball courts, some outdoor, a few on the roof, and most indoors, including professional-grade courts with post-tension slabs and spectator seating. One stadium court will seat approximately 2,000 people, and a championship court will seat about 1,000. The facility is expected to host national tournaments at least twice per year, bringing top-level athletes and viewership through sports broadcasts. Additional amenities will include a high-end fitness center, locker rooms, sauna, cold plunge, and a small food service area. The building will be constructed with steel and panel materials in black, white, and gray, with design considerations made for both function and appearance. Opaque spandrel glass will be used to reduce glare and break up the massing of the structure. Mr. Naylor addressed parking, noting that a traffic study found the facility to have adequate parking for regular operations. For large events, the team has identified nearly 10,000 available off-site parking stalls within a few miles, with transportation plans in place to shuttle attendees from these locations. He also described conceptual plans for two future commercial pads, one potentially a salon and the other a drive-through restaurant. No final tenants or elevations have been proposed for those buildings yet, and any future designs will be submitted to the Architectural Review Committee. Regarding the residential component, Mr. Naylor confirmed it is still in the concept phase. The development agreement includes maximum unit counts, required parking ratios, and stipulates that construction on the residential portion cannot begin until the pickleball facility is under construction and associated fees are paid.

Director Schaefermeyer clarified that the proposal had been reviewed by the Planning Commission on April 22, during which the Commission recommended approval with the condition that a defined minimum be established for both the apartment unit count and corresponding parking. As a result, the development agreement now includes a maximum number of residential units and a specified parking ratio. He noted that the developer has signed the agreement reflecting those terms. He added that Council may further discuss or revise those figures if desired.

G.2. Resolution R2025-23 Public Hearing.

Mayor Ramsey opened the public hearing for Resolution R2025-23.

Robin Pierce (Resident) inquired about the proposed residential component of the development, asking whether the five-story building would consist of condominiums or rental units. She also asked about the anticipated unit sizes, specifically, whether they would include one- and two-bedroom options. She expressed interest in whether the building would include an elevator and whether the parking would be secured.

Mayor Ramsey closed the public hearing for Resolution R2025-23.

G.3. Ordinance 2025-03-Z Public Hearing.

Mayor Ramsey opened the public hearing for Ordinance 2025-03-Z. There were no comments. Mayor Ramsey closed the public hearing for Ordinance 2025-03-Z.

G.4. Resolution R2025-23, Authorizing the Mayor to sign a Development Agreement pertaining to the development of property approximately located at 272 West 11000 South in the City of South Jordan.

Council Member Zander indicated she had similar questions as Ms. Pierce. She asked for clarification on whether the proposed residential units would be rentals and whether there would be a mix of one- and two-bedroom units.

Director Schaefermeyer clarified that the current concept plan includes a mix of 137 one-bedroom and 73 two-bedroom units. However, he noted that the development agreement does not require the developer to adhere to that specific ratio. He explained that the developer is focused on initiating the pickleball facility first and has not finalized all details related to the residential component. He added that while those unit counts are included in the concept plan, there is flexibility in the agreement, and the Council will ultimately need to be comfortable with what is permitted in the future phase. He added that the proposed building includes a two-story parking garage with five stories of residential units above. Based on the traffic study, some shared parking would be necessary within the surface lot, particularly on the west side of the building where additional parking is available. He noted that while the development agreement includes language regarding tournament parking, the Council may consider whether that language should be strengthened to address residential parking more specifically. The agreement currently requires a minimum of 1.2 parking stalls per unit. He explained that the developer has not committed to making the units owner-occupied and that this aspect was discussed previously with the City Council during the high-level concept phase. He acknowledged ongoing Council concern regarding rental versus owner-occupied housing and indicated that discussion could continue around the justification for rental units in this specific development.

Council Member Zander asked for clarification on the City's standard parking ratios, noting that the proposed 1.2 stalls per unit may be insufficient, particularly for two-bedroom rental units, which commonly have two vehicles. She inquired whether Director Schaefermeyer had any concerns with the proposed ratio and requested a comparison to parking standards used in other developments.

Director Schaefermeyer explained that under the City's current code, guest parking requirements have been removed, though previously the code required one guest stall per four units. For residential zones that allow multifamily housing, the remaining standard parking requirements are 1.5 stalls per one-bedroom unit, 2.0 stalls per two-bedroom unit, and 2.5 stalls per three-bedroom unit. He noted this issue relates to changes made when performance and planned development zones were removed from the code, along with some of their associated regulations.

Council Member Zander commented that the proposed parking ratio does not meet the City's current standard parking requirements.

Director Schaefermeyer explained that the planned development floating zone allows modification of standard parking requirements, which is why the 1.2 ratio, recommended by the traffic study, differs from the city's usual multifamily parking code. This adjustment was noted by staff and discussed at the planning commission.

Council Member Zander expressed concern about the reduced parking ratio and suggested inviting the applicant to address whether the proposed parking provisions are adequate for the development.

Wade Williams (Applicant) addressed the parking and residential concerns. He acknowledged the challenges of accommodating parking for large tournament events and compared it to how golf tournaments are managed, emphasizing that it's not feasible to build enough parking for peak events alone. Instead, they plan to use shuttle services and identified nearly 10,000 parking stalls within a two-mile radius, with 20,000 to 30,000 stalls within a half-mile walkable area. Regarding the residential units, he explained that they have thoroughly evaluated both rental and for-sale options. Due to financing challenges and the complexity of managing multiple owners, the developer determined that rental units are the most feasible option. The project is programmed as rentals with a parking ratio of 1.2 stalls per unit, which aligns with national standards for this type of podium structure. He also mentioned that their parking analysis, including a traffic study required by the city, indicates the development is over parked by about 100 stalls, with a total of 522 stalls planned. This surplus is partly due to differing peak usage times for the pickleball facility and residents. He expressed a desire to avoid building excessive unused parking and highlighted that the current parking provisions should adequately serve the development. He reiterated the difficulties in pursuing owner-occupied units under current financial market conditions, particularly referencing challenges experienced in Florida, which have led them to focus on rental units as the more viable approach.

Council Member Zander expressed that she is comfortable with the parking plans for the pickleball tournaments, recognizing that those events are sporadic and that bussing attendees is a practical solution. However, her main concern lies with the residential parking. She shared personal experience from living in a master-planned community where insufficient parking has caused ongoing issues decades later. While she acknowledges the 522 parking stalls allocated for the pickleball facility as adequate, she is worried that the 1.2 parking stalls per residential unit may not be sufficient, especially since two-bedroom units often have two cars. She asked for clarification on the claim of having an extra 100 parking spaces, specifically if those extra spaces will be available at night when the pickleball facility is closed and more residents are likely to be home with their vehicles.

Mr. Williams explained that the extra parking stalls will be shared between the residential units and the pickleball facility. He emphasized that during peak residential parking times, such as at night when the facility is closed, the surplus stalls will be available for residents. This shared parking approach is a key reason why both their traffic engineer and the city's traffic study concluded that the overall parking plan is sufficient and functions well.

Council Member Zander asked whether the parking stalls will be secure, specifically inquiring if the parking is underground or otherwise secured.

Mr. Williams explained that the parking design uses what's called "nested parking," referring to a two-story parking garage structure beneath the residential units. This setup efficiently stacks parking spaces to maximize capacity while providing a secure and organized parking environment for residents. He added that the nested parking will be gated, ensuring that only

residents can access it. The pickleball facility users will not be able to use the gated residential parking, but residents will have access to the pickleball facility's parking areas. This arrangement is designed to keep residential parking secure while still accommodating the facility's visitors.

Council Member Zander asked about the closing time of the pickleball facility and whether residents could use the facility's parking afterward for overflow during evenings or late hours.

Mr. Williams responded that the pickleball facility will start closing around 9:00 p.m. He noted that while there is a peak overlap time when people are getting off work and the pickleball courts are still open, overall, they have nearly 100 extra parking stalls available. He emphasized that the facility itself has a maximum capacity because only four people play per court, so there is a physical limit on the number of players, and thus parking demand, at any given time.

Council Member Zander clarified, "So just to be super clear, a one-bedroom unit gets one dedicated parking stall, a two-bedroom unit gets two dedicated stalls, and then there is overflow parking available for guests. Is that correct?"

Mr. Williams responded that each unit will have one dedicated stall in the garage, and one outside. The outside stalls are not specifically for the pickleball facility but are actually shared parking. These shared stalls could be used by residents, people visiting the pad buildings, or the pickleball facility. Dedicated parking will be inside the garage, and outside parking is shared among various users.

Council Member Johnson stated the two bedroom do not have a guaranteed second dedicated parking stall.

Mr. Williams responded they do not have a promised second stall but there are over 100 extra stalls overall in excess of what is required. Even on the busiest nights, we still have that surplus. So in effect, we're almost parking the residential at two to three stalls per unit because of the total number of stalls, especially since many of those extra stalls are in areas that aren't as usable for the pickleball facility but are conveniently located for the residential units.

Council Member Zander acknowledged that while she had previously advocated for more owner-occupied units, she now understood and respected the developer's rationale for pursuing a rental model based on business feasibility. She expressed that she had become comfortable with that aspect of the project. However, she noted that parking remained a concern for her and appreciated the explanation provided regarding the parking approach and availability.

Mr. Williams stated that they had reviewed the parking study closely and believed it was conservative in its estimates. He expressed confidence that the facility would not experience parking issues, even during peak times. He acknowledged that events may create parking demands but assured that those would be addressed through separate measures.

Council Member Shelton asked how frequently events were expected to be held.

Mr. Williams explained that while the schedule is still evolving, they anticipate hosting one major annual event for the Professional Pickleball Association (PPA), which includes both professional and amateur players. Additionally, they expect to host one event annually for Major League Pickleball (MLP), a team-based league also owned by their group. MLP events are smaller in scale. Other anticipated uses of the facility include club member tournaments, collegiate events, and potentially high school competitions. He noted that all events would be planned with appropriate parking accommodations and that the facility is primarily designed to support the two major events, typically held Thursday through Sunday. Council Member Shelton clarified that the proposal includes two major events annually, along with smaller events occurring approximately once a month. Mr. Williams clarified that while the facility is being designed to support two major professional events per year, the stadium component is primarily intended for those occasions. For the remaining 99% of the time, the facility will function as a community club open to local members. He emphasized that this will be a world-class, indoor pickleball venue, something currently lacking in the sport. Additionally, he noted that a significant production element is planned, as the Professional Pickleball Association has contracts with major national networks such as Fox, CBS, and FS1, with viewership growing steadily.

Council Member Shelton directed questions about the parking study to Director Schaefermeyer and City Engineer Klavano, asking who was responsible for overseeing the study.

City Engineer Brad Klavano explained that Wall Consultant Group (WCG) conducted the traffic study. He noted that the city typically retains WCG for traffic analysis and modeling, with the developer covering the cost. This arrangement ensures that the consultant's analysis leans more toward the city's interests. He added that WCG has provided traffic engineering services for the city for the past 20 years, including work on the most recent Transportation Master Plan update.

Council Member Shelton asked if staff were comfortable with the proposed parking arrangements under discussion.

City Engineer Klavano stated that the parking study follows the Institute of Traffic Engineers (ITE) national standards. While acknowledging that parking is always a complex issue, he expressed comfort with the study's findings, especially given the shared parking available with adjacent facilities. He noted that event parking is the main concern but feels confident that it has been adequately addressed. Although he acknowledged there is never complete certainty, overall, he is comfortable with the results presented.

Director Schaefermeyer added that the study's conclusion acknowledges the need for shared parking, which will require effective management. At the time of the residential site plan approval, the developer must demonstrate compliance with the minimum parking ratio, including how shared parking between properties will function. Although the properties will initially be under single ownership, future changes could affect this arrangement, so clear provisions will be needed. He noted that residential parking is a key topic in the city's housing plan and is closely scrutinized by the state, particularly to avoid over-parking moderate-income housing. He also mentioned that while the city's longstanding parking code reflects traditional ratios (such as those at Daybreak), current trends in transit-oriented developments are pushing for lower parking

ratios, sometimes as low as 0.5 to 0.7 stalls per unit, highlighting the ongoing challenge in balancing parking supply and demand.

Council Member Johnson expressed a preference for establishing a maximum number of housing units in the development, rather than a minimum. She emphasized that knowing the upper limit of units would provide clearer parameters for planning and managing the project effectively. Director Schaefermeyer clarified that the development agreement sets the maximum number of housing units at 210, with a minimum parking ratio of 1.2 stalls per unit. While more parking stalls can be provided, the minimum ratio is the baseline standard. The city's default parking requirement is based on city code, but variances can be considered if supported by a traffic study, which was required due to the tournament traffic impact. The concept plan shows approximately 240 parking stalls within the two levels of the parking structure dedicated to the apartments, though this number is not a strict requirement in the agreement.

Council Member Johnson inquired about the building materials, confirming that the project would adhere to the commercial code requirements, specifically whether it would include at least 50% brick, stone, or integrated block.

Director Schaefermeyer confirmed that the concept plan includes architectural renderings, and the development agreement requires the final building design to be substantially similar to those renderings.

Council Member Harris asked about the green space and amenities planned for the apartment residents, noting that with so many units concentrated in one area, such features are important for quality of life.

Director Schaefermeyer explained that the building is a podium-style design, with amenities typically located on top of the podium level within the building. While the development agreement does not currently specify particular amenities or green space requirements, these could be added or further defined if desired. He clarified that there is no additional green space beyond what is shown on the podium level in the rendering.

Council Member Zander asked the applicant whether pets, specifically dogs, will be allowed in the one- and two-bedroom rental units, noting that while there may not be many children living there, there will likely be many pets. She added that residents frequently express a desire for dog parks, and this type of urban-style development will likely attract many pet owners. She emphasized the need for a designated area where dogs can be walked and relieve themselves. She expressed strong support for incorporating a dog park into the project to accommodate residents' needs.

Mr. Williams responded that they will certainly consider the suggestion and look into options for including a dog park or designated pet area as part of the development.

Council Member Zander noted that without proper designated spaces, the perimeter of the development might become unsightly. She noted given the high density of the development, she

stressed the importance of having a dog park or similar amenity to maintain the area's appearance and meet residents' needs.

Council Member Harris emphasized the need to focus more on incorporating green space. While acknowledging the urban nature of the development, he stated that a better balance could be achieved by including more green areas to enhance livability.

Council Member Zander motioned to approve Resolution R2025-23, Authorizing the Mayor to sign a Development Agreement pertaining to the development of property approximately located at 272 West 11000 South in the City of South Jordan. Council Member Shelton seconded the motion.

Council Member Shelton expressed enthusiasm and gratitude for the pickleball club coming to the city. He appreciated that the developers had not requested any city funding, which he noted is uncommon for a major project of this scale. He conveyed his excitement about the development.

Council Member Harris commented on the apartment portion of the project, expressing general concern about developments consisting solely of apartments filling an entire area. However, he noted that when combined with meaningful commercial opportunities and infill development, such as this project that includes a top-tier pickleball facility, he is more open to considering apartments as part of the overall plan. He emphasized the potential positive impact this unique facility could have on the city as a key reason for his willingness to support the mixed-use approach.

Roll Call Vote

Council Member Zander - Yes

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0.

- G.5. Zoning Ordinance 2025-03-Z, Rezoning property generally located at approximately 272 West 11100 South in the City of South Jordan from C-F (Commercial - Freeway) Zone to C-F (Commercial - Freeway) Zone and PD (Planned Development) Floating Zone; Nichols Naylor Architects (Applicant).

Council Member McGuire motioned to approve Zoning Ordinance 2025-03-Z, Rezoning property generally located at approximately 272 West 11100 South in the City of South Jordan from C-F (Commercial - Freeway) Zone to C-F (Commercial - Freeway) Zone and PD (Planned Development) Floating Zone. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Harris – Yes
Council Member Shelton – Yes
Council Member Zander – Yes
The motion passed with a vote of 5-0.

H. Public Hearing Items:

- H.1. **Resolution R2025-25**, Adopting the 2025 Drinking Water System Master Plan for South Jordan City. *(By City Engineer, Brad Klavano & Director of Public Works, Raymond Garrison)*

City Engineer Brad Klavano provided an overview of the updated Water Master Plan, emphasizing its purpose to ensure safe, efficient, and reliable drinking water service for current and future customers. He noted the previous plan was completed in 2017 and highlighted significant community growth since then. Key updates included a refreshed hydraulic model to guide capital projects and development analysis. He explained the city's division into three water demand areas: South Jordan proper, Daybreak, and the recently annexed Midas development. He pointed out that water usage in South Jordan proper remains higher than Daybreak, where smaller lots and water-wise landscaping have reduced demand. The Midas area faces some water supply restrictions due to reliance on Jordan Valley Water Conservancy District's (JVWCD) system. The plan also addressed ongoing capital projects, including nearly completed replacement of aging transite pipes, and identified potential future upgrades to transmission lines. Additionally, the plan anticipates expanding the city's eight existing water pressure zones to ten as development continues westward into the annexed area.

Mayor Ramsey opened the public hearing for Resolution R2025-25. There were no comments. Mayor Ramsey closed the public hearing for Resolution R2025-25.

Council Member Shelton expressed appreciation for the efforts of the staff and engineers involved in the Water Master Plan, acknowledging that personnel retire over time. He emphasized the importance of the plan by stating his hope that firefighters never find themselves needing to connect to a hydrant only to discover there is no water available.

City Engineer Klavano highlighted the city's proactive approach to water management, recalling efforts from 2005-2006 when the council and staff aimed to reduce reliance on JVWCD by constructing water tanks funded through significant bonds. He noted that impact fees from new development helped reimburse those costs. He praised the strong collaboration between Engineering, Public Works, and Director of Public Works Raymond Garrison's team, commending their effective operation of the water system and affirming the city's access to high-quality water.

Mayor Ramsey emphasized that South Jordan has proactively taken control of its water future, noting that no one else will do it for the city. She acknowledged the long history of forward thinking and visionary efforts by many to achieve as much water independence as possible, especially important given the city's current full reliance on purchasing water. She highlighted the significance of the Pure SoJo project as part of these efforts. She stressed that the city's goal

is to provide the best quality water, maintain an efficient system at the lowest cost, and avoid crises like those experienced in California by controlling its own water destiny.

Council Member Zander shared an early experience as a newly elected official when she toured city facilities, including the water monitoring station. She was struck by the high level of security, describing it as being behind “Fort Knox” doors with secure rooms and complex monitoring equipment. She noted that, like many residents, she had taken clean, safe water for granted, expecting it to flow clearly, taste good, and be free of sediment. Drawing from her experience living in a developing country where water safety was a daily concern, she expressed deep appreciation for the city’s efforts to provide clean, reliable water. She thanked the staff and officials responsible for maintaining this essential service, recognizing their work as a true blessing to the community.

Council Member Harris motioned to approve Resolution R2025-25, Adopting the 2025 Drinking Water System Master Plan for South Jordan City. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member Zander – Yes

The motion passed with a vote of 5-0.

Mayor Ramsey expressed gratitude to the entire team involved in managing the city’s water resources. She highlighted the strong collaborative relationships South Jordan maintains with JVWCD, Great Salt Lake authorities, and other regional partners. She emphasized the importance of these partnerships in addressing the water needs of the region and the state, ensuring that South Jordan’s water supply is secure and well-managed.

H.2. **Ordinance 2025-05**, Amending Section 17.40.020 (Development and Design Standards) of the South Jordan City Municipal Code to modify the Development Standards for Front Yard Fences, Posts, and Gates; Thomas & Rebekah Wiandt (Applicant). *(By Long-Range Planner, Joe Moss)*

Long-Range Planner Joe Moss reviewed prepared presentation (Attachment C) providing an overview regarding proposed modifications to front yard fencing standards. Currently, front yard fencing is allowed only on arterial or collector roadways in South Jordan, with height limits of three feet for solid fences and four feet for open-style fences, along with specified materials such as decorative wrought iron, vinyl pickets, and masonry pillars. The applicant seeks to expand front yard fencing allowances to neighborhood streets as well, maintaining similar fence panel heights but adding provisions for taller gates, up to four feet for solid gates and six feet for open gates, and permitting projections like posts and lanterns up to 24 inches above fence or gate height. The proposal also reduces pillar spacing from 10 feet to 8 feet to align with standard panel sizes. Planer Moss presented an alternative amendment, which similarly permits front yard

fencing on neighborhood streets but prohibits fencing between sidewalks and the right-of-way to keep those areas open. Staff recommends limiting gate projections to 12 inches above the fence panel height and retaining current fence panel height limits. Additionally, staff proposes to allow wood and vinyl post-and-rail fencing to accommodate rural character areas. The alternative maintains the reduced 8-foot pillar spacing. The main differences between current code, the applicant's proposal, and staff's alternative involve maximum heights and projection allowances. He expressed concern that the applicant's proposal, especially allowing gates up to six feet tall with 24-inch projections, could result in fencing resembling screening walls rather than traditional front yard fencing, potentially impacting neighborhood aesthetics. Staff recommends approval of their alternative amendment to strike a balance between accommodating fencing and preserving neighborhood character.

Rebekah Wiandt (Applicant) expressed gratitude to city leadership and staff for their support throughout a lengthy process regarding fencing and park strip issues. She acknowledged past frustrations, noting that the initial code enforcement interpretation in 2021 was incorrect, which led to years of disputes over park strip requirements, tree coverage, and other matters. She praised Long-Range Planner Moss for thoroughly reviewing the city codes and clarifying the situation, ultimately resolving many misunderstandings. She appreciated the mayor and city manager's willingness to listen and engage with the concerns raised. She emphasized the importance of having staff who take the time to truly understand the details rather than issuing quick denials. She expressed hope that the current amendments would successfully address the issues after years of challenge. She referred to Attachment D and explained that the primary differences between their proposal and staff's alternative relate to pillar and gate heights. Her home is large, and their requested gate and pillar heights were chosen to be in scale with the house. The 24-inch projection allowance was requested to accommodate larger garage-style light fixtures that homeowners may want to match on their pillars for aesthetic consistency. She noted that their current lights fall within the city's proposed limits, but larger homes with bigger lights would not be able to comply if limited to 12 inches. The larger gate height was requested for architectural proportionality. She emphasized that pillars need to be sized appropriately to structurally support a six-foot fence, which is why they requested larger pillars. Beyond these points, she stated there is little difference between their proposal and staff's alternative.

Mayor Ramsey opened the public hearing for Ordinance 2025-25.

Dave Simpson (Resident) - Thanked the City Planning staff for their thorough and professional summary and analysis of the fencing proposal. He noted the description of the gate structures as "excessive for a residential subdivision" and acknowledged both the potential benefits and drawbacks of front yard fencing and gates. Mr. Simpson expressed concern about the level of public awareness and opportunity for citizen input on this ordinance change, noting he only became aware of the proposal recently. He asked how much outreach and discovery has been conducted to engage the broader South Jordan community, given the ordinance would affect all homeowners citywide. He stated his opposition to the applicant's proposed amendment and expressed support for the staff's alternative (Exhibit One), while urging further public discussion before making a final decision.

Jill Wright (Resident) - Shared her support for the Wiandt's regarding their fencing proposal. She noted their 26 years of neighborly connection, including 23 years living nearby. She described the challenges the Wiandt's face as corner homeowners, including the bus stop location leading to occasional loitering and teenage vandalism, given the easy escape routes and proximity to a main street. She expressed that she believes it is reasonable for the Wiandt's to have a gated yard and fence to enhance safety and aesthetics. She referenced the Wiandt's beautiful landscaping and home, supporting their desire to complete their yard improvements. She also noted that while other homes in the neighborhood do not have fences, there is precedent with at least one home having a fence for over 20 years. She concluded by affirming that in special circumstances like the Wiandt's, fencing is an appropriate request.

Mayor Ramsey closed the public hearing for Ordinance 2025-05.

Council Member Johnson expressed concern regarding the proposed inclusion of wood as an allowable fence material. Drawing from experience as an appraiser, she noted that while wood can be visually appealing initially and is often chosen for its lower upfront cost, it poses significant maintenance challenges. She emphasized that wood fencing typically requires upkeep every one to two years due to exposure to weather elements, and without proper maintenance, it can deteriorate quickly, often within five to ten years. She cautioned that approving wood could lead to long-term costs and maintenance burdens for homeowners.

Council Member Shelton requested to see the comparison chart again in the presentation (Attachment C), specifically showing the current city code, the applicant's proposal, and staffs recommended option.

Director Schaefermeyer clarified that the current city code referenced applies specifically to collector streets and is not allowed in residential. He noted that the issue originated from a code enforcement case, which led to the broader conversation.

Council Member Zander asked for clarification regarding current city code. She inquired whether front yard fences, like the one proposed, are currently allowed on collector streets.

Planner Moss responded that city code allows front yard fences only for homes that front collector or arterial roadways. Homes on local neighborhood streets may have side fences extending toward the front yard, but not fences that run across the front of the property.

Council Member Zander requested a definition of arterial and collector streets. City Engineer Klavano clarified that arterial roads include major thoroughfares such as South Jordan Parkway and 11400 South. Collector roads include streets such as 2700 West, 3200 West, and 2200 West. He added that the classification is based on traffic volume and road width, and these designations are shown in the City's Master Transportation Plan.

Council Member Shelton asked City Engineer Klavano for clarification, using Skye Drive as an example. He inquired whether it is classified as a collector or an arterial road.

City Engineer confirmed that Skye Drive is not an arterial. He clarified that Sky Drive was listed as a collector road a number of years ago in the City's Master Transportation Plan, but it is no longer classified as such. He added that while there is some fencing along Skye Drive, most of those instances appear to be side yards rather than front yard fences.

Council Member Shelton asked what 10200 South is classified as. City Engineer Klavano stated that 10200 South is classified as a collector road from 4000 West to Bangerter Highway. He noted that the City designates both major and minor collectors, with differences based on roadway width. For example, 4000 West is a major collector, while 3200 West is a minor collector.

Council Member Shelton confirmed that current city code permits fences shorter than the applicant's proposed height on collector and arterial streets. He inquired whether the taller six-foot structure shown on the left side of the applicant's drawing (Attachment D) was a gate.

Planner Moss confirmed it was a gate. He clarified that the maximum fence panel height remains unchanged across all proposals, three feet for solid style fencing and four feet for open style fencing. The applicant is proposing gates up to six feet tall for open style fencing, and four feet for solid style gates. The staff proposal would allow gates to be considered a projection, permitting heights up to five feet for open style gates and four feet for solid style gates.

Council Member Harris sought clarification from staff, asking if the current recommendation is to apply Exhibit One's (Attachment C) standards to all properties citywide, rather than limiting it to those on arterial or collector roads.

Planner Moss explained that staff reviewed their ordinance along with those of surrounding cities. He noted that Daybreak allows front yard fences, specifically four-foot open style fences but not solid style. Most neighboring cities, commonly permit front yard fences, typically around four feet for open style and three feet for closed style fencing.

Council Member Harris asked City Manager Dustin Lewis for his perspective on this proposed change, noting that allowing front-yard fences would be a significant shift for the city. He invited City Manager Lewis to share any thoughts or concerns he might have regarding the impact of this change.

City Manager Lewis responded that he did not have any specific concerns but acknowledged that staff presented the proposal to provide a basis for discussion. He noted that many neighboring cities allow front-yard fencing, while South Jordan has historically been known for not permitting it. He emphasized that the council needs to consider whether to maintain the city's longstanding standard that sets it apart or to align more closely with neighboring cities. He added that this philosophical decision is key to the conversation.

Director Schaefermeyer clarified that staff would not have proposed any changes to the code if the applicant had not brought forward a request. Typically, when someone proposes a code change, staff tries to develop a compromise or a solution that might be acceptable. However, this

issue was not a priority for staff, and the proposal only came to the table because of the applicant's initiative.

Mayor Ramsey noted that the staff recommendation is to allow this type of fencing not only in areas currently permitted by code but throughout the city. She emphasized that this restriction has been a distinguishing feature of South Jordan for many years, and it was actually a factor in her decision to move here. She shared that having lived in other communities, she appreciates that South Jordan has maintained this unique standard.

Director Schaefermeyer explained that staff's intent was to offer a reasonable alternative if the council chose to allow front yard fencing in residential areas, as requested by the applicant. That's why they proposed Exhibit One (Attachment C) to provide a compromise between the applicant's original request and what staff considered more appropriate based on standards from other communities. He emphasized that without the applicant's proposal, staff would not have brought this forward. He acknowledged that this represents a significant change for the city and noted that the Planning Commission recommended denial of both Exhibit One and Exhibit A. Staff wanted to ensure the council had options to consider, recognizing the reasons why the current standards were originally adopted.

Mayor Ramsey shared that while she finds the Wiandt's fence design to be lovely and tasteful, she is concerned about setting a precedent. Not every home has the same size or the same level of architectural quality, and allowing this change citywide could alter the overall character and integrity of the city's appearance. She noted that in other communities where such fences are allowed, the results are often less appealing. Her hesitation stems from the lack of a way to grant a unique exception or "one-off" approval, which she wishes existed. Ultimately, she worries about the potential negative impact of broadly allowing such fences.

Council Member Johnson acknowledged understanding the Wiandt's desire for the fence, especially given their property's unique challenges as a bus drop-off point. However, she agreed with Mayor Ramsey that allowing this change would be a significant shift based on just one resident's request. She asked if there have been any previous applicants seeking similar changes or if this is a new issue without much precedent.

Director Schaefermeyer explained that since his tenure, this is the first time someone has pursued this type of fence height adjustment through the formal process. He noted that it is a significant effort to go through the process, which is why they initially sought a compromise with the Wiandt's. However, he emphasized that staff is not the ultimate decision-maker. He added that more issues have arisen on collector streets, where fences are allowed to some extent, but residents often exceed those limits. He noted that in those cases, residents have tried other avenues, such as variances, to get approval. The Wiandt's also explored alternatives before applying, and staff shared that amending the code was one way, but it would impact the entire city.

Council Member Shelton noted that some council members live in Daybreak, where front yard fencing is allowed and wondered what their thoughts are.

Council Member McGuire shared that while there are some front yard fences in Daybreak, their presence depends on HOA regulations and a formal approval process. He noted that front yard fences are not common everywhere, his own street does not have them. They are often found around model homes, pricier areas like Lake Village, and townhomes with small yards seeking enclosed spaces. Typically, these fences are on smaller lots, as shown in the picture referenced (Attachment C).

Council Member Zander added that in Daybreak, front fences often have a setback from the sidewalk, which many residents prefer because it prevents the fence from feeling too close or tight to the walking path. These fences are typically shorter, open-style courtyard fences, not full privacy fences. She noted that in her neighborhood, single-family homes rarely have front fences, though townhomes and some high-end lakefront properties do. Corner lots sometimes have them, but few homeowners choose to add them after building. She emphasized that often these fences are builder-installed rather than homeowner-added later.

Council Member Shelton proposed considering allowing the staff's Exhibit One (Attachment C) fencing standards, but restricting that allowance only to corner lots. Council Member McGuire asked what the justification would be for allowing the fencing standards on corner lots specifically, as opposed to other lots. Council Member Shelton explained that corner lots experience more cross traffic across their property compared to interior lots. He noted that while people generally wouldn't cut through the middle of an interior yard to save time, they might cut across a corner yard because it offers a more direct path.

Council Member Zander asked for clarification from Director Schaefermeyer and Planner Moss regarding the height of fences allowed in Daybreak. Planner Moss explained that the fences approved in Daybreak are typically three feet tall and of an open style. Council Member Zander noted that a three-foot fence feels low profile and does not create a barricade, contrasting with the feeling of a taller, four-foot fence. She also pointed out that posts never exceed the fence height. As an example, she referenced a photo (Attachment C) showing a solid privacy fence located between two houses, explaining that such solid fences must be set back in the backyard. Front yard fences must be low-profile, open style, and transparent, allowing daylight to pass through.

Mayor Ramsey clarified that the current proposal would allow an option for any homeowner to install a similar low-profile, open-style front yard fence, like those seen in Daybreak, around their property.

Council Member Johnson added that Daybreak has an HOA, which acts like a private enforcement body for neighborhood rules, implying that such oversight helps maintain fence standards and community aesthetics. She added that the HOA in Daybreak enforces these standards, which other parts of the city lack, meaning the proposed standards could be more easily compromised elsewhere, potentially impacting neighbors more than in communities with HOA oversight.

Council Member Zander expressed concern that while the proposed fence design is beautiful and suitable for large estate-style homes like the Wiandt's, it is not appropriate to apply such

standards citywide. She noted that many homes in the city have much smaller frontages, making this type of fencing less fitting for the broader community. This raises worries about the implications of adopting a one-size-fits-all ordinance affecting all homeowners.

Council Member McGuire raised two concerns. First, he noted that some neighbors reportedly have fences that do not comply with current city codes and asked whether the city has investigated ordinance enforcement on those properties. Second, after reviewing Google Street View, he observed that while the applicant's large home might accommodate the proposed fence design, neighboring homes appear smaller and closer to the street, making such fencing less suitable there. He asked staff whether implementing a setback requirement for fences might help address these issues and sought their input on this option.

Planner Moss responded regarding neighboring fences, explaining that over time some fences may no longer conform to city code. Code enforcement is typically complaint-based and addresses issues individually, rather than proactively enforcing all non-compliant fences. He noted that the applicant, mentioned several houses that might be brought into compliance through the proposed changes, but this has not influenced staff's recommendation. Regarding setbacks, he clarified that the staff proposal already allows fences to be set back further into the yard, not just directly along the sidewalk. He added that language could be added to the ordinance to specify a setback distance from the sidewalk if the council desires, but such a setback requirement is not currently part of the proposal.

Council Member Johnson shared that having a setback on the side yard creates maintenance difficulties, specifically making mowing more challenging. She suggested that whichever approach the council takes regarding setbacks, there will likely be trade-offs or practical challenges to consider.

Council Member Zander added that in Daybreak, there is a requirement for a landscaped setback between the fence and the sidewalk, specifically mulch and plants, grass is not permitted in that space. This regulation likely exists to avoid maintenance issues. She noted that if a fence is installed without the required setback, the HOA enforces compliance by notifying the homeowner and requiring the fence to be moved.

Council Member McGuire clarified that when he mentioned setbacks, he was referring to the distance from the fence to the front of the house, not just from the sidewalk to the fence. He suggested possibly requiring a significant setback, like 20 or 30 feet, from the house to the fence to maintain aesthetic balance. However, he expressed concern this could lead to future appeals or requests from homeowners with different lot sizes, complicating enforcement. He stated he is struggling with the idea of expanding front yard fences citywide based on the current proposal and leaned toward maintaining the existing code. He acknowledged the difficulty in finding a suitable compromise without opening the door to more amendments later.

Council Member Shelton asked staff whether a variance is possible in this situation. City Attorney Ryan Loose clarified that variances must meet five strict legal standards. In this case, it was the City's assessment, supported by the hearing officer's conclusion, that the request did not meet those standards. He added that, as Planner Moss previously explained, the Wiandt's have

made every effort to work within the existing system. Staff appreciates their cooperation, and this proposal represents the final available option for consideration.

Council Member Zander asked for clarification regarding the Planning Commission's recommendation. She inquired whether the Commission had voted against both Exhibit A and Exhibit One, and requested to review the three versions of the proposal again. She also asked what the vote count was.

Planner Moss explained that the Planning Commission vote resulted in a 3–3 tie. Three commissioners supported Exhibit One, while the other three opposed it, primarily due to concerns about allowing solid fencing and the potential for driveway gates. He noted that staff did not propose specific changes to address these concerns for two reasons: first, current code already allows solid fencing up to three feet, which is consistent with standards in other communities; and second, the city already enforces a clear vision area for driveways, which would remain unchanged. Any driveway gate would be subject to those existing setback requirements and could not be placed directly along the street. Council Member Zander clarified that three members of the Planning Commission voted against changing the ordinance, while three were in favor of adopting Exhibit One. Staff confirmed this understanding as correct.

Mayor Ramsey asked if there was a motion on Ordinance 2025-05, Amending Section 17.40.020 (Development and Design Standards) of the South Jordan City Municipal Code to modify the Development Standards for Front Yard Fences, Posts, and Gates.

There was no motion. Mayor Ramsey confirmed that without a motion, the ordinance does not move forward, and there will be no change made to the current city code.

I. Public Hearing Item:

- I.1. Resolution R2025-18, Appointing a member to the Bingham Creek Regional Park Authority Board. *(By Director of Strategy & Budget, Don Tingey)*

Director of Strategy & Budget Don Tingey introduced the resolution to appoint Sonia Lopez to the Bingham Creek Regional Park Board. He noted that the Council had an opportunity to meet with Ms. Lopez at the previous meeting and expressed anticipation for their vote on the appointment.

Council Member Shelton motioned to approve Resolution R2025-18, Appointing a member to the Bingham Creek Regional Park Authority Board. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member Shelton - Yes
Council Member Johnson - Yes
Council Member Harris - Yes
Council Member Zander - Yes

Council Member McGuire – Yes
The motion passed with a vote of 5-0.

- I.2. Resolution R2025-20, Adopting a Tentative Budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2025 and ending June 30, 2026. RCV *(By CFO, Sunil Naidu)*

CFO Sunil Naidu presented the tentative budget for the upcoming fiscal year. He began by referencing the city's long-term infrastructure efforts, noting that the first bond was issued in 2003, and highlighted the city's ongoing progress. He emphasized the importance of recent studies, including the utility rate study and development fee analysis, which Council had reviewed. He reported that the city recently met with rating agencies, who praised the Council's strong fiscal policies. He explained that the proposed budget includes a 3.5% water rate increase, which amounts to approximately 79 cents per billing cycle depending on usage tier, as part of a previously approved five-year rate structure. He contrasted utility rates, which are evaluated over multiple years, with development fees, which are based on current data and can quickly become outdated, making annual recalibration challenging. The proposed budget is balanced and does not include any tax increases in the general fund. He expressed appreciation for Council Members review and feedback on the budget document, acknowledging the complexity of the information and the importance of questions in guiding clarification (Attachment E). He concluded by stating that upon Council approval, the tentative budget would be made available for public review and comment, with a formal public hearing to follow before final adoption.

Council Member Harris motioned to approve Resolution R2025-20, Adopting a Tentative Budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2025 and ending June 30, 2026. Council Member McGuire seconded the motion.

Council Member Shelton expressed appreciation for the CFO Naidu's thorough responses to the questions (Attachment E), noting a shared perspective with Council Member McGuire on several points. He thanked the staff for their hard work and efforts to efficiently manage limited funds while maintaining the city's beauty and reasonable tax rates.

Roll Call Vote

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

Council Member McGuire motioned to recess the City Council Meeting and move to the Redevelopment Agency Meeting. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING

J. Redevelopment Agency Action Item:

- J.1. Resolution RDA 2025-01, Adopting a Tentative Budget for fiscal year 2025-26. *(By CFO, Sunil Naidu)*

CFO Naidu thanked the Chair and board members, noting that the Redevelopment Agency (RDA) has been a valuable tool for the city and continues to be so.. He emphasized that the RDA has been an effective tool for supporting city growth and attracting businesses.

Board Member Johnson motioned to approve Resolution RDA 2025-01, Adopting a Tentative Budget for fiscal year 2025-26. Board Member Shelton seconded the motion.

Roll Call Vote

Board Member Johnson - Yes

Board Member Shelton - Yes

Board Member Harris - Yes

Board Member McGuire - Yes

Board Member Zander – Yes

The motion passed with a vote of 5-0.

Board Member McGuire motioned to adjourn the Redevelopment Agency Meeting and return to the City Council Meeting. Board Member Harris seconded the motion; vote was 5-0 unanimous in favor.

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO CITY COUNCIL MEETING

K. Staff Reports and Calendaring Items:

City Manager Lewis reported on the recent passing of Corbin Summers, a firefighter who served the city for over two decades and was part of the original crew when the city had only one fire station. Corbin Summers was hired by the city's first fire chief, Gary Whatcott. His loss was deeply felt across the fire department and throughout city departments. City Manager Lewis commended Chief Dawson and his team for their coordination of the week's events and expressed gratitude to neighboring jurisdictions and agencies that provided staff support, allowing all fire department members who wished to attend the services to do so. He noted the importance of having a firefighter by Corbin Summers side until his final resting place and expressed that Corbin Summers will be greatly missed. Additionally, City Manager Lewis acknowledged that while none of the other directors had remarks, he wanted to recognize Director Steven Schaefermeyer, who is advancing his career and taking a new position. Tonight will be Director Schaefermeyer's last council meeting, and the city wishes him well in his future endeavors.

Director Schaefermeyer shared that he will be taking a new position with the Office of Legislative Research and General Counsel. He explained that when City Manager Lewis asked

him a few months ago if he would apply for other jobs, he initially said no because the city has been a hard place to leave. However, he noted that this career move represents a necessary change for him. He expressed appreciation for the support he has received from City Manager Lewis and the council during this transition.

City Manager Lewis noted that details will be emailed out about the May 20 event.

Council Member Johnson motioned to adjourn the May 6, 2025 Combined City Council & Redevelopment Agency Meeting and return to the Executive Closed Session from the City Council Study meeting. Council Member Harris seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The May 6, 2025 City Council Meeting adjourned at 9:28 p.m.

This is a true and correct copy of the May 6, 2025 Combined City Council & Redevelopment Agency Meeting Minutes, which were approved on June 17, 2025.



South Jordan City Recorder

Presentation to City of South Jordan regarding additional observations and studies of 10755 South

Presented by Marc Platt, PE, SE a resident of 10755 South



ATTACHMENT A

This rainstorm occurred
Sunday, May 4.

Video Shows runoff on
properties



This rainstorm occurred
today, May 6.

Video Shows more
runoff



Video shows
front driveway
flooded on

Rain was
about $\frac{1}{8}$
inch, over 5
to 10
minutes



The storm was a 1-year storm or less

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹			
Duration	Average recurrence interval (years)		
	1	2	5
5-min	0.125 (0.109-0.145)	0.158 (0.139-0.183)	0.217 (0.189-0.252)
10-min	0.190 (0.166-0.221)	0.241 (0.211-0.279)	0.330 (0.288-0.383)
15-min	0.236 (0.206-0.273)	0.298 (0.262-0.346)	0.409 (0.357-0.475)
30-min	0.318 (0.277-0.368)	0.401 (0.352-0.466)	0.550 (0.481-0.640)
60-min	0.393 (0.343-0.456)	0.496 (0.436-0.577)	0.681 (0.595-0.792)
2-hr	0.492 (0.443-0.558)	0.614 (0.550-0.694)	0.799 (0.714-0.906)

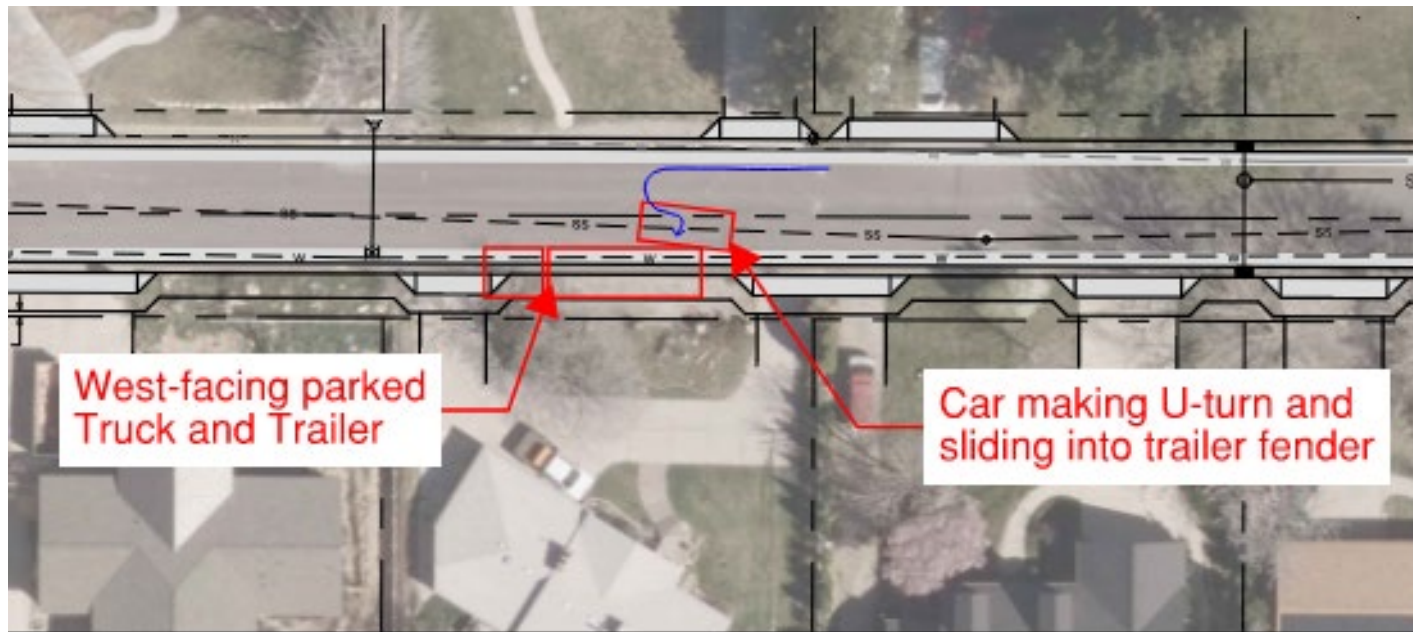
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.125 (0.109-0.145)	0.158 (0.139-0.183)	0.217 (0.189-0.252)	0.271 (0.234-0.316)	0.359 (0.302-0.422)	0.441 (0.361-0.524)	0.537 (0.425-0.646)	0.652 (0.495-0.798)	0.835 (0.601-1.05)	1.00 (0.689-1.29)
10-min	0.190 (0.166-0.221)	0.241 (0.211-0.279)	0.330 (0.288-0.383)	0.413 (0.356-0.482)	0.546 (0.459-0.642)	0.672 (0.548-0.797)	0.818 (0.647-0.983)	0.992 (0.753-1.21)	1.27 (0.914-1.60)	1.53 (1.05-1.96)
15-min	0.236 (0.206-0.273)	0.298 (0.262-0.346)	0.409 (0.357-0.475)	0.512 (0.442-0.597)	0.677 (0.570-0.796)	0.833 (0.680-0.988)	1.01 (0.802-1.22)	1.23 (0.933-1.50)	1.58 (1.13-1.98)	1.89 (1.30-2.43)
30-min	0.318 (0.277-0.368)	0.401 (0.352-0.466)	0.550 (0.481-0.640)	0.689 (0.595-0.804)	0.912 (0.767-1.07)	1.12 (0.916-1.33)	1.37 (1.08-1.64)	1.66 (1.26-2.03)	2.12 (1.53-2.66)	2.55 (1.75-3.28)
60-min	0.393 (0.343-0.456)	0.496 (0.436-0.577)	0.681 (0.595-0.792)	0.853 (0.736-0.995)	1.13 (0.949-1.33)	1.39 (1.13-1.65)	1.69 (1.34-2.03)	2.05 (1.56-2.51)	2.63 (1.89-3.30)	3.16 (2.17-4.05)
2-hr	0.492 (0.443-0.558)	0.614 (0.550-0.694)	0.799 (0.714-0.906)	0.974 (0.861-1.11)	1.26 (1.08-1.44)	1.52 (1.28-1.76)	1.84 (1.49-2.16)	2.20 (1.72-2.65)	2.80 (2.06-3.47)	3.35 (2.36-4.24)
3-hr	0.569 (0.518-0.634)	0.700 (0.639-0.780)	0.883 (0.801-0.984)	1.05 (0.946-1.18)	1.32 (1.16-1.49)	1.56 (1.35-1.78)	1.86 (1.56-2.18)	2.22 (1.80-2.67)	2.81 (2.17-3.50)	3.37 (2.48-4.29)
6-hr	0.733 (0.680-0.800)	0.899 (0.831-0.982)	1.09 (1.01-1.20)	1.27 (1.16-1.39)	1.53 (1.38-1.68)	1.74 (1.55-1.94)	2.00 (1.74-2.25)	2.30 (1.95-2.70)	2.87 (2.36-3.54)	3.40 (2.70-4.33)
12-hr	0.911 (0.843-0.990)	1.11 (1.03-1.21)	1.34 (1.24-1.47)	1.54 (1.42-1.69)	1.84 (1.66-2.02)	2.07 (1.85-2.31)	2.32 (2.04-2.63)	2.62 (2.25-2.99)	3.07 (2.56-3.59)	3.44 (2.80-4.37)
24-hr	1.04 (0.968-1.13)	1.28 (1.18-1.38)	1.52 (1.41-1.64)	1.73 (1.60-1.86)	2.00 (1.85-2.16)	2.21 (2.04-2.39)	2.43 (2.23-2.65)	2.65 (2.42-3.02)	3.10 (2.66-3.63)	3.47 (2.85-4.42)
2-day	1.20 (1.12-1.30)	1.47 (1.36-1.59)	1.75 (1.62-1.88)	1.98 (1.83-2.12)	2.28 (2.11-2.45)	2.51 (2.32-2.70)	2.74 (2.52-2.96)	2.98 (2.73-3.22)	3.29 (2.99-3.66)	3.52 (3.17-4.46)
3-day	1.29 (1.20-1.39)	1.58 (1.47-1.70)	1.88 (1.75-2.02)	2.12 (1.98-2.28)	2.46 (2.28-2.64)	2.72 (2.52-2.92)	2.98 (2.75-3.22)	3.25 (2.98-3.51)	3.60 (3.27-3.96)	3.87 (3.49-4.53)
4-day	1.38 (1.28-1.48)	1.68 (1.57-1.81)	2.00 (1.87-2.16)	2.27 (2.12-2.44)	2.64 (2.46-2.84)	2.93 (2.73-3.15)	3.22 (2.97-3.47)	3.52 (3.22-3.80)	3.91 (3.55-4.25)	4.22 (3.81-4.60)
7-day	1.59 (1.49-1.71)	1.95 (1.82-2.10)	2.32 (2.17-2.48)	2.62 (2.45-2.80)	3.02 (2.82-3.22)	3.33 (3.11-3.56)	3.64 (3.38-3.90)	3.95 (3.65-4.23)	4.35 (4.00-4.69)	4.66 (4.25-5.04)
10-day	1.79 (1.66-1.91)	2.19 (2.04-2.35)	2.58 (2.42-2.77)	2.90 (2.72-3.10)	3.31 (3.10-3.54)	3.62 (3.37-3.86)	3.92 (3.64-4.18)	4.20 (3.90-4.50)	4.56 (4.21-4.90)	4.82 (4.43-5.20)
20-day	2.32 (2.17-2.48)	2.84 (2.66-3.03)	3.34 (3.14-3.56)	3.73 (3.50-3.97)	4.21 (3.95-4.48)	4.56 (4.27-4.84)	4.89 (4.58-5.20)	5.19 (4.85-5.53)	5.56 (5.17-5.93)	5.81 (5.39-6.22)
30-day	2.78 (2.61-2.96)	3.40 (3.19-3.62)	3.98 (3.74-4.23)	4.42 (4.16-4.69)	4.99 (4.69-5.29)	5.39 (5.06-5.72)	5.78 (5.40-6.14)	6.13 (5.73-6.52)	6.56 (6.11-7.01)	6.86 (6.36-7.34)
45-day	3.47 (3.27-3.68)	4.23 (3.98-4.50)	4.94 (4.66-5.23)	5.49 (5.18-5.80)	6.18 (5.83-6.53)	6.67 (6.29-7.04)	7.13 (6.71-7.52)	7.55 (7.09-7.98)	8.04 (7.54-8.51)	8.35 (7.83-8.86)
60-day	4.10 (3.85-4.36)	5.00 (4.70-5.33)	5.83 (5.49-6.20)	6.47 (6.09-6.87)	7.27 (6.84-7.72)	7.83 (7.36-8.31)	8.36 (7.84-8.88)	8.83 (8.28-9.41)	9.39 (8.79-10.0)	9.75 (9.12-10.4)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

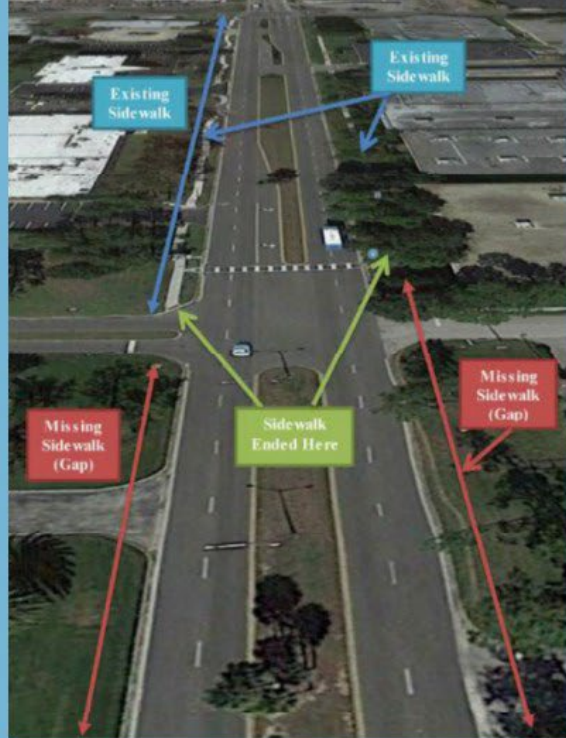
Accident occurred a few years ago during winter



CITY'S PROPOSED OPTIONS TO IMPLEMENT IMPROVEMENTS

Option 1: Special Service District; Project to commence within 12 months residents pay between \$150 & \$250 (TBD) per month for 20 years

Option 2: Project goes into city 5-year plan for a few years before it gets funded. City pays for the improvements



SCAN THIS QR CODE TO
PROVIDE YOUR OPINION ON
YOUR PREFERRED OPTION



SCAN TO SEE ADDITIONAL INFORMATION,
INCLUDING CITY'S ENGINEERING PLANS

QUESTIONS? CALL
CITY ENGINEERING 801-254-3742

CURBING FLOODS & SECURING OUR STREET IMPROVING 10755 S



Urge the City of South Jordan
to implement
street improvements
on 10755 South



WHY?

Protecting our Homes- Stormwater has been flooding our driveways, yards, and even basements due to lack of curb and gutter system

Protecting our Children- Accidents have occurred due to lack of curb & our children are susceptible to accidents due to a partial sidewalk

Let's rally support to protect our homes and provide safety on our street

Scan the QR Code to vote on your preferred option.



TRAFFIC STUDY

A recent traffic study found that there is an 80% increase in expected walking-along-the roadway accidents due to a "partial sidewalk" like we have on our street



HYDROLOGY STUDY

A recent Hydrology study showed that at least 8 properties are susceptible to flooding in the 10 year storm, with more severe flooding expected in the 100 year storm

SCOPE OF PROJECT

South Jordan City Engineers have provided a cost estimate and stamped initial engineering plans in support of this effort. All improvements will be installed within the City's existing Right of Way (ROW)



CURB (BOTH SIDES)



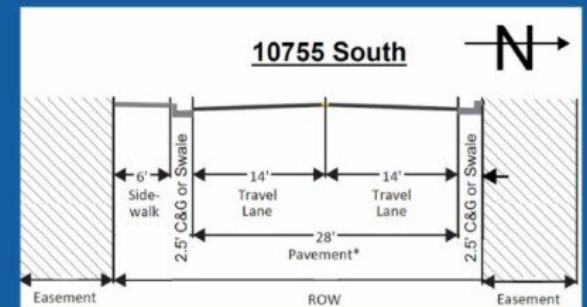
GUTTER (BOTH SIDES)



SIDEWALK (SOUTH SIDE)



PROPOSED CROSS SECTION



SCAN QR CODE FOR FULL PLANS

70% are in favor

Total Yes	17	70.83%
Total No	7	29.17%
Total not received	2	7.69%



ATTACHMENT B

City Council Meeting

05.06.25



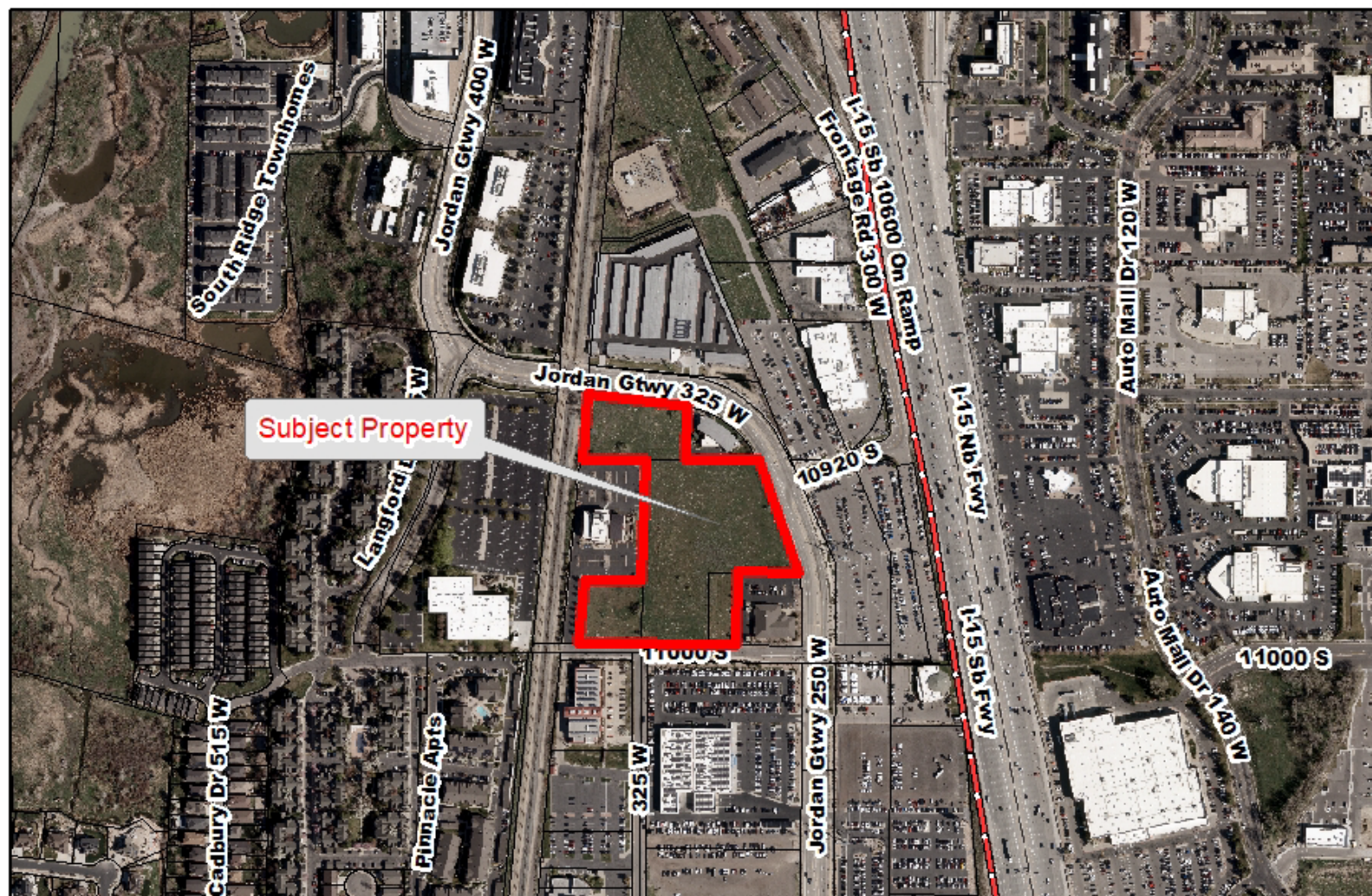
UTAH BLACK DIAMONDS

Rezone with Development Agreement

Application No: PLZBA202500035



Location Map



Legend

STREETS
PARCELS

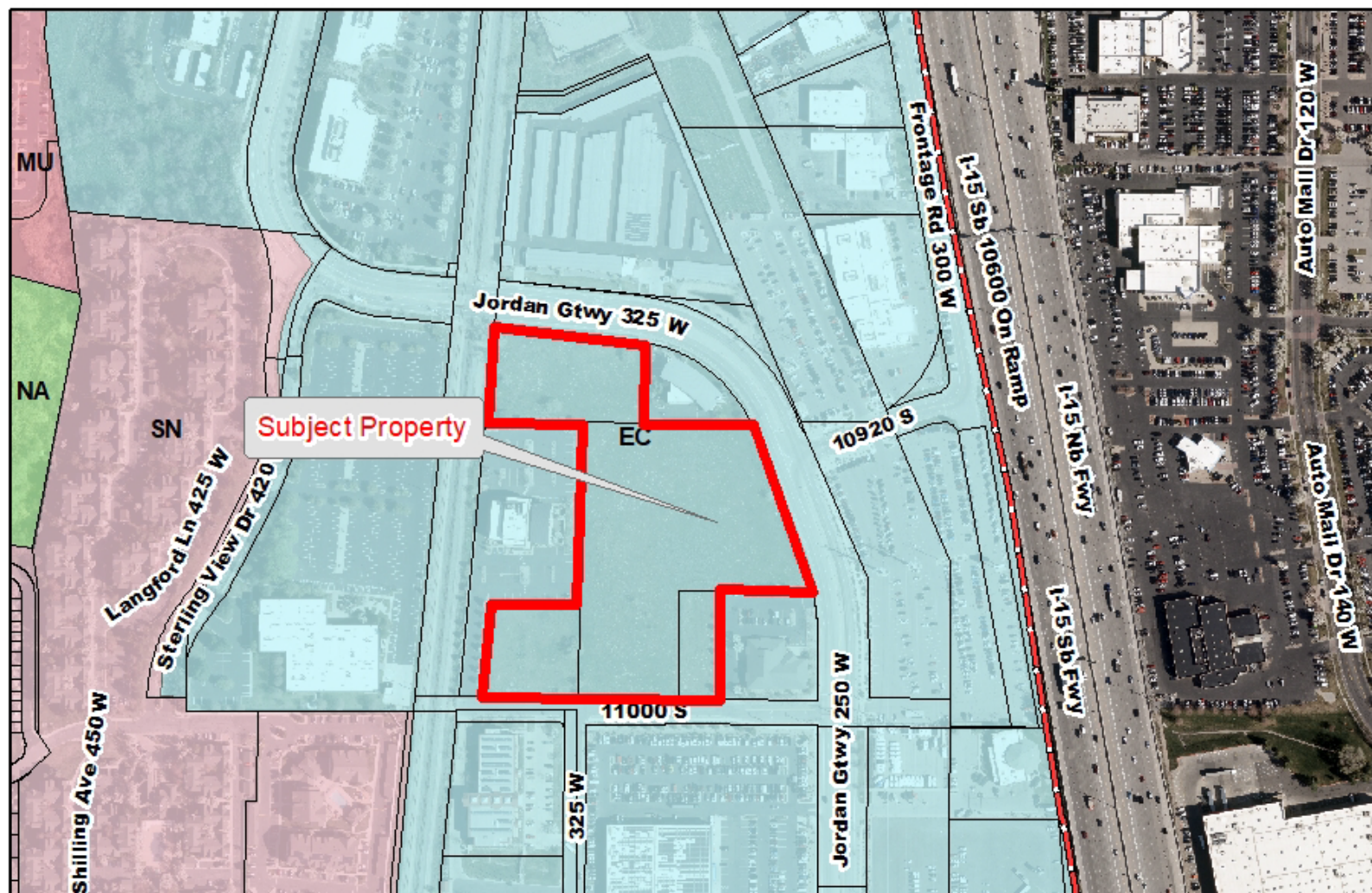
Aerial Map City of South Jordan

0 160 320 640 960 1,280 Feet

Aerial Imagery
2024



Future Land Use Map



Legend

STREETS
PARCELS

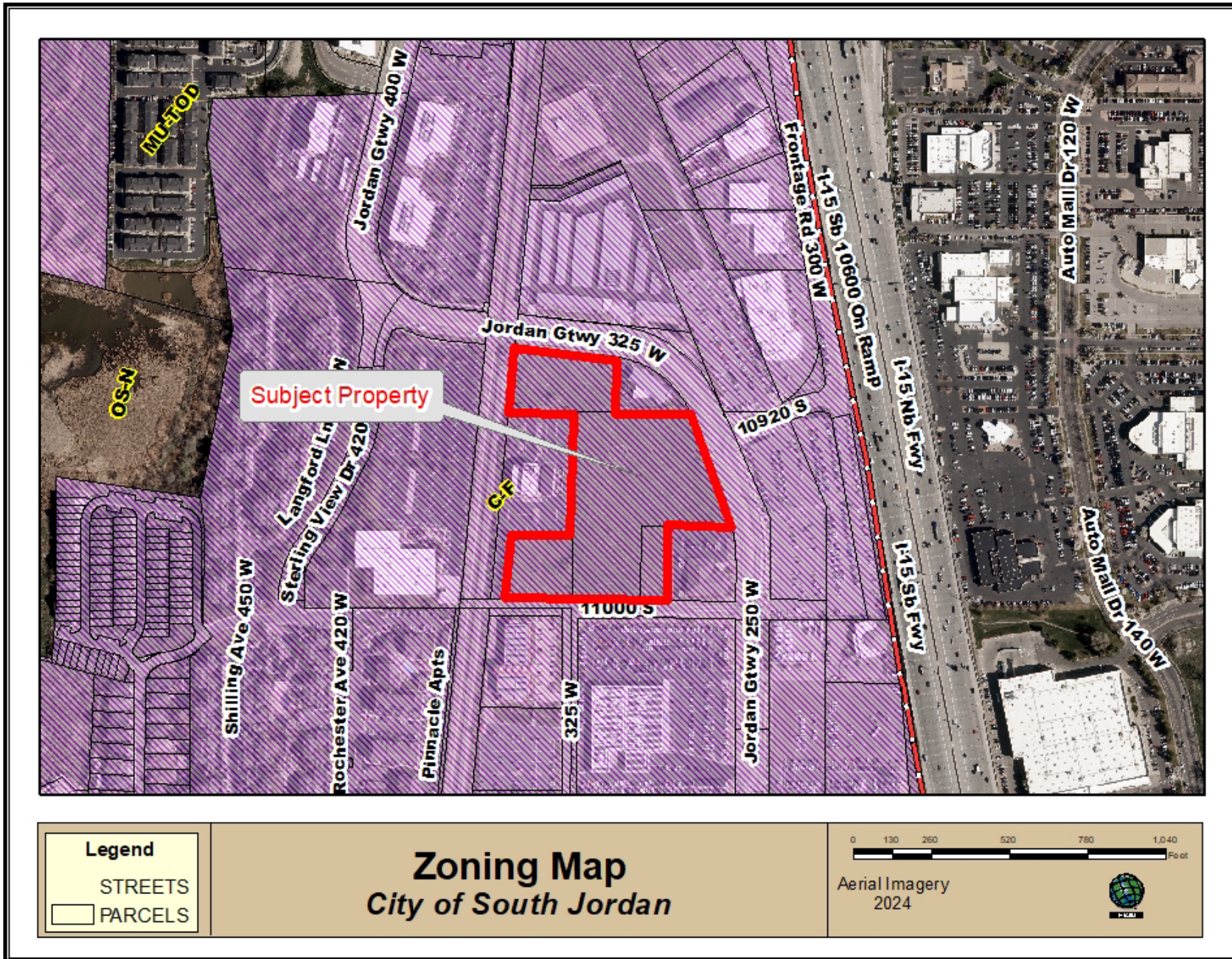
Future Land Use Map City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2024



Zoning Map



3/31/2025 10:37:04 AM



ARCHITECT

PPA SOUTH JORDAN
CENTER
272 W 11500 S
SOUTH JORDAN, UT 84095

SITE PLAN

SubSCE TITLE

RECORDING	
NO.	DATE

24-22

Pickleball Center Renderings



Pickleball Center Renderings



Pickleball Center Renderings



Retail and Commercial Pads



Retail and Commercial Pads



Apartment Building Rendering



① West
1/16" = 1'-0"



① North
1/16" = 1'-0"



③ South
1/16" = 1'-0"



② East
1/16" = 1'-0"

PROJECT NUMBER
Project Number

REVISIONS
DATE DESCRIPTION

SHEET TITLE
COLOR ELEVATIONS

PROJECT OWNER
SOUTH JORDAN
APARTMENTS
SOUTH JORDAN, UT 84096

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 S. 1350 WEST SUITE 201
SOUTH JORDAN, UT 84096 • (801) 487-3300



DATE
Issue Date

SHEET NUMBER
A700

Apartment Building Rendering



3D View 4



3D View 7



3D View 3

PROJECT NUMBER
Project Number

REVISIONS
DATE DESCRIPTION

SHEET TITLE
PERSPECTIVES

PROJECT OWNER
SOUTH JORDAN
APARTMENTS
SOUTH JORDAN, UT 84096

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 S. 1320 WEST SUITE 201
SOUTH JORDAN, UT 84096 • (801) 487-3300



DATE
Issue Date

SHEET NUMBER
A710

Questions





Front Yard Fences Text Amendment

Application No. PLZTA202400233

Residential Front Yard Fences



Residential Front Yard Fences



Where are Front yard Fences Permitted?

South Jordan (Outside Daybreak) *	✗
South Jordan (Within Daybreak)	✓
West Jordan	✓
Herriman	✓
Riverton	✓
Sandy	✓
Draper	✓

*Allowed on collector and arterial roads

**Ordinance
2025-05
§17.40.020**

**Exhibit
A**

- As proposed by the applicant

**Exhibit
1**

- Staff drafted alternative

Fence Materials

Open Style Fences



(Simulated) Wrought Iron



Wood* / Vinyl Pickets



Wood* / Vinyl Post & Rail*

Solid Fences



Solid Masonry



Solid Vinyl

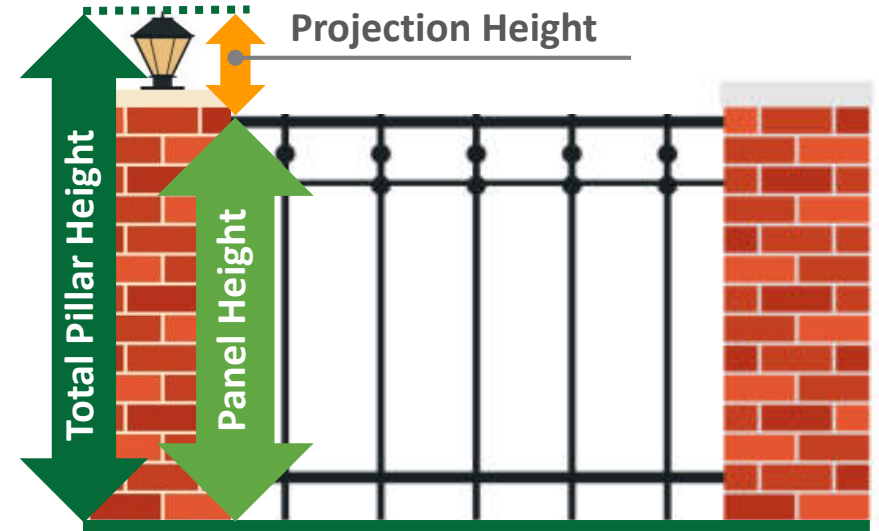


Masonry Pillars

*materials only allowed in Exhibit 1

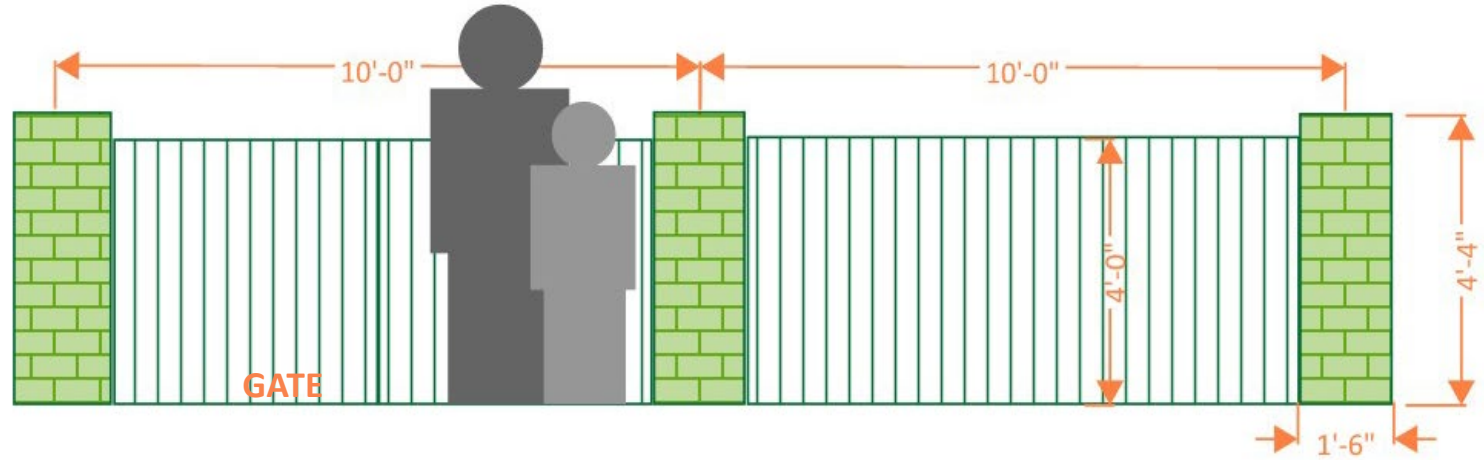
Current Residential Front Yard Fence Code

Requirement	Current Code
Location	Only allowed in front yards along collector and arterial roads (Side fences allowed)
Fence Height	3' max for solid fences 4' max for open fences
Gate Height	Not specified, defaults to fence height
Post/ Pillar Projection Height	4" above fence panel max (4'4" total height max)
Allowed Materials	• decorative wrought iron • simulated wrought iron • vinyl pickets • masonry • solid vinyl • masonry pillars
Pillar Spacing	10' minimum

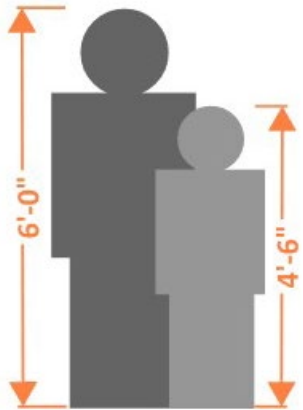
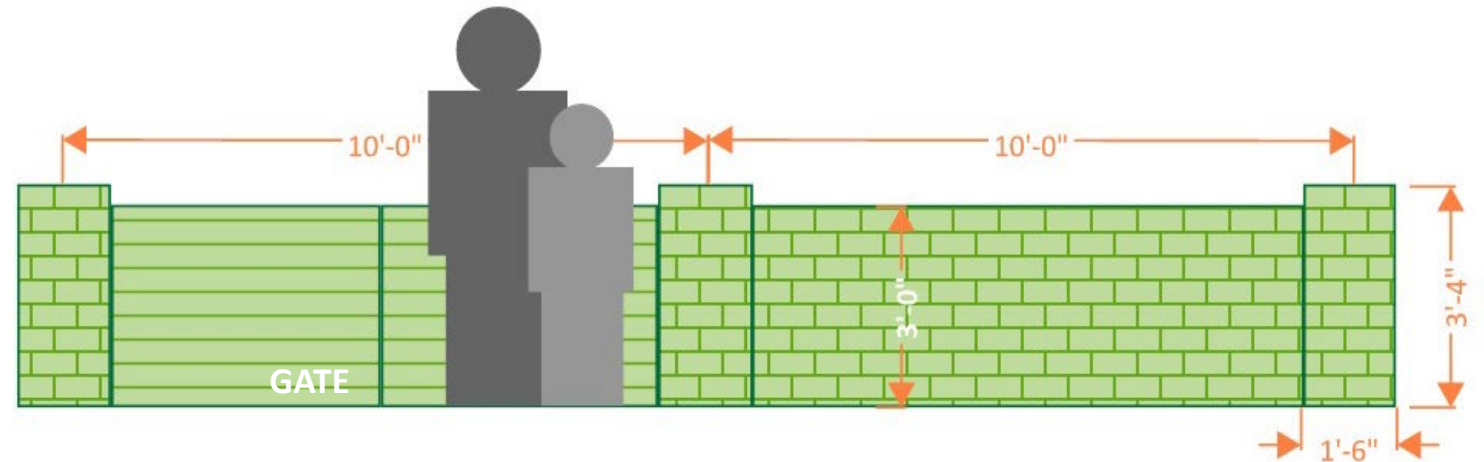


Current Code

Open Style Fences



Solid Fences

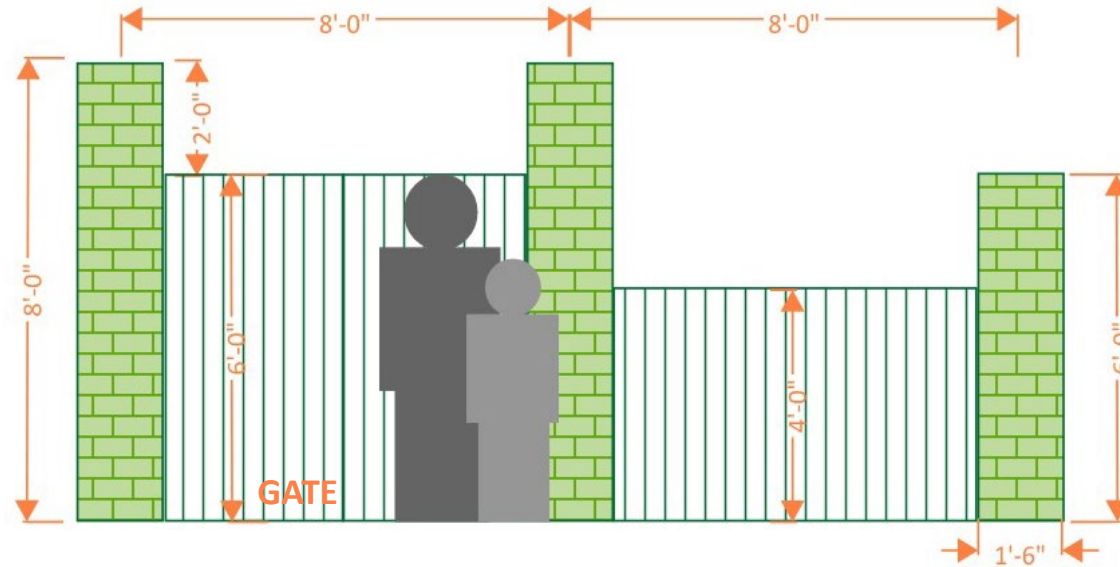


Applicant Proposed Amendment (Exhibit A)

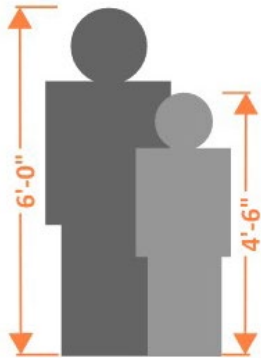
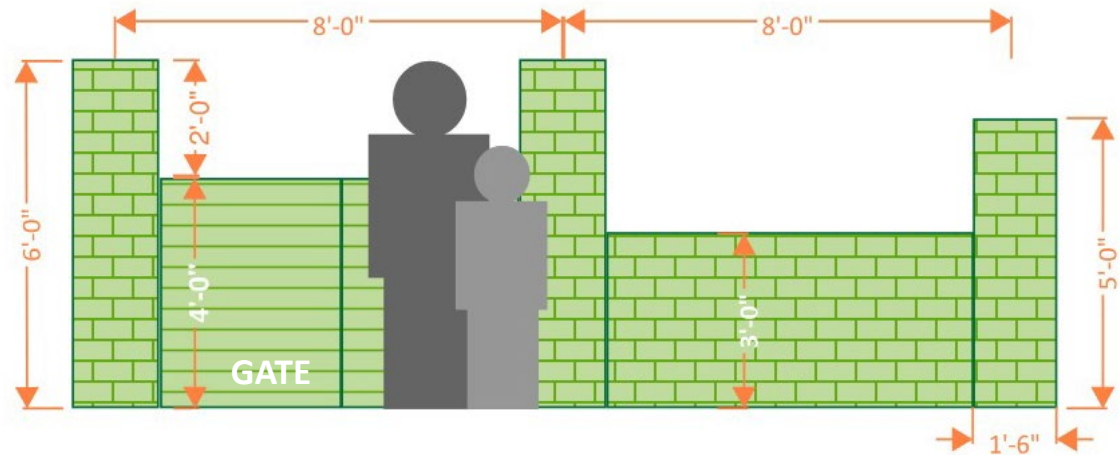
Requirement	Current Code	Exhibit A
Location	Only allowed in front yards along collector and arterial roads (Side fences allowed)	Allows front yard fences in any front yard along ROW line or along sidewalk
Fence Height	3' max for solid fences 4' max for open fences	3' max for solid fences 4' max for open fences
Gate Height	Not specified, defaults to fence height	4' max for solid fences 6' max for open fences
Post/ Pillar Projection Height	4" above fence panel max (4'4" total height max)	24" above gate or fence panel max (8' total height max)
Allowed Materials	- decorative wrought iron - simulated wrought iron - vinyl pickets - masonry - solid vinyl - masonry pillars	- decorative wrought iron - simulated wrought iron - vinyl pickets - masonry - solid vinyl - masonry pillars
Pillar Spacing	10' minimum	8' minimum

Exhibit A

Open Style Fences



Solid Fences

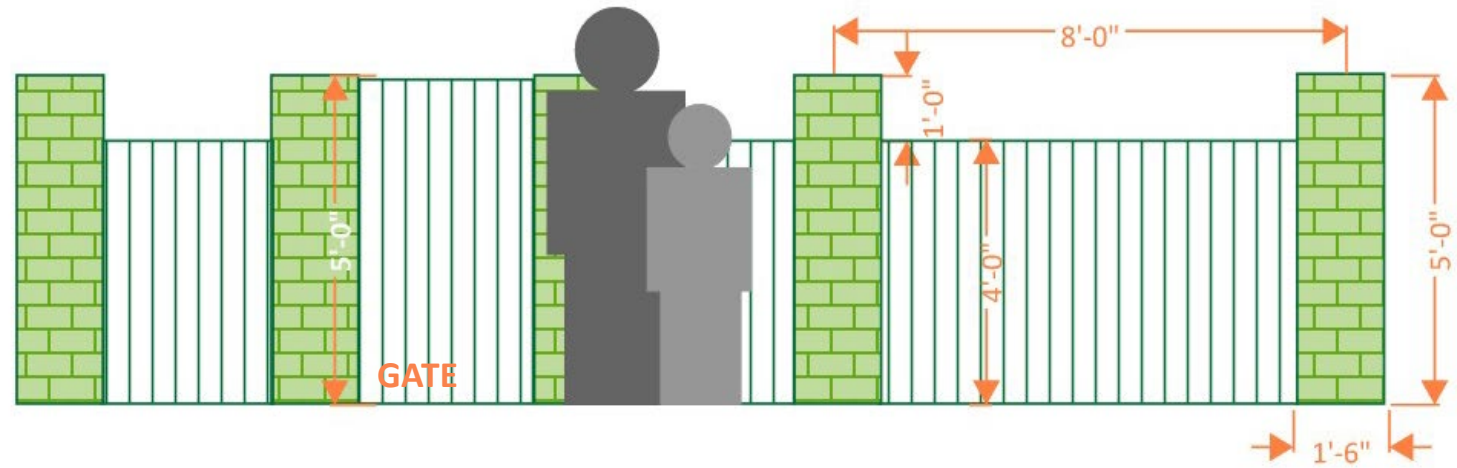


Staff Proposed Alternative (Exhibit 1)

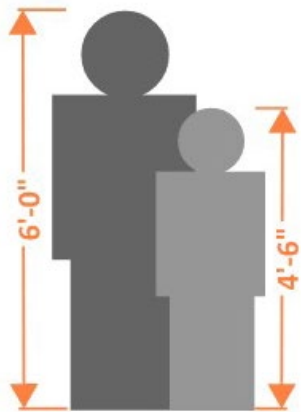
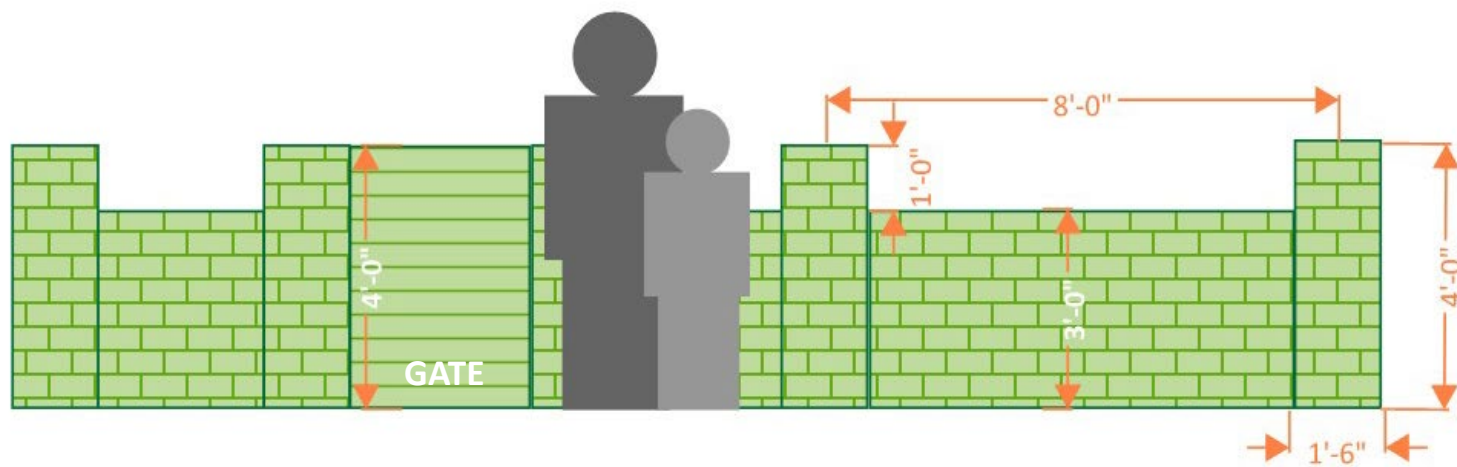
Requirement	Current Code	Exhibit A	Exhibit 1
Location	Only allowed in front yards along collector and arterial roads (Side fences allowed)	Allows front yard fences in any front yard along ROW line or along sidewalk	Allows in front yard, prohibits between sidewalk and road.
Fence Height	3' max for solid fences 4' max for open fences	3' max for solid fences 4' max for open fences	3' max for solid fences 4' max for open fences
Gate Height	Not specified, defaults to fence height	4' max for solid fences 6' max for open fences	12" above fence panel max (5' total height max)
Post/ Pillar Projection Height	4" above fence panel max (4'4" total height max)	24" above gate or fence panel max (8' total height max)	12" above fence panel max (5' total height max)
Allowed Materials	- decorative wrought iron - simulated wrought iron - vinyl pickets - masonry - solid vinyl - masonry pillars	- decorative wrought iron - simulated wrought iron - vinyl pickets - masonry - solid vinyl - masonry pillars	All currently allowed materials plus: wood pickets wood post and rail vinyl post and rail
Pillar Spacing	10' minimum	8' minimum	8' minimum, exemption for gate posts

Exhibit 1

Open Style Fences



Solid Fences



Height & Projections

Overall max pillar height*

- » Current: 4'4"
- » Exhibit A: 8'
- » Exhibit 1: 5'

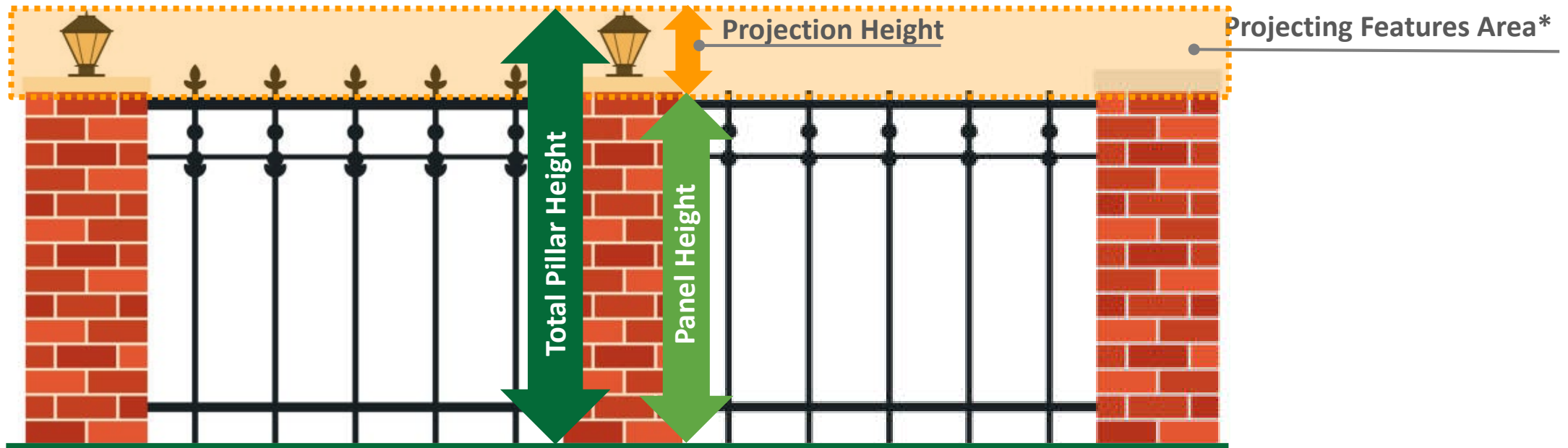
* If open style

Projection max height

- » Current: 4"
- » Exhibit A: 24"
- » Exhibit 1: 12"

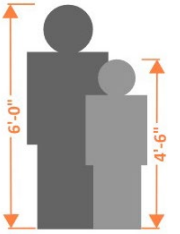
Fence panel max height

- » Current: 3' solid, 4' open
- » Exhibit A: 3' solid, 4' open, 4' solid gate, 6' open gate
- » Exhibit 1: 3' solid, 4' open



*Gates allowed as projections in Exhibit 1 only

Height Comparisons



Current Code

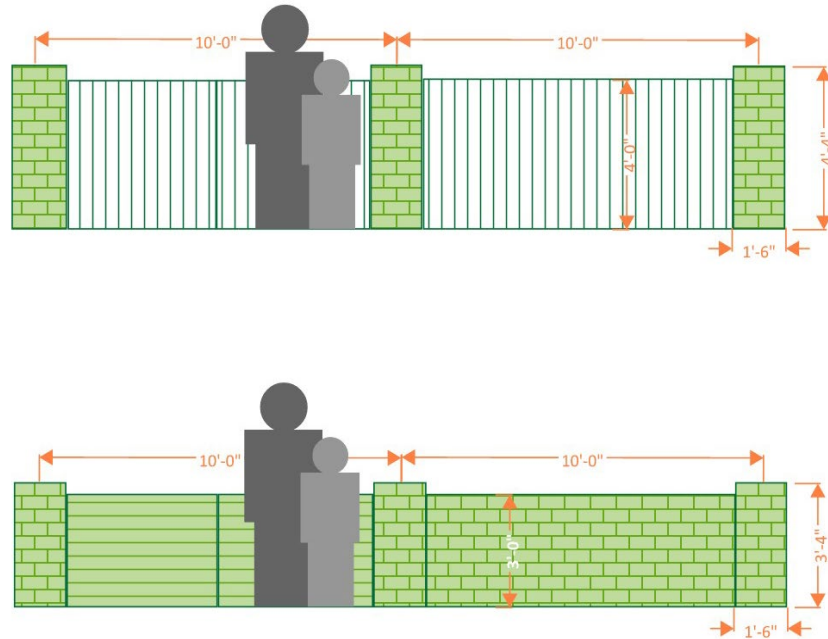


Exhibit A

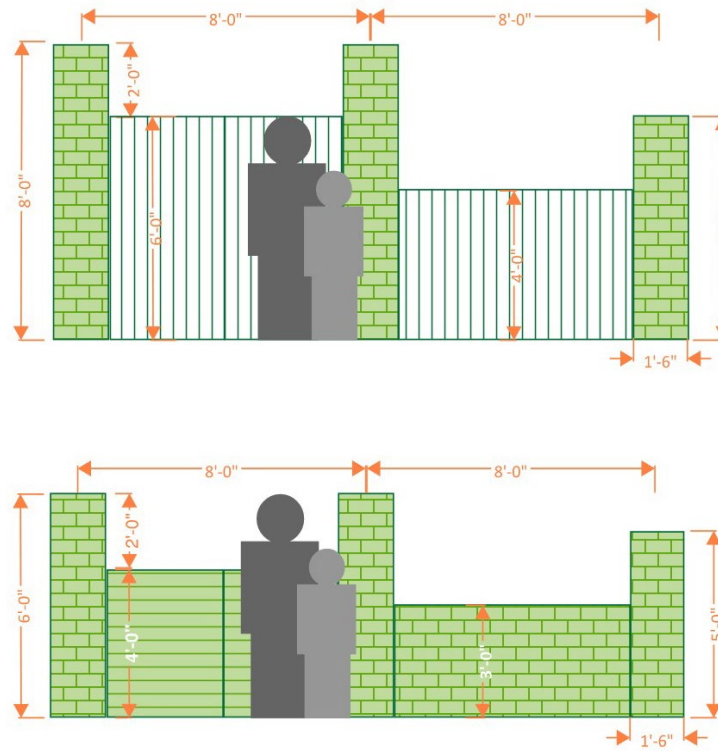
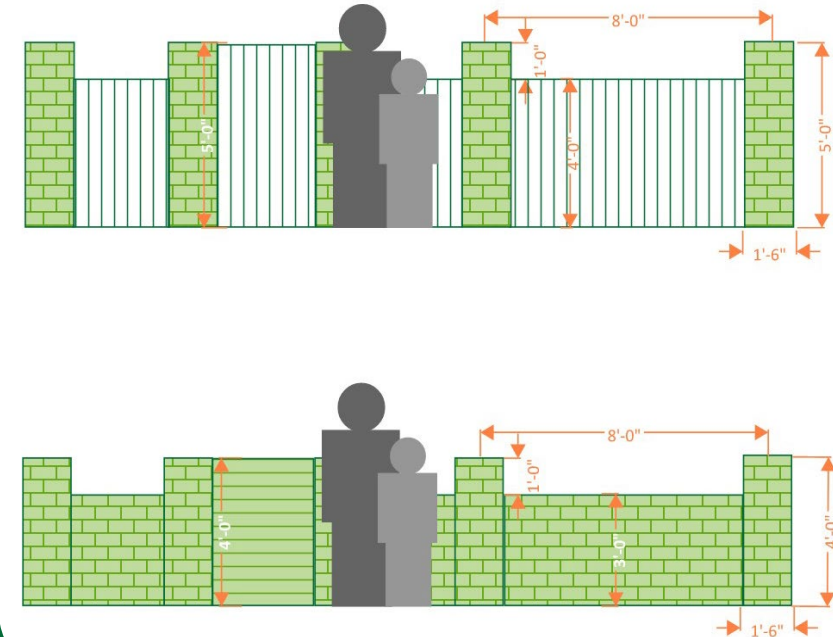


Exhibit 1



Recommendation

Requirement	Current Code	Exhibit A	Exhibit 1
Location	Only allowed in front yards along collector and arterial roads (Side fences allowed)	Allows front yard fences in any front yard along ROW line or along sidewalk	Allows in front yard, prohibits between sidewalk and road.
Fence Height	3' max for solid fences 4' max for open fences	3' max for solid fences 4' max for open fences	3' max for solid fences 4' max for open fences
Gate Height	Not specified, defaults to fence height	4' max for solid fences 6' max for open fences	12" above fence panel max (5' total height max)
Post/ Pillar Projection Height	4" above fence panel max (4'4" total height max)	24" above gate or fence panel max (8' total height max)	12" above fence panel max (5' total height max)
Allowed Materials	- decorative wrought iron - simulated wrought iron - vinyl pickets - masonry - solid vinyl - masonry pillars	- decorative wrought iron - simulated wrought iron - vinyl pickets - masonry - solid vinyl - masonry pillars	All currently allowed materials plus: - wood pickets - wood post and rail - vinyl post and rail
Pillar Spacing	10' minimum	8' minimum	8' minimum, exemption for gate posts

Questions



