

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, JUNE 17, 2025 at 6:30 p.m.**



Notice is hereby given that the South Jordan City Council will hold a City Council meeting at 6:30 p.m. on Tuesday, June 17, 2025. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The agenda may be amended, and an executive session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, individuals may join virtually using Zoom. Attendees joining virtually may not comment during public comment; virtual participants may only comment on items scheduled for a public hearing. Video must be enabled during the public hearing period. Attendees wishing to present photos or documents to the City Council must attend in person.

If the meeting is disrupted in any way deemed inappropriate by the City, the City reserves the right to immediately remove the individual(s) from the meeting and, if necessary, end virtual access to the meeting. Reasons for removal or ending virtual access include, but are not limited to, posting offensive pictures or remarks, making disrespectful statements or actions, and other actions deemed inappropriate.

The ability to participate virtually depends on the individual's internet connection. To ensure that comments are received regardless of technical issues, please submit them in writing to City Recorder Anna Crookston at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting. Instructions on how to join virtually are provided below.

Join South Jordan City Council Meeting Virtually:

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://ut-southjordan.civicplus.com/241/City-Council>.

Regular Meeting Agenda: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey
- B. Invocation:** By Assistant City Manager, Don Tingey
- C. Pledge of Allegiance:** By Assistant City Manager, Jason Rasmussen
- D. Minute Approval:**
 - [D.1.](#) May 6, 2025 City Council Study Meeting
 - [D.2.](#) May 6, 2025 Combined City Council & Redevelopment Agency Meeting
- E. Mayor and Council Reports: 6:35 p.m.**

F. Public Comment: 6:50 p.m.

This is the time and place on the agenda for any person who wishes to comment. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone, and giving their name and address for the record. Note, to participate in public comment you must attend City Council Meeting in-person. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council Meeting. Time taken on non-agenda items, interrupts the process of the noticed agenda.

G. Presentation Item: 7:00 p.m.

[G.1.](#) **Jordan Valley Water Conservancy District (JVWCD)** to report on the proposed tax rate increase. *(By JVWCD General Manager, Alan Packard)*

H. Action Items: 7:15 p.m.

[H.1.](#) **Resolution R2025-26**, Authorizing the City of South Jordan Mayor to sign a Franchise Agreement with Rocky Mountain Power. RCV *(By Assistant City Manager, Don Tingey)*

[H.2.](#) **Resolution R2025-28**, Declaring the City's intention to reimburse itself for expenditures incurred in connection with financing all or a portion of the cost of improvements to the City's water system, with proceeds of bonds that it intends to issue; and related matters. RCV *(By CFO, Sunil Naidu)*

[H.3.](#) **Resolution R2025-29**, Designating the interim emergency successors for 2025-26 and identification of alerting authority and individuals authorized to send alerts. RCV *(By City Manager, Dustin Lewis)*

[H.4.](#) **Resolution R2025-32**, Appointing members to the Arts Council. RCV *(By Associate Director of Recreation, Brad Vaske)*

[H.5.](#) **Resolution R2025-33**, Appointing members to the Senior Advisory Committee. RCV *(By Associate Director of Recreation, Brad Vaske)*

I. Public Hearing Items: 8:00 p.m.

[I.1.](#) **Resolution R2025-22**, Amending the FY2024-25 budget for South Jordan City. The appropriation authority shall apply to the fiscal year ending June 30, 2025. RCV *(By CFO, Sunil Naidu)*

[I.2.](#) **Ordinance 2025-02**, Vacating small portions of right-of-way in the Daybreak Town Center along Grandville Avenue, Black Twig Drive and Betz Way. RCV *(By Director of Planning & Economic Development, Brian Preece)*

[I.3.](#) **Ordinance 2025-09**, Amending Section 16.50.100 (Allowed, Prohibited, and Restricted Uses) of the South Jordan City Municipal Code to modify the uses within drinking water protection zones. RCV *(By Long-Range Planner, Joe Moss)*

- I.4. **Zoning Ordinance 2025-04-Z**, Rezoning property located at 2511 West 10950 South in the City of South Jordan from A-5 (Agricultural, Minimum 5 acre lot) Zone to R-1.8 (Single-Family Residential, 1.8 lots per acre) Zone; Robbie Pope, LRPOPE Engineering (Applicant). RCV (*By Director of Planning & Economic Development, Brian Preece*)

J. Staff Reports and Calendaring Items: 8:45 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
: §
COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted June 13, 2025.

SOUTH JORDAN CITY
CITY COUNCIL STUDY 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, Police Chief Jeff Carr, City Engineer Brad Klavano, Associate Director of Recreation Brad Vaske, Public Works Director Raymond Garrison, Director of City Commerce Brian Preece, Director of Strategy & Budget Don Tingey, Communications Manager/PIO, Rachael Van Cleave, CTO Matthew Davis, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Engineering Operation Manager Becky Messer, Long-Range Planner Joe Moss, Assistant City Attorney Greg Simonson, Planner III Damir Drozdek

Absent:

Others: Fred Philpot, Rachel Jepperson,

4:38 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – By Council Member, Patrick Harris

Council Member Harris offered the invocation.

C. Mayor and Council Coordination

Council Member Harris inquired about receiving an update on the parade, Summer Fest, and related activities when appropriate.

City Manager Dustin Lewis stated that staff will email council members with final event details. He noted that there is one more council meeting prior to the events, which begin the week of June 2. The float preview is scheduled for June 3, though it conflicts with a City Council meeting this year. Traditional events will take place leading up to the parade on June 7, including breakfast and transportation to the parade route. Invitations will be sent for chalk art judging and other related activities. He added that the core activities have been relocated to the west side of City Park in the larger field area to allow for expanded space for the carnival and other events. He noted this change will provide more room for activities, improve safety, and enhance the overall experience.

D. Discussion/Review of Regular Council Meeting:

Utah Black Diamonds Land Use Public Hearing Items:

- Resolution R2025-23, Development Agreement pertaining to property 272 West 11000 South.

- Zoning Ordinance 2025-03-Z, Rezoning property 272 West 11000 South, from C-F (Commercial - Freeway) Zone to C-F (Commercial - Freeway) Zone and PD (Planned Development) Floating Zone; Nichols Naylor Architects (Applicant).

Public Hearing Items:

- Resolution R2025-25, Adopting the 2025 Drinking Water System Master Plan.

- Ordinance 2025-05, Amending Section 17.40.020 of the City of South Jordan Municipal Code.

Action Items:

- Resolution R2025-18, Appointing a member to the BCRPA Board.

- Resolution R2025-20, Adopting FY2025-2026 Tentative Budget.

RDA Action Item:

- Resolution RDA 2025-01, Adopting FY2025-2026 Tentative Budget.

E. Presentation Items:

E.1. Storm Water Rate Study. *(By Director of Public Works, Raymond Garrison)*

Public Works Director Raymond Garrison introduced Vice President of LRB Financial Advisors, Fred Philpot. He noted that the last stormwater rate study was conducted in 2021 and that the City is approaching the five-year mark, prompting the need for an updated analysis. He stated that staff has been working with Mr. Philpot and his team over the past few months to complete the update, and Mr. Philpot would present the findings, with time allotted for discussion afterward.

Mr. Philpot reviewed prepared presentation (Attachment A), providing an overview of the storm utility rate review, following the same format used in prior utility analyses. He outlined the objectives, methodology, and assumptions used in the financial model, which projects through 2030 but focuses on the next five years for rate setting. The model incorporates actuals from 2023, estimates for 2024, and the adopted 2025 budget, including anticipated system growth, expenditure trends, and construction inflation. He explained that the storm utility is simpler to evaluate because it typically charges a flat rate per equivalent residential unit (ERU) rather than using tiered demand structures. The primary goals of the analysis include ensuring financial sustainability, maintaining adequate cash reserves, covering debt obligations, and avoiding subsidization from other funds. The model starts with a \$1.7 million fund balance and includes capital improvement needs, such as the storm drain portion of the new Public Works facility. Two scenarios were presented: one with no rate increase, which would lead to the fund balance falling below target levels, and another with phased annual 3% rate increases to preserve financial targets and improve debt coverage. He noted that gradual increases help smooth the financial impact and align with inflation, as opposed to a single large adjustment. A comparative analysis of storm rates across neighboring communities was shown, indicating that South

Jordan's proposed rates would fall in the mid-range, not the highest, but not the lowest. Mr. Philpot concluded by highlighting that other communities, have faced challenges due to delayed rate adjustments, underscoring the importance of timely and sustainable rate planning.

Council Member Zander asked whether the bar graph showing a rate of approximately \$9 reflects the City's highest projected rate under the proposed increases.

Mr. Philpot clarified that the \$9.29 shown on the bar graph represents the starting point under the proposed rate increases. As rates continue to rise over time, the City would eventually exceed that amount, approaching rates similar to Bluffdale, assuming those other cities do not adjust their rates. He noted that storm enterprise funds are often the least frequently evaluated, which can lead to significant future increases when capital needs are eventually addressed. He added that the comparison chart includes only communities within Salt Lake County.

Council Member Zander asked when the City last implemented a stormwater rate increase.

Director Garrison stated that the last rate study was completed in 2021 and recommended a 6% annual increase, which the City has implemented each year since.

Council Member Zander confirmed that the City has applied a 6% annual stormwater rate increase since 2021 and noted that the current recommendation is for a 3% increase moving forward.

Director Garrison explained that the previous rate study was a five-year plan, and one year remains on that schedule. He recommended incorporating a 3% rate increase into the upcoming tentative budget review.

Council Member Harris asked whether the recommended reduction from a 6% to a 3% rate increase is primarily due to decreased inflation or if other factors are influencing this adjustment.

Mr. Philpot added that, in addition to decreased inflation, updates to the capital improvement plan and reassessment of necessary projects contributed to the recommendation for reduced rate increases. Incorporating these factors into the model produced a scenario supporting a lower increase.

Director Garrison stated that the stormwater master plan was updated to closely evaluate the recommended projects. The team reviewed the necessity and timing of each project, resulting in a more refined and finalized project list that has been incorporated into the current rate study model.

E.2. Development Fee Study. *(By CFO, Sunil Naidu)*

CFO Sunil Naidu provided background information, noting that the fee schedule was updated in 2022, but due to recent legislative discussions regarding governmental fees and concerns about charges to developers, the City opted to conduct a comprehensive study. This study includes cost and process analyses to ensure fees align appropriately with expenditures and comply with regulations.

Mr. Philpot reviewed prepared presentation (Attachment B), explaining the City's updated approach to evaluating fees for service, emphasizing the importance of aligning fees with the actual costs of providing those services. The process involves a two-pronged methodology: first, a cost analysis including employee salaries, department overhead, and administrative overhead; second, a detailed process map identifying each task involved and the time spent by personnel. This combined data informs the fee calculations. He provided an example showing how staff time is calculated with fully loaded costs per minute, including technology fees and overhead allocations. The process maps identify steps and personnel involved, averaging costs when multiple employees may be involved, resulting in an estimated total cost per application. The updated fee schedule generally reflects increases, primarily driven by higher personnel costs since the previous study. Some new fees were added for services such as right-of-way vacations, development agreement amendments, and floodplain permits. Certain fees, like the text amendment, saw minor decreases due to more efficient processes. Mr. Philpot highlighted South Jordan's proactive stance in linking building permit fees more closely to actual cost of service rather than purely valuation-based fees, a practice that some neighboring communities are still working to adopt. The updated schedule incorporates tiered fees based on valuation and reflects increases in salaries, benefits, department overhead, and administrative overhead. He added that a revenue analysis was conducted to estimate the overall financial impact of the revised fee schedule. Using prior year data for building permits and planning fees, the analysis applied both the current and proposed fee schedules to show potential changes in revenue. Under the proposed schedule, building permit revenue could increase from approximately \$2.3 million to \$2.7 million, nearly a 20% rise. Planning fee revenue could increase by about 25%, from just under \$300,000 to nearly \$360,000. He emphasized that these figures are illustrative, based on prior year activity, and actual revenue will vary depending on factors such as growth, the number of permits processed, and future development activity. Therefore, the projected amounts should not be considered guaranteed revenue but rather a contextual estimate assuming other conditions remain constant.

Mayor Ramsey expressed appreciation for the thorough analysis, noting that many cities will need a paradigm shift to adopt such a detailed, data-driven approach to justify permit fees down to the precise time and cost involved. She commended South Jordan for being proactive in establishing a sound, transparent process. She requested a printed copy of the presentation to keep for reference, explaining that she and City Manager Lewis will be attending a meeting at the governor's mansion with a group discussing the future of housing and development. Since fees are expected to be a topic, she wants to have this detailed data on hand to demonstrate how South Jordan manages fees effectively and as an example that other cities could follow. She emphasized that this would be a valuable educational tool and support for the city's approach.

Council Member Zander requested clarification on the revenue slide, asking if the approximately \$2.7 million in building permit revenue reflects net revenue to the city after covering all personnel costs calculated down to the minute and the penny through the cost analysis, or if that figure represents gross revenue before those costs.

Mr. Philpot clarified that the \$2.7 million figure does not represent profit. Instead, it reflects the total revenue generated by the fees based on the cost analysis. Essentially, it shows the amount

collected to cover the costs associated with providing the services, calculated down to the minute, rather than a surplus or net income.

Council Member Zander confirmed her understanding, noting that the term “revenue” here refers only to covering the city’s costs, not generating profit.

Mr. Philpot replied, yes, we’ll generate that revenue, but the intent is to show that amount essentially covers the costs associated with providing those services, not profit. It’s about recovering the expenses involved in processing the permits and fees.

City Attorney Ryan Loose added that legally, we can only charge fees that correspond to the actual work done. That principle really guides how we set fees across the board.

Mr. Philpot explained that staffing and departmental functions do not fluctuate directly with growth, as there are fixed expenses that remain even if building permits decline significantly. He noted that the city would not furlough staff during such periods. He emphasized the importance of accounting for revenues carefully to ensure that any surplus funds are retained to offset future expenses. The purpose of the analysis is to demonstrate the expected offsetting revenue based on current cost assumptions.

Council Member Harris expressed support for the updated fee structure, emphasizing the importance of accurately covering the costs associated with permit processing. He noted that if fees are insufficient, the city must cover those costs through the general fund, which could lead to higher taxes for all residents. He stressed that permit applicants should fairly bear the costs related to their applications and appreciated the thorough approach taken to ensure fees correspond to actual expenses.

Council Member Johnson noted that cities often encounter financial trouble when they rely on the general fund to cover all expenses without properly accounting for or recouping costs through appropriate fees.

Council Member Shelton asked whether the proposed fees are included in the tentative budget.

CFO Naidu responded that the proposed fees are not yet included in the tentative budget but are intended to be incorporated before the public hearing.

Council Member Zander asked if there is any state mandate requiring cities to justify fees down to the minute, or if South Jordan is simply being proactive in this approach.

Mayor Ramsey responded that South Jordan is ahead of the game. Although there is no current state mandate requiring this detailed fee justification, there has been ongoing discussion and proposals over the last three legislative sessions aimed at eliminating cities' ability to collect impact fees altogether. This thorough process positions the city well amid such challenges.

Attorney Loose added that while the legislative proposals target impact fees specifically, non-impact fees, such as building permit fees, still must cover the actual cost of services provided.

For example, inspectors who review and inspect houses must be paid, and it would be unfair for taxpayers to continue subsidizing those inspections.

Mayor Ramsey noted that the legislature has previously proposed eliminating certain fees, but emphasized that not everyone should bear the cost of specific services, reinforcing the importance of fee structures that fairly allocate expenses to those who directly use or benefit from them.

Attorney Loose explained that in the housing sector, fees are a major topic of discussion. He noted that while some reports claim fees make up about 30% of the cost of a house, the actual impact depends on how the data is presented. He cautioned that removing governmental fees entirely to reduce housing costs is often oversimplified and doesn't fully reflect the true cost factors.

Council Member Zander asked for clarification on whether the City is being required by the legislature to conduct this level of detailed fee analysis.

CFO Naidu clarified that, no, the City is not being required by the legislature to conduct this level of detailed analysis. He emphasized that this approach has been the City's preference for a long time, reflecting a proactive commitment to transparency and accuracy in setting fees.

Attorney Loose explained that, even without conducting a formal study, the City would still be required to demonstrate the justification for its fees if they were ever challenged. By proactively conducting detailed cost and process analyses, the City is better positioned to defend its fees. He noted that challenges to fees do occur, but with expert-backed data and a transparent methodology already in place, the City is well-prepared to respond.

Mr. Philpot clarified that there will always be some level of generalization in fee structures due to the nature of averaging across different user groups. While this ensures broad equity, it doesn't create exact fairness for every individual scenario. He emphasized that the City's ordinance, similar to impact fee statutes, already allows for flexibility by permitting applicants to present data to justify an alternative fee if their situation is unique. He also noted that although there's no current legislative mandate requiring this level of fee justification, pressure is increasingly coming from auditors. Several neighboring cities have engaged in similar studies after audit findings raised concerns about lacking documentation for how fees were determined. The State Auditor's Office has also weighed in, signaling a growing emphasis on accountability and transparency in municipal fee structures.

Council Member Harris expressed concern about the potential for legislative action that could eliminate cities' ability to collect building permit and planning fees. He emphasized that the combined revenue from these sources, over \$3 million, represents actual costs tied to services the City must provide. If those fees were prohibited, it would effectively become an unfunded mandate, requiring the City to raise taxes to cover the same expenses. He stressed that these obligations and associated costs don't disappear just because the revenue source is removed. Moreover, legislative expectations for prompt service delivery remain high. He underscored the importance of policymakers and voters understanding the real-world financial implications of

such decisions, noting that the costs must be paid somehow, either through user-based fees or general taxation.

Mayor Ramsey noted that this issue is part of a broader conversation that the League has been actively engaged in for several years. She explained that water and sewer districts are also facing similar legislative challenges. She referenced a specific instance from two years ago when Senator McKay proposed a bill that would have eliminated the ability of water districts to charge any impact fees. This reflects a growing trend of proposals aimed at restricting local entities' ability to recover costs through fees, highlighting the need for continued vigilance and advocacy.

Council Member McGuire expressed appreciation for the foresight of those who implemented priority-based budgeting in South Jordan years ago. He emphasized that this approach laid the essential groundwork for the City to now deeply understand its costs and appropriately align fees with actual services provided. He noted that while government is not structured to make a profit like private businesses, the City can, and should, strive to break even by ensuring that those who incur costs are the ones who pay them.

City Manager Lewis stated that this type of detailed cost analysis is applied to every City program. He gave the example of tracking the exact cost when a crew is sent out to fix a light pole, noting that they account for the personnel, equipment, and time involved. He emphasized that this level of tracking ensures the City operates in a fiscally responsible manner.

Council Member Zander asked whether the City plans to make the fee analysis publicly accessible on the website, rather than only sharing it upon request. She suggested that offering a "deeper dive" tab where residents can review the detailed breakdown would reflect positively on the City and highlight the proactive approach staff have taken, especially since most cities are not yet doing this kind of comprehensive analysis.

Mr. Philpot explained that while much of the fee analysis data is public, some details are sensitive. Because of this, many communities hesitate to publish the full detailed data online. Instead, they typically keep the information at a higher, more general level in publicly shared studies to balance transparency with privacy concerns.

Council Member Zander asked how much detailed information the city shares when residents or applicants challenge their fees.

City Manager Lewis responded that if someone wants to challenge a fee, the city is willing to sit down and review the details as thoroughly as needed. He referenced City Attorney Loose's point that when fees are challenged, they go through the analysis carefully with the concerned parties.

Attorney Loose noted that while the city doesn't often face formal challenges, some jurisdictions do end up in court over fees. He expressed caution about broadly publishing detailed fee analyses online. He mentioned that while the detailed data won't be directly posted on the city's website, it remains public and accessible through meetings and records requests.

F. Discussion Item:

F.1. R-M text amendments. (*By Long-Range Planner, Joe Moss*)

Long-Range Planner Joe Moss had a handout of a online survey (Attachment C). Planner Moss reviewed prepared presentation (Attachment D), explaining that in February, they explored how design standards could shape and influence R-M style (residential multifamily) development. They discussed creating a “menu” of design options to incentivize certain features. The goal for tonight’s meeting was to review these potential options with the council to gauge priorities and help weigh them appropriately in the draft. He noted that R-M zones may be separated from other residential zones due to their distinct development patterns. For example, townhomes require different regulations than single-family homes, and small-lot single-family homes may have different setback and design needs compared to larger lots. The current draft framework is organized into two main sections, with the first covering purpose and applicability, and the second focusing on standards. The aim is to make the document more visual and user-friendly, and shared a preview of the work in progress, emphasizing it is not yet complete.

Council Member Harris asked if the design options presented are the current standards.

Planner Moss explained that some of the design options are current standards while others are modified. They are working on separating standards for different development types, such as small-lot single-family homes versus townhomes. Currently, the city lacks specific design criteria for anything beyond single-family homes, especially for Planned Developments (PDs). Although there are no undeveloped R-M zones currently, this framework would provide a useful zoning tool, allowing developers to start with a clear set of standards focused on quality development that the city supports.

Mayor Ramsey asked for clarification that there are currently no undeveloped R-M zones within the city. Planner Moss confirmed that while there are a few very small, leftover parcels zoned R-M, they are minimal and not really available for development.

Director of Planning Steven Schaefermeyer clarified that while the city has undeveloped planned developments with R-M as the base zone, there are no undeveloped areas zoned strictly as R-M. He noted that other zones, such as BHMU, do allow for additional residential development. He also referenced recent projects like The Rise and the Jerry Salt project, mentioning that despite the extensive work done, the Jerry Salt project will not proceed. He added that although the city is actively developing, there are currently no new applications being submitted specifically for R-M zones.

Council Member Harris asked if, despite the extensive work being done, the city is not anticipating any new applications for R-M zones in the near future.

Director Schaefermeyer responded that the city does anticipate future applications, particularly for developments like townhomes, which are common. He noted that staff often directs applicants accordingly. He added that the purpose of this discussion is to gauge the council’s comfort level. Although the zone has been changed, it doesn’t mean new projects will suddenly appear everywhere the R-M zone exists, as most of those areas are already developed. He

explained that future projects would likely involve rezone requests, and if applicants are not comfortable with pursuing a planned development, staff can guide them to consider the R-M zone as an alternative, which might be less complex than going through the planned development process.

Mayor Ramsey clarified for the benefit of all viewers and readers that these standards and processes do not apply to the master-planned community of Daybreak, and may or may not apply to other upcoming master plan developments.

Director Schaefermeyer explained that the BHMU zone serves as a good example of existing residential entitlements that are not zoned R-M. While there are no undeveloped R-M zones available, which would typically be the primary tool for rezones, there are numerous planned developments already in place, including large ones like Daybreak.

Planner Moss explained that they have been putting together different elements based on the feedback the council provided last time regarding what is most important to them. He noted that the current slide is a draft framework and that things might shift depending on how the council prioritizes the various aspects. He described the approach as having two options: on the left side are items that would be required as mandatory standards, while on the right side are items that would be incentivized, meaning developers could choose from those options. The goal is to create a menu of options where developers can select from various features and accumulate points to meet a certain threshold, ensuring the inclusion of key items that promote high-quality development. He highlighted some of the important points, such as managing transitions and compatibility of scale, especially in areas where townhomes or multifamily housing meet single-family neighborhoods. This could include requirements to limit the number of stories or restrict certain features like second-story roof decks to soften the scale differences. He also mentioned screening, which would involve a combination of walls and shade trees to create a layered buffer that provides privacy between different types of uses. He then invited the council to provide input on the relative importance of these items, asking them to rank each from zero to ten, where zero means the item is not needed in the code and ten means it is absolutely essential. He emphasized that the ranking is not a zero-sum game, so one item being less important than another does not necessarily mean it will be excluded, but it might receive fewer points.

Council Member Harris expressed some reservations about the process, acknowledging that while the concept behind the survey is good, he is uncertain about how the information gathered will be used. He shared his preference for open public voting and discussion when making recommendations, feeling that this survey approach feels somewhat uncertain and risks leading to closed or less transparent decision-making.

Planner Moss clarified that the results of the survey would be included in the public notes and minutes provided to City Recorder Anna Crookston, emphasizing that this is part of a public meeting and the process remains transparent. He added that the purpose of the exercise is simply to give staff a sense of which elements the council wants to weigh more heavily than others. Due to limited time, they opted not to dive into each item individually, instead grouping them together for efficiency.

Council Member Harris expressed that if he were a resident watching the meeting, he would likely feel frustrated and confused, unsure about what council members were doing, how they were voting, or what the implications of those actions might be. He emphasized the importance of open discussion to ensure transparency and public understanding.

Director Schaefermeyer clarified that the intention of the exercise was not to bypass open discussion or to present a finalized code based solely on the results. He emphasized that staff still wanted to have meaningful dialogue with the council and that the survey-style ranking was meant to guide early drafting efforts based on council input. He acknowledged the concern raised and said if the process felt uncomfortable or inappropriate, they were more than willing to stop, regroup, and take a different approach. The goal was to avoid investing significant time drafting something that might not reflect the council's priorities, and instead ensure their direction was properly understood from the outset.

Council Member Harris expressed discomfort with participating in the prioritization exercise without first having a full discussion. He acknowledged the intent behind the exercise, relating it to prioritization in budgeting, but emphasized that, unlike in previous instances where discussion preceded input, this process lacked that open exchange. While he recognized the results wouldn't be final, he believed they would still influence the direction of the code development. Because of that concern, and the absence of prior dialogue on the individual items, he stated he would not be participating in the ranking.

Mayor Ramsey asked the council whether they preferred to continue with the prioritization exercise as planned or to pause and reschedule in order to first have a more in-depth discussion. She acknowledged the concerns raised and emphasized the importance of making sure everyone is comfortable with the process moving forward.

Council Member Shelton acknowledged the value in the conversations the Council has had, noting that while staff likely gets a general sense of their priorities through discussion, he understands the staff's intent to try and quantify those priorities more clearly. However, he expressed support for stepping back from the current exercise, especially out of respect for Council Member Harris's discomfort. He suggested it may be better to find a different approach to communicate the Council's preferences to staff.

Council Member Zander shared that she sees value in the exercise because it gives all six members of the Council, including those who may be less vocal in open discussion, an opportunity to express their individual opinions. She acknowledged Council Member Harris's concerns but proposed a possible compromise: having a full discussion first, and then allowing each member to share their individual stance. This way, staff still receives clear direction from all Council members, not just the most outspoken ones, which she believes is important. She concluded by affirming that she agrees with the intent behind gathering everyone's input.

Mayor Ramsey emphasized that the Council typically operates by engaging in open discussion, where each member is given a chance to voice their perspective. She acknowledged the intent behind gathering individual input quickly, such as through ranking or surveys, but reinforced that, as a body, their process involves hearing each other out. Through discussion, members often

gain new understanding or see different viewpoints, and from there, the Council tends to arrive at a shared direction. She pointed out that while members may begin with differing views, it's the collective dialogue that shapes the Council's final stance, and that approach has served them well historically.

Council Member Johnson expressed that evaluating priorities in the abstract is challenging because each development project is so context-dependent. She noted that factors such as location, whether a property is near a railroad or a busy road versus being more interior, significantly affect what the community might need from a project. Additionally, the intended demographic for a project plays a role; for example, design elements for a senior housing development would differ from those suitable for families with young children. Because of this variability, she felt it's difficult to assign rigid priorities without knowing specific project details, and emphasized that each case should be assessed individually.

Council Member Shelton acknowledged Council Member Johnson's point but emphasized the challenge of creating a code that applies broadly. He explained that the city needs a code that serves the entire community, rather than tailoring standards to individual projects, because the code must provide consistent guidance citywide.

Council Member Johnson agreed, noting that the master development process is designed to address those unique project circumstances.

Council Member McGuire emphasized that the frequent use of development agreements allows the city to tailor development projects specifically to their unique circumstances.

Council Member Shelton noted that many projects don't come before the legislative body but are approved by the planning commission if they meet existing code requirements.

Council Member McGuire added that if the council is going to postpone this discussion to fully dive into each item and hear everyone's opinions, it would essentially turn into a study session focused solely on the R-M code, which would require a dedicated meeting.

Mayor Ramsey shared that she feels the same way and believes this topic deserves much more time and attention to ensure it's done right. She expressed concern that the council doesn't have adequate time tonight to fully address what's needed, including the information staff requires and the decisions the council must make. While understanding staff's need for input, she acknowledged this format isn't working well and recommended setting a future meeting dedicated to having a thorough conversation on this issue.

City Manager Lewis suggested sending pre-meeting materials to the council members in advance for their review. This way, the council can come prepared, and the city can dedicate a full meeting solely to discussing the R-M code and design standards.

Mayor Ramsey expressed appreciation for the work staff is doing and emphasized the importance of getting clear direction from the council. She acknowledged that the topic deserves more time than what was available and that the reality of limited time means it's best to schedule

more focused discussion later. She believes dedicating more time will lead to better outcomes and thanked everyone for their efforts.

Council Member McGuire motioned to recess the City Council Study Meeting and move to City Council Executive Closed Session to discuss the purchase, exchange, or lease of real property and to discuss the character, professional competence, physical or mental health of an individual. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

G. Executive Closed Sessions:

G.1. Discussion of the purchase, exchange, or lease of real property.

Council Member McGuire motioned to recess the Executive Closed Session and City Council Study Meeting and return to discuss the character, professional competence, physical or mental health of an individual after the Combined City Council & Redevelopment Agency Meeting. Council Member Zander seconded the motion; vote was 5-0 unanimous in favor.

Council Member Johnson motioned to adjourn the Combined City Council & Redevelopment Agency Meeting and move back into Executive Closed Session to discuss the character, professional competence, physical or mental health of an individual. Council Member Harris seconded the motion; vote was 5-0 unanimous in favor.

G.2. Discuss the character, professional competence, physical or mental health of an individual.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

Council Member McGuire motioned to adjourn the Executive Closed Session and return to the City Council Study Meeting. Council Member Zander seconded the motion; vote was 5-0 unanimous in favor.

Council Member Johnson motioned to adjourn the May 6, 2025 City Council Study Meeting. Council Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The May 6, 2025 City Council Meeting adjourned at 10:17 p.m.

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.

801.565.4300
fax 801.565.4399

jvwcd.org

8215 South 1300 West
West Jordan, UT 84088



June 10, 2025

Dustin Lewis
City Manager
1600 West Towne Center Drive
South Jordan, UT 84095

Subject: Request to present information about Jordan Valley Water Conservancy District proposed property tax increase

Dear Dustin:

On June 4, 2025, the Jordan Valley Water Conservancy District (JVWCD) Board adopted a tentative budget that includes an increase in the property tax levy which exceeds the projected certified tax rate for tax year 2025. Pursuant to Utah law, JVWCD Board Member Mayor Dawn Ramsey representing South Jordan City requests the opportunity to report to the City Council during an upcoming public meeting about the JVWCD's proposed tax increase. This report will include the dollar amount of and purposes for the additional tax revenues, the approximate percentage increase in proposed tax revenues for the JVWCD, and any other information requested by the City Council. The report is not expected to take more than ten minutes.

Utah Code Section 17B-1-1003 includes several requirements related to the report to the City Council. First, the report should be listed as a separate item on your Council's agenda. Second, the report to the Council should be scheduled for a meeting within 40 days of your receipt of this request with an opportunity for members of the public to comment on the property tax proposal. Finally, Mayor Ramsey would also be ready to address questions from the City Council and receive the Council's sentiment regarding the property tax proposal. If needed, an alternate assigned by the JVWCD Board chair may make the report in place of Mayor Ramsey.

A suggested entry for the Council's meeting agenda could be this simple:

1. Water Supply Issues
 - a) Report by Mayor Dawn Ramsey of a proposed property tax increase by Jordan Valley Water Conservancy District for water service purposes.
 - b) Comment on the report by members of the public and/or the City Council.

Alternatively, you could place the report prior to the normal public comments item on the City Council meeting agenda to provide the opportunity to receive public comments on the property tax increase proposal. Please advise me of the date and time of the City Council meeting you schedule for Mayor Ramsey to report.

Thank you. I appreciate the good working relationship that exists between South Jordan City and JVWCD.

Sincerely,

Alan E. Packard, P.E.
General Manager

cc: Dawn Ramsey



TENTATIVE FINANCIAL PLAN FOR THE 2025/2026 BUDGET

July 1, 2025 through June 30, 2026



Financial Plan for the 2025/2026 Budget

PARAMETERS FOR 2025/2026 BUDGET PREPARATION

Preparation of the fiscal year 2025/2026 budget will be based upon the following budget parameters, derived from the document Establishing a Level of Service for the fiscal year 2025/2026 budget and preliminary assumptions from the 10-year Financial Plan.

WATER DELIVERIES

Budgeted water deliveries do not include an adjustment for minimum purchase contracts either missed or carried over, as historically those adjustments have been immaterial.

BUDGETED WATER DELIVERIES (acre-feet)	2024/2025	Preliminary 2025/2026	Final 2025/2026
Wholesale water deliveries	95,500	98,500	98,600
Retail water deliveries	8,500	8,000	7,900
Total budgeted water deliveries	104,000	106,500	106,500

WATER RATE ADJUSTMENTS

A water rate study update will be completed by HDR Engineering, including the calculated revenue requirement and any needed water rate adjustment. Transfers from the Short-Term Operating Reserve and Revenue Stabilization Funds may be included in the budget, at the desired amount, to offset the water rate adjustment. Proposed updated water rates for wholesale member agencies and retail customers will be calculated by HDR Engineering. The Board may approve these rates on a tentative basis during the April board meeting, when approving the tentative budget. Final water rates will be approved at the June board meeting.

BUDGETED WATER RATE ADJUSTMENT	2024/2025	Preliminary 2025/2026	Final 2025/2026
Average water rate adjustment	6.0%	5.0% - 6.0% *	4.90%

* range includes use of funds available from the Short-Term Operating Reserve and Revenue Stabilization Funds

SHORT-TERM OPERATING RESERVE AND REVENUE STABILIZATION FUNDS

The Short-Term Operating Reserve and Revenue Stabilization Funds are funded by year-end annual transfers of PayGo Capital from operations. The District intends to use amounts in those funds, when available, as a source of funds when budgeting and calculating water rates.

BUDGETED USE OF RESERVE FUNDS	Balance as of 11/30/2024	Preliminary reserves to use 2025/2026	Final reserves to use 2025/2026
Short-Term Operating Reserve Fund	\$ 4,062,666	\$ 4,062,666	\$ 4,062,666
Revenue Stabilization Fund	2,918,220	1.0 – 2.0 M	1,571,063

PROPERTY TAX RATE AND TAX REVENUE

By State statute, the District may levy a maximum property tax rate of 0.0004 for operation and maintenance expenses. The District has sought to maintain its tax rate at or near the maximum, holding Truth in Taxation public hearings when needed.

The District will reserve the date of its August 2025 Board meeting for a possible hearing, pending receipt of the actual certified tax rate, and decision by the Board. The current version of the 10-year Financial Plan assumes a tax rate increase.

BUDGETED TAX RATE AND TAX REVENUE	2024/2025		Preliminary 2025/2026		Final 2025/2026	
	Tax Rate	Tax Revenue	Tax Rate	Tax Revenue	Tax Rate	Tax Revenue
Certified tax rate	0.000321	\$27,612,531	0.000311	\$ 28,300,000	Tax rates are not released until June	
Adopted tax rate	0.000321	27,612,531	0.000340	30,900,000		
Tax rate increase	0.0%	0	9.3%	2,600,000		

Note: Net of RDA outlays; includes new growth; excludes vehicle flat tax, redemptions, interest



Financial Plan for the 2025/2026 Budget

PARAMETERS FOR 2025/2026 BUDGET PREPARATION

OTHER RESERVE FUND BALANCES

OTHER RESERVE FUND BALANCES TO BE MAINTAINED	Balance as of 11/30/2024	Preliminary 2025/2026	Final 2025/2026
Operation & Maintenance Fund minimum balance of three-months working capital (required by bond covenants)	\$ 7,900,000	\$ 8,200,000	\$ 8,200,000
Revenue Fund minimum balance of 25% of annual debt service amount (required by bond covenants)	7,123,625	7,759,838	7,759,838
Emergency Reserve/Self-Insurance Fund (proposed to be increased over the next several years)	5,988,314	6,040,000	6,040,000

OPERATION AND MAINTENANCE EXPENSES

Budgeted Operation and Maintenance expenses will be based on level of service with inflationary increases and cost variations related to changing water demands.

BUDGETED OPERATION AND MAINTENANCE EXPENSES	2024/2025	Preliminary 2025/2026	Final 2025/2026
Total Operation & Maint.	1.1%	4.0% - 6.0%	7.0%
Personnel compensation adj.	5.0%	4.2% - 5.5%	5.0%
New personnel positions	3 full-time	3 full-time	3 full-time
	2 Maintenance Workers Maintenance Lead	Elec. & Instr. Tech III Meter Service Technician Corrosion Control Tech II	Elec. & Instr. Tech III Meter Service Technician Corrosion Control Tech II

CAPITAL PROJECT EXPENDITURES

BUDGETED CAPITAL PROJECT EXPENDITURES (BY CATEGORY)	2024/2025	Preliminary 2025/2026	Final 2025/2026
CP1: Major rehabilitation or replacement of existing facilities	\$ 11,883,725	\$ 11,646,000	\$ 12,820,373
CP2: New facilities needed for compliance or functional upgrades (no new capacity)	6,270,576	10,563,000	10,175,028
CP3: New water supply, treatment, conveyance, or storage facilities (new capacity)	47,623,898	75,925,000	58,337,919
CP4: Projects to serve lands currently outside current boundaries	902,000	913,000	1,122,500
CP5: Landscape conversion projects	557,500	375,000	540,450
Total budgeted net capital project expenditures	\$ 67,237,699	\$ 99,422,000	\$ 82,996,270

Major projects include: JVVTP expansion and seismic upgrades, Southwest Aqueduct extension, two new storage reservoirs, four new wells, transmission facilities and distribution pipeline replacements.

Note: CP1 and CP5 projects are funded by the Replacement Reserve Fund through annual PayGo Capital transfers (see below). All other capital projects are funded by either new bonds issued or fund balances available in the Capital Projects Fund.

PAYGO CAPITAL FROM OPERATIONS

BUDGETED PAYGO CAPITAL TRANSFERS FROM OPERATIONS	2024/2025	Preliminary 2025/2026	Final 2025/2026
Amount generated from operations for PayGo Capital to be budgeted as a year-end funding transfer.	\$ 19,991,123	\$ 19,200,000	\$ 21,322,682

Funds to receive budgeted PayGo Capital funding transfer:

- Replacement Reserve Fund
- Development Fee Fund
- General Equipment Fund
- Emergency Reserve/Self-Insurance Fund
- Operation & Maintenance and Revenue Funds minimum reserve requirements



Financial Plan for the 2025/2026 Budget

OVERVIEW - 2025/2026 BUDGET

SOURCES OF FUNDS	2023/2024 Actual	2024/2025 Projected	Budget	2025/2026 Budget	Budget to Budget \$ Variance	% Var.
Water Sales - Wholesale	\$ 55,846,116	\$ 60,675,608	\$ 58,959,984	\$ 62,757,782	\$ 3,797,798	6.4%
Water Sales - Retail	7,477,432	7,949,989	7,743,193	8,718,976	975,783	12.6%
Property Tax Revenue	29,868,863	29,484,156	29,461,200	33,400,913	3,939,713	13.4%
Investment Income	6,611,115	7,510,060	5,575,700	4,563,000	(1,012,700)	-18.2%
Impact Fees - Retail	345,294	382,319	416,000	386,000	(30,000)	-7.2%
Other	17,962,654	1,469,328	1,530,000	1,520,000	(10,000)	-0.7%
Subtotal	118,111,474	107,471,460	103,686,077	111,346,671	7,660,594	7.4%
Short-Term Operating Res	-	3,386,936	3,386,936	4,062,666	675,730	20.0%
Revenue Stabiliz. Fund	5,663,452	1,800,748	1,800,748	1,571,063	(229,685)	-12.8%
Capital Projects Fd. (net)	42,114,546	44,232,331	67,237,699	82,996,270	15,758,571	23.4%
Capital Projects (reimb.)	1,090,408	2,237,128	6,547,432	7,614,538	1,067,106	16.3%
TOTAL SOURCES	\$ 166,979,880	\$ 159,128,603	\$ 182,658,892	\$ 207,591,208	\$ 24,932,316	13.6%
USES OF FUNDS						
Operation and Maintenance	\$ 55,515,421	\$ 57,882,528	\$ 60,388,138	\$ 64,618,368	\$ 4,230,230	7.0%
Bond Principal and Interest	24,739,364	28,330,230	28,494,500	31,039,350	2,544,850	8.9%
Transfers to Reserve Funds:						
Replacement Reserve Fd.	14,328,572	13,703,323	13,703,323	15,659,882	1,956,559	14.3%
Capital Projects Fund	16,773,703	525,487	-	-	-	N/A
Development Fee Fund	345,294	382,319	416,000	386,000	(30,000)	-7.2%
General Equipment Fund	900,000	700,000	700,000	1,000,000	300,000	42.9%
Emergency Reserve Fund	300,000	200,000	200,000	200,000	-	0.0%
Interest Allocated to Funds	4,787,110	5,550,000	3,971,800	2,976,800	(995,000)	-25.1%
Short-Term Operating Res.	4,062,666	2,669,880	-	-	-	N/A
Revenue Stabilization Fd.	1,522,796	1,715,377	-	-	-	N/A
Revenue Fund	200,000	700,000	700,000	600,000	(100,000)	-14.3%
Operation & Maint. Fund	300,000	300,000	300,000	500,000	200,000	66.7%
Total Transfers	43,520,141	26,446,386	19,991,123	21,322,682	1,331,559	6.7%
Subtotal	123,774,926	112,659,144	108,873,761	116,980,400	8,106,639	7.4%
Capital Projects (gross)	43,204,954	46,469,459	73,785,131	90,610,808	16,825,677	22.8%
TOTAL USES	\$ 166,979,880	\$ 159,128,603	\$ 182,658,892	\$ 207,591,208	\$ 24,932,316	13.6%
Non-Operating and Non-Cash Expenses and Accruals*						
Depreciation & Amortiz.	\$ 10,004,639	\$ 9,500,000	\$ 9,500,000	\$ 10,200,000	\$ 700,000	7.4%
Net Pension Expense	(419,317)	(1,000,000)	(1,000,000)	(800,000)	200,000	-20.0%
OPEB Expense	451,447	440,000	440,000	450,000	10,000	2.3%
Self Insurance Claims	29,906	70,000	100,000	100,000	-	0.0%
Bond Issuance Costs	731,256	770,000	300,000	-	(300,000)	-100.0%
	\$ 10,797,931	\$ 9,780,000	\$ 9,340,000	\$ 9,950,000	\$ 610,000	6.5%

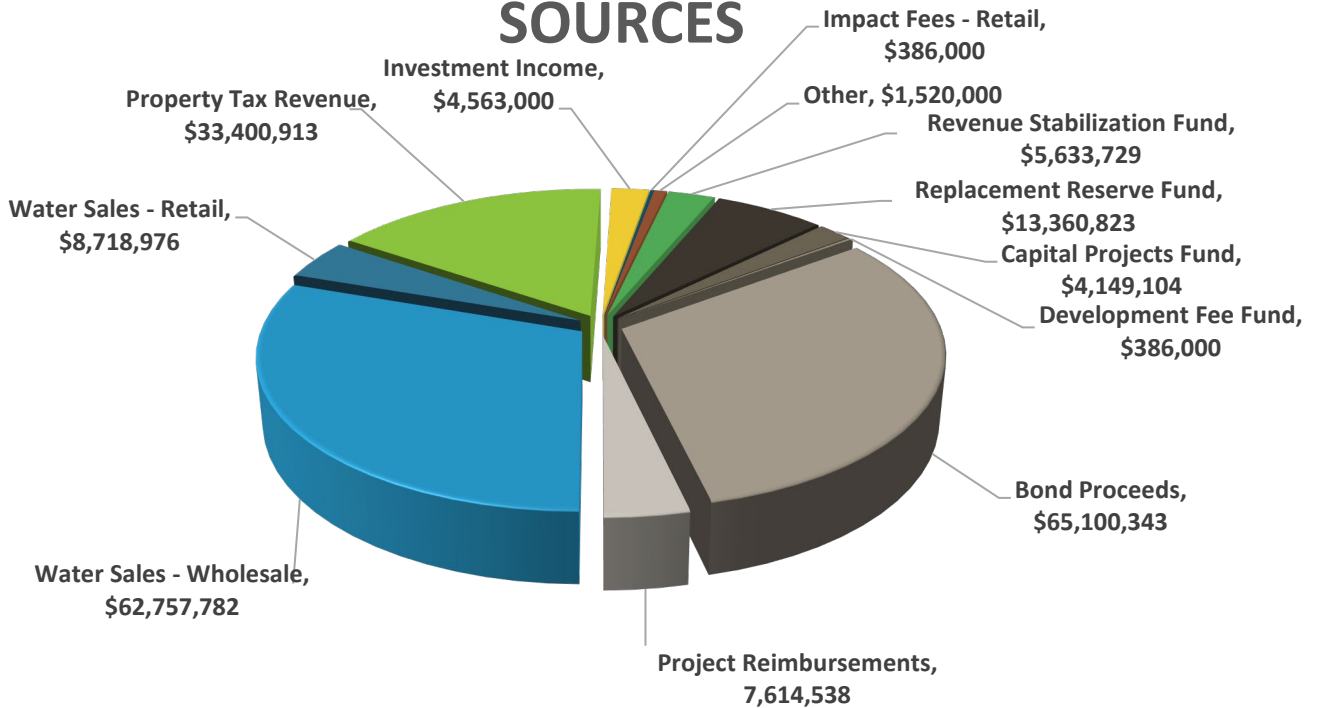
* These are non-operating and non-cash expenses and accruals, not included in the operating budget, but disclosed here for reference. The operating budget is prepared on a modified accrual basis.



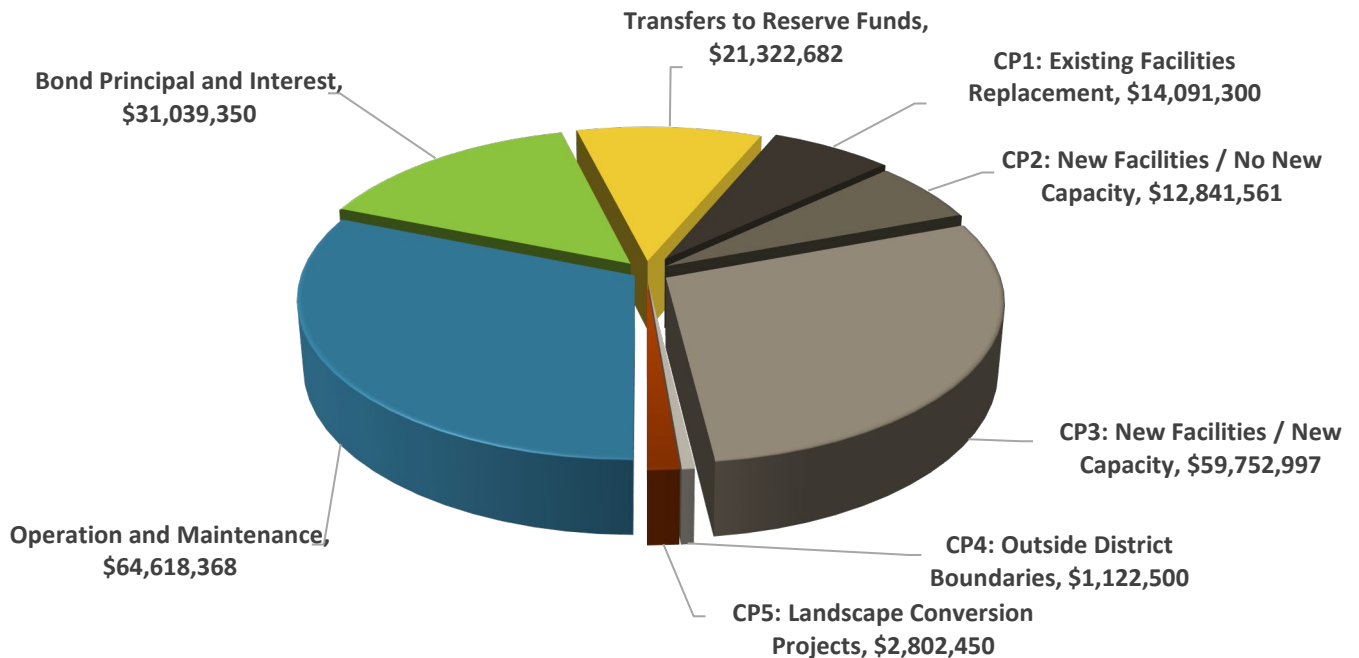
Financial Plan for the 2025/2026 Budget

OVERVIEW - 2025/2026 BUDGET (SOURCES & USES)

SOURCES



USES





Financial Plan for the 2025/2026 Budget

REVENUE DETAIL - 2025/2026 BUDGET

		Rate	Budgeted Revenues	Total
WATER SALES - WHOLESALE	<u>Deliveries AF</u>	<u>per AF</u>		
Wholesale Deliveries	98,600	\$634.25	\$ 62,537,050	
Meter Base Charges			220,732	\$ 62,757,782
WATER SALES - RETAIL				
Retail Deliveries	7,900	1,043.98	8,247,442	
Meter Base Charges			388,572	
Other Fees			26,300	
Fire Line Charges			56,662	8,718,976
PROPERTY TAX REVENUE (S.L. & Utah Co.)	<u>Prop. Valuation</u>			
2024 Certified Tax Rate Value	\$88,211,519,104			
x Collection Rate (97.55%)	86,050,336,886			
x 2024 Adopted Tax Rate (0.000321)			\$27,622,200	
2025 New Growth (5-year avg.) x Collection Rate	2,028,200,564			
New Growth x 2025 Estimated Certified Tax Rate (0.000311)			630,913	
<u>Truth In Taxation (CTR of 0.000311 to 0.000345)</u>				
Tax Increase on 2024 Taxable Value	2,134,200			
Tax Increase on 2025 Est. Reappraisal (2-yr avg.)	<u>1,043,600</u>			
	3,177,800		3,177,800	
+ Vehicles Flat Tax (2024=\$1,519,368)			1,520,000	
+ Redemptions (2024=\$371,566)			380,000	
+ Interest (2024=\$73,156)			70,000	33,400,913
INVESTMENT INCOME	<u>Average Bal.</u>			
Revenue Fund	\$16,070,000	3.83%	\$615,700	
Operation & Maintenance Fund	19,000,000	3.95%	751,000	
General Equipment Fund	800,000	4.00%	32,000	
Emg. Reserve/Self Insurance Fund	5,900,000	4.13%	243,500	
Other Maintenance Reserve Funds	433,000	4.00%	17,300	
Revenue Stabilization Fund	5,000,000	4.00%	200,000	
Capital Projects and R&R Funds	46,100,000	4.00%	1,844,000	
Bond Projects Fund	16,000,000	4.00%	640,000	
Bond Debt Service Reserve Funds	5,165,000	4.25%	219,500	4,563,000
RETAIL IMPACT FEES				
Retail Impact Fees (3/4" to 8" size) - Restricted to Development Fee Fund				
5-Year Average Impact Fee Revenue				386,000
OTHER				
Operation & Maintenance Cost Sharing			\$750,000	
Site Leases (Cell Towers)			250,000	
Land Leases/Home Rentals/Conserv. Bldg Rental/Easements			160,000	
Grant Revenue			110,000	
Sale of Assets/Scrap/Surplus			100,000	
Board Service/Other			65,000	
Miscellaneous Water Sales			50,000	
Lab Services			35,000	1,520,000
TOTAL REVENUES				\$ 111,346,671



Financial Plan for the 2025/2026 Budget

REVENUE DETAIL

REVENUE SOURCE	2023/2024 Actual	2024/2025 Projected	2024/2025 Budget	2025/2026 Budget	Budget to Budget \$ Variance	% Var.
Water Sales						
Wholesale Deliveries	\$ 55,625,090	\$ 60,457,260	\$ 58,740,733	\$ 62,537,050	\$ 3,796,317	6.5%
Wholesale Meter Charges	221,026	218,348	219,251	220,732	1,481	0.7%
Retail Deliveries	7,029,098	7,496,255	7,288,467	8,247,442	958,975	13.2%
Retail Meter Charges	385,980	385,221	386,000	388,572	2,572	0.7%
Other Fees	20,270	24,987	25,034	26,300	1,266	5.1%
Fire Line Charges	42,084	43,526	43,692	56,662	12,970	29.7%
	63,323,548	68,625,597	66,703,177	71,476,758	4,773,581	7.2%
Property Tax Revenue	29,868,863	29,484,156	29,461,200	33,400,913	3,939,713	13.4%
Interest Income	6,611,115	7,510,060	5,575,700	4,563,000	(1,012,700)	-18.2%
Impact Fees - Retail	345,294	382,319	416,000	386,000	(30,000)	-7.2%
Miscellaneous Revenue						
O&M Cost Sharing	698,554	712,525	720,000	750,000	30,000	4.2%
Grant Revenue	702,889	114,061	120,000	110,000	(10,000)	-8.3%
Other Revenues	16,561,211	642,742	690,000	660,000	(30,000)	-4.3%
	17,962,654	1,469,328	1,530,000	1,520,000	(10,000)	-0.7%
Total Revenues	\$118,111,474	\$107,471,460	\$103,686,077	\$111,346,671	\$ 7,660,594	7.4%



Financial Plan for the 2025/2026 Budget

OPERATION AND MAINTENANCE DETAIL

Obj No.	Description	2023/2024 Actual	2024/2025 Projected	2024/2025 Budget	2025/2026 Budget	Budget to Budget \$ Variance	% Var.
5110	Emp. Wages & Benefits	\$ 20,117,439	\$ 20,647,652	\$ 21,442,591	\$ 23,437,454	\$ 1,994,863	9.3%
5170	Gen. Admin. & Uniforms	302,515	408,652	411,005	358,260	(52,745)	-12.8%
5180	Tuition Assistance	33,743	26,061	40,000	40,000	-	0.0%
5210	Insurance	1,275,527	1,357,817	1,374,378	1,430,636	56,258	4.1%
5220	Office Supplies	44,787	47,130	51,076	51,336	260	0.5%
5230	Computer Equipment	743,102	892,812	916,159	1,022,941	106,782	11.7%
5250	Mailing	96,595	97,398	104,700	110,900	6,200	5.9%
5260	Safety	108,685	100,281	106,163	130,665	24,502	23.1%
5270	Public Relations	186,227	182,491	185,500	240,900	55,400	29.9%
5280	Prof Consulting	248,010	311,185	409,200	506,072	96,872	23.7%
5282	Prof Consulting - Audit	19,500	18,200	35,900	34,500	(1,400)	-3.9%
5284	Prof Consulting - Legal	367,172	396,847	452,300	478,300	26,000	5.7%
5286	Bond and Bank Fees	407,774	399,092	402,300	399,200	(3,100)	-0.8%
5290	Training & Education	269,074	290,940	378,221	396,919	18,698	4.9%
5310	Tools & Equipment	394,302	345,626	345,305	361,494	16,189	4.7%
5330	Parts - General Equip.	125,942	124,966	140,925	159,690	18,765	13.3%
5340	Fuel	152,348	163,674	201,660	180,300	(21,360)	-10.6%
5350	Bldg. & Grounds Maint.	391,772	417,157	440,700	468,030	27,330	6.2%
5360	Scheduled Maint.	566,258	601,794	663,477	758,817	95,340	14.4%
5380	Repair & Replacement	797,994	1,510,680	1,837,670	2,059,566	221,896	12.1%
5390	Utility Location	29,491	32,994	37,050	41,300	4,250	11.5%
5400	General Property	75,615	94,227	168,270	155,270	(13,000)	-7.7%
5410	Electrical Power	3,475,726	4,242,586	4,566,568	5,609,502	1,042,934	22.8%
5420	Heat	222,831	187,481	192,081	200,793	8,712	4.5%
5430	Sewer	34,905	35,135	36,353	41,663	5,310	14.6%
5440	Water	79,828	56,502	52,158	61,559	9,401	18.0%
5450	Phone & Telemetry	40,213	60,737	26,904	31,104	4,200	15.6%
5530	Lease	37,928	55,170	65,826	46,576	(19,250)	-29.2%
5670	Conservation Programs	2,257,746	469,508	520,830	544,613	23,783	4.6%
5710	Chemicals	2,801,347	3,270,648	3,611,101	3,493,571	(117,530)	-3.3%
5720	Lab	162,678	169,756	201,660	218,900	17,240	8.5%
5750	Water Qual. - Field	4,423	7,465	15,170	13,970	(1,200)	-7.9%
5770	Water Qual. - Analysis	298,865	307,461	467,516	457,624	(9,892)	-2.1%
5810	Water Purchases	18,022,362	19,014,376	19,082,090	19,262,920	180,830	0.9%
5820	Water stock assess.	1,322,697	1,538,027	1,405,331	1,813,023	407,692	29.0%
Total Expenses		\$ 55,515,421	\$ 57,882,528	\$ 60,388,138	\$ 64,618,368	\$ 4,230,230	7.0%



Financial Plan for the 2025/2026 Budget

OPERATING FUNDS - CASH FLOW PROJECTIONS

	Revenue Fund	Operation & Maintenance Fund	General Equipment Fund
Beginning Balance July 1, 2025	\$13,500,000	\$14,700,000	\$500,000
SOURCES OF FUNDS:			
Water Sales	71,476,758		
Property Tax Receipts		33,400,913	
Transfer from Short-Term Oper Res Fd	4,062,666		
Transfer from Revenue Stabilization Fd	1,571,063		200,000
Transfer from DSRF's (Interest Income)	219,500		
Transfer from Revenue Fund		27,300,000	
2024/2025 PayGo Capital Transfer			700,000
Connection Fees / Miscellaneous	1,906,000		
Interest Income	615,700	751,000	32,000
Total Sources	79,851,687	61,451,913	932,000
USES OF FUNDS:			
Debt Service Payments	(31,039,350)		
Operation and Maintenance Expenses		(64,618,368)	
General Equipment Fund Purchases			(1,316,678)
Transfer to O&M Fund	(27,000,000)		
Transfer to O&M Reserve	(300,000)		
Transfer to Replacement Reserve Fund	(13,703,323)		
Transfer to Development Fee Fund	(416,000)		
Transfer to General Equipment Fund	(700,000)		
Transfer to Self Ins./ Emer. Reserve Fd	(200,000)		
Transfer to Short-Term Oper Res Fd	(2,669,880)		
Transfer to Revenue Stabilization Fund	(1,715,377)		
Total Uses	(77,743,930)	(64,618,368)	(1,316,678)
Ending Balance June 30, 2026	\$15,607,757	\$11,533,545	\$115,322



Financial Plan for the 2025/2026 Budget

CAPITAL FUNDS - CASH FLOW PROJECTIONS

	Capital Projects Fund	Replacement Reserve Fund	Development Fee Fund
Beginning Balance July 1, 2025	\$62,000,000	\$9,000,000	\$0
SOURCES OF FUNDS:			
2024/2025 PayGo Capital Transfer		13,703,323	416,000
Transfer from Bond Project Fund	31,140,000		
Transfer from Capital Projects Fund			
Transfer from Bond DSR Funds	0		
Reimbursement - from other agencies	3,080,043	3,467,389	
Interest Income	1,106,400	719,160	18,440
Total Sources	35,326,443	17,889,872	434,440
USES OF FUNDS:			
Transfer to Replacement Reserve Fund			
CP1 Capital Projects (gross)		(14,091,300)	
CP2 Capital Projects (gross)	(12,841,561)		
CP3 Capital Projects (gross)	(59,318,557)		
CP4 Capital Projects (gross)	(1,122,500)		
CP5 Capital Projects (gross)		(2,802,450)	
Development Fee Fund expenditures			(434,440)
Total Uses	(73,282,618)	(16,893,750)	(434,440)
Ending Balance June 30, 2026	\$24,043,825	\$9,996,122	\$0



Financial Plan for the 2025/2026 Budget

RESERVE FUNDS - CASH FLOW PROJECTIONS

	Emg. Reserve/ Self Insurance Fund	Maintenance Reserve Funds	Short-Term Operating Reserve Fund	Revenue Stabilization Fund
Beginning Balance July 1, 2025	\$5,900,000	\$433,000	\$4,062,666	\$3,160,000
SOURCES OF FUNDS:				
2024/2025 PayGo Capital Transfer	200,000		2,669,880	1,715,377
Interest Income	243,500	17,300		200,000
Total Sources	443,500	17,300	2,669,880	1,915,377
USES OF FUNDS:				
Self Insurance claims	(100,000)			
Transfer to Revenue Fund			(4,062,666)	(1,571,063)
Transfer to Capital Projects Fund				
Transfer to General Equipment Fund				(200,000)
Other expenditures				
Total Uses	(100,000)	0	(4,062,666)	(1,771,063)
Ending Balance June 30, 2026	\$6,243,500	\$450,300	\$2,669,880	\$3,304,314

REVENUE STABILIZATION FUND TRANSFER FOR JULY 1, 2025

Transfer to Revenue Fund - Prior Year Unspent O&M Funds ¹	\$4,062,666	\$0
Transfer to Revenue Fund - Additional Funding Transfer ¹	0	1,571,063
Transfer to Capital Projects Fund ²	0	0
Transfer to General Equipment Fund ³	0	200,000
	\$4,062,666	\$1,771,063

¹ Transfer amount determined by the Board to be used as an operating source to reduce the water rate adjustment

² Transfer amount determined by the Board to be used as an additional source to fund the Capital Projects Fund or Replacement Reserve Fund

³ Transfer any additional amount needed to fund general equipment items



Financial Plan for the 2025/2026 Budget

RESTRICTED FUNDS - CASH FLOW PROJECTIONS

	2008 B-1 DSR Fund	2009C DSR Fund	2024A Bond Project Fund
Beginning Balance July 1, 2025	\$5,005,000	\$165,000	\$30,500,000
SOURCES OF FUNDS:			
New Money Bond Issue			
Transfer from Other Fund			
Interest Income	212,500	7,000	640,000
Total Sources	212,500	7,000	640,000
USES OF FUNDS:			
Bond Issuance Costs			
Transfer to Capital Projects Fund			(31,140,000)
Transfer Interest to Revenue Fund	(212,500)	(7,000)	
Transfer to Bond Fund			
Total Uses	(212,500)	(7,000)	(31,140,000)
Ending Balance June 30, 2026	\$5,005,000	\$165,000	\$0



JORDAN VALLEY WATER
CONSERVANCY DISTRICT

Financial Plan for the 2025/2026 Budget

SUMMARY OF FUND PURPOSES

OPERATING FUNDS

REVENUE FUND

<i>Purpose</i>	<i>Balance</i>
Established by bond covenants in 1982. All cash receipts, except property tax receipts and O&M reimbursements, are deposited into this fund. Money is transferred from this fund to the Principal and Interest Funds to make debt service payments and to the O&M Fund to pay operating expenses. At year-end, PayGo Capital from operations may be transferred to the Capital Projects Fund and other reserve funds, or used for other purposes as authorized by the Board.	Bond covenants require that a minimum balance of 25% of total annual debt service (currently defined in the 2025/2026 budget as \$7,123,625) be maintained in the fund at all times. (Master Resolution 6.12(ii))

OPERATION & MAINTENANCE FUND

<i>Purpose</i>	<i>Balance</i>
Established by bond covenants in 1982. All operation and maintenance expenses are paid from this fund. Property tax receipts, O&M reimbursements, and transfers from the Revenue Fund are the sources of funding.	Bond covenants require that a minimum balance of three months working capital (currently defined as \$7,900,000) be maintained in the fund at all times. (Master Resolution 5.05e)

In accordance with Utah law, including but not limited to Utah Code Ann. (1953) § 17B-1-642, and with the internal policies and practices of the District, all expenditures exceeding \$75,000 shall be brought to the Board for approval, with the exception of routine and budgeted expenditures exceeding that dollar amount that involve payroll, payroll-related expenses, insurance premiums, utilities, debt service and related bond expenses, supplies, materials, chemicals, water purchases, and software maintenance.

GENERAL EQUIPMENT FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Board in 1993, this fund facilitates the budgeting and funding of vehicles and other depreciable assets over \$10,000. Items under \$10,000 are budgeted and expensed from the O&M Fund. Expenditures from the fund are approved according to the procurement policy.	The maximum balance will be determined by the cost of designated general equipment purchases approved by the Board in the 2025/2026 budget.

CAPITAL FUNDS

CAPITAL PROJECTS FUND

<i>Purpose</i>	<i>Balance</i>
Established in 1989 in conjunction with the 1990 budget. Capital projects authorized by the Board are paid from this fund. Bond proceeds and capital reimbursements are transferred into the fund as projects are completed. At year-end, PayGo Capital from operations may be transferred from the Revenue Fund, when approved by the Board.	The maximum balance will be determined by the cost of designated projects approved by the Board. This fund has a target balance of approximately one to two years future project costs. Interest earnings accrue in the fund.

REPLACEMENT RESERVE FUND

<i>Purpose</i>	<i>Balance</i>
Established in 2016 to ensure a sustainable ongoing source of funding to rehabilitate and replace capital assets, as required by a new Utah Legislature enacted policy. The goal is to fund all replacements of qualified capital assets.	Upon Board approval, PayGo Capital from operations may be transferred from the Revenue Fund or Revenue Stabilization Fund at the end of each fiscal year.

DEVELOPMENT FEE FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Board in 1992 to receive retail impact fees that will be used to fund expansion or improvements of the retail system. For example, the 5600 West Pipeline Project loan from the Board of Water Resources was repaid from this fund, also well development and other new water sources.	The balance in this fund is determined by impact and development fees collected. Fees collected in the 2025/2026 budget period will be transferred to this fund from the Revenue Fund, upon Board approval.



JORDAN VALLEY WATER
CONSERVANCY DISTRICT

Financial Plan for the 2025/2026 Budget

SUMMARY OF FUND PURPOSES

RESERVE FUNDS

EMERGENCY RESERVE / SELF-INSURANCE FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Board in 1987. All self-insured claims and deductibles are paid from this fund. In addition, this fund will be used to begin repairs in the case of catastrophic events.	Interest will be allowed to accumulate, when possible. Additional funding may be budgeted as needed.

BOND RENEWAL AND REPLACEMENT FUND

<i>Purpose</i>	<i>Balance</i>
Established by bond covenants in 1982. Separate funds are maintained for bond issues and the Jordan Aqueduct Repayment Contract. This fund is used in the case of extraordinary O&M expenses or major repairs not covered by insurance.	Bond covenants require a balance of \$100,000, subject to the periodic revision by a qualified engineer. Interest earnings have continued to accrue in the fund.

JORDAN AQUEDUCT MAINTENANCE FUND

<i>Purpose</i>	<i>Balance</i>
Established by contract with the U.S. Bureau of Reclamation in 1986. Separate funds are maintained for bond issues and the Jordan Aqueduct Repayment Contract. This fund is used in the case of extraordinary O&M expenses or major repairs not covered by insurance.	The current balance for the Jordan Aqueduct Repayment contract portion is approximately \$136,000. Interest earnings continue to accrue in the fund.

JVWTP MAINTENANCE FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Operation and Maintenance Agreement for the JVWTP and Terminal Reservoir in 1993, through a contract between JVWCD, MWDSL&S, and CUWCD. This fund is used to cover unforeseen extraordinary O&M expenses and repair & maintenance costs at the treatment plant.	The District added \$10,000 annually to its portion of the fund until the fund reached a balance of \$50,000. Interest earnings have continued to accrue in the fund.

SHORT-TERM OPERATING RESERVE FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Board in 2023. Uses PayGo Capital generated by unspent budgeted expenditures from the prior year, to be used as a source of funds for the subsequent year.	Upon Board approval, funds may be transferred into this fund at the end of the fiscal year, and then transferred out at the beginning of the next fiscal year.

REVENUE STABILIZATION FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Board in 2019. Used to fund the Replacement Reserve Fund and Capital Projects Fund, General Equipment Fund, to reduce water rate adjustments, pay off debt, or other purpose approved by the Board.	Upon Board approval, PayGo Capital from operations (in excess of budgeted) may be transferred from the Revenue Fund at the end of the fiscal year.

RESTRICTED FUNDS

PRINCIPAL AND INTEREST FUNDS

<i>Purpose</i>	<i>Balance</i>
Established by bond covenant in 1982. Semiannual debt service payments are paid from these funds after money is transferred from the Revenue Fund.	The balance is generally \$0. Funds are deposited and dispersed on April 1st and October 1st.

DEBT SERVICE RESERVE FUNDS

<i>Purpose</i>	<i>Balance</i>
Established by bond covenants for each applicable bond issue. Maintained as a reserve, in case revenues are not sufficient to meet debt service payments.	The balance must equal the average aggregate debt service payment.

BOND PROJECT CONSTRUCTION FUNDS

<i>Purpose</i>	<i>Balance</i>
Established through the issuance of bonds. The fund holds the bond proceeds until transferred to the Capital Projects Fund for payment of project costs.	The balance in the fund is the remaining amount of bond proceeds from the bond issue.

Financial Plan for the 2025/2026 Budget

SUMMARY OF FEES

Approved fees charged by the District are included and described in the District's Administrative Policy and Procedures Manual, Rules and Regulations for Wholesale Water Service, and Rules and Regulations for Retail Water Service documents. The following is a summary of those fees.

	2024/2025 Fees	2025/2026 Fees
GRAMA REQUEST FEES		
Copies:		
Paper (per sheet)	\$ 0.25	\$ 0.25
Personnel time (charged in 15 minute increments):		
First 15 minutes	No fee	No fee
Administrative Assistant (per hour)	40.00	40.00
Records Manager (per hour)	40.00	40.00
Consultant	Actual cost	Actual cost
Conversion and mailing costs	Actual cost	Actual cost
COMMUTING VALUATION FEE		
Employees assigned District vehicles to commute to and from work have a "Commuting Valuation" fee added to their semi-monthly paycheck (set by I.R.S.)		
Commuting valuation fee (each one-way)	1.50	1.50
ENCROACHMENT FEES		
Processing fee for the following easement encroachment applications:	300.00	300.00
Southwest Aqueduct Reaches 1 & 2		
150th South Pipeline		
134th South Pipeline		
5600 West Pipeline		
Central Pipeline		
Wasatch Front Regional Pipeline right-of-way		
JORDAN AQUEDUCT LICENSE AGREEMENT FEES		
Processing fee for all Jordan Aqueduct easement encroachments:		
District fee	150.00	150.00
U.S. Bureau of Reclamation fee	100.00	100.00

Financial Plan for the 2025/2026 Budget

SUMMARY OF FEES (CONTINUED)

WHOLESALE AND RETAIL WATER RATES AND FIRE LINES

WHOLESALE AND RETAIL WATER RATES

Wholesale and retail water rates are reviewed and updated annually by a water rate consultant performing a comprehensive water rate study. The updated wholesale and retail water rates for this proposed budget and financial plan are included in a separate accompanying document.

METER BASE CHARGE/FLAT FEES

Meter base charges/flat fees are based on meter capacity and charged monthly to wholesale member agencies and retail customers for each active meter, regardless of the actual volume of water taken through the meter. Meter base charges/flat fees for this proposed budget and financial plan are included in a separate accompanying document.

FEE IN LIEU OF TAX

A fee approximating property tax is charged to customers outside the District's boundaries.

IN LIEU OF FEE

A fee enabling the District to acquire water in-lieu of water interest conveyance. Calculated when paid.

RETAIL IMPACT AND CONNECTION FEES

Meter Size	FISCAL YEAR 2024/2025				FISCAL YEAR 2025/2026			
	Impact Fee	Meter Fee	Install. Fee	Inspec. Fee	Impact Fee	Meter Fee	Install. Fee	Inspec. Fee
5/8"	\$ 2,907	\$ 370	\$ 200	\$ 200	\$ 2,907	\$ 370	\$ 200	\$ 200
3/4"	4,153	370	200	200	4,153	370	200	200
1"	8,305	456	200	200	8,305	456	200	200
1-1/2"	16,611	781	200	200	16,611	781	200	200
2"	26,577	841	200	200	26,577	841	200	200
3"	64,782	(a)	(a)	200	64,782	(a)	(a)	200
4"	118,767	(a)	(a)	200	118,767	(a)	(a)	200
6"	237,533	(a)	(a)	200	237,533	(a)	(a)	200
8"	472,575	(a)	(a)	200	472,575	(a)	(a)	200

Note: An impact fee for non-standard use can be calculated by the District using the following formula:

Estimated Peak Usage (gpm) x \$4,153 = Impact Fee

a) Meters larger than 2" are purchased independently by, and installed by, a contractor.

UPGRADING CONNECTION SIZE

(Refer to Connection Fees above for amounts)

New connection fee is based on meter size

Existing meter credit and impact fee are based on meter size

Financial Plan for the 2025/2026 Budget

SUMMARY OF FEES (CONTINUED)

OTHER RETAIL CUSTOMER FEES

	2024/2025 Fees	2025/2026 Fees
TEMPORARY CONNECTIONS		
Temporary connection fee:		
Actual charges for services rendered, cost of District's labor and materials, plus ten percent	\$ 202.00	\$ 202.00
Deposit (if meter provided by customer)	300.00	300.00
Deposit (if meter provided by District)	1,500.00	1,500.00
LINE EXTENSION		
Cost of extending facilities	Applicant pays all exp.	Applicant pays all exp.
Deposit from applicant	2% of cost	2% of cost
FIRE HYDRANTS, FIRE LINES, AND DETECTOR CHECK SYSTEMS		
Installation and materials cost	Actual cost paid by cust.	Actual cost paid by cust.
Inspecting and maintaining fire lines:		
Initial installation inspection fee	200.00	200.00
Annual fire line charges by meter size		
2"	5.96	7.50
4"	36.90	46.40
6"	107.20	134.78
8"	228.44	287.21
10"	410.82	516.51
RETAIL CUSTOMER ACCOUNT FEES		
Past due interest fee	18%	18%
Collection charge for past due service fee	20.00	20.00
Service charge for dishonored checks	20.00	20.00
Service restoration fee	75.00	75.00
Damage to existing connection (fee plus cost of labor and materials)	75.00	75.00
Unauthorized use of services charge (fee plus water usage)	200.00	200.00
Water-efficient landscaping performance bond (per sq. foot)	2.00	2.00



Financial Plan for the 2025/2026 Budget

GENERAL EQUIPMENT FUND OVERVIEW

Beginning Balance July 1, 2025 **\$ 500,000**

SOURCES OF FUNDS:

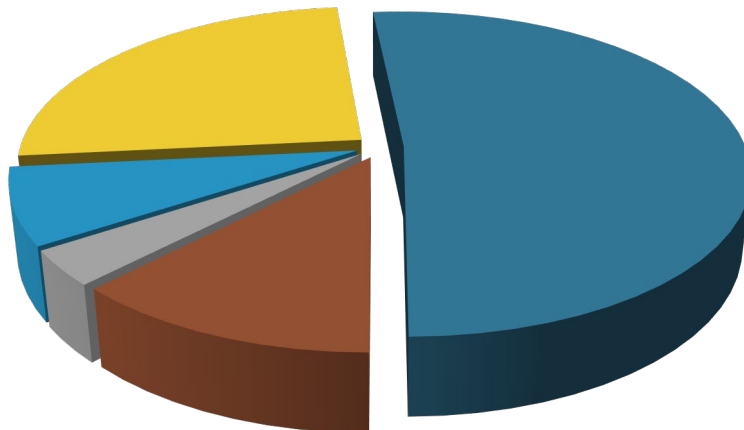
Transfer from Revenue Stabilization Fund	200,000
Budgeted 2024/2025 PayGo Capital Transfer	700,000
Conservation Garden Park fundraising	0
Interest Income	32,000

Total Sources **\$ 932,000**

USES OF FUNDS:

Account	Description	Budgeted 2024/2025	Budgeted 2025/2026	Budget to Budget	
				\$ Variance	% Var.
140 6010	Conservation Assets	\$ -	\$ -	\$ -	N/A
190 6010	IS Equipment	162,000	162,000	0	0.0%
192 6010	Office Equipment	0	46,000	46,000	N/A
194 6010	Telemetry Equipment	68,000	100,200	32,200	47.4%
196 6010	General Equipment	242,000	330,478	88,478	36.6%
198 6010	New Vehicles	509,000	678,000	169,000	33.2%
Total Uses		\$ 981,000	\$ 1,316,678	\$ 335,678	34.2%

Ending Balance June 30, 2026 **\$ 115,322**





Financial Plan for the 2025/2026 Budget

GENERAL EQUIPMENT FUND DETAIL

Account	Description	Qty	Unit	Unit Price	Total Amount
<u>140 6010</u>	<u>Conservation Assets</u>				
	MOVED TO CAPITAL PROJECTS BUDGET				\$ -
					<u>\$ - *</u>
<u>190 6010</u>	<u>IS Equipment</u>				
	Network servers	2	EA	\$ 31,000	\$ 62,000
	Storage server	1	EA	50,000	50,000
	Security video server	1	EA	50,000	50,000
					<u>\$ 162,000</u>
<u>192 6010</u>	<u>Office Equipment</u>				
	Mezzanine cubicle furniture and shades (ADMIN)	4	EA	\$ 11,500	\$ 46,000
					<u>\$ 46,000</u>
<u>194 6010</u>	<u>Telemetry Equipment</u>				
	Variable Frequency Drives for 3 sites	3	EA	\$ 33,400	\$ 100,200
					<u>\$ 100,200</u>
<u>196 6010</u>	<u>General Equipment</u>				
	Polaris Ranger Crew SP570 UTV (JVWTP)	1	EA	\$ 25,000	\$ 25,000
	Adv Metering Infrastructure base station (SYS OPS)	1	EA	46,000	46,000
	THM auto sampler/purge and trap (LAB)	1	EA	72,000	72,000
	Equipment tilt deck trailer (MAINT)	1	EA	15,000	15,000
	Dump bed trailer (MAINT)	1	EA	12,000	12,000
	Pressure washer (MAINT)	1	EA	20,000	20,000
	UTV incld. plow, sprayer, salter, light bar (MAINT)	1	EA	46,000	46,000
	Mobile 4000 lb gantry crane, trolley & hoist (MAINT)	1	EA	18,000	18,000
	Forklift for new WVC site (MAINT)	1	EA	46,000	46,000
	Front-end loader lease to own (MAINT)	1	EA	30,478	30,478
					<u>\$ 330,478</u>
<u>198 6010</u>	<u>New Vehicles</u>				
	Light duty pickup truck (MAINT)	4	EA	\$ 54,000	\$ 216,000
	Utility truck and attachments (MAINT)	1	EA	70,000	70,000
	Service truck and body (MAINT)	2	EA	196,000	392,000
					<u>\$ 678,000</u>
Total General Equipment Fund Purchases					<u>\$ 1,316,678</u>

* Fundraising donations will be applied to garden exhibits.



Financial Plan for the 2025/2026 Budget

DEBT SERVICE SCHEDULE & LONG-TERM DEBT SUMMARY

Debt Service Payment Due:				October 1, 2025		April 1, 2026		Total
	<u>Orig. Issue Amount</u>	<u>Maturity Date</u>	<u>Outstanding Bal. 7/1/2025</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	
2008 B1 Ref. Bonds*	\$64,665,000	10/1/37	\$45,065,000	\$ 4,000,000	\$ 800,000	\$ -	\$ 800,000	\$ 5,600,000
2009C Bonds (Utah Brd of Wtr Res)	3,600,000	10/1/34	1,557,000	157,000	-	-	-	157,000
2016A&B Bonds & Refunding Bonds	63,920,000	10/1/46	32,310,000	715,000	807,750	-	789,875	2,312,625
2017A Ref. Bonds	9,880,000	10/1/28	4,140,000	960,000	103,500	-	79,500	1,143,000
2017B Ref. Bonds	77,140,000	10/1/41	63,600,000	5,220,000	1,335,275	-	1,263,500	7,818,775
2019A Bonds	29,030,000	10/1/49	26,615,000	555,000	659,825	-	651,500	1,866,325
2021A Bonds & Refunding Bonds	61,855,000	10/1/51	52,380,000	2,985,000	1,126,000	-	1,051,375	5,162,375
2024A Bonds	90,865,000	10/1/54	90,865,000	1,340,000	2,271,625	-	2,238,125	5,849,750
2025A Ref. Bonds	22,590,000	10/1/44	22,590,000	-	564,750	-	564,750	1,129,500
								-
TOTAL			\$339,122,000	\$ 15,932,000	\$ 7,668,725	\$ -	\$ 7,438,625	\$ 31,039,350
				\$23,600,725		\$7,438,625		

* Variable rate debt, interest paid monthly



Financial Plan for the 2025/2026 Budget

SUMMARY OF CAPITAL PROJECT EXPENDITURES BUDGET

CP1 Category: Major rehabilitation or replacement of existing facilities

Example Projects: JVWTP filter media replacement, distribution pipeline replacement, rehabilitation and replacement on transmission system vaults, pump stations, HVAC systems, and wells.

\$ 14,091,300

(1,270,927) *

\$ 12,820,373

CP2 Category: New facilities needed for compliance or functional upgrades, but provide no new system capacity

Example Projects: Vehicle and equipment storage building, generator installations, system evaluation plans, and landscape improvements.

12,841,561

(2,666,533) *

10,175,028

CP3 Category: New water supply, treatment, conveyance, or storage facilities which provide new system capacity

Example Projects: Design and construction of four new wells, Southwest Aqueduct Reach 2, 11800 S 7000 W storage reservoir, and JVWTP filter and chemical feed upgrades.

59,752,997

(1,415,078) *

58,337,919

CP4 Category: Projects to serve lands currently outside current District boundaries

Example Projects: WFRP right-of-way acquisition.

1,122,500

- *

1,122,500

CP5 Category: Landscape conversion projects

Example Projects: Landscape conversion to water-wise.

2,802,450

(2,262,000) *

540,450

TOTAL OF ALL CATEGORIES (GROSS)

\$ 90,610,808

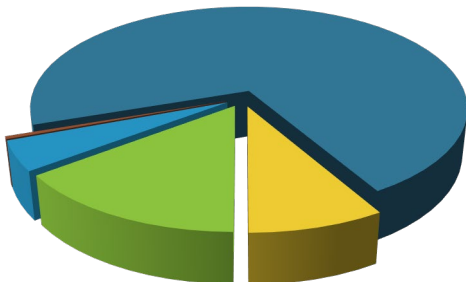
*amounts shown in red are reimbursements (MWDSLs, grants, etc.)

\$ (7,614,538)

TOTAL OF ALL CATEGORIES (NET)

\$ 82,996,270

PROJECTED CAPITAL PROJECTS FUNDING



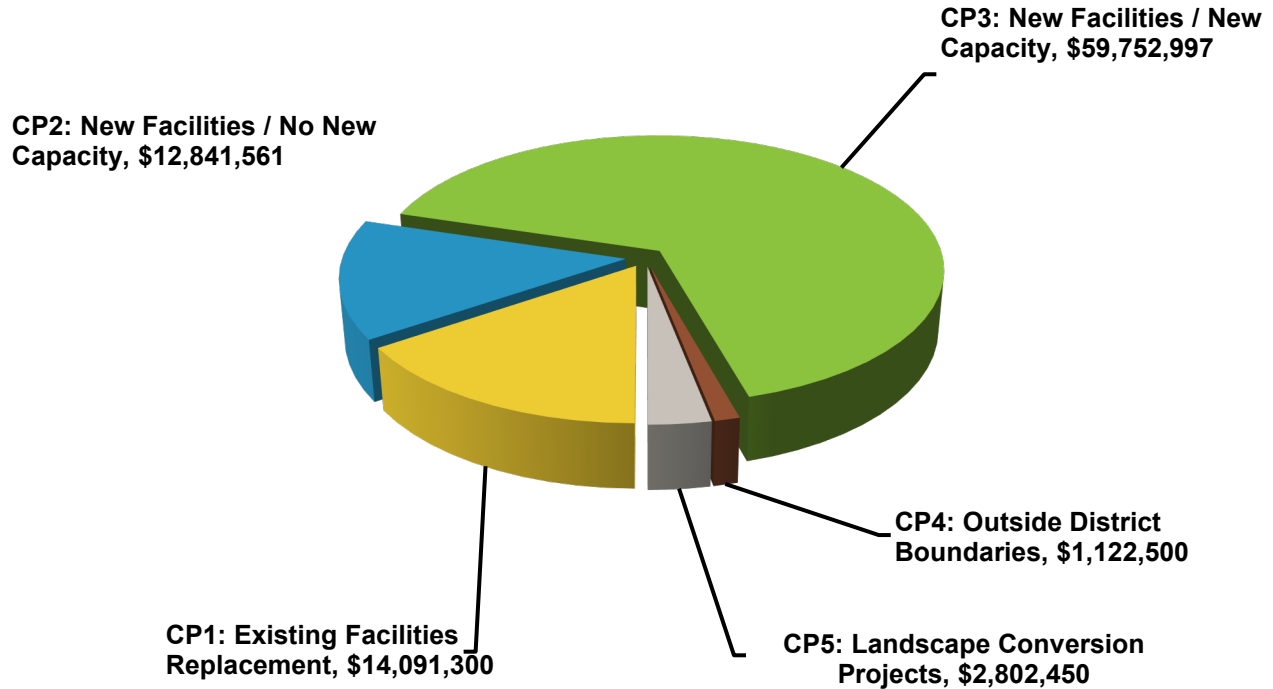
Replacement Reserve Fund	\$ 13,360,823	14.8%
Capital Projects Fund	4,149,104	4.6%
Development Fee Fund	\$386,000	0.4%
Bond Proceeds	65,100,343	71.9%
Project Reimbursements	7,614,538	8.4%
	<u>\$ 90,610,808</u>	<u>100.0%</u>



SUMMARY OF CAPITAL PROJECT EXPENDITURES BUDGET

CAPITAL PROJECT EXPENDITURES

Gross Total \$90,610,808





JORDAN VALLEY WATER
CONSERVANCY DISTRICT

JORDAN VALLEY WATER CONSERVANCY DISTRICT

2025/2026 **ADOPTED** Water Rates Summary

Item G.1.

WHOLESALE WATER RATES (NON-PUMPED)

**4.9% AVE
RATE ADJ**

MEMBER AGENCY (Rate per Acre Foot)	PUMP ZONES	2024/2025 RATES	2025/2026 RATES	\$ CHANGE	% CHANGE
Bluffdale City Water	JVWTP	\$592.09	\$598.12	\$6.03	1.0%
Draper City		597.28	624.77	27.49	4.6%
Draper Irrigation (Water Pro)		762.35	759.95	(2.40)	-0.3%
Granger-Hunter Impr. District	B North	616.30	633.95	17.65	2.9%
Herriman City	C South, D South	696.93	686.57	(10.36)	-1.5%
Hexcel Corporation	B North	461.25	497.50	36.25	7.9%
Kearns Improvement District	B North	624.50	671.82	47.32	7.6%
Magna Water District	B North	438.72	453.45	14.73	3.4%
Midvale City Water		551.54	609.24	57.70	10.5%
Riverton City	C South	513.76	527.47	13.71	2.7%
City of South Jordan	B North/South, C South, D South	597.28	627.28	30.00	5.0%
City of South Salt Lake		440.83	456.08	15.25	3.5%
Taylorsville-Bennion Impr. Dist.	B North	436.66	451.16	14.50	3.3%
Utah Div. of Fac. Const. Mgmt.		441.99	458.16	16.17	3.7%
City of West Jordan	B North/South, C South, D South	591.09	614.12	23.03	3.9%
BLOCK 2 RATE	Plus Pumping	1,146.44	1,197.49	51.05	4.5%
BCWTP RATE		531.75	535.90	4.15	0.8%

ZONE	PUMP ZONE SURCHARGE			
B North	\$21.07	\$22.01	\$0.94	4.5%
B South	35.62	36.73	1.11	3.1%
C South	54.64	55.87	1.23	2.3%
D South	85.08	80.54	(4.54)	-5.3%
JVWTP	25.21	26.41	1.20	4.8%

METER SIZE	METER BASE CHARGE (MONTHLY)			
4"	\$25.00	\$25.00	\$0.00	0.0%
6"	50.00	50.00	0.00	0.0%
8"	78.00	78.00	0.00	0.0%
10"	114.00	114.00	0.00	0.0%
12"	168.00	168.00	0.00	0.0%
14"	228.00	228.00	0.00	0.0%
16"	300.00	300.00	0.00	0.0%
18"	378.00	378.00	0.00	0.0%
20"	462.00	462.00	0.00	0.0%
24"	672.00	672.00	0.00	0.0%
30"	1,050.00	1,050.00	0.00	0.0%



JORDAN VALLEY WATER CONSERVANCY DISTRICT

2025/2026 **ADOPTED** Water Rates Summary

Item G.1.

JORDAN VALLEY WATER
CONSERVANCY DISTRICT

RETAIL WATER RATES (Overall Average **11.2%** Rate Increase)

RETAIL SYSTEM (Rate per 1,000 Gal.)	TIER / SIZE	2024/2025 RATES	2025/2026 RATES	\$ CHANGE	% CHANGE
Non-Pumped Water Rate	Tier 1	\$1.70	\$1.73	\$0.03	1.8%
	Tier 2	2.58	2.78	0.20	7.8%
	Tier 3	4.20	4.75	0.55	13.1%
	Tier 4	5.19	6.64	1.45	27.9%
PUMP ZONE SURCHARGE / SERVICE AREA					
Zone C South (Riverton Foothills) Casto/Upper Willow Creek	Charged	0.17	0.17	0.00	0.0%
	all Tiers	0.75	0.75	0.00	0.0%
PRIVATE FIRE PROTECTION					
Fireline Charges (Annual)	2"	\$5.96	\$7.50	\$1.54	25.8%
	4"	36.90	46.40	9.50	25.7%
	6"	107.20	134.78	27.58	25.7%
	8"	228.44	287.21	58.77	25.7%
	10"	410.82	516.51	105.69	25.7%

Meter Size	TIER THRESHOLDS				METER BASE CHARGES (MONTHLY)			
	Tier 1	1,000 gallon usage Tier 2	Tier 3	Tier 4	2024/2025 RATES	2025/2026 RATES	\$ CHANGE	% CHANGE
5/8"	1-6	7-16	17-37	38+	\$3.00	\$3.00	\$0.00	0.0%
3/4"	1-9	10-23	24-53	54+	3.00	3.00	0.00	0.0%
1"	1-18	19-46	47-106	107+	4.00	4.00	0.00	0.0%
1-1/2"	1-36	37-92	93-212	213+	5.00	5.00	0.00	0.0%
2"	1-58	59-147	148-339	340+	8.00	8.00	0.00	0.0%
3"	1-140	141-359	360-827	828+	15.00	15.00	0.00	0.0%
4"	1-257	258-658	659-1516	1517+	25.00	25.00	0.00	0.0%
6"	1-515	516-1316	1317-3032	3033+	50.00	50.00	0.00	0.0%
8"	1-1024	1025-2617	2618-6031	6032+	78.00	78.00	0.00	0.0%

RESOLUTION R2025 - 26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE CITY OF SOUTH JORDAN MAYOR TO SIGN A FRANCHISE AGREEMENT WITH ROCKY MOUNTAIN POWER.

WHEREAS, pursuant to Utah Code § 10-8-21, *et seq.*, the City of South Jordan (“City”) has authority to regulate power line facilities within public ways and to grant to Rocky Mountain Power (“RMP”) a General utility easement for the use thereof; and

WHEREAS, the City granted RMP a 15 year electric utility franchise and general utility easement in July 2010; and

WHEREAS, Rocky Mountain Power desires to enter into a new agreement granting electric utility franchise and general utility easement; and

WHEREAS, the South Jordan City Council finds it in the best interest of the health safety and welfare to enter into the “Agreement Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power”.

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

SECTION 1. Authorization to Sign. Mayor Dawn R. Ramsey is authorized to sign the Agreement Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power attached hereto.

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

<<SIGNATURE ON FOLLOWING PAGE>>


**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:


Ryan W. Loose (May 1, 2025 05:21 MDT)

Office of the City Attorney

**AN AGREEMENT GRANTING AN ELECTRIC UTILITY FRANCHISE
AND GENERAL UTILITY EASEMENT TO ROCKY MOUNTAIN POWER**

WHEREAS, Rocky Mountain Power, is a regulated public utility that provides electric power and energy to the citizens of South Jordan City (the “City”) and other surrounding areas;

WHEREAS, providing electrical power and energy requires the installation, operation and maintenance of power poles and other related facilities to be located within the public ways of the City;

WHEREAS, the City, pursuant to the provisions of Utah Code Ann. § 10-8-21 has the authority to regulate power line facilities within public ways and to grant to Rocky Mountain Power a general utility easement for the use thereof;

WHEREAS, the City desires to set forth the terms and conditions by which Rocky Mountain Power shall use the public ways of the City;

NOW, THEREFORE, be it ordained by the City:

SECTION 1. Grant of Franchise and General Utility Easement. The City hereby grants to Rocky Mountain Power the right, privilege and authority to construct, maintain, operate, upgrade, and relocate its electrical distribution and transmission lines and related appurtenances, including underground conduits and structures, poles, towers, wires, guy anchors, vaults, transformers, transmission lines, and communication lines (collectively referred to herein as “Electric Facilities”) in, under, along, over and across the present and future streets, alleys, and rights-of-way, not including City parks, buildings or other spaces not associated with City-owned rights-of-way (collectively referred to herein as “Public Ways”) within the City, for the purpose of supplying and transmitting electric power and energy to the inhabitants of the City and persons and corporations beyond the limits thereof.

SECTION 2. Term. The term of this Franchise and General Utility Easement is for fifteen(15) years commencing on the date of acceptance by the Company as set forth in Section 3 below.

SECTION 3. Acceptance by Company. Within sixty (60) days after the passage of this ordinance by the City, Rocky Mountain Power shall file an unqualified written acceptance thereof, with the City Recorder otherwise the ordinance and the rights granted herein shall be null and void.

SECTION 4. Non-Exclusive Franchise. The right to use and occupy the Public Ways of the City shall be nonexclusive and the City reserves the right to use the Public Ways for itself or any other entity that provides service to City residences; provided, however, that such use shall not unreasonably interfere with Rocky Mountain Power’s Electric Facilities or Rocky Mountain Power’s rights as granted herein.

SECTION 5. City Regulatory Authority. In addition to the provision herein contained, the City reserves the right to adopt such additional ordinances and regulations as may be deemed necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties or exercise any other rights, powers, or duties required or authorized, under the Constitution of the State of Utah, the laws of Utah or City Ordinance.

SECTION 6. Indemnification. The City shall in no way be liable or responsible for any loss or damage to property or any injury to, or death, of any person that may occur in the construction, operation or maintenance by Rocky Mountain Power of its Electric Facilities. Rocky Mountain Power shall indemnify, defend and hold the City harmless from and against claims, demands, liens and all liability or damage of whatsoever kind on account of Rocky Mountain Power's use of the Public Ways within the City, and shall pay the costs of defense plus reasonable attorneys' fees for any claim, demand or lien brought thereunder. The City shall: (a) give prompt written notice to Rocky Mountain Power of any claim, demand or lien with respect to which the City seeks indemnification hereunder; and (b) permit Rocky Mountain Power to assume the defense of such claim, demand, or lien. If such defense is not assumed by Rocky Mountain Power, Rocky Mountain Power shall not be subject to liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, Rocky Mountain Power shall not be obligated to indemnify, defend or hold the City harmless to the extent any claim, demand or lien arises out of or in connection with any negligent or willful act or failure to act of the City or any of its officers or employees.

SECTION 7. Annexation.

7.1 Extension of City Limits. Upon the annexation of any territory to the City, the rights granted herein shall extend to the annexed territory to the extent the City has such authority. All Electrical Facilities owned, maintained, or operated by Rocky Mountain Power located within any public ways of the annexed territory shall thereafter be subject to all of the terms hereof.

7.2 Notice of Annexation. When any territory is approved for annexation to the City, the City shall, not later than ten (10) working days after passage of an ordinance approving the proposed annexation, provide by certified mail to Rocky Mountain Power: (a) each site address to be annexed as recorded on county assessment and tax rolls; (b) a legal description of the proposed boundary change; and (c) a copy of the City's ordinance approving the proposed annexation. The notice shall be mailed to:

Rocky Mountain Power Customer Contact Center
Attn: Annexations
P.O. Box 400
Portland, Oregon 97207-0400

With a copy to:

Rocky Mountain Power
Attn: Office of the General Counsel

1407 West North Temple, Room 320
Salt Lake City, UT 84116

SECTION 8. Plan, Design, Construction and Installation of Company Facilities.

8.1 All Electrical Facilities installed or used under authority of this Franchise shall be used, constructed and maintained in accordance with applicable federal, state and city laws, codes and regulations.

8.2 Except in the case of an emergency, Rocky Mountain Power shall, prior to commencing new construction or major reconstruction work in the Public Ways, apply for any permit from the City as may be required by the City's ordinances, which permit shall not be unreasonably withheld, conditioned, or delayed. Rocky Mountain Power will abide by all applicable ordinances and all reasonable rules, regulations and requirements of the City, and the City may inspect the manner of such work and require remedies as may be reasonably necessary to assure compliance. Notwithstanding the foregoing, Rocky Mountain Power shall not be obligated to obtain a permit to perform emergency repairs.

8.3 All Electric Facilities shall be located so as to cause minimum interference with the Public Ways of the City and shall be constructed, installed, maintained, cleared of vegetation, renovated or replaced in accordance with applicable rules, ordinances and regulations of the City.

8.4 If, during the course of work on its Electrical Facilities, Rocky Mountain Power causes damage to or alters the Public Way or public property, Rocky Mountain Power shall (at its own cost and expense and in a manner reasonably approved by the City) replace and restore it in as good a condition as existed before the work commenced.

8.5 In addition to the installation of underground electric distribution lines as provided by applicable state law and regulations, Rocky Mountain Power shall, upon payment of all charges provided in its tariffs or their equivalent, place newly constructed electric distribution lines underground as may be required by City ordinance.

8.6 The City shall have the right without cost to use all poles and suitable overhead structures owned by Rocky Mountain Power within Public Ways for City wires used in connection with its fire alarms, police signal systems, or other public safety communication lines used for governmental purposes; provided, however, any such uses shall be for activities owned, operated or used by the City for a public purpose and shall not include the provision of CATV, internet, or similar services to the public. Provided further, that Rocky Mountain Power shall assume no liability nor shall it incur, directly or indirectly, any additional expense in connection therewith, and the use of said poles and structures by the City shall be in such a manner as to prevent safety hazards or interferences with Rocky Mountain Power's use of same. Nothing herein shall be construed to require Rocky Mountain Power to increase pole size, or alter the manner in which Rocky Mountain Power attaches its equipment to poles, or alter the manner in which it operates and maintains its Electric Facilities. City attachments shall be installed and maintained in accordance with the reasonable requirements of Rocky Mountain Power and the

current edition of the National Electrical Safety Code pertaining to such construction. Further, City attachments shall be attached or installed only after written approval by Rocky Mountain Power in conjunction with Rocky Mountain Power's standard pole attachment application process. Rocky Mountain Power shall have the right to inspect, at the City's expense, such attachments to ensure compliance with this Section 8.6 and to require the City to remedy any defective attachments.

8.7 Rocky Mountain Power shall have the right to excavate the Public Rights of Ways subject to reasonable conditions and requirements of the City. Before installing new underground conduits or replacing existing underground conduits, Rocky Mountain Power shall first notify the City of such work by written notice and shall allow the City, at its own expense, (to include a pro rata share of the trenching costs), to share the trench of Rocky Mountain Power to lay its own conduit therein, provided that such action by the City will not unreasonably interfere with Rocky Mountain Power's Electrical Facilities or delay project completion.

8.8 Before commencing any street improvements or other work within a Public Way that may affect Rocky Mountain Power's Electric Facilities, the City shall give written notice to Rocky Mountain Power.

SECTION 9. Relocations of Electric Facilities.

9.1 The City reserves the right to require Rocky Mountain Power to relocate its Electric Facilities within the Public Ways in the interest of public convenience, necessity, health, safety or welfare at no cost to the City. Within a reasonable period of time after written notice, Rocky Mountain Power shall promptly commence the relocation of its Electrical Facilities. Before requiring a relocation of Electric Facilities, the City shall, with the assistance and consent of Rocky Mountain Power, identify a reasonable alignment for the relocated Electric Facilities within the Public Ways of the City.

The City shall assign or otherwise transfer to Company all right it may have to recover the cost for the relocation work and shall support the efforts of Rocky Mountain Power to obtain reimbursement.

9.2 Rocky Mountain Power shall not be obligated to pay the cost of any relocation that is required or made a condition of a private development. If the removal or relocation of facilities is caused directly or otherwise by an identifiable development of property in the area, or is made for the convenience of a customer, Rocky Mountain Power may charge the expense of removal or relocation to the developer or customer. For example, Rocky Mountain Power shall not be required to pay relocation costs in connection with a road widening or realignment where the road project is made a condition of or caused by a private development.

SECTION 10. Subdivision Plat Notification. Before the City approves any new subdivision and before recordation of the plat, the City shall obtain Rocky Mountain Power's approval of Electrical Facilities, including underground facilities to be installed by the developer, and associated rights of way depicted on the plat. A copy of the plat shall be mailed for approval to Rocky Mountain Power:

Rocky Mountain Power
 Attn: Estimating Department
 1569 W North Temple Street
 Salt Lake City, UT 84116

SECTION 11. Vegetation Management. Rocky Mountain Power or its contractor may prune all trees and vegetation which overhang the Public Ways, whether such trees or vegetation originate within or outside the Public Ways to prevent the branches or limbs or other part of such trees or vegetation from interfering with Rocky Mountain Power's Electrical Facilities. Such pruning shall comply with the *American National Standard for Tree Care Operation (ANSI A300)* and be conducted under the direction of an arborist certified with the International Society of Arboriculture. A growth inhibitor treatment may be used for trees and vegetation species that are fast-growing and problematic. Nothing contained in this Section shall prevent Rocky Mountain Power, when necessary and with the approval of the owner of the property on which they may be located, from cutting down and removing any trees which overhang streets.

SECTION 12. Renewal. At least 120 days prior to the expiration of this Franchise, Rocky Mountain Power and the City either shall agree to extend the term of this Franchise for a mutually acceptable period of time or the parties shall use best faith efforts to renegotiate a replacement Franchise. Rocky Mountain Power shall have the continued right to use the Public Ways of the City as set forth herein in the event an extension or replacement Franchise is not entered into upon expiration of this Franchise.

SECTION 13. No Waiver. Neither the City nor Rocky Mountain Power shall be excused from complying with any of the terms and conditions of this Franchise by any failure of the other, or any of its officers, employees, or agents, upon any one or more occasions to insist upon or to seek compliance with any such terms and conditions.

SECTION 14. Transfer of Franchise. Rocky Mountain Power shall not transfer or assign any rights under this Franchise to another entity, except transfers and assignments by operation of law, or to affiliates, parents or subsidiaries of Rocky Mountain Power which assume all of Rocky Mountain Power's obligations hereunder, unless the City shall first give its approval in writing, which approval shall not be unreasonably withheld, conditioned or delayed; provided, however, Rocky Mountain Power may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Franchise to any financing entity, or agent on behalf of any financing entity to whom Rocky Mountain Power (i) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.

SECTION 15. Amendment. At any time during the term of this Franchise, the City through its City Council, or Rocky Mountain Power may propose amendments to this Franchise by giving thirty (30) days written notice to the other party of the proposed amendment(s) desired, and both parties thereafter, through their designated representatives, will, within a reasonable time, negotiate in good faith in an effort to agree upon mutually satisfactory amendment(s). No amendment or amendments to this Franchise shall be effective until mutually agreed upon by the

City and Rocky Mountain Power and formally adopted as an ordinance amendment, which is accepted in writing by Rocky Mountain Power.

SECTION 16. Notices. Unless otherwise specified herein, all notices from Rocky Mountain Power to the City pursuant to or concerning this Franchise shall be delivered to the City Recorder's Office. Unless otherwise specified herein, all notices from the City to Rocky Mountain Power pursuant to or concerning this Franchise shall be delivered to the Regional Business Management Director, Rocky Mountain Power, 70 North 200 East, Room 122, American Fork, Utah, 84003, and such other office as Rocky Mountain Power may advise the City of by written notice.

SECTION 17. Severability. If any section, sentence, paragraph, term or provision hereof is for any reason determined to be illegal, invalid, or superseded by other lawful authority including any state or federal regulatory authority having jurisdiction thereof or unconstitutional, illegal or invalid by any court of common jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise or any renewal or renewals thereof.

SECTION 18. Waiver of Jury Trial. To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

PASSED by the City Council of the City of _____, Utah this ____ day of _____, 2025.

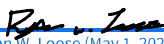
City of South Jordan,

Dawn R. Ramsey, Mayor

ATTEST:

CITY RECORDER

Approved as to form:



Ryan W. Loose (May 1, 2025 05:21 MDT)

Office of the City Attorney

South Jordan, Utah

June 17, 2025

The City Council (the “City Council”) of the City of South Jordan, Utah (the “City”) met in regular session on Tuesday, June 17, 2025, at its regular meeting place in South Jordan, Utah, at 6:30 p.m. with the following members of the City Council present:

Dawn R. Ramsey	Mayor
Patrick Harris	Council Member
Katie Johnson	Council Member
Jason T. McGuire	Council Member
Donald J. Shelton	Council Member
Tamara Zander	Council Member

Also present:

Anna Crookston	City Recorder
----------------	---------------

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the City Council a Certificate of Compliance with Open Meeting Law with respect to this June 17, 2025, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Council Member _____ and seconded by Council Member _____, was adopted by the following vote:

AYE:

NAY:

The resolution is as follows:

RESOLUTION R2025-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH (THE “CITY”) DECLARING THE CITY’S INTENTION TO REIMBURSE ITSELF FOR EXPENDITURES INCURRED IN CONNECTION WITH FINANCING ALL OR A PORTION OF THE COST OF IMPROVEMENTS TO THE CITY’S WATER SYSTEM, WITH PROCEEDS OF BONDS THAT IT INTENDS TO ISSUE; AND RELATED MATTERS.

WHEREAS, pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), the City of South Jordan Utah (the “City”), is authorized to issue bonds for the purposes set forth in the Act; and

WHEREAS, the City Council has determined that it would be in furtherance of the purpose of the City and the Act for the City to issue bonds (the “Bonds”) to finance all or a portion of improvements to the City’s water system including, but not limited to, (i) an 8.4 million gallon water tank to help meet current demand and support future growth on the west side of the City, (ii) expansion of the Water Annex Building to increase storage space for inventory and equipment, and (iii) a new west side public works facility to alleviate space limitations, improve service level response times, and support the continued growth of the City and the Public Works Department, and related improvements (collectively, the “Project”); and

WHEREAS, the City plans to issue the Bonds and to use a portion of the proceeds of the Bonds to reimburse itself for expenditures incurred relating to the Project and incurred prior to the date of issuance of the Bonds;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of South Jordan Utah, as follows:

Section 1. All terms defined in the foregoing recitals hereto shall have the same meanings when used herein.

Section 2. The City Council hereby finds and determines that it is in the best interests of the City to issue the Bonds in the approximate amount of \$40,000,000 for the purpose of financing the Project. The City hereby declares its intent to issue the Bonds and to use a portion of the proceeds thereof to reimburse itself for expenditures incurred by the City relating to the Project and incurred prior to the date of issuance of the Bonds.

Section 3. If any provisions of this Resolution should be held invalid, the invalidity of such provision shall not affect the validity of any of the other provisions of this Resolution.

Section 4. All resolutions of the City Council or parts thereof, inconsistent herewith, are hereby repealed to the extent only of such inconsistency.

Section 5. This Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED by the City Council of the City of South Jordan, Utah, on this June 17, 2025.

CITY OF SOUTH JORDAN, UTAH


(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

Approved as to form:



Office of the City Attorney

STATE OF UTAH)
)
) : ss.
)
COUNTY OF SALT LAKE)

I, Anna Crookston, the duly qualified and acting City Recorder of the City of South Jordan, Utah (the “City”) do hereby certify according to the records of the City in my official possession that the foregoing constitutes a true, correct, and complete copy of the minutes of the regular meeting of the City Council held on June 17, 2025, as it pertains to a resolution (the “Resolution”) adopted by the Council at said meeting, as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the City this June 17, 2025.

(SEAL)

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Anna Crookston, the duly qualified and acting City Recorder of the City of South Jordan, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice (the "Notice") of the agenda, date, time, and place of the June 17, 2025, public meeting held by the City Council of the City, by causing the Notice, in the form attached hereto as Schedule 1,

(i) to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(ii) to be posted to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(iii) to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website, (b) on the City's official website, and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my signature this June 17, 2025.

(SEAL)

By: _____
City Recorder

To Be Attached:

SCHEDULE 1 --NOTICE OF MEETING

SCHEDULE 2 -- NOTICE OF ANNUAL MEETING SCHEDULE

RESOLUTION R2025 - 29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, DESIGNATING THE INTERIM EMERGENCY SUCCESSORS FOR 2025-26 AND IDENTIFICATION OF ALERTING AUTHORITY AND INDIVIDUALS AUTHORIZED TO SEND ALERTS.

WHEREAS, the Utah State Legislature has adopted the *Emergency Interim Succession Act*, (the “Act”) found in §53-2a-807, *Utah Code Annotated* (1953, as amended); and

WHEREAS, the Act applies to political subdivisions of the State of Utah; and

WHEREAS, the City of South Jordan (the “City”) is a Utah municipal corporation and a political subdivision of the State of Utah; and

WHEREAS, the Act requires that each officer of a political subdivision designate three (3) emergency interim successors, specify their order of succession and provide a list of those designated successors; and

WHEREAS, the Act requires the political subdivision to identify its alerting authority and any individuals authorized to send emergency alerts; and

WHEREAS, the Act requires the political subdivision to have an emergency alert plan in place and provide a copy of the plan to the State of Utah.

WHEREAS, the City Council desires to designate the emergency interim successors for the required positions as required by the Act, and finds such designation to be in the best interest, and to promote the health, safety and general welfare, of the City and its residents, guests, and businesses; and

WHEREAS, the South Jordan Municipal Code 2.16.040 requires that (3) emergency interim successors and their order of succession shall be designated by resolution of the City Council by July 1 each year.

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

SECTION 1. List of Designated Emergency Interim Successors. See Attachment 1.

SECTION 2. Identification of Alerting Authority and Individuals Authorized to Send Alerts. See Attachment 2.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

<SIGNATURE PAGE FOLLOWS>

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

Emergency Interim Succession List 2024-2025**City Manager – Dustin Lewis**

1. Jason Rasmussen
2. Don Tingey
3. Brian Preece

Assistant City Managers –

1. Jason Rasmussen
2. Don Tingey
3. Brian Preece

Administrative Services Director - Melinda Seager

1. Tari DeGraaff
2. Racheal Van Cleave
3. Gene Foval

City Engineer - Brad Klavano

1. Jeremy Nielson
2. Ty Montalvo
3. Ken Short

Fire Chief – Chris Dawson

1. Ryan Lessner
2. Ryan Ray
3. Clayton Miller

Planning Director – Brian Preece

1. Greg Schindler
2. Brad Klavano
3. Jeremy Neilson

Police Chief - Jeff Carr

1. Rob Hansen
2. Case Winder
3. Nate Thompson

Public Works Director – Raymond H. Garrison

1. Joey Collins
2. Colby Hill
3. Rawlins Thacker

City Attorney – Ryan Loose

1. Charity Brienzi
2. Greg Simonsen
3. Ed Montgomery

Chief Financial Officer – Director Sunil Naidu

1. Jeff Standiford
2. Katie Olson
3. Trevor Coburn

Chief Technology Officer – Matt Davis

1. Phill Brown
2. Trevor Morris
3. Matt Jarman

City Recorder – Anna Crookston

1. Cindy Valdez
2. Melanie Edwards
3. Emily Fitton

City Treasurer – Chip Dawson

1. Krista Purser
2. Stephanie Carter
3. Trang Tran

Communications Manager/PIO – Rachael Van Cleave

1. Josh Timothy
2. Tyson Cole
3. Case Winder

Court Administrator – Jen Butler

1. Nora Gonzalez
2. Melinda Seager
3. Alexis Burningham

Human Resources Director - Teresa Cook

1. Corinne Thacker
2. Theresa Trujillo
3. Michelle Loertscher

Emergency/Safety Manager – Aaron Sainsbury

1. Chris Dawson
2. Dustin Lewis
3. Jeff Carr

Recreation – Janell Payne

1. Brad Vaske
2. Emily Stephens
3. Kaitlin Youd

Attachment 2

Emergency Alert Plan Protocols

Activation of the Integrated Public Alert and Warning System (IPAWS)

The Integrated Public Alert & Warning System (IPAWS) is FEMA's national system for local alerting that provides authenticated emergency and life-saving information to the public through mobile phones using Wireless Emergency Alerts, to radio and television via the Emergency Alert System, and on the National Oceanic and Atmospheric Administration's Weather Radio.

In situations that require a warning message or alert to be sent using the IPAWS system, the City of South Jordan will coordinate with Salt Lake County Emergency Management (SLCoEM). SLCoEM has identified the following eight positions as authorized to activate and use the IPAWS.

- 1 Salt Lake County Emergency Manager/Division Chief
- 2 Deputy Emergency Manager
- 3 Operations Section Chief/
- 4 Plans Section Chief
- 5 Public Information Officer/Joint Information Center Manager
- 6 Logistics Section Chief
- 7 Finance Section Chief
- 8 SLCo Internal Emergency Management Planning Manager

SLCoEM is responsible for testing the system regularly and all positions above are authorized and certified to send alerts.

When the City needs to send an alert using IPAWS, the City completes an EAS Notification Request form (attached) and submits it to SLCoEM. The City works closely with SLCoEM to ensure message accuracy, geographic area, and alert timing.

Activation of the Emergency Notification System (ENS)

The Emergency Notification System (ENS) provides a means to send telephone, SMS text, and email notifications regarding emergency situations or critical public safety information to residents and businesses within Salt Lake County. The notifications are directed towards those that are impacted by, or in danger of being impacted by, an emergency or disaster.

In situations that require a warning message or alert to be sent using the ENS, the City of South Jordan will coordinate with the Valley Emergency Communications Center (VECC) to send messages. Any Incident Commander in the Police Department, Fire Department, or Emergency Management Division may initiate an ENS activation if deemed necessary or warranted by the circumstances of the emergency.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: June 17, 2025

Issue: Resolution Appointing Member to the Arts Council

Submitted By: Janell Payne

Department: Recreation

Staff Recommendation (Motion Ready):

Staff recommends approval of Resolution R2025-32, appointing new member to the Arts Council.

BACKGROUND:

The City Council created the Arts Council to promote the arts in this community and bring arts experiences to City residents.

Ms. Zeynep Kariparduc is involved with and passionate about South Jordan community arts and has expressed an interest and desire to serve on the South Jordan Arts Council. The City Council had the opportunity to meet with Ms. Kariparduc at the June 3, 2025 City Council study session regarding potential appointment.

Based on the above, staff recommends approval of Resolution R2025-32, appointing Ms. Zeynep Kariparduc as a new member of the South Jordan Arts Council.

City Council Action Requested:



Recreation Director

6/12/25

Date

RESOLUTION R2025-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPOINTING MEMBERS TO THE ARTS COUNCIL.

WHEREAS, South Jordan City Code Chapter 2.76 allows the City Council to create committees; and

WHEREAS, the City Council created the Arts Council to promote the arts in this community and bring arts experiences to City residents; and

WHEREAS, the Arts Council bylaws permit between 6 and 12 members requiring appointment by resolution of the City Council; and

WHEREAS, the City Council standardized the creation and appointment of all City Council-created boards and committees, and hereby appoints Arts Council members to conform with the terms of the Policy & Procedures Guide; and

WHEREAS, the South Jordan City Council finds it in the best interest of the welfare of the residents of the City to confirm appointment of these members to the Arts Council.

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

SECTION 1. Appointment. The Arts Council members and their terms are as follows:

<i>Member name</i>	<i>District</i>	<i>Term expiration date</i>
Janis McClellan	Mayor	January 2026
Zeynep Kariparduc	Mayor	January 2026
Amy McKay Butler	1	January 2028
Shan Lloyd	1	January 2028
Vacant	2	January 2028
Laura Gaillard	2	January 2028
Vacant	3	January 2026
Marlene Teter	3	January 2026
Elizabeth Davis	4	January 2028
Lucas Millhouse	4	January 2028
Jason Yeaman	5	January 2026

Rachel Nay

5

January 2026

SECTION 2. Effective Date.

upon passage.

This Resolution shall become effective immediately

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON
THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Charity Brien
Charity Brien (Jun 12, 2025 12:58 MDT)

Office of the City Attorney

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: June 17, 2025

Issue: Resolution Appointing New Members to the Senior Advisory Committee

Submitted By: Janell Payne

Department: Recreation

Staff Recommendation (Motion Ready):

Staff recommends approval of Resolution R2025-33, appointing a new member to the Senior Advisory Committee.

BACKGROUND:

The City Council created the Senior Advisory Committee to promote the interests of senior citizens in the community. In particular, this committee plays an important role in supporting the senior programming at the Community Center.

Ms. Kaye Wadley is involved with and passionate about senior programs in South Jordan and has expressed an interest and desire to serve on the South Jordan Senior Advisory Committee. The City Council had the opportunity to meet and speak with Ms. Wadley at the study session on June 3, 2025.

Staff recommends approval of Resolution R2025-33, appointing Ms. Wadley to the Senior Advisory Committee.

City Council Action Requested:



Director of Recreation

6/12/25

Date

RESOLUTION R2025-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPOINTING MEMBERS TO THE SENIOR ADVISORY COMMITTEE.

WHEREAS, South Jordan City Code Chapter 2.76 allows the City Council to create committees; and

WHEREAS, The City Council created the Senior Advisory Committee to promote the interests of senior citizens in the community; and

WHEREAS, the Senior Advisory Committee bylaws permit between 6 and 12 members requiring appointment by resolution of the City Council; and

WHEREAS, the City Council standardized the creation and appointment of all City Council-created boards and committees, and hereby appoints Senior Advisory Committee members to conform with the terms of the Policy & Procedures Guide; and

WHEREAS, the South Jordan City Council finds it in the best interest of the welfare of the residents of the City to confirm appointment of these members to the Senior Advisory Committee.

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

SECTION 1. Appointment. The Senior Advisory Committee members and their terms are as follows:

<i>Member name</i>	<i>District</i>	<i>Term expiration date</i>
Vacant	Mayor	January 2026
Vacant	Mayor	January 2026
Erie Lambert Walker Jr.	1	January 2028
Linda Walker	1	January 2028
Midge Treglown	2	January 2028
LeeAnn Whitaker	2	January 2028
Billie Lawrence	3	January 2026
Carrie Jansky	3	January 2026
Kaye Wadley	4	January 2028
Vacant	4	January 2028
Vacant	5	January 2026

Vacant

5

January 2026

SECTION 2. Effective Date. upon passage.

This Resolution shall become effective immediately

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Charity Brien
Charity Brien (Jun 12, 2025 12:56 MDT)

Office of the City Attorney

RESOLUTION R2025 - 22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FY 2024-25 BUDGET FOR SOUTH JORDAN CITY. THE APPROPRIATION AUTHORITY SHALL APPLY TO THE FISCAL YEAR ENDING JUNE 30, 2025.

WHEREAS, the City Council wishes to amend the FY 2024-25 budget to reflect actual revenues and expenditures for activities that have occurred during the course of the year; and

WHEREAS, funding for the appropriations include various revenue sources and fund balances; and

WHEREAS, a public hearing to consider the appropriation has been noticed and held and all interested persons were heard, for or against the appropriation; and

WHEREAS, the City Council finds this action in the best interest of the public's health, safety, and general welfare.

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

SECTION 1. Budget Amendment. The FY 2024-25 budget is hereby amended as reflected in Exhibit "A" (attached).

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

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 17TH DAY OF JUNE, 2025 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

City of South Jordan
State of Utah



FINAL AMENDED BUDGET



Fiscal Year
2024-2025

Budget Message

Elected and Appointed Officials iii

Letter from the Chief Financial Officer/Budget Officer iv

City of South Jordan Organizational Chart v

Budget Changes Detail

General Fund

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Special Revenue Fund

Special Revenue Fund Descriptions 4

CDBG 5

Capital Projects Fund

Capital Projects Fund Descriptions 6

Capital Projects - Infrastructure Maintenance 7

Elected Officials:



Mayor Dawn R. Ramsey, Council Member Patrick Harris,
Council Member Kathie Johnson, Council Member Donald J. Shelton,
Council Member Tamara Zander, Council Member Jason T. McGuire

Appointed Officials:

Dustin Lewis	City Manager
Ryan Loose	City Attorney
Michael Boehm	Municipal Court Judge
Sunil K. Naidu	Chief Financial Officer/Budget Officer
Chip Dawson	City Treasurer
Anna Crookston.....	City Recorder

To the Mayor and Members of the City Council

The final amended budget for the fiscal year 2024-2025 has been prepared and hereby submitted for review and adoption. The final amended budget documents the various proposed changes made to the original budget. These changes are summarized below:

GENERAL FUND

Revenues and Expenditures:

During the 2024-2025 fiscal year, General Fund revenues and related expenditures were adjusted to reflect the increased cost of services provided as summarized in the table below:

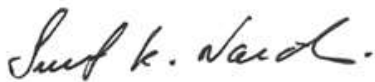
Line Item Changes	Expenditures	Revenues
K-9 Donation	5,000	
Gale Centr Grant	500	
Police Forfeiture Judgements	4,015	
<i>Intergovernmental Revenues</i>		<i>9,515</i>
SWAT School	6,750	
<i>Charges for Services</i>		<i>6,750</i>
Police Overtime Reimbursements	201,086	
<i>Miscellaneous Revenue</i>		<i>201,086</i>
Total Changes to General Fund Revenues & Expenditures	217,351	217,351

The net effect of all the above changes resulted in an increase of total General Fund budget by \$217,351.

Acknowledgement

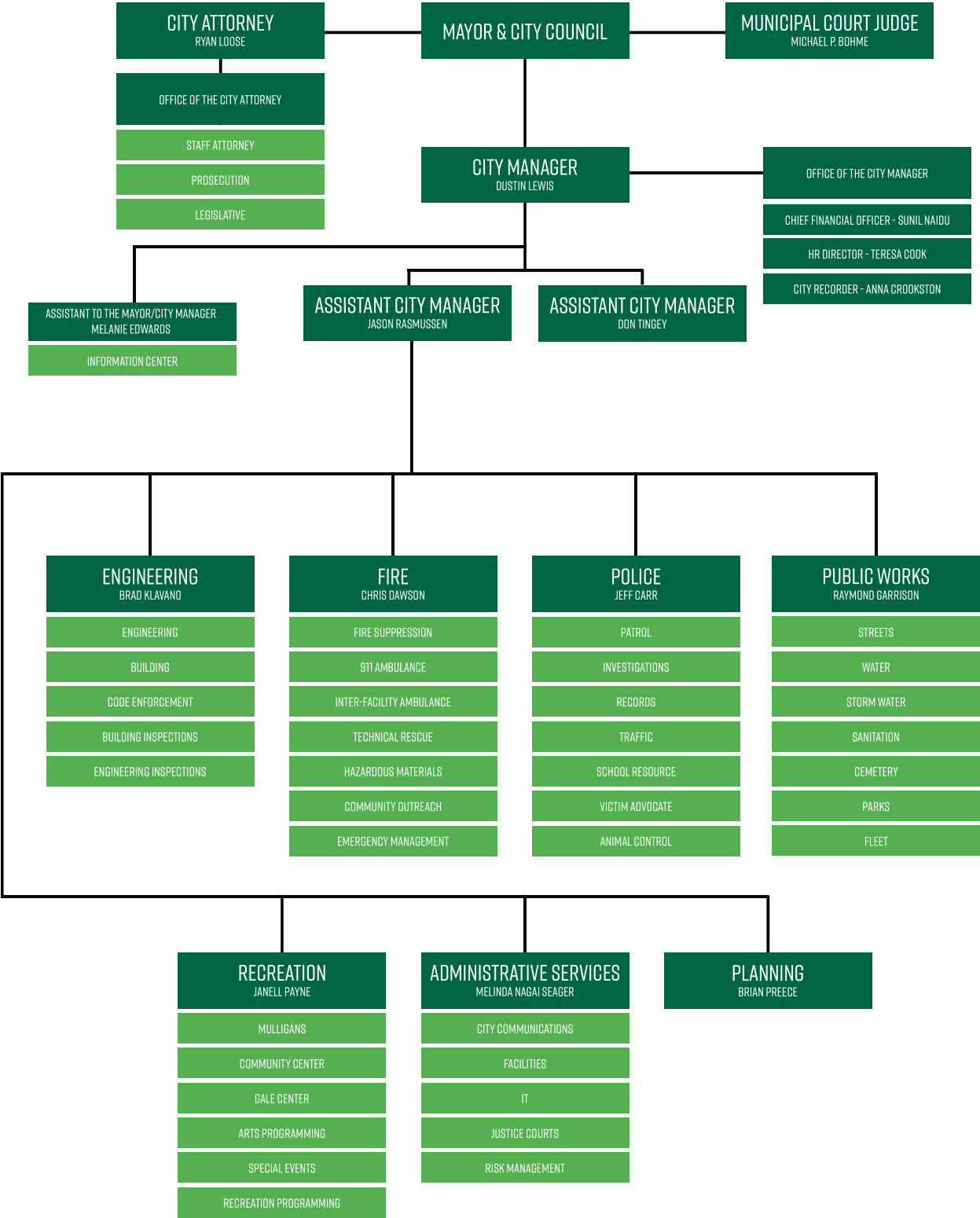
The preparation of the final amended budget on a timely basis could not have been accomplished without the dedication and efforts of the Finance Department staff, as well as the accountability and oversight of City staff for City resources.

Respectfully submitted,



Sunil K. Naidu
CFO/Budget Officer

Organization Chart



General Fund Summary

Item 1.1.

	Adopted Budget FY 24-25	Jul-Jun Adjustments	Final Budget FY 24-25
REVENUES			
Sales Taxes	\$26,605,120	\$0	\$26,605,120
Property Taxes	17,343,382	0	17,343,382
Franchise Taxes	6,262,706	0	6,262,706
Transient Room Tax	153,015	0	153,015
Cable TV Fees	484,336	0	484,336
Motor Vehicle Fees	807,000	0	807,000
Penalties & Interest	10,001	0	10,001
Licenses & Permits	2,505,660	0	2,505,660
Intergovernmental Revenues	144,000	9,515	153,515
Administration Fees	4,967,696	0	4,967,696
Charges for Services	3,218,362	6,750	3,225,112
Recreation Revenues	233,250	0	233,250
Fines and Forfeitures	470,000	0	470,000
Miscellaneous Revenue	2,945,000	201,086	3,146,086
Total General Fund Revenue	66,149,528	217,351	66,366,879
TRANSFERS IN AND USE OF FUND BALANCE			
Transfers In	1,315,456	0	1,315,456
Use of Fund Balance	1,023,960	0	1,023,960
Total Transfers In and Use of Fund Balance	2,339,416	0	2,339,416
Total Rev, Trans in, and Use of Fund Balance	68,488,944	217,351	68,706,295
EXPENDITURES			
Wages and Benefits	53,131,304	264,086	53,395,390
Operating Expenditures	12,168,839	(46,735)	12,122,104
Total General Fund Expenditures	65,300,143	217,351	65,517,494
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE			
Transfers Out	3,188,801	0	3,188,801
Contribution to Fund Balance	0	0	0
Total Transfers Out and Contribution to Fund Balance	3,188,801	0	3,188,801
Total Exp, Trans Out, and Cont to Fund Balance	68,488,944	217,351	68,706,295

Notes to the General Fund Summary

Intergovernmental - \$5,000 K-9 Donation / \$500 Gale Center Grant / \$4,015 Forfeiture Judgements

Charges for Services - \$6,750 SWAT School Revenue

Miscellaneous - \$201,086 Police Overtime Reimb.

The General Fund is the City of South Jordan's primary operating fund. It accounts for all financial resources of the general government except for those required to be accounted for in other funds. The services provided by General Fund departments are primarily paid for through property and sales taxes.

Administrative Services

Administrative Services

Administrative Services provides leadership and administrative support for Risk Management, Communications/Media/Marketing, Information Services, Court, and Facilities.

Communications/Media/Marketing

The Communications/Media/Marketing exists to assist elected officials and city staff in developing and implementing messages to the public. The Communications Coordinator serves as the City spokesperson and works with the media in coordinating and delivering interviews and issuing press releases. In addition, Communications/Media/Marketing manages and maintains the City's social media sites.

Recreation

Gale Center

The Gale Center division provides preservation and education of South Jordan City and local history. Programs include educational lectures and art series, as well as hands-on exhibits and display space for historical museum items, artwork, and educational exhibits.

Police

Police

The Police Department is fully dedicated to providing an environment of safety, security, confidence, and well-being for all citizens who reside, conduct business, recreate or travel through or within the community. Police services are rendered with an emphasis on best practices and ongoing officer training in areas such as preservation of human life, crime prevention, criminal investigation and prosecution, traffic management, data collection and maintenance, public education, fiscal prudence, and creative problem solving. The Police Department also houses and provides administrative support for the Animal Control division.

Public Works

Parks

The Parks division provides maintenance to over 400 acres of park space which includes 40 parks with maintenance for the following items: playgrounds, restrooms, pavilions, tennis courts, basketball courts, volleyball courts, pickleball courts and drinking fountains, along with maintenance of recreational sport fields (baseball/softball, football).

General Fund, All Departments

Item 1.1.

	Adopted Budget FY 24-25	Jul-Jun Adjustments	Final Budget FY 24-25
<u>Administrative Services</u>			
Administrative Services			
Wages and Benefits	456,484	0	456,484
Operating Expenditures	84,170	(8,000)	76,170
Total Administrative Services	540,654	(8,000)	532,654
*\$8,000 transferred to Communications (within department transfer).			
<u>Communications/Media/Marketing</u>			
Wages and Benefits	344,245	3,000	347,245
Operating Expenditures	152,722	5,000	157,722
Total Communications/Media/Marketing	496,967	8,000	504,967
*\$8,000 transferred from Administrative Services (within department transfer).			
<u>Recreation</u>			
Gale Center			
Operating Expenditures	45,582	500	46,082
Total Gale Center	45,582	500	46,082
*\$500 Gale Center Grant.			
<u>Police</u>			
Police			
Wages and Benefits	13,869,528	201,086	14,070,614
Operating Expenditures	1,553,067	15,765	1,568,832
Total Police	15,422,595	216,851	15,639,446
*\$201,086 Police Overtime Reimb., \$6,750 SWAT School, \$5,000 K-9 Donation, \$4,015 Forfeiture Judgement Payouts			
<u>Public Works</u>			
Parks			
Wages and Benefits	3,573,900	60,000	3,633,900
Operating Expenditures	1,197,605	(60,000)	1,137,605
Total Streets	4,771,505	0	4,771,505
*Within Department Transfer.			
Total General Fund All Departments	65,300,143	217,351	65,517,494

South Jordan’s special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes. South Jordan currently maintains five special revenue funds.

Community Development Block Grant (CDBG)

The City administers Community Development Block Grant (CDBG) Funds received from the U.S. Department of Housing and Urban Development (HUD). With the population reported by the Census, the City became eligible to receive CDBG funds directly from HUD. Annual funds received are determined by a formula which accounts for such things as total population, growth and poverty.

Special Revenue, CDBG

Item 1.1.

	Adopted Budget FY 24-25	Jul-Jun Adjustments	Final Budget FY 24-25
Revenues			
CDBG Grant	\$240,000	\$0	\$240,000
Total Revenues	240,000	0	240,000
Transfer From Other Funds			
Use of Fund Balance	0	8,587	8,587
Total Trans From Other Funds	0	8,587	8,587
Total Revenues and Transfers	240,000	8,587	248,587
Operating Expenditures			
Public Facilities	150,000	12,911	162,911
The Road Home	0	10,000	10,000
South Valley Sanctuary	0	15,000	15,000
Legal Aid Society of Utah	0	8,000	8,000
Inn Between	0	5,500	5,500
General Plan Update	0	23,588	23,588
Administrative Charges	44,000	(20,412)	23,588
Total Operating Expenditures	194,000	54,587	248,587
Transfers Out			
Contribution to Fund Balance	46,000	(46,000)	0
Total Transfers Out	46,000	(46,000)	0
Total Expenditures	240,000	8,587	248,587

Notes to CDBG Fund

*\$8,587 Subrecipient Grants Allocation.

Capital Projects Fund

Capital Projects funds are used to track the acquisition and construction of major projects as well as large equipment purchases. The City maintains three capital project funds.

Capital Projects

This fund is used to record the receipt of impact fees, transfers from, and other resources of revenue to be used for major capital acquisition and construction projects. The fund is also used to account for the expenditure of funds towards these projects. This fund is split into Infrastructure Maintenance and Operations & Maintenance.

Capital Projects, Infrastructure Maintenance

Item 1.1.

	Adopted Budget FY 24-25	Jul-Jun Adjustments	Final Budget FY 24-25
Revenues			
Road Impact Fees	\$450,000	\$0	\$450,000
Park Impact Fees	250,000	0	250,000
Storm Drain Impact Fees	150,000	0	150,000
Fire Impact Fees	100,000	0	100,000
Police Impact Fees	75,000	0	75,000
Local Transit Tax	2,314,000	0	2,314,000
Class C Road Funds	4,157,000	0	4,157,000
Investment Earnings	150,000	0	150,000
Sale of Surplus Property	0	182,100	182,100
Other Grants	0	132,100	132,100
Other Donations/Reimbursements	0	136,442	136,442
Total Revenues	7,646,000	450,642	8,096,642
Transfer From Other Funds			
Transfer from General Fund	25,000	0	25,000
Transfer from Gen CIP Maint	575,000	0	575,000
Transfer from Water CIP	13,747,953	0	13,747,953
Transfer from CDA	300,000	0	300,000
Park Impact Fee Use of Fund Balance	711,034	0	711,034
Storm Drain Impact Fee Use of Fund Balance	769,516	0	769,516
Road Impact Fee Use of Fund Balance	1,593,494	0	1,593,494
Fire Impact Fee Use of Fund Balance	45,000	0	45,000
Police Impact Fee Use of Fund Balance	40,000	0	40,000
Gen Local Transit Use of Fund Balance	4,252,777	0	4,252,777
Class C Road Funds Use of Fund Balance	23,913	0	23,913
Use of Fund Balance	10,394,234	0	10,394,234
Total Trans From Other Funds	32,477,921	0	32,477,921
Total Revenues and Transfers	40,123,921	450,642	40,574,563

Capital Projects, Infrastructure Maintenance

Item 1.1.

	Adopted Budget FY 24-25	Jul-Jun Adjustments	Final Budget FY 24-25
Project Expenditures (By Funding Source)			
General Projects	14,772,953	11,300	14,784,253
Parks Projects	1,791,034	0	1,791,034
Transportation Projects	10,222,905	307,242	10,530,147
Class C Projects	3,057,000	0	3,057,000
Facilities Projects	1,139,274	132,100	1,271,374
Storm Drain Projects	3,486,354	0	3,486,354
Total Project Expenditures	34,469,520	450,642	34,920,162
Transfers Out			
Transfer to General Fund	1,100,000	0	1,100,000
Transfer to General Debt Service Fund	469,850	0	469,850
Transfer to Capital Equipment	1,085,000	0	1,085,000
Transfer to General CIP Maint	1,260,000	0	1,260,000
Contribution to Fund Balance Gen Local Transit	914,000	0	914,000
Contribution to Fund Balance Class C Road Funds	211,000	0	211,000
Contribution to Fund Balance Impact Fees	460,000	0	460,000
Contribution to Fund Balance	154,551	0	154,551
Total Transfers Out	5,654,401	0	5,654,401
Total Expenditures	40,123,921	450,642	40,574,563

Notes to Capital Projects Fund

Sale of Surplus Property - Sale of Property at 10035 S 3640 W for 9800 S Bangerter Betterments.

Other Grants - \$132,100 EECBG Reimbursement Grant.

Other Donations/Reimbursements - \$11,300 Developer Reimbursement for Pickleball Center Traffic Study / \$125,142

Developer Reimbursement for 3200 W Right Turn Lane.

City of South Jordan

1600 W. Towne Center Drive • South Jordan, UT 84095
Tel: (801) 254-3742 • Fax: (801) 253-5250
www.sjc.utah.gov



SOUTH JORDAN CITY CITY COUNCIL REPORT

Item 1.2.

Meeting Date: 06-17-25

Issue: DAYBREAK TOWN CENTER ROW VACATIONS
File No: PLRWV202500021
Applicant: LHM Real Estate

Submitted by: Greg Schindler, City Planner

Presented by: Brian Preece, Director of Planning & Economic Development

Staff Recommendation (Motion Ready):

- I move to **Approve** Ordinance 2025-02 vacating small portions of right-of-way within the Daybreak Town Center along Grandville Avenue, Black Twig Drive and Betz Way.
-

BACKGROUND:

The applicant, Larry H. Miller Real Estate, has petitioned the City to vacate seven small sections of right-of-way along Grandville Avenue, Black Twig Drive and Betz Way. The proposed vacations cover approximately 0.902 acres. The purpose of the ROW vacations is to accommodate the urban design of the street and sidewalk sections in the urban core of the Daybreak town center. If the right-of-way vacation is approved, the property will be deeded to the adjacent property owner, which is the applicant.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Utah Code § 10-9a-609.5(4) provides standards of approval for vacating a public easement:
The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:
 - (a) good cause exists for the vacation; and
 - (b) neither the public interest nor any person will be materially injured by the vacation.
- Staff finds that there is good cause for vacating the right-of-way for the following reasons:
 - In order to accommodate urban design and construction in the town center area of Daybreak, it is essential that several sections of non-street right-of-way and easements be vacated by the City.
 - No public interest or any person will be materially injured by the vacation since with future development, new public utility and sidewalk easements will be dedicated to meet City of South Jordan standards.

Conclusion:

- The proposed vacations of these portions of right-of-way meet the requirements of Utah Code.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the City Council take comments at the public hearing and **approve** the petition to vacate, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:

- There are no significant fiscal impacts.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Location Map
- Ordinance 2025-02

WHEN RECORDED RETURN TO:

CITY OF SOUTH JORDAN
ATTN: PLANNING DEPARTMENT
1600 W TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84095

ORDINANCE 2025-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING SMALL PORTIONS OF RIGHT-OF-WAY IN THE DAYBREAK TOWN CENTER ALONG GRANDVILLE AVENUE, BLACK TWIG DRIVE AND BETZ WAY.

WHEREAS, Utah Code §§ 10-9a-608, 609, and 609.5 require that any vacation of some or all of a public street, right-of-way, or easement, including those recorded by subdivision plat, within the City of South Jordan (the “City”) may only be approved by the City Council of the City of South Jordan (the “City Council”); and

WHEREAS, Larry H. Miller Real Estate (the “Applicant”), petitioned the City to vacate small portions of right-of-way (ROW) within the Daybreak Town Center along Grandville Avenue, Black Twig Drive and Betz Way. (0.902 Ac.); and

WHEREAS, the City Council held a public hearing to consider Applicant’s petition to vacate the portion of ROW; and

WHEREAS, pursuant to Utah Code § 10-9a-609.5(4), the City Council finds that there is good cause to vacate the ROW and that neither the public interest nor any person will be materially injured by vacating the ROW.

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

SECTION 1. Grant of Petition to Vacate. The City Council hereby grants the Applicant’s petition to vacate the portions of ROW by adopting this Ordinance, more particularly shown on the attached **Exhibit A**.

SECTION 2. Property Transfer. By adopting this Ordinance, ownership of the right-of-way being vacated by this ordinance and more particularly shown on the attached **Exhibit A**, will be transferred to VP Daybreak Devco LLC.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective upon recordation of this Ordinance or a subdivision plat showing the vacation of ROW.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Jun 9, 2025 11:50 MDT)
Office of the City Attorney

Exhibit A

Grandville Avenue ROW Vacation Description

Grandville Avenue Right-of-Way Vacation No. 1 (G.A.1)

Beginning at the intersection of the Southeast Right-of-Way Line of Lake Avenue and the Southwest Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 1846.520 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3923.122 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 6.119 feet to a point on a 24.500 foot radius non tangent curve to the right, (radius bears South 05°32'45" East, Chord: South 82°38'55" East 10.937 feet); thence along the arc of said curve 11.030 feet through a central angle of 25°47'39"; thence South 36°32'54" East 57.299 feet to a point on a 35049.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 36°38'04" East 105.249 feet); thence along the arc of said curve 105.249 feet through a central angle of 00°10'19"; thence South 36°43'14" East 463.020 feet; thence South 53°16'46" West 14.000 feet to a point on the extension of the said Southwest Right-of-Way Line of Grandville Avenue; thence along said Grandville Avenue and Grandville Avenue extended the following (3) courses: 1) North 36°43'14" West 463.020 feet to a point on a 35063.500 foot radius tangent curve to the right, (radius bears North 53°16'46" East, Chord: North 36°38'04" West 105.291 feet); 2) along the arc of said curve 105.291 feet through a central angle of 00°10'19"; 3) North 36°32'54" West 64.883 feet to the point of beginning.

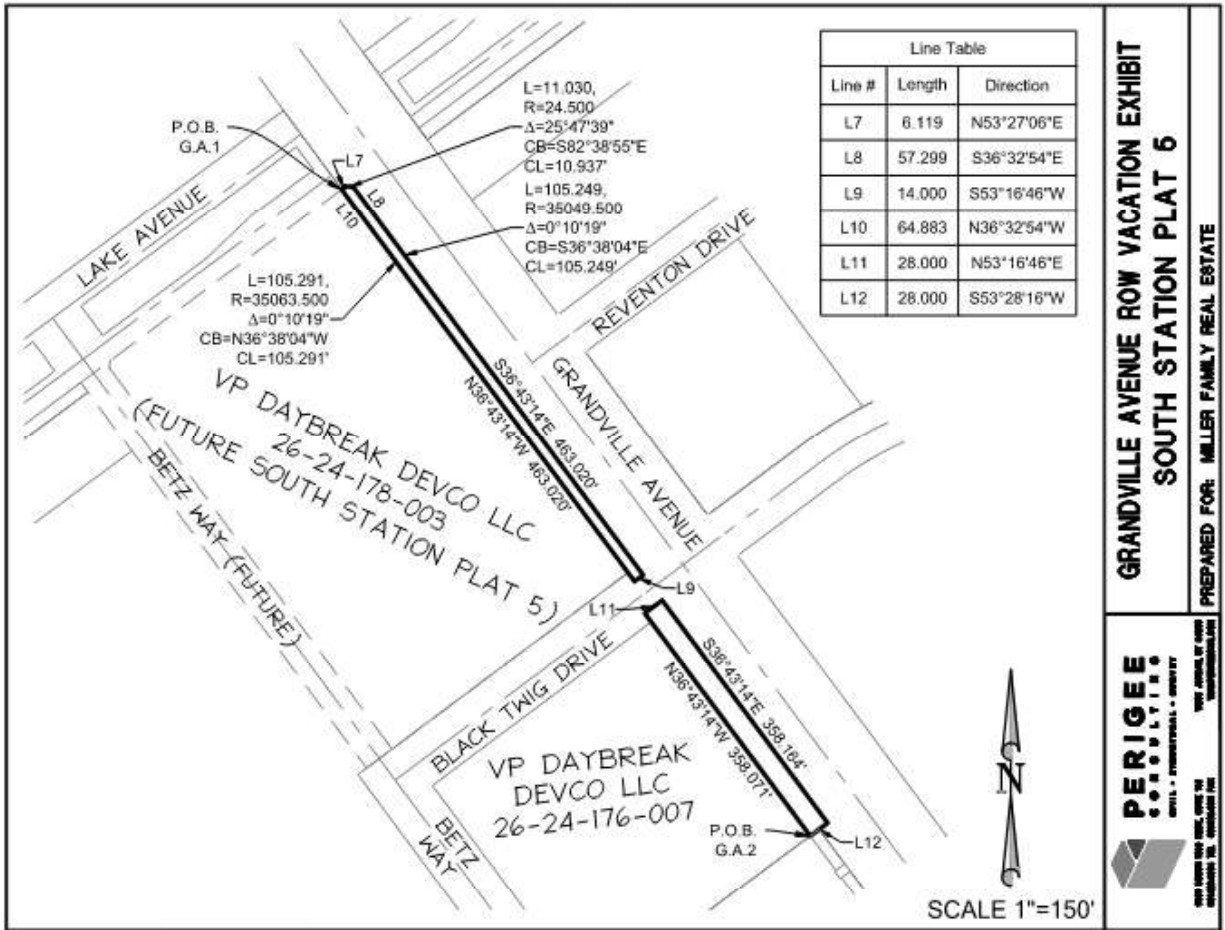
Property contains 0.203 acres, 8839 square feet.

Grandville Avenue Right-of-Way Vacation No. 2 (G.A.2)

Beginning at the East Corner of Lot C-103 of Daybreak South Station Plat 3, said point also being on the Southwest Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 2452.220 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3087.910 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue and Grandville Avenue extended North 36°43'14" West 358.071 feet; thence North 53°16'46" East 28.000 feet; thence South 36°43'14" East 358.164 feet to a point on the extension of the Southeast Line of said Lot C-103; thence along said Lot C-103 extended South 53°28'16" West 28.000 feet to the point of beginning.

Property contains 0.230 acres, 10027 square feet.

Grandville Avenue ROW Vacation Exhibit



Betz Way ROW Vacation Description

Betz Way Right-of-Way Vacation No. 1 (B.W.1)

Beginning at the West Corner of Lot C-103 of Daybreak South Station Plat 3, said point also being on the Northeast Right-of-Way Line of Betz Way, said point lies South 89°55'30" East 1963.772 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3152.171 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Betz Way South 36°32'54" East 342.879 feet to the Southeast Line of the Daybreak South Station Plat 3 subdivision; thence along said Daybreak South Station Plat 3 South 53°27'06" West 14.000 feet; thence North 36°32'54" West 342.837 feet to an extension of the Southeast Right-of-Way Line of Black Twig Drive; thence along said Black Twig Drive extended North 53°16'46" East 14.000 feet to the point of beginning.

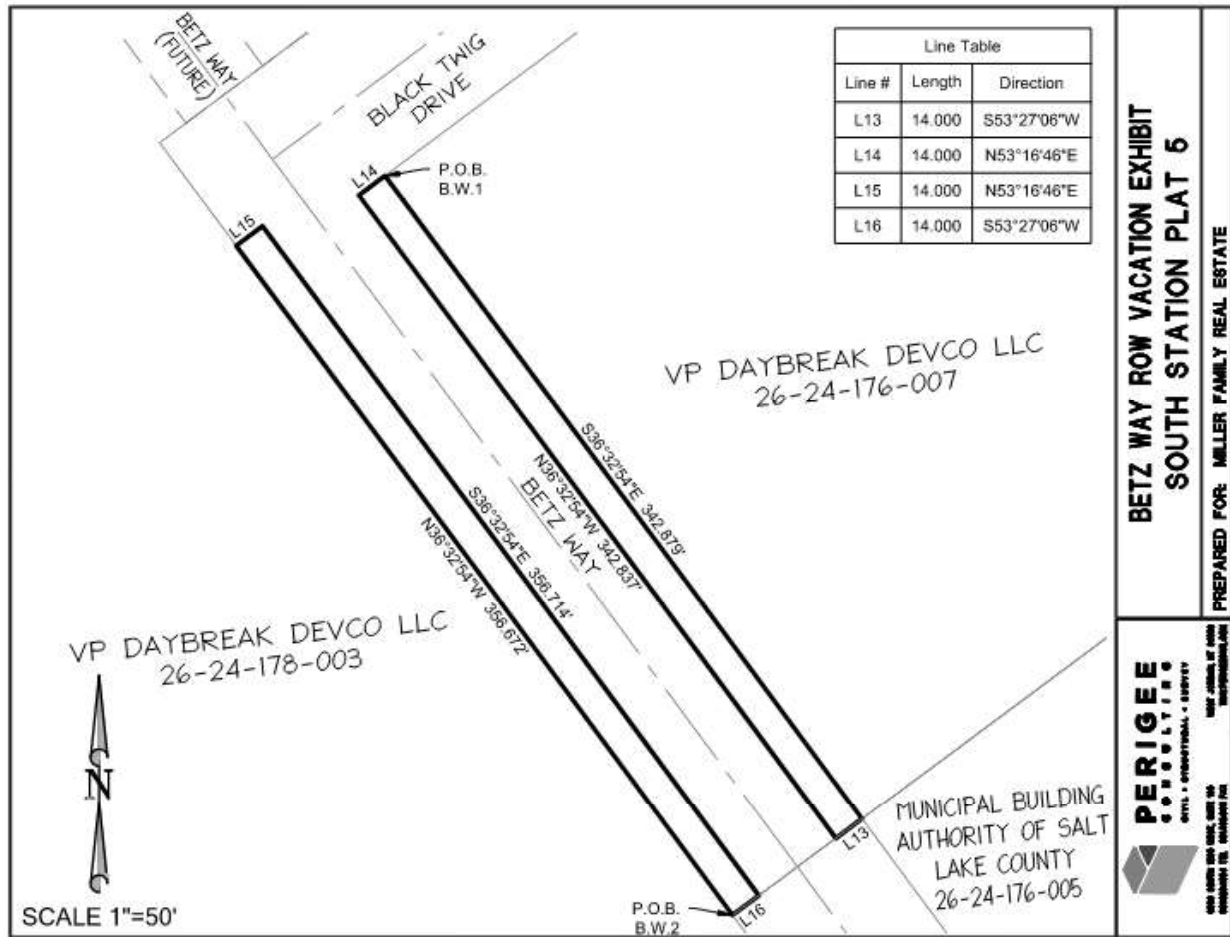
Property contains 0.110 acres, 4800 square feet.

Betz Way Right-of-Way Vacation No. 2 (B.W.2)

Beginning at the South Corner of the Daybreak South Station Plat 3 subdivision, said point lies South 89°55'30" East 2112.526 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 2835.823 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Daybreak South Station Plat 3 North 36°32'54" West 356.672 feet; thence North 53°16'46" East 14.000 feet; thence South 36°32'54" East 356.714 feet to the Southeast Line of said Daybreak South Station Plat 3; thence along said Daybreak South Station Plat 3 South 53°27'06" West 14.000 feet to the point of beginning.

Property contains 0.115 acres, 4994 square feet.

Betz Way ROW Vacation Exhibit



Black Twig Drive ROW Vacation Description

Black Twig Drive Right-of-Way Vacation No. 1 (B.T.1)

Beginning at a point on the Northwest Right-of-Way Line of Black Twig Drive, said point lies South 89°55'30" East 1911.460 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3199.163 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Black Twig Drive North 53°16'46" East 380.508 feet to the Southwest Right-of-Way Line of Grandville Avenue; thence along said Grandville Avenue South 36°43'14" East 14.000 feet; thence South 53°16'46" West 380.550 feet; thence North 36°32'54" West 14.000 feet to the point of beginning.

Property contains 0.122 acres, 5327 square feet.

Black Twig Drive Right-of-Way Vacation No. 2 (B.T.2)

Beginning at the intersection of the Northwest Right-of-Way Line of Black Twig Drive and the Southwest Right-of-Way Line of Betz Way, said point lies South 89°55'30" East 1867.374 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3166.220 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Black Twig Drive North 53°16'46" East 14.000 feet; thence South 36°32'54" East 14.000 feet; thence South 53°16'46" West 14.000 feet to said Southwest Right-of-Way Line of Betz Way; thence along said Betz Way North 36°32'54" West 14.000 feet to the point of beginning.

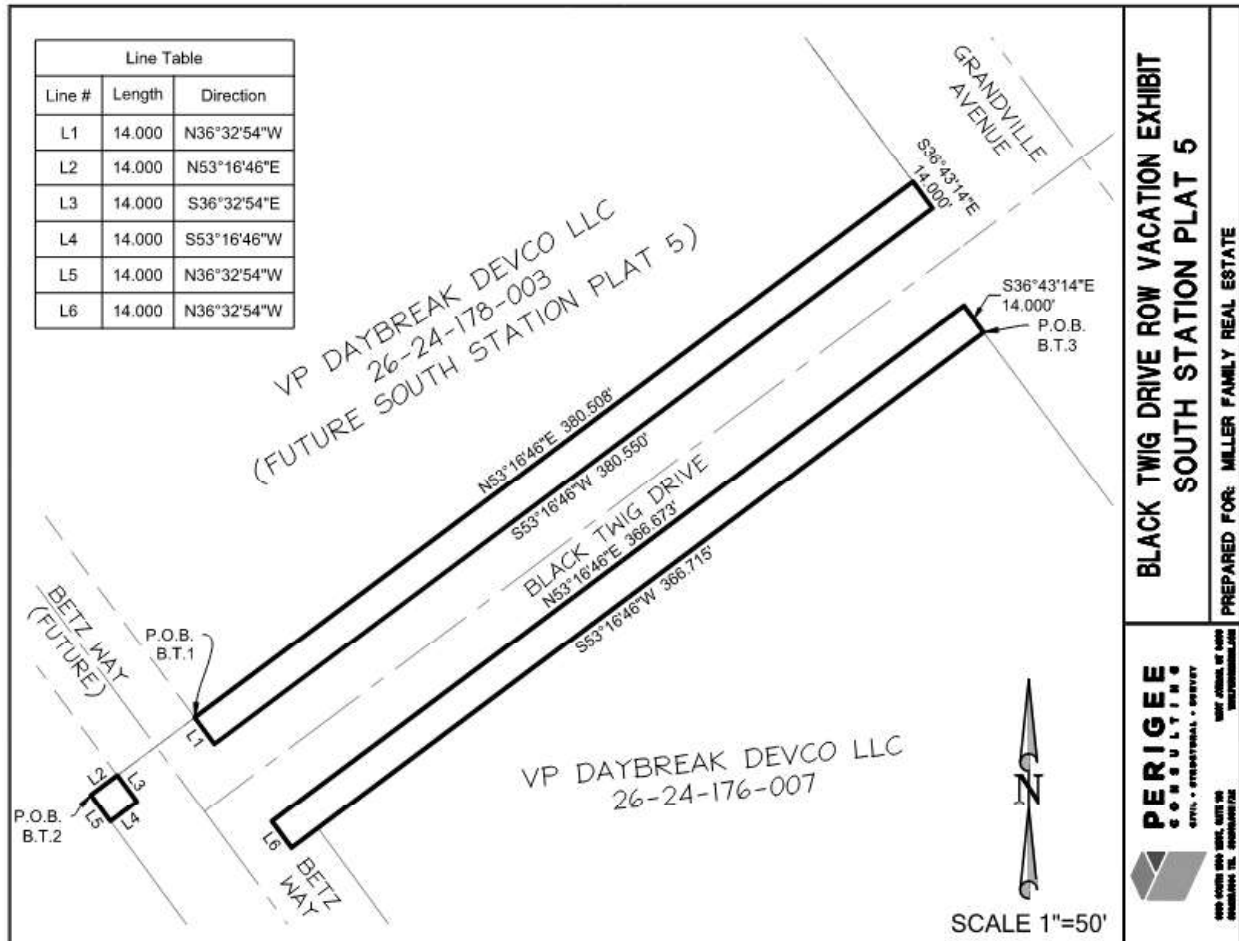
Property contains 0.004 acres, 196 square feet.

Black Twig Drive Right-of-Way Vacation No. 3 (B.T.3)

Beginning at the North Corner of Lot C-103 of Daybreak South Station Plat 3, said point also being on the Southeast Right-of-Way Line of Black Twig Drive, said point lies South 89°55'30" East 2246.495 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3363.435 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Black Twig Drive and Black Twig Drive extended South 53°16'46" West 366.715 feet; thence North 36°32'54" West 14.000 feet; thence North 53°16'46" East 366.673 feet to a point on the extension of the Southwest Right-of-Way Line of Grandville Avenue; thence along said Grandville Avenue extended South 36°43'14" East 14.000 feet to the point of beginning.

Property contains 0.118 acres, 5134 square feet.

Black Twig Drive ROW Vacation Exhibit



SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: JUNE 17, 2025

FILE OVERVIEW

Item Name	Drinking Water Source Protection Code Text Amendment
File Number	PLZTA202400255
Ordinance Number	2025-09
Applicant	Jordan Valley Water Conservancy District
Applicant Address	8215 South 1300 West, West Jordan, UT 84088
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

- The applicant is requesting to amend [§16.50.100](#) of the Drinking Water Source Protection ordinance to modify the allowed, restricted, and prohibited uses within water source protection zones.
- The proposed modification would lessen restrictions on some uses while increasing them on others. The majority of the proposed changes would bring the City's ordinance closer to alignment with the Salt Lake County's drinking water source protection ordinance, however it also would also allow for additional uses in Zone 1 protection areas (nearest to wellheads) that include parks, commercial recreation, apiary, and dental clinic uses. These Zone 1 changes would be less restrictive than Salt Lake County ordinance and similar communities.
- **Staff is recommending denial** of the proposed ordinance.

TIMELINE

- **December 31, 2024** the applicant submitted a complete text amendment application for review.
- **February 7, 2025** the applicant submitted a revised text amendment for review.
- **May 27, 2025**, the item was presented to the Planning Commission who voted 5-1 with a favorable recommendation of the item. In the Planning Commission's motion they encouraged the City Council to carefully consider the proposed changes to Zone 1 that are less strict than County regulations.

REPORT ANALYSIS

Context: In 2010, the City Council adopted the existing Drinking Water Source Protection ordinance in [§16.50](#) at the request of Jordan Valley Water Conservancy District (JVWCD), who provides all drinking water to South Jordan. JVWCD obtains drinking water from the Provo River system and groundwater wells in a number of communities including South Jordan. The ordinance is intended to ensure water source areas are free of land uses that may compromise water quality. To protect these drinking water sources, a number of municipalities served by JVWCD including [Salt Lake County](#), [Riverton](#), [Magna](#), [Taylorsville](#), and [Midvale](#) have adopted similar drinking water source protection ordinances.

The proposed modifications coincide with possible sale and development of JVWCD property within a drinking water source protection zone. The applicant has only proposed a modification to South Jordan's ordinance at this time.

Protection Zones: The current ordinance establishes protection zones that have an increasing level of scrutiny for land uses as they are closer to being able to affect water quality.

- Zone 1 is within 100 feet of the well, and is the most restricted.
- Zone 2 is where a contaminant could travel through the soil to reach the wellhead within 250 days.
- Zone 3 is where a contaminant could travel through the soil to reach the wellhead within 3 years.
- Zone 4 is where a contaminant could travel through the soil to reach the wellhead within 15 years. This is the least restricted protection zone.

Requested Changes: The applicant (JVWCD) is requesting to modify [§16.50.100](#), Allowed, Restricted and Prohibited Uses. The applicant has provided a memo (Attachment B) outlining their reasoning for the proposed changes. Many of these changes help South Jordan's ordinance better align with the Salt Lake County ordinance, however the proposed modifications to Zone 1 are more lenient than other ordinances. The reasons provided for these

changes provided in the applicant memo are not definitive. Below is a summary of these requested changes by zone and how they align with comparable ordinances.

Zone 1:

Zone 1 Use	Proposed Change	Notes
<i>Ease in current regulation</i>	<i>Clarifies current regulation</i>	<i>Stricter than current regulation</i>
Apiary (bee yard)	From prohibited to restricted	
Commercial and Private Recreation	From prohibited to restricted	
Dental Office	From prohibited to restricted	Was previously grouped with hospitals, veterinary, and medical offices
Park	From prohibited to restricted	Was previously grouped with Cemeteries and Golf Course, and Plant Nurseries

- The proposed ordinance would remove prohibitions on four uses within Zone 1. Apiary, parks, commercial and private recreation, and dental offices. These uses would instead be a restricted use within Zone 1.
- The proposed changes would be less restrictive than all comparable ordinances.

Zone 2:

Zone 2 Use	Proposed Change	Notes
<i>Ease in current regulation</i>	<i>Clarifies current regulation</i>	<i>Stricter than current regulation</i>
Landfills and transfer stations	From restricted to prohibited	
Railroad yards	From restricted to prohibited	
Golf Courses	Resolves a conflict in current ordinance to show as restricted	Was previously grouped with Cemeteries and Park, and Plant Nurseries
Dry cleaners (without on site chemicals)	From restricted to allowed	

- The proposed ordinance would prohibit currently restricted uses in Zone 2 for railroad yards and landfills and transfer stations. This would be stricter than all comparable ordinances, however these uses are not currently present in South Jordan's Zone 2 areas.

- The proposed ordinance would also resolve a conflict in the current ordinance about golf courses, which are currently Included in two separate areas. One shows that they are prohibited in zone 2 but the other shows them as restricted. This proposed clarification would show these as a restricted use in Zone 2 and would align with all comparable ordinance.
- The proposed ordinance also would remove restrictions for dry cleaners without on-site chemicals. This change would bring the ordinance into alignment with most comparable ordinances including Salt Lake County.

Zones 3 and 4:

Zones 3 & 4 Use	Proposed Change	Notes
<i>Ease in current regulation</i>	<i>Clarifies current regulation</i>	<i>Stricter than current regulation</i>
Animal breeding, adoption, or training establishment i.e., dog kennel, pound, or school, etc.	From restricted to allowed	
Apiary (bee yard)	From restricted to allowed	
Appliance repair	From restricted to allowed	
Aviary	From restricted to allowed	
Beauty salons and barbershops	From restricted to allowed	
Car washes	From restricted to allowed	
Dental Office	From restricted to allowed	Was previously grouped with hospitals, veterinary, and medical offices
Dry cleaners (without on site chemicals)	From restricted to allowed	
Stormwater detention basin and snow storage sites	From restricted to allowed	
Veterinary offices	From restricted to allowed	Was previously grouped with hospitals, dental, and medical offices

- The current ordinance does not have a category for allowed uses. Most comparable ordinances do have an allowed category for uses that are not expected to be problematic in less sensitive zones.
- The proposed ordinance would remove restrictions from eleven different uses in Zones 3&4.
- While the majority of these changes would align with similar ordinances, uses for dental offices and apiary would be less restrictive to comparable ordinances.

Analysis: The proposed amendment has a mixture of beneficial and detrimental features. The positive elements of the request include:

- Proposed changes eliminate conflicting use categories and allowances such as golf courses which are listed in two areas with differing restrictions.
- Proposed changes align nine uses with the existing ordinance to Salt Lake County ordinance.
- Proposed changes enhance protections in Zone 2 for higher risk land uses.

The possible detrimental features to the request include:

- The addition of new uses in Zone 1 (dental clinics, parks, commercial recreation areas, and apiary) would make South Jordan's ordinance more lenient than other municipality's Zone 1 prohibitions and would bring the City's ordinance out of alignment with the Salt Lake County ordinance.
- The requested amendment is limited in scope as it is specific to only South Jordan. If updates are needed to update the ordinance, a more comprehensive update may be warranted that includes other municipalities serviced by JVVCD, better justifications for the changes, clearer use review procedures, and clearer enforcement processes. A comprehensive update should include input from all other water regulation partners including Salt Lake County and the State.

FINDINGS AND RECOMMENDATION

General Plan Conformance

The General Plan features the following goals and strategies that are relevant to this proposed ordinance:

- GrG1.1. Review the City's zoning map alongside the Future Land Use Map to ensure the accommodation of appropriate commercial development that is compatible with surrounding uses
- GROW GOAL 2: Increase coordination with Jordan School District and Jordan Valley Water Conservancy District
- GrG4.2. Ensure that development is compatible with surrounding land uses established within the Future Land Use Map and existing surrounding land uses

The proposed ordinance has some features in alignment with these goals and particularly when it is strengthening standards, however the proposed ordinance also becomes more lenient with

less compatible uses in Zone 1 that are not in conformance with GrG1.1 and GrG4.2 of the General Plan.

Strategic Priorities Conformance:

The proposed ordinance is generally not in conformance the following directives from the Strategic Direction:

- RPI-1. Plans and coordinates with other stakeholders for quality public infrastructure (e.g. streets, culinary and secondary water, storm water, parks, trails, open space and public facilities)
- SG-2. Creates and supports environmentally sustainable programs including water conservation, recycling, energy conservation, and air quality improvement to ensure the financial well-being and long-term sustainability of the community
- FRG-4. Regulatory Compliance: assures regulatory and policy compliance to minimize and mitigate risk

Findings:

- In Zone 1 the proposed ordinance would create more lenient standards for four uses in Zone 1 than are currently allowed in comparable uses.
- In Zone 2 the proposed ordinance would create stricter regulations for some uses in Zone 2, and bring others into alignment with comparable ordinance.
- In Zones 3&4 the proposed ordinance would bring South Jordan's ordinance closer into alignment with most comparable ordinances.

Conclusions:

- The proposed amendment is not entirely in conformance with the General Plan and the City's Strategic Priorities due to proposed modifications in Zone 1.

Planning Staff Recommendation:

While Staff supports some proposed changes that would bring the current regulations closer to conforming to similar ordinances and County standards, the proposed changes to Zone 1 are more lenient than comparable ordinances. The applicant has only proposed a modification to South Jordan's ordinance at this time. **Staff recommends denial** of the proposed amendment based on the report analysis, findings, and conclusions above.

Required Action:

Final Decision

Scope of Decision:

The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

Utah Code [§ 10-9a-102](#) grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City. (See Utah Code [§ 10-9a-501](#) et seq.)

Motion Ready:

I move that the City Council denies:

1. Ordinance 2025-09, Drinking Water Source Protection Text Amendment.

Alternatives:

1. Approve.
2. Approve with modifications.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Ordinance 2025-09
 - a. Exhibit A, Drinking Water Source Protection Text Amendment
2. Attachment A, Drinking Water Protection Zones Map
3. Attachment B, Applicant Memo

ORDINANCE NO. 2025 - 09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 16.50.100 (ALLOWED, PROHIBITED, AND RESTRICTED USES) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO MODIFY THE USES WITHIN DRINKING WATER PROTECTION ZONES.

WHEREAS, Utah Code Section 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, Jordan Valley Water Conservancy District (the “Applicants”), have requested changes to Section 16.50.100 of the City Municipal Code dealing with prohibited, restricted and allowed land uses within drinking water protections zones, as set forth in the attached **Exhibit A**; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment set forth in the attached **Exhibit A**, and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing and reviewed the proposed text amendment; and

WHEREAS, the City Council finds that the proposed text amendment, set forth in **Exhibit A**, will enhance the public health, safety and welfare and will improve outdoor landscaping in the City.

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

SECTION 1. Amendment. Section 16.50.100 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (May 19, 2025 14:59 MDT)
Office of the City Attorney

PROPOSED TEXT CHANGES TO 16.50.100

16.50.100: ALLOWED, RESTRICTED AND PROHIBITED USES

- A. Allowed Uses: "Allowed uses" are the same as those established before the effective date hereof provided that such use is not in violation of any other ordinance, health regulation nor determined by a court of competent jurisdiction to be a nuisance under the provisions of federal, state and local laws or health regulations. All new land uses, change of uses, or expansion of uses shall comply with this chapter.
- B. Restricted Uses: "Restricted uses" (R) are uses associated with a "potential contamination source". A restricted use may be permitted only after review and recommendations are received from the affected public water system and the Salt Lake Valley health department.
- C. Prohibited Uses: "Prohibited uses" (X) are identified as neither "permitted" nor "conditional" and shall not be allowed in the zone. Notwithstanding the provisions of this chapter, the use and storage of regulated substances in amounts meeting or exceeding the "reportable quantity" shall be prohibited unless an exemption is granted as set forth herein.
- D. Restricted And Prohibited Uses In Water Source Protection Zones:

Legend:

A = Allowed Use

R = Restricted Use

X = Prohibited Use

Use	Zone 1	Zone 2	Zones 3 And 4
Agricultural pesticide, herbicide and fertilizer storage, use, filling and mixing areas	X	R	R
Agriculture experimental station	X	R	R
Airport maintenance and fueling sites	X	R	R
Animal breeding, adoption, or training establishment i.e., dog kennel, pound, or school, etc.	X	R	R A
Animal byproduct; offal or dead animal reduction or dumping	X	X	R
Apiary (bee yard)	X R	R	R A
Appliance repair	X	R	R A
Auto operations and fleet vehicle maintenance facilities (commercial):			

Auto body	X	R	R
Dealership maintenance departments	X	R	R
Engine repair	X	R	R
Oil and lube shops	X	R	R
Rustproofing	X	R	R
Tire	X	R	R
Vehicle rental with maintenance	R	R	R
Aviary	X	R	R A
Baby diaper service	X	R	R
Beauty salons and barbershops	X	R	R A
Boat building and refinishing	X	R	R
Breweries	X	R	R
Car washes	X	R	R A
Carpet, rug, and upholstery cleaning or dyeing	X	X	R
Cemeteries, golf courses, parks and plant nurseries	X	R	R
Chemical reclamation facilities	X	X	R
Chemigation wells	X	X	R
Commercial and private recreation	X R	R	R
Concrete, asphalt and tar use, storage, or processing companies	X	R	R
Dairy farms and animal feed lots (more than 10 animal units)	X	X	R
Dental offices	R	R	A
Dry cleaners (with on site chemicals)	X	X	R
Dry cleaners (without on site chemicals)	X	R A	R A

Embalming services	X	R	R
Equipment storage or rental yards	X	R	R
Farm operations:			
Dump sites	X	R	R
Maintenance garages	X	R	R
Manure piles (less than 500 cubic feet)	R	R	R
Fat rendering processes	X	X	R
Feed, cereal or flour mill	X	R	R
Fertilizer and soil conditioner manufacture, processing and/or sales	X	X	R
Firearms and/or archery range; gun club	X	R	R A
Food processing, meatpacking and slaughterhouses	X	X	R
Fuel, oil and heating oil distribution and storage facilities	X	R	R
Fur farm	X	R	R
Furniture stripping, painting and finishing business	X	R	R
Gasoline service stations (including underground storage tanks)	X	R	R
Golf courses	X	X R	R
Greenhouse or plant nursery	X	R	R
Hospitals and medical, dental and veterinary offices	X	R	R
Improperly abandoned wells	X	X	X
Incinerator	X	X	R
Industrial manufacturers of: chemicals, pesticides, herbicides, paper products, leather products, textiles, rubber, plastic, fiberglass, silicone, glass, pharmaceuticals and electrical equipment, etc.	X	R	R
Industrial waste disposal/impoundment areas	X	X	R

Junk and salvage yards	X	R	R
Laboratories which may include scientific research, investigation, testing or experimentation including prototype product development or incidental pilot plants	X	R	R
Landfills and transfer stations	X	R X	R
Laundromats	X	R	R
Machine shops, metal plating, heat treating, smelting, annealing and descaling facilities	X	R	R
Mining operations:			
Radiological	X	R	R
Sand and gravel excavation and processing	R	R	R
Municipal wastewater treatment plants	X	X	R
Park	R	R	R
Photo processing and print shops	X	R	R
RV waste disposal stations	X	R	R
Railroad yards	X	R X	R
Residential pesticide, herbicide and fertilizer storage, use, filling and mixing areas	X	R	R
Residential underground storage tanks	X	R	R
Salt and salt-sand piles	X	R	R
Septic tank drainfield systems	X	R	R
Stormwater detention basin and snow storage sites	X	R	R A
Toxic chemical storage and oil pipelines	X	X	X
Veterinary offices	X	R	A
Wood preservative treatment facilities	X	R	R

DRINKING WATER SOURCE PROTECTION MAP - 2013 DATA

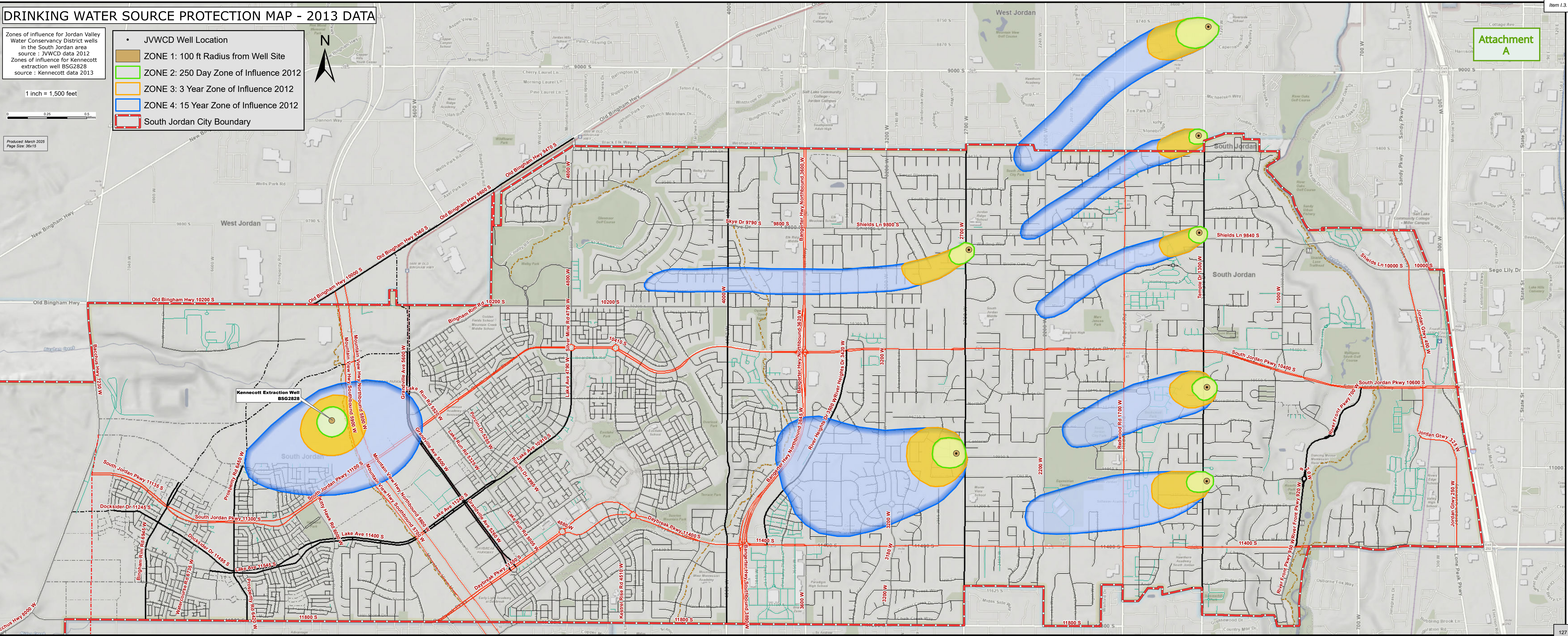
Zones of influence for Jordan Valley Water Conservancy District wells in the South Jordan area
source : JWCD data 2012
Zones of influence for Kennecott extraction well BSG2828
source : Kennecott data 2013

1 inch = 1,500 feet

0 0.25 0.5 Miles

Produced: March 2025
Page Size: 36x15

- JWCD Well Location
- ZONE 1: 100 ft Radius from Well Site
- ZONE 2: 250 Day Zone of Influence 2012
- ZONE 3: 3 Year Zone of Influence 2012
- ZONE 4: 15 Year Zone of Influence 2012
- South Jordan City Boundary



Attachment
A

Memorandum

Re: Recommended Reclassification of Uses in South Jordan
Drinking Water Source Protection Ordinance

Jordan Valley Water Conservancy District (Jordan Valley) is requesting that South Jordan City make amendments to the list of allowed uses in Zones 1 through 4 of the city's Drinking Water Source Protection Ordinance (the Source Protection Ordinance). See Section 16.50.100. The purpose of this memorandum is to describe the reasons for these recommendations.

Introduction

The Source Protection Ordinance exists to protect public drinking water sources by restricting certain land uses near well locations that present a significant risk of introducing contaminants into the soil which are reasonably likely to move toward or reach the well. The ordinance does not prohibit or regulate land uses which, due to lower concentrations of a contaminant or lower risks to the well from a particular contaminant, pose a lower degree of risk.

The Source Protection Ordinance also regulates land uses based on their proximity to the actual well, specifically identifying how specific uses are managed in three different distances from the well. Zone 1 is the area within 100 feet of the well and is the most sensitive. The other two distances are not based on a specific number of feet, but on the amount of time it is expected to take a contaminant to travel through the soil and eventually reach the area from which the well is taking water. This is called Time of Travel. Zone 2 is defined as the area where a contaminant would be expected to have a Time of Travel of 250 days or less. The third distance category includes Zones 3 and 4, which have a Time of Travel of more than 250 days but less than 15 years. The Source Protection Ordinance also notes that if a portion of a parcel is located in more than zone, the entire parcel is treated as if it were located in the most sensitive of those zones.

Within the land use categories, uses that are prohibited are not allowed under any circumstances. Uses that are restricted may be conducted only after review and recommendations are received from the public water system who operates the well and from the health department. Based on those recommendations, controls can be put in place and verified to limit the risk to the drinking water source.

Two common natural sources of contamination of particular concern are animal waste and fertilizer. The ordinance identifies the types of land uses where it might be expected that these types of materials might accumulate in larger quantities. The other most common source of contaminants comes from commercial or industrial uses where a contaminant is more likely to be present in concentrated amounts.

Jordan Valley is requesting several modifications to the Source Protection Ordinance where it feels that reasonable adjustments could be made but which will still provide all of the necessary protections to the wells and the water they collect. The reason for this request is because Jordan

Valley has become aware of a specific situation within South Jordan City where these changes would apply to a proposed use. The changes are also based on the specific language in the city's ordinance. Jordan Valley has compared the Source Protection Ordinance to the current ordinance adopted in Salt Lake County, but has not attempted to review ordinance terms for every city within its service area at this time. For many of the uses in Zones 3 & 4, where Jordan Valley believes it makes sense, it relied primarily on consistency with the County ordinance for recommended changes to a number of restricted uses to allowed uses. Jordan Valley has not performed detailed research on those uses but believes the proposed changes are appropriate. Jordan Valley expects to reach out to other cities in the reasonably near future or as circumstances in those cities may warrant to have similar discussions.

Proposed Ordinance Changes

The proposed changes to the chart of Allowed, Restricted and Prohibited Uses (City of South Jordan Municipal Code 16.50.100) include changes to 5 use categories in Zone 1, 4 use categories in Zone 2, and 11 use categories in Zones 3 & 4.

Zone 1

In Zone 1 (100 feet from well), the following use categories are proposed to be reclassified:

Use	Current Designation	Proposed Designation	Contaminant of Concern
Apiary (bee yard)	Prohibited	Restricted	Animal waste
Commercial and private recreation	Prohibited	Restricted	Fertilizer
Dental offices	Prohibited	Restricted	Chemical elements
Parks	Prohibited	Restricted	Fertilizer
Veterinary offices	Prohibited	Prohibited	Animal waste and chemical elements

Apiary: An apiary is a group of beehives. The contaminant associated with an apiary is animal waste. An apiary is currently listed as prohibited in Zone 1 and restricted in Zone 2 and Zones 3 & 4. However, there is no apparent uniform definition of how many hives make up an apiary and beehives kept by both commercial and hobbyists fall into the category of apiary. Bees, although small, are numerous. They do not defecate in the beehive but in flight. Especially during colder times of the year, bees fly only a short distance to defecate and then return to their hive. In sufficient concentrations, their frass can accumulate as a contaminant to ground water. Rather than uniformly prohibiting all apiaries in Zone 1, Jordan Valley believes that they should be looked at on a case-by-case basis, especially where the use restriction is based on parcels of land that are located in more than one protection zone. They would remain restricted in Zone 2. It is proposed that they be recognized as an allowed use in Zones 3 & 4. This recommendation for Zones 3 & 4 is consistent with Salt Lake County's source protection ordinance.

Commercial and Private Recreation: This use is currently prohibited in Zone 1 and restricted in Zone 2 and Zones 3 & 4. The primary contaminant of concern is fertilizer. As is described in relation

to parks, below, Jordan Valley believes that this use should be reviewed on a case-by-case basis in Zone 1.

Dental offices: Dental offices are currently grouped together with hospitals, medical offices and veterinary offices. These uses, as a group, are prohibited in Zone 1 and restricted in Zone 2 and Zones 3 & 4. The contaminants associated with dental offices are primarily the use of amalgam, which includes mercury and historically was commonly used for fillings. Jordan Valley is proposing that dental offices be separated into their own use category and that they be described as a restricted use in Zone 1 and Zone 2 and as an allowed use on Zones 3 & 4. There are two primary reasons for this proposal. First, in most dental offices, amalgam is no longer used for fillings. Newer materials which do not contain mercury are now the standard. This substantially reduces the odds of any significant accumulation of mercury in the soil. Second, and potentially more significant, the Environmental Protection Agency requires all dental offices, as of 2020, to install and maintain a device that separates amalgam from other wastewater coming out of the dental office. This device ensures that amalgam, especially from fillings that are being removed, will not enter the wastewater stream. The filters used in the separator are replaced on a regular basis. Although groundwater sources are protected with amalgam separators, the primary beneficiary of the EPA's separation requirement are wastewater treatment plants. Wastewater utilities include enforcement of amalgam separators as part of their rules.

Parks: Parks are currently grouped together with cemeteries, golf courses and plant nurseries. These uses, as a group, are prohibited in Zone 1 and restricted in Zone 2 and Zones 3 & 4. Although all of these uses are a type of agriculture use that rely on fertilizer, there is sufficient distinction between their operations that Jordan Valley believes that should be treated separately. Plant nurseries more properly belong in an already existing different use group with greenhouses. Jordan Valley believes that a park should be a restricted use in Zone 1 rather than a prohibited use. Parks would continue to be a restricted use in Zone 2 and Zones 3 & 4. The reason for this is that even though parks will use fertilizer and other chemical elements like weed killer, a restricted use would allow for more site specific evaluations where other elements of the park could be appropriate, such as hard surface uses in Zone 1, especially where the parcel might be located in more than one protection zone.

Veterinary offices: Veterinary offices are currently grouped together with hospitals, medical offices and dental offices. These uses, as a group, are prohibited in Zone 1 and restricted in Zone 2 and Zones 3 & 4. The contaminants of concern are related to animal waste and chemical elements associated with veterinary practice. Jordan Vally believes veterinary offices should be placed in their own use category, but that they should remain prohibited in Zone 1, but should be allowed in Zones 3 & 4.

Zone 2

In Zone 2 (250 day Time of Travel), the following use categories are proposed to be reclassified:

Use	Current Designation	Proposed Designation	Type of Contaminant
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Dry cleaners (without onsite chemicals)	Restricted	Allowed	Chemical elements
Golf courses	Prohibited	Restricted	Fertilizer
Landfills and transfer stations	Restricted	Prohibited	Chemical elements
Railroad yards	Restricted	Prohibited	Chemical elements

Dry cleaners (without onsite chemicals): The Source Protection Ordinance currently treats a dry cleaner without onsite chemicals as a restricted use in Zone 2 and Zones 3 & 4. Because dry cleaners which do not use onsite chemicals are more similar to other types of office uses that are not regulated by the ordinance, Jordan Valley believes that they should be listed as an allowed use in Zone 2 and in Zones 3 & 4. This recommendation is consistent with the Salt Lake County source protection ordinance.

Golf courses: Golf courses are currently listed as prohibited in the ordinance in Zone 2. Although the primary contaminant is fertilizer, Jordan Valley believes that this use is sufficiently similar to a park, it should be reclassified as a restricted use. This recommendation is consistent with the Salt Lake County source protection ordinance.

Landfills and transfer stations: Landfills and transfer stations are currently listed as a restricted use in Zone 2. Due to the high volume of material with the potential to negatively affect groundwater that passes through or into these facilities on a regular basis, Jordan Vally recommends that this use be prohibited in Zone 2. This recommendation is consistent with the Salt Lake County source protection ordinance.

Railroad yards: Railroad yards are currently listed as a restricted use in Zone 2. Because railroad yards are frequently a location where heavy metals accumulate and present a significant risk to drinking water, Jordan Valley recommends that this use be prohibited in Zone 2. This recommendation is consistent with the Salt Lake County source protection ordinance.

Miscellaneous uses: Dental offices, parks, and veterinary offices are all proposed to retain their current classification as restricted uses in Zone 2.

Zones 3 & 4:

In Zone 3 (3 year Time of Travel) and Zone 4 (15 year Time of Travel), the following use categories are proposed to be reclassified:

Use	Current Designation	Proposed Designation	Type of Contaminant
Animal breeding, adoption, or training establishment i.e., dog kennel, pound, or school, etc.	Restricted	Allowed	Animal waste
Apiary	Restricted	Allowed	Animal waste
Appliance repair	Restricted	Allowed	Chemical elements

Aviary	Restricted	Allowed	Animal waste
Beauty salons and barbershops	Restricted	Allowed	Chemical elements
Car washes	Restricted	Allowed	Chemical elements
Dental offices	Restricted	Allowed	Chemical elements
Dry cleaners (without onsite chemicals)	Restricted	Allowed	Chemical elements
Firearms and/or archery range; gun club	Restricted	Allowed	Chemical elements
Stormwater detention basin and snow storage sites	Restricted	Allowed	Chemical elements
Veterinary offices	Restricted	Allowed	Animal waste and chemical elements

Animal breeding, adoption, or training establishment i.e., dog kennel, pound, or school, etc.:

This use category is currently listed as restricted in the Source Protection Ordinance. The primary contaminant of concern is animal waste. Due to the similarities of this use to veterinary clinics (discussed in Zone 1 and below) Jordan Valley is recommending that it be an allowed use in Zones 3 & 4.

Apiary: This use category is currently listed as restricted in the Source Protection Ordinance (see discussion from Zone 1 for further details about potential contaminants). Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

Appliance repair: This use category is currently listed as restricted in the Source Protection Ordinance. The primary source of contaminants are chemical elements. As technology for small appliances has changed, the amount of concentration of these chemicals has decreased. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

Aviary: This use category is currently listed as restricted in the Source Protection Ordinance. Like other animal uses described in this memorandum, the primary contaminant is animal waste. Jordan Valley believes this use is substantially similar to those uses and is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

Beauty salons and barbershops: This use category is currently listed as restricted in the Source Protection Ordinance and the primary contaminants are chemical elements. Due to changes in hair products over time, the potential for contamination from hair chemicals has decreased. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

Car washes: This use category is currently listed as restricted in the Source Protection Ordinance and the primary contaminants are chemical elements. Most new car washes utilize recycling of

water and more carefully manage the use of chemicals. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

Dental offices: This use category is currently listed as restricted in the Source Protection Ordinance and the primary contaminants are chemical elements. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, for the reasons more fully explained in the discussion from Zone 1.

Dry cleaners (without onsite chemicals): This use category is currently listed as restricted in the Source Protection Ordinance and the primary contaminants are chemical elements. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, for the reasons more fully described in Zone 2. This recommendation is consistent with the Salt Lake County source protection ordinance.

Firearms and/or archery range; gun club: This use category is currently listed as restricted in the Source Protection Ordinance and the primary contaminants are chemical elements. Due to changes in the type of ammunition use and range maintenance practices, Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

Stormwater detention basin and snow storage sites: This use category is currently listed as restricted in the Source Protection Ordinance. The primary contaminant is chemical elements. This use is more heavily regulated than it was in the past, with increased oversight and maintenance required by local, state and federal law. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

Veterinary offices: This use category is currently listed as restricted in the Source Protection Ordinance. The primary contaminant is animal waste and chemical elements (see discussion from Zone 1). Given the Time of Travel for Zones 3 & 4, and the ability for these contaminants to disperse prior to encountering the water source, Jordan Valley is recommending that it be an allowed use in Zones 3 & 4. This recommendation is consistent with the Salt Lake County source protection ordinance.

Miscellaneous uses: Parks remain a restricted use in Zones 3 & 4.

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: JUNE 17, 2025

FILE OVERVIEW

Item Name	Mason Home Zone Change
Address	2511 W. 10950 S.
File Number	PLZBA202500090
Applicant	Robbie Pope, LRPope Engineering
Property Owner	Elizabeth H. Mason, Greg K. Mason
Staff Author	Damir Drozdek, Planner III
Presenter	Brian Preece, Planning Director

PROPERTY OVERVIEW

Acreage	Approximately 0.92 acres		
Recorded Subdivision	No		
Current Zone	A-5 (Agricultural, minimum 5 acre lot)		
Current Land Use	SN (Stable Neighborhood)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	A-5	10950 South
	<i>East</i>	A-5	Single-family residence
	<i>South</i>	R-1.8	Single-family residence
	<i>West</i>	R-1.8	Single-family residence

ITEM SUMMARY

The applicant is proposing to change the zoning on the property located at 2511 West 10950 South from A-5 (Agricultural, minimum 5 acre lot) to R-1.8 (Single-family residential, 1.8 lots per acre). The applicant is not proposing to subdivide the property. The proposed zone change will more accurately reflect the current use of the property.

TIMELINE

- On May 5, 2025 the applicant submitted a complete application to City staff for review.
- The application went through one documented review prior to being scheduled for Planning Commission and City Council.

REPORT ANALYSIS

Application Summary:

The applicant is asking for a zone change from A-5 (Agricultural, minimum 5 acre lot) to R-1.8 (Single-family residential, 1.8 lots per acre) on property located at 2511 West 10950 South.

The rezone application was initiated by a Code case on the property. A Code officer found a detached structure under construction and without a building permit. The officer requested from the homeowner to apply for a building permit. The building permit did not pass due to structures on the property exceeding the maximum allowed 'building lot coverage' requirement as found in the City Zoning Code.

In the A-5 zone, the maximum allowed building lot coverage is limited to 20%, which means that only 20% of the property may be covered with buildings. The applicant is already exceeding this requirement between only the main dwelling and a large detached garage, excluding all other smaller detached buildings. If the rezone request is approved, the allowed building lot coverage will increase to 40% and will conceivably allow more structures to be added and permitted to the lot.

The existing structure in question will need to go through the building permit process before a building permit can be issued. The zone change approval in itself will not guarantee approval of a building permit. Aside from the building Code requirements, the building will still have to meet all other zoning requirements, such as setbacks, height, second story windows, etc.

However, the approval of the application will make the property more conforming to its current use and the zoning requirements, including the minimum lot size requirement as found in the R-1.8 zone. In addition, the property is currently not being used for agricultural purposes and it does not meet the minimum lot size requirement as found in the A-5 zone. As a reminder, the A-5 zone requires a minimum 5-acre lot for Code compliance. The applicant's property is less than one acre and hence does not meet this requirement.

Fiscal impact:

There will be no major fiscal impact on the City finances.

General Plan Conformance

The application is in conformance with the following goals and strategies from the General Plan:

GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development

- GrG4.1. Continue to maintain a land use category system that provides for the location, type and density of development and redevelopment
- GrG4.2. Ensure that development is compatible with surrounding land uses established within the Future Land Use Map and existing surrounding land uses

Strategic Priorities Conformance:

The application is in conformance with the following directives from the Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development
- ED-4. Establishes a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders
- FRG-4. Regulatory Compliance: assures regulatory and policy compliance to minimize and mitigate risk

Findings:

- The Planning Commission voted to unanimously recommend approval of the application on May 27, 2025.
- The City Council may approve the application because it meets the rezone standards of approval of the City Code.
- The “Stable – Neighborhood (SN)” land use designation is defined in the General Plan as follows: “Stable Neighborhood identifies residential areas throughout South Jordan that are mostly built out and not likely to change or redevelop into a different land use. This land use designation supports existing or planned residential with a variety of housing types, densities, and styles. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.”

Conclusions:

- The application is in conformance with the General Plan and the City's Strategic Priorities.

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

CITY COUNCIL ACTION

Required Action:

Final decision on rezone.

Scope of Decision:

This is a legislative item that will be decided by the City Council. The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

As described in City Code §[17.22.020](#), the following guidelines shall be considered in the rezoning of parcels:

- 1- The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- 2- The parcel to be rezoned can accommodate the requirements of the proposed zone.
- 3- The rezoning will not impair the development potential of the parcel or neighboring properties.

Motion Ready:

I move that the City Council approve:

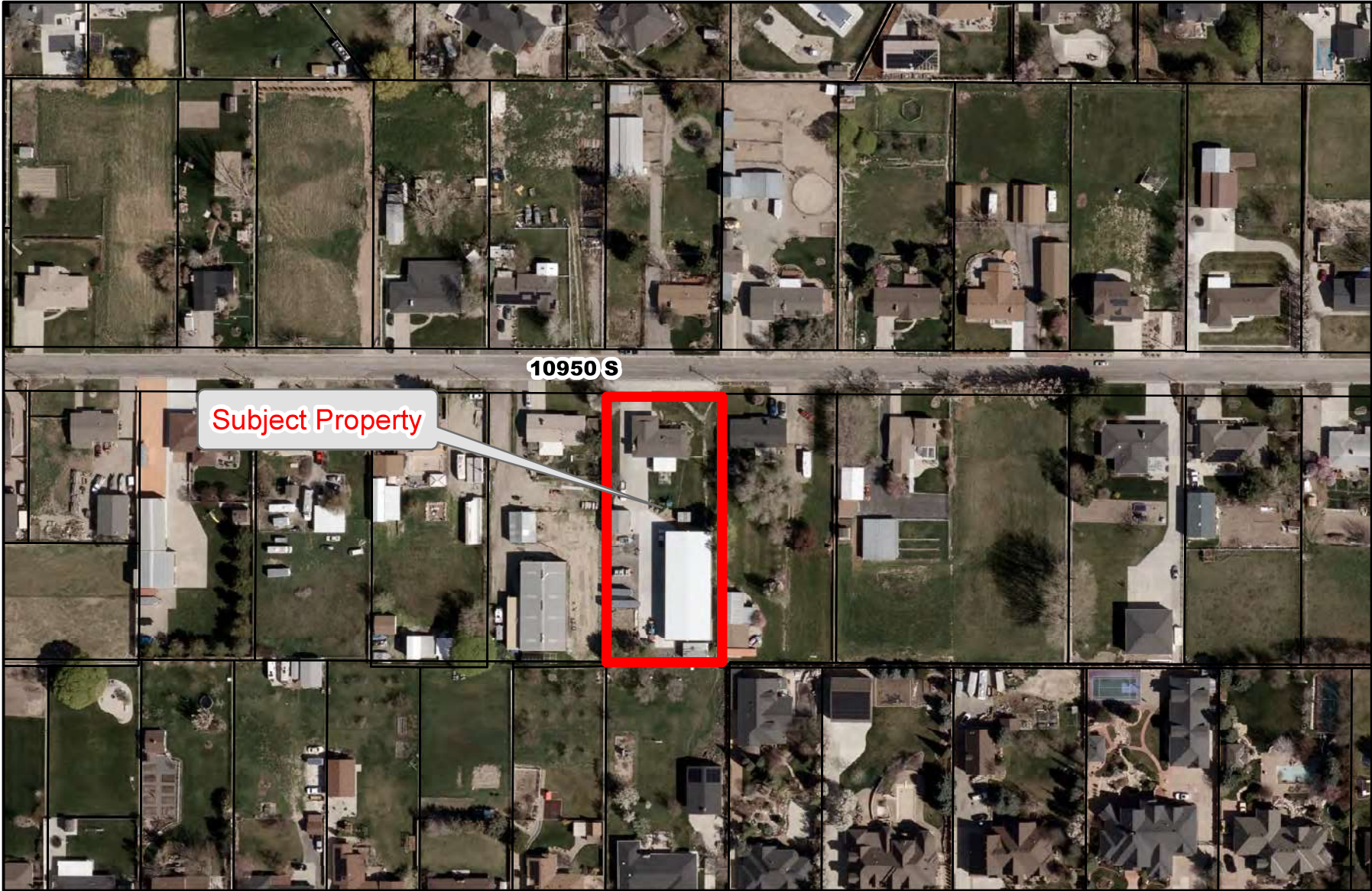
1. Ordinance No. 2025-04-Z approving the zone change.

Alternatives:

1. Approval with changes.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

- A. Attachment A, Aerial Map
- B. Attachment B, Future Land Use Map
- C. Attachment C, Zoning Map
- D. Attachment D, Site Plan
- E. Attachment E, Property Photographs
- F. Attachment F, Ordinance 2025-04-Z
 - a. Exhibit A



Legend


STREETS

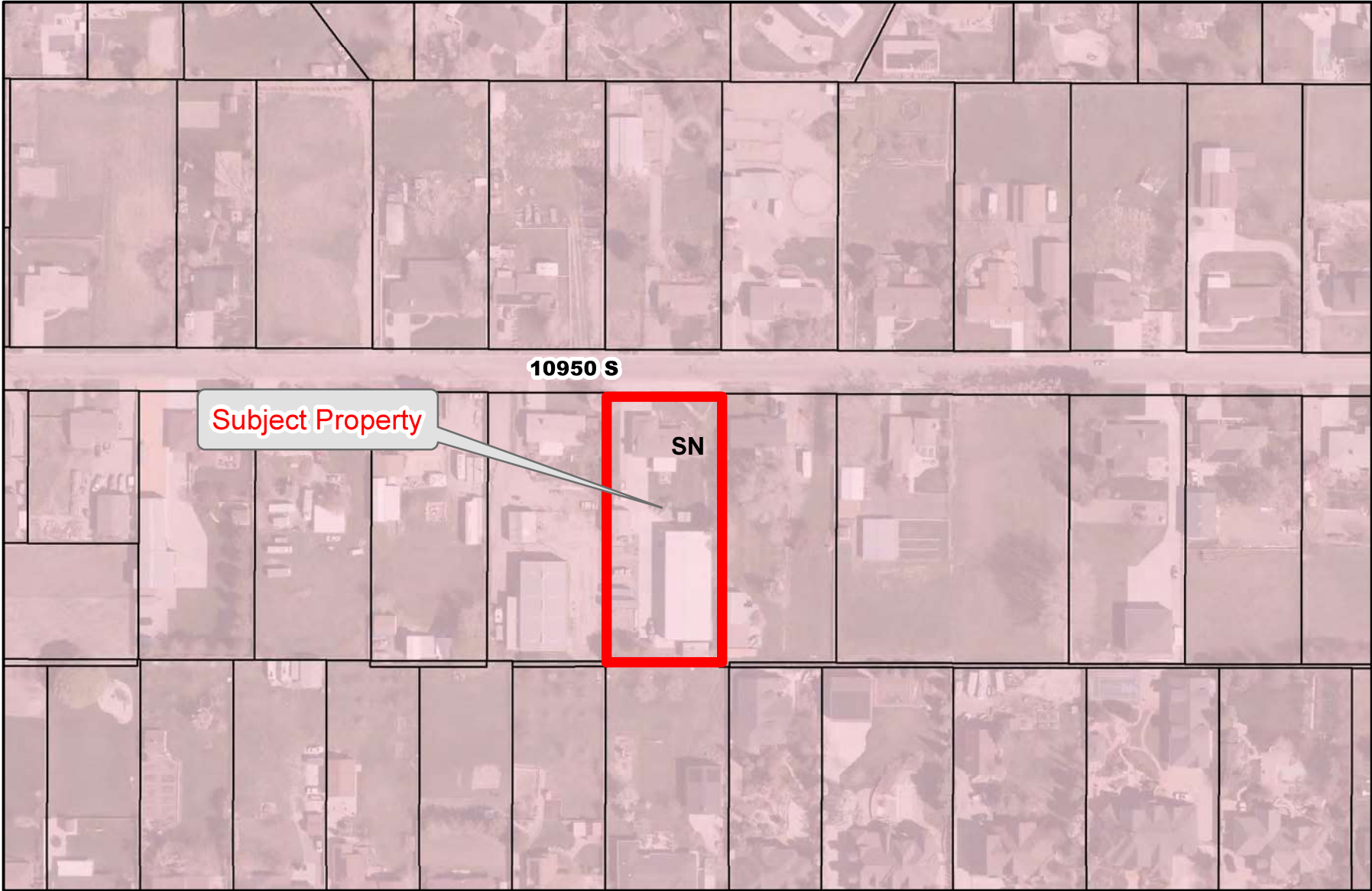
PARCELS

Aerial Map
City of South Jordan

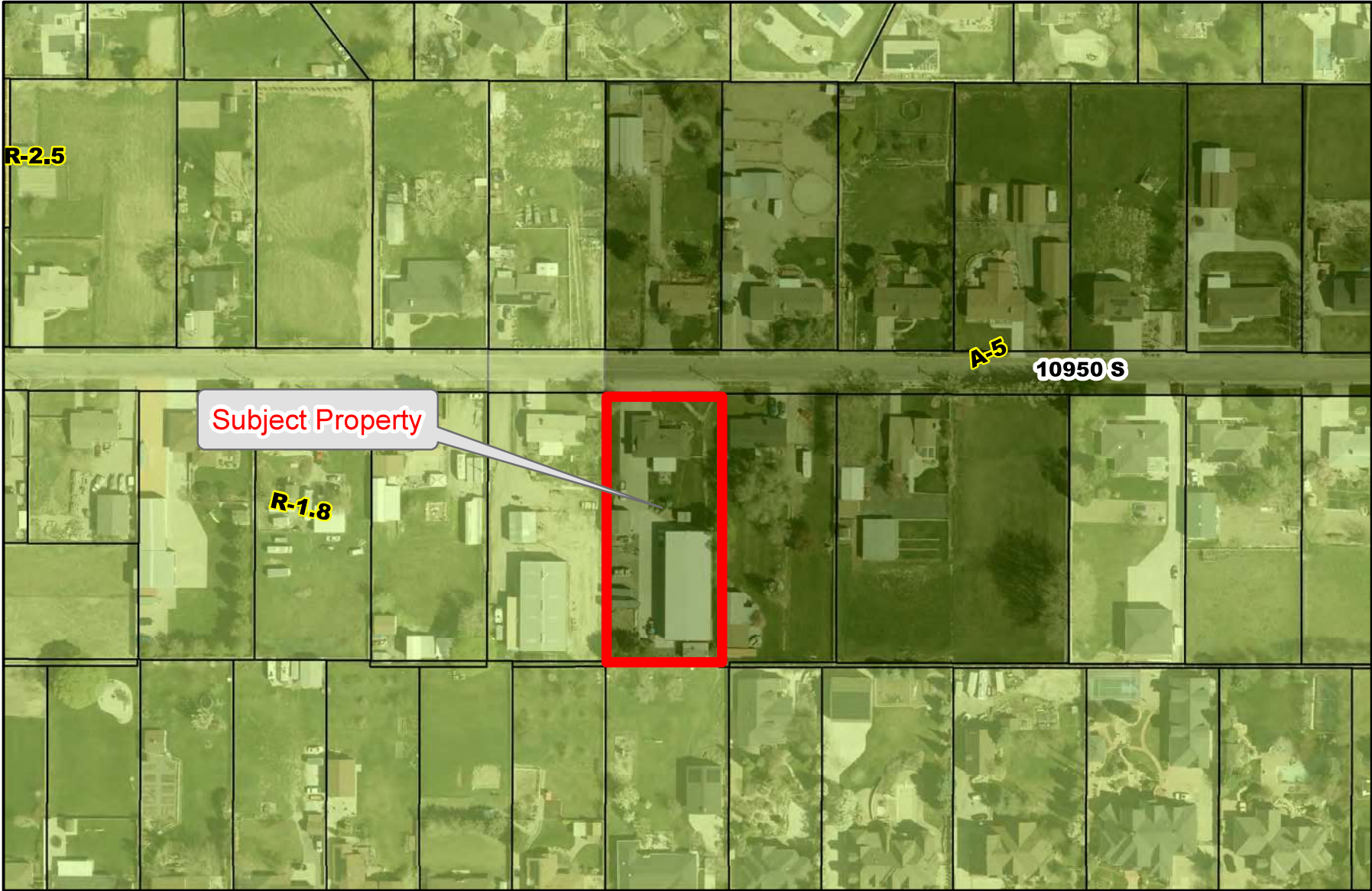
0 50 100 200 300 400 Feet

Aerial Imagery
2024





<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Future Land Use Map</p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2024</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Zoning Map</p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2024</p> 
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ORDINANCE NO. 2025 – 04-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 2511 WEST 10950 SOUTH IN THE CITY OF SOUTH JORDAN FROM A-5 (AGRICULTURAL, MINIMUM 5 ACRE LOT) ZONE TO R-1.8 (SINGLE-FAMILY RESIDENTIAL, 1.8 LOTS PER ACRE) ZONE; ROBBIE POPE, LRPOPE ENGINEERING (APPLICANT)

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the Municipal Code) with the accompanying Zoning Map; and

WHEREAS, Applicant, Robbie Pope, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A**; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

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

SECTION 1. Rezone. The property described in Application PLZBA202500090, filed by Robbie Pope and located at 2511 West 10950 South in the City of South Jordan, Utah, is hereby rezoned from A-5 (Agricultural, minimum 5 acre lot) Zone to R-1.8 (Single-Family Residential, 1.8 lots per acre) Zone on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Jun 12, 2025 09:55 MDT)
Office of the City Attorney

EXHIBIT A
(Property Description)

BEG 1320 FT W FR SE COR SEC 16 T 3S R 1W SL MER N 330 FT W 132 FT S 330 FT E
132 FT TO BEG 1 AC 5057-0951 5606-2615 5856-1355 7854-2638 8317-7912 10300-8208