

**CITY OF SOUTH JORDAN  
CITY COUNCIL MEETING AGENDA  
CITY COUNCIL CHAMBERS  
TUESDAY, MAY 19, 2026 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, May 19, 2026. 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, the City intends to provide virtual access via Zoom for phone and video conferencing; however, virtual access is not guaranteed and may be limited by technical issues or connectivity constraints. Individuals may join via phone or video, using Zoom. In the event the Meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the Meeting and, if needed, end virtual access to the Meeting. Reasons for removing an individual or ending virtual access to the Meeting include, but are not limited to, the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

Please note that attendees joining virtually or by phone may not comment during public comment or a public hearing; to comment, individuals must attend in person or submit written comments prior to the meeting. To ensure comments are received, please submit them in writing to City Recorder Anna Crookston at [acrookston@sjc.utah.gov](mailto:acrookston@sjc.utah.gov) by 3:00 p.m. on the day of the meeting.

The ability to participate virtually depends on the individual's internet connection. 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 Pro Tempore, Tamara Zander
- B. Invocation:** By Council Member, Patrick Harris
- C. Pledge of Allegiance:** By CFO, Sunil Naidu
- D. Minute Approval:**
  - [D.1.](#) March 3, 2026 City Council Study Meeting
  - D.2. March 3, 2026 City Council Meeting
  - [D.3.](#) March 17, 2026 City Council Budget Meeting
  - [D.4.](#) April 7, 2026 City Council Study Meeting
  - [D.5.](#) April 7, 2026 City Council 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. Sandbox Theater cast performance for Guys & Dolls upcoming show June 19-26. *(By Karen Tucker, Sandbox Theater)*

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

H.1. **Resolution R2026-16**, Determining the parking requirements for the Almond Dental Phase 2 project located at 10433 S. 2200 W. *(By City Planner, Greg Schindler)*

H.2. **Resolution R2026-19**, Authorizing the Mayor Pro Tempore to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for road maintenance on U-111. *(By Director of Engineering/City Engineer, Brad Klavano)*

H.3. **Resolution R2026-20**, Entering into an Interlocal Agreement to participate in the Home Investment Partnership Program for Federal Fiscal Years 2027 through 2029. *(By Senior Accountant, Abigail Patonai)*

**I. Public Hearing Items: 7:20 p.m.**

I.1. **Ordinance 2026-11**, Amending Chapters 17.16.010 (Planning Commission), and 17.18.030.010 (General Use Regulations) of the South Jordan City Municipal Code to comply with changes in State Legislation. RCV *(By Long-Range Planner, Joe Moss)*

I.2. **Zoning Ordinance 2026-04-Z**, Rezoning property located at 10981 S Temple Drive from A-1 (Agricultural) to R-2.5 (Single-Family Residential) Zone. Zerin Dixon Brewer (Applicant). RCV *(By Planner II, Miguel Aguilera)*

**J. Staff Reports and Calendaring Items: 7:45 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](http://www.sjc.utah.gov). Published and posted May 16, 2026.

SOUTH JORDAN CITY  
CITY COUNCIL STUDY MEETING

MARCH 3, 2026

**Present:** Mayor Dawn R. 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, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Fire Chief Chris Dawson, Director of Recreation Janell Payne, CFO Sunil Naidu, Director of Planning & Economic Development Brian Preece, Director of Engineering/City Engineer Brad Klavano, Director of Public Works Raymond Garrison, PIO/Communication Manager Rachael Van Cleave, CTO Matthew Davis, Senior System Administrator Phill Brown, City Recorder Anna Crookston, Water Quality Technician John Rose, Associate Director of Director of Public Works Joey Collins

**Absent:**

**Other (Electronic) Attendance:**

**Other (In-Person) Attendance:** Alan Domonoske, Stetson Bassett, Jonathan Franklin, Cordelia Franklin

4:35 P.M.  
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

**B. Invocation – By Council Member Jason McGuire**

Council Member McGuire offered the invocation.

**C. Mayor and Council Coordination**

Mayor Ramsey reported that significant legislative decisions remain pending within the next few days, noting that committees have extended their meetings beyond the originally anticipated deadline. While the expectation had been for committee work to conclude, sessions have been prolonged, and the timeline for hearing bills within each legislative body is also nearing its deadline. She emphasized the uncertainty of whether all items will be addressed in time, describing the final scheduled day as particularly critical. Additionally, she noted that a new bill was introduced late the previous evening, adding to the workload and complexity of the process. She added that several key legislative measures are facing uncertainty following recent committee actions. She noted that the transportation omnibus bill failed in committee but is expected to be

reconsidered through alternative procedural means. In contrast, the land use omnibus bill is unlikely to move forward. She also indicated that efforts are anticipated to revive the property tax bill. She emphasized that multiple bills previously expected to advance smoothly through committee did not do so, highlighting the evolving and unpredictable nature of the legislative process.

Council Member Zander inquired whether the challenges faced by certain bills was due to ULCT being more organized.

Mayor Ramsey explained that some committee outcomes were unexpected, particularly for bills that had progressed to a point where there was little to no opposition. She noted that despite prior efforts to position these bills for approval, they did not pass as anticipated. Contributing factors included limited attendance at committee meetings, with decisions in some cases made by only a small number of members. She also highlighted that scheduling conflicts impacted participation, citing an instance where a bill sponsor was unable to present due to being engaged elsewhere, resulting in the committee declining to hear the bill. She indicated that the future of such measures remains uncertain.

City Attorney Ryan Loose noted that the land use bill in question was developed by a task force over approximately 11 months, involving collaboration among roughly 30 participants. He indicated that while there are certain elements of the bill that raise concerns, there are also many aspects that are viewed favorably.

Mayor Ramsey expressed concern regarding the timing of bill introductions and deliberations, noting that delaying discussion until the final week of the legislative session creates significant risk. She stated that measures widely expected to pass were not addressed earlier, which has contributed to uncertainty and unfavorable outcomes. She indicated that this approach has not proven to be effective thus far.

Council Member Johnson observed that the legislative process appears to be significantly behind schedule this year, noting a general sense that timelines are not being met as expected.

Mayor Ramsey agreed that a substantial amount of legislation remains to be heard and decided within a very limited timeframe. She noted that this compressed schedule may require procedural adjustments, such as suspending standard rules, in order to address the remaining items.

City Attorney Loose described the legislative pace as inconsistent, alternating between slower periods and rapid activity. He noted that during these more intense periods, only a limited number of items are addressed, but they are completed within a short timeframe.

Council Member McGuire noted the high volume of legislative activity, indicating that over 1,000 bills have been drafted, with more than 600 formally numbered, contributing to the overall workload and pace of the session.

Mayor Ramsey noted the large volume of legislation makes it unrealistic for any individual to review all bills in detail. She emphasized the importance of stakeholder input, explaining that

decision-makers rely on feedback to identify priorities and understand which measures are supported or opposed.

City Attorney Loose noted that due to the council’s strong relationships with legislators, there is active communication on pending issues. He shared that a legislator recently consulted with him to review a committee agenda in detail, seeking input on various items and the council’s position. He emphasized that legislators are taking time to engage directly and gather feedback, reflecting the value of these established relationships.

Mayor Ramsey stated that established relationships with legislators increase the likelihood that the council’s input will be considered. She expressed appreciation for the council’s engagement, particularly in monitoring action alerts and responding when outreach is needed, noting that additional opportunities for input may arise. She reported that, following the recent LPC meeting, most tracked legislation was in an acceptable position, with no immediate concerns. However, she emphasized the need for continued vigilance and timely response if circumstances change, as amendments to certain provisions could significantly impact outcomes. She also clarified that when a bill is “circled,” it is temporarily held or paused from further consideration, allowing time for additional review before proceeding.

City Attorney Loose provided an overview of the legislative process related to bill “circling” at the state level. He explained that a bill sponsor may move to uncircle a bill, introduce a substitute version, and then re-circle it to allow additional time for review. This process signals to stakeholders that a new version is available and that further consideration is intended. He noted that in some cases, circling a bill may also indicate that it will not advance further. As an example, he referenced SB 211, stating that after significant opposition, the bill was circled and is expected to remain inactive.

Mayor Ramsey clarified that a motion to circle a bill can be made by members of the legislative body, not just the bill sponsor. She shared an example where a legislator requested to circle a bill, and when the sponsor declined, a motion was made and voted on by the body to proceed with circling. She emphasized that legislative actions can change quickly and encouraged Council Members to closely monitor developments over the next several days, noting that any need for engagement would likely be time-sensitive and significant.

Council Member Zander requested a detailed post-session legislative recap, including feedback on which legislators were particularly responsive to the City’s concerns. She expressed interest in recognizing and thanking those individuals to strengthen relationships and support future collaboration.

**D. Discussion/Review of City Council Meeting**

Public Hearing:

- Ordinance 2026-06

Historical Chapel Development Land Use Public Hearing Items:

- Resolution R2026-03

- Zoning Ordinance 2026-02-Z

Park Place Phase 5 Development Land Use Public Hearing Items:

- Resolution R2026-04

- Resolution R2026-05
- Zoning Ordinance 2026-03-Z

Council Members and staff discussed upcoming agenda items for the regular meeting, including a public hearing on the Historic Chapel (“Purple Church”) development proposal. Mayor Ramsey anticipated significant public participation, noting prior feedback from the Planning Commission and submitted comments has been largely supportive, with some questions and requests for clarification. An update was provided regarding ongoing efforts to finalize a shared parking agreement, and staff indicated that options would be available depending on the outcome. The Council discussed the possibility of approving the project with conditions if necessary, and City Attorney Loose confirmed that appropriate language could be drafted to support that approach. The Council also reviewed the Park Place Phase Five development proposal, including clarification on zoning history and site details. Questions were raised regarding map labeling and property addressing, which staff clarified as parcel-based designations rather than established street names. Staff discussed an ordinance to repeal a section of City code related to specialty tobacco business licenses. This action follows prior Council direction to evaluate such businesses. It was explained that the proposed change would prevent renewal of specialty tobacco licenses, while not affecting general retail establishments such as convenience stores. Council Members discussed licensing authority and confirmed that business licenses are subject to change by policy. Staff noted that the affected businesses would receive advance notice if the ordinance is adopted. Additional discussion included legislative updates, potential public comment regarding canal water, and general coordination of meeting topics. Overall, the Council expressed readiness to proceed with the scheduled agenda while acknowledging areas requiring further clarification or follow-up.

**E. Presentation Item:**

- E.1. Pure SoJo Project Update. (By Director of Public Works, Raymond Garrison & Deputy City Engineer, Jeremy Nielson)

Director of Public Works, Raymond Garrison provided an overview of the Pure SoJo initiative, including its progress, timeline, and next steps. He introduced members of the project team and consultants who have supported the effort, including Alan Domonoske and Stetson Bassett who are representatives of Carollo Engineering, and City staff Water Quality Technician John Ros and Associate Director of Director of Public Works Joey Collins. He explained that the purpose of the presentation was to highlight the success of the program to date and to discuss the ongoing feasibility study for a full-scale treatment plant. He noted that staff will be seeking Council direction to finalize the study and continue advancing the project.

Director Garrison reviewed prepared presentation (Attachment A). He outlined the program’s goals, accomplishments, and upcoming decisions. He explained that the program was designed to diversify the City’s water supply by developing a renewable, sustainable, and drought-tolerant local source of drinking water in a cost-effective and responsible manner. He noted that the project has successfully initiated statewide discussions on direct potable reuse (DPR), positioning South Jordan as a leader in this area and contributing to regulatory progress in Utah. He highlighted several accomplishments, including being the first facility in the state to receive a DPR operating

permit, development of sampling protocols that could serve as a model for future projects, and significant public outreach through tours and presentations. The facility has treated over 26 million gallons of water and collected more than 9,000 samples. The program has also received multiple awards and national recognition, and has attracted interest from local, national, and international organizations. He explained that the pilot program is approaching the end of its current agreement with Jordan Valley Water Conservancy District, which expires January 1, 2027. Staff is seeking Council direction on how to proceed, including whether to extend operations temporarily, remove the equipment, or explore opportunities for reuse or transfer of the demonstration system. He noted that while a short-term extension may be possible, long-term continuation at the current site is unlikely due to planned facility expansion. He also indicated that options for repurposing or transferring the equipment are being explored, though its limited scale and condition may affect viability.

Council Member Harris expressed support for exploring opportunities to repurpose the Pure SoJo demonstration equipment once it is no longer needed by the city. He noted that water resources are interconnected across communities and suggested that if another municipality in Utah could benefit from the equipment, it would be worthwhile pursuing that option rather than disposing of it.

Mayor Ramsey supported the idea of repurposing the Pure SoJo equipment to another municipality, noting that doing so would help continue the broader conversation around water reuse. She emphasized that while South Jordan initiated this effort, expanding participation across other communities would strengthen statewide progress and maintain momentum toward long-term water sustainability goals.

Council Member McGuire emphasized the importance of continuing education and outreach efforts related to water reuse. He noted a recent discussion at a meeting, that broader recognition of programs like Pure SoJo has not yet fully developed at the state level. He expressed support for continuing efforts, whether through operation or other means, to promote awareness and understanding of water reuse as a critical component of future water planning.

Council Member Johnson asked what additional options are available to continue advancing water reuse efforts beyond the current Pure SoJo pilot program, and whether there are next steps or alternative approaches to maintain momentum once the demonstration phase concludes.

Director Garrison explained that staff have explored potential options for continuing the Pure SoJo program locally but identified limited viable locations within the city to relocate or operate the pilot system. He noted that the primary options moving forward include partnering with another municipality or organization that may have interest in using the equipment or evaluating whether there is any resale or market value for the system. He clarified that beyond the Pure SoJo pilot program, the city is actively pursuing a feasibility study for a full-scale water reuse facility. He noted that this study is being partially funded through a Bureau of Reclamation grant, covering approximately 50% of the cost. He explained that while short-term operation of the pilot system may be extended for an additional period, any extension would be temporary and subject to a limited notice period for removal. He emphasized that the focus moving forward is on evaluating

long-term implementation through the feasibility study, which will guide the City's next steps in advancing water reuse efforts.

Mayor Ramsey highlighted that the feasibility study for a full-scale water reuse facility is supported by a federal grant secured through congressional efforts. She noted that this funding, obtained with assistance from federal partners, represents a significant achievement and enables the city to advance planning for next steps in the Pure SoJo initiative.

Council Member Zander asked for clarification on the ownership and value of the Pure SoJo pilot equipment, specifically whether the city owns the system outright and what its estimated value may be.

Director Garrison confirmed that the city owns the Pure SoJo pilot equipment. He indicated that the system was originally procured at an estimated cost of approximately \$1 million, noting that it consists of highly specialized components designed for a specific water reuse application.

Council Member Zander asked whether there are any conditions or obligations tied to the grant funding for the equipment.

Mayor Ramsey clarified that the grant funding received for the Pure SoJo project was not used to purchase the pilot equipment. Instead, the grant serves as a cost-sharing match to fund the feasibility study for a potential full-scale water reuse facility, supporting the City's next phase of planning.

Council Member Zander asked how the Pure SoJo pilot equipment was originally funded. Assistant City Manager Jason Rasmussen clarified that the Pure SoJo pilot equipment was initially funded through an appropriation from the State. Council Member Zander asked whether any repayment or obligations were tied to the state appropriation used to purchase the Pure SoJo equipment. Assistant City Manager Rasmussen confirmed that there are no repayment requirements, and the equipment is fully owned by the City without additional conditions attached.

Deputy City Engineer Jeremy Nielson reviewed prepared presentation (Attachment A). He provided an update on the feasibility study for a full-scale water reuse facility. He explained that multiple alternatives were evaluated, including various treatment technologies, use of Jordan River water, and a no-project option relying on existing regional providers. Based on analysis of cost and performance factors, staff identified a preferred alternative utilizing the same treatment technology currently used in the Pure SoJo demonstration facility. He noted that the next phase of the study includes environmental and cultural compliance, as well as preliminary design work. A key component of this phase is selecting a suitable site for the facility. He explained that initial consideration was given to locating the facility at the Jordan Basin Water Reclamation site; however, space limitations require a different approach. The current concept includes a pump station at the reclamation facility, a transmission line to South Jordan, and development of a separate approximately five-acre site within the city for the treatment plant. He continued the presentation by illustrating the conceptual layout for a full-scale water reuse system. He explained that the concept includes a pump station located at the Jordan Basin Water Reclamation Facility, which would convey treated water through a transmission line into South Jordan. From there, the water would be delivered to a separate treatment facility within the city. He further detailed the

proposed concept for a full-scale water reuse system, explaining that it would include a pump station at the Jordan Basin Water Reclamation Facility and a transmission line extending through Riverton into South Jordan. He noted that site selection has focused on areas near major transmission infrastructure, particularly around 11400 South, as well as locations within Zone 1 for optimal system integration. One potential site identified is near Riverfront Park, in proximity to existing development such as Lifetime Fitness. He presented a conceptual layout of the facility, noting that while the design could be adjusted, the current concept shows multiple structures for operational efficiency. He explained that the facility would initially be designed to treat approximately 3.4 million gallons per day, with the ability to expand to 6.8 million gallons per day in the future. This capacity would represent roughly 7% of projected summer demand and up to 50% of winter demand, providing a meaningful contribution to the City's overall water supply portfolio. He noted that the projected treatment capacity percentages apply to the City's overall water demand, not just Zone 1. He added that integrating the treated water into the broader City water system would require additional infrastructure, including pumping and transmission improvements, to distribute the water throughout South Jordan.

Council Member McGuire asked for clarification regarding the treatment process, specifically whether the water delivered from the Jordan Basin Water Reclamation Facility would already have undergone treatment prior to arriving at the proposed South Jordan purification facility.

Deputy City Engineer Nielson confirmed that the water would already be treated wastewater at that stage, and the South Jordan facility would provide the additional advanced purification necessary to meet drinking water standards.

Council Member Zander asked how purified water from a future full-scale Pure SoJo facility would integrate with the City's existing water supply system and whether additional plumbing infrastructure would be required for individual homes. She also confirmed her understanding that the city would still rely on Jordan Valley Water Conservancy District for the majority of its water supply.

Deputy City Engineer Nielson explained that purified water from a future full-scale Pure SoJo facility would be integrated into the City's existing transmission line system. He clarified that no changes would be required at the residential level, as the same distribution pipes currently serving homes would continue to be used. He noted that the primary infrastructure changes would occur within the major transmission and pumping systems, where the purified water would be introduced and blended into the City's broader water supply network.

Council Member Zander asked if any other communities in the United States are implementing systems.

Alan Domonoske explained that direct potable reuse is an emerging technology currently being implemented in only a limited number of facilities nationwide. He noted that Phoenix, Arizona, is in the planning and design stages for a large-scale advanced purification facility intended to address future water supply needs. He further explained that there are currently two operating or near-operational direct potable reuse facilities in the United States that closely resemble the Pure SoJo concept. These facilities are located in Big Spring, Texas, and El Paso, Texas. He noted that many more communities utilize indirect potable reuse systems, where purified water passes

through an environmental buffer, such as a reservoir or groundwater basin, before entering the drinking water system.

Council Member Johnson asked how the proposed development and related infrastructure improvements would affect costs to residents, specifically questioning whether the additional pumping requirements and infrastructure would lower, maintain, or increase costs for existing residents.

Deputy City Engineer Nielson responded that staff had evaluated multiple infrastructure alternatives and compared both capital and operational costs associated with each option. He explained that the preferred alternative, identified on the comparison charts presented to the Council, included an estimated upfront capital cost of approximately \$142 million for the transmission pipeline, related piping infrastructure, and treatment facility. He stated that the presentation also identified estimated annual operations and maintenance costs associated with the preferred option. He noted that staff reviewed several alternative scenarios during the analysis process, but the preferred alternative represented the lowest-cost treatment option among those evaluated. He then indicated that additional details regarding the analysis would be provided by Director Garrison as part of the continued presentation.

Director Garrison acknowledged that the estimated \$142 million capital cost represented a significant expense and explained that part of the feasibility study process involved identifying potential grant funding opportunities to help offset those costs. He stated that Carollo Engineers had identified possible funding sources that could provide up to approximately \$50 million in combined grant assistance, which could help reduce the financial burden associated with the project. He further explained that the proposed system would help the city gain greater control over long-term water rates and reduce exposure to future rate increases imposed by Jordan Valley Water Conservancy District. He stated that Jordan Valley's rate structure is heavily influenced by peak demand usage and that South Jordan's reliance on Jordan Valley water contributes to higher peak demand charges. He noted that developing additional infrastructure and operational flexibility would allow the city to better manage peak demand by controlling when portions of the system are activated, thereby helping regulate future costs. He also explained that the proposal would not require additional imported water purchases and would instead help manage existing supply and operational demands more efficiently.

Mayor Ramsey asked whether staff had explored the possibility of utilizing funding from the proposed statewide drinking water infrastructure fee program to assist with the project. She noted that while the intent of the funding mechanism may primarily target other types of communities, South Jordan residents would still contribute financially to the program. She questioned whether the City had evaluated whether the proposed water infrastructure project could potentially qualify for any portion of those funds in order to help offset project costs.

Director Garrison responded that he believes the proposed project could potentially qualify for funding through the statewide drinking water infrastructure program. He explained that when discussions regarding the funding program first began, the city submitted a list of projects, including both growth-related and maintenance-related infrastructure needs, in order to ensure South Jordan projects were included for consideration. He stated that, at the time those submissions

were made, there were no formal stipulations or restrictions regarding which projects could or could not be included on the funding list. As a result, the city submitted projects identified through its master planning efforts, and he indicated that this particular project could likely be added to that list for future consideration.

City Manager Lewis stated that the proposed statewide water infrastructure funding formula would have a significant financial impact on South Jordan residents. He explained that, based on the formula being discussed at the state level, South Jordan residents would collectively contribute approximately \$54 million annually into the statewide fund through water fees. He stated that the proposed calculation would require cities to charge approximately \$160-170 per connection, per month, based on a formula using 0.0015% of the adjusted median gross income of \$134,000 multiplied by approximately 27,000 utility connections within the City. He noted that this would result in South Jordan being required to collect more than \$54 million each year in additional water-related fees to participate in the program and potentially qualify for funding assistance.

Mayor Ramsey noted that the estimated annual amount South Jordan residents would be required to contribute under the proposed statewide water infrastructure funding formula would be nearly three and a half to four times greater than the amount the city currently collects in property taxes. She expressed concern regarding the scale of the proposed fee structure and its potential financial impact on residents.

City Manager Lewis noted that discussions regarding the proposed statewide water infrastructure funding program were still ongoing. He stated that the proposal raises broader considerations about whether South Jordan could instead implement a more localized funding approach that would allow revenues generated from residents to remain within the city and directly support South Jordan infrastructure projects. He suggested that a local fee structure could potentially generate revenue sufficient to support bonding for major water infrastructure improvements without requiring residents to pay the substantially higher fees contemplated under the proposed statewide program. He explained that such an approach could allow the city to retain greater local control over the funds while avoiding the need to contribute large amounts into a statewide system to later compete for access to those funds.

Mayor Ramsey stated that her experience serving on the drinking water board over the past four years has provided her with familiarity regarding the types of infrastructure projects being discussed at the state level and the needs those projects are intended to address. She acknowledged that broader policy discussions remain regarding whether all communities should contribute financially to projects that may not directly benefit them. She stated that she would like the city to continue exploring available options and funding eligibility related to the proposed statewide program. She explained that if the legislative session results in mandatory participation and contributions from South Jordan residents, the city should position itself to qualify for and recover funding through eligible infrastructure projects. Conversely, if participation is not ultimately required, she suggested the city may want to further evaluate local funding alternatives and other approaches for addressing future infrastructure needs.

City Manager Lewis stated that if participation in the proposed statewide water infrastructure funding program ultimately remains optional rather than mandatory, the city could potentially

pursue a much lower local funding rate over a longer period of time. He contrasted that approach with the state proposal, which he said appears designed to generate approximately \$150 million within three years. He expressed concern that South Jordan residents would bear a substantial financial burden under the proposed statewide formula while having limited opportunity to directly access those funds for local projects. He suggested that a more gradual local funding approach over a longer timeframe could be more manageable for residents while still allowing the city to address its infrastructure needs.

Council Member Shelton stated that, from a political perspective, the city will likely face challenges related to public perception of water reuse projects, particularly given concerns about the declining water levels of the Great Salt Lake. He referenced comments previously made by the Great Salt Lake Commissioner opposing the concept of water reuse projects in Salt Lake County and noted that broader public opinion may similarly view removing water from systems that ultimately contribute to the lake as problematic. He acknowledged that technical studies and data may support the project but emphasized that the city would still need to carefully communicate and justify the project to residents and stakeholders to address political and public concerns. He also questioned whether the city currently possesses the necessary water rights associated with the project and, if not, how those rights would be acquired. He further asked whether the cost of obtaining any required water rights had been included within the projected capital costs previously discussed.

Assistant City Manager Rasmussen explained that there are relatively few direct costs associated with acquiring the necessary water use approvals because the primary requirement was completion of the feasibility study before the Central Utah Water Conservancy District and Jordan Valley Water Conservancy District would consider entering into agreements for use of the water. He stated that the city is not seeking to acquire new water rights outright, but rather entering into agreements allowing use of water rights already controlled by those entities. He explained that completion of the feasibility study was a necessary component of the review process so the water districts could evaluate the proposal and understand the city's long-term reuse plans. He stated that city staff has met multiple times with both Central Utah and Jordan Valley representatives to discuss the proposed reuse project and the city's long-term vision. Both entities have been receptive to the discussions but must complete their own review processes and satisfy certain procedural requirements before entering into formal agreements. He further explained that House Bill 349, passed during the 2022 or 2023 legislative session, created additional challenges because it restricts reuse projects within the Great Salt Lake Basin. He stated that the city has since completed a detailed analysis of the project's potential long-term impacts and has identified mitigation strategies intended to maintain compliance with the legislation while still allowing reuse opportunities. He noted that one potential mitigation approach involves accounting for water savings achieved through turf reduction projects, park landscaping conversions, and reductions in irrigated grass areas throughout the city. He explained that those documented water savings could potentially offset reductions in flows to the Jordan River associated with reuse activities. He stated that the legislation created significant obstacles for collaborative reuse projects among water agencies and districts but expressed the view that opportunities still exist for South Jordan to pursue reuse projects while remaining compliant with state law and protecting Great Salt Lake interests. He concluded by stating that the city understands the requirements that must be met and believes a pathway forward remains available, although additional work will be required.

Council Member Shelton asked whether the city has an anticipated timeline for implementing the proposed reuse project or whether the effort would instead proceed incrementally over time as regulatory approvals, agreements, and other components gradually come together. He noted that there appear to be several regulatory and coordination issues that would need to be addressed before the project could move forward fully.

Assistant City Manager Rasmussen explained that there are still several regulatory requirements and approval processes that must be completed, which he estimated would likely take several more years to work through. He stated that the primary question before the Council is whether the city wishes to commit to the level of financial investment necessary to pursue the reuse project, including pursuing grants, bonding options, and other funding sources. He stated that the decision ultimately centers on whether the city wants to move forward with a long-term commitment to water reuse infrastructure and the associated financial obligations required to implement the project.

Council Member Harris expressed concern regarding the uncertainty surrounding future water-related financial obligations that may be imposed on the city and residents through statewide water funding proposals in addition to the potential costs associated with the reuse project. He noted that if the city were required to contribute significantly toward statewide water initiatives while also pursuing the reuse project simultaneously, the combined financial impact could become substantial. He questioned whether the project could potentially be pursued on a larger regional scale involving broader participation from additional agencies or entities so that both the costs and benefits could be shared more broadly rather than borne primarily by South Jordan residents alone.

Assistant City Manager Rasmussen stated that staff initially hoped the proposed non-reverse osmosis reuse option could become a more regional project involving Jordan Valley Water Conservancy District because spreading the infrastructure and operational costs across multiple participating entities would make the project more financially efficient. He explained that city staff had discussions with Jordan Valley regarding potential regional participation but had not received interest from the district in pursuing the project jointly. In response to questions regarding Jordan Valley's lack of participation, he explained that prior Jordan Valley leadership had chosen not to pursue reuse projects and did not want to address the associated challenges and public perception issues. He stated that Jordan Valley is instead pursuing its own plans involving expansion of reverse osmosis treatment facilities and potentially using Jordan River water or shallow groundwater wells as supply sources. He noted that while Jordan Valley's approach could ultimately provide some water supply benefits to South Jordan, the reverse osmosis alternative carries significantly higher capital costs. He referenced earlier presentation materials indicating that the reverse osmosis option would cost more than \$100 million above the proposed reuse alternative being discussed by the city. He added that reuse projects continue to face operational, regulatory, and public perception challenges, which have contributed to hesitation among larger regional water agencies regarding broader participation in such systems.

Mayor Ramsey asked whether the city has had an opportunity to fully educate and discuss reuse concepts with Jacob Young, the new General Manager at Jordan Valley Water Conservancy District. She noted that previous district leadership appeared reluctant to pursue reuse projects, potentially because they were more comfortable with existing systems and approaches that had

been used successfully for many years. She compared the situation to experienced professionals facing entirely new operational challenges late in their careers and suggested that leadership transitions can create opportunities for organizations to reconsider new technologies and alternative approaches. She asked whether sufficient discussions had occurred with the new general manager to provide a thorough understanding of the city's reuse proposal and its potential benefits.

Mr. Domonske stated that he believes there may still be opportunities for collaboration and discussion regarding reuse technologies with Jordan Valley Water Conservancy District leadership. He explained that he has personally discussed the concept of a Jordan Valley direct potable reuse facility with Chief Operating Officer Shazelle Terry and stated that she appeared open to hearing more about the concept and discussing the possibilities associated with reuse. Mayor Ramsey noted that Shazelle Terry now serves on the Drinking Water Board, which could further support broader conversations regarding future water treatment strategies. Mr. Domonske stated that, based on his understanding, Jordan Valley is expected to issue a request for proposals related to treatment of Jordan River water, although the request had not yet been formally released at the time of the meeting. He indicated that he did not expect the forthcoming request for proposals to specifically include direct potable reuse alternatives but stated that Carollo Engineers would likely respond to the solicitation by presenting direct potable reuse as an additional option for consideration alongside more traditional treatment approaches.

Council Member Harris stated that one of his primary concerns is finding ways to spread the long-term financial burden of major water infrastructure investments across a broader base rather than placing the responsibility solely on South Jordan residents. He questioned whether the issue may ultimately be more about timing than feasibility, noting that regional water agencies may not have been prepared to pursue reuse projects in the past but could become more receptive in the future. He asked whether direct potable reuse or similar treatment approaches are likely to eventually become part of Jordan Valley Water Conservancy District's long-term strategy regardless of current hesitation. He questioned whether it would be more prudent for South Jordan to wait until regional participation and broader collaboration become more viable rather than independently making a significant financial investment to move forward earlier on its own.

Council Member Zander stated that water supply and demand pressures will likely continue driving conversations about reuse and alternative water treatment technologies in the future. She expressed the view that as water supplies become more constrained, agencies and decision-makers may become more willing to consider options that previously received limited support or attention. She stated that she would be concerned if broader regional entities wait too long to seriously evaluate those alternatives, potentially leaving communities in more difficult circumstances later due to delayed planning and implementation. She characterized that possibility as a potential leadership concern and expressed disappointment that there has not yet been broader willingness to fully consider or engage in discussions regarding reuse options at this stage.

Assistant City Manager Rasmussen explained that Jordan Valley Water Conservancy District is also facing requirements related to preventing depletion impacts to the Great Salt Lake. He stated that if Jordan Valley proceeds with pumping additional water from the Jordan River, the district will need to demonstrate that the project results in no net depletion to flows ultimately reaching

the Great Salt Lake. He stated that, in response to those requirements, Jordan Valley has been purchasing secondary water shares and pursuing other mitigation strategies intended to offset potential impacts associated with additional water withdrawals. He explained that those constraints are also contributing to limitations on the amount of water Jordan Valley is currently willing to provide to South Jordan's annexed areas and are part of the reason the cost of that water is expected to increase. He concluded by noting that Jordan Valley is actively working through approaches intended to achieve a "net zero harm" outcome for the Great Salt Lake while still pursuing future water supply and treatment projects involving Jordan River water.

Mayor Ramsey stated that both in her role as a water district trustee and as a resident and water user, she does not support paying an additional \$100 million for a reverse osmosis treatment option if a more cost-effective alternative is available.

City Manager Lewis stated that every gallon of water the city is able to reuse and keep within its system represents a gallon that does not need to be withdrawn from the Jordan River system. He explained that reducing additional withdrawals helps preserve the natural flow of water downstream toward the Great Salt Lake, which is an important consideration in evaluating long-term water management and reuse strategies.

Council Member Johnson asked whether there would be an advantage to moving forward now with additional study and planning efforts related to the proposed reuse project to position the city for implementation in the future. She sought clarification regarding which specific study components staff was requesting Council direction on and whether Council direction was needed to continue advancing the project evaluation process.

Director Garrison noted that staff recommendation is to finish the study so that when the time comes it is available.

Deputy City Engineer Nielson explained that the next phase of the feasibility study would advance the project design to approximately a 30 percent design level. He stated that in order to proceed with that work, staff needed direction from the City Council regarding selection of a preferred site for the potential treatment facility. He presented two potential sites (Attachment A) located along Riverfront Parkway. He explained that one potential location, identified as the East Riverfront Parkway site, is situated south and east of Lifetime Fitness. The second potential site is located south of 11400 South on City-owned, currently unimproved property. He noted that neither site is presently developed as park space. He stated that either location would function effectively from an infrastructure standpoint because both sites are located near existing transmission lines, making future system connections relatively straightforward. He explained that selecting a preferred site would allow staff to continue moving forward with the feasibility study and additional project analysis.

Council Members and staff discussed the need to identify a potential site to continue the feasibility study process, while emphasizing that selecting a site for study purposes would not permanently commit the city to construction at that location. Staff acknowledged that ideally an undeveloped parcel with fewer surrounding constraints would be available, but the study requires identification of a realistic site option to proceed. Council Members discussed the relative advantages and disadvantages of the two proposed sites along Riverfront Parkway. Some members noted that the

southern site appeared more secluded and would require slightly shorter transmission line connections, while others expressed concern about its proximity to residential properties. Staff explained that the treatment facility would operate similarly to an existing distribution pump station and would not be expected to generate significant noise impacts. Mayor Ramsey stated that completing the feasibility study is important because the city previously sought and received political support from Utah's congressional delegation and state leaders in securing grant funding for the study. She expressed concern that failing to complete the study after receiving that support could negatively impact on the city's credibility in future funding requests. Staff also stated that completing the study would provide a valuable planning document for future projects regardless of whether the city immediately proceeds with construction. Council Members discussed the long-term importance of water planning and reuse efforts, noting that continued population growth and water supply challenges in Utah make future planning essential. Mayor Ramsey referenced comments from state water officials emphasizing that adequate water supply is foundational to addressing all other community needs. Several Council Members expressed a preference for the northern site because it is located farther from residential development and may present fewer impacts to nearby homes. Staff explained that the southern site contains wetland, marsh, and floodplain conditions that would create additional engineering complexity and cost, while the northern site would be more favorable from a geotechnical perspective, although both locations could technically function if necessary. Council Members also discussed preserving the character and recreational value of the Jordan River Parkway area. Questions were raised regarding current uses of the northern open space area, with staff noting that it is primarily open grass space occasionally used for informal recreation and sports practices. Council Members emphasized the importance of ensuring that any future facility be designed carefully to minimize visual impacts on the Jordan River Parkway trail system and surrounding recreational amenities. Suggestions were made that architectural treatments and additional investment in building design could help the facility better integrate into the area and avoid creating an unattractive industrial appearance along the parkway corridor. Staff clarified that trails exist on both sides of the Jordan River in the area and explained that the northern site is located near an existing sewer pump station and trail connections linking the Beckstead Ditch Trail to the Jordan River Trail system.

Mayor Ramsey asked the Council whether there was support for completing the feasibility study so the city could obtain a finalized analysis and better understand the appropriate next steps regarding the proposed reuse project. She stated that completing the study would also help provide information and guidance to outside agencies and decision-makers regarding what the city believes to be the most appropriate long-term course of action related to water reuse and infrastructure planning.

Council Member McGuire stated that he believes the city needs to complete the feasibility study in order to preserve future opportunities related to water reuse. He explained that having a completed study is important because agencies, stakeholders, and decision-makers will expect the city to provide detailed factual analysis and supporting documentation during future discussions and evaluations. He stated that the completed study would allow the city to present credible technical information and demonstrate that the proposal has been thoroughly evaluated as conversations continue regarding long-term water planning and reuse opportunities.

Council Member Johnson agreed that completing the feasibility study would strengthen the city's position in future discussions and potential partnership opportunities. She stated that having a professionally prepared and thoroughly analyzed study would carry substantially more credibility and influence than presenting the concept as only a preliminary idea or vision. She noted that detailed technical analysis could help support future collaboration efforts and provide a stronger foundation for discussions with outside agencies and stakeholders.

Mayor Ramsey stated that if the city ultimately seeks significant grant funding or federal assistance for the project, including support from Utah's congressional delegation and senators, it is important that the city completes the feasibility study that elected officials previously helped fund and support. She explained that members of the congressional delegation had already invested political support in helping South Jordan secure funding for the study, and she expressed concern that returning to request additional assistance without a completed study would undermine the city's credibility and future funding efforts.

Council Member Zander agreed with prior comments supporting completion of the feasibility study and emphasized the importance of pursuing broader regional participation in the project. She stated that obtaining additional partners and participants would improve the long-term feasibility and affordability of the reuse effort by spreading costs and increasing collaboration. She encouraged continued communication with Jordan Valley Water Conservancy District leadership and other neighboring agencies and cities to avoid South Jordan operating in isolation on the issue. She stated that the city should actively communicate its desire for regional cooperation and collaboration so neighboring communities understand that South Jordan is seeking partnerships rather than attempting to pursue the project independently without broader involvement.

Council Members generally expressed support for proceeding with completion of the feasibility study and indicated a preference for the northern Riverfront Parkway site as the preferred study location. Members stated that the northern parcel appeared more favorable from a geotechnical and compatibility standpoint and emphasized that selecting the site for study purposes would not permanently commit the city to final construction at that location. Council Members also emphasized the importance of ensuring that any future facility be designed with attractive architecture, quality landscaping, and careful site integration to preserve the character and visual appeal of the Jordan River Parkway corridor and surrounding area.

**F. Discussion Items:**

**F.1. General Plan Implementation. (By Long-Range Planner, Joe Moss)**

Long-Range Planner Joe Moss reviewed prepared personation (Attachment B). He reviewed an update regarding implementation of the City's General Plan, which was adopted in February 2020. He noted that the plan is now more than six years old and stated that staff believed it was an appropriate time to review progress made on the implementation strategies identified in the plan and obtain direction from the Council regarding future priorities. He explained that the General Plan includes a series of goals supported by implementation strategies and approximately 24 specific action items. He referenced a matrix included in the implementation chapter that categorizes items based on relative cost and impact. He noted that while some action items are identified as lower impact, they are still important and often require additional supporting actions

or longer implementation timelines before producing measurable results. He reviewed the current implementation status categories, explaining that green items represent completed or substantially progressed actions, orange items reflect ongoing or in-progress efforts, and red items identify actions that have not yet been completed. He explained that the implementation schedule was divided into short-term, mid-term, and long-term timelines, with the initial short-term period covering 2020 through 2025. He noted that the city has now entered the mid-term implementation phase. He stated that the city has made meaningful progress on several short-term implementation items, including updates to accessory dwelling unit (ADU) regulations and landscaping requirements. He also noted ongoing progress related to pedestrian enhancements, including mid-block crossings and coordination meetings involving traffic counts and connectivity planning. He further explained that some action items were written broadly or involve evolving issues that continue to develop over time. As examples, he referenced efforts related to unique transportation options such as ride shares, scooters, hoverboards, and e-bikes, noting that some transportation technologies and trends have changed significantly since the plan was adopted. He also referenced action items involving infill residential development standards, explaining that while discussions have occurred regarding potential design standards, no formal policy changes have yet been adopted. He additionally noted that the city has not yet implemented changes related to revising commercial development review processes to further incentivize businesses through expedited approvals, although current review processes have remained generally consistent. He stated that additional opportunities may still exist to streamline portions of the commercial review process in the future.

Council Member Harris questioned how relevant and effective the General Plan's implementation strategies related to business incentives and expedited commercial review processes remain under current state laws and regulations. He specifically asked whether the city still has the same ability to incentivize development and streamline approvals as originally anticipated when the General Plan was adopted in 2020.

Director of Planning & Economic Development Brian Preece responded that improving the speed and efficiency of the development review process can itself serve as a meaningful incentive for businesses and developers. He explained that reducing approval timelines does not necessarily require direct financial incentives from the city because time savings translate into cost savings for applicants. He noted that, in the development industry, time is closely tied to project costs, financing, and overall project viability, so a more efficient review process can provide significant value to businesses seeking to develop within the city.

Long-Range Planner Moss continued reviewing prepared presentation (Attachment B). He explained the implementation progress under the General Plan and noted that several transportation and streetscape-related objectives have advanced significantly. He explained that work associated with the preferred alignment of the Red Line transit corridor, development of bike lane standards, and related transportation planning efforts have largely been incorporated through the city's streetscape projects and ongoing transportation planning initiatives. He stated that updates to the streetscape plan has been completed and represent a major accomplishment within the implementation matrix. He noted that some implementation items remain partially complete or ongoing. He explained that certain urban design elements, including street furnishings, coordinated material palettes, and gateway design features, still have room for further refinement

and implementation. He also referenced coordination efforts with Salt Lake County regarding the Jordan River Trail system and inventorying future improvements needed along the corridor. He stated that evaluations of streetlights, sidewalks, bike lanes, and other safe mobility features occur regularly as part of the city's development review process. He further explained that one implementation item involving required trail connections to existing parks has not yet been formally adopted into city policy and may require additional exploration in the future. He noted that the city has also completed work associated with arts and culture planning through adoption of the recreation and arts master planning efforts. He then reviewed several long-term implementation actions originally scheduled for 2030 and beyond, explaining that the city has already made progress on several of those items ahead of schedule. These include ongoing coordination regarding public transit extensions, adoption of updated parks, recreation, trails, and open space master plans, and continued implementation of traffic calming measures as development occurs. During the discussion, Council Member McGuire questioned whether upgrades to existing parks identified in the new parks plan had actually been completed. Long-Range Planner Moss acknowledged that while the new master plan itself has been adopted and implementation efforts are underway, substantial additional work remains regarding actual park upgrades and improvements. He clarified that park improvements are being addressed incrementally as projects and funding opportunities arise. He also referenced ongoing efforts related to identifying locations for arts districts in coordination with the South Jordan Arts Council, as well as continued energy efficiency upgrades to City-owned facilities following completion of an energy audit. He explained that the city is actively implementing lighting and other efficiency improvements as part of that process. He concluded by presenting several options for how the city could proceed moving forward. He explained that the city could continue focusing primarily on completing the existing implementation actions identified in the current General Plan or alternatively reevaluate whether some of those actions remain relevant given changing conditions over the past six years. A third option would involve a broader reevaluation of the underlying strategies and goals themselves to determine whether updates are needed so the General Plan continues to align with current priorities and community conditions. He requested feedback and direction from the Council regarding those potential approaches.

Council Member Harris expressed appreciation for the implementation update and stated that he would find it helpful for staff to provide a more prioritized set of recommendations moving forward. He explained that, from his perspective, the next step should include identifying which implementation items or policy areas staff believe most urgently need to be addressed or advanced by the Council. He noted that while the matrix and status updates were useful, the volume of information made it somewhat difficult to immediately determine which items should receive the highest level of focus or attention. He stated that a staff-driven prioritization process would help the Council better evaluate where resources and policy efforts should be directed next.

Planning Director Preece responded that staff could pursue a combined approach by reevaluating the existing implementation items and strategies while also developing prioritized recommendations for the Council's consideration. He indicated that staff could review the relevance and status of the current action items and then return to the Council with recommendations identifying which items should receive the greatest focus moving forward.

Council Member Zander stated that it was difficult to immediately evaluate and prioritize the various implementation items during the presentation because the information had just been presented and involved multiple slides and topics. She explained that she would benefit from receiving a summarized list of remaining implementation items and staff priorities in advance so she could review and consider them more thoroughly. She agreed with Council Member Harris that staff recommendations and prioritization would be helpful, while also allowing Council Members to independently review the remaining pending items and provide additional feedback or identify other priorities they believe should receive attention. She stated that having the information available for review outside the meeting context would allow for more thoughtful discussion and informed decision-making.

Long-Range Planner Moss stated that staff believe it may be appropriate to reevaluate portions of the General Plan's goals, strategies, and remaining implementation items given the progress already made over the past several years. He explained that the city has completed or substantially advanced several longer-term implementation items while some earlier action items remain unfinished, suggesting that priorities and approaches may need to be reconsidered in light of current conditions and community needs. He stated that, in his opinion, it would be beneficial to review whether the remaining implementation items still align with the city's current priorities and whether they remain the most effective methods for achieving the General Plan's broader goals over the next five to ten years. He clarified that staff is not proposing eliminating all incomplete action items, but rather reevaluating and potentially refining some of the language, strategies, and approaches so they better reflect current circumstances and more practical methods of accomplishing the plan's objectives today.

Council Member Johnson stated that because she was not serving on the Council during the original General Plan discussions and adoption process, she would appreciate receiving links or access to the relevant background materials and implementation information for further review. She explained that reviewing the original plan documents and staff recommendations would help her better understand the context of the discussion and allow her to provide more informed feedback and input regarding future priorities and implementation strategies.

Council Member McGuire asked how frequently the city typically updates its General Plan and noted that the current plan process began around 2017 or 2018 and took several years to complete before adoption. He questioned where the city currently stands within the overall planning cycle and whether it may be premature to begin a broader reevaluation or restart of the General Plan process so soon after completion of the existing plan.

Long-Range Planner Moss explained that conducting a complete rewrite of the General Plan, like the process completed in 2020, is a major undertaking requiring extensive public outreach, numerous meetings and events, and significant time and financial investment. He noted that the prior General Plan update process took multiple years to complete and involved substantial community engagement efforts. He stated that the city has already made some smaller amendments to portions of the General Plan since adoption, including updates last year to address new state legislation requirements. He noted that additional updates may become necessary in the future depending on pending legislative changes, including potential requirements related to wildlife corridors. He explained that the General Plan itself anticipates periodic review and updates as

needed and emphasized that targeted updates to specific chapters, strategies, or implementation items are far less intensive than undertaking a full plan rewrite. He stated that more limited modifications can allow the city to address identified issues, refine direction, and strengthen implementation strategies without initiating a lengthy multi-year planning process, although broader public involvement becomes increasingly important as the scope of proposed changes expands.

Council Member McGuire stated that he supports reevaluating portions of the General Plan and making targeted modifications where appropriate. However, he expressed hesitation about directing staff to undertake an extensive or highly detailed review process if the city may already be approaching the timeframe for a larger comprehensive General Plan update within the next few years. He indicated that he would prefer a more measured approach focused on practical adjustments and refinements rather than committing significant staff resources to an intensive reevaluation process if a broader update may ultimately occur in the near future.

Director Preece responded that making smaller updates and refinements to the General Plan over time can help extend the usefulness and lifespan of the existing plan before a full comprehensive rewrite becomes necessary. He explained that by periodically addressing specific issues, modifying implementation strategies, and making targeted adjustments as conditions evolve, the city may be able to delay the need for another large-scale, resource-intensive General Plan update process involving extensive outreach and public engagement.

Long-Range Planner Moss stated that, based on his professional experience, many cities begin considering a more comprehensive General Plan rewrite approximately every eight to ten years, although practices vary by community. He explained that South Jordan is not yet at the point where a full rewrite is necessarily required and agreed that maintaining the plan through periodic updates and refinements can help keep it relevant and functional for a longer period of time. He noted that treating the General Plan as a more “living” document through ongoing maintenance and targeted updates can significantly extend its useful lifespan. He referenced one community he assisted in 2024 that was still operating under a General Plan originally adopted in 1999, although he stated he would not recommend waiting that long before undertaking broader updates.

Council Member McGuire stated that he supports the option of reevaluating the remaining implementation actions and continuing to treat the General Plan as a living document that evolves over time. He emphasized that South Jordan continues to change and grow, and the city’s planning documents should reflect those ongoing changes and current community needs. He generally concurred with that approach, with additional comments noting that changes in state legislation also regularly require the city to adapt and update its planning policies and implementation strategies accordingly.

Long-Range Planner Moss explained that, in addition to reviewing implementation actions, staff have also been evaluating how the City’s future land use strategy and future land use map have functioned over the past six years. He displayed the original future land use map (Attachment B) adopted with the General Plan and noted that it has evolved over time through various amendments and development approvals. He also noted that the recently annexed areas currently do not yet contain assigned future land use designations on the map. He stated that South Jordan’s future land

use framework is somewhat unique because the map functions less like a traditional long-term land use map and more like an “area of change” map identifying where development or redevelopment was anticipated to occur. He explained that this approach created categories such as “stable neighborhood” and “residential development opportunity,” which were intended to distinguish between areas expected to remain largely unchanged and areas anticipated for future development. He stated that changing development patterns over the past six years have created challenges with that framework because some parcels originally identified as development opportunities have since developed and no longer fit that classification. At the same time, there are infill parcels within areas designated as stable neighborhoods where the plan currently provides limited guidance regarding appropriate transitions, redevelopment expectations, or future infill development patterns. He explained that the term “stable neighborhood” itself can sometimes create confusion because, while the plan narrative discusses infill and redevelopment considerations, the map and associated descriptions do not always provide clear direction regarding where transitions or changes may be appropriate within those areas. He further explained that one of the primary challenges with the current future land use map involves the “residential development opportunity” and “stable neighborhood” categories. He noted that some parcels originally identified as residential development opportunities have since been developed, while other parcels located within stable neighborhood areas may still have redevelopment or infill potential that is not clearly addressed within the current plan framework. He stated that the existing plan provides limited guidance regarding how future development or transitions should occur in areas located between differing land uses, such as parcels situated between commercial and residential areas. He explained that the current language generally states that future development should remain consistent with surrounding uses, but it does not clearly define how transitional areas or mixed contexts should be evaluated. He stated that the General Plan anticipated periodic refinements and outlined several potential approaches the city could consider moving forward. One option would be to maintain the existing future land use categories while simply updating the map to incorporate the annexed areas as future land use designations are established through the annexation development agreement process. A second option would involve making minor modifications to the existing categories to add additional guidance related to issues such as land use transitions and redevelopment expectations. A third option would involve developing additional future land use categories to provide more detailed and nuanced direction regarding different development conditions and transition areas. He explained that a fourth option would be a more substantial undertaking involving development of entirely new future land use categories and a significantly revised future land use map. He noted that such an approach would require a much larger effort, including extensive public engagement and a broader planning process.

Planning Director Preece stated that he would recommend a similar approach to the one previously discussed regarding implementation strategies by focusing on targeted reevaluation and minor modifications rather than undertaking a complete rewrite of the future land use map and categories at this time. He explained that staff could review the existing categories, identify areas where additional clarification or minor adjustments may be beneficial, and then return to the Council with recommendations for consideration. He indicated that, in his view, a full-scale overhaul of the future land use framework would not be necessary until the city is prepared to undertake a broader comprehensive General Plan rewrite process in the future.

Council Members agreed with the recommendation to pursue targeted refinements and modest updates to the future land use framework rather than initiating a complete rewrite of the General Plan at this time. Members indicated support for staff evaluating the current categories and identifying areas where clarification, consolidation, or minor restructuring may improve the functionality and usability of the plan.

Long-Range Planner Moss noted that some existing categories may no longer clearly reflect current development conditions or planning needs. One suggestion discussed was potentially combining the “residential development opportunity” and “stable neighborhood” categories into a more unified residential neighborhood designation while adding clearer guidance regarding transitions between differing land uses and development patterns. Council Members expressed support for staff further exploring those types of refinement and returning with recommendations for future consideration.

F.2. Fire Code Adoption Discussion. (By Fire Chief, Chris Dawson)

Fire Chief Chris Dawson discussed a proposed ordinance amendment to formally adopt selected appendices of the International Fire Code into the city’s municipal code. He explained that state law automatically adopts the primary International Fire Code but does not automatically adopt the appendices, as those appendices address more localized issues that may vary between municipalities. He stated that state law does allow cities to separately adopt applicable appendices if desired. He explained that the appendices being proposed address issues the city already regulates and applies in practice, including fire sprinkler requirements, fire hydrant placement and distribution, fire access road standards, and water supply requirements necessary to adequately protect structures. He stated that adoption of the appendices would provide clearer legal authority for enforcement of standards already being utilized by the city and incorporated into engineering and development review processes. He also explained that several of the appendices address hazardous occupancies and hazardous materials, including facilities such as Ultradent and Merit Medical. Adoption of those provisions would allow the city to more clearly regulate and inspect hazardous material storage and operations to ensure public safety. Additional appendices address noncompliant fire sprinkler conditions, firefighter air replenishment systems in high-rise buildings, and indoor trade shows and exhibitions. He stated that the proposed amendments are intended primarily to formalize and ratify standards and practices the city is already applying and enforcing operationally. He indicated that he would return to the Council at a future meeting seeking formal adoption of the ordinance amendments.

Council Member Shelton asked whether the city had experienced any legal or enforcement challenges due to the appendices not yet being formally adopted. Fire Chief Dawson responded that the issue has largely been a matter of clarifying legal authority and aligning with updated state guidance regarding the adoption process. He noted that the process for municipal adoption has become more clearly defined under current state law and stated that he was not aware of other municipalities that had failed to adopt similar appendices.

Council Member Harris clarified that the reason the State does not automatically adopt the International Fire Code appendices is because the needs and circumstances of each municipality are different. He stated that the State instead provides local governments with the discretion to

adopt only those appendices that are appropriate and necessary for their specific community conditions and operational needs. He confirmed that this flexibility is the reason municipalities individually determine which appendices to incorporate into their local codes. Fire Chief Dawson confirmed that some of the International Fire Code appendices are not applicable to South Jordan's specific conditions or operational needs. He stated that staff is only proposing adoption of the appendices that are relevant and necessary for the city and would not be requesting adoption of appendices that do not apply to the community.

City Attorney Ryan Loose explained that the proposed ordinance changes will be incorporated into Chapter 15 of the City Code, which addresses adopted construction codes. He stated that Section 15.08 currently includes adopted codes such as the International Building Code, Electrical Code, and Manufactured Housing Code. He explained that the ordinance amendment will involve inserting a new section related to the International Fire Code and applicable appendices, which will require some renumbering and reorganization within the chapter structure. He noted that certain existing policy-related provisions, such as those addressing code copies and violations, will be shifted accordingly to accommodate the new section. He stated that the revised formatting and numbering changes will be included in the Council's next meeting packet for review.

Council Member Johnson stated that formally adopting the applicable International Fire Code appendices would create greater transparency and clarity regarding the standards and requirements being enforced by the city.

Council Member Harris expressed support for maintaining strong public safety standards through adoption of the appendices.

Council Member Zander asked whether the city had previously encountered provisions within the International Fire Code that staff believed were inappropriate or unsuitable for South Jordan.

Fire Chief Dawson responded that, generally, the city has not had significant disagreements with the standards contained in the International Fire Code, although some appendices simply do not apply to South Jordan's conditions and therefore are not being proposed for adoption. He further explained that the code provides flexibility through the authority having jurisdiction, which in South Jordan is shared between the Fire Department and Engineering Department depending on the situation. This authority allows staff to apply reasonable judgment and make decisions based on specific circumstances while still maintaining appropriate safety standards.

Mayor Ramsey expressed appreciation to staff for identifying the need to formally adopt the applicable International Fire Code appendices and strengthen the city's code framework. She stated that the proposed ordinance amendments would improve clarity and consistency by codifying standards and practices the city is already implementing operationally. She thanked staff for proactively recognizing the issue, reviewing the code structure, and bringing forward recommendations that would strengthen the city's legal authority and support continued enforcement of important public safety standards.

**Council Member Zander motioned to adjourn the March 3, 2026, City Council Study Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.**

**ADJOURNMENT**

The March 3, 2026 City Council Study Meeting adjourned at 6:19 p.m.

UNAPPROVED

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

MARCH 3, 2026

**Present:** Mayor Dawn R. 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, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, CFO Sunil Naidu, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Director of Planning & Economic Development Brian Preece, Director of Engineering/City Engineer Brad Klavano, Director of Public Works Raymond Garrison, PIO/Communication Manager Rachael Van Cleave, GIS Coordinator Matt Jarman, City Recorder Anna Crookston

**Absent:**

**Other (Electronic) Attendance:** Beth, Brent Burgon, Carol Brown, Jared Olsen, K Burgon, Kristi Chapman, Michale, Ruth's Iphone, Steven Alello, Tristy Lambert, Cortnee McCleary Gloria Tyler Newman

**Other (In-Person) Attendance:** Breck Laing, Ted Fraughton, Anne Fraughton, Christopher Thompson, Kip Lambert, Jodie Senior, Mark Cameron, Troy Teeples, Rhiannon Mandale, Norah Larson, Elise Jensen, Umu Tafisi, Tyler Cornelning, Sydney Sanford, Asher Morrow, Grace Wong, Craig Johnson, Lenora Johnson, Mark Seethaler, Lilly Wong, Tomas Landholtz, Jake Hunsaker, Debra Greenwell, Bob Paxton, Wayne King, Mike Bellows, Charles Kimberly, Derek Rindlisbacher

6:33 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, Tamara Zander

Council Member Zander offered the invocation.

**C. Pledge of Allegiance –** By Fire Chief, Chris Dawson

Fire Chief Dawson led the audience in the Pledge of Allegiance.

**D. Minute Approval:**

- D.1. January 20, 2026 City Council Study Meeting
- D.2. February 3, 2026 City Council Meeting

**Council Member Harris motioned to approve the January 20, 2026 City Council Study Meeting, and February 3, 2026 City Council Meeting Minutes as published. Council Member seconded the motion. Vote was 5-0, unanimous in favor.**

**E. Mayor and Council Reports:**

Mayor Ramsey noted that due to the large number of attendees and the amount of business remaining on the agenda, she recommended either postponing or skipping the Mayor and Council reports for that meeting. The Council agreed to move past the reports to continue with the agenda. She then briefly provided an update regarding the ongoing legislative session, stating that Council and city staff were actively engaged with state representatives and closely monitoring legislation that could impact local government operations and the city. She noted that Utah League of Cities and Towns (ULCT) was tracking hundreds of bills affecting municipalities and that City officials were dedicating significant effort toward advocating for South Jordan and its residents during the final days of the legislative session.

**F. Public Comment:**

Mayor Ramsey explained that speakers would have three minutes to address the council and would need to provide their name and address for the public record. Before beginning public comment, Mayor Ramsey referenced the extensive discussion at the previous meeting regarding leased secondary water shares and invited Assistant City Manager Jason Rasmussen to provide a brief update on work completed since that discussion.

Assistant City Manager Rasmussen thanked residents who participated in the prior meeting's discussion regarding leased secondary water shares. He reported that staff reviewed the issue and developed a solution allowing water share leasing to continue. He stated that emails had been sent to previous leaseholders with instructions for moving forward and noted that residents must notify the city by Thursday if they intend to lease shares due to an upcoming deadline with the Utah Lake Distributing Canal Company. He explained that leasing would be limited to South Jordan residents, and requests for additional shares beyond standard allocations would be reviewed individually. He added that one share is generally considered sufficient for properties of one acre or less and emphasized the city's goal of promoting responsible water use. He concluded by offering to meet with residents after the public comment period to answer additional questions regarding water share leasing.

Mayor Ramsey opened the public comment portion of the meeting.

**Troy Teeples (Resident)** - Okay, so it appears that the staff has made this decision again. This is a tremendous decision that cannot just be made by staff, because I have a half-acre on these two shares. Now, those of us that use the water, we've done this over decades, and so we figured out the slope of our land, how much our pump pumps up, and how to flood irrigate. We know how to do it, and we do it very, very efficiently, and we don't waste the water, and we don't want to waste

our time either, because secondary water takes time. So the fact that everything's being limited, the fact that if someone owns shares that they can't lease more, this is just a real problem. People need to be able to do what they need to do with their land. There's some in South Jordan City that have secondary water. Take the Charter Point neighborhood. The secondary water comes to each property. There's a box there, and it's not pressurized, but they can turn that water on, and they can run it on their grass 24 hours a day, and they pay their little monthly fee. I used to live in the neighborhood. It worked out beautifully. However, I moved. I don't have that. Our street was never hooked up to secondary, though we had to be plumbed for it. But now I have to pump the water out. And so this whole lease issue, it's worked out beautifully for me for over 20 years, and then the city's made a mess of it. Everything was just beautiful. We were just waiting for our letter. We were going to lease our shares like we always do and move merrily along our way. And now the city has made this mess. It's got us all angry. We've been to now two council meetings. I just propose, can we decide to go back to the way it was and decide it quickly, because obviously there's a deadline, and let those of us that know how to secondary water just let us be. Now, Mr. Rasmussen said when I talked to him on the phone that there's some sort of dollar amount that's being paid for these shares from the Great Salt Lake. And I said, what's going to happen with that dollar amount? It's going to be put in some sort of a fund to offset future water expenses. Is that kind of like the Social Security Trust Fund? How much is going to be paid for by the Great Salt Lake for this water? It just seems to me like it's a big money thing. It's just so important. We feel like those of us old-time South Jordan people are being kind of treated poorly because we're not Daybreak. That's just kind of how we feel. So I would hope that we could come to a decision tonight about just let's return to the way it was. I'd like to know how many shares the city owns and how many of those shares are leased. Thank you.

**Wayne King (Resident)** - I received this memo the same way everybody else got it. The problem I have is the three bullets. And now what has been said tonight is I'm in the shares where I own shares too. Now I'm understanding that you're going to come out and talk to us, and there may be an accommodation for certain people. Is that what you said? But is that the implication? There may be an accommodation. If there's extenuating circumstances, there's still room to negotiate. Yes, that's fine, but I just want to know if I understood what you said was correct, and I understand that correctly. I have one other comment. I have been getting water since 2009. It occurred after South Jordan dug a deep culvert across my property. It was put in cement. It's six feet high and 16 feet wide. It's buried down about a foot under the ground. So once that was covered, I had to restore the property. The city helped me do it, augmented the cost a little bit, but since that day, I've never been able to water my 1.8 shares of water adequately. Part of the reason is over time, as that culvert is sitting there, the water is gone. It's sunk down around the edges. And now the water does not flow clear across the top of the culvert, but it goes down the sides. So my final comment, assuming I can talk to Mr. Rasmussen, it seems to me that the issue I went through, and I have the water schedules for the last 17 years since I've been using the water, I'll just tell you what my summation was for 2025. There were 37 property owners that used secondary water. Sixty-nine total hours. That was the average of each week. The lease shares were 36 and the owned shares were 33 hours. That's the total 69 hours. So I'm not nearly as aggravated about the situation after seeing the three bullets, based on the fact that I'm going to be able to talk to him, but the fact is that we shouldn't be seeing properties in South Jordan brown out for the mere little volume that's going to get to the Salt Lake. Now, I don't know what you have in other weirs, but I can just tell you this, there's not

enough water going to be pushed to the lake off of Weir 27 to make a dang bit of difference. Thank you.

**Mike Bellows (Resident)** - I spoke in the last session, and I made the point that I've been on my property, which is just shy of an acre, for 45 years. And I wanted to clarify a couple of things that I said before. When the weir came across, my property was in a ditch. It was about from me to your dais wide in places and very deep, but it was dangerous, and I took it upon myself to put in 300 feet of 15-inch corrugated culvert, building a head gate that accommodated the water to come full down all the way on out. I don't know. I know you probably can't answer this, but do any of you have shares? Either leased or owned? Anybody here? I think it's hard to understand, if you don't, how this really works. I have a pump station. I pump through a two-inch pipe water out to irrigate my yard. It's not flood irrigated. It's two inches from a 15-inch corrugated culvert that has most of that full of water. Then it comes down. The rest of the water, while I'm irrigating, goes on down. That water ends up, and by the way, I am not the only one. Most of the people who do this are not flood irrigating. Most people are pumping it out. So if we have this much volume coming down, and we're taking this much volume out for the period of time we're allotted to take care of our yards, and my next-door neighbor has an acre, and his yard is probably a third to a half a big garden, he doesn't flood irrigate either. He takes out, dumps out about this much. The rest of his water is going on down. That water ultimately ends up going to the Jordan River and to the Great Salt Lake. So we're not talking about total utilization of the available water. That's not the issue here. That water is already getting out of here and getting to the Great Salt Lake, which I think is the objective here, or they wouldn't be paying money to get those shares, right? So my point is that if you really understood how it's working right now today, this method and how it's worked historically, these fellows who have been doing it for a long time, you ought to understand that there's a lot of that water that's already getting there. So there's a big delta between what the usage is and what the available water is, and that extra available water is honestly getting to where it's supposed to go. You're not going to make a big dent. You think you are, but you're not. So my recommendation is that you really can't study this from afar. You need to have a hands-on look at how this is going and how it's been going for years and years and understand some of the sunk costs involved with some of these good people who are depending on it, and myself too. So I appreciate your time. I really do, but I really am adamant about this. You need to understand how it's going now without making an arbitrary and capricious decision to sell it and take away that water from your citizens. Thank you.

**Umu Tafisi (Resident)** - I was here two weeks ago with my fellow residents, and I am returning here because I have some major concerns. Mr. Rasmussen, thank you so much for highlighting the bullet points in the notification that was sent to most, if not all, of us. I have questions. I had emailed one of the administrators of the city asking who I should submit my evidence to requesting more than one share of water. I own an acre of property, and respectfully, one share is not enough for that one acre. I can tell you all the stories of how my kids and I wake up at the crack of dawn or stay up really late to put our tarps out to capture that water. I know a lot of my residents here. One of my neighbors taught me that method, and it's something we've done every year since I've lived here for about eight years now. But that said, there should be a forum in an appropriate time and place. I hope that I can provide my evidence and share my stories of how one share is simply not enough. But I think with the time that I have at this podium, I want to see if anyone here is familiar with City Code 13.08.250. I am a lawyer, but I am not a water rights lawyer. I am here

because I believe in due process and the Constitution of our great nation, as well as our city code and a lot of the rules and the processes that you Council Members should follow. My simple understanding of this City Code 13.08.250 relates to appeals regarding secondary water and the process. And I asked Mr. Rasmussen, who I understand is a city manager, to please organize the Council into a Board of Equalization to resolve issues, because clearly more than three residents have come forward with concerns, and it sounds to me like requests to appeal what is being decided upon with respect to the lease shares. I also want to say that my understanding, too, is that two of our Council Members who are sitting in front of us have disclosed conflicts of interest with respect to Water Conservancy boards, and my hope is that decisions can be made by impartial decision makers who do not have any conflicts of interest with respect to water access and water conservancy. That said, I believe that there are other options out there. I read the news today that the Garff family donated 10,600 acre-feet water shares, and Governor Cox announced that. I request, please go after those who have larger shares, not after the residents who simply want to water our gardens, take care of our farms, and have green space for our children on small one-acre properties or under two acres, half acres, what have you. Thank you for your time. Mr. Rasmussen, I'll meet you outside.

**Charles Kimberly (Resident)** - Shares that are leased, the way I understand it, are shares from the ULDC, Utah Lake Distributing Company. Correct? So leasing a share from South Jordan is leasing the same share from the ULDC, correct? A share from the ULDC, Utah Lake Distributing Company, when you lease a share from that canal up there, whether it's South Jordan or a private citizen, you get 5.1 acre-feet of water per season. That is a mathematical number, and that's what it is by contract. That's what you lease. That's what you get. That's what is allotted to you. That's a legal binding contract. Your certificate, if these people lease a share from you, it's the same as leasing that share from the canal. And I don't think you can put people on a diet. They deserve that much water. And the canal, over 176 years, has developed this system mathematically. It's not arbitrary. Those 12-inch pipes, the flow, the rate, and the elevation of the canal, is all calculated. I've gone through it with the canal people. It works very well. But you can't tell people that their share of ULDC is something less than 5.1 acre-feet per year. That's divided typically by about 20 weeks, and that's roughly 70,000 to 80,000 gallons per hour. Sounds like a lot, but in the first months, when it's hardpan, you can't water one acre with one share. You have to force the water when it's really, really dry, as it has been. But it's a moot point. When you lease a share, that's how much water you get. The city does not have the right to alter that. Sorry. Thank you.

Mayor Ramsey closed the public comment portion of the meeting.

**G. Public Hearing Item:**

- G.1. Ordinance 2026-06, Repealing Chapter 5.98, Retail Tobacco Specialty Business Licenses, of the South Jordan Municipal Code. (By City Manager, Dustin Lewis)

City Manager Dustin Lewis reminded the Council of a prior work session discussion regarding specialty business licenses related to alcohol and tobacco sales. He noted that City Attorney Ryan Loose had previously explained that these licenses are regulated through the business licensing process rather than being tied directly to land use. He stated that staff had since researched the

issue further and determined that the city is not required to offer specialty tobacco licenses. Based on that review, staff recommended repealing the section of City Code that allows specialty tobacco shop licenses. He explained that the specialty license permits businesses to devote larger amounts of floor space to tobacco and tobacco-related products, including associated merchandise. He stated that staff believes specialty tobacco shops are not in the best interest of the community and that the proposed ordinance change supports the City's goals related to the health, safety, and welfare of residents. He clarified that the proposed repeal would not prohibit the sale of tobacco products at grocery stores, convenience stores, or similar retailers operating under other existing tobacco sales licenses.

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

**Council Member Harris motioned to approve Ordinance 2026-06, Repealing Chapter 5.98, Retail Tobacco Specialty Business Licenses, of the South Jordan Municipal Code. 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 in favor.**

**H. Historical Chapel Development Land Use Public Hearing Items:**

- H.1. Presentation on Resolution R2026-03 and Zoning Ordinance 2026-02-Z, all related to the Historical Chapel Land Use development. Destinations, Inc. (Developer). (By Director of Planning & Economic Development, Brian Preece)

Planner Aguilar reviewed prepared presentation (Attachment A). He reviewed the Historic Rezone and "Purple Church Plant Development" proposal, explaining that the project has been under review with the developer for several months. He stated that the proposal preserves the existing historic chapel while allowing additions and redevelopment on the site, including a chapel/event space and a new office building intended for professional uses. He explained that the zoning would change from A-1 to Community Commercial with a Planned Development Overlay governed by a development agreement. The historic land use designation would remain, ensuring the chapel structure is retained, with rear additions designed to match the original architectural style. He noted the office building would be three stories and approximately 45 feet in height, reduced from a previously proposed 50 feet following council feedback. The building would include approximately 24,000 square feet of office space, with design elements intended to complement the historic structure. He also outlined the parking plan, including shared parking arrangements with adjacent properties and a total of approximately 216 parking spaces across the development,

with about 91 spaces on-site and additional flexible/shared stalls contributing to capacity. He concluded by stating that staff supports the proposal and is recommending approval, citing preservation of the historic chapel and compatibility of the development with the surrounding area.

Mayor Ramsey thanked staff and invited the applicant representatives from Destinations, Inc. to present their portion of the proposal. She noted that they were welcome to speak on the project and encouraged them to share information so both the public and council could hear all perspectives prior to any decision-making.

**Kip Lambert** (Applicant-Destinations, Inc.), presented the proposed redevelopment of the historic “Purple Church” site. He stated he is a lifelong South Jordan resident and emphasized the project’s intent to preserve and restore the historic chapel while repurposing it as an event center. He provided background on the building’s history, noting its community significance and long-standing presence in South Jordan. He also acknowledged the involvement and support of the Fraughton family, who have historically maintained the property, and highlighted plans to preserve and display historic and artistic elements associated with the site. He reviewed prepared presentation (Attachment A). He described the project as a mixed-use redevelopment that would include restoration and expansion of the chapel for event and wedding use, including new patio and garden areas designed to take advantage of mountain views. He explained that additions to the rear of the chapel would be constructed using materials and architectural details intended to closely match the original historic building. He also discussed the proposed office building located north of the chapel, noting that the project team revised the design after receiving council feedback regarding height and scale. He explained that the building height was reduced from the original proposal while maintaining similar usable square footage. He stated that the highest points of the building, specifically the gables, would reach approximately 45 feet, while the lower roofline and eaves would align more closely with the height of the historic chapel at approximately 32 to 33 feet. He emphasized that the office building was designed to reflect architectural elements of the chapel in order to maintain visual continuity across the site. He further outlined site improvements, including shared parking agreements with adjacent businesses, relocation of access points to improve traffic flow and emergency vehicle access, and pedestrian-oriented spaces between the buildings. He explained that parking demand for the office and event uses would complement one another because peak activity times would generally occur at different times of day. He concluded by reiterating the goal of preserving the historic character of the chapel while creating a long-term community asset that blends restoration, adaptive reuse, and compatible new development.

Mayor Ramsey invited the current property owners, Anne and Ted Fraughton to address the Council if they wished, noting that the property has been in their ownership for many years and that the Council would value hearing their thoughts regarding the proposal.

**Ted Fraughton (Resident)** - Stated that his family moved into the property when he was 11 years old and that the family is supportive of the proposed project. He introduced his mother, Anne Fraughton, and expressed appreciation for the opportunity to share the history of the building. He explained that the structure was built in 1926 and designed by architect Don Carlos Young, a son of Brigham Young. He noted that Don Carlos Young became the Church’s principal architect following the death of Truman O. Angell in 1887 and was responsible for numerous significant projects, including Temple Square grounds, the Eagle Gate, the LDS Business College, the Church

Administration Building, and other notable buildings throughout the region. He stated that, given Don Carlos Young's age at the time, he believes the church building may have been one of the architect's final projects. He emphasized that the building is an important architectural and historical asset within the community and stated that the proposal would provide an opportunity for the public to once again access and enjoy the structure while preserving it for future generations. He noted that restoring and maintaining a building of that nature requires a significant commitment and expressed hope that the project would move forward so the building could continue to be preserved and utilized for the public and community benefit.

**Anna Fraughton (Resident)** - Expressed strong support for the proposed redevelopment project, stating that having developers who are committed to restoring the historic chapel and doing so with care is valuable and appreciated. She noted that the project team has invested significant effort into planning and preparation. She also stated that the family is supportive and willing to assist the developers as needed to facilitate the project's success, including providing access to the property for planning and preparation. She emphasized their full support for the project and commitment to seeing the restoration move forward.

Mayor Ramsey thanked the Fraughton family. She inquired whether they had received any other proposals to preserve the church, and if so, what types of offers had been made compared to the current project.

Ms. Fraughton responded that they had not received any comparable preservation-focused proposals. She noted that one prior offer would have required demolition of the building, which she rejected because it conflicted with her goal of preserving the structure. She added that while others have expressed interest in restoration, the project requires significant financial and logistical commitment, and she was uncertain whether other proposals would be able to match the scope and quality of the current development plan.

Mayor Ramsey followed up by asking for clarification, noting that while neighbors and others may have expressed interest in restoring the building, she wanted to confirm whether any other parties had approached the owners with a concrete financial offer and full redevelopment plan comparable to the current proposal.

Ms. Fraughton responded that there had not been other formal "money and a plan" offers presented to her. She explained that she has chosen not to engage in discussions about other proposals until an appropriate time and indicated that she would let interested parties know when she is ready to consider them. She acknowledged that many people love the building, including herself, and described the emotional difficulty of preparing to leave the home after many years, noting that she has been in a prolonged transition period and expressed gratitude for the process and the project team's efforts.

H.2. Resolution R2026-03 Public Hearing.

H.3. Zoning Ordinance 2026-02-Z Public Hearing.

Mayor Ramsey opened the public hearing for Resolution R2026-03 and Zoning Ordinance 2026-02-Z.

**Mark Seethaler (Resident)** - I shared my concerns via email (Attachment B) with your planner here, Mr. Aguilera, and I think, to keep my comments brief, I'll just read a modified version of that and then enter that into the minutes. Just as water is a limited resource, traffic flow is likewise constrained by factors such as lanes of traffic, speed limits, intersection restrictions, stop lights, driveways and so forth. Along with my neighbor, Russ Naylor, who was prior Chair of the South Jordan Planning Commission, we've been in correspondence with the developer, Kip Lambert. I am in favor of the project. I think it will be a wonderful addition to our city. I'm grateful for the Fraughton's. They've been good and quiet neighbors in the 19 years we've been there. I didn't move in on my 11th birthday. It was my 20th birthday 19 years ago, but nonetheless, we're the relative newcomers there in our PUD development across the street west from this new planned development. I think the legacy of the Purple Church will be preserved, and the people involved in the history of it for over 100 years now will be commemorated as it's restored and enhanced. The one issue I believe could still be unmitigated in the plans is the impact on 1300 West, particularly southbound traffic during the congested hours, which are basically from 4:00 to 6:00 p.m. Mondays through Fridays. Excuse me. Is there a way to put on the screens the overhead map? There was one that you had before in the presentation packet that wasn't the best, but it's one that we can refer to here for the next couple of minutes. I don't know who is working on getting control of the screen or turning on the camera for you to put a presentation there, but yeah, this will be a lot better than looking at me. And I see my seconds ticking down. I just have this written statement. I'll try and be brief. The two-lane northbound from 10400 South, or South Jordan Parkway, currently narrows immediately to one lane. I say immediately, it's just after this new property development here. That hasn't been a problem for through traffic, but will be a bigger issue with cars slowing, therefore backing up northbound traffic right at the point where they're naturally accelerating, creating a more dangerous environment for safe travel to turn into the new development and for cars to merge into traffic out of this development. 1300 West southbound currently, when cars travel in the single southbound lane toward 10400 South before the road widens just before the intersection, those turning left to go east frequently enter the middle lane before it widens into the two left-turn lanes at the light. Many times while I've been traveling north, I've moved into the center lane with my left blinker on to turn into our subdivision and met head-on with a southbound driver, always during times of high traffic flow, who jumped into the center lane early to get into one of the left-turn lanes ahead in order to pass up cars waiting at the light. Those exiting this new development, the additional traffic during the busiest times from 4:00 to 6:00 p.m., will face a solid row of cars in a single lane heading southbound, which is often stacked up from the light at 10400 South back to Yworry Lane and beyond. Yworry, I believe, is at 10250 South. It is a long line of cars during those busy hours. Pulling out of the new development into the center lane to go southbound with the intent of merging into the traffic in order to go straight through the light or to turn to the right west at the light at 10400 South will be problematic, as each driver will be relying on the mercy of a southbound driver who has been waiting often through multiple light cycles to let them into the traffic flow. For those pulling out southbound with the intent to turn left or east at the 10400 South traffic light, there will be no incentive for them to first merge into the single lane of southbound traffic just to shortly enter into one of the two opened-up left-turn lanes further south. So those drivers will stack this middle lane. Thus northbound cars wanting to turn left or west into Temple Vista Lane, into our development, may be faced with the

middle lane of cars backed up during the busy periods. Moreover, and more acute, those northbound cars wishing to turn into the parking lot, which is further south than Temple Vista Lane for the Goldfish Swim School or the pediatric office, will face the extra challenge of navigating in between an additional column of waiting cars to cross traffic and make their medical appointment or drop off their children for swim lessons. I'm interested in the total actions of the city to reduce these bottlenecks and backups with the introduction of this additional traffic. Again, I like what I've researched and understand about the development. It will be a plus for the preservation of the structure and add some culture and economic activity to the area of our city. I'm simply offering a voice of warning about the increased traffic at this pinch point during peak times and anticipate that city engineering has or will have plans to make this manageable. I ask that a traffic mitigation improvement be thoughtfully considered and amended to this project resolution and implemented together with this development. Thank you.

Mayor Ramsey noted for the record that any residents who submitted prior email comments had their input received and read by the council, and that those emails would be included in the official record of the public hearing.

**Russ Naylor (Resident)** - I happen to have an office that's just south of the 10400 South intersection. I had a chance several months ago to see this project and offer some comments to the developer. But, you know, I'm fully supportive. We moved into our house in 2006, so we've lived there going on 20 years, and we've watched this property when Mr. Fraughton was out training horses in the north pasture. And obviously, as they've aged, the challenge of keeping up with this old building, as you know, has suffered. I think this is a great opportunity to have somebody take it and restore it to its former beauty. I can echo the fact that they have to be really committed to this to want to spend the money to upgrade this building to meet the current seismic codes and international building codes, but excited to see this happen. I would like to echo some of the comments that Mr. Seethaler made. As I leave my office just south of the Maverik on the east side of Temple Drive, I often go north and turn my signal on to turn into our development, only to have somebody meet me in the center. And I frankly, at this point, hold my ground and make them go around me because it's so irritating. They start into that center turn lane sometimes as far down as the temple, and usually I think that's probably when there's some kind of a problem on the freeway, but it really is a difficult situation. I don't know what can be done by the city to help with the traffic, but it would certainly be appreciated if the traffic engineer could take a look and see if he can come up with some ideas. Again, I really like the project, and I hope you will look at it favorably and grant them their zoning and other approvals that are required. Thank you.

**Craig Johnson (Resident)** - I live in the Holt Farm subdivision. We call it Hidden Village, known as Hidden Village, which is just adjacent to the property in question. Just a couple of points. I think the points are very valid that Mr. Seethaler or Mr. Naylor have made. I'm not going to address that. I'm just going to address this from a purely personal point of view. Over the 12 years that we have lived in Hidden Village, we have had the great honor of becoming good friends with the Fraughton's. I went to Jackson Hole one day a few years ago and went into one of the art galleries there. I asked the proprietor, the gallery owner, "Have you ever heard of Ed Fraughton?" And he said, "For my money, Ed Fraughton is one of the two best sculptors in the world." I'm not sure that South Jordan understands the treasure that we have in the legacy of Ed Fraughton. My wife and I are ecstatic about this development and the way that it's been presented. We think that keeping the

chapel and restoring the chapel will be a great honor to the legacy of Ed Fraughton, and we're excited for Anne and the benefits that it will give to her as well. I can't speak for our neighbors. I've spoken to a few of them, and the ones that I've spoken to are certainly in favor of the development as well. I happen to think that it matches well with the architectural theme of our neighborhood, which is kind of a farm-focused theme, farmhouse theme. We think it matches well with Aunt Mame's property there that's the centerpiece of our subdivision. We're just excited to have it done, and so we certainly would hope that you would agree that it's something that should go forward, that the zoning should be changed so that they can go forward with this project. One other thing. I know we came to the Planning Commission meeting a few weeks ago, and somebody voiced a concern that with an event center there, will noise be a problem for the neighbors? We live right on the park there in that subdivision, and I mean right on the park. It is literally across the street from our home and right next to the gazebo there. And we have not had any issues with noise there right in the park. I don't foresee that that would be a major issue to anybody concerned. With that, thank you very much for your time, and we would hope that you would look favorably on this development. Thank you.

All Public Hearing Comments received via email (Attachment C).

Mayor Ramsey closed the public hearing.

Council Member Shelton asked staff for clarification on whether the shared parking agreement with adjacent property owners had been formally received as part of the project materials.

Director of Planning & Economic Development Brian Preece responded that the shared parking agreement had been received during the meeting from Kip Lambert and that he had forwarded it to City Attorney Ryan Loose for review.

City Attorney Loose stated that he had not yet seen the shared parking agreement, noting that it did not come through as an attachment. He explained that he had since talked with his land use attorney, Greg Simonson. He reported that Attorney Simonson had reviewed the document and felt it was adequate to meet the necessary requirements, indicating that the agreement should be sufficient as presented.

Council Member Shelton asked whether city engineering staff could provide input on traffic conditions associated with the project, acknowledging that detailed engineering review would occur later and that the council is currently focused on the land use decision. He then requested that Director of Engineering/City Engineer Brad Klavano speak to the traffic situation and any preliminary considerations.

Director of Engineering/City Engineer Brad Klavano responded that he had reviewed Mr. Seethaler's email regarding traffic concerns, particularly issues involving vehicles entering continuous or center turn lanes prematurely and creating conflicts with turning movements. He stated that similar traffic patterns can be observed in other intersections both within South Jordan and in other cities. He indicated that while he was not previously aware of a specific documented issue at this location, the concerns raised are valid enough to warrant further study. He explained that, regardless of the project's approval status, staff can conduct traffic analysis to better

understand conditions at the intersection and evaluate potential mitigation options. He noted that there may be possible improvements available but did not specify them at this time.

Council Member Shelton followed up by asking for clarification on whether the potential traffic solutions mentioned by engineering staff would include engineering design options, and whether the issue could be addressed through engineering measures rather than relying solely on enforcement.

Director Klavano responded that further engineering review would occur during the site plan and subdivision phase, at which time staff would likely require an additional traffic analysis to evaluate circulation and access more precisely. He noted that estimating traffic for the event/reception center is difficult, but generally those uses generate peak activity during evenings and weekends rather than weekday peak commute hours. For the proposed office building, he estimated, based on Institute of Transportation Engineers (ITE) standards, that the development would generate approximately 260 daily trips and about 32 trips during the PM peak hour, which he characterized as not a significant increase to 1300 West traffic. He also stated that the revised site plan, which consolidates and shifts driveway access points farther north, would likely improve circulation compared to the existing configuration. He explained that combining access points into a single, more controlled entry is generally a safety and efficiency improvement. Addressing broader traffic concerns at nearby intersections, he noted that similar lane drop and merge conditions exist in other areas of the city and region. He suggested that, in some cases, such conditions can function as a natural deceleration effect that helps manage turning movements. He concluded that additional analysis would be conducted when detailed site plans are submitted, and that traffic conditions and mitigation options would be further evaluated at that stage.

Council Member Shelton asked what type of traffic study would be required at the site plan stage and whether it would be a formal study or something else.

Director Klavano responded that the review would likely be more of a targeted traffic assessment rather than a full-scale traffic study. He explained that staff would focus on turning movements and site access design, evaluating how vehicles enter and exit the property and how those movements interact with nearby roadways. He added that, given the project's location near a collector and arterial roadway, a full traffic study is likely unnecessary at this stage, and the emphasis will instead be on access configuration and operational traffic flow.

Council Member Shelton asked who would be responsible for conducting the traffic assessment, whether it would be performed by city staff or an outside engineering consultant.

Director Klavano explained that the city typically uses a traffic engineering firm on retainer to conduct the assessment. The firm provides a scoped proposal and cost estimate, which the city then passes to the developer for payment before the work is completed. He noted that this approach helps ensure the analysis is independent.

Council Member Zander requested that the floor plan slide (Attachment A) of the chapel be brought back up for public viewing to refresh the council's memory and assist those attending or watching online. She asked the applicant to provide a brief overview again of the project layout, specifically confirming the intended uses within the historic chapel and the proposed adjacent

office building, including whether the office space would be used for owner-occupied tenants. She also indicated she had a couple of follow-up questions based on that overview.

Kip Lambert explained the floor plan of the proposed development, orienting the council to the layout of the site. He noted that the historic chapel sits on the left side of the plan (west side near 1300 West) and originally served as the chapel's meeting space, and includes interior areas previously used by the Fraughton family as living and working space. He described a new addition extending from the existing structure, designed to match the architectural style of the chapel. This addition includes extended functional space and a glassed-in area intended to complement the historic building design. He also clarified the site orientation; 1300 West is on the west side of the property, Holt Farm Lane is to the north, and the plan is oriented north-south-east-west accordingly.

Council Member Zander asked for clarification, confirming her understanding of the floor plan by asking whether the vertical line shown on the drawing indicated that everything to the right of it represented the proposed addition to the existing chapel structure.

Kip Lambert presented additional details regarding the proposed renovation and expansion of the historic church property into an event venue. He explained that the proposed addition would include a large gathering space with tall ceilings and glass windows designed to preserve views of the mountains while complementing the existing chapel structure. Outdoor amenities would include pedestrian-oriented patio areas, gardens, and rooftop terrace spaces intended to support event functions and guest circulation. He stated that the project would include both a catering kitchen and a demonstration-style kitchen intended to accommodate a variety of event types beyond weddings, including corporate gatherings and instructional or culinary events. Additional restroom facilities would also be constructed to meet accessibility and operational requirements for event use, replacing existing restroom arrangements that are not functional for the proposed venue. He further described plans for expanded bridal and groom suites, salon and preparation areas, flexible office and support spaces for event staff, and storage facilities. Lambert noted that weddings would likely be the primary use of the venue, though other private and corporate events could also occur at the site. He also explained that the existing building currently lacks elevator access and that the proposed renovation would include installation of an elevator to provide accessibility to basement storage areas and second-floor event-related spaces. He described the second-floor plans as including additional gathering and support areas, rooftop patio access, and flexible spaces intended to enhance the functionality and guest experience of the venue. He stated that the design emphasizes multiple event "activation" areas intended to support circulation, gathering, and various event activities while maintaining safe access and accommodating traffic flow concerns discussed earlier in the meeting.

Council Member Zander asked clarifying questions regarding the proposed use of the property, specifically confirming that the chapel portion of the project would primarily function as a reception and event space while the rear building would contain owner-occupied tenant space. She noted that future tenant selection for the rear portion of the project remained undetermined and observed that the nature of those future tenants could significantly affect traffic patterns and the concerns previously raised regarding traffic impacts in the area.

Mr. Lambert responded that the anticipated tenant uses for the rear building would primarily consist of professional office space with traffic patterns similar to nearby medical and professional offices already operating in the area. He stated that Jordan River Dental had expressed interest in potentially occupying all or part of a floor and noted that discussions had also occurred with attorneys, dentists, oral surgeons, and other professional office users. He also referenced conversations with flexible office providers that operate subscription-based coworking or remote workspaces, where users reserve meeting or office space as needed. He emphasized that those concepts were only preliminary ideas intended to illustrate the type of professional office users being considered. He stated that retail uses were not anticipated for the project and noted that the existing zoning would likely not accommodate retail operations in that portion of the development. He concluded that the intended uses would remain focused on professional, medical, and office-oriented tenants.

Council Member Zander thanked Mr. Lambert for the presentation and acknowledged the project as “fantastic.” She referenced the traffic concerns raised by the public and asked whether the applicant is willing to participate in a traffic assessment as part of the continued review process.

Mr. Lambert responded that the development team is open to participating in a traffic assessment if city engineering determines it is necessary. He noted that, as a resident who regularly travels 1300 West, he personally understands the traffic concerns raised, particularly during peak PM hours near the corridor. He stated that he believes southbound traffic impacts may be less significant, while acknowledging northbound congestion during the 4–6 p.m. peak period as a more valid concern. He added that vehicles exiting the site would benefit from existing lane configurations that provide some buffering for turning movements. Lambert also suggested that traffic issues are common and difficult to fully eliminate, but said the project team is willing to work with the city on potential solutions such as enforcement considerations, lane striping, and other traffic control or engineering measures. He then began transitioning to a question about how the event space would be scheduled, asking whether the chapel would typically be rented for full-day use for weddings and similar events.

Council Member Zander added that she had not previously considered that a portion of traffic could involve trips to and from the Jordan River Temple, potentially affecting traffic patterns near the site. She then asked for clarification on how the chapel event space would be scheduled, specifically whether rentals would typically provide full-day access for weddings and receptions, or whether there would be tighter time windows (such as afternoon-only access). She noted that the timing structure of events could significantly affect traffic intensity and turnover during peak periods.

Mr. Lambert responded that the venue is intended to operate in the higher-end wedding market, where full-day rentals are typical rather than short, segmented bookings. He explained that event use would generally begin in the morning for setup and preparation, with receptions typically running in the evening (often around 6:00 p.m. to 9:30 p.m.). He acknowledged there could be some traffic concentration as guests arrive at the start of events, but suggested that arrivals are staggered over time rather than occurring all at once. He added that most guests typically attend for limited portions of the reception, while immediate family tends to stay through the end of the

event. Because of this, he suggested traffic would be more dispersed over the course of the evening rather than highly concentrated for a long duration.

Council Member Zander agreed and added that allowing all-day access to the venue would help spread out activity and reduce peak congestion. She explained that this approach would help “decompress” traffic flow by avoiding a concentrated rush of caterers, decorators, and guests arriving at the same time, thereby improving circulation during otherwise tight bottleneck periods.

Mr. Lambert responded that their current business plan already follows the “all-day access” model. He explained that while most events would be full-day wedding-style rentals, there could also be midweek corporate events with shorter timeframes (such as lunchtime through mid-afternoon), and that those would typically have lower traffic impacts. He stated that the site is designed with sufficient parking and operational capacity to accommodate both full-day and shorter daytime events, and he expressed confidence that the current plan can effectively manage those varying use patterns.

Council Member McGuire asked what the applicant’s plans are for fencing around the property.

Mr. Lambert responded that there are no finalized fencing plans yet, but the intent is to maintain a farm-style aesthetic consistent with nearby properties. He explained that along Holt Farm Lane and visible public-facing areas, they would likely use a rail-style fence to preserve the rural/farmhouse character of the area, similar to neighboring properties. He noted there is an existing wrought iron fence at the front of the property that would likely be preserved and repaired or replaced as needed to maintain its appearance. For the rear of the property near the canal easement, he expressed a need for a more secure fencing solution to ensure safety, particularly to prevent any accidental access to the canal. He emphasized that this area would require coordination with the city and canal company and said safety would be a primary concern in those design decisions. Overall, he stated the fencing plan would be refined through coordination with the city as part of the landscaping and site design process.

Council Member McGuire asked for clarification on the canal-side boundary of the property, noting that during his review it appeared the front property line may extend all the way down to the canal, including the hillside on the east side.

Mr. Lambert stated that, to his understanding, the property extends to the edge of the canal but is subject to a canal easement that restricts development. He noted he was uncertain of the exact setback distance, estimating it may be approximately 40 to 45 feet. He explained that this easement influenced the placement of the proposed office building, which was shifted further toward the front of the property. He further stated that the northeast portion of the site must remain within the constraints of the easement, which he described as originating near the canal’s centerline, limiting the ability to construct permanent structures in that area.

Council Member McGuire expressed concern about the visual impact of the proposed office building on the adjacent Hidden Village neighborhood, particularly along the east side of the property. He asked whether, if a precast masonry wall is installed along that boundary, landscaping such as trees could be incorporated on the hillside to help soften and screen the development from neighboring homes. He noted that the existing view includes a natural tree line and asked how the

project would minimize visual impacts, especially given the proposed office building height of approximately 45 feet, which he stated would exceed the height of the existing chapel and be visible from nearby residential areas.

Mr. Lambert stated that a detailed landscaping plan would be developed later in the approval process and had not yet been finalized in the development agreement. He explained that the intent is to maximize and preserve views from the rear event lawn area behind the chapel while enhancing the overall aesthetic of the site. He noted that much of the existing vegetation consists of fast-growing, lower-quality trees, and indicated these would likely be replaced or supplemented with more intentional perimeter landscaping. He stated that new trees and plantings would be placed along the edges of the event lawn and near the office building frontage to improve visual quality. He added that there are currently no plans for a terraced masonry wall along the canal side due to easement considerations and the need to avoid permanent encroachments. He indicated that landscaping along the canal edge would still be incorporated, with trees and shrubs selected to improve visual appearance for adjacent neighborhoods while maintaining long-term view corridors from the site.

Council Member McGuire stated that, while he supports the preservation of the historic chapel, he remains concerned about the visual impact of the proposed office building on the adjacent residential neighborhood. He noted that the focus on preserving the chapel could overshadow the long-term impact of introducing a new multi-story structure in that location. He emphasized that the office building would represent a significant change to the existing neighborhood context and that its visual presence is a primary concern. He added that, while the event center portion of the project is expected to include highly intentional and attractive landscaping to support its function as an event venue, similar attention to aesthetics may not be consistently maintained for the office component over time. He concluded that, although he supports the overall project direction, he considers the visual impact of the office building a key issue that warrants continued attention.

Council Member Johnson expressed appreciation for the applicant's work in bringing the project forward. She acknowledged the strong community attachment to the historic building and thanked the applicant for their efforts in advancing a proposal that preserves it. She concluded by recognizing the project's contribution to the city and offering well wishes for its success.

Council Member Harris stated that the project area is personally important to him and his family, noting his spouse's connection to the nearby neighborhood. He said he has generally not heard opposition to preserving the historic chapel, and that most residents he has spoken with are supportive of its preservation, though some have raised concerns about the proposed office building. He also referenced a site visit he conducted with staff, including a walkthrough of the historic chapel and surrounding properties, including nearby office uses. He then indicated he had questions regarding the height of the proposed office building and requested further clarification from staff regarding that aspect of the project. He referenced a photo (Attachment D) that has the dental office building in that area. He stated that his primary question was whether the proposed office building height was appropriate for the surrounding area. He noted his familiarity with the adjacent neighborhood, including regular travel through nearby paths and visibility of existing dental office structures from Hidden Village. He observed that portions of existing office buildings are already visible from the neighborhood and referenced the proposed design, including the three-

story massing and roof pitch, as shown in the rendering. He requested clarification from staff on the actual height of the dental office building in the photo (Attachment D) and whether it is compatible with surrounding structures and neighborhood context.

Director Preece responded that, using an approximate estimate of 10 to 12 feet per story, a three-story building would be roughly 30 to 36 feet in height, with an additional approximately 10 to 12 feet for the pitched roof. He stated that, based on these estimates, the total height of the dental office building would likely be in the range of 45 feet or slightly more.

Council Member Harris stated that evaluating the appropriateness of the office building height was important to him. He noted that the applicant had reduced the proposed height from 50 feet to 45 feet and said he appreciated the applicant's willingness to make that adjustment. Based on his observations of nearby existing office buildings, he stated that while the proposed building would be taller, it did not appear out of character with surrounding development. He explained that he wanted the council, mayor, residents, and others present to have the opportunity to compare the proposal with existing nearby structures when considering compatibility. He added that another concern he had heard related to setbacks. He requested additional discussion from staff regarding the proposed setbacks, how they compare with code requirements, and the rationale for the building placement within the site design.

Director Preece explained that the standard front setback for this type of development would typically be 20 feet from the property line. He stated that the proposal includes a reduced setback of 10 feet due to site constraints, including easement limitations along the rear portion of the property. He noted that the reduced setback would be accommodated through the development agreement and indicated that the applicant could provide additional detail regarding the need for the adjustment.

Council Member Harris asked staff whether the proposed reduced setbacks could create any negative impacts related to traffic circulation, visibility, or turning movements, referencing earlier public comments regarding traffic concerns in the area.

Director Klavano responded that he did not believe the proposed setback reduction would negatively impact traffic circulation or visibility in relation to the building's location and internal drive aisles. He stated that the driveway is positioned a sufficient distance from the building to avoid conflicts. Regarding visibility near Holt Farm Lane, he noted that staff had not yet fully evaluated that specific condition but stated that the project would be required to comply with the city's clear vision triangle requirements as part of the city code.

Council Member Harris asked staff to confirm that, if the council were to approve the proposal, city staff would continue to closely evaluate visibility and traffic safety issues during subsequent review stages to ensure safe ingress and egress for vehicles entering and exiting the site.

Council Member McGuire asked a follow-up question regarding the scope of the proposed traffic evaluation, specifically whether it would include an assessment of Holt Farm Lane in addition to the primary project access points.

Director Klavano responded that the traffic evaluation could include Holt Farm Lane and that staff would review surrounding traffic volumes as part of the broader impact assessment.

Council Member McGuire clarified that his concern was specifically about traffic visibility and safe turning movements, asking whether drivers would be able to adequately see around the proposed building when making left-hand turns out of the site.

Director Klavano stated that visibility concerns are addressed through the city's clear vision triangle requirements, as defined in the municipal code. He indicated that staff would ensure the project complies with those standards during review to maintain adequate sight distance for safe vehicle movements.

Council Member Harris asked whether the applicant wished to respond specifically to the discussion regarding visibility and traffic safety considerations.

Christopher Thompson with Core Architecture, stated that the project's design had been developed with consideration of the city's clear vision triangle requirements and nearby easements. He noted that a city-owned easement to the north provides additional buffering and separation from the roadway, contributing to adequate spacing between the building and surrounding streets. He explained that the property's significant slope toward the canal created design constraints, particularly in balancing building height, footprint, and required square footage. He added that reducing the building height from 50 to 45 feet required adjustments to the building's width to maintain usable space, which further influenced site layout decisions. He concluded that, given the site conditions, easements, slope, and requested design modifications, the current proposal represents the most feasible compromise to meet functional, regulatory, and development goals.

- H.4. Resolution R2026-03, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Destinations, Inc. pertaining to property located at 10353 S. Temple Drive.

Council Member Johnson motioned to approve Resolution R2026-03, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Destinations, Inc. pertaining to property located at 10353 S. Temple Drive. Council Member Zander seconded the motion.

Council Member Shelton asked whether Council Member Johnson would be willing to amend her motion to include a requirement for a traffic assessment as part of the development agreement, in order to further address traffic-related concerns raised during the public hearing.

Council Member Johnson responded that she was agreeable to the proposed amendment and stated that the motion could be amended to require a traffic assessment as part of the development agreement.

**Council Member Johnson motioned to approve Resolution R2026-03, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Destinations, Inc. pertaining to property located at 10353 S. Temple Drive with an amendment to require a traffic assessment as part of the development agreement. Council Member Zander seconded the motion.**

Council Member Harris thanked the applicants, residents, and staff for their efforts throughout the process and expressed support for preserving the historic church property as part of the project. He acknowledged that restoring and rehabilitating the structure would require substantial investment and recognized concerns expressed by some residents regarding the proposed office building component of the development. He stated that while preserving only the historic church structure without additional development might be preferable in an ideal scenario, he understood the economic realities associated with restoring and maintaining the property. He emphasized the importance of continuing to work collaboratively with city staff to address issues such as traffic circulation, safe vehicle access, and overall project functionality as the proposal moves forward.

Council Member Shelton expressed appreciation to the applicants and the Fraughton family for their longstanding contributions to the community and stated that preserving and improving the historic “Purple Church” would be beneficial for South Jordan. He noted that while the community would be saddened to see the family leave the property, he was grateful that the building would be preserved through the proposed investment and restoration efforts. He also thanked the applicants for their commitment to the project and expressed appreciation for the additional research and due diligence conducted throughout the review process. He thanked Council Member Harris for his extra due diligence and providing the photo (Attachment D).

Mayor Ramsey stated that the visual presentation and comparison images were helpful in understanding how the slope and elevation changes on the property would affect the appearance of the proposed office building. She noted that the renderings demonstrated how the building height would appear from the roadway and how the natural grade of the site reduces the visual impact of the structure from street level.

Council Member Zander expressed appreciation to the Fraughton family for their long-standing stewardship of the historic chapel and noted her 21-year familiarity with the building and its presence in the community. She stated that she has often wondered about the building’s history and welcomed the opportunity for it to be preserved and made more accessible to the public. She thanked the applicant and project team for taking on the restoration effort and referenced the historical information shared regarding the building’s origins and architect as meaningful and valuable to the community. She expressed hope that the project would include a dedicated space to interpret and share the building’s history with visitors. She concluded by emphasizing the importance of historic preservation, stating that the project represents a significant effort to protect and share an important community landmark for future generations.

Council Member McGuire expressed appreciation for the collaborative effort between the property owner and the developer to create a plan that preserves the historic “Purple Church.” He noted that the issue had prompted thoughtful discussion within his family regarding the trade-offs involved in preservation versus redevelopment. He stated that while there is broad support for preserving the historic structure, the project also reflects the difficult balance between preservation and accommodating new development, including the proposed office building. He thanked the Fraughton family for their long-standing contributions to the community and the arts in South Jordan. He concluded by recognizing the significance of the family’s legacy and stated that the preservation of the chapel through the proposed development represents an important and lasting benefit to the city.

Council Member Johnson echoed comments made by other council members, expressing appreciation for the collaborative effort that brought the project forward. She described the preservation and restoration of the historic building as a meaningful benefit to the city and commended the applicant for contributing to the preservation of local history. She thanked the Fraughton family for their longstanding presence and contributions to the community and acknowledged the broader impact of their legacy. She concluded by wishing the family well and expressing hope that the project would honor and preserve that legacy for years to come.

**Roll Call Vote**

**Council Member Johnson - Yes**

**Council Member Zander - Yes**

**Council Member Harris - Yes**

**Council Member Shelton - Yes**

**Council Member McGuire - Yes**

**The motion passed with a vote of 5-0 in favor.**

- H.5. Zoning Ordinance 2026-02-Z, Rezoning property located at 10353 S. Temple Drive from A-1 (Agriculture) Zone to C-C (Community Commercial) with a Planned Development Floating (PD) Zone. Destinations, Inc. (Developer).

**Council Member Harris motioned to approve Zoning Ordinance 2026-02-Z, Rezoning property located at 10353 S. Temple Drive from A-1 (Agriculture) Zone to C-C (Community Commercial) with a Planned Development Floating (PD) Zone. Destinations, Inc. (Developer). 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 in favor.**

Mayor Ramsey stated that the motion passed unanimously and then shared additional personal remarks regarding the project and the preservation of the historic “Purple Church.” She explained that she had strongly supported the proposal since it was first presented because she believed preserving the church was important to the City’s history and identity. She recalled first meeting the Fraughton family in 2017, when they invited her into their home and shared the history of the property, artwork, sculptures, and family legacy. She stated that the experience deepened her appreciation for the significance of the church and the Fraughton family’s contributions to South Jordan and the broader artistic community. She expressed concern following Ed Fraughton’s passing about what might happen to the property and noted that the City did not have the financial resources necessary to preserve the building independently. She stated that she was grateful the applicants stepped forward with a plan to preserve and restore the structure while allowing it to

remain part of the community for future generations. She emphasized the importance of preserving South Jordan's historical identity and legacy as the City continues to grow and develop. She noted that while future generations may not fully understand the building's historical significance, current residents and longtime community members recognize its importance to the City's heritage. She thanked Kip Lambert and the project team for their willingness to invest in preserving the property and thanked Anne and Ted Fraughton for their lifelong contributions to the community. She specifically acknowledged the Fraughton family's artistic and cultural legacy and expressed gratitude on behalf of the residents of South Jordan for their impact on the community. Mayor Ramsey concluded by inviting those present to offer applause in recognition of the family and the project approval.

**I. Park Place Phase 5 Development Land Use Public Hearing Items:**

- I.1. Presentation on Resolution R2026-04, Resolution R2026-05, and Zoning Ordinance 2026-03-Z, all related to the Park Place Phase 5 Land Use development. Bach Land and Development, LLC. (Applicant). (By Director of Planning & Economic Development, Brian Preece)

Planner II Miguel Aguilar reviewed prepared presentation (Attachment E). He explained rezone application with an associated development agreement for Park Place Phase Five with Bach Land and Development LLC. He identified the project site as located on the south side of 1055 West, near the southern extent of the roadway where it transitions to a dirt road and noted that the proposal includes two parcels. He explained that one smaller parcel, approximately 0.47 acres, is intended to be used for right-of-way and is in the process of being acquired by the city. The larger parcel would contain the proposed subdivision. The concept plan includes a three-lot subdivision, with the existing home remaining on the front/western lot and two new residential lots located to the rear. He stated that the proposal includes extension of a new roadway and the construction of a six-foot-wide trail along the northern portion of the site, connecting 1055 West to the eastern boundary near the Beckstead Canal. He further explained that the development agreement outlines coordination between the developer and the city regarding right-of-way and trail construction. He added that modifications to zoning standards are necessary due to site configuration, particularly to accommodate setbacks for the rear lots. He noted that the development agreement adjusts the front setback for Lot 3 to create a more workable building envelope than would otherwise be permitted under the base zoning. He concluded by stating that staff recommend approval of the application.

**Derek Rindlisbacher**, representing Bach Land and Development LLC, introduced himself and stated that the company is a family-owned business that has been building in South Jordan for approximately 50 years. He explained that the proposal includes a land use amendment, rezone request, and development agreement approval associated with the Park Place Phase Five subdivision. He stated that the existing home on Lot 1 would remain and that Lots 2 and 3 are proposed for new single-family homes similar in character and quality to homes previously developed in Park Place Phases One through Four. He described the homes as higher-end residential properties that would complement the surrounding neighborhood. He noted that they

worked closely with city engineering and planning staff to design a layout that accommodates emergency access, ingress and egress to 1055 West, and connectivity with the adjacent Park Place development. He expressed appreciation for the collaboration and support provided by city staff throughout the process and stated that he would be available to answer questions from the council.

- I.2. Resolution R2026-04 Public Hearing.
- I.3. Resolution R2026-05 Public Hearing.
- I.4. Zoning Ordinance 2026-03-Z Public Hearing.

Mayor Ramsey opened the public hearing for Resolutions R2026-04, R2026-05, and Zoning Ordinance 2026-03-Z, all related to the Park Place Phase Five development application. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Harris commented that there has been significant activity and development occurring within his district. He stated that he recently toured several project areas in the district with Director Preece to better understand the various proposals and conditions on site. He noted that the visit provided helpful perspective regarding the proposed subdivision and surrounding area and stated that, after reviewing the site and discussing the project with staff, he did not have concerns with the proposal as presented.

- I.5. Resolution R2026-04, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Bach Land and Development, LLC. pertaining to property located at 11011 S. 1055 W.

**Council Member McGuire motioned to approve Resolution R2026-04, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Bach Land and Development, LLC. pertaining to property located at 11011 S. 1055 W. 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 in favor.**

- I.6. **Resolution R2026-05**, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Agricultural Preservation (AP) to Stable Neighborhood (SN) on property located at 11011 S. 1055 W. Derek Rindlisbacher (Applicant).

**Council Member Shelton motioned to approve Resolution R2026-05, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Agricultural**

**Preservation (AP) to Stable Neighborhood (SN) on property located at 11011 S. 1055 W. Derek Rindlisbacher (Applicant). Council Member Harris seconded the motion.**

**Roll Call Vote**

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

**The motion passed with a vote of 5-0 in favor.**

- I.7. **Zoning Ordinance 2026-03-Z**, Rezoning property located at 11011 S. 1055 W. from A-1 (Agricultural) Zone to R-2.5 (Single-Family Residential) Zone. Derek Rindlisbacher (Applicant).

**Council Member Johnson motioned to approve Zoning Ordinance 2026-03-Z, Rezoning property located at 11011 S. 1055 W. from A-1 (Agricultural) Zone to R-2.5 (Single-Family Residential) Zone. Derek Rindlisbacher (Applicant). Council Member Shelton seconded the motion.**

**Roll Call Vote**

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

**The motion passed with a vote of 5-0 in favor.**

**J. Staff Reports and Calendaring Items:**

Council Member Shelton stated that he wanted to take a moment to recognize city staff for their assistance related to a water leak issue at his home. He explained that he had received multiple notifications from the city indicating a possible leak but had been unable to locate the source himself. He thanked Director of Public Works Raymond Garrison and members of the Water Department for responding to the issue who came to further investigate the concern. He stated that within approximately 15 minutes, staff identified the source of the leak and confirmed that it was not located in the service line, which he said was a significant relief. He also commented on a new tool being used by the city that can help detect and locate leaks through sound analysis. He described the technology as impressive and expressed appreciation for the city's leak notification system and the expertise of staff in quickly diagnosing and resolving the issue. He concluded by thanking the staff and asked that his appreciation be shared with the water professionals involved.

City Manager Dustin Lewis stated that he had several updates for the council regarding the upcoming budget process. He informed the council that the next budget meeting would take place

the following evening and would focus on discussion of capital improvement projects. He explained that council members were being provided with a handout summarizing the proposed projects, including details from the Capital Improvements Plan and the associated budget allocations. He stated that the meeting would include discussion of the listed projects as well as any additional projects or priorities council members may wish to consider for future years. He noted that the meeting was scheduled for two hours, beginning at 5:00 p.m. and stated that he did not anticipate needing the full allotted time. He asked council members whether they would like dinner or snacks provided for the meeting and requested that everyone be prepared to begin promptly at 5:00 p.m. He also proposed canceling the budget meeting currently scheduled for March 11 and instead using time during the March 17 work session to address any remaining budget-related items and finalize outstanding discussions.

Council Member McGuire noted that the proposed March 17 budget meeting conflicted with caucus night and stated that he believed the meeting had already been canceled.

City Manager Lewis responded that the caucus night conflict was not known when the calendar was originally set. He asked for council directions on how to proceed with the meeting schedule. He explained that staff were also considering canceling the March 31 meeting and noted that three council meetings had been scheduled in March in anticipation of having only one meeting scheduled in April.

Mayor Ramsey noted that the March 31 meeting would conflict with the opening night of the Bees baseball season and stated that she had already committed to attending the event.

City Manager Lewis requested clarification regarding the caucus meeting time and then proposed final adjustments to the council calendar. He asked whether the council could still hold a work session to complete remaining budget items. He then outlined the revised schedule; the March 11 budget meeting would be canceled, along with both the March 17 work session and council meeting. In their place, he proposed a single budget session on March 17 from 3:30 p.m. to 5:00 p.m. to finalize budget discussions, with calendar invitations to be updated accordingly. He further stated that the March 31 meeting would be canceled and advised that the April 7 meeting should be expected to be a longer session, as it would be the only council meeting scheduled before the first meeting in May. He noted that several items would need to be re-noticed due to the scheduling changes.

Mayor Ramsey expressed support for canceling the budget meeting scheduled for the following Wednesday, noting that it conflicted with an important Jordan Valley Water Conservancy District Board meeting.

City Manager Lewis apologized for the conflict with caucus night and staff was unaware when the council meeting schedule was established approximately six months prior. He stated that he had no additional calendaring items to address and concluded his update on the meeting schedule. He drew the council's attention to two emails previously sent earlier that day; one requesting final input on a nomination for the Corporate Citizen Award based on prior council feedback, and another providing information on registration for the upcoming SoJo Race Series. He noted that

most council members had already responded and stated that staff would provide the appropriate registration code for participation. He concluded by stating that he had no further staff updates.

Mayor Ramsey reminded council members to watch for action alerts over the next three days, noting that any urgent items would be communicated via text and email and may require prompt attention. She then thanked the council for their time and efforts.

**Council Member Johnson motioned to adjourn the March 3, 2026 City Council Meeting. Council Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.**

#### **ADJOURNMENT**

The March 3, 2026 City Council Meeting adjourned at 8:43 p.m.

UNAPPROVED

SOUTH JORDAN CITY  
CITY COUNCIL BUDGET MEETING

MARCH 17, 2026

**Present:** Mayor Dawn R. 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, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Deputy Police Chief Rob Hansen, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Associate Director of Human Resources Corinne Thacker, Fire Chief Chris Dawson, Director of Recreation Janell Payne, CFO Sunil Naidu, Director of Planning & Economic Development Brian Preece, Deputy City Engineer Jeremy Nielson, Associate Director of Public Works Colby Hill, City Recorder Anna Crookston

**Absent:**

**Other (In-Person) Attendance:**

3:40 P.M.

BUDGET MEETING AGENDA

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

**B. Invocation – By Assistant City Manager, Don Tingey**

Assistant City Manager Tingey offered the invocation.

**C. Discussion Item:**

*C.1. Fiscal Year 2026-27 Budget. (By City Manager, Dustin Lewis)*

City Manager Dustin Lewis provided follow-up information from a prior Council discussion in prior budget sessions regarding I-15 interchange improvements and landscaping enhancements. He explained that staff researched how similar projects were handled in other areas, including Washington City. He noted that the Washington City interchange project had a total cost of approximately \$67 million, with the city contributing about \$2 million toward betterment enhancements. He noted that while UDOT provides funding for interchange construction, any additional aesthetic or enhancement improvements desired by the City would likely need to be funded locally. He added that if South Jordan wished to make similar improvements to its interchanges, those additional costs would be the City's responsibility.

Mayor Ramsey clarified that, based on the information provided, cities appear to be funding the landscaping and dryscape improvements associated with interchange enhancement projects to improve the appearance of those areas.

Deputy City/Transportation Engineer Jeremy Nielson clarified that information received from Washington City indicated the project followed UDOT's standard betterment process, with the city contributing funding for enhancement features. He stated that the updated information showed Washington City contributed approximately \$5 million toward the Main Street interchange project at Exit 12. He noted that staff had contacted representatives from Washington City directly to verify the information.

City Manager Lewis also provided information regarding questions about information technology projects within the Capital Improvement Program (CIP). He stated that no IT-related projects appear in the fiscal year 2026–2027 CIP budget because staff was still awaiting project quotes during budget preparation. He explained that future-year CIP planning currently includes several technology replacement projects related to servers, recording systems, and other infrastructure as part of an ongoing effort to develop a comprehensive technology master plan and replacement schedule. He also addressed questions regarding the Jordan Ridge Park expansion project, noting that a public engagement process will be conducted like other major park projects, including open houses and evaluation of multiple design options to identify amenities that best serve both the surrounding neighborhood and the broader community. He further confirmed that a City Council tour of current and future infrastructure project sites had been scheduled for April 9 to allow Council Members to review proposed facilities and project areas firsthand. Transitioning into broader budget discussions, he thanked Council Members and staff for recent collaborative discussions regarding budget planning and cash flow management. He stated that staff had been evaluating operational efficiencies and reviewing programs to identify opportunities for long-term savings and improved resource management. One recommendation brought forward by the Compensation Committee involved adjustments to employee healthcare benefits. He explained that the proposal would increase deductibles and maximum out-of-pocket limits while still remaining comparatively favorable to many private-sector plans. Staff analysis showed that only a small percentage of employees currently reach the existing deductible thresholds, and the changes would reduce the City's projected healthcare premium increase from nearly 9% to slightly over 4%. He stated that the change is projected to save approximately \$250,000 while also encouraging increased employee education regarding healthcare benefit utilization and consumer awareness. He also noted that staff have continued to review City services and programs for operational opportunities and efficiencies, including the possible return of fingerprinting services through the Police Department due to frequent public demand for that service.

Council Member Zander asked why residents request fingerprinting services.

City Manager Dustin Lewis explained that the city frequently receives requests for fingerprinting services for employment, licensing, travel, and other purposes. Currently, residents must travel to other locations, such as the Bureau of Criminal Identification in Taylorsville, to obtain those services for a fee. He stated that with the anticipated closure of the municipal court, the City would have access to existing fingerprinting equipment currently used by the court system. Staff have begun evaluating whether that equipment could be repurposed to provide fingerprinting services

to the public. Preliminary discussions have included possible locations within City Hall and whether existing staff, such as information agents or passport office personnel, could be trained to administer the service. He noted that the City could potentially establish a fee structure that both covers operational costs and generates revenue, similar to the City's passport services, while also improving convenience for residents by providing the service locally. He indicated that staff would continue researching the operational and logistical requirements before returning with a formal recommendation. He then transitioned into broader discussions regarding long-term revenue planning and budget sustainability. He noted that increasing operational costs continue to place pressure on municipal budgets and emphasized the need to identify reliable revenue sources to support personnel, infrastructure, and service demands. He referenced recent legislative discussions surrounding property taxes, noting that there appears to be limited statewide support for significant property tax increases. He also observed that several neighboring cities are considering varying levels of property tax adjustments, including modest annual increases intended to keep pace with inflation and avoid larger future adjustments through the truth-in-taxation process.

Council Member Shelton asked which municipalities are doing property tax increases.

City Manager Dustin Lewis stated West Jordan evaluates property tax adjustments annually to capture inflationary growth and stated that West Valley City also is another city that does annually as well. He further noted that Cottonwood Heights is reportedly considering a significant property tax increase. He added based on discussions staff recently had with officials from Herriman, they are considering a property tax increase. He described transportation utility fees as one potential tool available to cities and explained that the concept originated in Utah County before being challenged in court and ultimately upheld by the Utah Supreme Court when implemented properly. He stated that transportation utility fees can be used to fund transportation-related expenses such as roadway construction and maintenance, sidewalks, street lighting, snow removal, and other infrastructure needs traditionally funded through Class C Road funds. He also explained that South Salt Lake currently implements a transportation utility fee that applies to commercial properties but not residential properties. Under that structure, fees are calculated based on the size and intensity of commercial uses, with revenues dedicated to transportation-related projects and maintenance.

Council Member Harris asked for clarification regarding the proposed transportation utility fee (TUF), specifically asking what would be assessed or charged under the transportation utility fee structure.

City Manager Dustin Lewis explained that a transportation utility fee would be used to collect revenue specifically for transportation-related operational and maintenance costs. He stated that the fee could help fund expenses such as snow removal, staffing associated with roadway maintenance, asphalt work, roadway surface treatments, sidewalks, street lighting, and other transportation infrastructure projects identified within the Capital Improvement Program. He noted that transportation utility fees have been legally challenged and upheld when properly implemented. He also explained that traditional transportation funding sources, particularly Class C Road funds generated from gas taxes, may become less reliable over time due to legislative changes and the increasing use of electric and hybrid vehicles. He stated that a transportation utility

fee would provide a transparent funding mechanism by directly connecting roadway maintenance costs with the revenue needed to support those services and maintain roadway quality within the community.

Council Member Zander asked whether imposing a transportation utility fee could discourage businesses from locating in South Jordan.

City Manager Lewis explained that the structure of a transportation utility fee can vary depending on the makeup of a community and the type of roadway impacts generated by residential and commercial uses. He noted that communities with significant industrial and commercial traffic, such as South Salt Lake, often place a greater portion of the fee burden on commercial properties due to the heavier impacts caused by large trucks and industrial traffic. He contrasted that with communities such as Pleasant Grove, where residents pay a monthly transportation utility fee similar to existing utility charges such as stormwater or sanitation fees. He explained that implementation of a transportation utility fee would require a formal study to evaluate transportation maintenance costs, determine roadway usage impacts from residential and commercial properties, and establish an equitable balance for allocating the fee structure between those users.

Mayor Ramsey noted that South Jordan experiences substantial regional transportation impacts due to landfill traffic, garbage trucks, construction traffic, and regional travel corridors that pass through the city daily.

City Manager Lewis agreed and stated that any transportation utility fee study would need to evaluate those broader impacts similarly to an impact fee study. He also explained that transportation utility fees would function similarly to water or sanitation utility fees by creating a dedicated funding source specifically tied to transportation operations and maintenance. He noted that South Jordan's roads currently maintain high condition ratings and emphasized the importance of preserving roadway quality before conditions decline. He stated that transportation utility fees provide dedicated funding and allow General Fund resources currently supporting transportation operations to be redirected toward other city priorities.

Mayor Ramsey stated that many cities are now exploring transportation utility fees due to recent legislative clarification and Supreme Court rulings. She emphasized that such fees allow cities to clearly identify transportation costs for residents.

Council Member Johnson asked about the legal process required to implement a transportation utility fee.

City Manager Lewis explained that the City would need to conduct formal studies, hold public hearings, adopt an ordinance, and complete required public notification processes before implementation.

City Attorney Ryan Loose explained that state law outlines detailed notice and hearing requirements for transportation utility fees. He stated that fees must be reevaluated every ten years through updated studies and public processes. He also noted that tax-exempt entities such as schools and churches would be exempt under current law.

Mayor Ramsey emphasized the importance of public transparency and periodic review for any transportation utility fee program.

City Manager Lewis suggested that if the city were to implement a transportation utility fee or similar funding mechanism, adjustments should be reviewed regularly rather than delayed for long periods of time. He noted that roadway maintenance and preservation costs continue to change over time, and more frequent evaluations would help the city remain proactive in addressing infrastructure needs and avoiding larger financial adjustments in the future.

City Attorney Loose explained that the city could adopt its own transportation utility fee ordinance as long as it is more restrictive, rather than less restrictive, than state law. He noted that one of the primary legal discussions surrounding transportation utility fees involved exemptions for tax-exempt entities under the Utah Constitution. He stated that prior legislative discussions recognized that entities exempt from property taxes, such as schools and religious institutions, would also be exempt from transportation utility fees. He explained that this exemption has been a significant consideration for cities evaluating such programs, particularly because facilities like schools can generate substantial traffic impacts while remaining exempt from the fee structure.

Council Member Zander asked for examples of fee amounts charged by other cities.

City Manager Lewis explained that fee structures vary widely. He noted that South Salt Lake charges commercial properties approximately \$45 per month for certain office complexes, while residential fees in Pleasant Grove were previously around \$8 per month. He stated that any South Jordan fee would be determined through a city-specific study. He further compared the concept to property tax increases, noting that a hypothetical 5% property tax increase on a \$650,000 home would cost approximately \$24 annually and generate nearly \$900,000 in revenue.

City Manager Lewis discussed the possibility of implementing a parks utility fee as another dedicated funding mechanism for City services and infrastructure maintenance. He noted that Herriman has utilized a parks utility fee since approximately 2014 and that Syracuse also currently implements a similar fee structure. He stated that Herriman's fee is approximately \$5 per month, while Syracuse's fee is slightly higher. He explained that the concept could function similarly to a transportation utility fee and would require a formal study to determine appropriate costs and allocations. He noted that the City's current parks budget, excluding recreation programming, totals approximately \$4.6 million annually, with the majority allocated toward personnel and the remaining costs supporting operations and maintenance. He described the wide range of assets and infrastructure maintained by the parks department, including irrigation systems, playground equipment, splash pads, sports courts, trails, restrooms, fishing ponds, pavilions, cemetery grounds, and nearly 9,000 trees within the City's urban forest. He stated that the City's tree inventory alone is valued at approximately \$13.5 million and requires ongoing professional maintenance and care. He referenced findings from the recently completed Parks Master Plan, noting that community surveys showed strong resident use and support for parks and open spaces, while also identifying concerns about aging facilities and insufficient resources for proper maintenance. He stated that the master plan specifically identified utility fees as a potential long-term funding source for maintaining and improving park infrastructure. He stated a preliminary estimate indicated that a parks utility fee of approximately \$5 per month could cover existing

operational maintenance costs while also potentially generating additional revenue for future park improvements and capital projects. He emphasized that funds collected through such a fee would be restricted solely for park-related purposes and could not be used for unrelated City operations. He also noted that even residents who may not directly utilize parks still benefit from them through increased property values, improved community amenities, connectivity, and overall quality of life enhancements.

Council Member Shelton asked whether trails could also be included within the fee structure.

City Manager Lewis confirmed that trails could be included because the parks division currently maintains both parks and trail systems.

Council Member Shelton asked whether implementation of a parks utility fee would require a formal study process similar to an impact fee study in order to authorize and establish the fee structure.

City Manager Lewis responded that implementation of a parks utility fee would require a formal study process similar to other utility fee analyses in order to determine the appropriate structure, cost allocations, and impacts. He explained that the city would first need to determine what portion of the parks budget the fee would fund, such as operational costs only or a broader share that includes personnel and capital expenses. He noted that if the city attempted to recover the entire parks budget through the fee, the monthly cost would likely approach approximately \$15 per household, which he indicated would likely be too high. He stated that staff would instead evaluate more limited funding targets and then complete a study to assess how the fee burden should be distributed. He further explained that, unlike transportation infrastructure, commercial properties generally have less direct impact on park usage. As a result, the city could potentially structure the fee similarly to South Salt Lake's transportation utility fee by placing the primary burden on residential users rather than commercial entities. He also noted that commercial properties currently do not pay park impact fees because they are not considered major contributors to park demand. He emphasized that a parks utility fee would provide a transparent funding source, allowing residents to clearly understand how the collected funds would be used specifically for park maintenance, operations, and improvements. He acknowledged that both transportation and parks utility fees carry potential advantages and disadvantages, including possible political and public perception considerations. He stated that implementation of either fee structure would require careful evaluation of community impacts, public understanding, and the broader implications associated with adopting additional utility-based funding mechanisms.

City Attorney Loose provided additional context regarding recent legislative and legal discussions surrounding transportation utility fees and other potential municipal fee structures. He referenced the 2023 *Larson v. Pleasant Grove* case, which upheld transportation utility fees and prompted ongoing legislative discussions regarding guardrails and limitations for such fees. He explained that two primary concerns emerged during legislative discussions; exemptions for tax-exempt entities and concerns that cities could begin creating numerous service-related fees that resemble piecemeal taxation. He noted that legislation ultimately clarified that tax-exempt entities, including schools and religious institutions, would remain exempt from transportation utility fees. He also stated that current state law specifically allows public safety utility fees only for smaller

municipalities and towns, while larger first- and second-class cities such as South Jordan are prohibited from implementing those fees. Regarding parks utility fees, he explained that transportation utility fees have now been expressly codified in state law, providing cities with clearer authority to implement them. In contrast, parks utility fees are not specifically addressed in statute. He noted that cities could potentially argue they possess general authority to adopt such fees unless expressly prohibited under existing municipal authority doctrines. However, he cautioned that implementing a parks utility fee could draw legislative attention and potentially prompt lawmakers to revisit or restrict municipal fee authority in the future. He advised the Council that these legal and political considerations should be weighed carefully when evaluating potential future revenue sources and utility fee structures.

City Manager Lewis discussed the possibility of creating a public safety district as an alternative funding mechanism for police, fire, EMS, and emergency communication services. He explained that while first- and second-class cities are prohibited from implementing a direct public safety utility fee under current state law, cities are permitted to establish public safety districts. He proposed potentially implementing a public safety district beginning in Fiscal Year 2027–2028 to create greater transparency regarding the cost of providing emergency services within the community. He recommended initially funding the city’s annual contribution to the Valley Emergency Communications Center (VECC), which currently totals approximately \$1.1 million annually, including costs allocated to police, fire, EMS, and related emergency communication services. He noted that these costs represent the infrastructure and staffing necessary to support 911 dispatch and emergency response services and stated that independently providing those services would require substantial capital investment and staffing resources beyond the City’s practical capabilities. He explained that beginning with VECC-related expenses would allow the city to establish the district gradually and transparently, rather than immediately shifting all public safety costs into the district structure. He stated that future increases in public safety staffing or operational needs could later be incrementally incorporated into the district over time. He further recommended that, if the district is not implemented immediately, the city considers funding the upcoming VECC costs using one-time reserve funds during the current fiscal year. He explained that recent legislative discussions focused heavily on municipal reserve fund balances, with some lawmakers expressing concern regarding cities maintaining reserves approaching the statutory maximum. He stated that using reserve funds for this purpose would demonstrate responsible financial management while reducing reserve balances closer to levels legislators have indicated are more appropriate. He added that this approach would also provide additional time to properly structure and implement a public safety district in a measured and transparent manner.

Council Member Shelton asked staff to explain the process required to establish a public safety district, including how the district would be created and implemented.

City Attorney Loose explained that the process for creating a public safety district would follow statutory procedures similar to the process previously used for creation of the King Benjamin Holland Park gate. He stated that the city would first provide the legally required public notices and then conduct a formal public process allowing residents to present objections, concerns, or arguments against formation of the district. He explained that the City Council would establish a board to hear public input and evaluate the proposed district. Following completion of the statutory timelines and hearing process, the Council could formally create the district. He noted that the

action would be subject to referendum procedures. He further explained that once created, the district would operate under its own governing board, which could consist of the City Council acting in that capacity. The district board would then establish the tax rate necessary to fund the services provided through the district. He noted that while the governance structure would shift administratively to the district, the city's police and fire services would continue operating as South Jordan Police and Fire Departments under the district structure. He also referenced prior regional public safety district models, including the transition from county sheriff services to Unified Police Department and earlier regional fire district structures, as examples of how similar district-based service models have operated in Utah.

Council Member Shelton asked whether the proposed public safety district structure would begin with a specific, identifiable expense such as the VECC costs and then gradually incorporate additional public safety expenses over time. He further asked whether future transfers of public safety expenses from the city's general fund into the district would occur through subsequent board or Council actions and approval processes.

City Manager Lewis explained that there are multiple ways the city could structure funding within a future public safety district. He stated that the city could continue funding existing public safety operations through the current combination of property tax and sales tax revenues while gradually shifting future cost increases into the district structure over time. He noted that under that approach, additional expenses such as employee compensation increases, equipment purchases, or expanded staffing needs could eventually be funded through the public safety district rather than the city's general fund, allowing the transition to occur incrementally rather than all at once.

Council Member Shelton asked whether, under the proposed structure, public safety employees could effectively receive compensation funded from both the city's general fund and the public safety district, using the example of salary increases being paid through the district while existing compensation remained funded through the general fund.

CFO Sunil Naidu explained that under the proposed concept, existing public safety expenditures would remain funded through the city's general fund and existing property tax structure, while future increases or new expenditures could be assigned to the public safety district if the city chose to do so. He stated that the city could also eventually transition additional public safety expenditures into the district over time. However, he noted that if expenditures were shifted from the general fund into the district, the city would need to correspondingly reduce the related property tax allocation within the general fund to avoid duplicating funding for the same services.

City Attorney Loose explained that any public safety district created by the city would be subject to the truth-in-taxation process and would require clear identification of the district's intended scope and purpose at the time of creation. He stated that the city would need to determine whether the district would fund only specific services, such as emergency communications costs, or whether it could eventually encompass broader law enforcement or full public safety operations. He noted that the district would be established as a limited-purpose public district, meaning its authority and funding purpose would need to be clearly defined and publicly noticed. He explained that residents would have the opportunity to review and respond to the proposal during the public process, and the city would need to provide supporting financial information and rationale

regarding the proposed funding structure. He further explained that, after creation, the district would independently levy taxes through its own truth-in-taxation process. He referenced prior examples involving regional public safety entities such as Unified Police Department and noted that in some historical cases, new district taxes were implemented without corresponding reductions to existing county tax rates, which became an important consideration in how residents perceived the overall tax impact.

Police Chief Jeff Carr added that prior to the formation of Unified Police Department and related municipal service structures, the Salt Lake County Sheriff's Office was funded through the county general fund, even though portions of the Sheriff's Office primarily provided police services only to unincorporated county areas and contract cities. He stated that the Legislature became involved and determined that the funding structure created concerns related to taxation and representation. As a result, a separate municipal fund structure was created to segregate those municipal police service costs from the broader county general fund. He noted that those legislative changes were part of the broader restructuring that occurred during the formation of the regional policing model.

City Attorney Loose stated that his understanding was that when Unified Police Department was created, the county continued collecting its existing tax revenues while the new district separately levied its own tax. He emphasized that the structure and scope of any future public safety district created by South Jordan would ultimately be determined by the City Council, including whether the district would be narrow or broad in purpose and how associated taxes would be structured. He explained that creation of a district would involve a statutory process that includes public notices, hearings, and procedural requirements, after which the district would become subject to referendum provisions.

Council Member Shelton stated that if the city intended to pursue creation of a public safety district, the process would likely need to begin during the fall in order to allow sufficient time for the required notices, hearings, and implementation procedures.

Mayor Ramsey stated that South Jordan is not the only municipality currently evaluating the possibility of establishing a public safety district. She noted that several Salt Lake County cities are having similar discussions as they work to identify sustainable methods for funding police, fire, EMS, and other emergency services. She emphasized that cities are trying to determine how to maintain adequate public safety resources while also providing residents with greater transparency regarding the actual costs associated with delivering those services and the funding options available to support them.

City Manager Dustin Lewis noted that time was limited due to a scheduled closed session later in the meeting and recommended moving forward with the proposed employee benefits adjustments and continued evaluation of repurposing existing fingerprinting equipment to provide public fingerprinting services. He stated that, unless the Council had concerns, staff would proceed with incorporating those items into future planning. He then requested Council discussion and direction regarding several potential long-term funding options that had been presented, including modest property tax increases to capture inflationary growth, implementation of a transportation utility fee, a parks utility fee, or creation of a public safety district. He asked the Council to provide feedback regarding which options staff should further evaluate and pursue.

Council Member Shelton expressed support for further exploring a parks and trails utility fee, stating that it would help residents better understand how park and trail resources are maintained and funded. He indicated that he believed the concept could be acceptable to residents because of the transparency associated with directly linking the fee to park services and amenities. He also expressed support for moving toward creation of a public safety district, noting that while many details would still need to be resolved, he viewed the approach as a transparent way to demonstrate the actual costs associated with providing emergency services. He stated that, over time, he could envision eventually shifting all public safety services into the district structure, though he acknowledged that such a transition would likely occur gradually over many years. Additionally, he voiced support for utilizing a portion of the city's reserve funds to help address current funding needs, acknowledging that he had not previously expected to support using reserve funds in that manner. He stated that he was uncertain about implementing a property tax increase specifically to capture inflationary growth, particularly if the city were also considering additional funding mechanisms such as parks utility fees or transportation utility fees. He added that he was still undecided regarding the transportation utility fee concept and had not yet formed a clear opinion on that option.

Council Member McGuire raised concerns regarding residents living in master planned communities such as Daybreak who already pay HOA fees supporting neighborhood parks and amenities. He questioned whether residents may perceive an additional parks utility fee as duplicative.

Council Member Zander expressed concern about residents west of Mountain View Corridor who currently have fewer city park amenities nearby and questioned how the fee would be perceived by those residents.

Mayor Ramsey responded that citywide amenities benefit all residents regardless of neighborhood and noted that statistically valid resident surveys consistently demonstrate broad citywide support for South Jordan's parks system. She emphasized that residents choose different neighborhoods for different reasons but collectively benefit from citywide services and amenities.

Council Member McGuire stated that if the city were to pursue a parks utility fee, it would be important to clearly identify and communicate the specific improvements and projects the funding would support. He referenced the Parks Master Plan and noted that residents have consistently expressed interest in trailhead improvements and expanded trail connectivity throughout the community. He emphasized that careful consideration would need to be given to how the funds are allocated and how residents perceive the benefits of the fee, particularly because some neighborhoods may not directly see major park improvements for many years. He noted that future park development opportunities may be limited in certain areas of the city and expressed concern that the long-term distribution of benefits could create challenges or concerns among residents if not structured thoughtfully.

City Attorney Ryan Loose noted that one significant distinction between a park's utility fee and a transportation utility fee is the impact base associated with each service. He explained that parks are primarily utilized by residential users, meaning a parks utility fee would likely fall largely on

residents rather than commercial entities. In contrast, he stated that transportation infrastructure is impacted by both residential and commercial activity, making commercial properties more appropriate participants in a transportation utility fee structure. He noted that the differing impact bases and how they affect residents and businesses are important considerations for the Council when evaluating potential fee options and economic impacts.

Council Member McGuire noted that many park amenities, such as pickleball courts, are heavily used by residents from across the entire community rather than only by nearby neighborhoods. He stated that there is currently no direct mechanism to capture those broader usage impacts through dedicated funding. He also expressed hope that fees collected through recreation leagues and programs help offset some of the maintenance and operational costs associated with park facilities, though he acknowledged that he was not familiar with the specific details of how those revenues are currently allocated. He expressed that he still had some concerns regarding how a parks utility fee would be assessed and distributed among residents. He acknowledged that certain park amenities and facilities are clearly used by residents citywide and therefore provide communitywide benefits supported through the parks system. However, he expressed concern that gaining public support for such a fee could be more challenging in master planned communities where residents may already perceive that they contribute toward open space and amenity maintenance through existing community or homeowners association structures.

Council Members and staff discussed potential public reaction to a proposed parks utility fee, particularly within the Daybreak area and other master planned communities. Questions were raised regarding how residents might respond to an additional monthly fee and whether a transportation utility fee would be more appropriate than a parks utility fee. Council discussion noted that parks and trails consistently rank among the community's most valued amenities in resident surveys, while transportation and traffic concerns are also regularly identified as major community issues. Staff clarified that a transportation utility fee would primarily fund roadway maintenance and related operational costs, rather than directly alleviate traffic congestion or peak transportation demand. Council Members discussed the reality that the city's continued growth will increase long-term transportation maintenance obligations, including roadway repairs, snow removal, sidewalks, curb maintenance, street lighting, and aging infrastructure needs. There was also discussion regarding whether trails could potentially qualify as transportation-related infrastructure for funding purposes. Concerns were expressed regarding equity and geographic distribution of park benefits, particularly as future population growth continues west of Mountain View Corridor. Council Members discussed whether residents in newer or master planned areas may perceive that they are contributing toward park maintenance without receiving equal access to future City Park investments, especially in areas where private or HOA-maintained amenities already exist. Discussion also included recognition that some large regional parks and trail systems serve residents citywide, even when located within specific neighborhoods or communities.

City Manager Lewis noted that the city is actively working to expand and connect regional trail systems throughout South Jordan, including future connections extending from Butterfield Canyon across the valley. He explained that portions of those trail connections still need to be constructed within areas such as the Shoreline and Rio Tinto properties to complete the broader regional network. He also pointed out that several amenities maintained through the parks budget, including the city cemetery, serve residents citywide regardless of where they live within the community.

He stated that residents in master planned communities also contribute toward maintenance of those broader City amenities. At the same time, he acknowledged that residents in master planned communities may compare a potential City parks utility fee to the fees they already pay through homeowner's associations and question the difference in cost and services provided.

Council Members and staff continued discussing long-term growth impacts and funding considerations associated with parks, trails, and regional amenities. Council Members emphasized the importance of considering future population growth west of Mountain View Corridor, particularly within the Rio Tinto and Shoreline development areas and other master planned communities. It was noted that a significant portion of South Jordan's future population growth is expected to occur in those western areas, potentially representing a large share of the city's overall residents in coming years. Discussion also focused on the long-term impacts future development may have on any proposed fee structures, noting that future residents and developers would eventually contribute into whatever funding systems are established. Council Members recognized that implementing funding mechanisms earlier allows future growth to participate in maintaining expanding infrastructure and amenities over time. Additional discussion referenced the continued expansion of Bingham Creek Regional Park, including future phases expected to add major recreational amenities. Council Members acknowledged that ongoing park growth and additional regional facilities will continue increasing long-term maintenance and operational responsibilities for the city. Staff also noted that any future fee structure would require detailed public communication and transparency regarding how funds are collected and spent.

Council Member Harris acknowledged that discussions involving additional fees or increased costs for residents are difficult but recognized that the city must identify sustainable funding solutions to maintain current service levels and community standards. He stated that staff had presented several potential funding tools and options for the Council's consideration and expressed appreciation for the work staff had done to identify possible approaches. He noted that while none of the options are easy and all would likely involve challenging public conversations, the city ultimately faces a choice between identifying additional revenue sources or reducing service levels.

City Manager Lewis stated that staff needed direction from the Council to finalize preparation of the tentative budget. He noted that the city was already midway through March and explained that budget decisions needed to be incorporated into the upcoming fiscal planning process. He stated that if the Council proceeded with the proposed employee benefits adjustments, implementation of fingerprinting services, creation of a public safety district funded initially through reserve funds, and either a transportation utility fee or parks utility fee, staff believed the City could balance the budget while still funding the proposed Capital Improvement Program projects, requested personnel additions, salary adjustments, and employee cost-of-living increases previously discussed with the Council.

Council Member Shelton expressed support for exploring the parks utility fee and public safety district concepts. He stated that transparency regarding city services and costs is important and suggested residents may be more receptive to a parks utility fee than other alternatives.

Council Member Johnson stated that the city would still need to complete the formal study and evaluation process before determining how any proposed fee structure would ultimately be applied. She noted that the analysis could identify differences in usage or impact among various areas of the community, which could affect how fees are structured or allocated.

Council Member Harris acknowledged concerns regarding residents in master planned communities who already pay homeowners association fees for local parks and amenities. However, he also noted that residents in other areas of the city may not be receiving significant new park development while additional parks and amenities continue to be constructed in western portions of the community. He stated that there would likely be difficult public conversations regardless of how fees are structured, as different areas of the city may perceive the distribution of park investments and benefits differently. He emphasized that balancing those competing perspectives would be challenging as the city evaluates future funding options.

Mayor Ramsey expressed support for considering a parks utility fee, emphasizing that residents choose to live in different areas of South Jordan based on varying preferences and amenities, but ultimately all residents are part of one city and benefit from the overall quality of community services and infrastructure. She noted that annual statistically valid resident surveys consistently show strong citywide support for South Jordan's parks system across all districts. She referenced the long-term implementation of a parks utility fee in Herriman and stated that residents there have become comfortable with the funding structure because they understand the direct connection between the fee and park services provided. She emphasized that any proposed fee would not be arbitrary but instead tied specifically to maintaining and improving valued community amenities. She further stated that while individual residents may use parks at different stages of life or with varying frequency, parks remain an important community asset that contributes to the overall quality of life throughout the city. She noted that because the benefits of parks extend citywide, she believes a more uniform approach to funding those amenities is appropriate. She concluded that the consistent positive survey feedback regarding parks is a significant factor in her support for exploring a parks utility fee. She expressed support for strategically utilizing reserve funds rather than waiting for legislative mandates regarding reserve levels. She emphasized the importance of maintaining adequate savings while balancing taxpayer impacts.

City Attorney Loose clarified two legal considerations regarding a potential park's utility fee. First, he emphasized that the previously discussed \$5 monthly amount was only a preliminary conceptual estimate and that the actual fee amount would ultimately be determined through a formal study process. He noted that the final numbers could be higher or lower depending on the findings of that analysis. Second, he explained that revenues generated from a park's utility fee could only be used for the specific services and operations identified as part of the fee. He distinguished the fee from impact fees, which are used to construct new facilities or expand infrastructure capacity. He stated that a parks utility fee would instead fund ongoing maintenance and operational costs such as mowing, irrigation, fertilization, tree trimming, repairs, and related parks department operations. He also noted that the city could legally choose whether the fee would fund only direct operational expenses or also include personnel and administrative costs associated with maintaining the parks system.

Council Members and staff discussed whether a potential parks utility fee should include funding capacity not only for ongoing maintenance and operations, but also for incremental implementation of priorities identified in the Parks Master Plan. Staff explained that maintaining the city's current level of service over time will require additional amenities and infrastructure as the community grows, and that the fee study could be structured to evaluate funding both operational needs and selected future improvements. Council Members emphasized that any proposed fee would need to remain reasonable and transparent while also demonstrating measurable progress toward identified park and trail improvements. Discussion included the possibility of dedicating a portion of future fee revenues toward capital improvements or identified projects within the master plan, including trail connections, regional park amenities, and future development in western portions of the city. Council Members also discussed the importance of ensuring residents throughout the city can see direct communitywide benefits from any fee structure, particularly in rapidly growing western areas such as Rio Tinto and Shoreline. Discussion referenced the regional use of amenities such as Highland Park, Bingham Creek Regional Park, trails, and future park phases, with recognition that many facilities serve residents citywide regardless of neighborhood boundaries. Staff noted that future developments will also include additional park obligations and maintenance responsibilities that the city will eventually assume. The discussion then shifted toward budget priorities and implementation sequencing. Staff summarized that the Council appeared interested in moving forward with additional analysis regarding a park's utility fee and the creation of a public safety district while continuing to study a transportation utility fee for possible future consideration. Council Members expressed interest in conducting the parks utility fee study first, while also beginning preliminary evaluation of a transportation utility fee for future budget discussions. Staff explained that using reserve funds for the upcoming fiscal year to cover VECC costs would provide time to establish a future public safety district while balancing the immediate budget needs. Council Members discussed the importance of understanding the financial implications and timelines associated with each option, including whether sufficient time exists to complete the necessary studies and public processes before adoption of the upcoming budget.

City Attorney Loose advised that if the city ultimately pursues a public safety district, the district's stated purpose should likely be broad enough to allow future expansion of public safety funding responsibilities over time without requiring creation of an entirely new district structure.

Mayor Ramsey summarized the discussion by stating that the Council appeared generally supportive of further exploring a parks utility fee and creation of a public safety district. She noted that implementation of a public safety district would take time and that the Council appeared to be leaning toward using reserve funds initially to cover the first year of emergency communications costs. She stated that the initial intent of the public safety district would be to fund 911 and VECC services, with the possibility that additional public safety costs, staffing, or services could be incorporated into the district over time as future needs arise.

City Attorney Loose stated that, in addition to exploring the parks utility fee and public safety district, the city could also begin evaluating a future transportation utility fee. He noted that staff could start studying the transportation fee structure while the other funding mechanisms are being developed so that the Council would have additional information and options available in the coming months or during future budget discussions. He explained that this phased approach would

allow the city to compare the potential impacts and benefits of each funding mechanism over time while already having the parks utility fee and public safety district concepts moving forward for consideration.

City Manager Lewis explained that a transportation utility fee could be implemented at any time and would not necessarily need to align with a specific fiscal year or budget cycle. He stated that implementation would primarily require amendment of the city's fee schedule following completion of the appropriate study and analysis. He noted that the city could begin studying the transportation utility fee immediately and, if the resulting numbers and structure were appropriate, implement it at a later date. However, he indicated that staff would not recommend building the current budget around anticipated transportation utility fee revenues until the city had more complete information and formal analysis regarding the program.

Council Member Johnson asked which potential funding mechanism staff believed would place a greater financial burden on residents, specifically comparing a parks utility fee and a transportation utility fee.

City Manager Lewis explained that the cost and impact of a transportation utility fee would depend heavily on how the fee is structured and what specific services or infrastructure costs are included. He stated that a transportation utility fee could potentially result in a higher monthly charge than a parks utility fee, although the burden could also be adjusted between commercial and residential users depending on the methodology selected. He noted that there are many variables involved in calculating a transportation utility fee, making it difficult to estimate precise impacts without first completing a detailed study to determine what costs the city intends to cover and how those costs should be allocated. He contrasted that with a park's utility fee, which he stated would likely be more straightforward to evaluate because the operational and maintenance costs associated with parks are easier to identify and define.

Mayor Ramsey emphasized that any consideration of new fees or district structures would involve a very open, transparent, and public process. She stated that it is important for residents to clearly understand the actual costs associated with the services they are already receiving and paying for through existing city operations and taxes. She noted that the intent of discussing these funding mechanisms is not to create hidden costs, but rather to provide greater clarity and transparency regarding the true cost of maintaining services and infrastructure within the community.

City Attorney Loose stated that, unlike transportation utility fees, there is currently no specific statutory process outlined in state law for implementation of a parks utility fee. However, he recommended that the city follow a similarly structured and transparent process as the one established for transportation utility fees. He explained that utilizing an already recognized and established procedural framework would provide a cleaner and more transparent public process, including clear notice, public involvement, and identifiable standards for evaluating and implementing the proposed fee structure.

**Council Member McGuire motioned to recess the City Council Budget Meeting and move to executive closed session for the discussion of the purchase, exchange, or lease of real property. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.**

**D. Executive Closed Sessions:**

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

**Council Member Harris motioned to adjourn the executive closed session and return to the City Council Budget Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.**

**Council Member Shelton motioned to adjourn the March 17, 2026 City Council Budget Meeting. Council Member McGuire seconded the motion. Vote was 5-0, unanimous in favor.**

**ADJOURNMENT**

The March 17, 2026 City Council Budget Meeting adjourned at 5:39 p.m.

UNAPPROVED

SOUTH JORDAN CITY  
CITY COUNCIL STUDY MEETING

APRIL 7, 2026

**Present:** Mayor Dawn R. 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, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, Police Chief Jeff Carr, Fire Chief Chris Dawson, Director of Administrative Services Melinda Seager, Associate Director of Human Resources Corinne Thacker, Director of Recreation Janell Payne, Arts Program Coordinator Tiffany Parker, Associate Director of Finance Katie Olson, Director of Planning & Economic Development Brian Preece, Long-Range Planner Joe Moss, Director of Public Works Raymond Garrison, Deputy City/Transportation Engineer Jeremy Nielson, PIO/Communication Manager Rachael Van Cleave, CTO Matthew Davis, Senior System Administrator Phill Brown, City Recorder Anna Crookston

**Absent:**

**Other (Electronic) Attendance:** City Attorney Ryan Loose, Fred Philpot

**Other (In-Person) Attendance:** Jordan Hintze, Sam Bishop

4:38 P.M.  
REGULAR MEETING

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

Mayor Dawn R. Ramsey discussed the city’s ongoing budget conversations and the need to secure a dedicated funding source for parks. She noted that annual resident surveys consistently identify parks as the community’s top priority and emphasized the importance of protecting and maintaining park services as the city continues to experience rapid growth. The council has been exploring the possibility of implementing a parks utility fee similar to other dedicated revenue streams already used by the city. She shared feedback from discussions with city staff, including concerns raised by Cameron Deihl regarding the potential political and legislative implications of adopting such a fee. Specifically, there was concern that implementing a new utility fee could attract attention from legislators or the Utah State Tax Commission and potentially lead to

legislation restricting municipalities' ability to impose similar fees in the future. She explained that the concern was not about the city's immediate authority to implement the fee, but rather the possibility of the city becoming a focal point for broader legislative efforts limiting municipal funding tools. She reiterated that the city's primary objective is to ensure stable, dedicated funding for parks so that park resources are protected even when other general fund costs increase. She stated that placing all funding within the general fund can create challenges when expenses rise unexpectedly in other areas. She also emphasized that maintaining park service levels will require additional funding in the coming fiscal year. Several potential funding options were mentioned, including pursuing a parks utility fee, increasing property taxes, or exploring other revenue mechanisms. She suggested the city could engage in strategic discussions with legislators and organizations such as the Utah Taxpayers Association to explain the city's data and rationale for seeking dedicated park funding. She also acknowledged broader frustrations regarding increasing legislative limitations on municipal revenue options, noting concerns about restrictions related to fees, impact fees, and property taxes. She noted that staff needs direction from the council on how to proceed so that planning and budget preparation could continue in a timely manner.

Council Member Johnson noted that state legislative actions have significantly influenced how municipalities fund core services over time. She reflected that police and fire services were once primarily funded through sales tax. She noted both community growth and legislative changes have affected municipal finance structures and affect how cities evaluate public service needs.

Mayor Ramsey emphasized that the city's objective is to remain transparent, service-oriented, and responsive to resident priorities while planning for the community's long-term needs. She explained that discussions with stakeholders acknowledged the city's rationale for pursuing dedicated park funding, but there remains a possibility that state leaders could prefer the funding be implemented through a tax structure rather than a fee. She stated that if the council wished to continue exploring a parks utility fee, she would begin coordinating meetings with legislators and other organizations to present supporting data and explain the city's reasoning in advance. She also outlined alternative funding options, including a property tax increase or the creation of a park district, noting that these approaches could generate similar revenue outcomes. She expressed support for transparency in taxation and referenced the principles promoted by the Utah Taxpayers Association, stating that funding decisions should be made openly and publicly rather than through less visible processes. She emphasized that any proposal considered by the city would follow a transparent process consistent with the council's established practices and values. She concluded by requesting direction and input from the council regarding whether to continue pursuing the utility fee concept, consider alternative funding mechanisms, or prioritize concerns about potential legislative responses and public reception. She stressed the importance of the council making the decision collectively and sharing responsibility for whichever course of action is chosen.

Council Member Johnson recalled prior discussions regarding the financial impact of potential funding options and stated that, based on earlier information presented to the council, a property tax approach may result in a lower cost for the average resident compared to a utility fee.

City Manager Dustin Lewis explained that the total amount of revenue needed to support parks would remain the same regardless of the funding mechanism chosen; however, the difference lies in how the costs are distributed and collected. He stated that a parks utility fee would primarily

apply to residential properties because residents are the primary users of parks, while a property tax approach would place a larger share of the burden on commercial properties due to their higher assessed values. He noted that payment structure could also affect how residents experience the cost, as a utility fee could be incorporated into smaller monthly payments, whereas property taxes are generally paid annually. He further explained that property tax revenue would flow into the city's general fund, where parks funding would compete with other municipal priorities such as police, fire, public works, and engineering services. In contrast, he stated that a dedicated parks fee would function similarly to an enterprise fund by directing revenue specifically toward parks and related master plan priorities previously identified by the community. He emphasized that a dedicated funding source would help ensure the city can continue maintaining and expanding park services consistent with long-term community goals. He also cautioned that without dedicated funding, increasing budget pressures could result in public safety and other essential services taking priority over parks, potentially limiting future park improvements, reducing maintenance levels, or affecting the city's ability to preserve park assets.

Council Member Shelton stated that the financial challenges being discussed have already affected the city's parks system. He noted that the city owns land that has been designated for park development for many years but remains undeveloped due to a lack of funding. He also stated that the city has already reduced park maintenance schedules as a result of financial constraints. He emphasized that the situation described by staff is not hypothetical, explaining that the absence of dedicated funding has already limited the city's ability to develop planned park spaces and maintain existing facilities at desired levels. He added that some park properties currently have no foreseeable development plans because funding has not been secured.

City Manager Lewis stated that the city has park-designated land that officials had intended to develop into active park space, but those projects have not moved forward because funding has not been available. He noted that, without a dedicated funding source, there are currently no plans to complete development of those properties.

Council Member McGuire expressed support for the concept of a park's utility fee, stating that he values the transparency associated with a dedicated funding mechanism. He noted that the proposed fee would be supported by a formal study to determine the appropriate amount and that the revenue would be restricted specifically for parks purposes, preventing it from being redirected to unrelated expenses. He stated that a dedicated fee structure could provide residents with a clearer understanding of how their money is being used and how it supports park services and improvements. He contrasted this approach with a general property tax increase, noting that property tax revenues are not necessarily tied to a single purpose and may be allocated among various city priorities. He also acknowledged concerns about accountability and stated that dedicated funding mechanisms may help prevent misuse of funds by ensuring revenues are tied directly to identified services. At the same time, he said he personally believes property taxes are traditionally intended to support a broad range of municipal services. However, he explained that legislative limitations on municipal funding options, combined with the desire for greater transparency, have led him to view a dedicated fee as a potentially preferable option in this circumstance, particularly because it would align with the city's parks and recreation master plan and associated funding study.

Council Member Johnson stated that if the city chooses to pursue a park utility fee or similar funding mechanism, the city should prioritize proactive and aggressive transparency with residents throughout the process. She emphasized the importance of informing the public well in advance through ongoing communication efforts, including social media outreach and other public information channels. She expressed the view that early and consistent communication would help residents better understand the proposal and could reduce potential public backlash. She noted that public response and complaints are likely to depend on how effectively the city communicates the purpose, need, and benefits of the funding proposal before implementation.

Council Member McGuire noted that potential legislative reactions to a park's utility fee may not necessarily come from legislators directly representing the city. He stated that concerns or scrutiny could originate from a variety of sources, including legislators from other communities, organizations such as the Utah Taxpayers Association, or public feedback and complaints raised by residents or outside groups. He emphasized the uncertainty surrounding how and where opposition to the proposal could emerge.

Mayor Ramsey stated that outside organizations and interest groups may also influence the legislative process by encouraging lawmakers to sponsor legislation related to municipal funding practices. She noted that the legislature contains a wide range of viewpoints and that cities often become the focus of legislative proposals affecting local government authority and revenue options. She explained that the city is attempting to navigate these broader policy considerations while determining the best path forward for funding parks and maintaining services. She reiterated that she wanted the council to make the decision collectively so that the direction chosen would reflect the unified position of the governing body.

Council Member Zander sought clarification regarding how a potential parks utility fee would be applied to residents. She asked whether the fee would apply to all households, including renters, and how that would differ from a property tax structure that is directly tied to property ownership. Staff clarified that the proposed parks utility fee would not be connected to property taxes but instead would be tied to utility bills. As a result, the fee would apply to all households or utility account holders within the city who pay utility bills, including renters in situations where utilities are billed directly to them. Council Member Zander confirmed that this answered her question and acknowledged that the fee would therefore be broader in application than a traditional property tax increase.

City Manager Lewis explained that the proposed parks utility fee would be structured similarly to other utility-based charges already included on monthly utility bills, such as garbage collection and storm water fees. He stated that the fee study currently being considered would determine the appropriate amount and allocation structure for different property types. He noted that apartment properties could be handled differently depending on how utilities are billed. In some cases, individual tenants pay utilities directly, while in others the property owner, homeowners association, or apartment management entity pays the utility bill. He explained that multifamily developments would likely be assessed proportionally based on the number of residential units, meaning an apartment complex with multiple units would contribute an equivalent amount to the number of households being served. He further clarified that commercial properties would not bear the same level of cost under a utility fee structure as they would under a property tax system.

because the proposed fee is tied more directly to residential use of parks rather than property value. He emphasized that the fee would appear as a separate line item on monthly utility bills, allowing residents to clearly see the amount being collected and ensuring transparency regarding how the funds are used. He stated that revenues generated by the fee would be restricted specifically for park-related purposes, including park maintenance, development, improvements, replacements, and future park construction.

Council Member Zander thanked staff for clarifying how the proposed parks utility fee would function and stated that she sees an advantage in a monthly fee structure compared to a larger annual property tax payment. She noted that spreading the cost across monthly utility bills may make the expense easier for some residents to budget for, particularly when compared to the significant increases that can appear on annual property tax statements. She also observed that residents may already experience higher tax bills due to increases from multiple taxing entities, including school districts, and that a monthly utility-based fee could feel more manageable and predictable for households than a single large annual increase.

City Manager Lewis explained that one benefit of a utility-based fee structure is the visibility and transparency it provides to residents through itemized monthly billing. He noted that, similar to existing charges for water, sewer, storm water, and garbage services, residents would be able to clearly see the parks fee listed on their utility bill each month. He stated that this approach allows residents to directly identify the specific cost associated with the park services being provided by the city.

Council Member Zander stated that she wanted to hear additional perspectives from fellow council members because they may have a broader understanding of the long-term financial picture facing the city. She acknowledged that she has historically been cautious about the use of fees and referenced previous discussions regarding special assessment or improvement-related funding mechanisms, noting concerns about municipalities relying too heavily on fees. Despite those reservations, she said she recognizes the city's current financial realities and agreed that the council must either reduce service levels or identify additional funding sources. She expressed openness to the park's utility fee concept, stating that the smaller monthly payment structure may make it more manageable for residents compared to larger annual tax increases. She emphasized that if the city moves forward with the proposal, it should do so with confidence, transparency, and a strong public communication strategy. She stated that city leadership should clearly explain the reasons for the proposal, demonstrate that extensive research and due diligence were completed, and communicate that the decision was reached after months of deliberation and data analysis rather than as a reactionary measure. She added that consistent messaging from elected officials and city staff would be important to ensure residents understand the rationale behind the decision and the data supporting it.

Council Member Harris stated that when a city seeks additional revenue, it can either collect funds through broad general mechanisms or through more specific and targeted funding sources. He expressed support for a dedicated parks fee because it would provide residents with a clearer understanding of exactly where the money is being allocated and the purpose it is intended to serve. He emphasized that transparency should remain a central priority if the city moves forward with the proposal. He noted that the city could implement communication and public outreach efforts

similar to those used during the truth-in-taxation process, so residents are fully informed about the proposal and its intended use. He stated that the objective would not be to avoid public scrutiny or make the funding less noticeable, but rather to ensure the process is as open and transparent as possible. He also expressed appreciation for the specificity of a dedicated parks funding mechanism, noting that residents may find a clearly defined and purpose-driven fee more understandable and acceptable because the revenue would be directly tied to park-related services and improvements.

City Manager Lewis stated that a dedicated parks fee could also improve the city's ability to communicate the direct costs associated with parks amenities and resident requests. He explained that when residents request additional facilities, such as tennis courts, pickleball courts, baseball fields, or playground replacements, the city would be able to clearly demonstrate the financial impact of those projects on the monthly parks fee. He provided examples of how the city could explain the cost of proposed amenities in practical terms, such as identifying how much a specific project would increase the average monthly fee for residents. He noted that this type of funding structure allows for more direct and understandable conversations about the relationship between desired park improvements and the costs required to build, maintain, or replace those amenities. He contrasted this with general tax increases, which can be more difficult for residents to connect to individual projects or services. He stated that a dedicated fee structure would provide a clearer framework for showing how specific park investments are funded over time and how those costs are distributed across the community.

Mayor Ramsey shared that Cameron Deihl had suggested the city could consider a bond approach similar to actions previously taken by Salt Lake City for park and roadway-related projects. She explained that Salt Lake City has used bonds to address maintenance and infrastructure needs without significant public backlash. However, she stated that South Jordan has historically not used bonding to fund ongoing maintenance and operations, and she emphasized that the city's current discussion is focused on securing sustainable funding for long-term park maintenance and preservation rather than constructing a single large capital project. She acknowledged that even with a bond approach, the city would still need to identify a revenue source to repay the bond obligations. She reiterated that staff needed direction from the council regarding whether to continue pursuing the park's utility fee concept or shift toward a different funding strategy because project timelines and budget planning require timely decisions. She stated that while she respects the work of the legislature and recognizes that legislators hold a range of perspectives, her primary responsibility is to serve the residents of South Jordan. She described the proposed parks funding approach as an effort to provide a transparent, clearly defined, and long-term solution aligned with resident priorities. She stressed that the city is not attempting to obscure costs or avoid public scrutiny, but rather to openly address identified community needs. She acknowledged the possibility that the proposal could attract criticism from legislators, advocacy organizations, or taxpayer groups and that South Jordan could become a prominent example in broader statewide debates regarding municipal fees. Despite those concerns, she stated that she believes the city is approaching the issue responsibly and transparently and that the city should proactively engage with stakeholders, legislators, and organizations to explain the supporting data and rationale behind the proposal. She concluded by emphasizing that although the city cannot control potential legislative reactions, elected officials have been entrusted by South Jordan residents to make decisions in the community's best interest. She stated that she is willing to accept the political risks

associated with the proposal if it helps the city remain accountable to residents and maintain the park services and amenities the community has consistently prioritized.

Council Member Zander questioned whether some municipalities may have previously adopted similar fees through standard council actions without the level of public outreach and visibility associated with a truth-in-taxation process. She clarified that she was not attempting to criticize other cities but suggested that some communities may have implemented fees in ways that residents perceived as less noticeable or less transparent than formal tax increase proceedings. She emphasized that South Jordan could instead position itself as an example of how to implement a parks utility fee through a highly transparent and public process. She suggested that the city could demonstrate a more open approach by proactively communicating with residents, clearly explaining the purpose of the fee, and publicly outlining the supporting data and reasoning behind the proposal. She expressed support for making South Jordan a model for transparency and accountability if the city chooses to move forward with the park's utility fee concept.

City Manager Lewis stated that he was aware of at least two cities that currently have monthly parks-related fees, although he was not familiar with the specific processes those cities used to adopt them. He explained that South Jordan is attempting to model its proposed approach after the framework used for transportation utility fees, including the use of supporting studies and established methodologies to determine how the fee would be structured and justified. He emphasized that if South Jordan becomes one of the more visible cities pursuing this type of funding mechanism, staff wants to ensure the process is handled as carefully, transparently, and correctly as possible. He stated that the city's goal is to follow a defensible and open process that clearly demonstrates how the fee is calculated and how the revenue would be used. He also noted that the primary alternative would be to pursue a traditional property tax increase through the truth-in-taxation process, which would likely generate public criticism as well. He stated that the parks utility fee concept offers an alternative funding mechanism that he believes has distinct benefits and merits, particularly in terms of transparency and dedicated funding for parks.

Council Member Zander remarked that the city would likely face criticism regardless of which funding decision is made, noting that residents would also react negatively if park conditions declined due to insufficient funding for maintenance and irrigation. She emphasized that failing to adequately fund parks and preserve existing amenities could create its own significant public concerns.

Council Member McGuire stated that the city may also face criticism from residents if it is unable to provide additional park amenities and recreational facilities. He referenced recent feedback from residents requesting amenities such as tennis facilities and dog parks and asking why South Jordan cannot offer the same types of services available in other communities. He suggested that resident expectations may be influenced by the city's reputation for providing a high level of service and amenities. He indicated that many residents likely expect South Jordan to continue maintaining and expanding recreational opportunities comparable to or exceeding those offered by neighboring cities.

City Manager Lewis stated that many cities struggle to adequately maintain their parks due to financial limitations. He shared a recent conversation with another city manager who described a

situation in another state where a municipality relinquished control of park property because it could no longer afford ongoing maintenance costs. He explained that, in the example discussed, the park property had originally been leased from a railroad company. When the city determined it could no longer maintain the park, it returned the land to the railroad company rather than continue operating the facility. He noted that without consistent maintenance and funding, park spaces can quickly deteriorate and become neglected. He also emphasized the broader community benefits associated with well-maintained parks. He stated that quality parks help attract residents and visitors to the community, contribute to the city's overall appearance and quality of life, and can positively impact surrounding property values. He stressed that maintaining parks provides long-term value to the community beyond recreation alone.

Mayor Ramsey emphasized that preserving and maintaining parks remains a significant priority for residents and city leadership. She stated that requesting additional funding from residents is not taken lightly and acknowledged the rising costs facing both the city and the community. She stressed that any proposal involving additional fees or taxes is considered carefully because of its financial impact on residents. She expressed support for establishing a dedicated long-term funding mechanism for parks in order to create greater financial stability and ensure the continued preservation of parks and open space for future generations. She described parks and open space as critical community assets and stated that the proposed approach is intended to provide a sustainable funding structure that can continue beyond the terms of the current council. She stated that the council appeared prepared to continue exploring the proposed funding direction and committed to conducting extensive public outreach and communication efforts. She emphasized the importance of proactively sharing information with residents and stakeholders, explaining the amount of research and deliberation involved in the proposal, and presenting a unified approach as a council.

#### **D. Discussion/Review of City Council Meeting**

Presentation Items:

- Proclamation in recognition of Arbor Day, April 18, 2026.
- 2025 Gale Museum End of Year report.

Action Item:

- Resolution R2026-08, Approving an agreement for installation of sewer improvements at the intersection of Highway U-111 and 11800 South on behalf of Jordan Basin Improvement District.

Public Hearing Items:

- Resolution R2026-06, Approving the 2026-2027 Annual Action Plan for the use of CDBG funds and authorizing the City to enter into a grant agreement for the use of CDBG funds.
- Ordinance 2026-02, Vacating a portion of Arranmore Drive right-of-way East of Bingham Rim Road.
- Ordinance 2026-08, Vacating a storm drain easement located on lot 123 of the Daybreak South Multi Family Plat 9 subdivision.
- Ordinance 2026-05, Amending sections 17.18.020 (Uses) and 17.54.100 (Mixed Use-Research and Development Zone) of the City of South Jordan Municipal Code to allow Personal Services and Professional Services as permitted uses.

- Ordinance 2026-07, Amending South Jordan Municipal Code Chapter 15.08 to add a new section adopting the International Fire Code and certain of its appendices as Section 15.08.050 and renumbering the remainder of the Chapter.

Mayor Ramsey provided an overview of upcoming agenda items for the regular council meeting. She stated that Museum Curator Maren Svare would present the Gale Museum end-of-year report. She referenced an action item involving an agreement related to sewer line installation, explaining that sewer infrastructure would be installed concurrently with planned water line work in the same area to avoid the need to later excavate newly completed roads. She noted that the coordinated approach is intended to reduce future road disruptions and associated impacts to the area. She then outlined several public hearing items scheduled for the meeting, including discussion of Community Development Block Grant (CDBG) funding. She also noted two proposed right-of-way vacation items in the Daybreak area, describing them as small adjustments intended to clean up parcel and plat configurations. Additional agenda items included a proposed amendment to the business section of the city code and consideration of adopting the International Fire Code.

**E. Presentation Item:**

- E.1. South Jordan Art's Council member appointment. (By Director of Recreation, Janell Payne)

Director of Recreation Janell Payne introduced applicant Jordan Hintze being considered by the Arts Council and noted that council members had previously received his application materials. She stated that the applicant has recently become involved in arts programming within the city, including participation in the recent Art Swap Gala. She then invited council members to ask questions regarding the applicant or the appointment consideration.

Mayor Ramsey invited Mr. Hintze to introduce himself to the council and provide a brief overview of his background. She asked him to explain his interest in serving on the Arts Council and share why he would like to become involved.

Jordan Hintze introduced himself and stated that he currently works as a legal assistant. He explained that he is interested in serving on the Arts Council because he comes from a family that values community involvement and participation. He said that his preferred area of involvement has been the arts, which motivated him to seek opportunities to contribute within the city's arts programs. He shared that during the recent Art Swap Gala; he spoke with members of the Arts Council about ways to become involved. According to him, he was encouraged to apply to serve on the committee and to participate in the upcoming "Guys and Dolls" production.

Mayor Ramsey asked if he had auditioned for the upcoming "Guys and Dolls" production, and after he confirmed that he had. She then asked Mr. Hintze to provide additional information about his educational and personal background.

Mr. Hintze described his artistic background and stated that he has been taking drawing lessons for approximately four years and began studying oil painting within the past year and a half. He shared that he has taken voice lessons for about three years and guitar lessons for approximately

five years. He explained that his primary artistic interests involve continuing to develop both his visual art and musical skills. He noted that he has lived in South Jordan for approximately two years and that prior to living in South Jordan, he lived in Lehi. Before that, he attended school at Brigham Young University in Provo. He added that he has gradually moved northward over time before settling in South Jordan.

Council Member McGuire stated that he previously had the opportunity to speak briefly with Mr. Hintze at the Art Swap Gala and appreciated the chance to get to know him during that event.

Mayor Ramsey explained the city's process for board and committee appointments. She stated that applicants are invited to attend the meeting so council members can ask introductory questions and learn more about their background and interests. She explained the council would deliberate later and that Mr. Hintze would likely receive a phone call that evening regarding the council's decision. She clarified that official appointments are not approved during the study meeting. Instead, selected applicants return at a future regular council meeting where the appointment is formally considered and approved in an official public meeting.

**F. Discussion Items:**

**F.1. Parking. (By Long-Range Planner, Joe Moss)**

Director of Planning & Economic Development Brian Preece informed the council that staff reports and meeting materials have recently been updated in response to new ADA accessibility requirements that take effect in April 2025. He explained that the city has been working to ensure documents posted online and included in public meeting packets are compatible with screen readers and other accessibility tools for individuals with visual impairments and other disabilities. He noted that the revised formatting may make reports appear longer or different than in the past because staff must now include more detailed descriptions of images, graphics, and other visual content. He stated that these accessibility requirements apply broadly to materials placed on the city's website, included in council packets, or otherwise made publicly available online. He acknowledged the efforts of several staff members who have been assisting departments in implementing the new standards. Transitioning to the discussion item, he explained that the council would be discussing parking regulations and related policy considerations. He stated that the city frequently receives public feedback regarding its parking ordinances, including concerns that some regulations may be outdated, require excessive parking, or contribute to large expanses of asphalt. He noted that ongoing affordable housing discussions have created an appropriate opportunity to revisit parking requirements and evaluate whether changes may be warranted. He stated that staff was seeking direction from the council regarding how extensively they would like staff to review and potentially revise the city's parking regulations.

Long-Range Planner Joe Moss explained that the parking discussion was being prompted in part by requirements associated with the city's moderate income housing plan. He stated that recent legislative changes, including House Bill 436, temporarily paused reporting requirements for the moderate-income housing plan during the current year, which has provided the city with additional time and flexibility to evaluate potential policy changes. He reviewed prepared presentation (Attachment A). He explained that the city's adopted moderate income housing plan includes a

required strategy related to reducing or eliminating parking requirements for certain residential developments. He stated that the strategy specifically focuses on areas such as transit station areas or housing types, including senior housing, where residents may be less likely to own vehicles. He explained that the city has previously taken limited preliminary steps toward addressing this strategy, but additional review and policy evaluation will likely be necessary before the next required state report in 2027. He stated that the city must demonstrate progress on each selected strategy within the moderate-income housing plan and that the state will expect the city to show it has meaningfully evaluated whether existing parking standards remain appropriate, particularly in transit-oriented and residential development areas. He then reviewed the city's current parking requirements for residential development. He explained that existing multifamily standards require one and one-half parking spaces for a one-bedroom apartment, two spaces for a two-bedroom apartment, and two and one-half spaces for a three-bedroom apartment. He also noted that, unlike some municipalities, South Jordan's current ordinance does not include separate guest parking requirements for multifamily developments.

Director Preece clarified that the purpose of the parking ordinance review is not solely to reduce parking requirements across the city. Instead, he explained that staff intends to conduct a comprehensive evaluation of existing standards to determine whether current requirements remain appropriate in different contexts. He stated that the review could ultimately lead to reductions in parking requirements in some areas while identifying locations or development types where additional parking may actually be necessary. He emphasized that the goal is to take a balanced and holistic approach to evaluating parking standards rather than assuming that all requirements should automatically be lowered.

Long-Range Planner Moss explained that the city's review of parking standards could include adjustments that redistribute parking requirements rather than simply reducing them overall. He noted that South Jordan currently does not require dedicated guest parking for multifamily developments, and staff may consider introducing guest parking requirements as part of a revised ordinance. He stated that under such an approach, the city could potentially lower certain unit-specific parking requirements, such as the current requirement for three-bedroom units, while offsetting those reductions through the addition of designated guest parking spaces. He explained that the objective would be to create a more balanced and functional parking system that better reflects actual parking demand and usage patterns.

Council Member McGuire stated that, based on recent meetings with residents in the Rushton Meadow neighborhood, he believes the city should include guest parking requirements in future revisions to the parking ordinance. He indicated that concerns raised by residents in that area highlighted the need for designated guest parking accommodations within residential developments.

Long-Range Planner Moss agreed that guest parking requirements should be evaluated as part of any future revisions to the city's parking ordinance. He continued reviewing prepared presentation (Attachment A). He explained that the current ordinance requires two parking spaces per unit for single-family and two-family dwellings. He also noted that the city presently does not have separate parking standards for senior housing developments. He stated that many municipalities establish lower parking ratios for senior housing because residents in those developments are

generally less likely to own multiple vehicles. He explained that senior households often have fewer drivers or may rely on a single vehicle, which can result in lower overall parking demand compared to other residential housing types.

Mayor Ramsey asked for clarification regarding the definition of “senior housing” as it relates to potential parking standards. She specifically asked whether the category would include 55-and-older residential communities or whether staff were referring more specifically to developments such as assisted living or senior care facilities.

Long-Range Planner Moss explained that the term “senior housing” is not specifically defined within the relevant legislation and remains somewhat open-ended. He stated that the city has flexibility to establish its own definition for zoning and parking purposes and could determine which types of age-restricted or senior-oriented housing developments would qualify under any revised parking standards.

Mayor Ramsey stated that she believes the city should clearly define the types of developments that qualify as senior housing within the parking ordinance because there can be significant differences in parking demand among various senior-oriented communities. She noted that residents in age-restricted communities such as Garden Park may still commonly own and use vehicles, while residents in facilities such as Sagewood may have different transportation needs and lower rates of vehicle ownership. She emphasized that these distinctions should be considered when evaluating appropriate parking requirements.

Long-Range Planner Moss stated that the city’s current parking ordinance does not include specific parking requirements for certain housing types, such as townhomes or other “missing middle” housing developments. He explained that parking needs for these types of developments may vary depending on location and context, including whether the project is located within a transit station area or outside those areas. He noted that location-specific standards could be one option the city considers during the ordinance review process. He also identified several areas within the current parking ordinance that staff believe may be ambiguous or in need of refinement. He explained that some existing parking requirements are based on factors such as fixed seating capacity or the number of employees within a building. He noted those standards can be difficult to administer and enforce during the site plan review process because staff may not yet know the exact number of seats or employees a business will ultimately have when plans are submitted. He noted that other municipalities have begun moving away from those types of parking calculations in favor of standards that are easier to apply consistently and verify during development review.

Director Preece added that the city’s parking ordinance contains provisions that require additional clarification because staff have encountered situations where applicants attempt to interpret the language in ways that circumvent the intent of the ordinance. He explained that one area needing clarification involves the definition of “fixed seating” within parking calculations. He described a recent situation in which an applicant argued that folding chairs stored within a building could qualify as fixed seating for the purpose of reducing required parking ratios. He stated that staff does not believe this interpretation aligns with the intent of the ordinance and noted that the current wording may not clearly prevent such interpretations. He further explained that the issue is particularly concerning in areas already experiencing parking shortages, including areas near the

high school where parking demand is already high. He stated that clarifying ordinance language would help staff apply parking standards more consistently and prevent situations where developments provide substantially less parking than intended under the code.

Long-Range Planner Moss agreed that clarifying portions of the parking ordinance would be beneficial as part of the broader review process. He explained that since staff are already evaluating the ordinance in response to moderate income housing requirements, it presents an opportunity to address additional issues and modernize portions of the code that may no longer reflect current development patterns or parking needs. He stated that many of the city's existing parking ratios appear to be approximately 25 to 30 years old and may not have been comprehensively reevaluated in recent years. He emphasized that while some standards may still be appropriate, staff have not recently conducted a full assessment to determine whether the requirements continue to align with current development practices and community needs. He noted that the temporary extension in state reporting requirements provides staff with additional time to conduct a more thorough review. He also explained that the city's current process for handling land uses not specifically listed in the parking ordinance requires those matters to be brought before the city council for direction. He stated that many municipalities instead rely on industry standards, such as the Institute of Transportation Engineers (ITE) parking manuals, which contain detailed parking ratios for a wide range of uses. He noted that some cities, including Cottonwood Heights, rely heavily on those industry standards rather than maintaining extensive parking ratio tables within their ordinances. He stated that incorporating references to recognized standards could help streamline the site plan review process and improve administrative efficiency. He further explained that the current ordinance allows certain uses, such as miniature golf and other entertainment-related facilities, to be evaluated on a case-by-case basis, which can lead to inconsistencies. He stated that creating more standardized criteria would improve consistency, predictability, and enforceability across different projects. Additional topics staff may evaluate during the ordinance review include requirements for designated drop-off and pick-up spaces for use such as daycare facilities, as well as standards governing parking reductions and shared parking agreements. He noted that many municipalities include detailed criteria for those situations, while South Jordan's current ordinance provides limited guidance. He stated that adding clearer standards would improve enforcement and create a more consistent review process for future development applications.

Director Preece explained that the city currently has limited formal guidance when applicants request reductions to required parking amounts. He referenced a previous parking reduction request for a seminary building in which staff relied on comparisons with similar facilities in other locations to evaluate the proposal. He stated that, in many situations, comparable information is not readily available, making it more difficult to assess whether requested parking reductions are appropriate. He suggested that the city could strengthen the ordinance by requiring formal parking studies for reduction requests, similar to the traffic studies already required for certain developments. He noted those studies would provide the council and staff with more objective data and analysis to support decision-making. He also noted that the council could choose whether to continue reviewing such requests directly or delegate portions of the review process to city engineering staff. Regardless of the selected process, he stated that having formal studies and engineering review would provide clearer standards and more consistent guidance for evaluating parking reduction requests.

Council Member Johnson expressed surprise that there is not already a universally applied industry standard for parking requirements. She commented that she would have expected a major professional organization or industry group to have comprehensively studied parking demand and established more standardized guidance for municipalities to follow.

Director Preece stated that parking and traffic studies often involve a degree of professional judgment and interpretation rather than functioning as purely objective calculations. He explained that consultants hired by applicants may produce analyses that support the applicant's desired outcome, while studies commissioned by municipalities may reflect the city's priorities and concerns. He noted that the review process often involves evaluating differing perspectives and determining an appropriate balance between competing conclusions.

Deputy City/Transportation Engineer Jeremy Nielson agreed that parking and traffic studies often involve interpretation and professional judgment. He stated that while these studies rely on extensive data, the conclusions can vary depending on where and how the data is collected and sampled. He explained that many studies use information gathered from locations across the country and that industry organizations maintain large databases containing a wide range of parking ratios and related transportation data.

Long-Range Planner Moss explained that as part of the parking ordinance review, staff may reevaluate how different land uses are categorized within the city's parking requirement tables to better align with current development patterns. He noted that mixed-use developments and shopping centers can be difficult to regulate under highly specific parking ratios tied to individual tenant types, such as office, retail, or restaurant uses, because tenants often change over time. He stated that broader classifications, such as a general "shopping center" category with a blended parking ratio, could simplify long-term administration and enforcement. He also reiterated that parking reduction requests and traffic-related analyses currently lack consistent standards and often require city council review and approval. He explained that establishing clearer ordinance criteria could help standardize the process for future applicants and reduce administrative complexity. He continued to review prepared presentation (Attachment A). He outlined several types of parking reduction and management strategies used in other municipalities that South Jordan could consider incorporating into its ordinance. These included standards related to traffic and stacking studies, reductions for developments located near transit stations, travel mode reductions for projects demonstrating increased transit usage, and shared parking agreements. He referenced examples from other cities, including Millcreek, which have detailed criteria governing shared parking arrangements and related parking reduction standards. He also noted that some municipalities regulate valet parking and off-site parking arrangements through ordinance provisions. He discussed the possibility of incorporating bicycle parking requirements into future development standards. He stated that improving bicycle infrastructure and connectivity is a goal identified in the city's general plan and noted that providing secure and accessible bicycle parking is an important component of supporting alternative transportation options. He explained that bicycle parking is generally a low-cost improvement for developers and can be incorporated during the site plan review process with minimal difficulty. He further suggested that bicycle parking requirements could vary depending on proximity to transit stations, trails, or other transportation corridors. He noted that a growing number of Utah cities, including Lehi, Millcreek, Holladay,

Salt Lake City, and Provo, have already adopted bicycle parking requirements as part of their development ordinances.

Council Member Johnson asked whether developments that provide bicycle parking or alternative transportation accommodation would receive a corresponding reduction in the number of required automobile parking stalls under the proposed ordinance changes.

Long-Range Planner Moss explained that whether bicycle parking results in a reduction to required vehicle parking depends on the specific ordinance adopted by each city. He stated that some municipalities allow parking reductions when developments can demonstrate that alternative transportation options, such as bicycling or transit use, are expected to reduce vehicle demand. He noted that if a development actively supports bicycle transportation through infrastructure and amenities, the city could consider allowing corresponding reductions in automobile parking requirements. However, he emphasized that South Jordan has flexibility in determining whether to include such provisions and how they would be structured. He stated that staff could evaluate whether incentives related to bicycle parking, bike facilities, or other transportation improvements would be appropriate as part of the ordinance review process.

Council Member McGuire emphasized that any bicycle parking requirements or related parking reductions should be tailored appropriately to the type of business and surrounding area. He shared an example from a redevelopment project he worked on in Salt Lake City approximately 13 years earlier, where the project was required to install bicycle parking despite being in an industrial zone. He stated that, to his knowledge, the bicycle parking facility had never been used during that time and that he did not anticipate future demand in that particular setting. He noted that industrial areas generally do not experience significant bicycle traffic and stressed the importance of ensuring that any future bicycle parking requirements are applied in locations where they are likely to be practical and utilized.

Mayor Ramsey noted that the need for bicycle parking can vary significantly depending on the location and type of activity occurring in an area. She referenced recent events in the Daybreak community, stating that following the first concert and the first baseball game held there the previous year, residents overwhelmingly expressed that additional bicycle parking was needed. She stated that, in those types of settings, increased bicycle parking was appropriate and reflected strong community demand.

Council Member McGuire agreed that bicycle parking requirements can be appropriate in areas where cycling is more likely to occur. He stated that destinations such as the Daybreak entertainment and activity areas are locations where residents are more inclined to ride bicycles. He also noted that if industrial areas were ever redeveloped into more mixed-use or activity-oriented districts, bicycle usage in those areas could similarly increase.

Long-Range Planner Moss stated that staff is seeking direction from the council regarding the scope of the city's parking ordinance review and how extensively the council would like staff to evaluate potential changes. He explained that the review could be approached at varying levels. At the most limited level, staff could focus only on the requirements directly tied to the city's moderate income housing plan, specifically evaluating residential parking standards in transit-

oriented areas. At a moderate level, staff could also address known issues and clarifications within the ordinance, including items such as fixed seating definitions and other ambiguities previously discussed. He stated that a more comprehensive review could involve a broader evaluation of the city's parking ratios and whether existing standards continue to function effectively for current development patterns and community needs. He noted that bicycle parking requirements could likely be considered independently and incorporated regardless of the overall scope selected by the council. From a staff perspective, he stated that there appears to be value in pursuing at least a moderate-level review to address identified ordinance issues and improve clarity and consistency. He indicated that staff believed there could also be benefits to conducting a more extensive evaluation if the council was comfortable proceeding at that level.

Mayor Ramsey stated that she supports reviewing and updating the city's parking ordinance but expressed strong reservations about adopting parking models associated with "new urbanism" approaches that significantly reduce parking requirements. She explained that, while she has attended many presentations promoting reduced parking standards and transit-oriented planning, she does not believe South Jordan currently has the transit infrastructure necessary to support those approaches. She stated that residents in South Jordan remain highly dependent on personal vehicles because public transportation options and regional transit connections are still limited. Although the city continues working to improve transit access, she emphasized that the existing system is not yet sufficient to replace the need for automobile travel for most residents and businesses. She cautioned against relying too heavily on generalized national parking standards, noting that South Jordan's transportation realities differ from communities with more robust transit systems. She referenced several local examples where parking shortages have already created challenges near the TRAX line, where patrons still primarily arrive by car despite the nearby transit access. She stated that the city frequently receives resident complaints regarding insufficient parking availability, including concerns about overcrowded streets and inadequate parking near businesses and residential areas. She emphasized that she does not want ordinance revisions to significantly reduce parking requirements in a way that would worsen those existing concerns. At the same time, she expressed support for incorporating bicycle parking improvements into future planning efforts and stated that she viewed bicycle parking as a positive addition to the city's transportation and development infrastructure.

Director Preece responded that eliminating parking or significantly reducing parking requirements had not been staff's intention in conducting the ordinance review. He stated that staff's objective is to ensure the city's parking regulations function effectively and appropriately for South Jordan's needs. He explained that staff anticipate that some areas may require additional parking while others may warrant adjustments or refinements, but not broad reductions in parking availability. He expressed appreciation for the council's direction and clarification regarding expectations for the ordinance review process.

Long-Range Planner Moss clarified that staff was not proposing broad reductions to parking requirements throughout the city. He stated that the intent of the ordinance review is to ensure the city's parking standards continue to align with current development patterns and community needs. He explained that state legislation tied to the city's moderate income housing plan specifically requires the city to evaluate opportunities for reducing residential parking requirements within transit station areas. He noted that any potential parking reductions would likely be focused

primarily on station-area residential developments to ensure the city is appropriately calibrating parking requirements while remaining compliant with state requirements. He also noted that some parking issues in the Daybreak area are largely outside the city's direct control because those developments are governed through the community's Master Development Agreement (MDA) rather than the city's standard parking ordinance provisions.

Council Member Johnson stated that the city should seek a balanced approach to parking requirements that does not create unnecessary burdens for businesses while also preventing negative impacts on surrounding neighborhoods. She emphasized the importance of ensuring that parking standards adequately support commercial activity without causing overflow parking or related issues in nearby residential areas.

Director Preece stated that the city should avoid adopting parking standards that place local businesses at an economic disadvantage. He noted that, despite ongoing discussions about alternative transportation and evolving planning models, South Jordan residents and customers still largely rely on automobiles, making adequate parking an important consideration for supporting business activity and accessibility.

Mayor Ramsey clarified that she did not believe staff were advocating for the elimination of parking requirements, but she wanted to clearly communicate her expectations regarding the ordinance review process. She stated that South Jordan is not yet in a position to significantly reduce parking availability or undertake a major overhaul of parking standards based on reduced automobile dependence. She emphasized that residents still rely heavily on personal vehicles and that it will likely take many years before the city has sufficient transit infrastructure and alternative transportation options to support substantial reductions in parking requirements. She reiterated that any future recommendations should reflect the city's current transportation realities and continued reliance on automobile access.

Council Member Harris asked whether the city's parking analysis would account for the anticipated growth of accessory dwelling units (ADUs) as available land for development decreases and housing costs continue to rise. He noted that increased ADU development could create additional parking demand within residential neighborhoods and stated that those impacts should be considered as part of the city's long-term parking planning. He suggested that staff evaluate projected ADU growth and determine how those additional housing units may affect neighborhood parking needs, emphasizing that the issue should be incorporated into the ordinance review and future parking projections.

Director Preece agreed that changing development patterns and increasing land values will likely continue to influence parking needs over time. He noted that as land becomes more expensive and developable space becomes more limited, existing developments such as River Park may eventually seek to add additional buildings or increase density. He stated that, in those situations, structured parking may become necessary to accommodate future parking demand efficiently. He explained that rising land values and continued urban development trends will likely create a greater need for more intensive parking solutions in certain areas of the city.

Mayor Ramsey clarified that she is not advocating for urban or suburban sprawl or for excessive parking lots throughout the city. She stated that her concern is ensuring that parking standards remain practical for South Jordan’s current transportation realities. She explained that she has attended numerous presentations from national and state planning experts promoting reduced parking requirements and more urban-style development models, but she does not believe South Jordan has yet reached the point where those approaches can be fully implemented. She acknowledged that the city is actively working to improve transportation options, create activity centers, and encourage new forms of development, but emphasized that many residents still rely heavily on personal vehicles because alternatives remain limited. She stated that while the city continues progressing toward more connected and multimodal development patterns, the current transportation needs of residents must continue to be a central consideration in parking policy decisions.

F.2. Garbage and Recycle rates. (By Director of Public Works, Raymond Garrison)

Director of Public Works Raymond Garrison explained that the city recently completed an updated recycling and waste rate analysis. He provided background on why the update was necessary, stating the city’s current hauling services contract for recycling and waste collection is scheduled to expire in June, requiring the city to rebid those services. He explained that the city’s existing hauler was ultimately awarded the new contract; however, the updated bid reflected increased service costs. As a result, the city needed to update its rate model to evaluate the financial impact of the new contract pricing and determine what adjustments to garbage and recycling rates may be necessary moving forward. He then introduced Fred Philpott with Lewis, Robertson, & Burningham (LRB) to review the details of the updated rate analysis.

Fred Philpot reviewed prepared presentation (Attachment B). He explained that the city previously completed a rate analysis in summer 2025 and recently updated that analysis to reflect the costs associated with the newly awarded waste and recycling collection contract. He reviewed the city’s current rate structure, noting that the existing sanitation fee is \$16.05 for the first garbage can and \$10.74 for each additional can. He stated that the recycling fee is currently \$2 per can and that dumpster rental fees were previously increased to \$50 for weekdays and \$100 for weekends. He explained that the updated analysis focused on maintaining adequate fund balances, minimizing the need for bonding, and ensuring an equitable rate structure. He noted that the revised model incorporated the increased contract costs associated with weekly recycling collection service, updated demand data, and continued inclusion of estimated Public Works facility costs associated with sanitation operations. Based on the updated analysis, he stated that staff are proposing a 17% increase to the garbage collection fee, followed by future annual inflationary adjustments rather than the previously modeled equalized annual increases. He noted that the proposed adjustment is intended to account for the increased contractual costs while maintaining long-term revenue sufficiency. He also outlined proposed changes to recycling rates, including increasing the recycling fee from \$2 to \$4 per can. He stated the increase is intended to recover a greater portion of recycling collection costs, although the proposed rate would still not fully offset the total cost of recycling services. In addition, staff proposed establishing an additional recycling can fee equal to the additional garbage can fee to discourage misuse of recycling containers for standard garbage disposal. He noted that no increase was proposed for dumpster rental fees. He stated that the

revised rate structure would help the sanitation fund maintain the city's target fund balance level of approximately 35% of annual revenues while continuing to support operational and contractual obligations. He concluded by outlining the next steps, which include reviewing and refining assumptions if necessary, evaluating any alternative scenarios requested by the council, preparing final recommendations, updating the formal report, and ultimately proceeding toward adoption of the revised rates.

Council Member Harris asked for clarification regarding the city's newly awarded waste and recycling collection contract. He first requested confirmation of the contract's duration and then asked whether the pricing structure would remain fixed throughout the seven-year term or whether rates would vary during the life of the contract.

Director Garrison explained that the city's newly awarded waste and recycling collection agreement is a seven-year contract. He noted that haulers typically require longer contract terms because they must purchase and maintain specialized equipment to provide the service. He further explained that the contract pricing is not fixed for the entire seven-year period. Instead, the contract includes annual adjustments tied to the Consumer Price Index (CPI), resulting in expected yearly cost increases of approximately 3-4% for hauling services.

Council Member Harris asked whether the inflationary increases included in the proposed rate model generally correspond with the annual CPI adjustments built into the city's hauling contract. He also requested clarification regarding the sanitation fund balance, asking whether revenues collected beyond the city's annual hauling expenses are retained within the fund balance reserve.

Director Garrison explained that the proposed rate model accounts not only for the annual CPI increases in the hauling contract, but also for operational cost changes such as fluctuations in landfill tonnage fees and other sanitation-related expenses. He further explained that revenues collected beyond the city's operational expenses are retained within the sanitation fund balance reserve. He noted that the fund balance can also be used to help stabilize rates and maintain the city's targeted reserve level over time.

Mr. Philpot clarified that the financial model already incorporates projected annual inflationary increases associated with the city's hauling contracts. He explained that the analysis assumes an approximate 4% annual increase in contract costs based on anticipated CPI adjustments. He noted that the city may need to reevaluate the model in the future if inflation rises significantly above current projections but stated that the current analysis accounts for expected annual contractual cost increases within the proposed rate structure.

Council Member Shelton asked whether state restrictions related to fund balance limits apply to the city's sanitation fund or whether the sanitation fund is treated separately from those requirements. He also asked whether the targeted fund balance level discussed in the analysis is mandated by state regulation or is a policy choice made by the City.

Assistant City Manager Jason Rasmussen explained that the city has established target reserve levels for its enterprise funds, including the water, stormwater, and sanitation funds, to maintain emergency reserves and financial stability. He stated that these reserve targets are city policy

decisions rather than state-imposed requirements. He also referenced the proposed 35% fund balance target discussed during the presentation and noted that consultant Fred Philpot could provide additional detail regarding the rationale for that recommendation, particularly as it relates to financial planning and potential bonding considerations.

Mr. Philpot explained that the state-imposed fund balance limitations applicable to general funds do not apply to enterprise funds such as the city's sanitation fund. He stated that enterprise funds generally have greater flexibility in maintaining higher reserve balances. He noted that some municipalities intentionally maintain larger enterprise fund balances to support future capital investments or improve bond ratings. He explained that, as a matter of policy, enterprise funds are typically afforded more leniency in reserve levels than general governmental funds.

Council Member Shelton asked whether the proposed 35% fund balance target for the sanitation enterprise fund is typical among municipalities.

Mr. Philpot explained that a 35% fund balance target is generally consistent with common practices for enterprise funds. He stated that the target equates to approximately 124 days of working capital and noted that maintaining reserves equivalent to roughly 90 to 150 days of operating expenses is fairly standard for enterprise fund operations. He further explained that some municipalities maintain even higher reserve levels when preparing for future bonding or seeking to strengthen bond ratings, as larger reserves can improve financial metrics used by rating agencies. However, he stated that, for South Jordan's sanitation fund, staff and consultants believed that maintaining a 35% reserve level was both reasonable and fiscally prudent.

Assistant City Manager Rasmussen added that collaborative meetings were held among city staff during the rate analysis process. He explained that the discussions involved Fred Philpot, Public Works Director Raymond Garrison, CFO Sunil Naidu, and himself, and they focused on evaluating rates, operational costs, and related financial considerations. He noted that the group worked together as a collaborative internal team throughout the analysis process.

Council Member Shelton asked whether the sanitation fund's current balance already exceeds the proposed 35% reserve target, referencing the financial graph (Attachment B, slide 7) presented during the rate analysis discussion.

Mr. Philpot confirmed that the sanitation fund currently exceeds the proposed 35% reserve target and stated that the city presently has some financial cushion within the fund balance. He explained that the existing reserve level provides flexibility and reduces immediate pressure for larger rate increases to address operational deficits. He noted, however, that increasing contract costs and future operational expenses will place additional pressure on the fund over time. As those expenses rise, the city will contribute less to reserves and may eventually begin utilizing portions of the existing fund balance later in the financial projection period. He explained that this type of financial planning is typical for enterprise funds, where cities commonly project rate policies over a five-year period and periodically reevaluate them. He stated that the city can continue monitoring the fund annually and, if necessary, conduct updated rate studies near the end of the projection window to determine whether additional adjustments are needed.

Council Member Johnson asked whether the financial data and projections presented on screen during the presentation could be distributed to council members for further review.

Assistant City Manager Rasmussen confirmed that the financial data presented during the meeting could be distributed to council members for review. He explained that, unless staff receive additional direction from the council, the proposed garbage and recycling rate adjustments will be forwarded to CFO Naidu for inclusion in the city's fee schedule as part of the upcoming budget process, including the tentative budget discussions in May and the final budget adoption process in June.

Council Member Zander sought clarification regarding the proposed recycling fee structure. She confirmed that the recycling fee would increase from \$2 to \$4 per month and referenced the per-can fee amounts displayed in the presentation (Attachment B). She clarified that residents pay a monthly fee for each recycling can assigned to their property. She also asked for confirmation that all South Jordan residents currently receive recycling cans as part of the city's standard sanitation service and that residents are not automatically excluded from the recycling program. Additionally, she confirmed that the city intends to continue weekly recycling collection service rather than transitioning to an every-other-week schedule.

Assistant City Manager Rasmussen confirmed the city will continue to have weekly garbage and recycle collection. He summarized the proposed rate changes, stating that the primary garbage can fee would increase by approximately \$2.73 per month, the fee for an additional garbage can would increase by slightly more than \$1 per month, and the recycling fee would increase by \$2 per month. He clarified that the recycling fee is currently \$2 per month and would increase to \$4 per month under the proposal. He also noted that all residents currently receive a recycling can as part of the city's sanitation services. However, he explained that residents who wish to discontinue recycling service may follow an opt-out process through the Public Works Department.

Council Member McGuire stated that garbage collection services are similar to essential utility services such as sewer operations, in that residents expect them to function reliably and become frustrated when service problems occur. He noted that garbage collection is a basic municipal service that residents depend upon. He stated that the city is experiencing the same inflationary pressures affecting many other services and industries. He explained that when the city's service contracts increase in cost, those additional expenses ultimately must be passed through to residents because the city does not have the financial ability to absorb those increases within existing budgets.

**Council Member Zander motioned to recess the City Council Study Meeting and move to Executive Closed Session to discuss the purchase, exchange, or lease of real property and the character, professional competence, or 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.
- G.2. Discuss the character, professional competence, or physical or mental health of an individual.

*ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING*

**Council Member Johnson motioned to adjourn the Executive Closed Session and move back to the City Council Study Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.**

**ADJOURNMENT**

**Council Member Johnson motioned to adjourn the April 7, 2026 City Council Study Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.**

**ADJOURNMENT**

The April 7, 2026 City Council Study Meeting adjourned at 6:30 p.m.

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

APRIL 7, 2026

**Present:** Mayor Dawn R. 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, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, Police Chief Jeff Carr, Fire Chief Chris Dawson, Director of Administrative Services Melinda Seager, Associate Director of Human Resources Corinne Thacker, Director of Recreation Janell Payne, Arts Program Coordinator Tiffany Parker, Museum Curator Maren Svare, Associate Director of Finance Katie Olson, Director of Planning & Economic Development Brian Preece, Long-Range Planner Joe Moss, Director of Public Works Raymond Garrison, Deputy City/Transportation Engineer Jeremy Nielson, PIO/Communication Manager Rachael Van Cleave, CTO Matthew Davis, Senior System Administrator Phill Brown, City Recorder Anna Crookston

**Absent:**

**Other (Electronic) Attendance:** City Attorney Ryan Loose, Fred Philpot

**Other (In-Person) Attendance:** Leslie Schow, Joseph Anderson, Luane Jensen, Erie Walker, Linda Walker, Maddie Clements, Barrett Lyle, Stan Wells, Jaxon Rose, Brighton Bird, Kevin Ferreira, Alejandro Rosas, Menli A'alona, Gracie Thomsen, Daniela Estrada, Skyler Jensen, Kimberly Carter, Mannix Drage, Dylan McHenry, Sean McHenry, Mindy Kirton, Elena Kirton, Thomas Godfrey, Braden Kartchner, Jayda Ridge, Steven Burt, Chloe Judd, Robin Pierce, Charlee Nielson

6:37 P.M.  
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

**B. Invocation - By Council Member, Kathie Johnson**

Council Member Johnson offered the invocation.

**C. Pledge of Allegiance – By Director of Public Works, Raymond Garrison**

Director Raymond Garrison led the audience in the Pledge of Allegiance.

**D. Minute Approval:**

- D.1. February 17, 2026 City Council Study Meeting
- D.2. February 17, 2026 City Council Meeting

**Council Member Shelton motioned to approve the February 17, 2026 City Council Study and the February 17, 2026 City Council Meeting Minutes as published. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.**

**E. Mayor and Council Reports:**

Council Member Shelton reported attending several meetings and community events since the previous Council meeting, including meetings with the Jordan River Commission executive director and board members. He also participated in the groundbreaking ceremony for the Miller Performing Arts Center at the Daybreak Library and attended the Wasatch Adaptive Sports annual ski race and related dinner event. Additionally, he attended a Senior Advisory Committee meeting and recognized the service of the committee chair and spouse. He also expressed appreciation for staff involvement in community outreach efforts, specifically noting a presentation by Community Center Manager Jamie Anderson regarding senior programs and assistance from Parks staff in coordinating a youth service project at Skye Park planned for April.

Council Member Zander reported attending the groundbreaking ceremony for the Miller Performing Arts Center at the Daybreak Library. She noted appreciation for the generous contribution made by the Gail Miller family, which was recognized as a significant factor in accelerating the project timeline. She also attended the Daybreak Easter Trail Hop community event, where local businesses and residents participated in activities throughout the area. In addition, she shared that she has continued meeting with residents regarding development and open space interests within the city. She highlighted a recent discussion with representatives of St. Andrew's Catholic Church regarding plans for a future parish in the Daybreak area. She noted that the project is intended to include community-oriented amenities such as a food pantry and expressed appreciation for the organization's collaborative approach and community involvement goals.

Council Member Harris reported attending a meeting with the South Valley Chamber and expressed appreciation for the organization's continued support of local businesses within the city. He also attended a meeting with Jordan Basin regarding wastewater operations and noted that systems are functioning well. He also attended opening night for the Bees and commented positively on having the team located within the community. He also participated in the groundbreaking event for the Miller Performing Arts Center and noted ongoing involvement in various other meetings and community activities in service to City residents.

Council Member Johnson reported attending a Youth Council event in Logan and expressed appreciation for the level of engagement and participation demonstrated by the youth representatives from South Jordan. She noted that it was a valuable experience to spend time with the students and observe their involvement and leadership.

Council Member McGuire reported attending a meeting regarding a planned mural project for the Bingham Creek tunnel located beneath 4800 West. He explained that the City is partnering with the Bingham Creek Regional Park Authority Board on the project, which is intended to help discourage graffiti and enhance the appearance of the area. He also met with residents in the Rushton Meadows and Daybreak neighborhoods to discuss parking concerns. While acknowledging that parking discussions can be challenging, he expressed appreciation for the opportunity to engage directly with residents and hear their concerns. He additionally attended several other community events previously mentioned.

Mayor Ramsey reported on several activities and meetings that took place since the previous Council meeting. She noted that she met with members of Utah's federal delegation regarding a grant application submitted on behalf of South Jordan for public safety equipment funding. She expressed appreciation for the support received and stated that the grant would provide significant regional benefit if awarded. She also highlighted participation in the Jordan School District Outstanding Educator of the Year presentations at schools throughout the city, recognizing local teachers and their contributions. She additionally attended the groundbreaking ceremony for the Miller Performing Arts Center and noted that the project has been years in development and will include both performing and visual arts space for the community. Other activities included meetings with residents, business leaders, and students, as well as speaking at the statewide municipal clerk's conference in Cedar City. She shared that she received letters from elementary students as part of a classroom project about local government and expressed appreciation for the students' ideas and engagement. She also attended opening events for the Bees baseball season and noted the continued success and positive reception of the venue within the community.

#### **F. Public Comment:**

Mayor Ramsey opened the public comment portion of the meeting.

**Maddie Clements** – I am here as a representative from Congressman Owens' office as the new Community Outreach Representative, replacing Alex Johnson. I am excited to work with the City of South Jordan.

Mayor Ramsey welcomed the new representative from Congressman Owens' office and expressed appreciation for Congressman Owen's support of the City's federal funding request. She noted that the request had been submitted as a top priority and stated that the city is grateful for the partnership and advocacy provided by the congressional office.

**Joseph Anderson (Resident)** - I live in Glenmoor Villas. I have a question that I've been trying to get answered. When we moved there, there was a law that says that you can't shoot projectiles too close to homes. So, when they redeveloped it up there, the Glenmoor Villas were right close to the golf course. They did put in the screen nets so the golf balls being shot by projectiles wouldn't hurt the houses. Well, they put them in so close to where the drains were from the homes that they tipped, and now they want us to pay to get it repaired. My question would be, do we have to pay for that again when it's a clubhouse or a golf course that is charging us to repair so they can have people go golf and make money? So why should we have to pay for it? Thank you.

Mayor Ramsey responded that Glenmoor Golf Course is privately owned and noted that this was the first time she had heard of the issue. She stated that staff would obtain Mr. Anderson's contact information and follow up to better understand the situation and determine what information or assistance the city may be able to provide.

**Leslie Schow** - I'm here as the manager of the Daybreak Library. I just wanted to tell you a couple things happening at the library. On Saturday, we had a very successful program presented by the fire department, and we were so happy to be able to invite them out. The kids loved it. They loved seeing the trucks. They really enjoyed it. We had one mom say that her children went to an Easter egg hunt earlier that morning. They did not care about the Easter eggs. They just wanted the fire trucks. And I wanted to invite all of you to stop by the Daybreak Library sometime between April 20 and July 4. As part of our America 250 celebration, we will be creating an American flag out of sticky notes. And on the sticky notes, we are inviting people to write down acts of service that they have performed or that have been performed for them. I did an activity similar to this at the Herriman Library a number of years ago, and it was very successful, and people stopped and read the service that other people were performing to give them ideas. And so I would like to invite you to contribute to our flag, which will be starting, like I said, on April 20. Thank you.

Mayor Ramsey closed the public comment portion of the meeting.

#### **G. Presentation Items:**

- G.1. Proclamation in recognition of Arbor Day, April 18, 2026. *(By Mayor, Dawn R. Ramsey)*

Mayor Ramsey read the Arbor Day Proclamation (Attachment A).

- G.2. 2025 Gale Museum End of Year report. *(By Museum Curator, Maren Svare)*

Museum Coordinator Maren Svare reviewed prepared presentation (Attachment B). She presented the Gale Museum's 2025 annual report and highlighted the museum's continued growth, community engagement, and preservation efforts. The museum's mission is to preserve and celebrate South Jordan's culture and heritage while providing educational opportunities for visitors of all ages. She reported that the museum welcomed more than 18,000 visitors during the year and maintained a 66% visitor retention rate, indicating strong repeat attendance. Approximately 44% of first-time visitors learned about the museum through word-of-mouth referrals. The museum continues to serve a wide range of community members, including families with young children and adult respite care groups for individuals with physical and developmental disabilities. She recognized the support the museum receives through city funding and external grants. Grants from Zoos, Arts, and Parks (ZAP) and the Utah Division of Arts and Museums supported educational programming and the purchase of new display cases. She acknowledged the contributions of museum staff, volunteers, recreation staff, custodial staff, and city departments that assist with museum operations and maintenance. Recognition was given to the museum's part-time assistant, Carlie Breeze, for her work supporting exhibits, tours, educational programming, and daily operations. The museum expanded its collections during 2025 through nine donations totaling 20 artifacts. She also discussed the successful digitization of a large historical document collection

originally assembled by the Historic Preservation Committee. The digitized archive includes historically significant materials, such as correspondence related to the 1939 bus crash and personal writings from early South Jordan residents. She noted that these records provide important historical documentation, including confirmation of the origin of the name “Gale” associated with the former post office. Three major exhibits were featured during the year, including “Bingham Canyon: Copper and Community,” developed in partnership with Rio Tinto Kennecott through a \$3,000 sponsorship. Additional exhibits highlighted South Jordan’s historic wooden water pipe system and local art displays. She highlighted the 10 artists on display throughout the year, as well as the South Jordan art show. The museum also hosted educational tours, scavenger hunts, and children’s programming, including museum craft kits, which increased by 14% over the previous year. Tour attendance totaled 508 participants. She reported that the museum increased community visibility by participating in recreation events and professional conferences, including the Utah Museum Association Conference. She stated that other museum professionals expressed admiration for the level of support South Jordan provides to its museum operations. Volunteer participation remained strong, with more than 1,600 volunteer service hours donated during the year. Volunteers provided over 1,000 hours of front desk coverage, allowing staff to focus on programming and collections management. She also addressed ongoing operational challenges related to the museum’s aging 46-year-old building, including maintenance issues, limited storage space, and recurring basement leaks. She noted that city facilities and custodial staff have been responsive in assisting with repairs and maintenance. Additional safety improvements, including the installation of a panic button system, are being explored. Looking ahead, she outlined upcoming exhibits and events planned for 2026, including the “Votes for Women” Smithsonian poster exhibit, the “Antique SoJo: What’s in Our Attic” exhibit featuring historical artifacts and archival materials, and displays commemorating America’s 250th anniversary. She also announced that the Gale Museum will celebrate its 20th anniversary in July and invited councilmembers to share ideas for the celebration. She concluded by thanking the City Council for their continued support of the museum and its programs.

Council Member McGuire expressed appreciation on behalf of the Arts Council for the museum’s continued support of the Artists on Display program and the South Jordan Art Show. He commended the improvements made to the museum over the years, noting that the enhancements have allowed the art show to continue growing despite the limited space available. He thanked museum staff for their ongoing efforts and partnership.

Mayor Ramsey expressed appreciation to Museum Curator Svare and asked that her thanks be shared with all museum staff, volunteers, and members of the Historic Preservation Committee, including Luanne Jensen, for their many years of work preserving and gathering historical materials. She stated that she was looking forward to the museum’s upcoming exhibit and thanked everyone involved for their contributions.

## **H. Action Item:**

- H.1. Resolution R2026-08, Approving an agreement for installation of sewer improvements at the intersection of Highway U-111 and 11800 South on behalf of Jordan Basin Improvement District. (By Deputy City/Transportation Engineer, Jeremy Nielson)

Deputy City/Transportation Engineer Jeremy Nielson explained UDOT is actively constructing improvements along Highway U-111 and 11800 South and is progressing quickly with paving on 11800 South. He explained that the Jordan Basin Improvement District did not have sufficient time to contract separately for the installation of a sewer line beneath the roadway. As a result, the improvement district requested that the city's existing contractor, already working in the area, complete the sewer installation work. He stated that the proposed agreement would allow the improvement district to reimburse the city for the costs associated with the sewer line installation.

Mayor Ramsey responded that the approach would save costs by coordinating the work, so the road only needs to be excavated once, allowing the sewer installation and roadway work to be completed simultaneously, which benefits both efficiency and overall project expense.

Engineer Nielson agreed, noting that completing the work in coordination would reduce traffic impacts and lower overall costs. He stated that the coordinated approach benefits all parties involved by improving efficiency and minimizing disruption.

**Council Member Harris motioned to approve Resolution R2026-08, Approving an agreement for installation of sewer improvements at the intersection of Highway U-111 and 11800 South on behalf of Jordan Basin Improvement District. Council Member McGuire seconded the motion. The motion passed with a vote of 5-0 in favor.**

#### **I. Public Hearing Items:**

- I.1. Resolution R2026-06, Approving the 2026-2027 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds and authorizing the City to enter into a grant agreement for the use of CDBG funds. (By Associate Director of Finance, Katie Olson)

Associate Director of Finance Katie Olson reviewed prepared presentation (Attachment C). She provided an overview of the Community Development Block Grant (CDBG) program and the city's annual action plan process. She explained that CDBG funds are designed to primarily benefit low- and moderate-income residents by supporting projects that promote decent housing, suitable living environments, and expanded economic opportunities. While the program also allows funding for urgent needs and slum and blight activities, she noted these uses are limited locally and the city primarily focuses on low- and moderate-income projects. She described CDBG as a federally allocated formula-based grant program, with funding distributed to entitlement communities based on factors such as poverty levels, population, housing conditions, housing overcrowding, and population growth trends. She noted that the city became an entitlement community in 2012 and is approaching approximately 15 years of participation in the program. She reviewed comparative funding data for similar entitlement cities in Utah, explaining that allocation levels are determined strictly by the federal formula and vary based on community characteristics, particularly age of housing stock. She indicated that the city receives a relatively lower allocation compared to other jurisdictions due in part to these factors. Finally, she explained that CDBG funds must be used for eligible capital projects within designated low- to moderate-income areas. She noted that updated census data has expanded and refined the city's qualifying areas, allowing for improved planning and broader project eligibility moving forward.

Mayor Ramsey noted, while referencing the displayed map (Attachment C, slide 5), which the city's boundaries expanded significantly approximately two years prior. She invited students in attendance to observe the map to better understand the city's current geographic extent. She explained that the red-shaded area represents South Jordan's municipal boundary, emphasizing that the city now extends from I-15 to the Copper Mine area. She added that although portions of the newly incorporated area have not yet been developed, they are officially part of South Jordan's city limits.

Associate Director Olson acknowledged that the boundary change represented a significant shift and noted that the map clearly illustrates the update. She explained that the blue line reflects the former city boundary as defined by previous census tract data, helping to show how the city's limits have expanded in relation to updated geographic and demographic reporting. She continued to review prepared presentation (Attachment C). She explained that the CDBG program remains dependent on federal approval, noting that HUD funding has not yet been received as Congress continues to finalize the budget and allocations. She emphasized that the city's annual plan is therefore based on tentative funding assumptions, and that past delays in federal agreement approvals have resulted in program implementation lagging behind the start of the program year. She noted the ongoing uncertainty surrounding federal funding levels, stating that the program has historically faced periodic review and potential reductions at the national level. She summarized results from the city's community needs survey conducted as part of the five-year planning process. She noted that the survey was not statistically scientific and underrepresented renters and some low-income populations. Despite limitations, respondents identified crime awareness and prevention as a top priority, though she noted many related public safety needs are already addressed through existing city services. Housing repair assistance and cost of living concerns were also identified as notable issues among respondents. She explained that these survey results were used to develop the city's current five-year CDBG goals, which include improving accessibility, maintaining existing housing, enhancing conditions in underserved neighborhoods, and supporting services for vulnerable populations. She reported that 10 applications were received for the current program year, requesting approximately \$457,000 in funding, an increase from the prior year. She noted that all applications were evaluated through an eligibility and scoring process involving representatives from multiple city departments, with emphasis placed on program eligibility and community benefit. She outlined the selected projects for the annual action plan, which focus on accessibility improvements and support for vulnerable populations. Planned activities include continued installation and upgrades of ADA-compliant curb ramps and improvements to audible pedestrian crossing signals to enhance accessibility and transit safety. She also highlighted ongoing funding partnerships with service providers such as domestic violence shelters, community health centers offering medical and mental health services on a sliding fee basis, Legal Aid Society, and The Road Home, all of which support low- and moderate-income residents. She presented the proposed funding allocation, noting adjustments based on updated grant projections. She explained federal restrictions on spending categories, including limits on public services and administrative costs, with remaining funds directed toward infrastructure and accessibility improvements. She concluded with a brief administrative note regarding minor prior-year adjustments required by federal reconciliation processes and stated that the plan reflects compliance with all program requirements while prioritizing community needs. She added that the city tried this year to allocate as much funding as possible within the public services category to support a broad range of community partners. She noted that two applications

were not funded. The first was Utah Community Action, which provides rental assistance; she explained that the organization's internal minimum funding requirement of \$25,000 exceeded the typical award amounts available through the city's allocation process. The second unfunded application was from Habitat for Humanity, which she indicated would be addressed further in her presentation. She stated that the funding levels awarded to remaining public service providers were generally consistent with prior years' allocations.

Mayor Ramsey asked for clarification regarding the planned audible pedestrian push button upgrades, expressing support for the accessibility improvements. She requested information on how many intersections or units could be completed with the proposed \$40,000 allocation and asked for an estimate of the typical cost per installation.

Deputy City/Transportation Engineer Jeremy Nielson clarified that the \$40,000 allocation would likely fund approximately four to five audible pedestrian push button installations, rather than eight. That each intersection is about \$8,000 to \$10,000 each.

Associate Director Olson added that the city is approaching the audible pedestrian push button upgrades through two funding sources, noting that the project is also included in the Capital Improvement Program (CIP) for the year. She explained that combining CDBG funding with CIP resources will allow the city to significantly increase the total number of installations completed, effectively doubling the amount of work that can be accomplished.

Council Member Zander asked how many audible pedestrian push button installations currently exist throughout the city.

Engineer Nielson explained that the city has been installing audible pedestrian push buttons for approximately two years and has completed about eight installations to date. He stated that the city has prioritized locations with high pedestrian activity, including school crossings, areas near the hospital, and locations near TRAX stations, as these areas are considered the highest priority for accessibility improvements.

Associate Director Olson then reviewed the city's contingency plan, explaining that because the final HUD grant allocation has not yet been received, all proposed funding amounts remain estimates. She stated that HUD requires the city to publish a contingency plan outlining how adjustments will be made once actual funding levels are confirmed, allowing the city to continue meeting deadlines and prepare projects for implementation. She explained that if the city receives a higher-than-estimated allocation, additional funding would be directed toward Habitat for Humanity's critical home repair program. She noted that the city is already coordinating with Habitat for Humanity but has not yet formally launched the program due to prior HUD funding delays and environmental review requirements. She stated that Habitat for Humanity originally requested between \$100,000 to \$150,000 in funding; however, the city intends to begin with a smaller pilot allocation of approximately \$20,000 to \$30,000 to evaluate program demand, effectiveness, and the number of qualifying residents in need of home repairs. Any remaining additional funds would then be directed toward ADA ramp improvements. She further explained that if the city's final allocation is lower than anticipated, funding levels across projects and services would need to be proportionally reduced to remain within federal program requirements.

She also noted that the city adjusted the timing of its public comment process this year at HUD's request, moving the public hearing to the beginning of the comment period rather than the middle. The annual action plan was made available for public review today, beginning a public comment period of 30 days. She stated that residents are encouraged to provide feedback regarding unmet community needs, which may either be incorporated into the current plan or considered during future funding cycles. Finally, she reviewed the organizations currently receiving CDBG funding and noted that, although the Habitat for Humanity repair program is not yet fully operational, residents in need of assistance may still contact participating agencies for available services.

Mayor Ramsey opened the public hearing for Resolution R2026-06.

**Steven Burt (Resident)** - I have the pleasure of having Council Member McGuire represent me. Wanted to speak in favor of this plan. It's a tremendously well done and thoughtful plan. I am an attorney by training, and I'm also a candidate for the U.S. House seat here in District Four, and I have the designation of being the only person that's on the ballot for sure in November, running as an unaffiliated candidate. I've gathered my signatures, and one of my goals is going to be prioritizing exactly what you mentioned at the beginning, Mayor Ramsey, which is ensuring that the cities in District Four are getting what they're entitled to from the federal government. I realize that the CDBG grants are allocated based on a formula, but that doesn't mean that we shouldn't cross our I's and dot our T's, so to speak. And that was deliberate. It's a little joke my grandpa taught me to ensure that we are getting the funds that we're entitled to. One of the things I have a real pleasure of doing is serving on the board of the Youth Special Olympics of Utah. The accessibility issues here mean a lot to me for a lot of reasons, including having had disabled people in my family. It's hard to overstate the impact addressing these accessibility deficiencies can have on people's lives, not just the quality of life, which is one of the goals of the CDBG grant program, but also the economic opportunities. There are folks who are sort of dissuaded from making efforts to get jobs at places because they simply don't see a ramp out front and they can't get to work if they have a difficult time getting across the street. The things that we've prioritized here are exactly the right kinds of things. I think that's really great. I'm also really impressed to see so many students here, and I realize you're probably here because your teachers are incentivizing you to be here. But one thing I wanted to mention to those folks back there is I was born and raised in South Jordan. I lived in Glenmoor growing up. If you want to have an impact on your community and your way of life, this is the place to be. The TV may talk about Congress, which is a weird thing to mention since that's what I'm running for, but that's not where most of the impact on your community happens. It happens here. So, I hope at least some of you get the extra credit you're trying to get and then come back and try to impact your community further. Because if you want to have an impact, city government is the place to have it. Thank you very much.

**John Russell** - I represent Habitat for Humanity, the Greater Salt Lake area, and we cover Salt Lake County, Davis County and Layton County. We just want you guys to know that we appreciate the relationships that we've had, and we know there's never enough CDBG money. Our focus is critical repairs for low- to moderate-income people who can't afford to maintain roofs, windows, furnaces, water heaters, things that threaten their stability in housing. The big topic is housing affordability, but there's also a significant issue with keeping people in the homes that they have because they can't sell and buy another one. We just wanted to come in and represent and thank you guys for your consideration, and we look forward to working with you in the future.

Mayor Ramsey closed the public hearing for Resolution R2026-06.

Public Comment received via email (Attachment D).

Council Member Shelton asked how the LMI area is determined. Associate Director Olson explained that the determination of low- to moderate-income (LMI) areas is based on U.S. Census data, which is fully updated every 10 years, with interim updates informed by American Community Survey data. She noted that HUD uses this information to calculate income eligibility thresholds and determine the percentage of households within each census tract that falls at or below the threshold of the Area Median Income. She added that for South Jordan, a family of four currently qualifies as low- to moderate-income at approximately \$98,000 annually. HUD applies these income thresholds and demographic calculations at the census tract level to determine the proportion of qualifying households in each area. She further explained that HUD evaluates each census tract by comparing the number of households below the income threshold to those above it, which is then used to designate eligible LMI areas. She noted that the city also operates under certain HUD-approved exceptions in applying these designations for program purposes.

Mayor Ramsey noted that the income reference appears to be based on a broader community aggregate measure rather than a strictly county-wide figure.

Associate Director Olson clarified that the income figures are not based on county-wide data alone but instead use the Area Median Income (AMI) for the broader Salt Lake City metropolitan area. She explained that HUD uses this metro-area benchmark rather than a single county or city average when determining income eligibility thresholds for CDBG programs. Mayor Ramsey reiterates county-wide, referenced the Area Median Income (AMI) figure, noting that a family of four earning approximately \$98,000 would fall within the low- to moderate-income category. Associate Director Olson added that the income threshold increases with household size, estimating that for a family of five it is approximately \$111,000. She noted the adjustment reflects higher household costs as family size increases, making it more expensive to meet basic living expenses.

Council Member Shelton asked for clarification on whether HUD is the entity that establishes those income threshold amounts.

Associate Director Olson confirmed that HUD sets the income limits used to determine eligibility. She explained that, under standard HUD rules, a census tract typically must have at least 51% of households qualifying as low- to moderate-income to be designated as eligible. However, she noted that South Jordan operates under an approved exception because the city does not have census tracts that meet the standard threshold. As a result, a lower percentage threshold, approximately 25–26%, is used to maintain eligibility as an entitlement community. She added that the updated census data resulted in changes to the city's LMI map, with some census tracts now trending closer to the higher 51% threshold, particularly along the city's outer edges. She noted that while these areas are improving in terms of eligibility, the city is not yet at the level where standard thresholds are broadly met.

Council Member Shelton asked whether the city has any input or influence in determining those HUD income thresholds or eligibility criteria.

Associate Director Olson responded that the city does not have input into the calculation of those income thresholds or formulas. She explained that HUD independently runs the data and applies the standardized formula used to determine eligibility.

Council Member Shelton asked for clarification on whether CDBG-funded projects are required to take place specifically within low- to moderate-income areas.

Associate Director Olson confirmed that, for projects to qualify under the LMI benefit category, they must generally be located within designated LMI areas. She explained that the primary exception to this requirement is accessibility-related improvements, such as ADA ramp upgrades, which are permitted to be completed anywhere in the city regardless of LMI designation because they serve a broader public accessibility need.

Council Member Zander referred to the map presented (Attachment C, slide 5) and asked for clarification on the percentage breakdown shown within different neighborhood areas. She noted that the yellow-shaded areas were identified as having higher low- to moderate-income concentrations and requested help in better understanding what those percentages represented across the mapped regions.

Associate Director Olson explained that the yellow areas on the map represent census tracts that are eligible for area-based CDBG projects because they meet LMI criteria. She noted that projects located within these areas can qualify by demonstrating that they benefit residents who live within or near those eligible neighborhoods. She provided an example, explaining that the city previously used this eligibility designation to install a flashing trail beacon on Shields Lane near the San Marino Apartments. She pointed to that location on the map as an example of a small, targeted LMI-qualified area where a project was completed to improve pedestrian safety and accessibility for nearby residents. She continued by explaining that, in that example, the city calculated a service area to determine how many people would reasonably be expected to use the improvement. She noted that although one side of the area boundary was classified as low- to moderate-income and the other was not, the city was still able to demonstrate to HUD that the project would primarily serve LMI residents based on pedestrian movement and access patterns. She added that this type of “area of benefit” analysis allows the city to qualify certain projects by showing they serve a predominantly low- to moderate-income population, particularly where residents must cross between qualifying and non-qualifying areas to access key destinations such as trails or public facilities. She stated that while the city has not frequently used this method in recent years, it has generally focused on accessibility-related improvements because they are broadly beneficial and provide flexibility by serving the entire community regardless of income designation.

Council Member Zander asked how frequently the LMI map is updated. Associate Director Olson responded that the LMI map is typically updated about every five years. She explained that the current map was updated as part of the city’s 2025 five-year planning cycle. Council Member Zander asked to revisit the slide showing the five organizations receiving funding and requested clarification, specifically referencing the green slide and noting Habitat for Humanity as one of the listed recipients. Mayor Dawn Ramsey clarified that Habitat for Humanity would not be funded in the current allocation unless additional or unanticipated CDBG funds become available later in the year.

Council Member Zander asked whether any of the listed service providers have facilities within South Jordan and whether residents can access those services locally without leaving the city.

Associate Director Olson explained that none of the CDBG-funded service providers are physically located within South Jordan city limits. She noted that the closest facilities include South Valley Services, whose shelter is in West Jordan, and Community Health Centers, which operate clinics in Midvale and other nearby locations to the north. She clarified that South Jordan residents do not need in-city facilities to access these services and are instead served at nearby regional locations. She explained that the city evaluates provider effectiveness by reviewing data on how many South Jordan residents they have served, since there are no comparable in-city providers offering these types of services. She added that funding decisions are based in part on service utilization and geographic proximity, noting that The Road Home has received reduced funding over time due to its greater distance and lower proportion of South Jordan clients served. In contrast, organizations such as South Valley Services and Legal Aid Society continue to serve a higher number of residents. She further noted that Legal Aid services are available at the Matheson Courthouse in West Jordan, which is relatively close and provides accessible legal support services for residents, including protective order assistance in domestic violence situations.

Council Member Zander asked whether the city tracks and studies how many South Jordan residents are receiving services from the funded organizations.

Associate Director Olson explained that the city only reimburses or allocates CDBG funding for services provided to eligible South Jordan residents. She said that, in most cases, organizations are required to document the number of individuals served and demonstrate that those clients are from the city. She added that funding is typically structured as a public service allocation, which may include staffing or program delivery costs, but providers must still report service data and time spent delivering eligible services. She noted that for direct assistance programs such as rental or housing support each household must individually qualify based on program eligibility requirements before assistance is provided.

**Council Member Zander motioned to approve Resolution R2026-06, Approving the 2026-2027 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds and authorizing the City to enter into a grant agreement for the use of CDBG funds. Council Member Johnson seconded the motion.**

**Roll Call Vote**

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

**The motion passed with a vote of 5-0 in favor.**

- I.2. Ordinance 2026-02, Vacating a portion of Arranmore Drive right-of-way East of Bingham Rim Road. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment E). He explained that the item relates to a small right-of-way adjustment in the Daybreak area. He noted that, many years ago, the original property owners dedicated various roadway alignments as part of a broader planning effort. As development has progressed, adjustments are now needed where certain previously dedicated rights-of-way no longer align with current roadway design. He stated that the proposal involves vacating a small portion of existing right-of-way and then rededicating it within the alignment of Arranmore Drive. He described the change as minor and procedural, indicating that the affected area will be removed from its current designation and incorporated back into the intended roadway configuration. He also noted that Tyson Taft of Larry H. Miller Daybreak was present to answer any questions from the Council.

Mayor Ramsey opened the public hearing for Ordinance 2026-02. There were no comments. Mayor Ramsey closed the public hearing.

**Council Member Johnson motioned to approve Ordinance 2026-02, Vacating a portion of Arranmore Drive right-of-way East of Bingham Rim Road. Council Member McGuire seconded the motion.**

**Roll Call Vote**

**Council Member Johnson - Yes**

**Council Member McGuire - Yes**

**Council Member Harris - Yes**

**Council Member Shelton - Yes**

**Council Member Zander - Yes**

**The motion passed with a vote of 5-0 in favor.**

- I.3. Ordinance 2026-08, Vacating a storm drain easement located on lot 123 of the Daybreak South Multi Family Plat 9 subdivision. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment F). He explained that the item involves a water easement currently located in the middle of a proposed lot within the subdivision. He stated that the easement will be relocated into Centerfield Drive when the subdivision plat is recorded. He noted that the existing easement no longer serves a practical purpose in its current location and is preventing development progress, making the relocation a straightforward solution.

Mayor Ramsey opened the public hearing for Ordinance 2026-08. There were no comments. Mayor Ramsey closed the public hearing.

**Council Member McGuire motioned to approve Ordinance 2026-08, Vacating a storm drain easement located on lot 123 of the Daybreak South Multi Family Plat 9 subdivision. 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 in favor.**

- I.4. Ordinance 2026-05, Amending sections 17.18.020 (Uses) and 17.54.100 (Mixed Use-Research and Development Zone) of the City of South Jordan Municipal Code to allow Personal Services and Professional Services as permitted uses. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment G). He explained that the item relates to a zoning correction within the Mixed-Use Redwood zone. He stated that applicant Chloe Judd entered into a lease for a space intended for a beauty salon within an office condominium development but was subsequently denied a business license because personal services were not listed as an allowed use in that zoning district. He noted that staff, in reviewing the zoning ordinance, identified that certain uses, such as professional and personal services, appear to have been unintentionally omitted during prior amendments, despite indications that they were historically permitted. He also noted that some related uses, including accounting and professional office services, are likewise not currently listed as allowed uses despite existing businesses in similar categories. He explained that the proposed ordinance would correct this oversight by adding personal services and professional services back into the permitted uses for the zone. However, he clarified that certain uses, specifically massage therapy and tattoo parlors, would be excluded from the definition of personal services within this zoning district. He stated the intent of the amendment is to restore intended uses, resolve the applicant's situation, and correct what appears to be an inadvertent gap in the zoning regulations.

**Chloe Judd (Applicant)** - Stated she had no additional comments beyond expressing appreciation to the City of South Jordan for its assistance throughout the process. She shared that she was born and raised in South Jordan, later moved to West Jordan, and is now returning to establish a business in South Jordan. She explained that when she encountered the zoning issue, she contacted the city's licensing department and was directed to the planning department, and described the process as smooth, supportive, and helpful. She noted that city staff were responsive and made the experience significantly less stressful, and she expressed gratitude to all departments involved for their assistance in helping resolve the matter.

Director Preece added that he had spoken with George Frioux with Merit Medical, the property ownership group, and confirmed that they are in support of the proposed ordinance amendment. He noted that the group is the majority property owner in the affected area.

Mayor Ramsey opened the public hearing for Ordinance 2026-05. There were no comments. Mayor Ramsey closed the public hearing.

**Council Member Harris motioned to approve Ordinance 2026-05, Amending sections 17.18.020 (Uses) and 17.54.100 (Mixed Use-Research and Development Zone) of the City of South Jordan Municipal Code to allow Personal Services and Professional Services as permitted uses. Council Member Zander seconded the motion.**

**Roll Call Vote**

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

**The motion passed with a vote of 5-0 in favor.**

- I.5. Ordinance 2026-07, Amending South Jordan Municipal Code Chapter 15.08 to add a new section adopting the International Fire Code and certain of its appendices as Section 15.08.050 and renumbering the remainder of the Chapter. (By Fire Chief, Chris Dawson)

Fire Chief Dawson explained that the proposed ordinance would update the city's fire code adoption to include specific appendices of the International Fire Code. He noted that under Utah State law (Title 15A), municipalities adopt the most current International Fire Code; however, the state does not automatically adopt all appendices, as not all are applicable to every jurisdiction. He stated that after review, the fire department identified certain appendices that are relevant to South Jordan and will become increasingly important as the city continues to grow. These include provisions related to fire flow requirements for buildings, sprinkler system standards, fire hydrant placement, and hazardous materials occupancy and storage. He explained that adopting these appendices would provide clearer enforcement authority for the fire department to ensure compliance with established safety standards. He emphasized that the provisions are consistent with industry standards and current practices already being used and stated that the ordinance would formalize and strengthen the city's ability to enforce these requirements moving forward.

Mayor Ramsey opened the public hearing for Ordinance 2026-07. There were no comments. Mayor Ramsey closed the public hearing.

**Council Member Shelton motioned to approve Ordinance 2026-07, Amending South Jordan Municipal Code Chapter 15.08 to add a new section adopting the International Fire Code and certain of its appendices as Section 15.08.050 and renumbering the remainder of the Chapter. Council Member McGuire seconded the motion.**

**Roll Call Vote**

- Council Member Shelton - Yes**
- Council Member McGuire - Yes**
- Council Member Harris - Yes**

**Council Member Johnson - Yes**  
**Council Member Zander - Yes**

**The motion passed with a vote of 5-0 in favor.**

**J. Staff Reports and Calendaring Items:**

Director of Recreation Janelle Payne provided an update on the city's upcoming Spring Spectacular event scheduled for April 18. She stated that the day will begin with the Earth Day 5K, 10K, kids run, and ruck event, followed by the Spring Spectacular celebration at East Riverfront Park from 10:00 a.m. to 4:00 p.m. She outlined several planned activities, including a baby animal petting zoo, a dunk team, spring-themed character meet-and-greets, firetrucks, and photo opportunities. She also noted the addition of educational and interactive components such as master gardeners offering spring planting consultations, a tree planting demonstration led by the city's arborist, tree and plant raffles, and a new plant cutting exchange. Additional features will include food trucks and vendor booths. She highlighted that, in recognition of America 250, the event will include the distribution of 250 tree saplings donated by Tree Utah, along with seeds provided by Healthy South Jordan. She also noted that children's activities will include a modified egg hunt designed to reduce crowding and improve the overall experience for families. She concluded by encouraging participation and noted that fire trucks would also be present as part of the event attractions.

City Manager Dustin Lewis thanked Director Payne for the update. He noted that there have been recent questions and ongoing discussion related to water conditions and asked Director of Public Works Raymond Garrison to share current information and anticipated outlooks for the coming days and weeks.

Director of Public Works Raymond Garrison reported on regional water conditions following his attendance at the Jordan Valley Water Conservancy District (JVWCD) drought contingency meeting. He stated that current reservoir levels are approximately 73% of capacity; however, when including larger regional systems such as Lake Powell and Flaming Gorge, overall storage drops to roughly 39%. He noted that while reservoir levels remain generally stable, the primary concern is the below-average snowpack and dry winter and spring conditions. He explained that, based on a recent committee vote, regional stakeholders were split between classifying current conditions as moderate to severe drought. That recommendation will be presented to the JVWCD Board for further direction. He added that current messaging encourages residents to delay irrigation until around May 15 and to practice water conservation and efficient watering methods. He also reported that canal water delivery will not begin until May 1, with discussions underway about potentially shortening the irrigation season from the typical end date of October 15 to as early as September 15, depending on summer conditions. He noted that extreme drought conditions tied to Utah Lake levels could result in full shutdown of canal systems under existing policy thresholds. He stated that city staff, including the Parks Division, are developing a contingency watering plan prioritizing critical assets such as athletic fields and high-use parks, while reducing irrigation in lower-priority areas if drought conditions persist. He indicated he would continue to provide updates as additional information becomes available. He added that they would continue to monitor conditions and keep the Council updated, noting that if dry conditions continue into the summer, staff will return with a more detailed plan for direction on how to proceed.

Council Member Zander expressed concern regarding water conditions. She stated her support for prioritizing tree preservation over turf irrigation, noting that grass can recover more quickly than mature trees in the event of drought stress. She asked how the proposed prioritization would be implemented operationally, specifically whether city crews would be responsible for hand-watering trees if lawn irrigation were reduced, and whether existing irrigation systems are capable of separately controlling water distribution to trees versus turf areas.

Director Garrison responded that the irrigation systems are not designed to independently separate tree watering from turf watering at that level of precision. He explained that, if reductions in lawn irrigation were implemented, the city would instead rely on supplemental methods to maintain tree health. He noted that staff have prepared by acquiring tree watering devices commonly referred to as “treegators,” which are slow-release water bladders placed at the base of trees. These devices allow water to gradually seep into the root zone. He stated that city crews would need to manually fill these devices throughout the summer to ensure trees receive adequate hydration if broader irrigation reductions are necessary.

Council Member Zander asked whether city staff would be assigned to install the watering bladders on trees, fill them, and maintain them throughout the season in order to support tree health and ensure their survival under reduced irrigation conditions.

Director Garrison responded that the city does have treegator’s in stock but they have not yet deployed them. He noted that given the large number of trees throughout the city, there may not be enough units on hand to cover all locations at once. He explained that staff would need to rotate and relocate the treegator’s as needed and develop an operational plan to prioritize and maintain key trees in order to prevent loss during drought conditions.

Council Member Zander asked for clarification on governance of the canal water system, specifically which entity has authority over decisions regarding timing and duration of water deliveries from Utah Lake into the canal systems. She asked who the decision-making body is, responsible for setting when water is released and withdrawn from the canals.

Director Garrison explained that each canal system is governed by its own board and president, and that the presidents of the various canals collectively participate on a broader coordinating board that oversees operations tied to Utah Lake and the Jordan Narrows pump station. He stated that this group is responsible for making decisions regarding canal water delivery timing and duration. He noted that current discussions are only preliminary and involve the possibility of shortening the irrigation season due to dry conditions, even though the preferred operating window typically runs through October 15. He added that final decisions are driven by Utah Lake water levels, and if the lake reaches certain threshold levels, canal deliveries may be shut down entirely under established policy. He also referenced that similar shutdowns have occurred in previous drought years.

Council Member Zander asked a follow-up question seeking clarification on the governance structure of the canal system decision-makers, specifically whether the individuals serving on the canal boards and related coordinating board are elected officials or appointed representatives.

Director Garrison explained that the canal governance structure is a mix of representatives rather than a single elected body. He stated that many members are either elected representatives from agricultural shareholders, farmers, or individuals who hold water shares in the canal systems. He also noted that some seats are filled by city representatives and regional entities, including Jordan Valley Water Conservancy District. He added that South Jordan City has representation on three of the canal systems, with designated city-appointed members participating in those boards. He emphasized that the majority of decision-making authority is held by shareholder-based representatives, with additional input from municipal and regional partners.

Council Member Harris asked when the city anticipates communicating any potential water restrictions to residents.

Director Garrison explained that the timing of any public communication depends on the outcome of the upcoming drought contingency committee meeting. He stated that after the meeting, the committee will reconvene to coordinate a unified messaging plan so that all participating agencies and districts communicate consistent information to avoid public confusion. He anticipated that a coordinated update and potential public notification would likely occur within the next couple of weeks, depending on the decisions and guidance issued from the meeting.

Mayor Ramsey clarified that the initial determination regarding drought level classification and associated messaging will be made at the Jordan Valley Water Conservancy District Board meeting scheduled for the following day. She explained that, following the board's decision, the matter will be referred back to the drought contingency committee, which includes member agencies and various water users within the JWCD system, for coordination and implementation of a unified regional messaging plan.

Council Member Harris asked how residents will be notified once a drought level decision is finalized, specifically whether the city would issue its own communications and how the overall notification process would be handled.

Mayor Ramsey explained that the specific public notification approach has not yet been finalized and will be determined after the JWCD Board meeting. She stated that once the drought level and associated messaging are established, the information will be returned to the drought contingency committee for coordination. From there, the committee and JWCD will provide recommendations to each member municipality regarding how and when to communicate with residents.

City Manager Lewis stated that once final guidance is received, the city will use all available communication channels to share information with residents. He noted this would include social media platforms and the city's website, with the specific approach depending on the final messaging and level of urgency. He added that the city may also coordinate with local publications and other outlets to broaden public awareness and emphasized that staff would utilize all available resources to ensure the message is effectively distributed to the community.

Council Member Johnson commented that she anticipated local news media would also report on the drought messaging.

Mayor Ramsey noted that media representatives are likely to attend the upcoming JWCD meeting due to increased public interest in current water conditions. She commented that water issues typically receive limited attention until shortages arise, despite reservoir levels currently being around 73% capacity. She emphasized that the primary concern is the lack of snowpack, which limits the ability to replenish reservoirs during the summer months. She added that the situation will be closely monitored and that the outcome of the meeting will be important in determining next steps.

Council Member Zander stated that early public messaging regarding drought conditions would likely improve compliance and conservation outcomes. She noted that establishing expectations at the outset of the season, rather than later in the summer, would help encourage residents to adjust watering behavior earlier. She emphasized that proactive communication would reduce the need for more restrictive measures during peak summer months, when water demand is typically highest.

Council Member Johnson commented that she is already receiving frequent inquiries from residents in her neighborhood regarding the anticipated severity of potential water restrictions. She stated that, in her view, the public is already engaged and preparing for possible conservation measures.

City Manager Lewis thanked Director Garrison and provided several administrative updates. He reminded the Council of the upcoming field trip scheduled for Thursday, noting that it will begin at City Hall and include multiple site visits throughout the day. He also announced the retirement of Division Chief Michael Richards after a long career with the City of South Jordan. He noted that Division Chief Richards will be honored at an open house celebration scheduled for Friday and invited Council members and senior staff to attend. He acknowledged Richards' approximately two decades of service and expressed appreciation for his contributions, stating the city wishes him well in retirement.

**Council Member Johnson motioned to adjourn the April 7, 2026 City Council Meeting. Council Member Harris seconded the motion. Vote was 5-0, unanimous in favor.**

## **ADJOURNMENT**

The April 7, 2026 City Council Meeting adjourned at 8:11 p.m.

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

**MEETING DATE: MAY 19, 2026**

## FILE OVERVIEW

Item Name	Almond Dental Phase 2 Parking Reduction
Address	10435 S. 2200 W.
File Number	PLSPR202400093
Applicant	Jeffrey Almond
Property Owner	Miner Cove LLC
Staff Author	Damir Drozdek, Planner III
City Engineer	Jared Francis, Senior Engineer
Presenter	Brian Preece, Director of Planning and Economic Dev.

## PROPERTY OVERVIEW

Acreage	1.2 acres
Recorded Subdivision	Miners Cove North
Current Zone	C-N (Commercial- Neighborhood)
Current Land Use	EC (Economic Center)
Property to the North	C-N (Commercial – Neighborhood), South Jordan Parkway
Property to the East	R-4 (Single-Family Residential, 4 lots per acre), Single-family homes
Property to the South	R-4 (Single-Family Residential, 4 lots per acre), Single-family homes
Property to the West	R-1.8 (Single-Family Residential, 1.8 lots per acre) and C-N (Commercial – Neighborhood), 2200 West street

## ITEM SUMMARY

The applicant is requesting a reduction in the standard parking requirements, using the findings of the commissioned parking study to demonstrate that the existing 64 stalls are sufficient to meet the projected parking demand for the expanded development. Staff is recommending approval of the application.

## TIMELINE

- On **May 24, 2024**, the applicant submitted a complete site plan application for staff review. The application was revised six times to address staff comments and was reviewed by all applicable City departments.
- On **August 26, 2025**, the Planning Commission reviewed and tabled the application due to inadequate parking. The Commission determined the project did not meet City parking requirements and extended the review period by six months.
- On **December 9, 2025**, the Planning Commission granted an additional six-month extension, moving the review deadline to August 26, 2026.

## REPORT ANALYSIS

### Background

The applicant proposes to expand the existing Almond Dental and Empower Dance Academy development located at the southeast corner of South Jordan Parkway and 2200 West. The proposal includes construction of a new 4,900-square-foot building between the existing structure and South Jordan Parkway. The expansion will accommodate an additional 2,500 square feet for the dance academy, with the remaining 2,400 square feet to be used as either office or retail space.

The site currently contains 8,178 square feet of building area, including a 3,214 sq. ft. dental office and 4,964 sq. ft. dance studio. The building is served by 64 parking stalls. No changes to the existing parking layout are proposed.

### Parking Analysis

A parking study was prepared to evaluate whether the existing parking supply is sufficient to support the proposed expansion. The study included:

- On-site parking observations conducted on two separate dates
- Parking demand estimates based on ITE Parking Generation (6th Edition)
- A comparison to South Jordan City Code parking requirements

Observed peak parking demand was 36 vehicles at 4:00 PM. During data collection, it was noted that high school students temporarily utilized the parking lot; however, all student vehicles vacated the site by 3:00 PM. Therefore, the observed peak is considered representative of actual site demand.

A shared parking analysis indicates that peak combined demand is approximately 54 vehicles and occurs at 4:00 PM. Demand fluctuates throughout the day due to differing peak periods among land uses.

### Code Compliance

Pursuant to South Jordan City Code, the required parking for the proposed development ranges from:

- 100 spaces (office scenario) and 104 spaces (retail scenario)

These requirements exceed both the observed and projected parking demand for the site.

### Findings

- The existing supply of 64 parking stalls exceeds projected peak demand, even when applying a standard planning buffer.
- Shared parking conditions allow the site to function efficiently, as peak demand periods vary by use.
- Midday parking demand could exceed supply if high school student parking continues.

## FINDINGS AND RECOMMENDATION

### Findings:

- Parking study (based on site data and industry standards) estimates peak demand at 54 vehicles, below the 64 stalls provided.
- Shared parking and staggered peak periods keep demand within available supply for both office and retail scenarios.
- Removing non-customer parking (e.g., student parking) would help maintain availability during peak times.
- Analysis supports that the existing parking supply is adequate without additional paving.

### Conclusions:

- While the proposal does not meet the minimum parking requirements of the City Code, the parking study provides sufficient evidence that the site will adequately accommodate parking demand. With the recommended conditions, the development is not anticipated to create adverse parking impacts.

## Planning Staff Recommendation:

- **Staff recommends approval of the application** based on the analysis, findings, and conclusions outlined above, with stipulation to that high school student parking passes and any other off-site parking passes be discontinued to prevent conflicts during peak periods.

## CITY COUNCIL ACTION

### Required Action:

Final Decision

### Scope of Decision:

This is an item that will be decided by the City Council pursuant to section 16.26.040 of South Jordan City Code.

### Standard of Approval:

As per §16.26.040: PARKING RATIOS, the city council may determine the requirements for individual developments if a use is not listed or under unusual circumstances in which a greater or lesser number of parking stalls is justified.

### Motion Ready:

I move that the City Council approve:

1. **Resolution R2026-16**, approving the Almond Dental Building 2 Site Plan (File No. PLSR202400093) with a reduction in parking requirements, subject to the condition that no student or other non-customer parking is permitted on-site.

### Alternatives:

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

## SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Concept Site Plan
3. Resolution R2026-16

# Attachment A

## Almond Dental Location Map

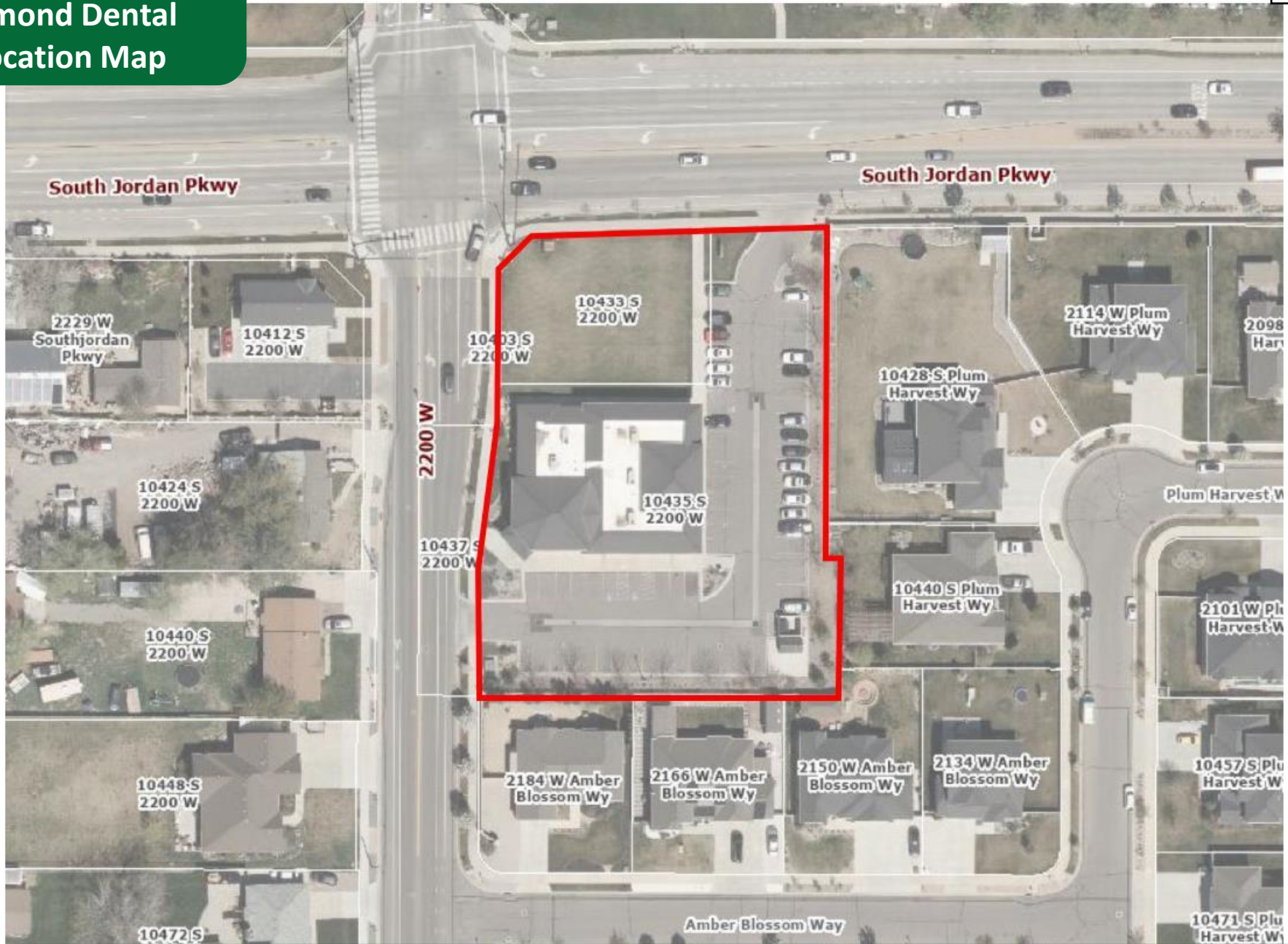


Image Description: An aerial view of a neighborhood intersection showing the property outlined in red. The outlined site sits at the southeast corner of South Jordan Parkway and 2200 West. A single building is centered within the outlined area, with surrounding parking on the east and south sides. Adjacent homes and streets are visible around the property, including Amber Blossom Way to the south and Plum Harvest Way to the east.



# Attachment B

## Almond Dental Concept Site Plan

Item H.1.

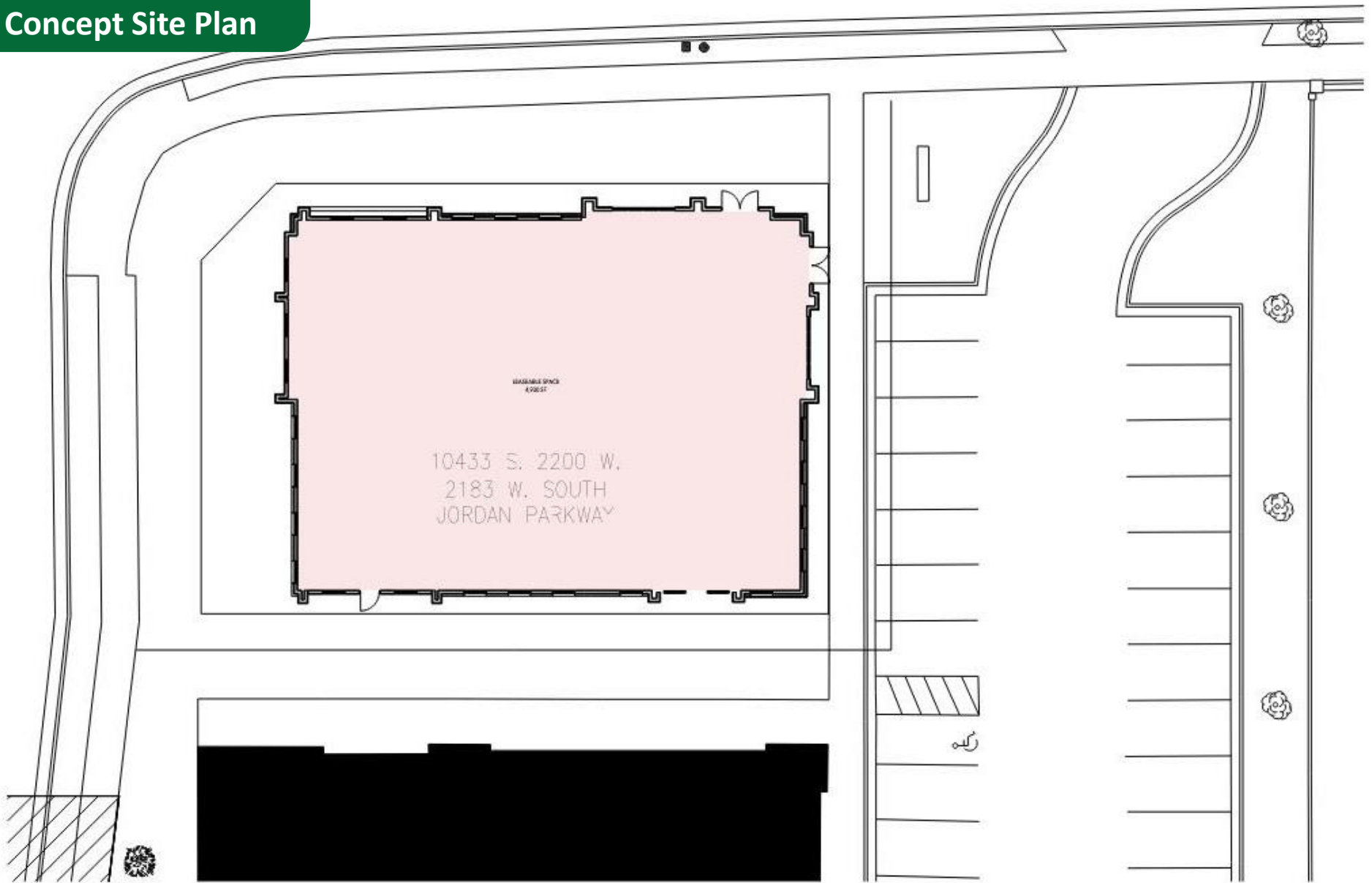


Image Description: A site plan showing a rectangular building centered on the lot, with walkways running along the sides of the building. Streets border the property on the west and north sides. To the right of the building is a parking lot that includes one accessible parking stall with a striped access aisle.

**RESOLUTION R2026 - 16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, DETERMINING THE PARKING REQUIREMENTS FOR THE ALMOND DENTAL PHASE 2 PROJECT LOCATED AT 10433 S. 2200 W.**

**WHEREAS**, the City Council of the City of South Jordan (the “City”) is authorized under Chapter 16.26.040 of the City Code to determine the parking requirements for “individual developments if a use is not listed” in the parking section of the Code “or under unusual circumstances in which a greater or lesser number of parking stalls is justified”; and

**WHEREAS**, the Applicant, Jeffrey Almond, representing the property owner, Miner Cove LLC, proposes the construction of a single-story professional office building (Almond Dental Phase 2) located at 10433 S. 2200 W.; and

**WHEREAS**, the Applicant has provided a parking analysis prepared by Methods Consulting dated April 24, 2026, which concludes that existing parking infrastructure is sufficient to accommodate the proposed use without compromising public safety or neighboring access; and

**WHEREAS**, the City Council finds that the shared nature of the site and the specific operational model of the facility constitute unusual circumstances that justify a reduction from standard parking ratios; and

**WHEREAS**, the Applicant has committed that parking on-site shall be restricted to customers and staff, specifically excluding student parking related to nearby facilities; and

**WHEREAS**, the City Council finds it in the best interest of the health, safety, and general welfare of the residents of the City to approve the parking determination as proposed.

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

**SECTION 1. Authorization.** Pursuant to City Code § 16.26.040, the City Council hereby determines that the existing parking stalls at the Almond Dental Phase 2 site are sufficient. The Applicant is authorized to proceed with the construction of the proposed building at 10433 S. 2200 W. with no requirement for additional off-street parking stalls beyond those currently existing on the subject property.

**SECTION 2. Severability.** If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

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

[SIGNATURE PAGE FOLLOWS]

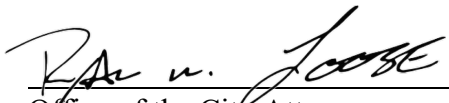
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY THE FOLLOWING VOTE:**

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

Mayor Pro Tempore: \_\_\_\_\_  
Tamara Zander

Attest: \_\_\_\_\_  
Anna Crookston, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Office of the City Attorney

# SOUTH JORDAN CITY COUNCIL STAFF REPORT

## FILE OVERVIEW

Item Name	Resolution 2026-19, Authorizing the Mayor Pro Tempore to sign an Interlocal Cooperation Agreement with Salt Lake County for Road Maintenance on U-111
Staff Author	Brad Klavano

**MEETING DATE: MAY 19, 2026**

## ITEM SUMMARY

With the Annexation of the Rio Tinto Property along the existing U-111 (Bacchus Highway) there has been some confusion between the City of South Jordan and Salt Lake County on the roadway maintenance of the U-111 (Bacchus Highway). There is a 2.276-mile section where the City of South Jordan annexed the property on both sides of the roadway. However; there are two section .347 miles and 1.057 miles where the annexation was only to the centerline of the roadway.

This interlocal agreement spells out that the city will maintain the entire roadway width of U-111 (Bacchus Highway) from Old Bingham Highway south to the City of South Jordan Jurisdictional boundary (3.88 miles).

This will help both City Staff and the County Staff clearly understand the maintenance requirements of each Jurisdiction.

## FINDINGS AND RECOMMENDATION

### Findings:

The City of South Jordan and Salt Lake County staffs were unclear of the maintenance responsibilities in the sections of U-111 (Bacchus Highway) that split the jurisdiction boundaries along the center line. After a few meetings between staff it became clear that an agreement needed to be made.

### Conclusions:

The City of South Jordan and Salt Lake County have met and determined the best interest of both Jurisdictions is to enter into this interlocal cooperation agreement to clarify the maintenance responsibilities for the existing U-111 (Bacchus Highway).

**Staff Recommendation:**

Approve Resolution 2026-19 Authorizing the Mayor Pro Tempore to sign and interlocal cooperation agreement between the City of South Jordan and Salt Lake County for road maintenance on U-111.

**Motion Ready:**

I move that the City Council approves:

1. Resolution 2026-19, Authorizing the Mayor Pro Tempore to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for road maintenance on U-111.

Alternatives:

1. Recommend denial of Resolution 2026, Authorizing the Mayor Pro Tempore to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for road maintenance on U-111.

**SUPPORTING MATERIALS**

1. Resolution 2026-19
  - a. Exhibit A, Interlocal Cooperation Agreement between Salt Lake County and South Jordan For Road Maintenance on U-111

**RESOLUTION R2026 - 19**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR PRO TEMPORE TO SIGN AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF SOUTH JORDAN AND SALT LAKE COUNTY FOR ROAD MAINTENANCE ON U-111.**

**WHEREAS**, the City of South Jordan (“City”) and Salt Lake County (“County”) are local government units under the laws of the State of Utah; and

**WHEREAS**, City and County are authorized by the Utah Interlocal Cooperation Act, Utah Code § 11-13-101, et seq., to enter into agreements with each other, upon resolution to do so by their respective governing bodies, for the purpose of enabling them to make the most efficient use of their resources; and

**WHEREAS**, An Interlocal Cooperation Agreement was prepared pertaining to the road maintenance of U-111 from Old Bingham Highway 3.88 miles south to the City Jurisdictional Boundary; and

**WHEREAS**, City and County agree that City will maintain the roadway as stated in the interlocal agreement; and

**WHEREAS**, the South Jordan City Council (the “City Council”) finds the Agreement will benefit the City’s citizens by executing this interlocal agreement between the two agencies.

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

**SECTION 1. Authorization to Sign.** The City Council hereby approves the Interlocal Cooperation Agreement, attached as **exhibit A**, and authorizes the Mayor Pro Tempore to sign the same.

**SECTION 2. Effective Date.** This Resolution will be effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald J. Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason T. McGuire	_____	_____	_____	_____

Mayor Pro Tempore: \_\_\_\_\_  
Tamara Zander

Attest: \_\_\_\_\_  
Anna Crookston, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Office of the City Attorney

**EXHIBIT A**

(Interlocal Cooperation Agreement)

Contract No. \_\_\_\_\_

**INTERLOCAL COOPERATION AGREEMENT  
BETWEEN  
SALT LAKE COUNTY  
AND  
SOUTH JORDAN  
FOR  
ROAD MAINTENANCE ON U-111**

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THIS AGREEMENT (“*Agreement*”) is dated this \_\_\_\_ day of \_\_\_\_\_, 2026, made pursuant to the Utah Interlocal Cooperation Act, by and between SALT LAKE COUNTY (“COUNTY”), a body corporate and politic of the state of Utah, and SOUTH JORDAN (“CITY”), a municipal corporation created under the laws of the State of Utah. Both the County and the City may be referred to jointly as the “Parties.”

WITNESSETH:

WHEREAS, the Parties are local governmental units and are therefore authorized under the Utah Interlocal Cooperation Act, Section 11-13-101, et seq., U.C.A. 1953, as amended, to enter into agreements with each other which enable them to make the most efficient use of their powers; and

WHEREAS, the COUNTY and CITY are responsible for road maintenance along U-111 where that road passes through their respective jurisdictions; and

WHEREAS, The CITY is willing to provide the COUNTY with road maintenance services on COUNTY’s portion of U-111; and

WHEREAS, the Parties desire to enter into an agreement whereby their respective responsibilities concerning these services are specified.

## AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, the Parties agree as follows:

1. PURPOSE.

1.1 The CITY, through its Public Works Department, will provide to the COUNTY the road maintenance services in the sections of U-111 where CITY and COUNTY share ownership of the road and described in Exhibit A, attached hereto and incorporated into this Agreement. Said services shall be performed to the same standards and in the same manner as road maintenance services performed within CITY.

2. DURATION.

The term of this Agreement shall begin on April 1, 2026 and end on April 1, 2031. This agreement may be extended by a writing signed by both Parties.

3. FINANCING AND PAYMENT.

The cost of the services rendered which are contained in Exhibit B by the CITY for the COUNTY will be of no cost to the COUNTY. The CITY will submit to Utah Department of Transportation reports recognizing the 3.88 miles of road identified in Exhibit A as being wholly maintained by the CITY so as to receive the corresponding allocation of Class B and C Road Funds from the State. The COUNTY will report that none of 3.88 miles of shared roadway identified in Exhibit A are maintained by the COUNTY.

4. LIABILITY. The City and the County are governmental entities under the Utah Governmental Immunity Act, Utah Code Ann. § 63G-7-101. Consistent with the terms of the Act, and as provided herein, it is mutually agreed that each party is responsible and liable for its own wrongful or negligent acts which are committed by it or by its agents, officers or employees.

Neither party waives any defenses otherwise available under the Act nor does any party waive any limits of liability currently provided by the Act.

5. INDEMNIFICATION. The Parties agree to indemnify and hold each other, their agents, officers, and employees from and against any and all actions, claims, lawsuits, proceedings, liability, damages, losses and expenses (including attorney’s fees and costs), that directly result from the performance of this Agreement, but only to the extent the same are caused by any negligent or wrongful act or omission of either Party, its officers, agents, and employees.

6. REQUIRED INSURANCE POLICIES. Both Parties to this Agreement shall maintain insurance or self-insurance coverage sufficient to meet their obligations hereunder and consistent with applicable law.

7. TERMINATION. This agreement may be terminated (with or without cause) by either party upon at least ninety (90) days prior written notice to the other party.

8. NOTICES. Any notice required or permitted to be given hereunder shall be deemed sufficient if given by a communication in writing, and shall be deemed to have been received (a) upon personal delivery or actual receipt thereof, or (b) within three days after such notice is deposited in the United States mail, postage pre-paid, and certified and addressed as follows:

If to Salt Lake County: Salt Lake County Public Works Operation  
Division Director  
604 West 6960 South  
Midvale, Utah 84047

If to the City: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. AGENCY. No agent, employee or servant of the City or County is or shall be deemed to be an employee, agent, or servant of the other Party. None of the benefits provided by each party to its employees including, but not limited to, worker's compensation insurance, health insurance, and unemployment insurance, are available to the employees, agents, or servants of the other party. City and County shall each be solely and entirely responsible for its own acts and for the acts of its own agents, employees, and servants during the performance of this Agreement. The County acts as an independent contractor, and is not an employee or agent of the City.

10. FORCE MAJEURE. Neither party shall be liable for any excess costs if the failure to perform arises from causes beyond the control and without the fault or negligence of that part, including but not limited to acts of God, fires, floods, strikes, or unusually severe weather. If such condition continues for a period in excess of 60 days, City or County shall have the right to terminate this Agreement without liability or penalty effective upon written notice to the other party.

11. NO OBLIGATIONS TO THIRD PARTIES. The parties agree that the County's obligations under this Agreement are solely to the City. This Agreement shall not confer any rights to third parties.

12. GOVERNING LAW. The laws of the State of Utah govern all matters arising out of this Agreement.

13. COUNTERPARTS. This Agreement may be executed in counterparts and all so executed will constitute one agreement binding on all the Parties, it being understood that all Parties need not sign the same counterpart. Further, executed copies of this Agreement delivered by facsimile or email will be deemed an original signed copy of this Agreement.

14. COUNTY ETHICAL STANDARDS. The City represents that it has not: (a) provided an illegal gift or payoff to any County officer or employee, or former County officer or employee, or to any relative or business entity of a County officer or employee, or relative or business entity of a former County officer or employee; (b) retained any person to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statutes or Salt Lake County's Ethics Code, Chapter 2.07, Salt Lake County Code of Ordinances, 2001; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any County officer or employee or former County officer or employee to breach any of the ethical standards set forth in State statutes or Salt Lake County ordinances.

15. NO OFFICER OR EMPLOYEE INTEREST. It is understood and agreed that no officer or employee of County has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof. No officer or employee of City or any member of their families shall serve on a County Board or Committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises City's operations, or authorizes funding or payment to City.

16. INTERLOCAL COOPERATION ACT. In satisfaction of the requirements of the Interlocal Act, and in connection with this Agreement, the Parties agree as follows:

- (a) This Agreement shall be approved by each Party pursuant to Section 11-13-202.5 of the Interlocal Act;

- (b) This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Section 11-13-202.5 of the Interlocal Act;
- (c) A duly executed original counterpart of this Agreement shall be filed with keeper of records of each Party, pursuant to Section 11-13-209 of the Interlocal Act;
- (d) Except as otherwise specifically provided herein, each Party shall be responsible for its own costs of any action taken pursuant to this Agreement, and for any financing of such costs; and
- (e) No separate legal entity is created by the terms of this Agreement. To the extent that this Agreement requires administration other than as set forth herein, it shall be administered by a joint board of the public works directors of the City and the County, or their designees. No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent that a Party acquires, holds or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

17. ENTIRE AGREEMENT AND AMENDMENT. This agreement constitutes the entire agreement between the Parties, and no other promises or understandings, express or implied, shall be binding upon the Parties. No amendment to this agreement shall be effective unless made in writing and signed by the Parties.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have subscribed their names hereon and caused this agreement to be duly executed as of the date first mentioned above.

SALT LAKE COUNTY

SOUTH JORDAN

By: \_\_\_\_\_  
Mayor or Designee

By: \_\_\_\_\_  
Mayor or Designee

Date: \_\_\_\_\_

Date: \_\_\_\_\_

SALT LAKE COUNTY  
ADMINISTRATIVE APPROVAL:

ATTEST


By: **Steven Kuhlmeier**  
Digitally signed by Steven Kuhlmeier  
Date: 2026.04.30 11:44:19 -06'00'  
Steven Kuhlmeier,  
Division Director

By: \_\_\_\_\_  
City Recorder

Date: **Scott Baird**  
Digitally signed by Scott Baird  
Date: 2026.04.30 11:55:31 -06'00'

SALT LAKE COUNTY  
REVIEW AS TO FORM:

SOUTH JORDAN  
APPROVAL AS TO FORM:

By:   
Ryan W. Lambert  
2026.02.26 12:54:55 -07'00'  
Ryan W. Lambert,  
Deputy District Attorney

By: **Ryan W. Loose**  
Digitally signed by Ryan W. Loose  
Date: 2026.05.13 16:19:22 -06'00'  
Loose  
City Attorney

Date: 2/26/2026

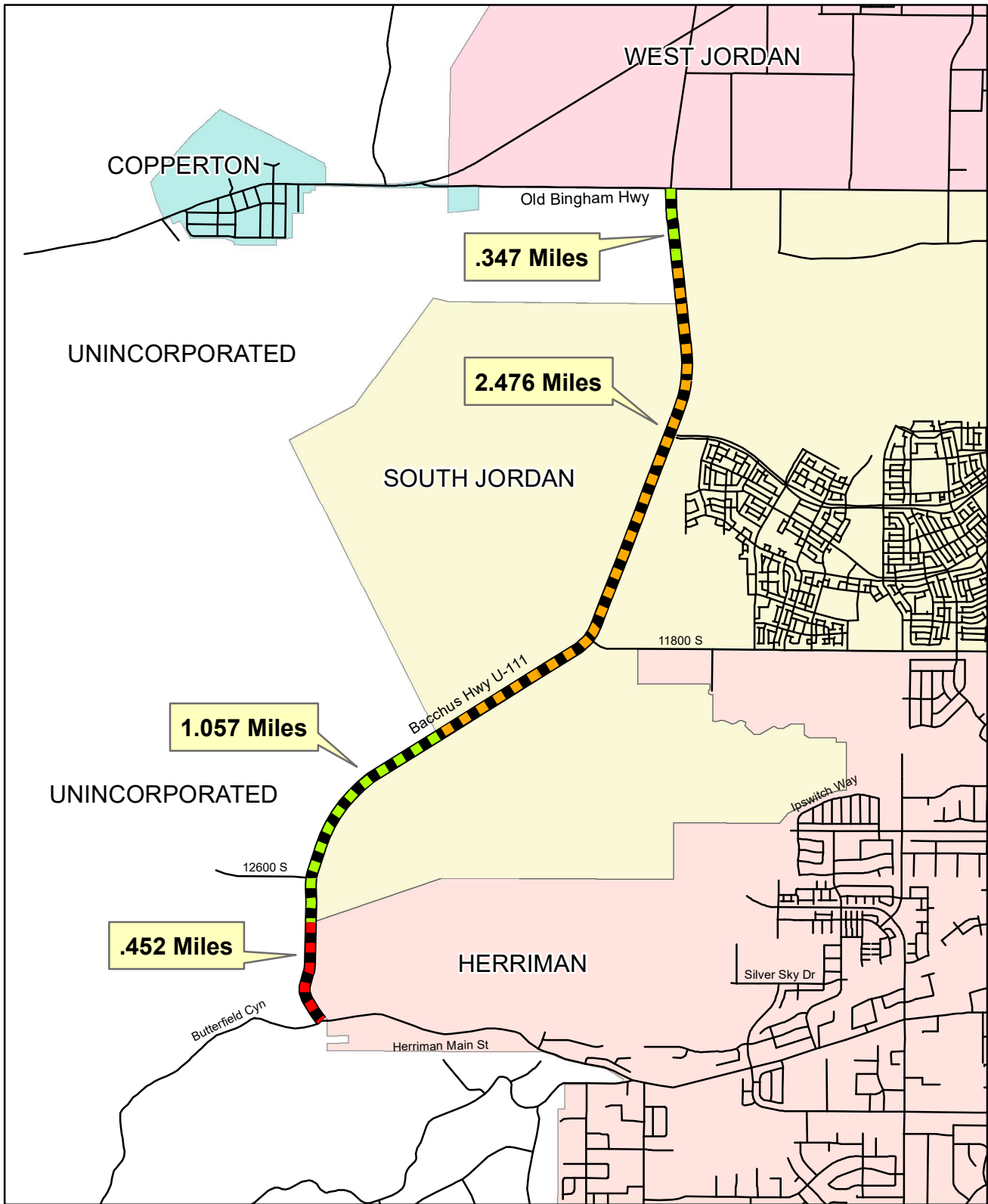
Date: \_\_\_\_\_

Exhibit A

Map

# EXHIBIT A

Item H.2.



Public Works - Operations  
Pavement Management

OWNERSHIP	
	100% SLCo
	50% SJC / 50% SLCo
	100% SJC



## EXHIBIT B

### Road Maintenance Services

#### U-111 / Bacchus Highway from Old Bingham Highway to Butterfield Canyon Road

The CITY shall be responsible for all road maintenance functions for the full width of Bacchus Highway / U-111 from intersection of Old Bingham Highway 3.88 miles south to the South Jordan jurisdictional boundary, including adjoining shoulders and the public right-of-way, notwithstanding that the jurisdictional boundary is located at the centerline of said roadway. This arrangement ensures efficient maintenance operations and consistent service delivery across the entire roadway surface, shoulders, and right-of-way.

Maintenance activities include, but are not limited to: snow and ice removal (plowing, salting, and de-icing); pavement maintenance (patching, pothole repair, crack sealing, and surface treatments); resurfacing (overlay, mill and fill, or reconstruction); hazard mitigation (debris removal and fallen tree cleanup); traffic control devices (signs, pavement striping, and markings); roadside maintenance (mowing, landscape upkeep, weed control, and vegetation management within the right-of-way); and drainage maintenance (cleaning and repair of ditches, culverts, and catch basins).

## RESOLUTION R2026-20

### A RESOLUTION FOR THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ENTERING INTO AN INTERLOCAL AGREEMENT TO PARTICIPATE IN THE HOME INVESTMENT PARTNERSHIP PROGRAM FOR FEDERAL FISCAL YEAR 2027 THROUGH 2029

**WHEREAS**, the HOME Investment Partnerships Act (the “Act”) administered by the U.S. Department of Housing and Urban Development (“HUD”), creates a grant program from the United States Federal Government which provides funding for state and local governments to create affordable housing for low-income households; and

**WHEREAS**, the HOME Program authorized under Title II of the Act, and provides for grant funds to be used in a wide range of local housing activities and programs and allows for a consortium of geographically contiguous eligible local governments can be considered one unit for purposes of the HOME Program; and

**WHEREAS**, the Utah Interlocal Cooperation Act, Section 11-13-1, et seq., Utah Code Annotated, (2013) authorizes public entities to enter into agreements with each other to perform any governmental service, activity, and undertaking which each governmental entity is authorized by law to perform; and

**WHEREAS**, the parties agree to cooperate, to undertake, or to assist in undertaking housing assistance activities pursuant to the HOME Program and agree, collectively, and individually, to affirmatively further fair housing; and

**WHEREAS**, the Cities and County have determined that it will be mutually beneficial and in the public interest to enter into an interlocal cooperation agreement to form a consortium in order to receive HOME funds and to participate in the HOME Program; and

**WHEREAS**, Salt Lake County will assume overall responsibility for ensuring the consortium’s HOME Investment Partnership Program and carry out compliance with the requirements of the program; and

**WHEREAS**, The South Jordan City Council finds that entering into a consortium to provide services under the HOME Program will enhance the public health, safety and welfare of South Jordan Residents.

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

**SECTION 1. Authorization.** The City Council hereby authorizes Mayor Pro Tempore to sign the Interlocal Cooperation Agreement between Salt Lake County and Sandy City, South Jordan City, West Jordan City, West Valley City, Herriman City, and Taylorsville City relating to the Home Investment Partnership Program for Federal Fiscal Years 2027 through 2029 as 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 19<sup>th</sup> DAY OF MAY, 2026 BY THE FOLLOWING VOTE:**

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

Mayor Pro Tempore: \_\_\_\_\_  
Tamara Zander

Attest: \_\_\_\_\_  
Anna Crookston, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Office of the City Attorney

County Contract No.  
District Attorney No. 26CIV000557

INTERLOCAL COOPERATION AGREEMENT

BETWEEN

SALT LAKE COUNTY

AND

SANDY CITY, CITY OF SOUTH JORDAN, WEST JORDAN CITY, WEST VALLEY CITY, HERRIMAN CITY, AND TAYLORSVILLE CITY RELATING TO THE HOME INVESTMENT PARTNERSHIP PROGRAM

FOR FEDERAL FISCAL YEARS 2027 THROUGH 2029

\*\*\*\*\*

This Agreement (“Agreement”) is made and entered into as of the date that the last Party hereto executes the same, and shall be effective as of October 1<sup>st</sup>, 2026, by and between Salt Lake County ("County") a body corporate and politic of the State of Utah, and Sandy City, City of South Jordan, West Jordan City, West Valley City, Herriman City, and Taylorsville City (the "Cities"), municipal corporations of the State of Utah located within Salt Lake County. County and Cities may be referred to jointly as the “Parties” and individually as a “Party.”

RECITALS

WHEREAS, the HOME Program is authorized by the HOME Investment Partnerships Act, which is Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended (42 U.S.C. 12701 et seq.) (the "Act"), and which permits and provides for the participation of the United States Government in a wide range of local housing activities and programs authorized under Title II of the Act (the "HOME Program") and administered by the U.S. Department of Housing and Urban Development ("HUD");

WHEREAS, Section 216(2) of the Act provides that a consortium of geographically contiguous units of general local government can be considered to be a unit of general local government for the purpose of the HOME Program;

WHEREAS, in accordance with Section 217(b)(3) of the Act, approved consortia of units of local governments are considered jurisdictions eligible to receive allocations of HOME funds by formula;

WHEREAS, the Parties are governmental entities and are therefore authorized by the Utah Int

Cooperation Act, Section 11-13-1, *et seq.*, Utah Code Annotated, (2013) to enter into agreements with each other to perform any governmental service, activity and undertaking which each governmental entity is authorized by law to perform;

WHEREAS, the Cities and County have determined that it will be mutually beneficial and in the public interest to enter into an interlocal cooperation agreement to form a consortium in order to receive HOME funds and to participate in the HOME Program.

NOW THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, County and Cities agree as follows:

1. The Parties agree to cooperate to undertake or to assist in undertaking housing assistance activities pursuant to the HOME Program and agree, collectively, and individually, to affirmatively further fair housing.
2. The Parties authorize County to act in a representative capacity for all members of the consortium for the purposes of the HOME Program. As the lead entity, County has the authority to amend the Agreement to add new members to the consortium.
3. The Parties agree that County, as the lead entity, shall assume overall responsibility for ensuring the consortium's HOME Investment Partnership Program is carried out in compliance with the requirements of the program, including requirements concerning Consolidated Plan as set forth in HUD regulations in 24 CFR Parts 91 and 92 and the requirements of 24 CFR 92.350.
4. This Agreement shall begin as of the above-mentioned date and shall continue for Federal Fiscal Years 2027 through 2029 consistent with the Salt Lake County Urban County qualification. This Agreement is for the Federal Fiscal Years of 2027, 2028, and 2029, which for program implementation means for the Federal Fiscal Year 2027, the program year is from July 1<sup>st</sup>, 2027, to June 30<sup>th</sup>, 2028, for the Federal Fiscal Year 2028, the program year is from July 1<sup>st</sup>, 2028, to June 30<sup>th</sup>, 2029, and for the Federal Fiscal Year 2029, the program year is from July 1<sup>st</sup>, 2029, to June 30<sup>th</sup>, 2030. The Parties further agree that:
  - (a) this Consortium Agreement will, at a minimum, remain in effect until the HOME funds from each of the federal fiscal years of the qualification period are expended for eligible activities or returned to HUD;
  - (b) no Consortium Member may withdraw from the Agreement while the Agreement remains in effect; and,
  - (c) this Agreement shall be governed by the requirements of the then current Consortium Qualification notice.
5. This Agreement has attached to it seven (7) separate signature pages for each of the Parties to

Agreement, which shall be executed separately and attached to this Agreement after execution by the named Party and together with each other signature page and with this Agreement shall constitute the full Agreement of all the Parties.

6. No separate entity is created by this Agreement; however, to the extent that any administration of this Agreement becomes necessary, the County Mayor or designee and the Cities' mayors or designees, shall constitute a joint board for such purpose.

7. Any other real or personal property acquired by the Parties jointly under this Agreement, and paid for by them, shall be divided as the Parties' representatives shall agree, or, if no agreement is reached, then it shall be divided according to their respective payment for the property, or if it cannot be practically divided, then the property shall be sold and the proceeds divided according to the Parties' proportionate share of the purchase of the item of property. If property is purchased at one Party's sole expense in connection with this Agreement, then the property so purchased shall be and remain the property of the Party which purchased it.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly authorized and executed by each on the dates specified on each signature page.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

SIGNATURE PAGE FOR SALT LAKE COUNTY  
TO  
INTERLOCAL COOPERATION AGREEMENT  
HOME INVESTMENT PARTNERSHIP PROGRAM FOR  
FEDERAL FISCAL YEARS 2024-2026

By: \_\_\_\_\_  
Mayor or Designee

Administrative Approval:

By: \_\_\_\_\_  
Division Director

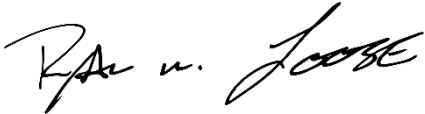
Reviewed and Advised as to Form and Legality:

By: \_\_\_\_\_  
John E. Diaz,  
Deputy District Attorney  
Salt Lake County

SIGNATURE PAGE FOR SANDY CITY  
TO  
INTERLOCAL COOPERATION AGREEMENT  
HOME INVESTMENT PARTNERSHIP PROGRAM FOR  
FEDERAL FISCAL YEARS 2024-2026

By: \_\_\_\_\_  
Mayor or Designee

Reviewed and Advised as to Form and Legality:



By: Ryan W. Loose  
Title: City Attorney  
Date: May 13, 2026

SIGNATURE PAGE FOR SOUTH JORDAN  
TO  
INTERLOCAL COOPERATION AGREEMENT  
HOME INVESTMENT PARTNERSHIP PROGRAM FOR  
FEDERAL FISCAL YEARS 2024-2026

By: \_\_\_\_\_  
Mayor or Designee

Reviewed and Advised as to Form and Legality:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

SIGNATURE PAGE FOR WEST JORDAN CITY  
TO  
INTERLOCAL COOPERATION AGREEMENT  
HOME INVESTMENT PARTNERSHIP PROGRAM FOR  
FEDERAL FISCAL YEARS 2024-2026

By: \_\_\_\_\_  
Mayor or Designee

Reviewed and Advised as to Form and Legality:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

SIGNATURE PAGE FOR WEST VALLEY CITY  
TO  
INTERLOCAL COOPERATION AGREEMENT  
HOME INVESTMENT PARTNERSHIP PROGRAM FOR  
FEDERAL FISCAL YEARS 2024-2026

By: \_\_\_\_\_  
Mayor or Designee

Reviewed and Advised as to Form and Legality:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

SIGNATURE PAGE FOR TAYLORSVILLE CITY  
TO  
INTERLOCAL COOPERATION AGREEMENT  
HOME INVESTMENT PARTNERSHIP PROGRAM FOR  
FEDERAL FISCAL YEARS 2024-2026

By: \_\_\_\_\_  
Mayor or Designee

Reviewed and Advised as to Form and Legality:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

SIGNATURE PAGE FOR HERRIMAN CITY  
TO  
INTERLOCAL COOPERATION AGREEMENT  
HOME INVESTMENT PARTNERSHIP PROGRAM FOR  
FEDERAL FISCAL YEARS 2024-2026

By: \_\_\_\_\_  
Mayor or Designee

Reviewed and Advised as to Form and Legality

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

# SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: MAY 19, 2026

## FILE OVERVIEW

Item Name	Legislative Updates Text Amendment
Address	1600 W. Towne Center Drive South Jordan, UT 84095
File Number	PLZTA202600058, Ordinance 2026-11
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner

## ITEM SUMMARY

This proposed amendment updates two sections of City Code to address changes in State Statutes per [S.B. 284](#). The proposed changes effect Section [17.16.010 Planning Commission](#) and Section [17.08.030.010 General Use Standards](#). Staff is recommending approval to comply with these changes before they take effect on May 6, 2026.



## TIMELINE

- On April 14, 2026, The Planning Commission recommended approval of the item by a vote of 5-0.

## REPORT ANALYSIS

**Application Summary:** S.B. 284 is a wide ranging bill that effects a number of different planning policy items, however some go into effect at a later dates. This amendment seeks to address items that will be enacted first on May, 6, 2026.

**17.16.010 Planning Commission:** The current ordinance allows for a Commission Member to be removed by the City Council a “for any reason.” This is proposed to be modified to include a prohibition on removal for “deliberating about a specific pending land use application in a planning commission meeting with municipal staff, an elected official, or the land use applicant.”

The proposed modification also lists several possible reasons for removal including, but not limited to:

- Misuse of public finds
- Ethics violations
- Impermissible bias
- Relocation out of the district they were appointed to represent
- Incapacitation or failure to complete required duties.
- Insubordination

The proposed amendment also includes a new section to meet the new legislative requirement to explain when a Planning Commissioner must recuse themselves.

While not required to be in our ordinance, the new legislation also requires ethics training for the Planning Commission.

*Note: The draft for Section 17.16.010 (D.) was modified after the Planning Commission meeting to better comply with the legislative requirements per the City Attorney’s recommendation.*

**17.08.030.010 General Use Standards:** The current process for establishing a new and unlisted use requires an applicant to go through a text amendment process involving first a public hearing at the Planning Commission for a recommendation and then another public hearing at the City Council for final consideration. The new legislation prohibits a text amendment for a new and unlisted use from going to the Planning Commission. The proposed ordinance modifies this process to allow only text amendments associated with a new and unlisted use to go directly to City Council for consideration.

## FINDINGS AND RECOMMENDATION

### 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

### Findings:

- The proposed modifications will align South Jordan's Code to be in conformance with changes in State legislation per S.B. 284.

### Conclusions:

- The application is the City's Strategic Priorities.

### Planning Staff Recommendation:

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

## CITY COUNCIL ACTION

### Required Action:

Final decision

### Scope of Decision:

This is a legislative item decided by the City Council. 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 approves:

1. Ordinance 2026-11, Legislative Code Amendments

### Alternatives:

1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.

1. Ordinance 2026-011
  - a. Exhibit A, 17.16.010 Planning Commission
  - b. Exhibit B, 17.18.030.010 General Use Regulations

**ORDINANCE NO. 2026 - 11**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTERS 17.16.010 (PLANNING COMMISSION), AND 17.18.030.010 (GENERAL USE REGULATIONS) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO COMPLY WITH CHANGES IN STATE LEGISLATION.**

**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**, the updated zoning code will enable the City to comply with changes in State of Utah legislation; and

**WHEREAS**, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment set forth in the attached **Exhibit A, and Exhibit B**, 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, and Exhibit B**, will enhance the public health, safety and welfare in the City.

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

**SECTION 1. Amendment.** Section 17.16.010. of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

**SECTION 2. Amendment.** Section 17.18.030.010 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit B**, is hereby amended.

**SECTION 5. 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 6. 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 \_\_\_\_\_, 2026 BY THE FOLLOWING VOTE:**

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

Mayor Pro Tempore: \_\_\_\_\_  
Tamara Zander

Attest: \_\_\_\_\_  
Anna Crookston, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Office of the City Attorney

# Exhibit A

## 17.16.010 Planning Commission

Current Ordinance Text	Proposed Ordinance Text
<p><i>Current:</i> There is created a Planning Commission of the City consisting of six (6) voting members. Each member of the City Council and the Mayor shall nominate one voting member to the Planning Commission and that nominee shall be appointed to the Planning Commission by a majority vote of the City Council.</p>	<p><i>Proposed:</i> <b>A. Establishment:</b> There is created a Planning Commission of the City consisting of six (6) voting members. Each member of the City Council and the Mayor shall nominate one voting member to the Planning Commission and that nominee shall be appointed to the Planning Commission by a majority vote of the City Council. <b>Members of the Planning Commission shall be appointed, including appointments to fill vacancies, and removed by resolution of the City Council.</b></p>
<p><i>Current:</i> Each voting member shall be a resident in the council district for which he or she is appointed (or a resident of the City for the Mayor's nomination) for at least one (1) year prior to the voting member's appointment. If a Planning Commission member moves outside its council district from which he or she was appointed, or if the council district boundaries change so that a Planning Commission member now resides outside the district to which he or she was appointed, that Planning Commission member may finish his or her term.</p>	<p><i>Proposed:</i> <b>B. Eligibility:</b> Each voting member shall be a resident in the council district for which he or she is appointed (or a resident of the City for the Mayor's nomination) for at least one (1) year prior to the voting member's appointment. If a Planning Commission member moves outside its council district from which he or she was appointed, or if the council district boundaries change so that a Planning Commission member now resides outside the district to which he or she was appointed, that Planning Commission member may finish his or her term.</p>
<p><i>Current:</i> Members of the Planning Commission shall be appointed for the same term, or remainder of a term, as the term of the Mayor or member of City Council who nominated him or her.</p>	<p><i>Proposed:</i> <b>C. Term Duration:</b> Members of the Planning Commission shall be appointed for the same term, or remainder of a term, as the term of the Mayor or member of City Council who nominated him or her. <b>A member of the Planning Commission whose term has expired shall continue to serve until a successor has been appointed unless otherwise directed by the City Council.</b></p>

*Current:*

The City Council may remove any member of the Planning Commission for any reason by majority vote of the City Council. ~~A City Council member who nominated a Planning Commission member, which Planning Commissioner subsequently moves from its council district, may remove, for any reason, that Planning Commission member that he or she nominated.~~

*Proposed:***D. Removal,**

1. The City Council may remove any member of the Planning Commission for any reason **except that a planning commission member deliberating about a specific pending land use application in a planning commission meeting with municipal staff, an elected official, or the land use applicant is not cause for removal.**

**2. Reasons for removal include, but are not limited to:**

**a. Using public funds for a political purpose under Title 20A, Chapter 11, Part 12, Political Activities of Public Entities Act**

**b. Violating a provision of Title 10, Chapter 3, Part 13, Municipal Officers' and Employees' Ethics Act.**

**c. Acting with the intent to influence a land use decision or an appeal of a pending land use application in a manner that creates actual impermissible bias or an unacceptable risk of impermissible bias in the planning commission member's administrative or quasi-judicial duties.**

**d. Relocation out of the council district of the City Council member who appointed that seat.**

**e. Incapacity or Failure to participate or meet required duties.**

**f. Insubordination.**

**3. Procedure. The removal shall be by majority vote of the City Council. The vote to remove a Planning Commission member must describe the cause for removal pursuant to Utah State Code Section 10-20-301, as amended, may be removed.**

<p><i>Current:</i> Any vacancy occurring on the Planning Commission by reason of death, resignation, removal, or disqualification shall promptly be filled by the City Council for the unexpired term of such member, according to the nominating and appointment procedure set forth herein. <del>A member of the Planning Commission whose term has expired shall continue to serve until a successor has been appointed unless otherwise directed by the City Council.</del></p>	<p><i>Proposed:</i> <b>E. Vacancies:</b> Any vacancy occurring on the Planning Commission by reason of death, resignation, removal, or disqualification shall promptly be filled by the City Council for the unexpired term of such member, according to the nominating and appointment procedure set forth herein</p>
<p><i>Current:</i> Each member of the Planning Commission shall be paid fifty dollars (\$50.00) per day for attending each regular Planning Commission meeting. Members of the Planning Commission shall be appointed, including appointments to fill vacancies, and removed by resolution of the City Council. <del>Members of the Planning Commission shall be appointed, including appointments to fill vacancies, and removed by resolution of the City Council.</del></p>	<p><i>Proposed:</i> <b>F. Compensation:</b> Each member of the Planning Commission shall be paid fifty dollars (\$50.00) per day for attending each regular Planning Commission meeting.</p>
<p><i>Current:</i> No existing text</p>	<p><i>Proposed:</i> <b>G. Recusal:</b> <u>A Planning Commission member shall recuse themselves when the Planning Commission is deliberating or voting on items where the member has a personal or professional conflict of interest.</u></p>

*Current:*

~~A.~~ Commission Organization And Meetings: At the first regular Planning Commission meeting held in each calendar year, the members shall select from their number a Chairperson and other such officers as they deem necessary in carrying out the functions of the Planning Commission and shall adopt such rules and regulations for the conduct of business before the Planning Commission as they deem appropriate, which rules and regulations may be modified and/or amended at any time by the Planning Commission at any of its regular meetings. The City Council may remove, replace, or appoint the Chairperson of the Planning Commission by a majority vote of the City Council. Planning Commission meetings shall be held at the call of the Chairperson and at such other times as the Planning Commission may determine in accordance with the law. Planning Commission meetings shall be open to the public, unless closed in accordance with law. Three (3) members of the Planning Commission shall constitute a quorum for the transaction of business. The vote of the majority of those Planning Commission members in attendance, but no less than three (3) members, shall be required to pass any motion before the Planning Commission. Minutes shall be taken at the Planning Commission meetings and minutes containing the official act and recommendations of the Planning Commission shall constitute public records and shall be available for inspection upon reasonable notice at reasonable times and places. Reports of official acts of the Planning Commission shall be made in writing and shall indicate how each member of the Planning Commission voted with respect to such acts or recommendations as the Planning Commission may from time to time make.

*Proposed:*

~~H.~~ Commission Organization And Meetings: At the first regular Planning Commission meeting held in each calendar year, the members shall select from their number a Chairperson and other such officers as they deem necessary in carrying out the functions of the Planning Commission and shall adopt such rules and regulations for the conduct of business before the Planning Commission as they deem appropriate, which rules and regulations may be modified and/or amended at any time by the Planning Commission at any of its regular meetings. The City Council may remove, replace, or appoint the Chairperson of the Planning Commission by a majority vote of the City Council. Planning Commission meetings shall be held at the call of the Chairperson and at such other times as the Planning Commission may determine in accordance with the law. Planning Commission meetings shall be open to the public, unless closed in accordance with law. Three (3) members of the Planning Commission shall constitute a quorum for the transaction of business. The vote of the majority of those Planning Commission members in attendance, but no less than three (3) members, shall be required to pass any motion before the Planning Commission. Minutes shall be taken at the Planning Commission meetings and minutes containing the official act and recommendations of the Planning Commission shall constitute public records and shall be available for inspection upon reasonable notice at reasonable times and places. Reports of official acts of the Planning Commission shall be made in writing and shall indicate how each member of the Planning Commission voted with respect to such acts or recommendations as the Planning Commission may from time to time make.

*Current:*

**B:** Functions And Duties: It shall be the function and duty of the Planning Commission, after holding public hearings, to make and adopt and certify to the legislative body, a general plan for the physical development of the Municipality, including the areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of the Municipality. Where the plan involves territory outside the boundaries of the City, action shall be taken with the concurrence of the County or other municipal legislative body concerned. The general plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the Planning Commission's recommendations for the said physical development, and may include, among other things, the general location and extent of streets. The Planning Commission may from time to time amend, extend or add to the plan or carry any part or subject matter into greater detail. It shall be the function and the duty of the Planning Commission and it shall have the power to make, adopt and certify to the City Council a zoning plan, including the text of the land use ordinance and maps representing the Planning Commission's recommendations for the regulation by districts or zones of the location, height, bulk, number of stories, size of building and other structures, the percentage of the lot which may be occupied, the size of the yard, courts and other spaces, the density and distribution of population and the use of buildings, structures and land for trade, industry, residence, recreation, commercial business, or other purposes from and after the time when a land use ordinance has been enacted by the City Council and the official map has been recorded in the Office of the City Recorder. No permit shall be issued by the building official or any building or structure or part thereof on any land located within the boundaries of the zoning map which would be in violation of the recommendations of the Planning Commission as shown on such official map.

*Proposed:*

**L:** Functions And Duties: It shall be the function and duty of the Planning Commission, after holding public hearings, to make and adopt and certify to the legislative body, a general plan for the physical development of the Municipality, including the areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of the Municipality. Where the plan involves territory outside the boundaries of the City, action shall be taken with the concurrence of the County or other municipal legislative body concerned. The general plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the Planning Commission's recommendations for the said physical development, and may include, among other things, the general location and extent of streets. The Planning Commission may from time to time amend, extend or add to the plan or carry any part or subject matter into greater detail. It shall be the function and the duty of the Planning Commission and it shall have the power to make, adopt and certify to the City Council a zoning plan, including the text of the land use ordinance and maps representing the Planning Commission's recommendations for the regulation by districts or zones of the location, height, bulk, number of stories, size of building and other structures, the percentage of the lot which may be occupied, the size of the yard, courts and other spaces, the density and distribution of population and the use of buildings, structures and land for trade, industry, residence, recreation, commercial business, or other purposes from and after the time when a land use ordinance has been enacted by the City Council and the official map has been recorded in the Office of the City Recorder. No permit shall be issued by the building official or any building or structure or part thereof on any land located within the boundaries of the zoning map which would be in violation of the recommendations of the Planning Commission as shown on such official map.

<p><i>Current: (Continued from previous page)</i> Any person aggrieved by his or her inability to obtain any permit may appeal to an Appeal and Variance Hearing Officer. The foregoing list of functions and duties of the commission shall not be construed as all inclusive and the Planning Commission shall have such additional powers and duties as are duly authorized under the laws of the State for Planning Commissions.</p>	<p><i>Proposed: (Continued from previous Page)</i> Any person aggrieved by his or her inability to obtain any permit may appeal to an Appeal and Variance Hearing Officer. The foregoing list of functions and duties of the commission shall not be construed as all inclusive and the Planning Commission shall have such additional powers and duties as are duly authorized under the laws of the State for Planning Commissions.</p>
<p><i>Current:</i> <del>6.</del> Changes And Amendments: Land use ordinances, except for those contained in this chapter, including the maps, may from time to time be amended by the City Council after giving ten (10) days' notice of a public hearing, but all such proposed changes and amendments, except for those in this chapter shall first be proposed by the Planning Commission or shall be submitted to that commission for its consideration prior to action by the City Council. With respect to any proposed amendments, the Planning Commission shall, within thirty (30) days' time after which the proposed amendment is referred to such commission, report its approval or disapproval or recommendations with regard to such proposed amendment to the City Council. The Planning Commission may request that the City Council grant an extension of time for an in depth study of the proposed amendment that must show cause why such additional study is necessary on making such request. Failure of the Planning Commission to submit a report or to request an extension of time within the prescribed time shall be deemed approval by the Planning Commission of such proposed change or amendment. The City Council may adopt, reject or accept in part the recommendations of the Planning Commission by a majority vote of the members of the City Council.</p>	<p><i>Proposed:</i> <del>1.</del> Changes And Amendments: Land use ordinances, except for those contained in this chapter, including the maps, may from time to time be amended by the City Council after giving ten (10) days' notice of a public hearing, but all such proposed changes and amendments, except for those in this chapter shall first be proposed by the Planning Commission or shall be submitted to that commission for its consideration prior to action by the City Council. With respect to any proposed amendments, the Planning Commission shall, within thirty (30) days' time after which the proposed amendment is referred to such commission, report its approval or disapproval or recommendations with regard to such proposed amendment to the City Council. The Planning Commission may request that the City Council grant an extension of time for an in depth study of the proposed amendment that must show cause why such additional study is necessary on making such request. Failure of the Planning Commission to submit a report or to request an extension of time within the prescribed time shall be deemed approval by the Planning Commission of such proposed change or amendment. The City Council may adopt, reject or accept in part the recommendations of the Planning Commission by a majority vote of the members of the City Council.</p>

*Current:*

~~D.~~ Street Plan: From and after the time when the Planning Commission shall have adopted a major street plan, the City Council may establish an official map of the whole or part of the Municipality theretofore existing and established by law as public streets. Such official map may also show the location of the lines of streets from plats of subdivisions which shall have been approved by the Planning Commission. The City Council may make, from time to time, other additions to or modifications of the official street extensions, widenings, narrowings or vacations which have been accurately surveyed and definitely located, provided that before taking any such action, the City Council shall hold a public hearing thereon, and that such proposed addition to or modification of the official map shall be submitted to the Planning Commission for its approval. In the event of Planning Commission disapproval, such additions or modifications shall require a favorable vote of not less than a majority of the membership of the City Council. The placing of any street or street lines upon the official map shall not in and of itself constitute or be deemed to constitute the opening or establishment of any street or taking or accepting of any land for street purposes. In order to preserve the integrity of the official map, no permit shall be issued for any kind of building or structure or part thereof on any land located between the mapped lines of any street as shown on the official map. Any person aggrieved by his inability to obtain such permit may appeal to an Appeal and Variance Hearing Officer.

*Proposed:*

~~K.~~ Street Plan: From and after the time when the Planning Commission shall have adopted a major street plan, the City Council may establish an official map of the whole or part of the Municipality theretofore existing and established by law as public streets. Such official map may also show the location of the lines of streets from plats of subdivisions which shall have been approved by the Planning Commission. The City Council may make, from time to time, other additions to or modifications of the official street extensions, widenings, narrowings or vacations which have been accurately surveyed and definitely located, provided that before taking any such action, the City Council shall hold a public hearing thereon, and that such proposed addition to or modification of the official map shall be submitted to the Planning Commission for its approval. In the event of Planning Commission disapproval, such additions or modifications shall require a favorable vote of not less than a majority of the membership of the City Council. The placing of any street or street lines upon the official map shall not in and of itself constitute or be deemed to constitute the opening or establishment of any street or taking or accepting of any land for street purposes. In order to preserve the integrity of the official map, no permit shall be issued for any kind of building or structure or part thereof on any land located between the mapped lines of any street as shown on the official map. Any person aggrieved by his inability to obtain such permit may appeal to an Appeal and Variance Hearing Officer.

*Current:*

**E.** Subdivision Control: From and after the time when the Planning Commission shall have adopted a major street plan and shall have certified the same to the City Council, no plat of a subdivision of land lying within the City shall be filed or recorded in the County Recorder's Office until it shall have been submitted to and approved by the Planning Commission and such approval entered in writing on the plat by the City Attorney, the City Engineer, the Planning Director and the Mayor. The filing or recording of a plat of a subdivision without such approval shall be void. The Planning Commission shall prepare regulations covering the subdivision of land within the City. The City Council shall hold a public hearing on the subdivision regulations and thereafter may adopt said regulations for the City. Whoever being the owner of or agent of the owner of land located in the subdivision within any area of the City for which a major street plan has been adopted by the Planning Commission and the City Council, except for land located in a recorded subdivision, transfers and sells such land without first preparing a subdivision plat and having such plat approved by the City and recorded in the Office of the County Recorder, shall be guilty of a Class C misdemeanor for each lot so transferred or sold; and the description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties, except that in subdivisions of less than ten (10) lots, land may be sold by metes and bounds, without the necessity of recording of plat if all of the following conditions are met:

1. The subdivision layout shall have been first approved in writing by the Planning Commission;
2. The subdivision is not traversed by the map lines of a proposed street as shown on the official map or maps of the City, and does not require the dedication of any land for street or other public purposes; and

*Proposed:*

**L.** Subdivision Control: From and after the time when the Planning Commission shall have adopted a major street plan and shall have certified the same to the City Council, no plat of a subdivision of land lying within the City shall be filed or recorded in the County Recorder's Office until it shall have been submitted to and approved by the Planning Commission and such approval entered in writing on the plat by the City Attorney, the City Engineer, the Planning Director and the Mayor. The filing or recording of a plat of a subdivision without such approval shall be void. The Planning Commission shall prepare regulations covering the subdivision of land within the City. The City Council shall hold a public hearing on the subdivision regulations and thereafter may adopt said regulations for the City. Whoever being the owner of or agent of the owner of land located in the subdivision within any area of the City for which a major street plan has been adopted by the Planning Commission and the City Council, except for land located in a recorded subdivision, transfers and sells such land without first preparing a subdivision plat and having such plat approved by the City and recorded in the Office of the County Recorder, shall be guilty of a Class C misdemeanor for each lot so transferred or sold; and the description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties, except that in subdivisions of less than ten (10) lots, land may be sold by metes and bounds, without the necessity of recording of plat if all of the following conditions are met:

1. The subdivision layout shall have been first approved in writing by the Planning Commission;
2. The subdivision is not traversed by the map lines of a proposed street as shown on the official map or maps of the City, and does not require the dedication of any land for street or other public purposes; and

<p><i>Current: (Continued from previous page)</i></p> <ol style="list-style-type: none"><li>3. If the subdivision is located in a zoned area, each lot in the subdivision meets the frontage, width, density and area requirements of the land use ordinance or has been granted a variance from such requirements by an Appeal and Variance Hearing Officer. The City may enjoin such transfer or sale by action for injunction or may recover the said penalty by civil action.</li><li>4. The Planning Department has provided notice as required by this title and the State Code.</li></ol>	<p><i>Proposed: (Continued from previous Page)</i></p> <ol style="list-style-type: none"><li>3. If the subdivision is located in a zoned area, each lot in the subdivision meets the frontage, width, density and area requirements of the land use ordinance or has been granted a variance from such requirements by an Appeal and Variance Hearing Officer. The City may enjoin such transfer or sale by action for injunction or may recover the said penalty by civil action.</li><li>4. The Planning Department has provided notice as required by this title and the State Code.</li></ol>
<p><i>Current:</i></p> <p><b>F.</b> Inspections: The Planning Commission, its members and employees and staff, in the performance of its functions, may enter upon any land at reasonable times to make examinations and survey and place and maintain necessary monuments and marks thereon.</p>	<p><i>Proposed:</i></p> <p><b>M.</b> Inspections: The Planning Commission, its members and employees and staff, in the performance of its functions, may enter upon any land at reasonable times to make examinations and survey and place and maintain necessary monuments and marks thereon.</p>
<p><i>Current:</i></p> <p><b>G.</b> Governmental Immunity: The members of the commission shall be deemed included in the definition of "employee" found in the Governmental Immunity Act of Utah, Utah Code Annotated section 63G-7-101 et seq. (as amended).</p>	<p><i>Proposed:</i></p> <p><b>N.</b> Governmental Immunity: The members of the commission shall be deemed included in the definition of "employee" found in the Governmental Immunity Act of Utah, Utah Code Annotated section 63G-7-101 et seq. (as amended).</p>

# Exhibit B

## 17.18.030.010 General Use Regulations

<b>17.18.030.010.D</b> <b>Current Ordinance Text</b>	<b>17.18.030.010.D.</b> <b>Proposed Ordinance Text</b>
<p><i>Current:</i> 2. Zoning code text amendments for new and unlisted uses shall be heard at the Planning Commission <del>for a recommendation and the City Council for a final decision.</del> A final decision shall be issued within ninety (90) days of submittal of a zoning code text amendment application, unless additional time is requested by an applicant in writing.</p>	<p><i>Proposed:</i> 2. Zoning code text amendments for new and unlisted uses shall <b>not</b> be heard at the Planning Commission. <b>The City Council shall hold a public hearing prior to issuance of</b> a final decision. A final decision shall be issued within ninety (90) days of submittal of a zoning code text amendment application, unless additional time is requested by an applicant in writing.</p>
<p><i>Current:</i> 3. If a new and unlisted use zoning code text amendment is denied, the City shall issue the applicant a written notification of denial within ten (10) days of the decision. This notification shall include: a. Each reason for the denial. b. <del>Information on how an applicant may appeal the decision.</del></p>	<p><i>Proposed:</i> 3. If a new and unlisted use zoning code text amendment is denied, the City shall issue the applicant a written notification of denial within ten (10) days of the decision. This notification shall include: a. Each reason for the denial. b. <b>An explanation of the process for appealing the legislative body's decision in accordance with Utah State Code Section 10-20-1109, as amended.</b></p>

# SOUTH JORDAN CITY COUNCIL STAFF REPORT

**MEETING DATE: MAY 19, 2026**

## FILE OVERVIEW

Item Name	Brewer Residential Rezone
Address	10981 S Temple Dr South Jordan, UT 84095
File Number	PLZBA202600031
Applicant	Zerin Dixon Brewer
Property Owner	JILLYN DALTON BREWER TRUST 11/
Staff Author/Presenter	Miguel Aguilera, Planner II

## PROPERTY OVERVIEW

Acreage	0.87 Acres
Recorded Subdivision	Unplatted Land
Current Zone	Agriculture 1 Acre (A-1)
Proposed Zone	Single-Family Residential 2.5 Units/Acre (R-2.5)
Current Land Use	Stable Neighborhood (SN)
Property to the North	Zone R-2.5, Current Land Use (SN)
Property to the East	Zone R-2.5, Current Land Use (SN)
Property to the South	Zone R-2.5, Current Land Use (SN)
Property to the West	Zone R-2.5, Current Land Use (SN)

## ITEM SUMMARY

The applicant is requesting the City review and approve of the application to rezone property from agriculture to single-family residential. The rezone would match adjacent single-family zoning. Staff is recommending approval of the application.



## TIMELINE

- **February 25, 2026**, the applicant submitted a complete rezone application to Staff for review.
- **April 14, 2026**, the Planning Commission reviewed the application at a public hearing. The Commission gave a positive recommendation of the rezone to the City Council.

## REPORT ANALYSIS

**Application Summary:** Located along Temple Drive, the subject property has an existing single-family home. The property boundary is irregular and only one side fronts onto the right-of-way. By rezoning to a residential zone, the applicant will have the option to subdivide the property and come into conformance with density and minimum lot size for the R-2.5 zone. The existing property is nonconforming to the A-1 zone and is unable to be subdivided under that zone.

**Concept:** The applicant submitted a concept plan showing two residential lots. The front lot would have the frontage onto Temple Drive and maintain the existing home. The rear lot would be just north and likely have access from the private lane south of Cody Circle. This private lane already has an access easement on it. When they submit preliminary subdivision application, staff will work with the applicant to make sure both lots will meet all of the requirements for the R-2.5 zone development standards, including density, minimum lot size, and lot accesses.

### Uses Summary:

**Uses:** The agriculture and residential zones do have some differences in uses but generally share the same list of allowed uses, either permitted outright or permitted with a conditional use permit (CUP). The rezone application does not indicate any intention to shift uses away from the existing single-family residential use.

**Uses permitted in the A-1 zone but not in the R-2.5 zone:** Elementary/secondary education (CUP), Energy Conversion (CUP), Telecommunication facility (CUP), Utility services, daycare.

**Uses Permitted in the R-2.5 zone but not in the A-1 zone:** None.

Uses permitted in both zones: Neighborhood Residential Facility, Single-family detached, Community Services (CUP), Public safety (CUP), Religious assembly/Worship (CUP), Elementary/secondary education (CUP), Telecommunication facility (CUP), Utility services, daycare.

### Space Limits

**Space Limits:** As seen in the comparison below, the agricultural and residential zones have similar space limitations. A notable difference is that the residential zone allows for a larger building coverage. Smaller lots in the A-1 or A-5 zones would have constraints building a home the same size as the those built in residential zones due to the building coverage limit.

**A-1 Zone and R-2.5 Zone Requirements:**

- Minimum lot size: A-1: 1 acre. R 2.5: 12,000 sq. ft.
- Maximum density: One single family dwelling per parcel. R 2.5: 2.5 du/a
- Minimum lot width: A-1: 100'. R 2.5:90'
- Maximum building coverage: A-1: 30%. R 2.5:40%
- Front setback: A-1: 30'. R 2.5: 25'
- Rear setback (interior): A-1: 25'. R 2.5: 25'
- Rear setback (corner): A-1: 10'. R 2.5: 10'
- Side setback (interior): A-1: 10'. R 2.5: 10'
- Side setback (corner) A-1: 25'. R 2.5: 25'
- Maximum height: A-1: 35'. R 2.5: 35'

## FINDINGS AND RECOMMENDATION

**General Plan Conformance**

The application is in conformance with the following goals and strategies from the general plan:

- LIVE GOAL 4: Maintain existing and well-maintained single-family residential neighborhoods.

**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

**Findings:**

- There is no development agreement associated with this application.
- The applicant has not indicated any changes in the existing uses of the property.
- The concept plan shows two lots; only two lots can be created from the subject property. The size of the property and density requirements of the R-2.5 zone do not allow more than two total lots.
- A rezone to R-2.5 would match nearby and adjacent zoning.

**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

### Scope of Decision:

This is a legislative item. 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 approves of:

1. [Ordinance 2026-04-Z](#), Brewer Residential Rezone from Agriculture Min 1 Acre (A-1) to Single-Family Residential 2.5 units/acre (R-2.5).

### Alternatives:

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

## SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Concept Plan
4. Ordinance 2026-04-Z
  - a. Exhibit A

# Attachment A

## Brewer Rezone

### Location Map

Item 1.2.



Image Description: The location map depicts the subject property located at 10981 South Temple Drive in South Jordan. The property is outlined in a dashed black outline and highlighted in transparent blue. Nearby streets are Temple Drive and Cody Circle. The maps shows subject property's size and shape relative to surrounding properties.



# Attachment B

## Brewer Rezone

### Zoning Map

Item I.2.

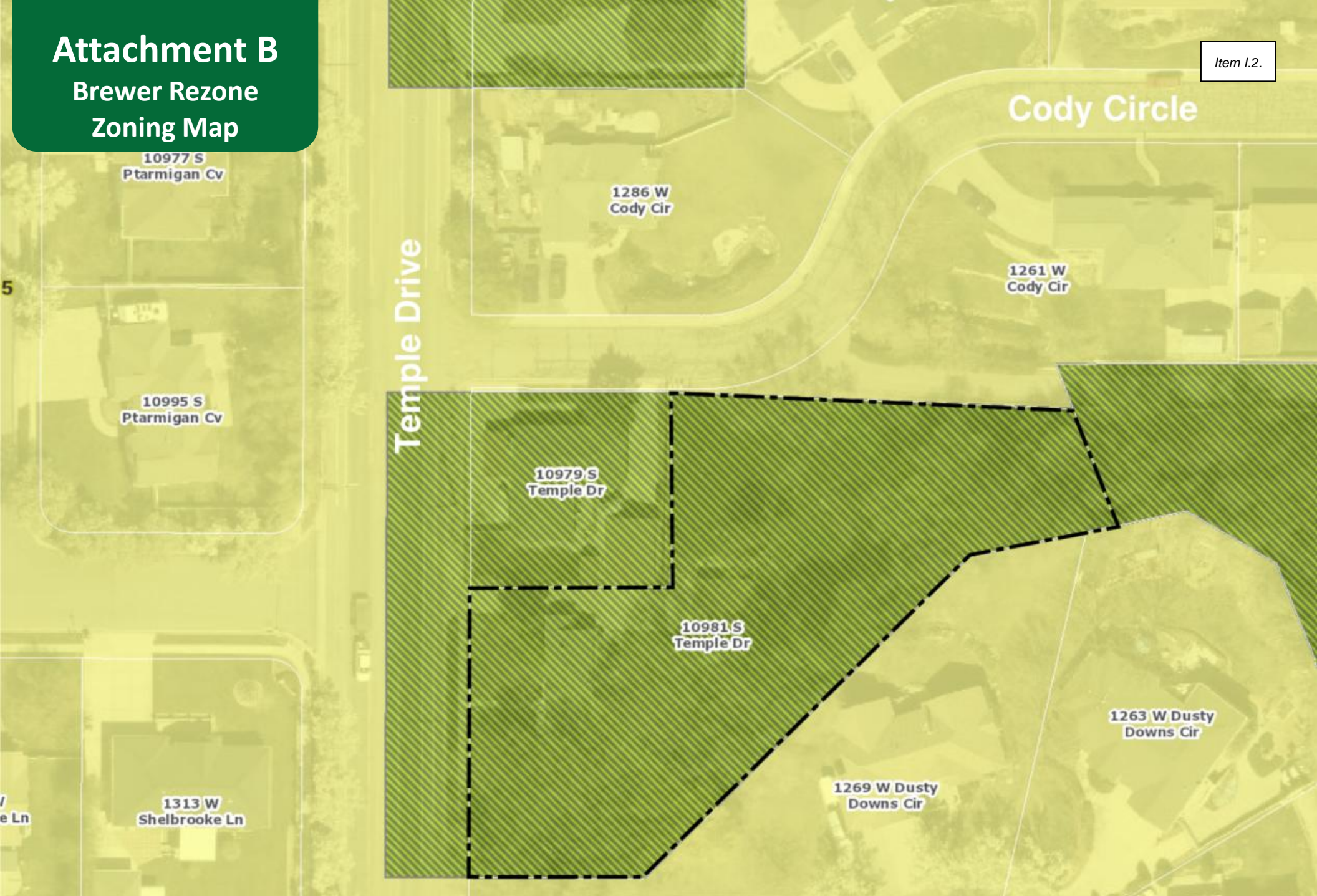


Image Description: The zoning map depicts the zoning designation of the subject property located at 10981 South Temple Drive in South Jordan. The property is outlined in a dashed black outline and shaded green to reflect the A-1 zone. Two adjacent A-1 zoned properties are also depicted. Most other properties shown are shaded yellow reflecting the R-2.5 residential zone.



# Attachment C

## Brewer Rezone Concept Plan

Item I.2.

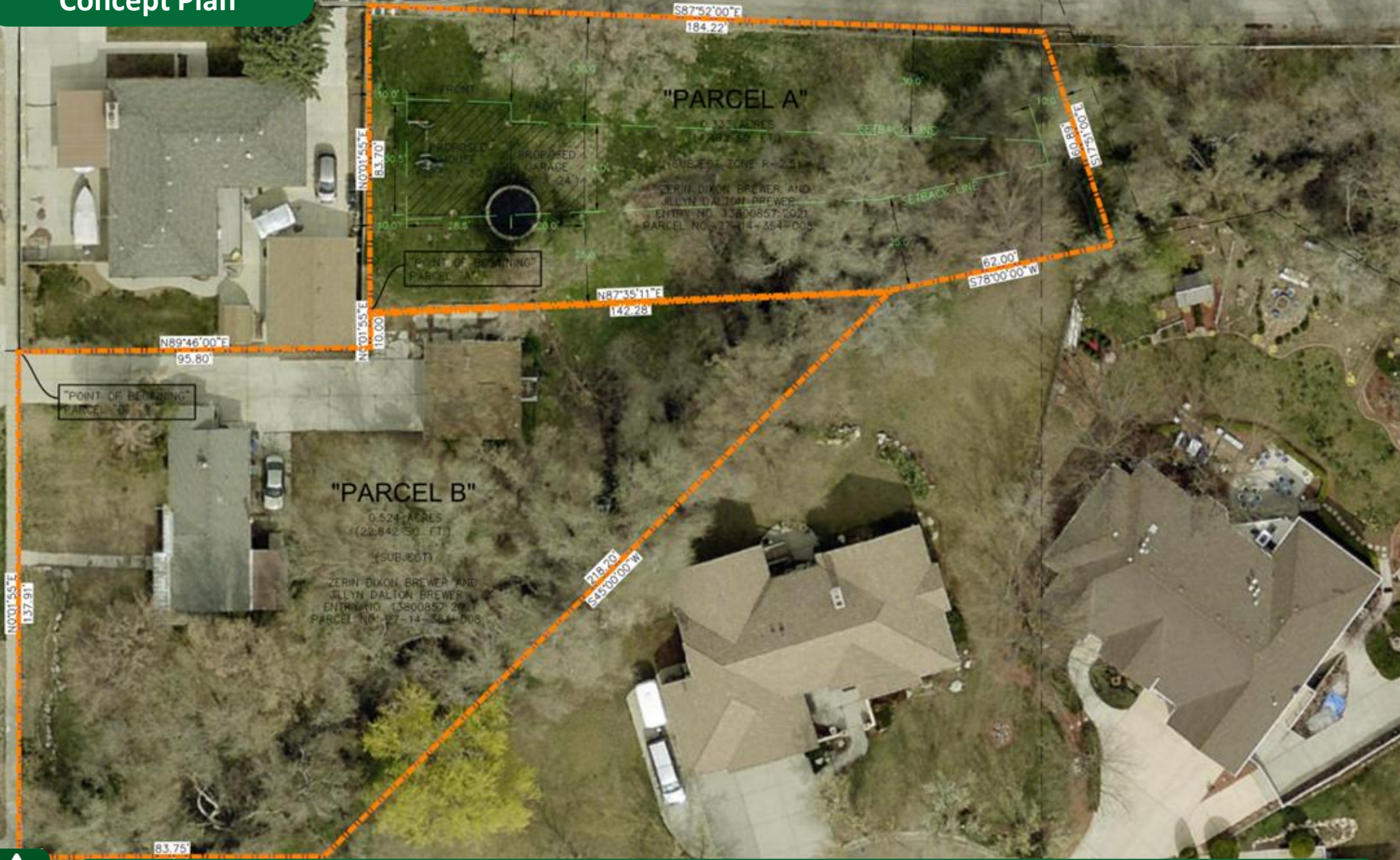


Image Description: The image depicts the proposed concept plan for the residential rezone. Two lots, outlined in orange, are proposed. The dimensions for both proposed lots are included. Parcel A is stated to be 14,492 square feet. Parcel B is proposed to be 22,842 square feet.



**ORDINANCE NO. 2026-04-Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10981 S TEMPLE DRIVE FROM A-1 (AGRICULTURE) TO R-2.5 (SINGLE-FAMILY RESIDENTIAL) ZONE. ZERIN DIXON BREWER (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 City Code) with the accompanying Zoning Map; and

**WHEREAS**, the Applicant, Zerine Dixon Brewer, 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 PLZBA202600031 filed by Zerine Dixon Brewer, located at 10981 S Temple Drive, are hereby reclassified from the A-1 (Agricultural) Zone to the R-2.5 (Single-Family Residential) 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]

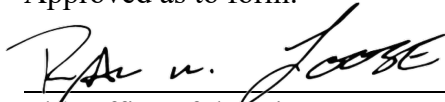
**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY THE FOLLOWING VOTE:**

	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:

  
\_\_\_\_\_  
The Office of the City Attorney

**EXHIBIT A**

(Property Description)

**A-1 to R-2.5 Zone**

Parcel: **27-14-354-008**

BEG 179 FT N & N 89°46' E 40 FT FR SW COR SEC 14, T 3S, R 1W, SLM; N 89°46' E 95.8 FT; N 0°28' W 93.7 FT; S 87°52' E 184.22 FT; S 17°51' E 60.9 FT; S 78° W 62 FT; S 45° W 218.2 FT; W 83.75 FT; N 137.91 FT TO BEG. 0.86 AC 4670-1147 6079-376 6105-2512 6329-2035 6335-1311 6424-344 6510-1441 8015-2325 8571-7278 8587-2694 9105-6294 10113-9839 10658-8353