

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, AUGUST 19, 2025 at 6:30 p.m.**



Notice is hereby given that the South Jordan City Council will hold a City Council meeting at 6:30 p.m. on Tuesday, August 19, 2025. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The agenda may be amended, and an executive session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, individuals may join via phone or video using Zoom. 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 by 3:00 p.m. on the day of the meeting.

If the meeting is disrupted in any way deemed inappropriate by the City, the City reserves the right to immediately remove the individual(s) from the meeting and, if necessary, end virtual access to the meeting. Reasons for removal or ending virtual access include, but are not limited to, posting offensive pictures or remarks, making disrespectful statements or actions, and other actions deemed inappropriate. The ability to participate virtually depends on the individual's internet connection. Instructions on how to join virtually are provided below.

Join South Jordan City Council Meeting Virtually:

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

Regular Meeting Agenda: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey
- B. Invocation:** By Communications Manager/PIO, Rachael Van Cleave
- C. Pledge of Allegiance:** By Police Chief, Jeff Carr
- D. Mayor and Council Reports: 6:35 p.m.**
- E. Presentation Item: 6:45 p.m.**

E.1. Senior Advisory Committee annual report. *(By Chair, LeAnn Whitaker)*

- F. Action Items: 7:00 p.m.**

F.1. Resolution R2025-44, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan for a Corridor Study on Old Bingham Highway between approximately 8100 West and 5600 West. RCV *(By Deputy Engineer, Jeremy Nielson)*

- [F.2.](#) **Resolution R2025-45**, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan regarding installation of a traffic signal at approximately 6200 West Old Bingham Highway. RCV *(By Deputy Engineer, Jeremy Nielson)*
- [F.3.](#) **Resolution R2025-47**, Determining the appropriate number of parking places required for a new Seminary Building to be located at 1949 W. South Jordan Parkway, adjacent to Bingham High School. RCV *(By Director of Planning & Economic Development, Brian Preece)*
- [F.4.](#) **Resolution R2025-48**, Appointing Bryan Farnsworth to the South Jordan Planning Commission. RCV *(By Director of Planning & Economic Development, Brian Preece)*

G. Bess Dental Office Land Use Public Hearing Items: 7:15 p.m.

- [G.1.](#) Presentation on Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z, all related to the Bess Dental Land Use Project development. Shea Bess & Ben Purdue (Applicants). *(By Director of Planning & Economic Development, Brian Preece)*
- G.2. Resolution R2025-42 Public Hearing.
- G.3. Zoning Ordinance 2025-06-Z Public Hearing.
- [G.4.](#) **Resolution R2025-41**, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Spectrum, LLC (Shea Bess) and Jordan Valley Water Conservancy District (Ben Purdue) pertaining to property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive. RCV
- [G.5.](#) **Resolution R2025-42**, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Stable Neighborhood (SN) to Economic Center (EC) on property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive; Shea Bess & Ben Purdue (Applicants). RCV
- [G.6.](#) **Zoning Ordinance 2025-06-Z**, Rezoning property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive from R-2.5 (Single-Family Residential) & A-5 (Agricultural) Zones to P-O (Professional Office) Zone. Shea Bess & Ben Purdue (Applicants). RCV

H. Public Hearing Item: 8:30 p.m.

- [H.1.](#) **Ordinance 2025-15**, Amending the South Jordan Municipal Code § 10.28.090 B. relating to electronic bikes. RCV *(By Assistant City Manager, Don Tingey)*

I. Public Comment: 8:40 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.

J. Minute Approval: 8:55 p.m.

J.1. July 15, 2025 City Council Study Meeting

J.2. July 15, 2025 City Council Meeting

J.3. August 5, 2025 City Council Study Meeting

J.4. August 5, 2025 City Council Meeting

K. Staff Reports and Calendaring Items: 9:00 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted August 15, 2025.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: August 19, 2025

Issue: Resolution R2025-44, authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan for a Corridor Study on Old Bingham Highway between approximately 8100 West and 5600 West.

Submitted By: Jeremy Nielson

Department: Engineering

Staff Recommendation (Motion Ready): Approve Resolution R2025-44, authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan for a Corridor Study on Old Bingham Highway between approximately 8100 West and 5600 West.

BACKGROUND: South Jordan City and West Jordan City have received a technical planning assistance grant from UDOT to prepare a corridor plan for Old Bingham Highway (OBH). Transportation master plans for both cities identify the need to widen OBH from two lanes to five lanes within the next five years.

The community of Copperton has expressed interest in improved bicycle and pedestrian access to the TRAX station at 5600 West. UTA owns property along the south side of OBH, where there is an abandoned railroad. In past discussions, UTA has indicated potential support for a multi-use path along this corridor but would need to better understand the potential impacts to their property. Additionally, both sides of Old Bingham Highway are heavily constrained by overhead high-voltage transmission lines.

This corridor study will consider all of these interests and result in a plan that reflects input and consensus from the major stakeholders.

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS: South Jordan City and West Jordan City have received a grant for \$195,000 to study Old Bingham Highway. The grant requires a 10% local match (\$19,500), to be split evenly between the two cities (\$9,750).

CONCLUSIONS: South Jordan City will lead the project and the Interlocal Cooperation Agreement will allow West Jordan to pay South Jordan for its share of the local match (\$9,750).

RECOMMENDATIONS: Staff recommends that the City Council approve Resolution R2025-44; authorizing the Mayor to sign an Interlocal Cooperation Agreement with the City of West Jordan.

FISCAL IMPACT: This Agreement obligates West Jordan City to pay its share of the local match (\$9,750) to South Jordan City for the Corridor Study on Old Bingham Highway.

ALTERNATIVES: Deny Resolution R2025-44.

City Council Action Requested: Brad Klavano
Brad Klavano (Aug 7, 2025 13:20:56 MDT)

Department Head

08/07/2025

Date

RESOLUTION R2025 - 44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF SOUTH JORDAN AND THE CITY OF WEST JORDAN FOR A CORRIDOR STUDY ON OLD BINGHAM HIGHWAY BETWEEN APPROXIMATELY 8100 WEST AND 5600 WEST.

WHEREAS, the City of South Jordan (“City”) and the City of West Jordan (“WJ City”) are local government units under the laws of the State of Utah; and

WHEREAS, City and WJ City 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, City and WJ City applied jointly for Technical Planning Assistance (TPA) funding from the Utah Department of Transportation (UDOT) in 2024 and received a grant for \$195,000, with the City serving as the project lead; and

WHEREAS, WJ City agrees to pay the City its share of the local match in the amount of \$9,750; and

WHEREAS, an Interlocal Cooperation Agreement has been prepared for a corridor study on Old Bingham Highway between 8100 West and 5600 West; and

WHEREAS, the South Jordan City Council (the “City Council”) finds that the Agreement will benefit the City’s citizens by completing the Old Bingham Highway Corridor Study as a joint effort 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 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 _____, 2025, BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

EXHIBIT A

(Interlocal Cooperation Agreement)

INTERLOCAL COOPERATION AGREEMENT
Between the CITY OF WEST JORDAN and the CITY OF SOUTH JORDAN
Regarding a Corridor Study on Old Bingham Highway between approximately 8100 W and
5600 W.

THIS INTERLOCAL COOPERATION AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2025, by and between the CITY OF WEST JORDAN, a municipal corporation of the State of Utah ("WJ City"), and the CITY OF SOUTH JORDAN, a municipal corporation of the State of Utah ("SJ City"). WJ City and SJ City are sometimes referred to as the "Parties."

RECITALS

WHEREAS, the segment of Old Bingham Highway, between 6100 W and Bacchus Highway lies within both jurisdictions, with WJ City maintaining the north half of the roadway and SJ City the south half; and

WHEREAS, the Transportation Master Plans for both WJ City and SJ City show the need for a future roadway widening on Old Bingham Highway in the next ten years; and

WHEREAS, Parties desire to develop a corridor plan for Old Bingham Highway that will accommodate the transportation needs of all users; and

WHEREAS, Parties applied jointly for technical planning assistance funding from UDOT in 2024 and received a grant for \$195,000; and

WHEREAS, the grant requires a 10% local match of \$19,500, with each City agreeing to contribute 50% (\$9,750) of the local match; and

WHEREAS, SJ City is willing to serve as the project lead and enter into the grant funding agreement with UDOT; and

WHEREAS, the Parties are governmental entities and authorized pursuant to the Utah Interlocal Cooperation Act, Utah Code Ann. §11-13-101, et seq. to enter into agreements for the joint cooperation of the Parties for the benefit of their residents.

NOW, THEREFORE, the Parties enter into the following Agreement:

1. Recitals. The recitals set forth above are incorporated herein by reference.
2. Old Bingham Highway – WJ City Obligations:
 - A. WJ City agrees to pay its share of the local match, \$9,750, to SJ City within 90

days of execution of this Agreement. Any unused local match funds remaining at the conclusion of the study shall be equally divided between the Parties.

B. WJ City staff shall actively participate in the study by attending project meetings, coordinating with SJ City staff, and providing technical planning and engineering assistance to help guide the study to completion in accordance with its scope and objectives.

3. Old Bingham Highway – SJ City Obligations:

A. SJ City shall lead the development of the Corridor Plan for Old Bingham Highway; including managing consultant services, facilitating meetings and coordinating with stakeholders.

B. SJ City agrees to pay its share of the local match, \$9,750. Any unused local match funds remaining at the conclusion of the study shall be equally divided between the Parties.

4. Duration and Termination.

A. This Agreement shall take effect upon execution of this Agreement and shall terminate on December 31, 2028 unless an extension is agreed in writing.

B. Either Party may terminate this Agreement for convenience at any time by giving thirty (30) days written notice to the other Party of such termination.

5. No Separate Legal Entity. This Agreement does not create a separate legal entity.

6. Liability and Indemnification. Both Parties are governmental entities under the Utah Governmental Immunity Act, Title 63G, Chapter 7, Utah Code Ann., 1953, as amended (the "Act"). Consistent with the terms of this Act, it is mutually agreed that each Party is responsible and liable for its own wrongful or negligent acts which it commits, or which are committed by its agents, officials, or employees. Neither Party waives any defenses otherwise available under the Act.

7. Notice. Any notice required or permitted to be given hereunder shall be deemed sufficient if given by an communication in writing and shall be deemed to have been received (a) upon personal delivery or actual receipt thereof, or (b) within two days after such notice is deposited in the United States Mail, postage prepaid, and addressed to the Parties as set forth below:

WJ City:	Mayor of the City of West Jordan 8000 South Redwood Road, 3 rd Floor (North) West Jordan, Utah 84088
----------	---

SJ City: Mayor of South Jordan City
1600 West Towne Center Drive
South Jordan, Utah 84095

8. Miscellaneous Provisions. It is mutually agreed and understood by and between said Parties that:

- A. Agents, employees, or representatives of each Party shall not be deemed to be the agents, employees or representatives of the other;
- B. This Agreement contains the entire Agreement between the Parties, with respect to the subject matter hereof, and no statements, promises, or inducements made by either Party or agents for either Party that are not contained in this written Agreement shall be binding or valid; and this Agreement may not be enlarged, modified, or altered except in writing, and signed by the Parties.
- C. WJ City designates its Public Works Director or his/her designee as the representative to assist in the management of this Agreement. SJ City may likewise designates its representative to assist in the management of this Agreement. The representatives shall have no control over the means, methods, techniques or procedures employed in the services of this Agreement.
- D. This Agreement may be executed in counterparts by the Parties.
- E. Amendments may be proposed at any time during the period of performance by either Party; and Amendments shall become effective upon signing by both Parties. No change to this Agreement shall be binding unless and until reduced to writing and signed by duly authorized officials of both Parties.
- F. If any provision hereof shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution, statute, ordinance, resolution, rule, or public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses, or paragraphs herein contained shall not affect the remaining portions hereof, or any part thereof.
- G. Nothing in this Agreement creates any enforceable rights in third parties.
- H. Each Party agrees to follow the records retention schedule required by law.

9. Interlocal Cooperation Act Requirements. In satisfaction of the requirements of the Interlocal Cooperation 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 real or personal property will be acquired, held, or disposed of in this cooperative undertaking. 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.

IN WITNESS WHEREOF, the Parties have subscribed their names and seals the day and year first above written.

WJ CITY:

CITY OF WEST JORDAN CITY, A MUNICIPALITY
And Political Subdivision of the State of Utah:

ATTEST:

By: _____
Name: Dirk Burton, Mayor

Cindy Quick, City Recorder

Date: _____

Approved as to Form and Legality:

City Attorney

SJ CITY:

SOUTH JORDAN CITY, A MUNICIPALITY
And Political Subdivision of the State of Utah:

ATTEST:

By: _____
Name: Dawn R. Ramsey, Mayor

Anna Crookston, City Recorder

Date: _____

Approved as to Form and Legality:



Ryan Loose, City Attorney

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: August 19, 2025

Issue: Resolution R2025-45, authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan for the installation of a traffic signal at approximately 6200 West on Old Bingham Highway.

Submitted By: Jeremy Nielson

Department: Engineering

Staff Recommendation (Motion Ready): Approve Resolution R2025-45, authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan for the installation of a traffic signal at approximately 6200 West on Old Bingham Highway.

BACKGROUND: Transportation Master Plans for both West Jordan and South Jordan City recommend installing a traffic signal at 6200 West and Old Bingham Highway. Additionally, a traffic signal warrant study was conducted using the guidelines from the *Manual of Uniform Traffic Control Devices (MUTCD)*, and a traffic signal is recommended to reduce delay and improve safety.

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS: A traffic signal is warranted and recommended at this intersection to reduce traffic delay and increase safety.

CONCLUSIONS: South Jordan City will lead the project and the Interlocal Cooperation Agreement allows West Jordan to reimburse South Jordan for 50% of the engineering and construction costs.

RECOMMENDATIONS: Staff recommends that the City Council approve Resolution R2025-45, authorizing the Mayor to sign an Interlocal Cooperation Agreement with the City of West Jordan.

FISCAL IMPACT: This Agreement obligates West Jordan City to pay 50% of the cost of the traffic signal to South Jordan City.

ALTERNATIVES: Deny Resolution R2025-45.

City Council Action Requested: Brad Klavano
Brad Klavano (Aug 7, 2025 13:20:21 MDT)

Department Head

08/7/2025

Date

RESOLUTION R2025 - 45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF SOUTH JORDAN AND THE CITY OF WEST JORDAN REGARDING THE INSTALLATION OF A TRAFFIC SIGNAL AT APPROXIMATELY 6200 WEST ON OLD BINGHAM HIGHWAY.

WHEREAS, the City of South Jordan (“City”) and the City of West Jordan (“WJ City”) are local government units under the laws of the State of Utah; and

WHEREAS, the City and WJ City 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, this segment of Old Bingham Highway, between 6100 West and Bacchus Highway, lies within both jurisdictions, with WJ City maintaining the north half of the roadway and SJ City the south half; and

WHEREAS, the Transportation Master Plans for both WJ City and SJ City show the need for a traffic signal at Old Bingham Highway and Prosperity Road (6200 West); and

WHEREAS, the City will lead the project and WJ City has agreed to pay for half of the associated costs; and

WHEREAS, an Interlocal Cooperation Agreement has been prepared to formalize this cost-sharing arrangement; and

WHEREAS, the South Jordan City Council (the “City Council”) finds that the Agreement will benefit the City’s citizens by installing a traffic signal at 6200 West on Old Bingham Highway as a joint effort 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 to sign the same.

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

[SIGNATURE PAGE FOLLOWS]

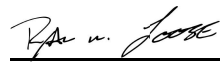
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025, BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

EXHIBIT A

(Interlocal Cooperation Agreement)

INTERLOCAL COOPERATION AGREEMENT
Between the CITY OF WEST JORDAN and the CITY OF SOUTH JORDAN
Regarding the Installation of a Traffic Signal
At approximately 6200 West on Old Bingham Highway

THIS INTERLOCAL COOPERATION AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2025, by and between the CITY OF WEST JORDAN, a municipal corporation of the State of Utah ("WJ City"), and CITY OF SOUTH JORDAN, a municipal corporation of the State of Utah ("SJ City"). WJ City and SJ City are sometimes referred to as the "Parties."

RECITALS

WHEREAS, this segment of Old Bingham Highway, between 6100 W and Bacchus Highway lies within both jurisdictions, with WJ City maintaining the north half of the roadway and SJ City the south half; and

WHEREAS, the Transportation Master Plans for both WJ City and SJ City show the need for a traffic signal at Old Bingham Highway and Prosperity Rd (6200 W); and

WHEREAS, Parties desire to equally share the engineering and construction costs of the traffic signal; and

WHEREAS, the Parties are governmental entities and authorized pursuant to the Utah Interlocal Cooperation Act, Utah Code Ann. §11-13-101, et seq. to enter into agreements for the joint cooperation of the Parties for the benefit of their residents.

NOW, THEREFORE, the Parties enter into the following Agreement:

1. Recitals. The recitals above are hereby incorporated herein by reference.
2. WJ City Obligations:
 - A. WJ City agrees to pay half of the cost of engineering and construction of the traffic signal, to SJ City within 30 days of being invoiced from SJ City.
 - B. WJ City staff shall actively participate in the construction of the traffic signal by attending coordination meetings, assisting with utility coordination, and assisting

with any necessary permits to install the traffic signal.

3. SJ City Obligations:

A. SJ City shall lead the construction and installation of the traffic signal at Old Bingham Highway and Prosperity Rd; including engineering, construction oversight and project management.

B. SJ City agrees to pay half of the cost of engineering and construction of the traffic signal.

C. SJ City staff shall engage and coordinate with WJ City staff throughout the construction of the traffic signal.

4. Ownership.

A. Parties shall equally share the ownership of the Traffic Signal.

5. Duration and Termination.

A. This Agreement shall take effect upon execution of this Agreement and shall terminate on December 31, 2075 unless an extension is agreed to in writing.

B. Either Party may terminate this Agreement for convenience at any time by giving thirty (30) days written notice to the other Party of such termination.

6. No Separate Legal Entity. This Agreement does not create a separate legal entity.

7. Liability and Indemnification. Both Parties are governmental entities under the Utah Governmental Immunity Act, Title 63G, Chapter 7, Utah Code Ann., 1953, as amended (the "Act"). Consistent with the terms of this Act, it is mutually agreed that each Party is responsible and liable for its own wrongful or negligent acts which it commits, or which are committed by its agents, officials, or employees. Neither Party waives any defenses otherwise available under the Act.

8. Notice. Any notice required or permitted to be given hereunder shall be deemed sufficient if given by an communication in writing and shall be deemed to have been received (a) upon personal delivery or actual receipt thereof, or (b) within two days after such notice is deposited in the United States Mail, postage prepaid, and addressed to the Parties as set forth below:

WJ City:	Mayor of the City of West Jordan 8000 South Redwood Road, 3 rd Floor (North) West Jordan, Utah 84088
----------	---

SJ City: Mayor of South Jordan City
1600 West Towne Center Drive
South Jordan, Utah 84095

9. Miscellaneous Provisions. It is mutually agreed and understood by and between said Parties that:

- A. Agents, employees, or representatives of each Party shall not be deemed to be the agents, employees or representatives of the other;
- B. This Agreement contains the entire Agreement between the Parties, with respect to the subject matter hereof, and no statements, promises, or inducements made by either Party or agents for either Party that are not contained in this written Agreement shall be binding or valid; and this Agreement may not be enlarged, modified, or altered except in writing, and signed by the Parties.
- C. WJ City designates its Public Works Director or his/her designee as the representative to assist in the management of this Agreement. SJ City may likewise designates its representative to assist in the management of this Agreement. The representatives shall have no control over the means, methods, techniques or procedures employed in the services of this Agreement.
- D. This Agreement may be executed in counterparts by the Parties.
- E. Amendments may be proposed at any time during the period of performance by either Party; and Amendments shall become effective upon signing by both Parties. No change to this Agreement shall be binding unless and until reduced to writing and signed by duly authorized officials of both Parties.
- F. If any provision hereof shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution, statute, ordinance, resolution, rule, or public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses, or paragraphs herein contained shall not affect the remaining portions hereof, or any part thereof.
- G. Nothing in this Agreement creates any enforceable rights in third parties.
- H. Each Party agrees to follow the records retention schedule required by law.

10. Interlocal Cooperation Act Requirements. In satisfaction of the requirements of the Interlocal Cooperation 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 real or personal property will be acquired, held, or disposed of in this cooperative undertaking. 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.

IN WITNESS WHEREOF, the Parties have subscribed their names and seals the day and year first above written.

WJ CITY:

CITY OF WEST JORDAN CITY, A MUNICIPALITY
And Political Subdivision of the State of Utah:

ATTEST:

By: _____
Name: Dirk Burton, Mayor

Cindy Quick, City Recorder

Date: _____

Approved as to Form and Legality:

City Attorney

SJ CITY:

SOUTH JORDAN CITY, A MUNICIPALITY
And Political Subdivision of the State of Utah:

ATTEST:

By: _____
Name: Dawn R. Ramsey, Mayor

City Recorder

Date: _____

Approved as to Form and Legality:



City Attorney

SOUTH JORDAN CITY COUNCIL
MEETING DATE: AUGUST 19, 2025
STAFF REPORT

Item Name	Bingham Seminary Parking Reduction		
File Number	PLSPR202500064		
Application Type	Site Plan Application Parking Reduction		
Address	1940 W South Jordan Pkwy, South Jordan, UT 84095		
Property Owner	Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints		
Applicant	Adam Ferguson		
Staff Author(s)	Miguel Aguilera, Planner I		
Presenter	Brian Preece, Director of Planning and Economic Development		
Acreage	0.96		
Current Zone	R-1.8		
Current Land Use	Public		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	R-1.8	Public Education, Bingham High School
	<i>East</i>	R-1.8	Single-family Residential
	<i>South</i>	R-2.5	Single-family Residential
	<i>West</i>	R-1.8	Public Education, Bingham High School

ITEM SUMMARY

The applicant is asking the city council to approve a parking reduction for their Site Plan application PLSPR202500064. This application proposes a new seminary building to replace the existing structure next to Bingham High School. Approval of a parking reduction will allow the proposed site plan's fifteen parking stalls to be all that is required for site plan approval.



TIMELINE

- **April 9, 2025**, the applicant submitted a complete site plan application to Staff for review. The application was reviewed by the following departments:
 - Planning
 - Engineering
 - Building
 - Fire
 - Public Works
- **August 5, 2025**, the city's reviewers are awaiting corrections on application materials before moving site plan forward to a Planning Commission hearing.

REPORT ANALYSIS

Request Summary: The new Bingham Seminary building will incorporate eight classrooms, space for staff offices, and a breakroom. The building's front orientation will be towards the west. A new walking path and landscape features will connect the building's entrance with the parking lot of Bingham High School. All of the on-site parking stalls will be located at the rear of the building on the east side of the lot. There are 15 stalls planned for the development.

A seminary use is not specified in the city code. The closest definitions within the code that could be provided for a seminary are a high school or a church use. In both of these categories, the parking requirement is greater than the spaces that currently exist or that will be provided in the new site plan. There are approximately 20 parking stalls at the existing seminary site. The high school use requires 15 stalls per classroom, equating to 120 stalls for 8 classrooms. A church use requires 1 stall per 3 seats in fixed seating area plus 1 per 100 square feet of floor area of additional areas. There are 36 seats per classroom, which totals to 288 parking stalls required for the classrooms. This does not including any additional areas.

City Engineer Brad Klavano has analyzed other seminaries, further studied the parking situation of this site plan, and has concluded the proposed 15 parking stalls to be sufficient for the needs of the seminary. Chapter 16.26.040 of the city code delegates the final decision of a parking reduction to the City Council. The code states the following: "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". The project applicants have stated that no parking will be used for students of Bingham High School. Parking stalls on the seminary property will be for staff only and they have indicated they will need approximately 13 stalls during school hours for their staff.

FINDINGS AND RECOMMENDATION

City Regulation Conformance:

- The request is in conformance with all applicable City regulations.



Conclusions:

- There is not an associated development agreement with this request.
- The request is not in conflict with current city regulations.
- The request is comparable to the existing seminary and seminaries at other sites around South Jordan City.

Planning Staff Recommendation:

Staff recommends approval of the request based on the conclusions made by the City Engineer's considerations of similar sites around South Jordan City, and the conclusions listed above.

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.

Motion Ready:

I move that the City Council approve the following item:

- **Resolution R2025-47**, the Bingham Seminary Site Plan Parking Reduction for Site Plan application File No. PLSPR202500064

Alternatives:

1. Approval of an amended request.
2. Denial of the request.
3. Schedule the request for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Aerial Map
3. Attachment C, Zoning Map
4. Attachment D Concept (Site) Plan



RESOLUTION R2025 - 47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, DETERMINING THE APPROPRIATE NUMBER OF PARKING PLACES REQUIRED FOR A NEW SEMINARY BUILDING TO BE LOCATED AT 1949 W. SOUTH JORDAN PARKWAY, ADJACENT TO BINGHAM HIGH SCHOOL.

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, Adam Ferguson, representing the property owner, Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, seeks to construct a new Seminary Building at 1949 W. South Jordan Parkway, adjacent to Bingham High School, with 15 parking places; and

WHEREAS, a Seminary is not listed as a use with prescribed parking ratios in the City Code; and

WHEREAS, only staff and faculty, not students, will be permitted to park at the Seminary, and the Applicant has indicated that the maximum number of staff and faculty will be thirteen; and

WHEREAS, the City Engineer has studied parking at other Seminary buildings and believes that 15 parking places are sufficient; and

WHEREAS, the City Council of the City of South Jordan has determined that it is in the best interest of the residents of the City to grant the application to construct the development with 15 parking places.

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

SECTION 1. Authorization for 15 Parking Places. Pursuant to Chapter 16.26.040 of the City Code, the City Council hereby authorizes the Applicant to construct the proposed new Seminary, to be located at 1949 W. South Jordan Parkway, with 15 parking places.

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 _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

RESOLUTION R2025 - 48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPOINTING BRYAN FARNSWORTH TO THE SOUTH JORDAN PLANNING COMMISSION.

WHEREAS, South Jordan Municipal Code § 17.16.010 (“City Code”) requires the Mayor of the city of South Jordan (“Mayor”) and each member of the City Council of the City of South Jordan (City Council”) to nominate a member of the South Jordan Planning Commission (“Planning Commission”); and

WHEREAS, City Code § 17.16.040 provides that the City Council appoints each member of the Planning Commission by a majority vote; and

WHEREAS, Council Member Jason McGuire has nominated Bryan Farnsworth for appointment to the Planning Commission; and

WHEREAS, the City Council desires to appoint Bryan Farnsworth to the Planning Commission and to reaffirm the term length for each member of the Planning Commission.

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

SECTION 1. Appointment of Planning Commissioner. The City Council hereby appoints Bryan Farnsworth as a member of Planning Commission.

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

Mayor and Council	Planning Commissioner	Appointment Date	Term Expiration
Mayor (D. Ramsey)	Sam Bishop	February 6, 2024	December 31, 2025
District 1 (P. Harris)	Nathan Gedge	January 16, 2024	December 31, 2027
District 2 (K. Johnson)	Michele Hollist	January 16, 2024	December 31, 2027
District 3 (D. Shelton)	Lori Harding	February 4, 2025	December 31, 2025
District 4 (T. Zander)	Steve Catmull	January 16, 2024	December 31, 2027
District 5 (J. McGuire)	Bryan Farnsworth	August 19, 2025	December 31, 2025

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

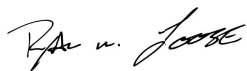
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

SOUTH JORDAN CITY COUNCIL
MEETING DATE: AUGUST 19, 2025
STAFF REPORT

Item Name	Bess Dental Office Rezone and Land Use Amendment		
File Number	PLZBA202400175		
Application Type	Rezone and Land Use Amendment w/ Agreement		
Address	9828 S Temple Dr; 9822 S Temple Dr; 9816 S Temple Dr		
Property Owner	Spectrum, LLC & Jordan Valley Water Conservancy District		
Applicant(s)	Shea Bess & Ben Purdue		
Staff Author(s)	Miguel Aguilera, Planner I		
Presenter	Brian Preece, Director of Planning and Economic Development		
Acreage	1.11 Acres		
Current Zone	Agriculture (A-5) & Single-family Residential (R-2.5)		
Proposed Zone	Professional Office (P-O)		
Current Land Use	Stable Neighborhood (SN)		
Proposed Land Use	Economic Center (EC)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	(R-2.5)	(SN)
	<i>East</i>	(R-1.8)	(SN)
	<i>South</i>	(R-3)	(SN)
	<i>West</i>	(R-2.5)	(SN)

ITEM SUMMARY

The applicants are requesting the City Council approve of their rezone and land use amendment application. Approval of the rezone, land use amendment, and associated development agreement would allow the applicants to develop the subject properties into a dental office.



TIMELINE

- **October 30, 2024**, the applicant submitted a complete rezone and land use amendment application to Staff for review. The application was revised a total of 3 times to address all staff comments.
- **November 12, 2024**, the Planning Commission voted 5-1 to recommended denial of the application, including the associated ordinance for the zone change, resolution to amend the land use, and the resolution to approve of the development agreement.
- **June 17, 2025**, the City Council approved Ordinance No. 2025-09, among other items, lessening the restrictions of dental uses within water source protections zones. Previously, a dental use would not have been permitted on the subject properties due to their proximity to a JVWCD well.
- **July 2, 2025**, the applicant resubmitted revised supporting documents for staff to review.
- **August 12, 2025**, Planning Commission recommended Approval of the application to the City Council by a vote of 4-0

REPORT ANALYSIS

Request Summary: The applicant is requesting a land use amendment and zone change for three properties located at 9828 S Temple Drive, 9822 S Temple Drive, and 9816 S Temple Drive. The current land use designation is Stable Neighborhood (SN) and would be changed to Economic Center (EC). The current zone is Single-Family Residential (R-2.5) for the 9828 S Temple Drive property. Agriculture (A-5) is the zone for the other two properties. All three properties are proposed for a Professional Office (P-O) rezone.

The rezoning of the three properties would meet the one-acre minimum size requirement for the P-O zone area. The applicant provided a revised concept plan showing the future dental office project. There is only one building proposed in the concept with the majority of the remaining area developed to meet the parking and landscaping requirements of the office zone. The property owned by Jordan Valley Water Conservancy District (applicant Ben Purdue) is included in the rezone application, is developed as a “Utility Service” (see City Code § 17.18.060.C.4.), and will retain this use. Utility Services uses are permitted in the P-O Zone and in the associated agreement.

Infrastructure Analysis: The attached infrastructure analysis (Attachment E) Outlines the impacts to existing infrastructure and required improvements for future development.

Development Agreement: This application is subject to the proposed Bess Dental Office Development Agreement. The agreement addresses the following concerns:

- Uses limited to offices, utility services, medical/dental clinic, and professional services.



- Building location proposed for the southeast corner of 9828 S Temple Drive.
- Only one, one-story building constructed on the properties subject to this application.
- Lighting and signage specifications to limit light pollution onto neighboring residential properties.

Planning Commission: A public hearing was held for this application on August 12, 2025. The Planning Commission received written comments and heard many residents speak their concerns on the project. At deliberation, The Commission recommended the Council approve of the development agreement with the following changes:

- Restrict hours of operation to the hours between 6 am and 9 pm, except in emergency situations.
- Require that any future amendments to the agreement be noticed under the same noticing requirements as a rezone.
- Review the architectural renderings and determine if any changes are needed to the design of the building so that it is architecturally consistent with the surrounding neighborhood.

FINDINGS AND RECOMMENDATION

City Regulation Conformance:

- The request is in conformance with all applicable City regulations.

General Plan Conformance:

The application is in conformance with the following goals and strategies from the general plan:

- GATHER GOAL 3: Promote infill and redevelopment of underutilized properties and public spaces
- WORK GOAL 3: Develop a positive business atmosphere that promotes economic development for the benefit of City residents and businesses

Strategic Priorities Conformance:

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

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development
- ED-2. Promotes the community as a safe, attractive, and quality place to live, work, and play



Findings:

- The properties zoned A-5 are nonconforming lots. With the new zone change, they will come into compliance with the P-O zone, which does not have a minimum lot size.
- To the north of the subject properties is a Questar Gas Company property. This will provide a 60-foot wide buffer between the proposed P-O zone and the residences to the north.
- The subject properties were in the City's 2017 South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan as the possible location for a small pocket park called the "Shields Entry Park." The updated parks plan no longer has the subject properties as part of the plan. Even before the City sold the property, the location, size, property shape, and ownership of adjacent parcels created difficulties in establishing a park on the site.
- The new concept plan shows more parking spaces and a changed building footprint. The applicant hopes to alleviate the neighborhood's concerns about potential street parking and increased traffic.
- The new architectural renderings show a one-story building with architectural elements resembling those of nearby homes.
- The P-O zone is intended for use as a buffer between residential uses and commercial uses or roadways. The subject properties would serve that buffer purpose between the intersection of Shields Lane/Temple Drive and residential zones in the surrounding area, specifically those to the north.
- The application meets the rezone standards of approval of the City Code.
- The proposed development agreement will provide some certainty for how this property will be developed and used in the future.

Conclusions:

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

Planning Staff Recommendation:

Staff recommends approval of the request based on the request analysis, findings, policy considerations and conclusions listed above.



Required Action:

Final Decision

Scope of Decision:

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

Standard of Approval:

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

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

Motion Ready:

I move that the City Council approve of:

1. Resolution R2025-41, authorizing the Mayor of the City of South Jordan to enter into a development agreement with Spectrum LLC (Shea Bess) and Jordan Valley Water Conservancy District (Ben Purdue) pertaining to property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive.
2. Resolution R2025-42, amending the future land use plan map of the general plan of the City of South Jordan from Stable Neighborhood (SN) to Economic Center (EC) on property located at 9828 S. Temple Drive, 9822 S Temple Drive, and 9816 S. Temple Drive.
3. Ordinance No. 2025-06-Z, rezoning property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive from A-5 (Agricultural) & R-2.5 (Single-family Residential) zones to P-O (Professional Office) zone.

Alternatives:

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



1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Land Use Map
4. Attachment D, Concept Plan
5. Attachment E, Infrastructure Analysis
6. Attachment F, Renderings & Pictures
7. Attachment G, Salt Lake County Plat
8. Resolution R2025-41 (Bess Dental Office Agreement)
9. Resolution R2025-42 (Land Use Amendment to Economic Center)
10. Ordinance No. 2025-06-Z (Rezone to P-O zone)



Location Map

Bess Dental Office

South Jordan City

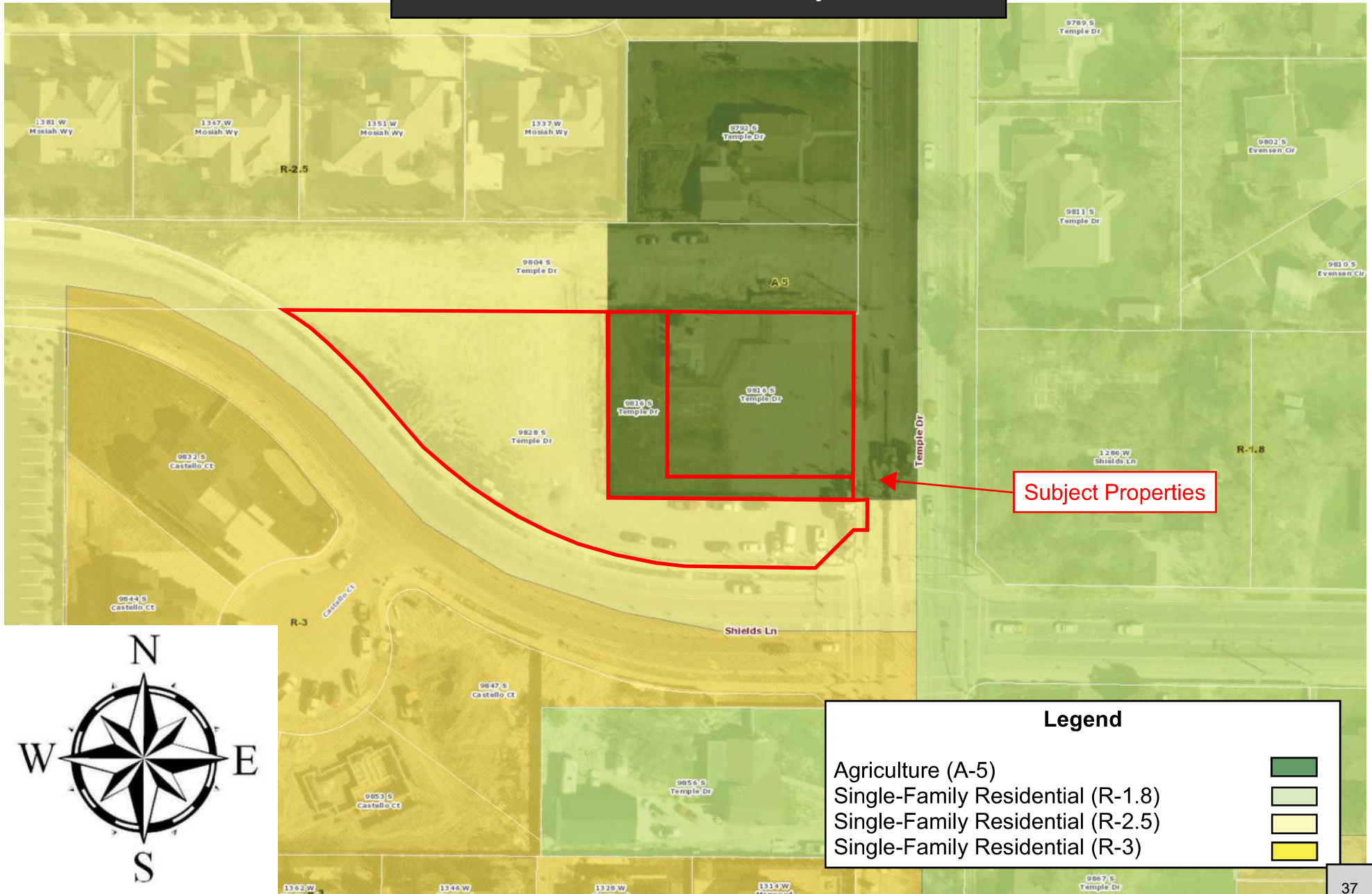
Item G.1.



Zoning Map

Bess Dental Office

South Jordan City

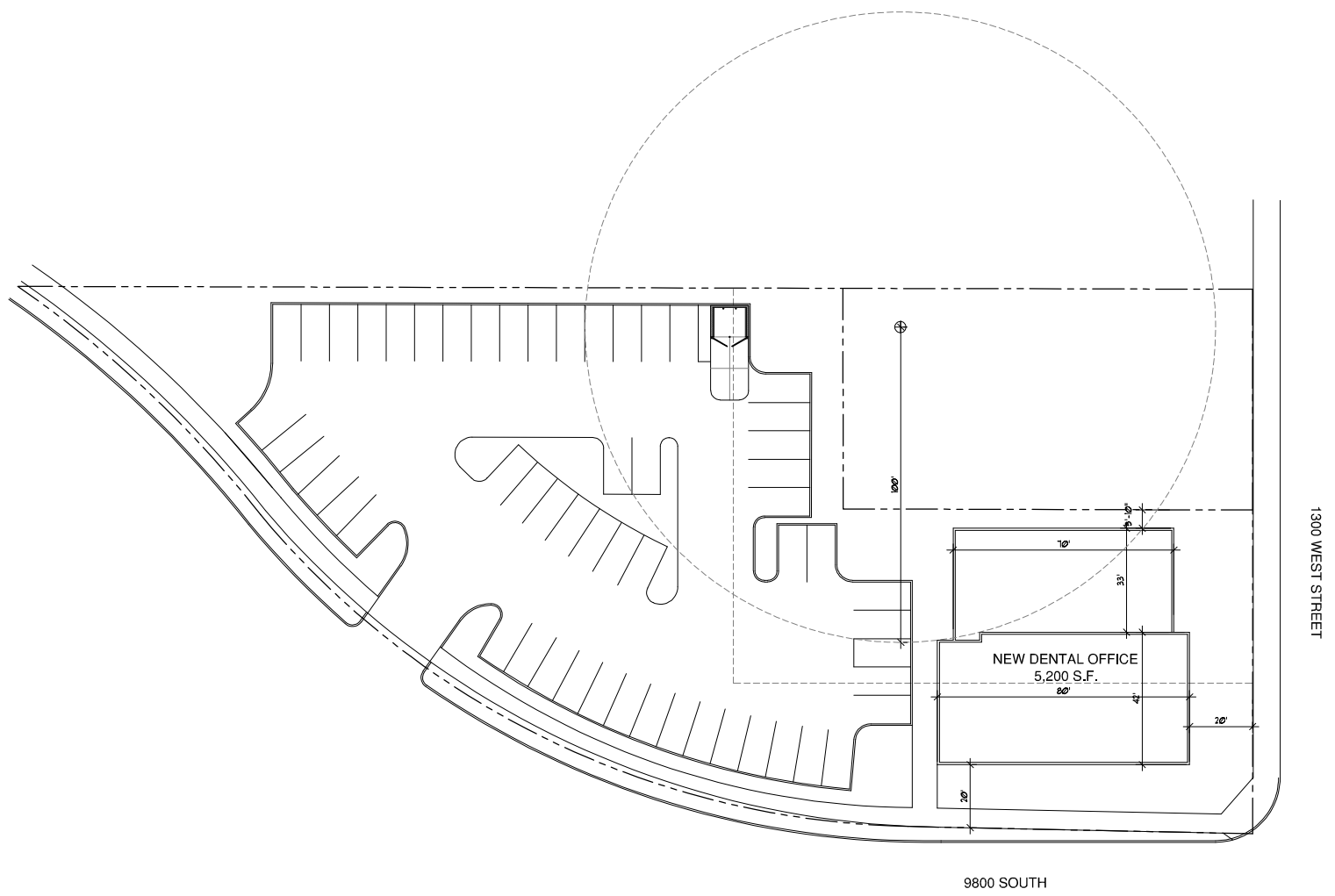


Land Use Map

Bess Dental Office

South Jordan City





1
S1
SCHEMATIC
SITE PLAN
0 16 32 48 64
SCALE: 1/8" = 1'-0"
128 FEET



5/20/25

NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801) 487-3330

Proposed West
Elevation



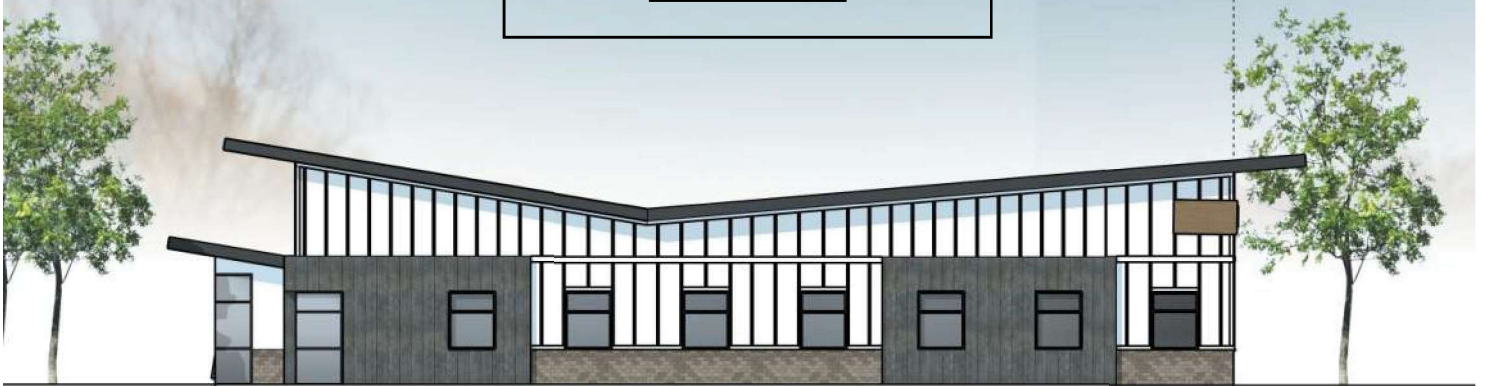
Proposed East
Elevation



Proposed Southeast
Elevation



Proposed South
Elevation



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Bess Dental Office – R2.5 & A-5 to P-O
Planner Assigned	Miguel Aguilera
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 9828 S Temple Drive and 9816 S Temple Drive. The proposed Bess Dental Office building is located on the northwest corner of Shields Lane and Temple Drive. This proposed development has one access off Shields Lane approximately 300' west of the intersection. Shields Lane should have sufficient capacity for the increase of traffic from this development.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by a water main located in Shields Lane. According to city records, there is an existing 12" water line in the north park strip of Shields Lane. Per City standards, a water model submittal is required.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Secondary water service is not required for this development.

Sanitary Sewer: *(Attach letter from Jordan Basin Improvement District stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

At the time of Site Plan approval, the developer must submit an approval letter from Jordan Basin Improvement District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

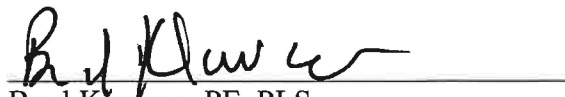
It is anticipated that the proposed storm drain system for the site will collect and retain the 80th percentile storm event on site, per South Jordan City Low Impact Development (LID) requirements. The remaining runoff could possibly be discharged into the existing storm drain system in Shields Lane at the restricted rate of 0.2 cfs/acre, or retain 100% on site. At the time of development review, the developer is required to submit storm drain calculations for City review and approval.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

10/29/24
Date


Brad Klavano, PE, PLS
Director of Engineering/City Engineer

10/29/24
Date

Property and Traffic Descriptions

Description of access and traffic

In the conceptual plan that was provided to the city, the one and only entrance to the property is located on 9800 south. The city has suggested that the proposed location will need to be moved to directly across the street from Castello Ct. I have no objection to this request and intend to comply without complaint.



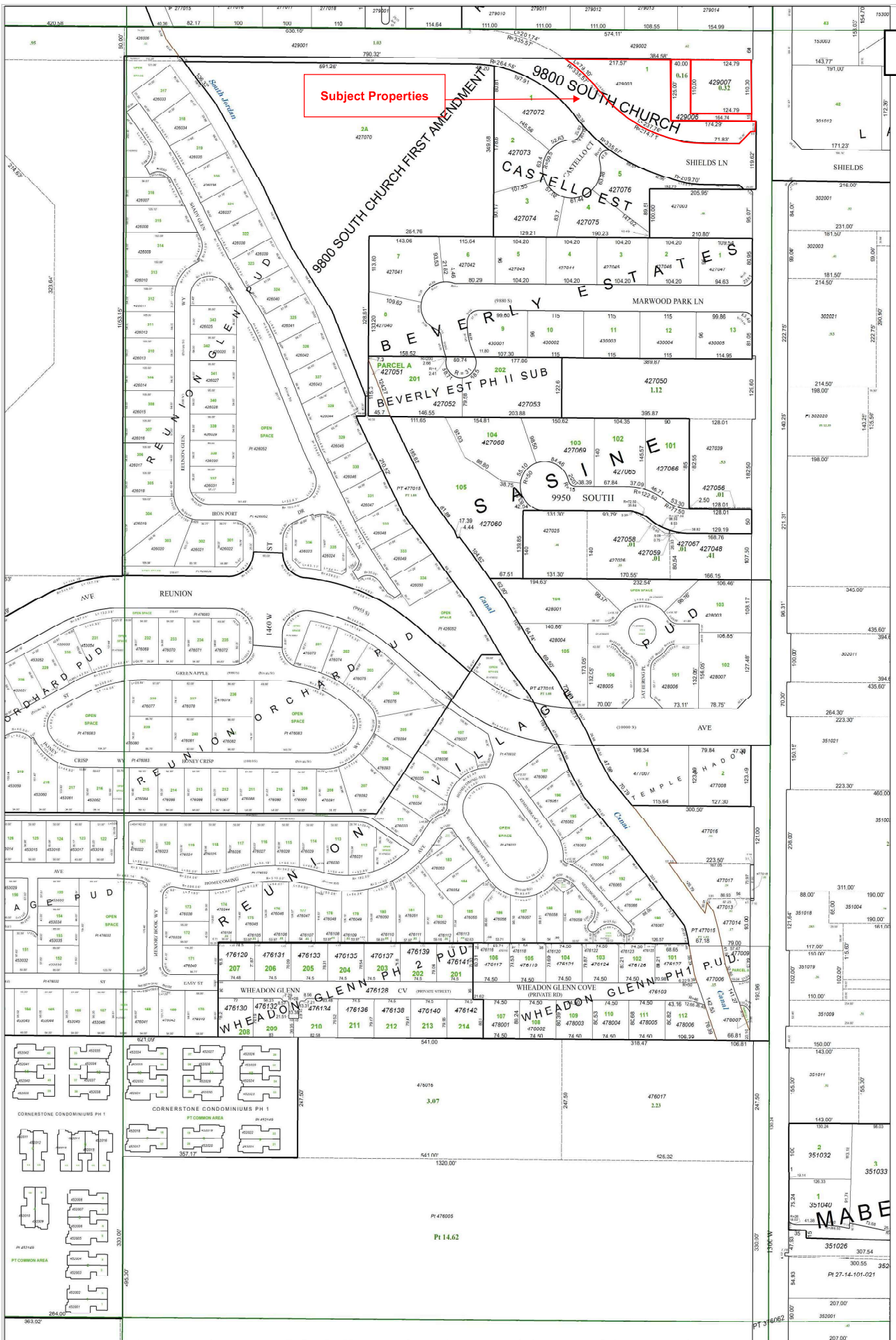
Potential traffic impact-Bess dental

My dental practice has two doctors. We have been practicing together for over twenty years. We each work varying hours from 6 am to 7 pm, Monday through Friday. We each have approximately 5 employees. We each see patients for approximately 32 hours per week. Our schedules vary throughout each day, but on a typical day we each see 15-20 patients. Some arrive as families, some arrive as individuals, however they will never all arrive at the same time. They will be spaced out throughout the day and will come and go for between 15 minutes and 2 hours. This would give us a combined total of up to 52 cars in an 11-hour period.

I cannot provide the potential traffic impacts|any additional business would have because I am not sure what business will be joining the property.

The property is currently a vacant lot. The property is currently being used by the gas company, with my permission, as a staging area for parking of employees while they are working on 1300 west as well as adding the gas line and fencing around their property

Item G.1.



As of 04/26/2021, the SLCO Recorder's office will begin a full transition to electronically-generated Tax Plats. For parcel information regarding historic parcels, prior Tax Plats may need cross-referenced. This Tax Plat is not intended to represent actual physical boundaries. In order to establish exact physical boundaries, a survey of the property may be necessary. Parcel numbers are for taxation reference purposes only and are subject to change.

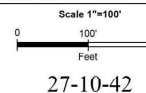


Prepared and published by
Salt Lake County Recorder
Kathleen Hobbs
2001 S. State Street #N1-600
Salt Lake City, Utah 84109
345-468 9115
recorder.slco.org



E 1/2 SE 1/4 Sec 10 T3S R1W
SALT LAKE COUNTY, UTAH

11/16/2022



27-10-42

Area												Section												Page			
1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4
13	14	15	16	17	18	19	20	21	22	23	24	13	14	15	16	17	18	19	20	21	22	23	24	1	2	3	4
25	26	27	28	29	30	31	32	33	34	35	36	25	26	27	28	29	30	31	32	33	34	35	36	1	2	3	4



RESOLUTION R2025 - 41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR OF THE CITY OF SOUTH JORDAN TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SPECTRUM LLC (SHEA BESS) AND JORDAN VALLEY WATER CONSERVANCY DISTRICT (BEN PURDUE) PERTAINING TO PROPERTY LOCATED AT 9828 S TEMPLE DRIVE, 9822 S TEMPLE DRIVE, AND 9816 S TEMPLE DRIVE.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (“City”) authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

WHEREAS, City has entered into development agreements from time to time as City has deemed necessary for the orderly development of City; and

WHEREAS, Spectrum LLC and Jordan Valley Water Conservancy District now desire to enter into an agreement for the purpose of developing and changing the zoning designation on property they own at 9828 S TEMPLE DRIVE, 9822 S TEMPLE DRIVE, AND 9816 S TEMPLE DRIVE (the “Property”); and

WHEREAS, the City Council of the City of South Jordan (the “City Council”) has determined that it is in the best interest of the public health, safety, and welfare of the City to enter into a development agreement for the orderly development the Property.

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Bess Dental Office Development Agreement, which is attached hereto as Exhibit 1.

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 _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



GREGORY TIMONSEN (Aug 14, 2025 11:53:05 MDT)
Office of the City Attorney

Exhibit 1

(Bess Dental Office Development Agreement)

BESS DENTAL OFFICE DEVELOPMENT AGREEMENT

The City of South Jordan, a Utah municipal corporation (the “City”), and Spectrum, LLC and Jordan Valley Water Conservancy District (the “Developers”), enter into this Development Agreement (this “Agreement”) this _____ day of _____, 20____ (“Effective Date”), and agree as set forth below. The City and the Developers are jointly referred to as the “Parties” and each may be referred to individually as “Party.”

RECITALS

WHEREAS, the Developers are the owners of certain real property identified as Assessor’s Parcel Number(s) 27-10-429-003, 27-10-429-008, 27-10-429-009 specifically described in attached Exhibit A (the “Properties”) and intends to develop the Property consistent with the Concept Plan and Renderings (Exhibit B), the requirements of the proposed zoning designation except as limited by the provisions of Section D of this Agreement; and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) et seq., as amended, and (2) the South Jordan City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Properties are currently subject to the Planning and Land Use Ordinance of South Jordan City and are within the Residential R-2.5 and Agricultural A-5 zones. A copy of the provisions of such zone designations in the City Code is attached as Exhibit C; and

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from the Residential Zones to the Professional Office Zone (the “P-O Zone”). A copy of the provisions of the P-O Zone designation in City Code is attached as Exhibit D; and

WHEREAS, the Developer and the City acknowledge that the development and improvement of the Properties pursuant to this Agreement will provide certainty useful to the Developers and to the City in ongoing and future dealings and relations among the Parties; and

WHEREAS, the City has determined that the proposed development contains features which advance the policies goals and objectives of the South Jordan City General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of the City, or contribute to capital improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens; and

WHEREAS, this Agreement shall only be valid upon approval of such by the South Jordan City Council (the “City Council”), pursuant to Resolution R-2025-41, a copy of which is attached as Exhibit D; and

WHEREAS, the City and the Developers acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developers relative to the Properties shall vest only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as the Agricultural and Residential Zones to a zone designated as the P-O Zone.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained set forth herein, the Parties agree as follows:

TERMS

A. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Planning and Land Use Ordinance of South Jordan City.

B. Enforceability. The City and the Developers acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developers relative to the Property shall vest, only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as the Residential Zones to a zone designated as the P-O Zone.

C. Conflicting Terms. The Properties shall be developed in accordance with the requirements and benefits provided for in relation to the P-O Zone under the City Code as of the Effective Date. In the event of a discrepancy between the requirements of the City Code, including the P-O Zone, and this Agreement, this Agreement shall control.

D. Developer Obligations:

1. **Zoning Requirements.** The Developers agree to construct the development consistent with the requirements of City Code Titles 16 and 17, the P-O Zone, and the restrictions outlined in this Section D.

2. **Concept Plan:** The developers agree to construct the project consistent with the concept plan and renderings (**Exhibit B**) and the requirements set forth in this Agreement and City Code.

3. **Building Location.** Any building constructed on the Properties shall be located as close to the corner of Shields Lane (9800 South) and Temple Drive (1300 West) as possible given other site constraints, including parking, and other requirements of the City Code.

4. **Architecture.** The developers agree to construct a one-story office building. The maximum building height shall be no taller than 35 feet. Architectural materials will be high quality and durable, and architecturally consistent with the design of nearby residential neighborhoods.

5. **Lighting.** All lighting shall comply with City Code § 17. 62. 020.K. In addition, the following lighting requirements shall apply:

a. All parking lot and wall light fixtures shall be “full cutoff” or “fully shielded” to prevent glare onto adjacent properties.

b. A photometric plan shall be submitted showing no light intrusion onto adjacent properties.

c. Lighting used to highlight landscape features and walking paths shall be low to the ground accent lighting.

d. As defined in City Code § 16.36.020, “Animated Sign” and “Time or Temperature Sign” sign types are prohibited, and a “Wall Sign” is prohibited on the north façade of any building on the Property.

6. Uses. Only the primary land uses listed below, which are defined by City Code § 17.18.060, are permitted on the Property. Other primary uses not specifically listed below are prohibited.

a. Utility services

b. Medical/dental office or clinic

c. Office

d. Professional services

e. Personal services are prohibited as a primary use and are only allowed as an accessory use to one of the primary permitted uses listed above.

E. City Obligations:

1. Development Review. The City shall review development of the Property in a timely manner, consistent with the City’s routine development review practices and in accordance with all applicable laws and regulations.

F. Vested Rights and Reserved Legislative Powers.

1. Vested Rights. Consistent with the terms and conditions of this Agreement, City agreed Developer has the vested right to develop and construct the Property in accordance with: (i) the P-O Zone (Exhibit C) zoning designation; (ii) the City Code in effect as of the Effective Date and; (iii) the terms of this Agreement.

2. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in *Section III.A.* above under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in the City and Salt Lake County (the “County”);

and, unless in good faith the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this paragraph shall be that public notice published by the City as required by State statute.

G. General Provisions.

1. Notices. All notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

<u>If to City:</u>	ATTN: City Recorder City of South Jordan 1600 West Towne Center Drive South Jordan City, Utah 84095 Attn: City Recorder
--------------------	---

<u>If to Developer:</u>	Shea Bess, Spectrum LLC 10073 Copper King Lane South Jordan, UT 84095
-------------------------	---

2. Mailing Effective. Notices given by mail shall be deemed delivered 72 hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. Developer represents to the City that by entering into this Agreement

Developer has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Remedies. If any party to this Agreement breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available at both law and in equity.

11. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

13. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.


IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: _____
Dawn. R. Ramsey, Mayor



GREGORY TIMONSEN (Aug 14, 2025 11:53:05 MDT)
Attorney for the City

State of Utah)
:ss
County of Salt Lake)

On this ____ day of _____, 20____, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Mayor of the City of South Jordan, a Utah municipal corporation, and said document was signed by him/her on behalf of said municipal corporation by authority of the South Jordan Municipal City Code by a Resolution of the South Jordan City Council, and he/she acknowledged to me that said municipal corporation executed the same.

Notary Public
My Commission Expires:

Spectrum, LLC, a limited liability company

By: _____

Name: _____ (printed)

Title: _____

State of Utah)
:ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, the _____ of Spectrum, LLC, a Utah Limited Liability Company, on behalf of the LLC. Witness my hand and official seal.

Notary Public
My Commission Expires:

Jordan Valley Water Conservancy District

By: _____

Name: _____ (*printed*)

Title: _____

State of Utah)

:ss

County of Salt Lake)

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____, the _____ of
Jordan Valley Water Conservancy District. Witness my hand and official seal.

Notary Public

My Commission Expires:

EXHIBIT A
(Legal Description of the Properties)

Parcel: 27-10-429-003

LOT 1, 9800 SOUTH CHURCH SUBDIVISION. 9266-8467

Parcel: 27-10-429-008

BEG S 0°05'05" E 130.86 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 54.06 FT; N 89°52'28" W 164.79 FT; N 0°05'05" E 125 FT; S 89°52'28" E 36.57 FT; S 0°35'39" W 70.95 FT; S 89°52'28" E 128.69 FT TO BEG.

Parcel: 27-10-429-009

EG S 0°05'05" E 59.92 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 70.94 FT; N 89°52'28" W 128.69 FT; N 0°35'39" E 70.95 FT; S 89°52'28" E 127.85 FT TO BEG.

EXHIBIT B
(Concept Plan and Elevations)

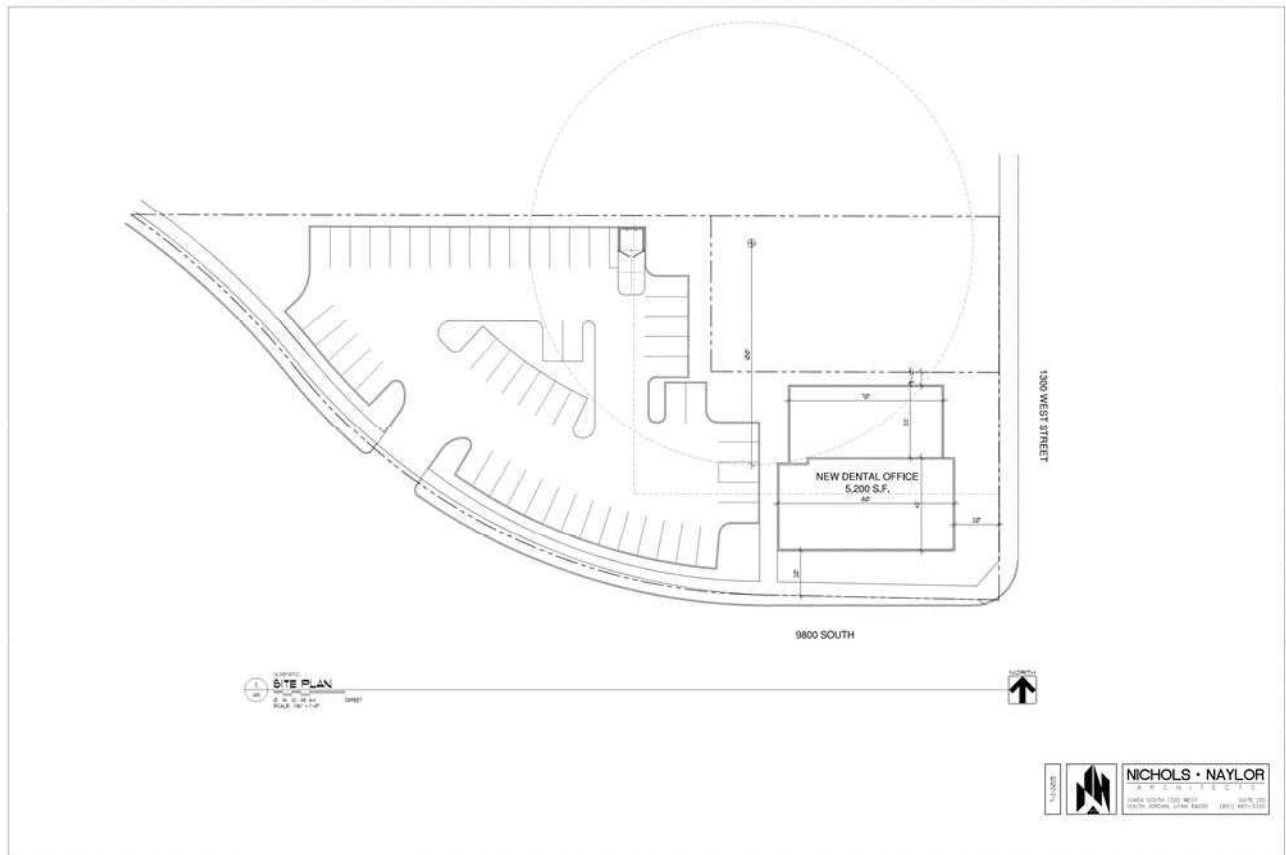


EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions****CHAPTER 17.30 AGRICULTURAL ZONES****17.30.010: PURPOSE****17.30.020: DEVELOPMENT AND DESIGN STANDARDS****17.30.030: OTHER REQUIREMENTS****17.30.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for agricultural areas in a growing suburban city. This chapter shall apply to the following agricultural zones as established in chapter 17.20, "Zone Establishment", of this title: A-5 and A-1 zones. Uses may only be conducted in agricultural zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and associated use regulations may be found in chapter 17.18, "Uses", of this title.

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in agricultural zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in agricultural zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
2. Lot Area: The area of any lot in agricultural zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Acres)
A-5	5
A-1	1

3. Lot Density: Only one single-family primary dwelling may be placed on a lot or parcel of land in an agricultural zone.
4. Lot Width And Frontage: Each lot or parcel in an agricultural zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the

EXHIBIT C
A-5 & R-2.5 ZONE City Code Provisions

frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right of way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
A-5	100'	100'	60'
A-1	100'	100'	60'

5. Lot Coverage: The area of lot, parcel or private ownership area in an agricultural zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
A-5	20%
A-1	30%

6. Yard Area: The yard area (setback) requirements below shall apply in all Agricultural Zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Minimum Yard Area Requirements

Zone	Front Yard (Interior And Corner Lots)	Front Garage	Front Yard (Cul-De- Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
A-5	30'	30'	25'	10'	25'	25'	10'
A-1	30'	30'	25'	10'	25'	25'	10'

2. Minimum Yard Area Requirements For Accessory Buildings:

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

1. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings no greater than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line or boundary.
3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
4. Projections: The following may be erected on or projected into any required yard space in Agricultural Zones:
 1. Fences and walls in conformance with this Code.
 2. Agricultural crops, landscape or garden elements, including trees, shrubs and other plants.
 3. Utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') high.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending no more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
7. Parking And Access: Parking areas and vehicle access in Agricultural Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets, or with approval of the City Engineer for City streets.
8. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Agricultural Zones.
 1. Utility Screening: In nonresidential and nonagricultural developments, all mechanical equipment, antennas (where possible), loading areas and utility areas

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in an Agricultural Zone shall be constructed according to section 16.04.200 of this Code.
9. Architecture: The following exterior materials and architectural standards are required in Agricultural Zones:
 1. General Architectural Standards:
 1. All building materials shall be high quality, durable and low maintenance.
 2. The exteriors of buildings in Agricultural Zones shall be properly maintained by the owners or owners' association.
 3. Signs shall meet the requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 4. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:
 1. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).
 2. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 3. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

3. Architectural Standards For Accessory Buildings:
 1. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
 2. The footprint of an accessory building in Agricultural Zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the Planning Commission as a conditional use permit.
 3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 1. Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 2. The average wall height shall not exceed sixteen feet (16') above grade.
 4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch over a majority of the structure.
 5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.
10. Landscaping: The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
 2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
 3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:
 1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
 4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 5. All landscaped areas shall be curbed.
 5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public right-of-way areas that are not maintained by the City.
 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
11. Lighting:
1. A lighting plan shall be submitted with all new developments that have a principal use that is not agricultural or residential.
 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
4. Lighting fixtures on public property shall be approved by the City Engineer.
12. Streets: Streets in Agricultural Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Agricultural Zones.

17.30.030: OTHER REQUIREMENTS

1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of an Agricultural Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by an owners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
8. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants, and restrictions ("CC&Rs") to the City for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
3. Language required by section 17.04.300 of this title.

CHAPTER 17.40 RESIDENTIAL ZONES**17.40.010: PURPOSE****17.40.020: DEVELOPMENT AND DESIGN STANDARDS****17.40.030: OTHER REQUIREMENTS****17.40.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title.

17.40.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
2. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000

EXHIBIT C
A-5 & R-2.5 ZONE City Code Provisions

R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

3. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M-5	5
R-M-6	6

4. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

5. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

6. **Yard Area:** The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.
1. **Main Buildings:** Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening¹ (Front Or Street Side)	Front Yard (Cul- De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'
R-M-6	20'	25'	20'	8'	10'	20'	10'

2. **Note:**

¹The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul-de-sac.

3. **Accessory Buildings:** Minimum yard area requirements for accessory buildings are as follows:

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

1. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.
3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
4. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
5. Projections: The following may be erected on or projected into any required yard space in Residential Zones:
 1. Fences and walls in conformance with this Code.
 2. Agricultural crops and landscape elements, including trees, shrubs and other plants.
 3. Utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') high.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
7. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.
8. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.
 1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.
9. Architecture: The following exterior materials and architectural standards are required in Residential Zones:
 1. General Architectural Standards:
 1. All building materials shall be high quality, durable and low maintenance.
 2. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.
 3. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 4. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:
 1. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).
 2. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 3. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

3. Architectural Standards For Accessory Buildings:
 1. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
 2. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.
 3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 1. Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 2. The average wall height shall not exceed sixteen feet (16') above grade.
 4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.
 5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.
10. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
 2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

specifications adopted by the City unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:
 1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
 4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 5. All landscaped areas shall be curbed.
5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of-way that are not maintained by the City.
8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions****11. Lighting:**

1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.
2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
4. Lighting fixtures on public property shall be approved by the City Engineer.

12. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter.**17.40.030: OTHER REQUIREMENTS**

1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a Residential Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
8. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the City for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
3. Language consistent with section 17.04.300 of this title.

EXHIBIT D**P-O ZONE City Code Provisions****CHAPTER 17.62 OFFICE ZONE****17.62.010: PURPOSE****17.62.020: DEVELOPMENT AND DESIGN STANDARDS****17.62.030: OTHER REQUIREMENTS****17.62.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the City's general plan and the purposes and provisions of this title, for office areas in the City. This chapter shall apply to the P-O Zone, established in chapter 17.20, "Zone Establishment", of this title. Uses may only be conducted in the P-O Zone in accordance with the regulations of this Code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations are found in chapter 17.18, "Uses", of this title.

1. P-O Zone: The purpose of the P-O Zone is to provide areas where large and small scale offices and office parks can be located in the City. Smaller office developments should be harmoniously integrated with surrounding residential areas and serve as residentially compatible buffers to heavier uses such as commercial and industrial businesses and major roadways. Large office buildings should be well buffered from residential areas with landscaped open space. Buildings and signs should be coordinated with high quality materials and architecture.

17.62.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in the P-O Zone may only be established in conformance with the City's development review procedures of the City. Applicants shall follow the procedures and requirements of this Code regarding development review in the preparation and review of development proposals in the P-O Zone. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the City, except as allowed under State law. Office condominiums may be approved in accordance with State law and City ordinances.
2. Area Requirements: The following area requirements shall apply in the P-O Zone:
 1. The minimum zone area shall be one acre.
 2. The minimum project area in the P-O Zone shall be one acre. "Project" is defined as any development in the OS Zone for which an application has been submitted or approval has been granted for a preliminary plat or site plan.
 3. There shall be no minimum lot area in the P-O Zone.
3. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title, in the P-O Zone.
4. Lot Width And Frontage: No minimum lot width is required for lots in the P-O Zone. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.
5. Yard Area: The following yard area requirements shall apply to lots or parcels in the P-O Zone:
 1. The following minimum yard area requirements apply to main and accessory buildings:
 1. The required yard area for front, side, and rear yards shall extend a

EXHIBIT D**P-O ZONE City Code Provisions**

distance of twenty feet (20') away from and along a property line adjacent to the edge of a public right-of-way (back of sidewalk for a typical street cross section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross section exists and when recommended by the Planning Director and approved by the Planning Commission.

2. The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') away from and along a property line adjacent to a Residential or Agricultural Zone, except that the required yard area adjacent to residential or agricultural zones shall be twenty feet (20') per story for three-story or higher buildings.
2. The required yard area for a lot or parcel adjacent to a residential or agricultural zone, as required in subsection E1 of this section may be reduced if the adjacent residential or agricultural zoned property has a future land use designation that is not residential or agricultural and the reduction is approved by the Planning Commission with site plan review.
3. The following may be projected into any required yard area in the P-O Zone:
 1. Fences and walls in conformance to City codes and City ordinances.
 2. Landscape elements, including trees, shrubs and other plants.
 3. Minor utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') in height.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.
 6. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.
6. **Parking And Access:** Parking areas and access in the P-O Zone shall comply with title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10, "Vehicles And Traffic", of this Code.
7. **Fencing, Screening, And Clear Vision Areas:** The fencing, screening and clear vision requirements of this section shall apply to the P-O Zone:
 1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
 2. The boundary of an office zone which is not in or adjacent to a public right-of-way and which is adjacent to a residential or agricultural zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary

EXHIBIT D**P-O ZONE City Code Provisions**

fencing may be used in unusual circumstances such as when the office zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable building codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.

3. No wall, fence or screening material shall be erected between a street and a front or street side building line in the P-O Zone, except as required by subsection G1 of this section.
4. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
8. Architecture: The following exterior materials and architectural standards are required in the P-O Zone:
 1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project shall be submitted.
 2. All building materials shall be high quality, durable and low maintenance.
 3. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.
 4. All sides of buildings shall receive design consideration.
 5. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials which complement the buildings which they identify.
 6. The maximum building height in the P-O Zone shall be six (6) stories or seventy feet (70'), whichever is less.
 7. The exteriors of buildings in the P-O Zone shall be properly maintained by the owners.
9. Grading And Drainage: All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
10. Landscaping: The following landscaping requirements and standards shall apply in the P-O Zone. Landscaping in the P-O Zone is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 1. A minimum of fifteen percent (15%) landscaped open space, which may include required landscaped yard areas, shall be provided with each development in the P-O Zone.
 2. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
 1. The required yard landscape area for a yard adjacent to a Residential or Agricultural Zone shall be not less than ten feet (10') for buildings not exceeding two (2) stories and shall not be less than twenty feet (20') for buildings with three (3) stories or more, except that no yard landscape area

EXHIBIT D**P-O ZONE City Code Provisions**

is required when a yard area reduction has been approved according to subsection E2 of this section.

2. The required yard landscape area for a yard adjacent to a public right-of-way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
3. All areas of lots in the P-O Zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other live plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the Planning Commission.
4. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in the P-O Zone in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
5. All collector streets and other public and private park strips in the P-O Zone shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval. Park strip trees shall not be planted within thirty feet (30') of a stop sign.
6. Trees shall not be topped and required landscape areas shall not be redesigned or removed in the P-O Zone without City approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
7. The following landscaping requirements shall apply to parking areas:
 1. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
 2. Shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty foot (30') intervals and no farther than six feet (6') from the parking area.
 3. Minimum five foot (5') landscaped planters shall be provided around building foundations except at building entrances, drive-up windows and loading and utility areas.
 4. All landscaped areas adjacent to parking areas shall be curbed.
8. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
9. All required landscaping shall be installed (or escrowed due to season) prior to

EXHIBIT D**P-O ZONE City Code Provisions**

occupancy.

10. All landscaped areas, including adjoining public right-of-way areas, shall be properly irrigated and maintained by the owners.
11. Lighting: The following lighting requirements shall apply in the P-O Zone:
 1. Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.
 2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.
 3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
 4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the City Engineer.

17.62.030: OTHER REQUIREMENTS

1. Private Covenants: The developer of a condominium project in an office zone shall submit a proposed declaration of covenants to the City Attorney for review, including an opinion of legal counsel licensed to practice law in the State that the condominium meets requirements of State law, and record the covenants with the condominium plat for the project.
2. Maintenance: All private areas in developments shall be properly maintained by the property owners.
3. Easements: Buildings may not be located within a public easement.
4. Phasing Plan: Applicants seeking development approval of a phased project shall submit for review at the time of plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the City approves a revised project phasing plan.
5. Nonconforming Lots Or Parcels: Nonconforming lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of the P-O Zone shall be brought into conformance with the requirements of this chapter prior to development.

EXHIBIT E

Item G.4.

RESOLUTION R – 2025-41

RESOLUTION R2025 - 42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM STABLE NEIGHBORHOOD (SN) TO ECONOMIC CENTER (EC) ON PROPERTY LOCATED AT 9828 S TEMPLE DRIVE, 9822 S TEMPLE DRIVE, AND 9816 S TEMPLE DRIVE; SHEA BESS & BEN PURDUE (APPLICANTS).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map and the General Plan of the City of South Jordan (“Land Use Map”); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property located at 9828 S Temple Drive, 9822 S Temple Drive, and 9816 S Temple Drive from Stable Neighborhood (SN) to Economic Center (EC); and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

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

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

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

SECTION 1. Amendment. The land use designation of the Land Use Map of property described in Application PLZBA202400175, located at 9828 S Temple Drive, 9822 S Temple Drive, and 9816 S Temple Drive in the City of South Jordan, Utah, is hereby changed from Stable Neighborhood (SN) to Economic Center (EC), as shown in **Exhibit A**.

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 _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



GREGORY SIMONSEN (Aug 14, 2025 11:53:05 MDT)
 Office of the City Attorney

Exhibit A

(Property Description and Land Use Map)

SN Land Use to EC Land Use

Parcel: 27-10-429-003

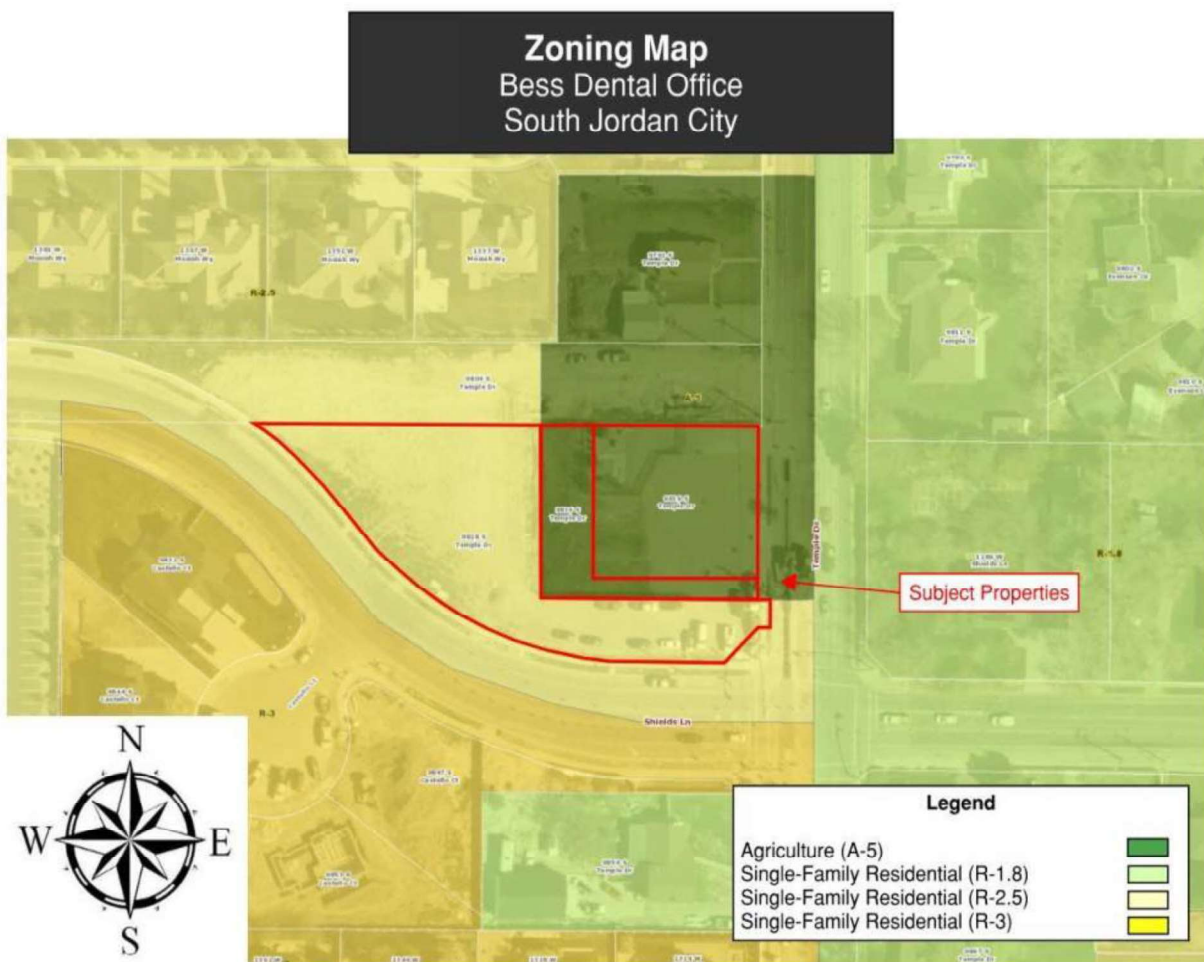
LOT 1, 9800 SOUTH CHURCH SUBDIVISION. 9266-8467

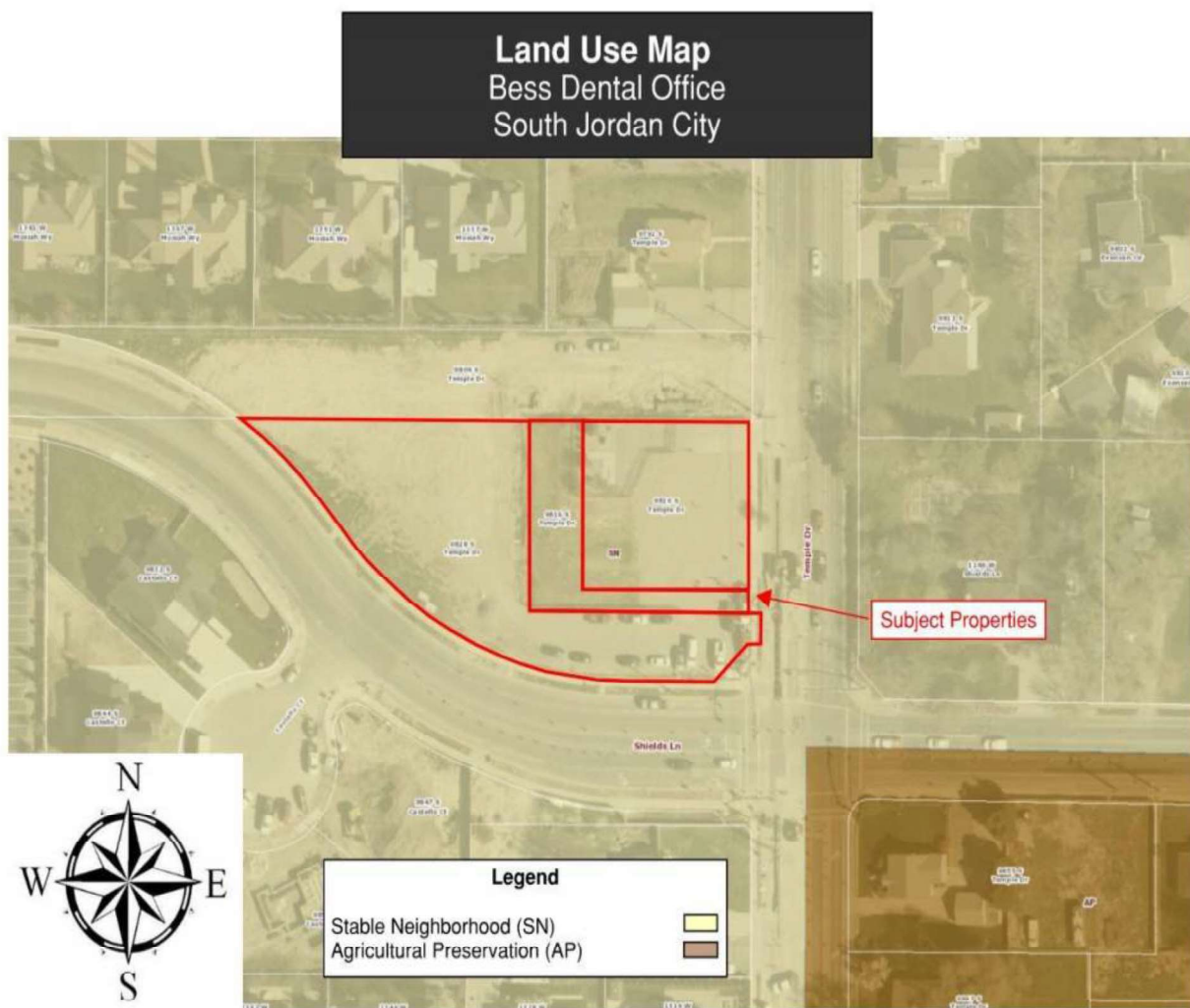
Parcel: 27-10-429-008

BEG S 0°05'05" E 130.86 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 54.06 FT; N 89°52'28" W 164.79 FT; N 0°05'05" E 125 FT; S 89°52'28" E 36.57 FT; S 0°35'39" W 70.95 FT; S 89°52'28" E 128.69 FT TO BEG.

Parcel: 27-10-429-009

EG S 0°05'05" E 59.92 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 70.94 FT; N 89°52'28" W 128.69 FT; N 0°35'39" E 70.95 FT; S 89°52'28" E 127.85 FT TO BEG.





ORDINANCE NO. 2025-06-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 9828 S TEMPLE DRIVE, 9822 S TEMPLE DRIVE, AND 9816 S TEMPLE DRIVE FROM R-2.5 (SINGLE FAMILY RESIDENTIAL) & A-5 (AGRICULTURAL) ZONES TO P-O (PROFESSIONAL OFFICE) ZONE. SHEA BESS & BEN PURDUE (APPLICANTS).

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 Applicants, Shea Bess and Ben Purdue, 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 PLZBA202400175 filed by Shea Bess and Ben Purdue, located at 9828 S Temple Drive, 9822 S Temple Drive, and 9816 S Temple Drive, are hereby reclassified from the R-2.5 (Single Family Residential) and A-5 (Agricultural) Zones to the P-O (Professional Office) Zone, on property described/shown in the attached **Exhibit A**.

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:


GREGORY SIMONSEN (Aug 14, 2025 11:53:05 MDT)

EXHIBIT A

(Property Description and Zoning Map)

R-2.5 & A-5 Zones to P-O Zone

Parcel: 27-10-429-003

LOT 1, 9800 SOUTH CHURCH SUBDIVISION. 9266-8467

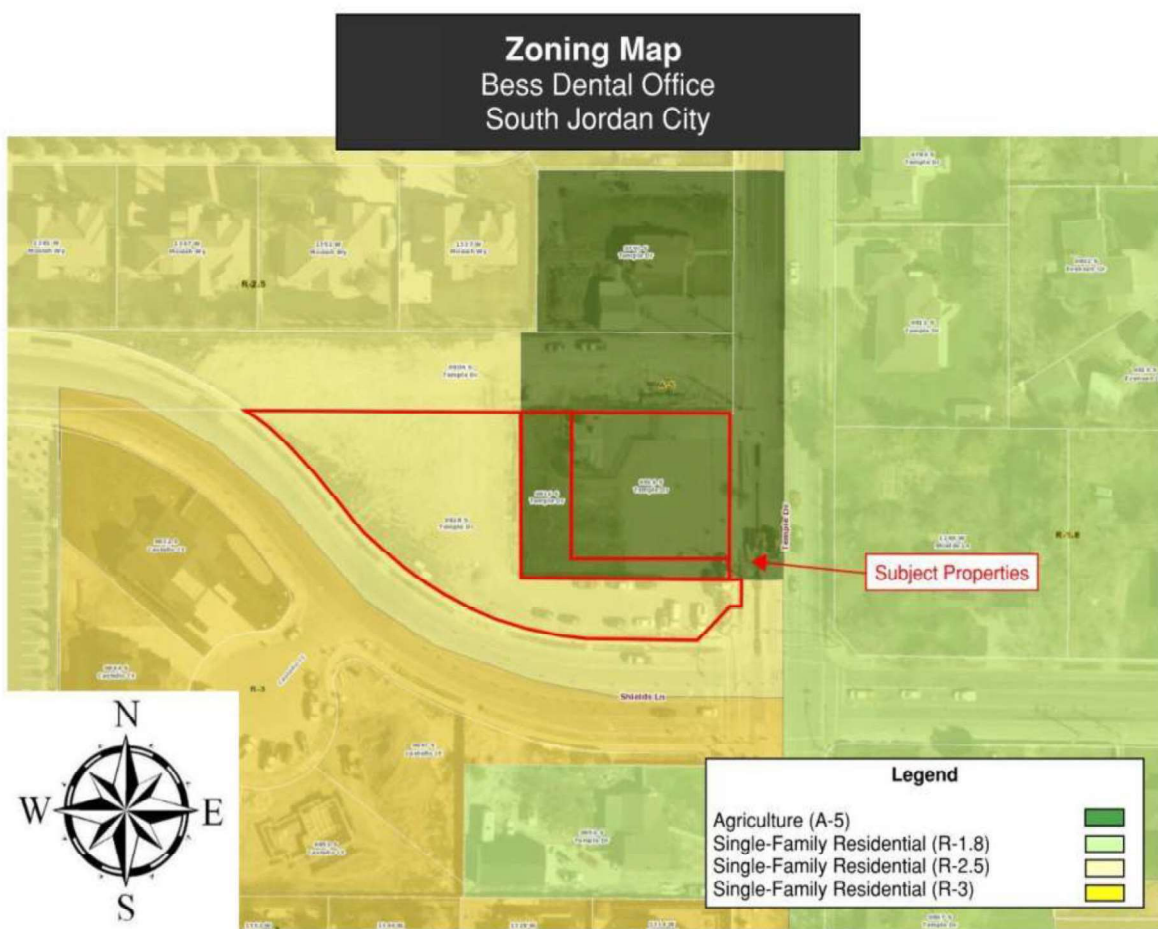
Parcel: 27-10-429-008

BEG S 0°05'05" E 130.86 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 54.06 FT; N 89°52'28" W 164.79 FT; N 0°05'05" E 125 FT; S 89°52'28" E 36.57 FT; S 0°35'39" W 70.95 FT; S 89°52'28" E 128.69 FT TO BEG.

Parcel: 27-10-429-009

EG S 0°05'05" E 59.92 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 70.94 FT; N 89°52'28" W 128.69 FT; N 0°35'39" E 70.95 FT; S 89°52'28" E 127.85 FT TO BEG.

(Zoning Map)



ORDINANCE NO. 2025 - 15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE SOUTH JORDAN MUNICIPAL CODE § 10.28.090 B. RELATING TO ELECTRONIC BIKES.

WHEREAS, the South Jordan Municipal Code (“the “Municipal Code”) regulates certain types of vehicular traffic including electronic bikes (“e-bikes”); and

WHEREAS, the Municipal Code prohibits “any person to drive or park any ... motor driven cycle ... upon any city owned property not designated for vehicular traffic or parking without permission of the city council”; and

WHEREAS, e-bikes are becoming more accessible to all ages and more prevalent on City roadways, trails, and property; and

WHEREAS, Utah Statute § 41-6a-102 regulates motor vehicles including e-bikes; and

WHEREAS, the South Jordan City Council finds it in the best interest to remove City regulation of e-bikes.

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

SECTION 1. Amend South Jordan Municipal Code §10.28.090 B. The South Jordan Municipal Code §10.28.090 B. is hereby amended as follows:

10.28.090: TRESPASS BY VEHICLE

B. It is unlawful for any person to drive or park any motor vehicle, or motorcycle ~~or motor driven cycle~~ upon any city owned property not designated for vehicular traffic or parking without permission of the city council.

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

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

<<Continued on Following Page>>

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

July 15, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Deputy Fire Chief Ryan Lessner, Police Chief Jeff Carr, Deputy Police Chief Rob Hansen, Police Lieutenant Case Winder, Master Police Officer Mark Squire, Director of Engineering & City Engineer Brad Klavano, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Associate Director of Public Works Colby Hill, Director of Planning & Economic Development Brian Preece, Director of Human Resources Teresa Cook, Director of Administrative Services Melinda Seager, Communications Manager/PIO, Rachael Van Cleave, CTO Matthew Davis, Systems Administrator Ken Roberts, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Deputy Recorder Ambra Holland, Long-Range Planner Joe Moss, Planner III Damir Drozdek, Associate Director of Finance Katie Olson

Absent:

Others: Nate Shipp, Krisel Travis, Craig Hall, Jaron Scott

4:30 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, Don Shelton*

Council Member Shelton offered the invocation.

C. Mayor and Council Coordination

Council Member Harris expressed appreciation to the public works crews for their ongoing efforts and the recent progress in addressing potholes throughout the city, noting that he has observed many being filled.

D. Discussion/Review of City Council Meeting

Altitude Residential Development Project Land Use Public Hearing Items:

- Resolution R2025-12
- Resolution R2025-13

- Zoning Ordinance 2025-02-Z

Public Hearing Items:

- Resolution R2025-24

- Resolution R2025-27

- Ordinance 2025-12

Action Items:

- Resolution R2025-39

- Resolution R2025-40

E. Discussion Items:

E.1. Trans-Jordan Landfill Ineterlocal Agreement. (By Assistant City Manager, Jason Rasmussen)

Assistant City Manager Jason Rasmussen introduced General Manager of Trans-Jordan Jaron Scott and Craig Hall. He noted that Jaron Scott would provide a brief history of the resolution under consideration, which would be addressed during the regular council meeting. He explained that although Herriman City is geographically close to the landfill, it has never been a member of the Trans-Jordan partnership. The time has now come to formally pursue Herriman's inclusion.

Jaron Scott thanked the Council for the opportunity to speak and shared that this is the eighth city he has presented to regarding the proposed resolution. He noted that all other cities, aside from South Jordan, have already approved the same resolution. The resolution is to amend the interlocal agreement that would allow Herriman City to join the partnership. Before diving into the background of the agreement, Mr. Scott highlighted the upcoming grand opening of the new transfer station in Sandy, scheduled for Wednesday, August 27. He noted that an email invitation would be sent out and encouraged Council Members to save the date. He expressed pride in the completion of the facility and added that a second facility in South Jordan is anticipated as the landfill nears closure. He reviewed prepared presentation (Attachment A). He provided a historical overview of the Trans-Jordan Cities landfill partnership. He explained that Trans-Jordan was established in 1958 by Sandy and West Jordan, with Midvale joining in 1960, Murray in 1968, and South Jordan following annexation in 1996. Riverton and Draper became members in 1997. In 2016, the Bayview landfill was purchased, which will serve as the long-term waste site after the closure of the current Trans-Jordan facility. This year marks two major developments, the grand opening of the Sandy transfer station in August and the potential addition of Herriman City as a Trans-Jordan member in 2025. Although Herriman has never been a formal member, they have historically brought their waste to the Trans-Jordan landfill since their incorporation. Recently, Herriman issued an RFP for solid waste collection and disposal following a roughly 30% rate increase from the Wasatch Front Waste and Recycling District. As part of that process, they also sought a permanent home for waste disposal. Trans-Jordan staff began discussions with Herriman and presented the proposal to the Board of Directors, which unanimously supported moving forward with membership. Mr. Scott explained that Herriman contributes approximately 20,000 curbside tons annually and 14,000 residential visits, ranking third in usage behind West Jordan and South Jordan. These visits are more resource-intensive due to the additional staff support required. If Herriman were to leave, Trans-Jordan would lose roughly \$1 million in annual revenue, as Herriman has been paying the full

commercial gate rate (\$41 per ton), unlike member cities, which pay a discounted \$26 per ton. The loss of this revenue, combined with the continued strain of non-member residential visits, could result in increased costs to the remaining member cities. He noted that the board would likely consider imposing additional fees on non-member residential users to mitigate this impact. Overall, maintaining Herriman's participation is seen as beneficial to both financial sustainability and operational efficiency.

Council Member Tamara Zander joined the meeting.

Council Member Johnson asked whether Herriman would receive the discounted member rate upon joining Trans-Jordan.

Mr. Scott explained that allowing Herriman to join Trans-Jordan benefits all member cities by maintaining economies of scale, helping keep disposal costs down. Herriman's close proximity to the landfill reduces unnecessary transportation and emissions, and their continued participation helps prevent rate increases for existing cities. He detailed that Trans-Jordan's total valuation at the end of FY2024 is approximately \$44.1 million. Herriman will pay the full commercial gate rate of \$41 per ton, and the \$15 difference between the gate rate and member rate (\$26) will be applied toward a \$5.5 million buy-in. This mirrors the arrangement previously used for South Jordan, Riverton, and Draper. Herriman will also make four payments of \$100,000 annually beginning July 1 of 2026 through 2029, which is about a 7% buy-in, consistent with the percentage paid by South Jordan, Riverton, and Draper when they joined. Payments would be applied toward the principal balance, with payoff estimated in year 14 assuming a 3% growth rate. If the principal is paid in full by year 15, the remaining balance would be forgiven, and Herriman would thereafter pay the member city rate. This arrangement mirrors agreements with other member cities. He noted that the current member cities are Draper, Midvale, Murray, Riverton, Sandy, South Jordan, and West Jordan. All seven current cities, along with Herriman, must adopt identical resolutions for the agreement to proceed. The only difference in Herriman's case is the inclusion of a separate agreement between Herriman and Trans-Jordan outlining purchase terms and payment arrangements. He reaffirmed the organization's commitment to low tipping fees, integrated waste management, environmental stewardship, residential access, long-term disposal solutions, and education and outreach. He highlighted beneficial uses of landfill gas, including a power purchase agreement with Murray and the Bayview Landfill project, where gas is now metered onto the Kern River pipeline, generating revenue. Waste from South Jordan residents will eventually be sent to Bayview once Trans-Jordan reaches capacity and a transfer station is built. He emphasized that all seven current member cities, as well as Herriman, must approve the exact same interlocal agreement for it to take effect. The resolution before the council reflects that identical language. Mr. Scott concluded by reaffirming Trans-Jordan's commitment to environmental responsibility, education, and long-term waste management solutions.

Council Member Zander asked for confirmation that the Bayview Landfill is the site located south of Utah Lake, which was discussed in prior years. Mr. Scott clarified that it is situated on the southwest corner of Utah Lake, near the LDS Church farm and dairy, north of Genola, and is civil land.

Craig Hall stated that the landfill site is under a long-term lease with the State Institutional Trust Lands Administration (SITLA). At the conclusion of the lease, the property will transfer to the organization, as SITLA has no interest in reclaiming it as a landfill. An annual fee is paid to SITLA based on tippage and tonnage. The organization currently owns 800 acres at the site, providing an estimated capacity of at least 100 years.

Mayor Ramsey asked how long the lease will be before ownership takes place. Mr. Hall responded 25 years. Mr. Scott added that as sections are closed, portions of the property can be deeded back to Trans-Jordan to own it, as SITLA does not want the liability. He noted that Trans-Jordan is one of SITLA's largest leasing customers.

Council Member Zander asked if the Bayview Landfill is currently in use. Mr. Scott responded that all of Utah County, except Payson, is currently sending waste to the Bayview Landfill. Wasatch Integrated from Layton is also sending waste from Davis and Morgan Counties, with about half of their waste currently going there. Eventually, the landfill will receive waste from all member cities, with an anticipated volume of well over one million tons per year once Trans-Jordan's capacity is reached. Mr. Hall added that the Bayview Landfill is currently the largest landfill in the state, processing approximately 400,000 tons of waste annually. Mr. Scott noted that Bayview would be the second-largest landfill in the western United States, behind the Las Vegas landfill, which operates 24 hours a day, 365 days a year, and is currently the largest in the country.

Mr. Hall noted that owning and leasing the Bayview Landfill allows them to maintain competitive pricing and limit cost increases from private landfills. He stated that the landfill is currently operating at approximately \$11.50 per ton, one of the lowest rates in the United States. Mr. Scott added that the landfill helps keep costs low for residents. He noted that in the long term, transportation costs will become the primary expense as Trans-Jordan reaches capacity.

Mayor Ramsey asked whether Herriman's current waste management fees have increased by approximately 30% compared to what they are currently paying as presented in the presentation. Mr. Scott responded that Herriman's collection costs through their hauler, Front Waste and Recycle, have increased by approximately 30% in a single year. Mayor Ramsey noted that allowing Herriman to join the agreement would make a significant difference for Herriman residents, both due to cost savings and the convenience of proximity. Mr. Scott added that Herriman received bids from two competitive private haulers for their collection services and was preparing to award the contract, similar to arrangements in other cities.

Council Member Shelton asked when the landfill is expected to reach capacity and close. Mr. Scott projected that the landfill will reach capacity around 2032, noting that exact timing depends on economic conditions and growth rates. He emphasized the importance of having a transfer station designed and operational by that time and indicated that plans and renderings will be presented to zoning and planning committees in the future. He highlighted the efficiency and environmental management of the existing Sandy facility as a model, noting features such as air filtration and neighborhood integration, and stated the new transfer station will serve residents of West Jordan, Riverton, South Jordan, and Herriman.

Council Member Shelton noted that when the landfill reaches capacity, he expects that waste management fees for residents may increase. Mr. Scott acknowledged that fees may need to increase slightly to cover additional hauling costs once the landfill reaches capacity. He noted the Trans-Jordan current financial stability and projected that an increase of approximately \$5 to \$7 per ton would be required to transport waste the additional 44 miles. Current rates are \$26 per ton for city collection and \$41 per ton for commercial services.

Council Member Shelton asked whether there will be a capital expense for the creation of the new transfer station. Mr. Scott explained no, that 50 acres were purchased from Daybreak to provide buffer land, with Daybreak having first right of refusal on approximately 25 acres, which could offset some costs. Additionally, they have bonded for the transfer station in Sandy and is expected to bond for this one as well, ensuring that residents using the facility contribute to its funding.

Council Member Shelton asked whether the bond for the transfer station will be covered by revenues, including the anticipated \$5 per ton increase in tipping fees. Mr. Scott confirmed that is correct, that will be built into the increase.

Council Member Shelton asked what the landfill will look like after it is closed and during ongoing maintenance. Mr. Scott explained that, per Environmental Protection Agency (EPA) standards, the landfill must be maintained for at least 30 years, though he anticipates this requirement may extend to approximately 50 years. Maintenance includes environmental management, methane collection, with a fourth engine planned, quarterly inspections, continuous vacuum operation, groundwater testing in coordination with Kennecott, road grading, and erosion control. These measures will ensure long-term environmental compliance from the landfill's projected closure in 2032 through at least 2062.

Council Member Shelton asked whether the closed landfill will be maintained as a field of natural grass. Mr. Scott explained that the post-closure landfill area will be the subject of future discussions with the City Council. Potential uses include solar energy projects, other alternative energy options in collaboration with Daybreak, and recreational activities such as mountain biking, with the goal of creating a utilized space for South Jordan residents.

Council Member Shelton inquired whether the post-closure landfill area could be open to the public at some level. Mr. Scott explained that while most of the landfill property has been purchased by Trans-Jordan, certain areas such as methane wells must remain safely managed. Traditional uses like parks or golf courses are generally not feasible due to settling issues. However, he suggested that alternative recreational uses, such as a mountain biking course or pump track, could be viable, as they are more adaptable to annual grading. He indicated that the Trans-Jordan will provide annual updates to the Council on plans, including renderings, well in advance of the landfill's closure.

Mr. Hall added that state regulations require the Trans-Jordan to set aside funds annually for landfill closure and inspection. To date, approximately \$4.2 million has been saved for post-closure maintenance. He clarified that "closure" primarily refers to commercial operations, while residential use of the Public Convenience Center (PCC) site would remain accessible, ensuring ongoing convenience for residents.

Mr. Scott stated that both the PCC and the transfer station will be maintained. On weekdays, the PCC will serve residents, while the transfer station will primarily serve commercial users. On weekends, both facilities will be open to the public. Additionally, scales, household hazardous waste collection, and recycling services will continue to be maintained at the site.

Council Member Zander asked about the size of the landfill area available for reclamation or development after closure. Mr. Scott responded that it is 180 acres of land. He explained that approximately 25 acres will be reserved for ongoing operations near Highway U-111, leaving roughly 150 acres available for reclamation or development after the landfill's closure.

Council Member Harris asked staff, based on their review of the numbers, whether joining the agreement and related plans represent a sound decision for the City. Assistant City Manager Jason Rasmussen stated that bringing on the eighth city contributes to the overall financial stability of the landfill and helps offset moving forward costs. City Manager Lewis added that the agreement for the eighth city mirrors the terms South Jordan received when it originally joined, noting that while costs are slightly higher, the arrangement is fundamentally the same.

Council Member Zander asked why the eighth city had not joined the landfill agreement previously. Assistant City Manager Rasmussen explained that the eighth city had previously remained hands-off regarding waste management because their service was provided by Salt Lake County, and the city had not actively participated in managing those services.

Mr. Hall concluded that, while the decision may not provide immediate cost savings for the eighth city, it is a strong long-term investment, as the city will build equity in the landfill similar to buying a house.

E.2. Education and Enforcement of E-bikes. (By Chief of Police, Jeff Carr)

City Manager Dustin Lewis noted that several council members and residents have raised concerns regarding the use of electric bikes, scooters, golf carts, and similar vehicles in the community. Staff have also observed related issues. He explained that the Police Department has been asked to review the situation, provide background on applicable laws, and suggest approaches for education and enforcement. Police Chief Jeff Carr and his team will present their findings, after which the Council can discuss and provide direction on addressing the issue.

Police Chief Jeff Carr introduced Deputy Police Chief Rob Hansen, Lieutenant Case Winder, who oversees the Special Services Division, and Sergeant Mark Squire, who leads the Traffic Unit, noting that both have been addressing issues with electric bikes and similar vehicles. He clarified that many concerns attributed to "E-bikes" actually involve electric motorcycles, which do not require pedaling, and indicated that Lieutenant Winder and Sergeant Squire would provide further details and observations.

Sergeant Mark Squire reviewed prepared presentation (Attachment B). He explained that the city has observed a significant issue with electric motorcycles being misidentified as E-bikes. He reviewed relevant State of Utah codes and South Jordan City municipal code, noting that the local code, written in 1999, prohibits E-bikes and electric assist scooters on sidewalks, trails, and parks, including the Jordan River Trail. He clarified that state law allows E-bikes and electric

assist scooters on streets and sidewalks, classifying them similarly to pedal bikes. The local code references “motor-driven cycles,” a broadly defined term covering any cycle with a motor, including scooters and mobility devices. Violations are considered a Class C misdemeanor, though discretion is used for accessibility devices, and no citations have been issued for such cases.

Mayor Ramsey suggested that updating and clarifying the city code language regarding electric bikes and scooters would be beneficial, noting that these vehicles are more prevalent now than when the code was originally written.

Sergeant Squire continued reviewing prepared presentation (Attachment B). He referenced state law definitions for E-bikes, noting that operable pedals are required. He explained the three classes of E-bikes: Class 1 requires pedaling with motor assistance up to 20 mph; Class 2 can be powered exclusively by the motor up to 20 mph; and Class 3 provides motor assistance while pedaling up to 28 mph. All three classes are legally treated the same as pedal bikes, allowing them on sidewalks, streets, and other areas where standard bicycles are permitted.

Council Member Zander asked for clarification, confirming that E-bikes with operable pedals providing motor assistance would not be prohibited from trails. Sergeant Squire confirmed that E-bikes with operable pedals are allowed on trails as long as they do not exceed the manufacturer-set speed limit of 28 miles per hour.

Council Member Zander asked whether police are able to monitor the speed of riders on E-bikes. Sergeant Squire explained that while monitoring E-bike speeds would be rare, law enforcement could enforce city codes if a rider is traveling at a high rate of speed in areas with pedestrians. He noted that officers have discretion under a “catch-all” safety code. Additionally, he outlined age restrictions for E-bike classes: Class Three riders must be 16 or older, Class Two riders must be at least 14 (or accompanied by a parent if younger), and children under eight are prohibited from riding any E-bike.

Council Member Shelton asked if the age restrictions for E-bike classes were based on current state law. Sergeant Squire confirmed that they are state law requirements and explained that the city’s current ordinances are more restrictive than state law due to the language around “motor-driven cycles.” Recent training led to the impounding of three or four electric motorcycles over the past few weeks. These vehicles, often dirt bikes or street-legal motorcycles without combustion engines, can reach high speeds and are creating safety concerns, particularly with younger riders navigating sidewalks and streets unsafely.

Council Member Zander asked whether the bikes in question have pedals. Sergeant Squire clarified that some of these electric motorcycles have pegs rather than operable pedals. He noted that some riders may attach pedals to their electric motorcycles, but if the bike still exceeds the 28-mile-per-hour manufacturer limit, it would remain illegal.

Chief Carr explained that many parents mistakenly believe these electric motorcycles are simply E-bikes or bicycles, but they are not. Even if the bikes were street-legal, riders would still need to be at least 16 years old, possess a driver’s license with a motorcycle endorsement, have the vehicle registered, and carry insurance. Despite this, the department has observed 12 to 14 year

olds operating these motorcycles on sidewalks and streets, creating safety concerns. Sergeant Squire clarified that modifying the city code language would not affect these vehicles, as they are classified as motorcycles under state law regardless of local ordinance.

Council Member Zander asked about a recent enforcement action she observed on Kestrel Rise Road, noting that a vehicle with flashing lights had stopped someone riding one of these electric motorcycles. Chief Carr responded that the stop was most likely conducted by a community service officer.

Sergeant Squire explained that the current enforcement approach prioritizes education; first-time offenses without safety or property hazards receive a warning, often accompanied by educational materials or media outreach coordinated with the City's communications team. For second offenses or instances involving safety risks or property damage, the rider would be cited, and the vehicle could be impounded.

City Manager Lewis noted that the purpose of the discussion is to get council feedback on this education-first approach. He emphasized that public education will include outreach through the communications team to inform parents and device owners about the new enforcement strategy and upcoming guidance.

Deputy Chief Hansen added that warnings will involve parents, not just the riders, and will be documented in the department's system. He emphasized that this approach focuses on education as a key tool in addressing the issue.

Council Member Zander asked about enforcement for riders under 16, noting most infractions in her neighborhood involve minors. She asked whether officers would simply issue warnings or take further action. Chief Carr responded that officers are stopping the riders, documenting the incident in the system, and contacting parents. Depending on the situation, they either facilitate the youth getting home or have the parents come to pick them up.

Sergeant Squire added that recent incidents highlighted the importance of parent involvement. He cited a case where juveniles were educated about riding motorcycles at a public event but no formal documentation or parental contact occurred. One of those juveniles later crashed into a car while riding on a public street. He emphasized that notifying parents is essential, as without it, children may interpret warnings as permission to continue unsafe behavior.

Mayor Ramsey noted that education is key, emphasizing that while dirt bikes and similar vehicles have always existed, the prevalence and appeal of electronic motorcycles is a newer challenge. She acknowledged that many parents may not understand that these devices are more powerful and regulated than typical E-bikes, highlighting the need for public awareness and education.

Deputy Chief Hansen noted that the primary concern is reckless behavior. He noted that while youths generally behave appropriately when parents are present, issues arise when they are unsupervised, which has been the most common problem observed.

Council Member McGuire added that from a parent's perspective, there's a tendency to compare these activities to what they did as children. However, unlike a pedal bike, these electric motorcycles can reach speeds up to 28 miles per hour, creating a greater risk.

Sergeant Squire continued to review prepared presentation (Attachment B), explaining that motor-assisted scooters are stand-up devices that do not require operable pedals. These scooters are limited to 2,000 watts or 20 miles per hour. He noted that both private scooters and semi-public rental scooters operate under these limits, are legal to ride without registration or insurance, and may be used on sidewalks or roads as long as they do not endanger pedestrians or vehicle traffic.

Council Member McGuire expressed concern about safety risks with motor-assisted scooters, citing an incident where a young child, estimated around four years old, was attempting to ride a scooter across 4000 West at South Jordan Parkway. He noted that the child had difficulty controlling the scooter and was not wearing a helmet, raising concerns about the potential for serious injury. Sergeant Squire clarified that, under normal circumstances, additional restrictions on motor-assisted scooters are unlikely since they are treated like bicycles. However, if an incident involves a crash, enforcement can be applied retrospectively by assessing factors such as speed, rider familiarity, and whether negligence contributed to the accident.

City Attorney Ryan Loose added that officers retain discretion to intervene if they observe a situation that is clearly dangerous, such as a very young child riding at high speed. In such cases, officers may take immediate action to stop the activity to ensure safety.

Council Member Zander asked whether the city has any regulations governing the shared electric scooters, such as the green ones available for short-term rental, or if they operate without local oversight. City Attorney Loose explained that the city previously considered regulations for shared electric scooters but did not adopt any, as the city lacks the dense, downtown-style areas where these devices typically concentrate. He noted that their presence has increased in recent years and suggested the topic could be revisited.

Council Member Zander noted the growing use of shared electric scooters, particularly in Daybreak, and raised concerns from residents about the lack of city rules governing where these devices can be parked.

Sergeant Squire continued to review prepared presentation (Attachment B). He explained that signage regarding electric bikes and scooters along the Jordan River Trail is limited. He noted that the current city code does not fully align with state law, which excludes pedal bikes, motorized wheelchairs, electric assist devices, e-bikes, and scooters from certain restrictions. He clarified that these devices are allowed on sidewalks as long as users do not endanger pedestrians or vehicles. Officers retain discretion to educate and manage situations without formal enforcement if safety concerns arise.

Council Member Shelton asked what is excluding motor-assisted scooters. Sergeant Squire explained that, under state law, the language can be somewhat confusing. While motor-assisted scooters have the same rights as bicycles, they are contextually excluded from a particular sentence in the code. He noted the state code first defines bicycle rights, and then separately

defines motor-assisted scooters, granting them the same rights as bicycles while clarifying certain exclusions in specific sections of the law.

Sergeant Squire noted that near 10600 South and the Jordan River Trail, businesses rent E-bikes, and on a typical day, though fewer on very hot days, he estimated around 100 bicycles on the trail daily, with a majority being E-bikes. While most riders operate safely and reasonably, they are technically in violation of the current city code.

Council Member Zander clarified that riders are violating the city code because they are not allowed on the Jordan River Trail. Sergeant Squire responded because they are driving a motor driven cycle. Chief Carr added that staff is not suggesting any changes beyond what state law allows, which would permit this type of activity.

City Manager Lewis asked the council for direction on several points; whether they want staff to draft updated language to amend the city code, address signage issues to clarify where these devices are allowed, determine the level of public education and communication rollout, and decide how actively officers should engage in stopping, educating, and enforcing rules. He emphasized that the use of these devices is growing rapidly and sought guidance on how involved the council wants staff to be in managing the issue.

Council Member Shelton provided direction, stating that the city code should be updated to align with state law, which he considers reasonable. He asked whether the state law specifies a speed limit for bicycles or E-bikes. Sergeant Squire responded that the state law does not specify a speed limit, only that riders must operate their bicycles or E-bikes in a controlled and non-negligent manner. Council Member Shelton stated that the city should update its code to align with state law. He recommended preparing clear communications through social media, the city website, and newsletters to inform the public that electric motorcycles are not permitted on streets, sidewalks, or trails. He also expressed support for the education-first approach with enforcement that staff is implementing, noting it is a sound strategy.

Chief Carr clarified that the primary concern is with electric motorcycles, not E-bikes. Officers are not actively monitoring the age of E-bike riders unless there is reckless behavior. The main issues the department is encountering involve electric motorcycles. Council Member Shelton agreed and noted specific areas in Bingham Creek Regional Park where electric motorcycles are damaging the landscape and destroying portions of the park.

Council Member Harris inquired about the use of golf carts, side-by-sides, and four-wheelers, seeking staff thoughts on those vehicles. Sergeant Squire explained that the police department reviewed a detailed version of state regulations covering various engine sizes and vehicle capacities. Low-speed vehicles, such as tractors or golf carts with windshields, parking brakes, lamps, and horns, are addressed specifically. Under state code, golf carts are not permitted on public streets unless a city ordinance allows it. They may operate on bike paths but cannot cross streets, limiting practical use. Currently, Highland is the only city he is aware of that permits golf carts on roads under 25 mph, requiring a licensed driver and proper lighting and turn signals.

City Attorney Loose added that some privately owned streets within homeowners' associations may allow golf carts, but emphasized that this does not apply to public city streets, and any usage there is governed by private policy rather than city regulations.

City Manager Lewis asked the council if they had a preference regarding golf carts, whether to leave the current restriction in place and continue education and enforcement, or to consider changing the regulations.

Council Member Zander expressed concern about unsafe golf cart use in the community. She noted that while some golf carts are driven responsibly by adults, she has observed 12 and 14 year olds operating them recklessly, often with multiple passengers, particularly in school parking areas. She emphasized that such behavior poses a serious risk of injury and needs to be addressed through regulation. City Manager Lewis added that the issue extends beyond individual neighborhoods, noting he has observed golf carts being driven near City Hall and other public areas, highlighting the widespread nature of the concern.

Council Member Zander noted that while golf carts are not her primary concern, if regulations are implemented, they should include age restrictions, emphasizing that the more pressing issue is with electric dirt bikes. City Attorney Loose clarified that golf carts are currently prohibited except for very limited, known exceptions (like crossing at Glenmore for the golf course). He suggested that if there haven't been widespread issues, the city could maintain the current approach, leaving education and enforcement to officer discretion, rather than implementing new regulations.

Council Member Zander asked, if you get a call from somebody that says there's a reckless golf cart, what do you do? Sergeant Squire responded, that they still have the code that we can say you're driving an unlicensed, unregistered vehicle on the roadway. Depending on the call and what we observe, if the person is cooperative, we may be somewhat lenient, but if they're not, we could take further action.

Council Member Zander expressed support for addressing the issue of dirt bikes and electric motorcycles in the community. She noted that these vehicles have become increasingly prevalent and raise safety concerns. She emphasized the importance of an educational campaign, suggesting that communications be distributed across multiple platforms to inform residents that the city does not allow these vehicles, while framing the messaging in a way that assumes most people are unaware rather than acting intentionally.

City Manager Lewis recommended prioritizing an update to the city code before launching the education campaign. He suggested that the code be revised first to provide clear language, ensuring the educational materials align with the updated regulations. Once the code changes are adopted, the communications campaign can be implemented immediately. He inquired which trails the council would like to designate for E-bike use and which should remain restricted. He also asked whether updated signage is needed and suggested bringing back a plan specifying trail access for these devices.

Mayor Ramsey noted that the current signage is unclear, as many users do not recognize their devices as motorized vehicles. From an education standpoint, people often do not realize they are

in violation. She praised the recent video done for explaining the changes to Movies in the Park, noting it effectively communicated the reasoning behind the decision and was well received by the public. She suggested a similar approach for the E-bike and electric motorcycle issue; using officer experts to explain the rules, share experiences, and highlight recent accidents, including fatalities, to help the community understand the reasoning behind the regulations.

Council Member Zander emphasized the importance of visual demonstration in the educational materials, suggesting the video include both an E-bike and a motorized dirt bike so viewers can clearly see the differences and understand the rules being discussed.

City Manager Lewis noted that the internal training for officers includes an extensive slide deck with numerous examples, which can serve as reference material for the public education video. He stated that staff will begin implementing the code changes and educational materials, bringing the updates back to a future work session for council review before presenting them at a regular meeting.

Council Member Johnson motioned to recess the City Council Study Meeting and move to Executive Closed Session to discuss pending or reasonably imminent litigation and for the discussion regarding deployment of security personnel, devices, or systems. Council Member McGuire seconded the motion. Vote was 5-0, unanimous in favor.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

F. Executive Closed Sessions:

- F.1. Discuss pending or reasonably imminent litigation.
- F.2. Discussion regarding deployment of security personnel, devices, or systems.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

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

Council Member McGuire motioned to adjourn the July 15, 2025 City Council Study Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The July 15, 2025 City Council Study Meeting adjourned at 6:26 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

July 15, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Director of Recreation Janell Payne, Deputy Fire Chief Ryan Lessner, Director of Planning & Economic Development Brian Preece, Director of Engineering & City Engineer Brad Klavano, Director of Public Works Raymond Garrison, Associate Director of Public Works Colby Hill, Police Chief Jeff Carr, Deputy Police Chief Rob Hansen, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Cook, Associate Director of Finance Katie Olson, Sunil Naidu, Communications Manager/PIO, Rachael Van Cleave, CTO Matthew Davis, GIS Coordinator Matt Jarman, Long-Range Planner Joe Moss, City Recorder Anna Crookston, Deputy City Recorder Ambra Holland, Police Lieutenant Adrian Montelongo, Planning Commissioner Sam Bishop

Absent:

Electronic Attendance: Armando Reducindo Ramirez, BL ZGB, Brandon Harrison, Spencer CorBridge, Bell, Jeremy, Carol Brown, Fox 13 News,

In-Person Attendance: Robin Pierce, Marc Halliday, Midge Treglown, Lily Perkins, Barrett Lyle, Soren Simonsen, Shawn Seager, Josh Hansen, Brenda Lee Hansen, Fred Philpot, Lisa Benson, Nate Shipp, Krisel Travis

6:34 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 Deputy Fire Chief, Ryan Lessner

Deputy Fire Chief Lessner led the audience in the Pledge of Allegiance.

D. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Marc Halliday (Resident) - I noticed while driving down Redwood Road, Bangerter Highway, and other major intersections in the city that there's an issue I'd like the Council to take to the Legislature this year. I'm asking you to consider advocating for a change to the law that currently allows motorcycle riders to travel between lanes of traffic at intersections. I've had my mirrors hit and my vehicle scraped. The law used to state that you should give a motorcycle the same space as a car. Last time I checked, my car doesn't fit between other vehicles, yet motorcycles are weaving through, even doing wheelies. I would love to pull them over myself, but my days in law enforcement are behind me. I still hold federal credentials, but not local. I don't like seeing this law abused. I've scraped people off the road because of reckless motorcycle behavior. One rider on a Harley-Davidson scraped my vehicle with his footrests while passing between cars, and they're not doing it only at intersections when traffic is stopped, which is what the law allows. They're doing it while traffic is moving through the intersection. One rider went between cars at 65 miles per hour, I clocked him. That is unacceptable. This law needs to be changed. Please go to your legislators and let them know that something needs to be done to save lives. The second issue I want to bring up is fireworks. I've been hearing a lot of them in my neighborhood. I'm right on the border with West Jordan, so I'm not sure if they're coming from the apartments nearby, but they're being lit well after hours and on days when it's not allowed. I'd like to see more enforcement. I know it's difficult, the fire department and police are busy, and it's hard to catch people in the act. But I do appreciate the work they do. I know it's a tough job, I've been there, but if we can increase enforcement, we might prevent property damage and save lives. Thank you for all you do.

Robin Pierce (Resident) - I really just want to thank Council Member Shelton for taking his personal time to meet with me. Since there isn't time during these meetings for questions and answers or back-and-forth discussion, I truly appreciate the opportunity to speak with him. I also want to say that I agree, I think that strip along 10200 South and Bingham Creek Regional Park would make a great dog park. Thank you.

Mayor Ramsey closed the public comment portion of the meeting.

Council Member Shelton motioned to amend the City Council Meeting agenda to move Item G.2. Resolution R2025-40, Approving a street name change for a street located within South Jordan City to be the next item, before Item E. Altitude Residential Development Project Land Use Public Hearing Items. Council Member McGuire seconded the motion. Vote 5-0 unanimous in favor.

- G.2. Resolution R2025-40, Approving a street name change for a street located within South Jordan City. (By Director of Planning & Economic Development, Brian Preece)

Mayor Ramsey acknowledged that this is a solemn and meaningful moment on the agenda, expressing that while it is a heartbreaking situation that the City wishes it didn't have to face, this

opportunity represents one of the few ways the City can do. She emphasized the importance of the gesture and the desire to take meaningful action in the face of tragedy.

Director of Planning & Economic Development Brian Preece recounted the tragedy that occurred on November 6, 2024, when the Hansen family lost their home and their son, Logan Hansen, in a devastating event that deeply affected the neighborhood. Logan had been involved in the local young men's program and was remembered as a respectful, kind, and engaging youth. Director Preece spoke of the close-knit nature of their neighborhood, sharing personal stories of friendship, frequent interactions, and support between families. Friend and neighbor to the Hansen family, Angela Latham approached Director Preece with the idea of a tribute to Logan, proposing to add "Logan Lane" as a commemorative name to their street. After discussing the logistics with city staff, they determined the proposal was feasible since the street currently only has a numerical designation. Ms. Latham led a petition effort and received unanimous support from the neighborhood, with all but one household successfully contacted and in favor of the tribute. Director Preece expressed appreciation for the community's support and invited Ms. Latham to speak.

Angela Latham thanked the City Council for the opportunity to speak and expressed appreciation for their time and consideration. She gave special thanks to Council members, City Planner Greg Schindler, Director Preece, and Natalie Preece for their assistance in helping connect with the Hansen family, who were the first to support the tribute. Speaking on behalf of the family and in memory of Logan, she shared that his 16th birthday would be on July 28 and expressed hope that the commemorative signs could be installed by then. The neighborhood plans to celebrate by hanging balloons and placing blue ribbons throughout the area in Logan's honor. Ms. Latham reflected on her 23 years of living on the street, stating she had never been more proud of her neighbors than when she went door to door and heard their heartfelt support. She noted that even residents outside their immediate street were present in support, highlighting how the community has rallied around the initiative. She concluded by expressing hope for Council approval, emphasizing how much it would mean to the family and the neighborhood, and how Logan's name and memory would continue to be honored for generations to come.

Mr. Josh Hansen expressed gratitude to the City Council for including the tribute item on the agenda and for adjusting the meeting time to accommodate his family's attendance. He also thanked community members for taking time to support the effort. Mr. Hansen offered heartfelt appreciation to the City of South Jordan, as well as the police and fire departments, for their rapid and courageous response during the tragic incident at his home. He acknowledged their efforts to save his son, Logan, and described the scene as filled with emergency responders doing everything they could under dangerous circumstances. He concluded by thanking the Council again for their time and consideration, and he expressed hope for their approval of the street dedication.

Council Member Zander expressed heartfelt sympathy to the Hansen family, acknowledging that, as someone with a family, their loss deeply resonated with her. Speaking personally, she shared her gratitude that the City has an opportunity to do something meaningful and kind for the family. She also thanked all those who contributed to the effort. She noted that this type of

support is what strong communities do for one another and said it was a privilege to be present and to hear the family speak about their son.

Council Member Johnson motioned to approve Resolution R2025-40, Approving a street name change for a street located within South Jordan City. 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.

Mayor Ramsey announced that the motion passed unanimously. She then invited the family forward, expressing a desire to present them with a gift in honor of Logan's upcoming 16th birthday. She noted that the gift symbolized what the street sign will look like moving forward as a tribute to Logan.

Mayor Ramsey reflected on the moment, expressing pride in the South Jordan community for coming together in the face of tragedy. She noted that while no community is immune from hardship, the compassion and unity shown by residents, demonstrate the strength and character of South Jordan. She encouraged everyone to remember this sense of community when feeling discouraged by negative news or broader societal issues, emphasizing, "This is who we are." Mayor Ramsey expressed gratitude to all who contributed, including Angela Latham for her efforts, and shared that while it was difficult to transition back to routine city business, moments like this are meaningful reminders of why their work matters.

E. Altitude Residential Development Project Land Use Public Hearing Items:

- E.1. Presentation on Resolution R2025-12, Resolution R2025-13, and Zoning Ordinance 2025-02-Z, all related to the Altitude Residential Project Land Use development. Altitude, LLC (Applicant). (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment A). He provided an overview of the Altitude project and its relation to state-mandated area plans under House Bill 462, which requires cities to develop plans around major transportation hubs to promote affordable housing, economic development, and higher-density transit-oriented development. He noted that South Jordan has completed three area plans and has one remaining. He explained that while no project can please everyone, the Altitude development aligns with the objectives of the area plan, meets state guidelines, and represents a thoughtful balance between developer goals and community input.

Nate Shipp, representing the applicant, expressed appreciation for the opportunity to be part of the community and commended the prior presentation, stating it reflected the true heart of the city. He acknowledged the multi-year effort behind the proposed development plan, noting that it had evolved significantly through ongoing discussions over the past two years. He stated that the current plan represents a strong outcome of that collaboration and expressed excitement about the improvements made since the initial stages. He noted that the presentation shared with the Council was the same as the one previously reviewed and recommended by the Planning Commission. He offered to walk the Council through the plan in detail and highlight changes that had occurred over time, adding that the proposed project includes a mix of townhomes and condominiums with conceptual renderings of the anticipated design and feel.

Council Member Johnson asked for clarification on which units in the proposed development would be rentals and which would be individually owned homes.

Mr. Shipp referred to the prepared presentation (Attachment B) and responded that the red, northwest, and northeast sections of the development would all be for-sale units. He clarified the layout using the presentation visuals and confirmed the location of the rental units. He acknowledged the ongoing discussion about the balance between rental and for-sale units, explaining that the original proposal had considered an even split. However, after input from the South Jordan River Commission regarding open space preservation and better integration with the river, the plan was revised. These revisions included increasing open space, introducing a new product type, and decreasing the overall development footprint. The updated plan maintains the same number of rental units as originally proposed, while allocating the additional units to the for-sale portion of the project, particularly in areas adjacent to the green space. Mr. Shipp reviewed prepared presentation (Attachment B & C). He explained that within the western portion of the property, which spans just over six acres, the development will include a public trail connecting to a new pedestrian bridge over the river. The area will also feature a meditation bench and a thoughtfully designed landscape plan developed with input from the Jordan River Commission. This plan focuses on native tree selection and restoring landscaping that historically existed near the river. In response to feedback from the Planning Commission regarding the need for greater livability, the project team enhanced the plan by activating triangular open spaces with resident-focused amenities, moving beyond basic lawn areas. He noted these improvements were not part of the original presentation to the Planning Commission but were added afterward to increase community engagement within the development. He also referenced a recent exhibit submission (Attachment D). Mr. Shipp explained that following a recent work session, he and his team had the opportunity to meet with Council Member Harris, who provided additional input regarding the need for more meaningful activation of open spaces. In response, the development team explored ways to enhance the livability of the project further. Although not currently included in the formal application, he expressed a willingness to incorporate an expanded green space that would offer a more traditional park-like feel with manicured lawn and grass, rather than only native landscaping. He described the proposed addition as a potential gathering area for residents, particularly those seeking recreational or play space. He acknowledged that the current rendering might require slight adjustments, particularly in widening the area on the west side, and indicated the team would be open to including language in the Council's motion that would allow for staff collaboration in modifying the application to reflect these improvements.

E.2. Resolution R2025-12 Public Hearing.

Mayor Ramsey opened the public hearing for Item E.2. Resolution R2025-12.

Marc Halliday (Resident) – He owns property north of the proposed development and expressed several concerns and suggestions regarding the project. He acknowledged the developer's intent to install a masonry wall on the north side of the property, transitioning to rail fencing, but raised an issue with the proposed fencing. He explained that his property is agricultural and houses large animals, and a rail fence would allow dogs from the nearby park to cross into his property, potentially disturbing his livestock. He requested that the masonry wall be extended all the way to the riverbank or that an alternative fencing solution be provided that accommodates large animals and prevents such intrusions. The resident also addressed an irrigation ditch that runs along the east side of the proposed development. He noted that the development plans show housing unit's crossing over the ditch, which bends slightly south of the property line. He emphasized that the ditch must remain open and requested that the developer work directly with the irrigation company to ensure proper authorization and compliance for any development affecting the ditch. Referencing the city's 2020 General Plan, the resident expressed concern over the decreasing percentage of agricultural land, stating that South Jordan had 12% agricultural zoning at that time and questioning how much remains today. He pointed out that the subject parcel has been reduced from 42 acres to about 18 acres. He quoted the General Plan's stated goal to preserve the agricultural character of future development and encouraged continued efforts in that direction. While he acknowledged the need for growth and felt the developer was generally doing a good job, he requested consideration for maintaining agricultural use alongside development. He further referenced the 2020 General Plan's approval of 940 units for future development and questioned whether that number had since been exceeded. Although he personally preferred single-family homes, he acknowledged the influence of recent state legislation, including housing bill promoting increased density. He also cited concerns raised during prior public outreach regarding the volume of apartment complexes in the city, noting that developments with 99 or more units make up the second-largest housing type in South Jordan. He mentioned the high per-unit pricing discussed during a previous Planning Commission meeting and questioned whether the project meets affordable housing goals. The resident summarized several 2020 General Plan goals, including promoting affordable housing, reducing water waste, preserving open space, and maintaining historical and agricultural areas. He emphasized the importance of preserving agricultural land for food security and expressed concern about the rising cost of food as local agricultural production diminishes. He asked the Council to consider the city's water limitations, support continued irrigation, and ensure proper fencing to maintain a working relationship between agriculture and development.

Robin Pierce (Resident) - Asked for clarification on the total number of units in the proposed development, including how many would be for sale versus for rent. She also requested information on the for-sale pricing and the square footage of the units. Additionally, she expressed interest in whether the project would include any affordable housing, noting the development's proximity to the FrontRunner station and suggesting the area could be suitable for starter homes.

Lily Perkins (Resident) – Raised concerns regarding security and access related to the new development. She asked whether the development would be gated and expressed worry about potential access from the FrontRunner station into her existing gated community. She questioned the effectiveness of her community's front gate if residents could enter from the east via the new development. She referenced Mulligan's as an example of a gated and protected community and expressed concern that her neighborhood may lose that level of security due to increased public access. The resident asked whether the city could assume control of her community to eliminate the \$300 HOA fee, noting that unrestricted access from the new development could compromise safety and make it difficult to monitor who enters the area. She concluded by thanking the Council for their time.

Two written public comments received (Attachment E & F).

Mayor Ramsey closed the public hearing Item E.2. Resolution R2025-12.

E.3. Resolution R2025-13 Public Hearing.

Mayor Ramsey opened the public hearing for Item E.3. Resolution R2025-13.

Marc Halliday (Resident) - Asked about the ownership status of the property in question. He noted that, according to Salt Lake County records, no recent filings regarding ownership have been recorded. He mentioned being informed by a contractor that the developers had ownership over two years ago. The resident identified the last recorded owners as Brandon Harrison, Gregory Harrison, and Todd Harrison, each holding a one-third interest. He expressed uncertainty regarding the timing of ownership transfer and sought clarification on when the developers officially assumed ownership or when that transfer is expected to occur.

Mayor Ramsey closed the public hearing for Item E.3. Resolution R2025-13.

E.4. Zoning Ordinance 2025-02-Z Public Hearing.

Mayor Ramsey opened the public hearing for Item E.4. Zoning Ordinance 2025-02-Z; there were no comments. Mayor Ramsey closed the public hearing for Item E.4. Zoning Ordinance 2025-02-Z.

Mayor Ramsey invited Jordan River Commission Executive Director Soren Simonsen to speak, acknowledging his prior participation in an initial meeting. The Mayor expressed appreciation for Simonsen's work with the Jordan River Commission and his collaboration with Council Member Shelton. She noted that the Council welcomed any thoughts he wished to share regarding the project.

Soren Simonsen Jordan River Commission Executive Director noted that he submitted a letter, which was included in the Council packet, representing official comments from the Jordan River Commission. He expressed appreciation for the collaboration with city staff, Council members, and the developer, highlighting their willingness to adapt the project in consideration of river-related concerns and to preserve the Jordan River floodplain. He shared a personal reflection on

the power of rivers, recounting recent flooding events in Central Texas that caused significant property loss. He emphasized that while rivers are valued for recreation and community enjoyment, extreme events can be devastating, underscoring the importance of thoughtful development practices. He commended the project's design for including compatible uses such as parks, trails, and bridges, and for avoiding development that could negatively impact the floodplain. He also addressed the regional housing shortage, noting the need for homes that are accessible and connected to transit. He expressed support for the project as a potential opportunity for affordable housing, particularly for younger residents entering the housing market. He concluded by commending the city and developer for innovative, community-focused planning that promotes walkable neighborhoods and transit connections, and he wished them success as the project progresses.

Council Member Shelton asked the developer to explain why the masonry wall does not extend the full length of the property, noting that there are likely reasons for the design choice and that the public would benefit from understanding them. Mr. Shipp explained that the original plan, based on recommendations from the Jordan River Commission, proposed open rail fencing along the north and south property lines. However, following previous comments from a neighboring landowner, raised during the Planning Commission review, requesting protection for areas where animals are kept, they revised the plan to include a masonry wall in the area directly impacting the livestock. This adjustment reflects the current proposal being presented to the Council. Council Member Shelton asked whether the split rail fencing was intended to accommodate the movement of wildlife. Mr. Shipp confirmed that the split rail fencing is intended to accommodate wildlife movement, noting that it is planned for the western portion of the property off the plateau area. He added that, for the record, approximately 300 feet of fencing is designated as split rail. He emphasized the need to balance residential development with environmental sensitivity to the river, aiming to minimize human impact while accommodating necessary construction. He explained that the fencing plan reflects this balance, with solid fencing in areas where human-animal interactions are likely and split rail fencing in areas used by wildlife to allow for animal migration.

Council Member Shelton asked for clarification regarding the location of the irrigation ditch, noting it was unclear on the plans and requesting further information. Krisel Travis clarified that the irrigation ditch is located in the northeast corner of the property, running along the top edge and slightly cutting across the corner. She stated that the project team plans to coordinate with the ditch company to relocate and pipe the ditch, ensuring that water access is not disrupted during the process.

Council Member Shelton requested clarification on the total number of units in the project, specifically asking for a breakdown of how many units will be for rent and how many will be for sale. Mr. Shipp responded that the project includes a total of 222 proposed units, with 94 designated for rent and 128 for sale, resulting in an approximate 60/40 split favoring for-sale units. He noted that the units will include two, three, and four-bedroom options, with for-sale prices expected to start around \$360,000.

Council Member Harris requested to return to the exhibit (Attachment D) discussing the additional park space, specifically in reference to the areas intended for resident use that are

separate from the designated wild land. He expressed support for the overall layout but suggested some modifications to the proposed park space. He pointed out a specific strip of land shown on both the right and left sides of the plan and recommended widening that area to better accommodate resident use. He envisioned the space being used for activities such as playing with dogs, throwing a Frisbee, or children playing soccer, and asked if the applicant would be open to that adjustment. Mr. Shipp responded affirmatively, indicating a willingness to consider the suggestion. However, he noted that one section of the area in question, marked with a hashed blue pattern, is designated as wetland. He emphasized the importance of avoiding that area due to potential unintended ripple effects. He suggested that, as long as the modifications remain outside the designated wetland, adjustments could be made by shifting or expanding adjacent space to accommodate the desired park use. Council Member Harris agreed that the wetland area should remain undisturbed and expressed support for the revised layout that adds usable park space on both sides of the development. He felt this adjustment would provide the additional recreational space residents need and asked Council Member Tamara if the proposal aligned with her expectations as well. Council Member Zander agreed and commented on the layout, suggesting a kidney-shaped design to help create a more spacious and functional area, allowing for ample room in the park space. She noted appreciation for the circular sitting areas included in the design, stating that such spaces are often lacking in developments where green space exists but isn't usable. She expressed support for these areas and suggested that surrounding them with grass would enhance their functionality and appeal.

Mr. Shipp explained that the concept plans (Attachment B & C) include circular benches intended as a meditation or educational area, inspired by the Harrison family's tradition of enjoying time by the river. He noted that the design aims to create the type of usable, contemplative space described. He added that, while the current plan is preliminary, the team intends to expand the lawn and manicured areas around the benches to integrate them more fully into the overall design, ensuring the space is functional and inviting. Council Member Zander suggested creating a connection from the tree areas into the green space so that the spaces are integrated and not separated, allowing for better flow and accessibility. Ms. Travis noted that in the updated plan, the two circular areas have been shifted around the corner, and the trail has been rerouted from between the buildings to the edge of the site. This change improves connectivity and better integrates the green space, providing the continuous, accessible area. Mr. Shipp added that the revised trail layout also provides a more direct connection for the general public accessing the Transit-Oriented Development (TOD) site. By rerouting the trail around the edge rather than through the buildings, the path from point A to point B becomes shorter and more efficient, improving overall accessibility and usability.

Council Member Harris invited Soren Simonsen to return to the discussion to provide input on the fencing. He summarized the conversation about using a combination of solid masonry fencing and split rail fencing to accommodate both livestock and wildlife. He asked for his perspective on the balance between solid fencing versus split rail, particularly regarding how to allow wildlife to continue moving through the area while maintaining secure boundaries.

Soren Simonsen stated that the commission does not have an official position but noted that solid structures can create challenges in floodplain areas, as the development team had previously mentioned. He recommended using fences that allow wildlife to move freely, emphasizing that

the property is private but adjacent to publicly owned lands within a wildlife preserve. Allowing animals and water to flow unimpeded supports both wildlife movement and floodplain functionality. He acknowledged the importance of balancing agricultural needs with minimizing impacts from surrounding neighborhoods and expressed appreciation for the proposed approach that seeks this balance.

Council Member Johnson asked the city attorney whether the city would be required to build the bridge if funding is not received. City Attorney Ryan Loose explained that the city is not obligated to build the bridge. He noted that the bridge is intended to provide a pedestrian connection from east to west over the river, linking the Jordan River Trail to the TOD site. While pedestrians can currently access the west side of the river, there is no direct way to reach the east side. He added that the bridge had been planned prior to the development, and the current coordination with the developer is to facilitate the connection through their property. City Engineer Brad Klavano clarified that the funding for the bridge comes from a programmed C-MAC fund, not a grant. He explained that the Wasatch Front Regional Council (WFRC) encourages moving forward with the project promptly, as larger projects from 2019–2020 are facing delays due to inflation and rising costs. While the bridge project's cost is just under \$2 million, which may seem significant locally, it is considered a relatively small project for WFRC, and there is funding currently available. Mayor Ramsey added that in order for additional projects to receive funding, current projects need to proceed so that the allocated money can be spent, which then allows for more funds to be granted to future projects. City Engineer Klavano noted that if the project is approved, work would begin immediately on securing funding for the environmental component and advancing the project without delay. City Attorney Loose clarified that, to his knowledge, there is no legal requirement to build the bridge in any form. However, if the city accepts program funding, it must provide the required matching funds and comply with all associated program requirements. Council Member Johnson stated that her concern is avoiding a situation where the city might be obligated or caught in a bind regarding the bridge project. City Engineer Klavano responded that the city would not be forced into a bind. If any aspect of the funding or project were to fall through, the city could simply choose not to accept the money and would not be obligated to proceed with the bridge.

Council Member McGuire requested clarification on the housing affordability aspect. He asked if the starting price for the condo units was around \$360,000 and inquired about the starting price for the townhome units. Mr. Shipp responded that the townhome pricing is still being finalized but anticipates starting in the high \$400,000s, around \$490,000, aiming to remain just under the \$500,000 mark. Council Member McGuire confirmed that the condos are considered the affordability units and expressed hope that the townhomes might be priced lower to potentially qualify for the Governor's housing program. Mr. Shipp acknowledged the concern, noting that they are working on pricing the townhomes and trying to get there.

Council Member McGuire asked about the community gate, clarifying that despite having an HOA, the development is expected to remain an open-access community where anyone could potentially enter from the trail and walk through the neighborhood. Mr. Shipp explained that the trail connecting from the bridge through the property will have a public easement and remain open to the public. The rest of the property will be maintained privately by the HOA, as requested by the parks department to avoid additional city maintenance costs. He noted that this

arrangement makes sense and ensures the development team remains involved in upkeep. City Engineer Klavano added that no gates are proposed for the project. He clarified that while most of the roads will be public, a few lanes will be private, but the overall design includes some public roads throughout the development. Mayor Ramsey addressed a question from Lily Perkins, indicating that the development does not directly abut her property and suggesting that the concerns she raised are unlikely to be an issue based on the location of the project. Council Member McGuire noted that Lily Perkins' subdivision is located across the river and already has trail access to the Jordan River. He stated that adding the bridge would not significantly increase the potential for unauthorized access or harm to the subdivision, clarifying the context for the earlier gate discussion.

Council Member Zander asked for clarification on the width of the trail, noting that while it might seem like a minor detail, it is important to her. She also inquired about the city ordinance requirements for sidewalk width in comparison. City Engineer Klavano responded that the current city ordinance requires six-foot sidewalks, but the proposed trail in this project will be 10 feet wide. Mr. Shipp added that narrow trails can be frustrating because users end up bumping into each other, which can discourage trail use. He emphasized the importance of making trails functional and comfortable to ensure they are well-used.

Council Member McGuire asked whether the additional guest recreation space shown in the presentation would be graded completely flat or if it would have a slight slope. Mr. Shipp explained that, due to the existing topography, some areas of the additional recreation space will be flatter than others, while other sections will have slight slopes.

Council Member Harris acknowledged resident concerns and expressed understanding of their worries, noting that ideally the land could be preserved, but neither the city nor private parties had the funds to purchase it. With the landowner seeking to sell, he explained that the council's role is to guide the project in compliance with legislative requirements. He emphasized that state law and the station area plan mandate higher-density development near FrontRunner stations, including moderate and affordable housing, and that personal preferences had to be set aside to align with these legal expectations. He highlighted the council's efforts to improve the project through collaboration with the applicant and stakeholders, including preserving green space and natural vegetation near the river, providing sufficient recreational and park space for residents, and ensuring a balanced mix of for-sale and rental units with restrictions to prevent future conversion of for-sale units into rentals. He concluded that the council has worked to make the project as desirable and balanced as possible, cautioning that rejecting it could result in a significantly denser development in the future, and reiterated that the council is constrained by legislative directives supporting higher-density, transit-oriented development.

Council Member Shelton thanked Council Member Harris and other council members for their efforts in making the project unique to South Jordan. He also recognized DAI and their team for their flexibility and patience, as well as Mr. Simonsen and the Jordan River Commission for helping design a project that works along the river and is less likely to be impacted by higher water levels. He added that he recently attended the Governor's Commission on Housing Affordability to stay informed on broader housing initiatives. He shared that at the Governor's Commission on Housing Affordability, a developer presented a model where higher-density

market-rate housing was used to subsidize affordable housing, creating opportunities for children and grandchildren to access housing. He observed that the South Jordan project is implementing a similar approach, with market-rate units, both rental and for-sale, supporting the development of affordable housing. He praised this strategy as brilliant and expressed hope that it could be replicated statewide.

Council Member Johnson reflected that government processes often take time to ensure decisions are made correctly. She expressed appreciation for the effort invested in this project, noting that it is a significant improvement over the original proposal. She thanked the developers for their flexibility and contributions to the community and wished them success.

Mayor Ramsey thanked everyone for their work and emphasized the significance of the project, noting that South Jordan has not had for-sale homes under \$400,000 in many years and that condos for sale are scarce. She highlighted the project as an opportunity for residents to purchase property and begin building equity. She praised the collaborative process, noting that stakeholders have had meaningful input and buy-in, and agreed with Council Member Harris's earlier comments. She addressed questions about agriculture, explaining that since the property was sold for development rather than preserved as open space, the city must work with what was presented, as has been the case with other former farmland in South Jordan.

- E.5. Resolution R2025-12, Authorizing the Mayor to sign a Development Agreement pertaining to the development of property approximately located at 500 West Ultradent Drive in the City of South Jordan.

Council Member Harris motioned to approve Resolution R2025-12, Authorizing the Mayor to sign a Development Agreement pertaining to the development of property approximately located at 500 West Ultradent Drive in the City of South Jordan with the amendments discussed with Attachment D. Council Member Zander seconded the motion.

City Attorney Loose clarified that, based on his notes and past practice, any changes discussed, such as adding the kidney-shaped green space, would be included in the development agreement as an exhibit. He explained that the motion would authorize the mayor to sign the agreement after approval from the Planning Director and City Attorney to ensure the changes are correctly incorporated, providing a structured process to verify the updates. He asked if this approach would be an acceptable understanding for the motion.

Council Member Harris noted that is reasonable to him and his motion stands. 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.

- E.6. Resolution R2025-13, Amending the Future Land Use Map of the General Plan of the City of South Jordan from Natural Area (NA) and Agricultural Preservation Boundary to Mixed Use Transit Oriented Development (MU-TOD) Boundary on property generally located at 500 West Ultradent Drive; Altitude, LLC (Applicant).

Council Member Zander motioned to approve Resolution R2025-13, Amending the Future Land Use Map of the General Plan of the City of South Jordan from Natural Area (NA) and Agricultural Preservation Boundary to Mixed Use Transit Oriented Development (MU-TOD) Boundary on property generally located at 500 West Ultradent Drive; Altitude, LLC (Applicant). 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.

- E.7. Zoning Ordinance 2025-02-Z, Rezoning property generally located at approximately 500 West Ultradent Drive in the City of South Jordan from A-1 (Agricultural) Zone to R-M (Residential) Zone and PD (Planned Development) Floating Zone; Altitude, LLC (Applicant).

Council Member Shelton motioned to approve Zoning Ordinance 2025-02-Z, Rezoning property generally located at approximately 500 West Ultradent Drive in the City of South Jordan from A-1 (Agricultural) Zone to R-M (Residential) Zone and PD (Planned Development) Floating Zone; Altitude, LLC (Applicant). 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.

Mayor Ramsey expressed gratitude to everyone involved, including staff, the planning department, the Jordan River Commission, and all contributors over the past two years. She acknowledged the impressive progress from the project's start to its current state and highlighted

the achievement of gaining widespread support. She emphasized that taking the necessary time to get it right was worthwhile and commended everyone for their efforts.

F. Public Hearing Items:

F.1. Resolution R2025-24, Adopting the South Jordan FrontRunner Station Area Plan. (By Long-Range Planner, Joe Moss)

Long-Range Planner Joe Moss reviewed background information explaining that this is the final station area plan required to meet state timelines for area plans around transportation hubs. He outlined that the legislation focuses not only on housing and density but also includes components for environmental sustainability, economic development and job access, and transportation connectivity. He noted that this particular station area presents unique challenges, including large power lines, topography, the freeway, and railroad tracks, which traditionally divide communities. He introduced Shawn Seager from Wall Consulting Group (WCG) to present highlights of the developed station area plan.

Shawn Seager reviewed prepared presentation (Attachment G). He provided an overview of the final station area plan for South Jordan's FrontRunner station. He explained that the plan is a state legislative requirement funded through the Metropolitan Planning Organizations (WFRC) and covers a half-mile radius around the station, including adjacent properties for connectivity. He noted that Sandy City has already completed its portion of the plan and coordination with staff has occurred to ensure alignment. As part of the plan, an economic analysis was conducted, including a sales tax leakage study, which indicated that South Jordan currently captures 76% of potential sales tax revenue from its residents, highlighting opportunities for new business growth. Stakeholder engagement included one-on-one interviews with major local entities, an online survey, postcard distribution, and an on-site public event, generating 260 responses. Feedback primarily focused on commuter rail frequency, extended hours, Sunday service, food services, last-mile connectivity, trail connections, and amenities such as shelters and warming areas. He discussed potential infrastructure improvements, including a pedestrian bridge over I-15 modeled after a similar project at UVU, noting design considerations and potential noise impacts. The station area plan addresses four key objectives: increasing housing affordability, promoting sustainable environmental conditions, enhancing access to opportunities, and expanding transportation connectivity. Recommendations include FrontRunner platform improvements, Jordan River corridor preservation, mixed-use and office infill development, and alignment between the station area plan and the city's general plan. The completed plan document has been delivered to city staff, council, and the Planning Commission.

Mayor Ramsey opened the public hearing for Item F.1. Resolution R2025-24; there were no comments. Mayor Ramsey closed the public hearing for Item F.1. Resolution R2025-24.

Mayor Ramsey emphasized the importance of mixed-use and office space infill in the station area plan. She noted that Sandy City is prioritizing the proposed pedestrian bridge over I-15, which would connect South Jordan residents to commercial areas on the east side, benefiting Sandy's tax base. She advocated for additional commercial opportunities on the South Jordan side, particularly dining options, to increase convenience and support local economic growth.

Council Member Harris motioned to approve Resolution R2025-24, Adopting the South Jordan FrontRunner Station Area Plan. Council Member McGuire seconded the motion.

Roll Call Vote

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

The motion passed with a vote of 5-0.

Mayor Ramsey expressed appreciation for the extensive professional effort involved in preparing the station area plan and acknowledged the contributions of former legislators who helped establish the relevant legislation. She noted that the plan is on track to be presented at the WFRC and adopted before the end-of-year deadline.

F.2. Resolution R2025-27, Adopting the 2025 South Jordan Parks, Open Space, Recreation, and Trails Master Plan. (By Associate Director of Public Works, Colby Hill)

Associate Director of Public Works Colby Hill provided background information noting that the city's first master plan was adopted in 2007 and updated in 2017, and it is now time for another update. The update process included a resident survey conducted by Y2 Analytics, several public scoping meetings, multiple advisory committee sessions, coordination with key staff and recreation partners, and periodic city council reviews. He acknowledged the support of Landmark Design and LRB in developing the plan and then turned the presentation over to Lisa Benson, a consultant with Landmark Design, for further discussion.

Lisa Benson presented an overview of the 2025 South Jordan Parks, Open Space, Recreation, and Trails Master Plan (Attachment H). The plan includes parks, recreation, trails, open space, department operations, implementation strategies, and financial sustainability. Community input identified priorities such as upgrades to existing parks and playgrounds, additional walking and biking trails, preservation of open space, water-wise landscaping, and special-use facilities including pickleball courts, an outdoor amphitheater, a dog park, and an all-abilities park. The current level of service is 3.7 acres per 1,000 residents, and when including Daybreak amenities, the combined level of service is 4.4 acres per 1,000 residents. Projected development through 2050 would result in a four-acre surplus. The plan identifies gap areas requiring non-traditional solutions, establishes standards for park types, and recommends acquiring additional open space as opportunities arise. Recreation needs include community events and non-traditional programs, with continued partnerships encouraged. Proposed trails add over 40 miles to the city system, with desired improvements such as restrooms, maintenance, landscaping, and trees. Department operations recommendations focus on maintaining staffing to meet strategic goals. The total planning cost for recommendations is estimated at over \$66 million through 2050, and an action plan prioritizes projects and strategies for funding.

Mayor Ramsey opened the public hearing for Item F.2. Resolution R2025-27; there were no comments. Mayor Ramsey closed the public hearing for Item F.2. Resolution R2025-27.

Mayor Ramsey asked how St. George funds its extensive park system, noting that their level of service is 5.7 acres per 1,000 residents, higher than South Jordan's. She inquired whether St. George uses bonds or higher taxes to support the number and quality of their parks, and requested any available information on their funding approach.

Fred Philpot (LRB) said he can speculate relative to some of the work he has done and explained that St. George uses a multi-pronged approach to fund its parks and recreation system. They benefit as a regional draw, which boosts demand and revenue. Funding sources include sales tax revenue flowing into the general fund, a consistently updated park impact fee, and financing tools for infrastructure development. Other demand-based taxes, such as lodging taxes, also support their high level of service.

Mayor Ramsey noted that St. George also benefits from resort taxes. She commented on the value of attractions like Thunder Junction, highlighting how such regional draws contribute to the city's ability to support a higher level of parks and recreation services.

Assistant City Manager Don Tingey added that in the early 2000s, St. George took a risk by presenting a plan showing how they could fund the start of their trails and parks programs. With the help of LRB, they conducted a financial feasibility study, demonstrating that sales tax revenue from being a destination location could support a bond to fund those projects, which laid the foundation for the city's current Parks and Recreation system.

Council Member McGuire noted that Table 2.5, the amenity level of service, has a minor miscalculation regarding the basketball courts. Staff will correct the math in the final plan. He clarified that the level of service assessment is not a commitment to build all amenities by 2035, but rather an evaluation of projected needs. He added that demand for amenities like basketball courts may shift over time, and other proposed items may also fluctuate. He noted confusion with Table 7.17 regarding existing versus calculated fees, clarifying that the \$425 pavilion rental is a technical maximum, not a proposed charge, and not intended for typical use. He shared a personal note that the 2017 parks master plan originally got his family involved in the city, making tonight's update a full-circle moment.

Council Member McGuire motioned to approve Resolution R2025-27, Adopting the 2025 South Jordan Parks, Open Space, Recreation, and Trails Master Plan. Council Member Zander seconded the motion.

Roll Call Vote

Council Member McGuire - Yes

Council Member Zander - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Shelton – Yes

The motion passed with a vote of 5-0.

- F.3. Ordinance 2025-12, Adopting an amended and updated Parks & Recreation Impact Fee Facilities Plan and Impact Fee Analysis; adopting an amended and updated Impact Fee for Parks and Recreation; establishing certain policies related to Impact Fees for Parks and Recreation Facilities; establishing service area; and/or other related matters. (By Associate Director of Public Works, Colby Hill)

Associate Director of Public Works Colby Hill explained that the purpose of the Parks and Recreation Impact Fee Facilities Plan, with supporting impact fee analysis, is to meet requirements under Utah Code Title 11, Chapter 36A (Impact Fees Act) and help the city plan necessary capital improvements for future growth. The document addresses future parks and recreation infrastructure needed over the next six to ten years and the appropriate impact fees the city may charge new growth to maintain the level of service.

Fred Philpot with LRB reviewed prepared presentation (Attachment I). He explained that the necessary Impact Fee Facilities Plan and Impact Fee Analysis have been prepared as required by statute. The majority of the process for adopting an impact fee is complete, and the city is now at the public hearing stage. Following the hearing, the council may adopt, modify, or reject the proposed impact fee. Any modification must be below the proposed maximum, and any increase requires a 90-day waiting period before it becomes effective. He highlighted key elements of the process; determining demand, reviewing the existing facilities inventory (from the Master Plan), establishing the impact fee level of service, identifying necessary facilities to serve growth, ensuring proportionate share, and considering all revenue resources. The methodology includes establishing the fee, conducting the proportionate share analysis, identifying funding mechanisms, and setting the impact fee schedule. The summary shows components of the level of service and a value per capita applied to residential land uses to produce a fee per unit. The proposed maximum fees are \$6,552 for a single-family unit and \$4,188 for a multi-family unit. Percentage changes relative to existing fees reflect updated household size data and demographic changes. Once the 90-day waiting period expires, any adopted increases become effective.

Mayor Ramsey clarified that the proposed impact fees apply only to new development and do not create a financial burden on existing homeowners or landowners. Mr. Philpot confirmed that the impact fee is a one-time charge, typically assessed at the time a building permit is issued for the new unit.

Mayor Ramsey opened the public hearing for Item F.3. Ordinance 2025-12; there were no comments. Mayor Ramsey closed the public hearing for Item F.3. Ordinance 2025-12.

Council Member Shelton motioned to approve Ordinance 2025-12, Adopting an amended and updated Parks & Recreation Impact Fee Facilities Plan and Impact Fee Analysis; adopting an amended and updated Impact Fee for Parks and Recreation; establishing certain policies related to Impact Fees for Parks and Recreation Facilities; establishing service area; and/or other related matters. 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.

G. Action Items:

- G.1. Resolution R2025-39, Authorizing the Mayor to sign the second amended and restated Trans-Jordan Cities Interlocal Cooperation Agreement. (By Assistant City Manager, Jason Rasmussen)

Assistant City Manager Jason Rasmussen provided an overview of a proposed interlocal agreement involving Herriman City joining the current seven-member Trans-Jordan organization. He explained that earlier this year, Herriman approached Trans-Jordan regarding participation, and the board, including himself and Public Works Director Raymond Garrison, reviewed the proposal along with its financial implications. The agreement, drafted by Trans-Jordan's legal counsel, requires Herriman City to contribute a \$5.5 million buy-in to the landfill. These funds will support capital improvements at the transfer station and ensure continued revenue from Herriman's waste contributions. He noted that the agreement is mutually beneficial for both Herriman and the existing member cities, which include West Jordan, Midvale, Murray, Sandy, Draper, and Riverton, all of whom have already approved and executed the agreement. He emphasized the long-term benefits for all parties involved.

Council Member Shelton asked how the landfill is being valued for the purposes of the interlocal agreement. Assistant City Manager Rasmussen explained that the valuation was based on a formula considering future revenue, including projected tipping fees, and the financial benefit of being a member city. Mayor Ramsey noted that the process for determining Herriman City's buy-in and its impact on the existing member cities followed the same formula previously used when South Jordan and other member agencies joined Trans-Jordan.

Council Member Zander asked for confirmation that Herriman City would become the eighth member to join Trans-Jordan, and noted that the six existing cities had already unanimously approved the agreement, making South Jordan the final city to vote. Assistant City Manager Rasmussen confirmed that is correct.

Council Member Johnson motioned to approve Resolution R2025-39, Authorizing the Mayor to sign the second amended and restated Trans-Jordan Cities Interlocal Cooperation Agreement. 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.

Mayor Ramsey noted that Item G.2. had been moved and addressed as amended earlier in the meeting. She confirmed that the street where Logan Hansen's home was located has been designated "Logan Lane" in his memory following the tragic incident. She emphasized the significance of the tribute and expressed the City's heartfelt sympathy for the Hansen family.

H. Minute Approval:

- H.1. June 3, 2025 City Council Study Meeting
- H.2. June 3, 2025 Combined City Council & Redevelopment Agency Meeting
- H.3. June 17, 2025 City Council Study Meeting
- H.4. June 17, 2025 City Council Meeting

City Recorder Anna Crookston noted there was an amendment to correct a name on page 6 of the June 17, 2025 City Council Meeting minutes for a resident who spoke during the public comment portion of that meeting.

Council Member Harris motioned to approve the June 3, 2025 City Council Study Meeting minutes; the June 3, 2025 Combined City Council & Redevelopment Agency Meeting; the June 17, 2025 City Council Study Meeting as published; and the June 17, 2025 City Council Meeting Minutes with an amendment to page 6 name correction. Council Member Shelton seconded the motion; vote was 5-0, unanimous in favor.

I. Mayor and Council Reports:

Council Member Zander reported on her recent visit to Butterfield Canyon, noting significant improvements to the county trails since 2023. She expressed gratitude to the county staff for their efforts in maintaining and enhancing the trails, highlighting the importance of collaboration to provide residents with accessible recreational opportunities. She encouraged everyone to experience the trails themselves, emphasizing the quality and popularity of the hiking and biking paths.

Council Member Shelton shared highlights of recent community events he attended, including the grand opening of the new pickleball courts, the Megaplex Theater grand opening with his grandchildren, the Independence Day bike parade, and the Kennecott Mine tour. He noted the events were enjoyable and well-organized, with staff providing helpful support, and expressed appreciation for the community engagement these activities fostered.

Council Member Harris shared highlights of recent community events and activities, noting attendance at the Megaplex Theater grand opening and ribbon-cutting, where he praised Mayor Ramsey's remarks and the quality of the facility. He reported that the new pickleball courts are

well-used, particularly in the evenings, and emphasized the popularity and enjoyment of these recreational amenities. He also attended the Kennecott Mine tour and the SoJo Glow event, both of which he described as successful and enjoyable, with staff performing admirably. Additionally, he noted ongoing meetings and coordination with partners on city projects, including the Altitude development and Jordan Basin District collaborations.

Council Member Johnson provided a handout (Attachment J) an update regarding the Mosquito Abatement District, noting that the district plans to implement a tax increase. She explained that the average tax rate per home will rise from \$2.96 to \$3.95 and encouraged council members to be aware of and communicate this change to residents as needed.

Mayor Ramsey shared feedback regarding mosquito activity at Silver Lake near Big Cottonwood Canyon, noting unusually high mosquito populations this season. She reported that a local ranger indicated the Mosquito Abatement District arrived late and may have missed treating larvae, contributing to the increase. She asked that this information be passed along to the appropriate staff or district representatives for consideration.

Council Member McGuire noted attendance at the Utah Symphony concert held at Daybreak America First Plaza, highlighting it is the first-time the Utah Symphony has held an event in South Jordan. He also expressed appreciation to the Public Works staff for their work on sidewalk replacement and maintenance, acknowledging their responsiveness to his observations and noting he plans to continue reporting issues as he inspects the streets.

Mayor Ramsey provided updates on recent community events and city initiatives. She highlighted the opening of the new pickleball courts, noting their popularity and the increased activity in the surrounding park and Pavilion areas. She also noted the success of the “Annie” musical and shared upcoming performances at the Eccles Black Box Theater from August 11–16. Mayor Ramsey reported on positive interactions with residents at City Hall and during neighborhood visits, including feedback on the placement of a new garbage can along the Jordan River Trail. She discussed a meeting regarding a potential energy project in Utah and a productive conversation with a KSL reporter residing in South Jordan, which may lead to future media opportunities. Mayor Ramsey also recognized the Jordan Education Foundation golf tournament and the city’s ongoing partnership with the Jordan School District. She reflected on the Megaplex Theater grand opening and Utah Symphony performance. She also participated in the Show Up for Teachers Excellence in Education Awards and the accompanying conference, noting it was a valuable opportunity to engage with South Jordan teachers. Overall, she emphasized the city’s strong community engagement, successful events, and collaborative efforts that enhance resident experiences.

J. Staff Reports and Calendaring Items:

Director of Recreation Janell Payne reported that a new exhibit at the Gale Museum, titled Pure SoJo; The Future of Water, will open on Tuesday. The exhibit is a collaboration with Public Works, who were praised for their support. A featured item is a wooden pipe over 100 years old, originally part of South Jordan’s water system, which was carefully stabilized and prepared for display.

Director of Planning & Economic Development Brian Preece expressed heartfelt gratitude for the support he and his family received over the past year following the tragedy involving the Hansen's. He shared that moving back into his home has been a significant step and acknowledged the assistance of city departments, including police, fire, and building, as well as the personal support from colleagues and community members. He reflected on the emotional challenges he experienced, noting feelings of numbness and the importance of accepting the situation rather than minimizing it. He thanked Mayor Ramsey for her guidance and emphasized the positive impact the city's actions, including the Logan Lane tribute, have had on the Hansen family's healing process.

Mayor Ramsey provided two community reminders. She noted that Glenmore's Pioneer Day event will be held on July 24, featuring popular activities, food, and a fireworks show. She also highlighted that on July 25, the Salt Lake Bees will recognize Dan Ramsey for 20 years of volunteer service supporting baseball in South Jordan, including a special acknowledgment at the start of the game.

Council Member Shelton motioned to adjourn the July 15, 2025 City Council Meeting. Council Member Zander seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The July 15, 2025 City Council Meeting adjourned at 9:11 p.m.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

August 5, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Don Tingey, City Attorney Ryan Loose, CFO Sunil Naidu, Police Sergeant Adrian Montelongo, Fire Chief Chris Dawson, Director of Engineering & City Engineer Brad Klavano, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Long-Range Planner Joe Moss, Graphic Design Content Coordinator Tyson Cole, Planning Commissioner Sam Bishop

Absent:

Other (Electronic) Attendance:

Other (In-Person) Attendance: Bryan Farnsworth

4:37 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, Patrick Harris*

Council Member Harris offered the invocation.

Council Member McGuire motioned to amend the August 5, 2025 City Council Study Meeting agenda to add Item G. Executive Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Council Member Zander seconded the motion. Vote was 4-0, unanimous in favor. Council Member Shelton absent from the vote.

C. Mayor and Council Coordination

Council Member Zander reported receiving recent emails from residents near the America First Square baseball stadium expressing concerns about event parking spilling into their neighborhoods. Residents noted that stadium parking fees, ranging from \$10 to \$20, lead some attendees to park on nearby streets to avoid charges. Comparisons were made to the former

Megaplex Theater, which offered free parking. One resident suggested implementing a resident-only parking program, similar to Herriman City, with permits and enforcement during events. She noted that Saturdays, Sundays, and Mondays are reported as the most problematic days.

City Manager Dustin Lewis stated that the city has been in discussions with Larry H. Miller (LHM) about the issue since March and has been monitoring the first season to identify problem areas. Possible solutions include permit-only parking or restrictions during certain hours or events, each with pros and cons, and enforcement would require additional resources. Police have provided educational outreach in affected areas. He explained that the original stadium plans did not include paid parking, and LHM's decision to charge, made earlier in the spring, has created operational challenges such as the lack of vehicle queuing space. He observed that the stadium does not typically host games on Mondays, suggesting parking issues on that day may be due to concerts or other events.

Council Member McGuire noted that inconsistent parking fee practices, with charges applied at some events and not at others, may cause confusion and lead attendees to choose street parking.

Council Member Zander concluded that she would inform residents the city is aware of the issue, is actively monitoring it, and is working toward solutions.

City Manager Lewis noted that implementing permitted or restricted parking often shifts the problem to other areas. Staff are considering how such changes might affect surrounding neighborhoods to address the issue comprehensively.

Council Member Zander referenced a successful permitted parking program implemented in her neighborhood to address similar parking overflow from local events. She noted that, despite initial resistance, the program has effectively managed parking, prevented blocking driveways, and improved access for residents.

City Manager Lewis explained that previous permitted parking programs pushed parking issues into new neighborhoods, spreading the problem rather than eliminating it. He noted that many residents have requested similar measures, but the city is carefully monitoring the current season as more development and parking infrastructure, such as a planned parking structure, are expected. With upcoming venues like the performing arts center, the city anticipates ongoing challenges but remains attentive and committed to finding effective solutions.

Council Member Zander emphasized the importance of clear and proactive communication with residents regarding any forthcoming solutions. She suggested using a public meeting, social media, or other outreach methods to ensure the community understands that the city is actively addressing the issue, acknowledging that some residents may remain dissatisfied.

City Manager Lewis stated that staff will collaborate with the communications team to share clear information with residents once solutions are finalized.

Council Member Harris noted that the Utah League of Cities and Towns conference is approaching soon.

Mayor Ramsey confirmed the Utah League of Cities and Towns conference scheduled for October 1st and 2nd, with a board meeting on September 30th. She also shared that the National League of Cities (NLC) conference, originally planned for Salt Lake City in 2021 but postponed due to COVID-19, will now be hosted locally November 20–22. The current NLC president is the mayor of Cordova, California, and the past president is from Tacoma. Mayor Ramsey, who previously served as Utah League president during the canceled 2021 conference, noted discounted rates will be available for Utah members and encouraged council members to consider attending.

City Attorney Ryan Loose noted the conference’s flexibility, allowing attendees to participate in select sessions relevant to South Jordan. He acknowledged that some sessions may not apply locally but highlighted that many valuable topics will be offered. He committed to sharing the agenda once available to assist council members in selecting sessions.

D. Discussion/Review of City Council Meeting

Action Items:

- Resolution R2025-34
- Resolution R2025-43

Public Hearing Items:

- Resolution R2025-37
- Zoning Ordinance 2025-05-Z
- Ordinance 2025-14

Mayor Ramsey provided a brief overview of the regular meeting agenda. She highlighted Resolution R2025-34, which authorizes issuing up to \$45 million in water revenue bonds secured by the water fund to finance infrastructure needs. She emphasized the city’s strong financial track record, noting the water fund’s historical solvency and the city’s ability to repay bonds, often ahead of schedule. The resolution sets parameters including a maximum interest rate of 6% and delegate’s authority to city leadership to proceed with necessary actions. The resolution’s format differs from typical city resolutions due to requirements from credit rating agencies and bond reviewers, and it has undergone extensive review by financial and legal experts. She also discussed Resolution R2025-43, an interlocal cooperation agreement with Sandy City for an overlay project on a shared border road. South Jordan will perform the work, with Sandy reimbursing its portion of approximately \$28,000. This coordinated approach allows the entire road to be resurfaced at once, improving aesthetics and durability while achieving cost efficiencies for both cities. The agenda includes three public hearing items. First, an updated city fee schedule will be presented by City Engineer Brad Klavano, incorporating finalized engineering fees to ensure accurate charges. Second, a unique zoning ordinance request involves downgrading a property’s zoning classification from professional office back to residential, following the relocation of a business that previously required the zoning change. Lastly, a correction to the South Jordan City Recorder’s compensation ordinance will be addressed to formally include a 1% raise that was inadvertently omitted in prior adjustments, ensuring compliance with city-wide employee pay increases. She noted the agenda is relatively brief, allowing time for the council to potentially convene outdoors afterward for National Night out against Crime.

City Manager Dustin Lewis noted that City Engineer Brad Klavano has a brief update on 9800 South and recommended, if time allows at the end of the work session, that the update be presented. He also reported that during the last Planning Commission meeting, microphone and speaker issues occurred due to aging equipment installed during the pre-COVID remodel. Some hardware components, including four switches, have reached the end of their life and are being replaced. While the IT team is confident that the microphones and speakers will function properly for the current meeting, there may be intermittent monitor failures until the new equipment arrives. All replacement hardware is expected by Friday and will be installed promptly, ensuring full functionality by the next Planning Commission meeting and, at the latest, the next City Council meeting.

E. Presentation Item:

E.1. Planning Commission Board Appointment. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece introduced Bryan Farnsworth who submitted an application for the Planning Commission. He noted that Commissioner Laurel Bevans has resigned and relocated, creating a vacancy.

Council Member McGuire added that he had the opportunity to meet with Mr. Farnsworth to discuss the commission's role and responsibilities, and that Mr. Farnsworth understood the commitment involved.

Mayor Ramsey thanked Bryan Farnsworth for his willingness to serve on the Planning Commission and expressed appreciation for his commitment to take on such an important and often thankless role. She emphasized the value of service to the community and invited him to share more about himself and his interest in serving on the commission.

Mr. Farnsworth introduced himself, noting that he and his family have lived in South Jordan for 14 years. They have resided in the Daybreak community since moving to the city, first in East Lake and now on the island. Professionally, he works as a bank regulator for the State of Utah, overseeing a portfolio of 15 industrial banks. His role often requires delivering both good and bad news, which he noted has made him accustomed to difficult conversations. He shared that about 10 years ago, he developed an interest in city government and began regularly listening to City Council and Planning Commission meetings, often at double speed. This has allowed him to stay informed and discuss city matters with his neighbors. Mr. Farnsworth expressed his interest in serving on the Planning Commission to give back to the community, help guide future growth, and ensure that proposals align with the vision set by the Council. He emphasized the importance of thoughtful planning, noting that growth remains one of the community's top concerns.

Council Member Zander expressed appreciation for Mr. Farnsworth's engagement, noting how valuable it is that he is already sharing accurate information with residents and neighbors. She encouraged him to continue doing so, emphasizing the importance of having more informed voices in the community.

Council Member McGuire noted his appreciation that Mr. Farnsworth comes into the role with an existing understanding of what is happening in the city. He highlighted that, rather than needing to catch up on the city's direction, Mr. Farnsworth is already informed and prepared to contribute.

Council Member Johnson observed that Mr. Farnsworth is likely very familiar with the deliberation process, given his experience listening to City Council and Planning Commission meetings over the years. She noted that this background would be beneficial as he joins in decision-making.

Mayor Ramsey explained that Council Member McGuire had brought forward Mr. Farnsworth as his recommendation for the Planning Commission. She noted that multiple individuals had applied and that Council Member McGuire had met with each of them before making his recommendation. Mayor Ramsey stated that the Council would discuss the appointment among themselves and that Mr. Farnsworth would receive follow-up, likely later that evening.

F. Discussion Item: 5:00 p.m.

- F.1. Discuss pending Legislative required planning items. *(By Director of Planning & Economic Development, Brian Preece & Long-Range Planner, Joe Moss)*

Director of Planning & Economic Development Brian Preece said that addressing the current code adjustments should be relatively straightforward, as the major challenges occurred during the legislative session. He added that much of the existing code already aligns with recent recommendations. He noted that the last major revision of the city code occurred in 2005 when the Land Use Development Management Act underwent significant changes. At that time, he was in his current position and was responsible for rewriting most of the code.

Long-Range Planner Moss added that while there are not major changes needed, several minor adjustments are required to ensure full compliance. Most of the code is already largely consistent, but updates are needed for terminology and procedures to align with recent changes in state legislation.

City Attorney Loose noted that most land use compliance issues stem from terminology differences rather than substantive problems. While developers often perceive cities as not updating their codes, the essence of the regulations is generally compliant. He commended staff for their attention to detail, as South Jordan's code is largely in line with state requirements.

Long-Range Planner Joe Moss reviewed prepared presentation (Attachment A). He provided an overview of recent legislative changes affecting the city's land use code. He highlighted Senate Bill 181, which prohibits requiring a garage for single-family homes only if the unit is both deemed affordable and owner-occupied. While the city's current code mandates garages for all single-family homes, adjustments are needed to comply with this specific provision. The bill also sets maximum parking sizes for both covered and uncovered parking. He emphasized that the city may still require on-site, off-street parking for all residential units, including affordable, owner-occupied homes, and the change represents a narrow, specific circumstance.

Council Member Johnson asked who determines if a property is considered affordable. Long-Range Planner Moss responded that affordability is determined by the property being deed-restricted at 80% of the Area Median Income (AMI) for a minimum of five years and being owner-occupied. Director Preece added that the property owner or developer could still choose to provide parking, similar to previous projects, but it cannot be required under this new provision.

Long-Range Planner Moss continued reviewing prepared presentation (Attachment A). He explained that tandem parking spaces could no longer be prohibited, meaning two tandem garage spaces would still count toward the parking minimum requirement. Overall, the impact on the development code is minimal. Some minor adjustments are needed in architectural requirements for residential zones and in the Redwood mixed-use zone, including updates to maximum dwelling sizes. Regarding Senate Bill 104, he noted that it primarily updates terminology and clarifies procedures, such as replacing “lot line adjustment” with “simple boundary adjustment,” ensuring the city’s code aligns with state definitions and maintains consistency in process. He added that the updates are not a major reorganization. The most significant change is consolidating various procedural elements scattered throughout the code into a more cohesive, easy-to-understand section. Regarding Senate Bill 179, although it primarily addresses business licensing, it affects the zoning ordinance by requiring a clearly defined procedure for new or unlisted uses. The code must now establish timelines for maximum decision-making, outline an appeal process for new uses, and provide a method for the Planning Director to determine if a proposed use is sufficiently similar to existing uses in the current table. He added that most uses have been consolidated into a single “Uses” chapter; however, some uses remain in the Redwood Mixed Use zones and the Planned Community zone. The code needs to either reference the new procedures established in the Uses chapter within those sections or, more ideally, fully unify all uses into a single location. He noted that the Uses chapter was never fully completed when initially formatted, so consolidating or uniformly organizing these sections would improve code maintenance and clarity.

Long-Range Planner Moss noted that House Bill 368 is extensive, but most of it does not apply to the city. A few minor adjustments are needed regarding noticing for zoning cases. While the majority of cases are ministerial in nature and follow existing procedures, the bill adds an additional mail notice requirement for cases that fall outside that category. The city is already largely following these practices, but the code needs to explicitly reflect them. City Attorney Ryan Loose clarified that the term “ministerial” in the bill is equivalent to what he typically refers to as “administrative” actions.

Long-Range Planner Moss explained that recent legislative changes provide an opportunity to update terminology related to appeal authorities, particularly as public hearings are no longer required for certain appeals. These updates will clarify the code and ensure consistent language. He then shifted to general plan updates, noting that SB 110 (2022) requires integrating a water element into the city’s general plan. Since the plan predates the bill, updates will be completed by year-end in coordination with the Division of Natural Resources Water Division. He highlighted that existing water planning is strong, so the process will focus on compiling and organizing information. He also noted that the general plan, now five years old, will undergo a review to assess completed items, ongoing initiatives, and outdated elements. Updates will include future land use maps aligned with newly adopted stationary plans and incorporating

recently annexed areas. Finally, he mentioned minor technical edits, such as clarifying requirements for monument signs, to ensure ordinance language is easier to understand without changing the intent.

City Attorney Ryan Loose acknowledged the complexity and volume of work involved in implementing the recent legislative updates, particularly HB 368. He commended the planning staff for their efforts in managing these changes effectively, noting that their work often goes unrecognized despite the challenges and technical demands of the process.

City Manager Dustin Lewis expressed confidence in the planning department team, highlighting Director Preece's experience with code updates and Long-Range Planner Moss's technical expertise. He noted that many of the legislative-driven changes are required by the end of the year and that council members will see draft updates in upcoming packets. He encouraged council members to review the drafts, reach out with questions, and provide input on any additional considerations, emphasizing that this team is well-equipped to make the necessary code revisions efficiently.

Director Preece added that even with mandatory code changes, the council is welcome to suggest alternative approaches. As long as the revisions meet the intent of state law, the team is open to considering different methods for implementation.

Mayor Ramsey noted that the 2022 bill sponsored by Representative Ryan Wilcox and Senator Michael McKell requires incorporating a water element into the general plan by the end of the year. She clarified that while the water plan and select updates, such as those related to Redwood Road, will be included, the goal is not a full overhaul of the five-year-old plan but rather targeted updates to meet the statutory requirements. Director Preece added that the updates are expected to take six to nine months and emphasized that no additional items would be added beyond the planned revisions. He also noted that City Manager Lewis will address whether funding for any further work should be considered in the next fiscal year.

City Manager Lewis added that, as part of the strategic planning discussion, the Council will need to determine how much of the work should be done internally versus by consultants, how much should be budgeted, and what the overall objectives are, so that this can be incorporated into next year's budget request. Mayor Ramsey added that while some updates are necessary, she is reassured that the entirety of the general plan will not be expected to be completed by the end of the year.

Long-Range Planner Moss noted that the implementation component of the general plan may be updated to incorporate elements from the new water component, ensuring state requirements are met. He added that this could also provide an opportunity to adjust or remove items from the implementation tables as appropriate.

Council Member Zander asked which state body supervises or oversees the required updates to the general plan and what the consequences would be if the city did not achieve compliance by the December 2025 deadline. Director Preece explained that oversight and consequences depend on the specific ordinance. In some cases, the state could withhold funding, such as Class C road funds, as a punitive measure.

City Attorney Loose explained that consequences for noncompliance vary depending on the specific requirement. They may include peer pressure, public scrutiny, or legal challenges. For example, some cities face disputes with developers over adoption of subdivision changes. In certain cases, such as station area plans, failure to comply could result in ineligibility for specific funding, including through programs like WFRC. He added that when discussing legislation with state representatives, it's important to highlight the downstream costs of compliance. Even seemingly minor changes, such as updating terminology, require significant time, energy, and money, often without additional funding, essentially unfunded mandates. He emphasized that legislative changes should be implemented thoughtfully, allowing time to measure the actual impact before introducing further adjustments. He cited examples like ADUs and station area plans, noting that it can take three to five years for changes to manifest in housing and community planning, and urged a measured, deliberate approach rather than rapid, consecutive modifications.

City Manager Lewis emphasized the city's proactive involvement in legislative matters, noting the participation of the mayor during the legislative session, the city attorney on various committees, and council members in LPC meetings. He highlighted that South Jordan's existing code is often used as a standard reference, which underscores the importance of the city's engagement in reviewing bills, providing informed feedback, and understanding potential impacts. He encouraged continued involvement to ensure the city can effectively advocate for its interests and make informed decisions.

City Attorney Loose noted that the city's consistent involvement provides credibility when communicating with legislators. Because the mayor, city attorney, and council are well-informed and actively engaged, legislators cannot easily dismiss the city's perspective. This credibility ensures that the city's input is taken seriously, and in many cases, legislators listen attentively to the concerns and recommendations presented.

Mayor Ramsey reported that the city has completed its station area plans on schedule. These plans will be reviewed by the Regional Growth Committee within the week and subsequently recommended to the full Wasatch Front Regional Council later this month for approval. She noted that South Jordan will verify all station area plans as part of this process. She expressed appreciation for the city's progress and suggested that. She suggested to have City Engineer Brad Klavano to discuss an update on 9800 South during the work session to instead of the next meeting to allow staff and council to participate in the Night out against Crime event.

City Engineer Klavano provided an update on the 9800 South project. The main line is largely completed with concrete, with only small sections on the outside remaining. The median barrier in the center still needs to be installed. Traffic is planned to be shifted back to the main line under the bridge around August 21, allowing the bridge deck to be finalized and connections to the sides completed. The roadway work is expected to be fully open by October 18, with any remaining landscaping occurring afterward. The traffic signal at the entrance to Elk Ridge Middle School is functional except for pedestrian buttons, which have recently been installed and are being programmed. Adjustments will be made to provide protected permissive movements for northbound and westbound traffic when the pedestrian buttons are pressed, ensuring safer crossings for students, as requested by the school district. He noted similar safety modifications

were implemented near Smith's Marketplace on Daybreak Parkway. Overall, the project is on track to be completed on schedule. He noted with recent traffic shifts on 13400 South that has improved traffic as well.

Council Member Shelton inquired about the traffic signals at the interchange, asking whether there would be a signal at the interchange itself as well as at adjacent intersections. City Engineer Klavano explained that the off-ramps at the interchange will have traffic signals allowing drivers to go straight, turn left, or turn right on red. Additionally, a signal installed at the entrance to the middle school was installed to improve safety for students, who previously had to cross near the seminary building without signal control. With the new signals and crossing guards, students will be able to safely cross and use the bridge to access the elementary school. He added that although the signals are somewhat close to each other, they will be synchronized and fiber-connected. Traffic modeling was completed and appears to function effectively, though he noted that school traffic will inherently be congested for brief periods, similar to a sporting event twice a day for much of the school year.

City Engineer Klavano also provided an update on Granville Avenue, noting that it is now completed up to Bingham Rim Road, with all signals operational and functioning in both directions. The road remains closed just north of Bingham Rim Road. He added to fully connect the roadway to Old Bingham, the signal at 10200 South, located on the city border with West Jordan, and still needs to be completed. Some delays have occurred due to coordination issues with Jordan Valley Water Conservancy District and Rocky Mountain Power, as well as West Jordan's involvement. He added that as these coordination issues are resolved, the signal is currently being installed, with the goal of completing it by the end of the month to fully open Granville Avenue to Old Bingham Highway. He noted that obtaining authorization from UTA for signal activation has been challenging, so while the target is the end of the month, the exact commissioning date cannot be guaranteed. Once completed, the full connectivity to Old Bingham Highway will be established.

Mayor Ramsey noted that the ribbon-cutting ceremony for Hires is scheduled for Friday.

Council Member Shelton expressed appreciation for the talking points for a previous event, specifically acknowledging the communication team.

Council Member Johnson motioned to recess the City Council Study Meeting and move to Executive Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Council Member McGuire 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. 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 Shelton motioned to adjourn the Executive Closed Session and move back to the City Council Study Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

Council Member McGuire motioned to adjourn the August 5, 2025 City Council Study Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The August 5, 2025 City Council Study Meeting adjourned at 5:50 p.m.

UNAPPROVED

SOUTH JORDAN CITY
CITY COUNCIL MEETING

August 5, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Don Tingey, City Attorney Ryan Loose, CFO Sunil Naidu, Police Sergeant Adrian Montelongo, Fire Chief Chris Dawson, Director of Engineering & City Engineer Brad Klavano, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Long-Range Planner Joe Moss, Graphic Design Content Coordinator Tyson Cole, Planning Commissioner Sam Bishop

Absent:

Other (Electronic) Attendance: BL ZGB, Brown & Seelye Attorneys

Other (In-Person) Attendance: Gary Howland, Laura Lewis, Giovanni Perez

6:30 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 Recreation, Janell Payne

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

D. Mayor and Council Reports:

Mayor Ramsey announced that the mayor and council reports would be skipped to allow attendees to participate in National Night Out Against Crime, which is taking place that evening in South Jordan. She emphasized the importance of community engagement and stated the meeting would proceed directly to the next agenda item to accommodate those wishing to attend.

E. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Jeff Rose (Resident) – He and his family have lived in South Jordan for 33 years. My City Representative is Council Member Kathy Johnson, thank you for allowing me time to speak at your meeting. My reason for being here today is to address a problem that exists in the South Jordan Police Department. I want to speak about what that problem is and a solution that would be beneficial to the department and for the residents here in South Jordan. On the morning of July 29, 2025, two South Jordan police officers knocked on our door. I was in the shower, so my wife, who works at home, had to answer the door. She asked why the officers were there, and they told her that it was to investigate a camera that was put in our backyard that was supposedly spying on my next-door neighbor. My wife had to get back to work, so she called me in, and I came to the officers. They said the same thing: they wanted to see the camera in our backyard. I said, “Okay, let's go take a look at it.” We went outside, and my wife replied that any disputes over cameras needed to be addressed by the Salt Lake Third District Civil Court. The officers were persistent, so I took them into my backyard. They did not want to hear that. I then went to show them where my camera was. I don't know if you can see this, but this is a picture of what my camera is looking at, it's my garden area. I've had some recent vandalism there. I told them that the camera is 37 feet from my fence and is looking into my garden. It is not looking into my neighbor's yard. Why is this significant? I told them that this is a continual complaint that my neighbor makes about my security cameras. I assured them that the only reason I have the cameras was to prevent vandalism and that I was not interested in spying on him. Still, the officers were persistent. I then said, “Let's go into my backyard,” and that's what I did. I said to the officer, “This is my camera here. I can show you what it's looking at, but I need a court order to do that. The Third District Civil Court must give me an order before I can show anyone exactly what the camera is recording.” After the officers left, my wife, who was frustrated and in tears, commented that this visit put her job in jeopardy. She has many meetings during the day and cannot be disturbed by these types of distractions. Fortunately, she wasn't fired. She then asked me, “How can we stop this constant harassment from our neighbor?” Interestingly, the police report filed by these two officers stated; “This case is civil in nature and will be closed and retained for informational purposes only.” Why am I concerned about this? This was the sixth time officers have come to my house. I feel that it is harassment toward my family and me. What I recommend is a protocol for the South Jordan Police Department to handle matters that are civil in nature, chronic, and only resolvable by a civil court. The department should at least be able to call in advance instead of just appearing on the doorstep, which I felt was wrong. There are many other details I could go into, but I do not have time. The main message I want to share is that my family and I feel harassed, and unfortunately, the South Jordan Police Department has inadvertently helped facilitate this harassment. If possible, I urge the City Council to consider helping the South Jordan Police Department implement a procedure that screens what constitutes an acute risk, acute, not chronic, necessitating two officers coming out. By the way, I calculated that thousands of dollars have been involved in these incidents. I am very qualified to perform a cost analysis, and this is one way to save money for South Jordan, by preventing unnecessary police visits. Thank you.

Mayor Ramsey thanked Mr. Rose and acknowledged his efforts, noting that he is working with City Attorney Ryan Loose.

Mr. Rose noted that City Attorney Ryan Loose has been very, very good to listen to things and has been able to coordinate some matters. There are some things I want, and I would ask him to coordinate a meeting with Deputy Chief Hansen. He added, “I think this could be addressed. I believe the South Jordan Police do a terrific job. The men and women put their lives on the line for us, and it’s a thankless job. I have a lot of respect and admiration for those police officers who uphold the law. I wanted to say that, so I’m thankful for their efforts in protecting my family and me. “But right now, I’m not feeling too protected. Especially if my wife loses her job because of all of this, it’s just, it’s crazy. But anyway, it is what it is, and hopefully we can affect some change, because I really will work for that. I am going to be here for the Council. If you need anyone who can do cost analysis, I can do that very well. I’m just shy of a PhD in economics; I have an MBA with an emphasis in cost analysis and macroeconomics, and I have a bachelor’s degree in economics, so I am qualified for that. “I reach out to the South Jordan City Council to offer any type of service you want me to do. I feel like I could help in many ways. Saving money is extremely important right now; being frivolous with our resources is not a good idea, just my opinion. But you’ve had a lot of that tonight, so thank you for bearing with me. This is my first experience in a City Council meeting. I hope it wasn’t too terrible, my presentation, but I appreciate your efforts in making South Jordan great, and it is a great city. Thank you.

Vanessa Jaramillo (Resident) –Ultimately, I did send an email (Attachment A), and I received a response indicating that some of you here also received that email. I am here to ask that a traffic situation be addressed in that area. There are people speeding, going at least twice the speed limit, which is 35 miles per hour. “Ultimately, the road corridor from the west, up past the bike park and Highland Park, and also Kitty Hawk Road, going basically north and south just right west or east of the park, people are driving 70 miles per hour. There are dogs that are unleashed, playing with their owners in the park, and also children riding scooters, which is concerning. “I came out of the free movie last Friday, which I really enjoyed, and I got honked at, and they called the cops on me as a pedestrian. They were the ones speeding. “Ultimately, I would like some kind of mitigation. I am requesting maybe flashing lights, speed bumps, or bigger electronic signs so that people are aware of how fast they are going in a neighborhood that is meant to be walkable. That’s ultimately my request.”

Mayor Ramsey acknowledged receipt of the comment and noted the City is are working on it.

Mayor Ramsey closed the public comment portion of the meeting.

F. Action Items:

- F.1. Resolution R2025-34, Consideration of a resolution authorizing the issuance and sale by the City of not more than \$45,000,000 aggregate principal amount of Water Revenue Bonds, Series 2025; fixing the maximum aggregate principal amount of the Bonds, the maximum number of years over which the Bonds may mature, the maximum interest rate

which the Bonds may bear, and the maximum discount from par at which the Bonds may be sold; delegating to certain officers of the City the authority to approve the final terms and provisions of the Bonds within the parameters set forth in the resolution; providing for the publication of a Notice of Public Hearing and Bonds to Be Issued; providing for the running of a contest period and setting of a public hearing date; authorizing and approving the execution of an indenture, a preliminary official statement, an official statement, a bond purchase agreement, and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by the resolution; and related matters. (By CFO, Sunil Naidu)

CFO Sunil Naidu presented the resolution authorizing the city to issue and sell a water revenue bond. He explained that this resolution is somewhat different from typical resolutions, as it establishes parameters for the bond issuance and delegates certain authorities to designated officials, including the mayor, city manager, and CFO. This delegation allows them to make time-sensitive decisions over the next two months regarding the bond, such as whether to pursue a private placement or competitive sale, hiring underwriters and rating agencies, and adjusting documentation as needed. The proposed bond is intended to raise \$45 million, with proceeds allocated for the construction of a water tank and a portion of the Public Works building. He outlined key parameters of the bond, including a maximum term of 31 years, a maximum interest rate of 6%, a minimum sale price of 97% of par, and a public hearing scheduled for September 2. He noted that the hearing would allow the public to provide input on the project, including potential impacts on the private sector. He emphasized that the resolution has been reviewed by the city's bond counsel, city attorney, city manager, and financial advisor, and that the final bond documentation will be extensively vetted to ensure the city's financial interests are protected. He also highlighted the importance of maintaining affordability of debt service and noted that a strong bond rating would influence the interest rate and marketability of the bonds. He concluded by recommending Council approval to proceed with the issuance process and offered to answer any questions.

Council Member Shelton asked when the city would be ready for the public hearing. CFO Naidu responded that if the Council approves the resolution today, it includes setting the public hearing for September 2 as part of the process.

Council Member Shelton asked for an estimated breakdown of the bond, specifically how much would be spent on the water tank versus the annex building remodel and the Public Works building. CFO Naidu responded that, based on preliminary estimates, between \$30 million and \$36 million of the bond would be spent on the water tank. He noted that the bid process has not yet closed. The remainder would be spent on the Public Works building.

Council Member Shelton asked, assuming everything goes as planned, when construction on the water tank is expected to begin. City Engineer Klavano responded that the project is currently out to bid, with the bidding period closing next week. Once awarded, the contractor will have a

two-year window to complete construction, allowing flexibility to achieve a better price and accommodate scheduling within that timeframe.

CFO Naidu noted that, as previously approved by the Council a month or two ago, the reimbursement resolution for the transmission line allows that portion of work to proceed at any time before the water tank construction begins. City Engineer Klavano added that the transmission line needs to be constructed sooner rather than later to coordinate with the new U-111 corridor. Completing it now ensures the city manages the work proactively rather than having future developers or projects dictate the timing.

Council Member Shelton asked how the city selects the trustee, underwriter, and bond counsel for the bond issuance and what the process is for making those decisions. CFO Naidu responded that the first step in selecting these parties is hiring the city's financial advisor, who works alongside bond counsel to represent the city's interests. Together, the advisor and himself evaluate potential underwriters. While underwriters primarily represent investor interests, existing relationships can be helpful in facilitating the process. If necessary, the city may put the underwriter selection out for competitive bid, depending on the circumstances, to determine what is best for the city. Council Member Shelton clarified that US Bank serves as the city's trustee, while the underwriter could be a different firm. CFO Naidu explained that the underwriter for the bond is Stifel, Nicolaus & Company. Regarding the trustee, he noted that US Bank was chosen for convenience and past experience, emphasizing that the ability to work well with the city matters in selecting a trustee, and that different trustees have been used in prior bond issuances.

City Attorney Ryan Loose explained that bond counsel is selected through a non-competitive process. The city consistently uses Randy Larson and his firm, Gilmore & Bell, which has handled all of the city's bond work for the past three to four years. He noted that the firm is very reliable and familiar with the city's operations.

Mayor McGuire clarified that the bonds under discussion will not result in a tax increase, as they are already accounted for within the city's water fund. CFO Naidu confirmed that is correct, noting that the bond payments are already incorporated into the water fund rates. He explained that the city evaluates its coverage by comparing revenues and expenses to determine how much surplus is available to cover debt service. Typically, investors prefer a coverage ratio of at least 1.25 times, and South Jordan currently has approximately twice that amount, indicating the city is well-positioned to meet debt service payments without affecting taxes.

Council Member McGuire motioned to approve Resolution R2025-34, Consideration of a resolution authorizing the issuance and sale by the City of not more than \$45,000,000 aggregate principal amount of Water Revenue Bonds, Series 2025; fixing the maximum aggregate principal amount of the Bonds, the maximum number of years over which the Bonds may mature, the maximum interest rate which the Bonds may bear, and the maximum discount from par at which the Bonds may be sold; delegating to certain officers of the City the authority to approve the final terms and provisions of the Bonds within the parameters set forth in the resolution; providing for the publication of a Notice of Public Hearing and Bonds to Be Issued; providing for the running of a contest period and setting of a public hearing date; authorizing and approving the execution of an indenture, a

preliminary official statement, an official statement, a bond purchase agreement, and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by the resolution; and related matters. 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.

Mayor Ramsey noted that the resolution passed, which will initiate the process toward issuing the bond, including a public hearing on September 2 and all other related steps. She emphasized that as the city continues to grow, additional infrastructure is necessary, including a new water tank, and that this project has been planned and budgeted for with current revenues for some time.

- F.2. Resolution R2025-43, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Sandy City for 10000 S. Jordan Gateway to I-15 overlay. (By Director of Engineering & City Engineer, Brad Klavano)

Director of Engineering & City Engineer Brad Klavano provided an overview of the Shields Lane project, noting that a contractor has already been awarded the work. The project includes milling and overlaying the travel lanes from 1300 West to Jordan Gateway, while the section from Jordan Gateway to I-15 will receive full milling and overlay. A portion of this section, from the railroad tracks to I-15, lies within Sandy City. After coordination with Sandy City, they agreed to pay their share of \$28,478 based on the bid, including any potential overruns. He noted this arrangement benefits both cities and the road itself, and he recommended approval of the resolution.

Council Member Harris motioned to approve Resolution R2025-43, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Sandy City for 10000 S. Jordan Gateway to I-15 overlay. 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.

G. Public Hearing Items:

- G.1. Resolution R2025-37, Authorizing an amendment to the South Jordan City Fee Schedule. (By Director of Engineering & City Engineer, Brad Klavano)

Director of Engineering & City Engineer Brad Klavano reviewed prepared presentation (Attachment B). He explained that at the May 6, 2025, City Council work session, Fred Philpott from LRB Financial Public Finance Advisors had presented the methodology for calculating development processing fees for planning, engineering, and building permits. The process involves a detailed program and process map for each fee, accounting for staff time and hourly rates to determine the appropriate fee. He noted that the proposed fees were intended to be included in the budget package, but some adjustments and additional fees were required, delaying their inclusion. The presentation included in the council packet shows current fees versus proposed fees, with most fees increasing to account for wage and cost increases since the last adjustment. He emphasized that the process was thoroughly explained in May and that the updated fees are intended to recoup the actual costs of processing development projects.

Mayor Ramsey open the public hearing for Resolution R2025-37. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Shelton asked when the last time the development processing fees were updated. City Engineer Klavano responded that the last update to the development processing fees occurred in 2022. However, he clarified that the last comprehensive study using process maps was completed even earlier. He added that he and CFO Sunil Naidu have discussed the importance of updating the fees more regularly and plan to aim for a review every two to three years moving forward, rather than waiting as long as they did this time.

Council Member Shelton motioned to approve Resolution R2025-37, Authorizing an amendment to the South Jordan City Fee Schedule. Council Member Zander seconded the motion.

Roll Call Vote

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

The motion passed with a vote of 5-0.

- G.2. Zoning Ordinance 2025-05-Z, Rezoning property located at 9450 South Redwood Road in the City of South Jordan from P-O (Professional Office) Zone to A-1 (Agricultural, minimum 1 acre lot) Zone; Tina Franco, Howland Partners (Applicant). (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (attachment C). He explained this is a proposal and request to rezone from Professional Office (PO) to Agricultural (A-1). He noted that this is a downzone request, which is uncommon. He explained that the current land use designation is Stable Neighborhood, which aligns with the proposed zoning change, so a land use amendment is not required. The property has historically been used as both a residence and an office, the front portion functioning as an office building and the back portion as a residence. Since the business has relocated, the applicant is now seeking to rezone the entire parcel to A-1 to allow for full residential and agricultural use. He noted that the property is surrounded entirely by residential zoning, including A-1, RM-6, and R-2.5 designations, making the rezone consistent with the surrounding area. Staff sees no issues with the request and recommends approval of the rezone.

Gary Howland (Applicant) - Stated that he has lived at the location for approximately 27 years. When he originally purchased the property, it included a barn, which he later converted into an office. He explained that he is a developer and recently moved his business operations back to Murray, where he owns additional property. He referenced a project there where Best Buy and Barnes & Noble were demolished, and the site is now being developed into approximately 350 multifamily apartments, a project expected to take about five to seven years.

Mayor Ramsey open the public hearing for Zoning Ordinance 2025-05-Z.

Giovani Perez (Resident) - Expressed concern regarding the proposed downzoning of the property. He referenced a prior appearance at a Planning Commission meeting approximately two weeks ago, where he stated he did not feel he was treated appropriately. At that time, he posed a question about how the proposed zoning change might affect adjacent properties and future zoning applications. He was told that someone would follow up with an answer before the application proceeded, but he reported that no one contacted him. He reiterated his original questions, now with more specificity. First, he asked how the downzoning might impact future zoning applications from properties adjacent to the subject parcel. Second, he inquired about the potential impact to property values, noting that real estate data suggests zoning changes can influence value. He expressed disappointment that his initial questions were not addressed and emphasized his continued interest in understanding the long-term implications of the rezoning on neighboring parcels and property values.

Mayor Ramsey closed the public hearing.

Council Member Zander asked a clarifying question directed to staff regarding the city's verification process when an applicant claims they have ceased business operations at a property in order to request a downzone. Specifically, she inquired whether the City conducts any kind of follow-up or onsite inspection to confirm that all business activity has actually been removed from the property, or what the typical process is for verifying such a claim before approving a zoning change. Director Preece responded that he was not certain whether staff had gone out to verify the removal of the business from the property in this particular case. However, he noted that staff could certainly conduct a site visit if the council desired it. He added that the applicant, Mr. Howland, has worked with the city numerous times in the past, and staff has no reason to believe the business has not been moved as stated.

Council Member Zander asked whether downzoning the property to agricultural (A-1) would negatively impact neighboring properties. Director Preece responded that he does not believe the downzoning will negatively impact neighboring properties. He noted that removing commercial activity from the site could potentially increase property values, but based on his experience, the change is unlikely to have any significant effect on surrounding properties.

Council Member Zander asked about the city's criteria for agricultural zoning, specifically whether the designation requires keeping animals or a certain percentage of the land to be used for cultivation. Director Preece responded that no agricultural use is required for the rezoning. In this case, the request is simply to align the zoning with the existing residential use. He noted it is unusual for a property to have two zones, and while it is not problematic, the city prefers single-zone properties for simplicity. The property owner could have requested a different residential zoning for the entire lot, but they chose to return it to its previous zoning status.

Council Member Zander asked if anyone had personally visited the property, noting that from Google Maps it appears quite unique, with a tree-lined street leading into a large parking lot. Director Preece explained that Mr. Howland had previously described, and would be happy to share again, the residential plans for the various buildings on the property, including garages and other structures. Director Preece added that Mr. Perez who had spoken during the public hearing, had asked similar questions at the Planning Commission meeting but left before the public hearing concluded, so his concerns were not fully addressed. He stated that he does not believe the rezoning would negatively impact Mr. Perez's quality of life or property values in anyway.

Council Member Zander asked the applicant, Gary Howland, to clarify his plans for the property. She noted the large building and parking lot visible on Google Maps and expressed concern about how the property qualifies as agricultural. She asked Mr. Howland to provide more detail about what he intends to do with the property after the proposed rezoning.

Mr. Howland explained that when he purchased the property, the original 2,500-square-foot barn still existed, which had previously been used as an office with two wings containing three offices each. Those offices have since been vacated and relocated to Murray. He noted that the property originally functioned as a horse property, with riding areas in the back and a horse walker in front, which he has since asphalted and improved over time. He described the property as a personal oasis, highlighting features like a pool, ice cream machine, and a tennis/pickleball court. He stated he and his wife, married 23 years, have no intention of leaving the property, where they raised their children and host their grandchildren. Additionally, he mentioned his involvement in developing the nearby subdivisions, named after family members.

Council Member Zander inquired about the future use of a building on the property that was originally a barn. She noted that the barn had been expanded with additional wings for office space, which have since been vacated, and asked the applicant to clarify the intended purpose for the building moving forward. Mr. Howland responded that he most likely plans to apply for an accessory dwelling permit for the barn, allowing one of his children or grandchildren to live there temporarily, such as while attending school or college. He noted that all office spaces in the 2,500-square-foot barn have been removed, returning the structure to its original configuration.

Council Member Shelton motioned to approve Zoning Ordinance 2025-05-Z, Rezoning property located at 9450 South Redwood Road in the City of South Jordan from P-O (Professional Office) Zone to A-1 (Agricultural, minimum 1 acre lot) Zone; Tina Franco, Howland Partners (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.

Council Member Shelton noted that Mr. Perez had asked how this rezoning might impact his ability to apply for a change to his own property, seeking clarification on that concern. Director Preece responded that it would depend on the nature of the requested zoning; if the request aligns with the land use map, it should be feasible.

Council Member Shelton confirmed that the zoning change under discussion has no impact on an individual's ability to apply for a zoning change. He noted, however, that approval of any future request is a legislative decision for the City Council.

City Attorney Ryan Loose added that, from a legal standpoint, the situation would be no different than if the property owner had requested a zoning change prior to the current rezoning action.

G.3. Ordinance 2025-14, Fixing the compensation for the South Jordan City Recorder. (By CFO, Sunil Naidu)

CFO Sunil Naidu explained this is an ordinance to adjust the City Recorder's salary to account for a previously approved 1% increase for all employees, which had not been applied to the City Recorder's compensation. This adjustment ensures compliance with the statutory requirement to fix employee salaries by ordinance.

Mayor Ramsey open the public hearing for Ordinance 2025-14. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Zander motioned to approve Ordinance 2025-14, Fixing the compensation for the South Jordan City Recorder. 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.

H. Staff Reports and Calendaring Items:

There were no staff reports.

Council Member McGuire motioned to adjourn the August 5, 2025 City Council Meeting. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The August 5, 2025 City Council Meeting adjourned at 7:28 p.m.

UNAPPROVED