

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, NOVEMBER 18, 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, November 18, 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, the City intends to provide virtual access via Zoom for phone and video conferencing; however, virtual access is not guaranteed and may be limited by technical issues or connectivity constraints. Individuals may join via phone or video, using Zoom. In the event the Meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the Meeting and, if needed, end virtual access to the Meeting. Reasons for removing an individual or ending virtual access to the Meeting include, but are not limited to, the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

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

The ability to participate virtually depends on the individual's internet connection. Instructions on how to join virtually are provided below.

Join South Jordan City Council Meeting Virtually:

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

Regular Meeting Agenda: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey
- B. Invocation:** By Council Member, Tamara Zander
- C. Pledge of Allegiance:** By Director of Recreation, Janell Payne
- D. Minute Approval:**
 - [D.1.](#) October 7, 2025 City Council Study Meeting
 - [D.2.](#) October 7, 2025 City Council Meeting
 - [D.3.](#) October 21, 2025 City Council Study Meeting
 - [D.4.](#) October 21, 2025 City Council Meeting

E. Mayor and Council Reports: 6:35 p.m.

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

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

G. Action Items: 7:00 p.m.

[G.1.](#) **Resolution R2025-58**, Supporting America250 and recognizing and approving the South Jordan America250 Utah Community Committee. *(By Assistant City Manager, Don Tingey)*

[G.2.](#) **Resolution R2025-59**, Approving Privacy Program Policy #300-03. *(By Assistant City Manager, Don Tingey)*

[G.3.](#) **Resolution R2025-60**, Authorizing Mayor Dawn R. Ramsey to sign the Interlocal Cooperation Agreement between Salt Lake County and the City of South Jordan transferring 5200 West Right-of-Way to the City. *(By Assistant City Manager, Don Tingey)*

[G.4.](#) **Resolution R2025-61**, Authorizing Mayor Dawn R. Ramsey to sign the Interlocal Cooperation Agreement between Salt Lake County and the City of South Jordan, transferring six (6) Parcels of publicly owned real property located in the Glenmoor Subdivision. *(By Assistant City Manager, Don Tingey)*

H. Public Hearing Item: 7:30 p.m.

[H.1.](#) **Ordinance 2025-17**, Amending Chapters 16.04.160 (Lots and Parcels), 16.14 (Subdivision Amendment), 17.04.060 (Public Notices), 17.08 (Definitions Generally) of the South Jordan City Municipal Code to comply with changes in State Legislation. RCV *(By Long-Range Planner, Joe Moss)*

I. PID Application Acknowledgment: No Vote 7:45 p.m.

[I.1.](#) Review Letter of Intent to create the Downtown Daybreak Public Infrastructure District No. 1 to facilitate construction of the proposed “Downtown Daybreak” Development. *(By Director of Planning & Economic Development, Brian Preece)*

J. Staff Reports and Calendaring Items: 8:00 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 November 14, 2025.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

OCTOBER 7, 2025

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, City Attorney Ryan Loose, CFO Sunil Naidu, Police Chief Jeff Carr, Deputy Fire Chief Ryan Lessner, Director of Engineering & City Engineer Brad Klavano, Director of Recreation Janell Payne, Associate Director of Public Works Joey Collins, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Cook, CTO Matthew Davis, GIS Coordinator Matt Jarman, Communications Manager/PIO Rachael Van Cleave, Deputy City Recorder Ambra Holland, Planning Commissioner Michele Hollist

Absent:

Other (Electronic) Attendance: Candice Randall, Tomas Longholtz

Other (In-Person) Attendance: Jennifer Kiddle, Jennifer Zollinger, Lilly Wong, Grace Wong, Taylor Hollist

4:36 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. Mayor and Council Coordination

D. Discussion/Review of City Council Meeting

Presentation Items:

- Proclamation Honoring Mason Sauzo - April Play Ball Player of the Month.
- Utah PTA Centennial Celebration Proclamation.

Public Hearing Items:

- Resolution R2025-52, Adopting the City of South Jordan 2025 Water Conservation Plan.
- Resolution R2025-49, Amending Chapter 7 of the South Jordan Plan to comply with new requirements of State Law.
- Ordinance 2025-16, Amending Chapters 17.18 (Uses), 17.30 (Agricultural Zones), 17.40 (Residential Zones), 17.54 (Redwood Road Mixed Use Zones), 17.72 (Planned

Community Zone) of the South Jordan City Municipal Code to comply with changes in State Legislation.

E. Discussion Item:

E.1. Home Occupation/Preschools Requirements. (By City Manager, Dustin Lewis)

City Manager Dustin Lewis provided an overview of the city's ordinance regarding home-based preschools and reviewed handouts (Attachment A) containing a summary spreadsheet with examples from other cities for reference. He explained that this discussion had been requested for the work session three weeks prior to allow the council to review and consider specific questions regarding the ordinance. Staff prepared materials highlighting key issues and parameters for discussion, including comparisons with other cities and states. Key discussion points included whether non-resident employees should be allowed (currently prohibited in South Jordan), vehicle trip limits for student drop-offs and pick-ups (South Jordan allows 12 one-way trips, roughly six round trips per day), class size limits (which vary across municipalities from six to 24 students, with some determined on a case-by-case basis), and whether the licensee's own children count toward the total number of children at the home. He noted that these topics had been flagged by a resident and emphasized as items requiring council clarification.

Council Member McGuire asked whether there is any state regulation requiring a specific adult-to-child ratio for home-based preschools. City Manager Lewis clarified that adult-to-child ratio requirements are generally more applicable to daycare facilities rather than home-based preschools. He explained that the information was provided to give the council context for their discussion.

Council Member Shelton asked whether, on the daycare side, the licensee's own children are counted as part of the total number of children in the home. Deputy City Recorder Ambra Holland explained that on the daycare side, the licensee's own children are counted toward the total, with age considered, for example, a baby versus a seven-year-old may be treated differently when determining the maximum number of children allowed.

City Manager Dustin Lewis clarified that while counting the licensee's own children is primarily a daycare consideration, some city ordinances blur the lines between daycare and preschool. He noted that most ordinances apply to home-based operations, with some cities creating specific provisions for preschools, others for daycares, and some leaving the distinction vague.

Council Member Zander asked for clarification regarding the age at which a licensee's own children count toward the total number of children in a home-based program. Deputy City Recorder Holland responded that age seven was used as an example, but she was unsure of the exact age and would need to check the specific requirement.

City Manager Lewis addressed resident questions regarding the number of sessions allowed per day and per week for home-based preschools. He explained that the current ordinance limits programs to two sessions per day and four sessions per week. He noted that other municipalities vary widely, with some allowing up to four sessions per day, others setting three, some having no

limits, and some handling it on a case-by-case basis. He highlighted that the definition can be unclear, particularly when different age groups have varying schedules, which can result in different total sessions depending on programming. He acknowledged that this complexity has led residents to request council clarification.

Council Member Shelton asked for clarification what a session does. City Manager Lewis clarified that, in this context, a “session” refers to a single class period, such as an morning session with a defined group of children. Two sessions per day would typically mean one morning and one afternoon session. He noted that the weekly limit of four sessions is separate from the daily count, so two sessions per day over multiple days does not automatically exceed the weekly maximum; the total is calculated based on the combined number of sessions held throughout the week.

Council Member McGuire suggested that the session limits should be interpreted more like days of operation rather than individual sessions.

City Manager Lewis stated that the city’s current ordinance limits preschool session length to three hours, but many municipalities do not regulate this detail or address it only on a case-by-case basis. Some cities allow up to four hours per session. He noted that the lack of clarity in South Jordan’s definition has caused confusion and suggested that creating a clearer structure may be beneficial. However, he also questioned whether regulating session length at this level of detail is necessary, encouraging the council to consider whether this requirement should remain in the ordinance.

Council Member Shelton asked whether removing limits on preschool session length could unintentionally allow preschools to function as de facto daycares. He questioned whether that distinction would trigger different considerations or regulatory needs.

City Manager Lewis noted that removing limits on session length could allow preschools to operate similarly to daycares, which may lead providers to use the model to circumvent daycare regulations. He also outlined another key consideration; proximity. While South Jordan’s current ordinance is silent on spacing requirements, several other cities limit preschools or similar home occupations to one within a 300-foot radius, with some adding additional restrictions if more than one exists within a quarter mile. He explained that without proximity rules, multiple preschools could cluster within a small neighborhood or cul-de-sac, potentially resulting in significant traffic congestion during drop-off and pick-up times. Some cities address this by requiring notification to neighbors within 300 feet, allowing them an opportunity to provide input during the application process.

Council Member Zander inquired about how neighbors are notified when a home-based preschool is established. She noted that since these operations fall under the city’s home occupation regulations, the business license process might provide such notification. It was clarified that this notification used to occur but may not be consistently applied currently, and that in Daybreak, it is handled as a specific HOA feature.

City Manager Lewis provided further context on considerations for home-based preschools. He explained that when conditional use permits (CUPs) were used in the past, they helped mitigate impacts on neighbors, particularly related to congestion. He noted that multiple preschools on the same street with overlapping drop-off and pick-up times could create traffic issues, and some cities

address this by requiring breaks between sessions, which South Jordan currently does not regulate. He also highlighted that South Jordan has age restrictions for preschool students (ages three to five), making the city somewhat of an outlier compared to most cities that do not impose such limits. He noted potential concerns with shared driveways, where parking for drop-offs could create conflicts, although the city does not currently regulate this. Additional considerations observed in other municipalities include maintaining a residential appearance, restricting signage and commercial vehicles, limiting outdoor play areas to backyards, and requiring safety checks such as smoke alarms and carbon monoxide detectors, aligning with general home occupation standards.

Council Member McGuire inquired further about the safety check requirements, seeking clarification on what is currently mandated for home-based preschools. City Manager Lewis explained that safety checks for home-based preschools are conducted by the Fire Marshal and are designed to maintain the residential character of neighborhoods. He then introduced the “cheat sheet” handout (Attachment A), which provides comparative examples of how other cities regulate home-based preschools.

City Manager Lewis directed the council’s attention to the South Jordan home occupation ordinance, specifically the section on preschools (Section 5.38.030). He emphasized that this is the section for discussion regarding potential clarifications, modifications, or additions. He referenced the comparative materials from other cities included in the handout, as well as concerns previously raised by a resident, noting that the document also contained examples of Conditional Use Permits (CUPs) and Conditional Education Permits (CEPs) issued in 2004 and 2016 that adjusted student limits to 12 per day. He explained that these examples illustrate potential variability in rules across different preschools. He then opened the discussion for the council to identify key issues, suggest ordinance adjustments, and direct staff on drafting potential revisions, with staff available to answer questions during the deliberation.

Mayor Ramsey shared her personal experience with home-based preschools, noting that all six of her children attended such programs. She described that the oldest two attended a neighborhood preschool near their home, while the remaining four commuted to a different home preschool after the family moved. She explained the scheduling structure, noting that four-year-old classes had morning and afternoon sessions on alternating days (Monday/Wednesday or Tuesday/Thursday), and three-year-old classes met on Fridays with multiple sessions. Class sizes often exceeded six children, sometimes reaching twelve, and were staffed by consistent teachers rather than substitutes. She emphasized the importance of maintaining neighborhood and community character while avoiding overly burdensome government regulation. She noted that it may have been over 16 years since some elements were last reviewed in detail. She emphasized that while the city remains committed to preserving quality of life in neighborhoods, the current context makes it appropriate to revisit the ordinance to determine if further updates are necessary. She concluded by noting that while she does not have all the answers, she is open to council discussion and believes the current ordinance could be improved to better balance community needs with practical flexibility for home preschools.

Council Member Johnson emphasized that the most critical consideration for home-based preschools is the potential traffic impact on neighborhoods. She noted that the effects can vary

significantly depending on street layout, such as whether the preschool is located on a cul-de-sac or a through street, and highlighted the importance of coordinating regulations to address these differences.

Council Member Zander raised a related point regarding the impact of common driveways, noting that this was a concern of hers. She inquired whether common driveways exist in areas of the city beyond Daybreak, emphasizing the need to consider how such shared access points could affect preschool operations and neighborhood traffic. City Attorney Ryan Loose confirmed that there are additional areas in the city with shared driveways outside of Daybreak, where multiple homes use a common access point.

Council Member Zander highlighted that the layout and density in Daybreak, particularly homes facing a Paseo with alley access, could create significant congestion if a preschool or daycare operated there. She suggested considering a requirement that such home-based preschools or daycares have direct curb frontage to better manage drop-offs and reduce neighborhood traffic impacts, noting that shared driveways or alley access could exacerbate congestion.

Council Member McGuire noted a similar scenario on his street with homes on a green court, where children are dropped off for a preschool or daycare. He observed that, in that case, there has not been noticeable traffic congestion, suggesting that location-specific impacts may vary.

Council members discussed the differences between green courts and Paseos, noting that green courts generally have more curb frontage, while Paseos often feature narrow strips of grass with limited access. They acknowledged that the discussion did not fully define regulations for each type of frontage. The conversation included consideration of existing HOA guidelines, recognizing that Daybreak and other HOAs may have application processes or policies affecting home-based preschools. Council members agreed that policies should not rely solely on a single HOA's rules, and emphasized that factors such as curb frontage can influence traffic impact. Examples were shared of preschools with good reputations that operated from homes fronting a curb without causing neighborhood disruption. Overall, the discussion focused on potential ways to mitigate traffic and maintain neighborhood quality of life.

Council Member Shelton emphasized that while traffic and neighborhood impact are important, it is also essential to consider the operational needs of preschool providers. He noted the importance of understanding how many sessions per day and per week providers require to run a viable program. He suggested seeking input from preschool operators to better balance neighborhood concerns with the practical needs of parents and providers, proposing that the council consider whether to invite the providers in attendance for input during this discussion or at a later time.

Mayor Ramsey noted that they had not previously informed preschool providers about the opportunity to engage in the discussion, so some may have participated if given the chance. She suggested that it would not be appropriate to open the conversation to outside input at this moment, as it could create confusion and disrupt the meeting's process. She recommended considering provider input at a later, properly noticed time.

City Manager Lewis added that input from neighborhood residents should also be considered, noting that some neighbors may have strong opinions about home-based preschools. He suggested

that a future, properly noticed meeting could provide a balanced opportunity for both providers and residents to give feedback.

Council Member Shelton asked whether input from providers and residents needed to be gathered in a formal council meeting or if it could be handled through a smaller work group with staff and possibly some council members.

City Manager Lewis suggested that the council could approach this creatively by appointing one or two members to work with staff in a smaller group to gather input from providers and neighbors. He emphasized that while this work could help prepare information, any formal action would still need to occur in a public meeting.

Council Member McGuire suggested that it would be beneficial for the council to first review the prepared materials to clarify their positions, and then meet with the working group to ensure those align with the needs of preschool providers. He noted that prior requests from providers, such as having two sessions per day (morning and afternoon), should be considered, as these factors directly tie into traffic flow and parking concerns.

Council Member Shelton emphasized that the council should consider key operational details for preschools, including the number of sessions per day, the number of sessions per week, and the number of children in each session, as these factors impact both viability for providers and neighborhood traffic. He added that the council currently lacks clarity on the operational needs of preschool providers, including what residents running these businesses require and what the community demand is, noting that understanding these factors is important for informed decision-making.

Mayor Ramsey noted that preschool demand can be very high, citing her own experience where children had to be placed on a waiting list from birth due to the popularity and quality of the program, highlighting the importance of recognizing community need when considering operational guidelines.

Council Member Zander shared her perspective as both a neighbor and a community member, noting that she lived near a home-based preschool for over a decade before the operator relocated to a commercial building in South Jordan. She observed that the preschool ran responsibly and efficiently, with no complaints from neighbors regarding traffic or operations. She emphasized that while there are considerations for regulation, she believes overly prescriptive rules can verge on government overreach and that the city should avoid micromanaging these operators. She suggested setting clear, simple parameters, such as limiting the number of sessions per day, two sessions being reasonable, to give neighbors predictability without imposing excessive controls. She stressed that preschool operators are competent and conscientious, focusing on the well-being of the children, and that the city's role should be to address only the few key points that directly impact neighborhoods, then allow operators to manage their business effectively.

Council Member Johnson suggested addressing traffic concerns by requiring preschool operators to submit a plan for managing drop-off activity. She emphasized that the plan should focus on the flow and coordination of vehicles during drop-off times, rather than the number of parking spaces, recognizing that each site and situation could differ.

City Manager Lewis explained that some cities require preschools to submit a drop-off and parking plan when operating under a CEP, as part of the approval process for this type of home-based business.

Council Member Zander expressed support for requiring preschools to submit a drop-off and parking plan as an exercise in planning, but emphasized that the city should avoid overly prescriptive or micromanaging rules, such as restricting specific turning movements, to ensure the regulations remain practical and reasonable for operators.

Council Member Johnson added that any required drop-off or parking plan must be manageable and effective; if the plan does not work in practice, the preschool should face consequences, including potential loss of its license.

Council Member Zander emphasized the importance of trusting business owners to manage their operations responsibly, citing a friend who runs a successful dance studio without prescriptive regulations like mandatory breaks between sessions. She suggested that, similarly, preschool operators are experienced and capable of managing drop-offs and scheduling efficiently, and cautioned against excessive city oversight that could become micromanaging.

City Manager Lewis noted that certain regulations, such as limiting vehicle trips, could be circumvented depending on the location. For example, a home-based business on a dead-end street could have client's park at a nearby church lot and walk to the residence, effectively bypassing the trip limit. He highlighted that similar situations could occur elsewhere in the community, emphasizing the need for practical and enforceable guidelines.

Mayor Ramsey raised a question regarding how vehicle trips are counted for home-based preschools. She noted that while the current system counts one trip in and one trip out as two trips, from a practical standpoint, a single round trip to a location, like going to a store, feels like one trip. She suggested reconsidering whether the existing method of counting trips accurately reflects real-world traffic impacts.

Council Member Harris commented on vehicle trips and related regulations, noting that many issues, such as class size, are inherently tied to the number of students and their drop-offs. He suggested that if the council sets a clear limit for class size, he referenced 24 students, then other related regulations largely manage themselves, reducing the need for prescriptive rules on every individual aspect. He added that establishing the appropriate class size should be the primary focus, emphasizing that once the class size is set correctly, other considerations related to drop-offs and operations will fall into place, and additional detailed regulations are unnecessary.

Council Member Zander added that home size and available space can vary significantly, noting that a larger home with ample space might safely accommodate more children than a smaller home. She cautioned against over-regulating based on square footage, emphasizing that focusing on class size rather than trying to micromanage individual home layouts is more practical.

City Manager Lewis noted that while the council is asking the right questions, they also need to balance neighborhood character. He emphasized that limits on student numbers should consider how non-business-owning residents might perceive and respond to higher enrollment, as allowing

too many children could generate complaints from neighbors concerned about traffic and neighborhood impact.

Council Member Harris stated that there should be a reasonable cap on the number of children allowed in a home-based preschool. He emphasized that once a business reaches a certain size, it should no longer operate as a home-based business but instead move to a commercial location. He noted that while larger homes might accommodate more children, operating a large preschool in a residential neighborhood could disrupt neighbors, and the city should ensure that any cap aligns with standards in other municipalities.

City Manager Lewis noted that as the council considers updates to home-based preschool regulations, they should also be aware that other cities have addressed similar issues for home-based instructional activities, such as swimming lessons, tennis lessons, and other private instruction. He highlighted that South Jordan has homes with pools, tennis courts, and pickleball courts, and while these are not preschools, the considerations around instruction and neighborhood impact could be relevant when making regulatory changes.

Council Member Harris stated that while he supports being generous in setting limits for home-based preschools, he believes there should be clear boundaries to prevent operators from exceeding reasonable limits. He emphasized the need for regulations that allow flexibility but ensure that operators do not overextend in ways that could negatively impact neighborhoods.

Mayor Ramsey highlighted the benefits of neighborhood preschools, noting that families often appreciate having a preschool within walking distance, which reduces traffic and fosters community engagement. She emphasized that the city currently has no proximity requirements and supports maintaining that flexibility, as market demand generally prevents oversaturation in any one area, such as multiple preschools on a single cul-de-sac. She noted that any potential issues could be addressed if they arise, but such conflicts are unlikely. She stressed the importance of not restricting qualified individuals, such as parents who choose to operate a preschool near their home, based on location or personal circumstances, and affirmed that responsible operators, guided by common sense and market demand, already effectively manage preschool operations.

Council Member McGuire provided his perspective on key aspects of home-based preschools. He supported allowing non-resident employees, noting potential benefits for programs serving children with special needs. He indicated that traffic flow did not require additional regulation and that class sizes of eight students per day largely self-regulate. He agreed that licensee children should not count toward the total and that two sessions per day, five days per week, is reasonable, allowing operators to determine their own hours of operation. He recommended minimal city involvement beyond these points, with the exception of common driveways, which he suggested should be prohibited due to enforcement difficulties.

Council Member Zander clarified the implication of prohibiting the use of common driveways. She noted that on streets where some homes share a driveway, such as one house facing the curb with a shared driveway for four others, residents in the back units would be unable to operate a preschool if the common driveway restriction is applied.

Council Member McGuire clarified that homes with shared driveways could still operate a preschool, but vehicles could not use the shared driveway for drop-offs or pick-ups. Instead, parents and guardians would need to use street parking, similar to standard residential parking practices.

Council Member Zander expressed some hesitation regarding the proposed cap of eight students per class. She noted the need to consult with preschool operators to understand typical class sizes and operational feasibility, suggesting that many could effectively manage 10 to 12 students. She referenced a resident inquiry indicating that the current ordinance allows eight students, but there are families on waiting lists, highlighting the need for clarification in the code and potential adjustment of the cap. Council Member McGuire indicated agreement with potentially adjusting the class size limit, signaling support for revisiting the number to better align with operational needs and demand. Council Member Zander expressed support for maintaining two sessions per day, citing a positive experience with a neighbor who operated a preschool under that schedule. She noted some uncertainty regarding class size limits and suggested considering a cap of 12 students per class while allowing operators to determine what is reasonable based on their individual space and circumstances.

Mayor Ramsey invited public input, noting that while this is not a formal roundtable, anyone wishing to share their perspective on class size, whether 8, 10, or 12 students per session, was welcome to come forward and share their thoughts.

Jennifer Kiddle, owner of Popcorn Pop-In Preschool in South Jordan, addressed the council regarding class size and parking. She explained that she currently operates with 12 students per class, which she finds optimal because it accommodates absences, twins, and overall planning. She noted that her classes are managed with the help of a family member who lives locally and assists daily. Regarding parking and drop-off, she described a streamlined process; parents line up along the street, she retrieves each child in under two minutes, and there is no need for parents to exit their vehicles. She emphasized that their procedure avoids double parking and using neighbors' driveways, and she recommended considering the number of street outlets when evaluating potential preschool locations, as streets with multiple outlets mitigate congestion. She concluded that in her location, parking and traffic have not been an issue.

Council Member Harris indicated agreement with setting the class size at 12 students per class.

Council Member Zander added that having a helper alongside the lead teacher is ideal and should not be restricted, emphasizing that most preschool operators are dedicated individuals who genuinely care for the children in their care.

Council Member Harris suggested limiting class size to 12 students and avoiding overregulation of other aspects, noting that most operational concerns, like traffic flow, are naturally managed. He did emphasize addressing the issue of common driveways but felt additional restrictions were unnecessary.

Council Member Shelton clarified that preschools could have a maximum of 12 students per session, with two sessions per day, operating five days a week, and may have one or two helpers as needed.

Council Member Zander added that non-resident employees are permitted and that the operator's own children do not count toward the maximum class size.

Council members discussed and agreed to not cap number of employees. .

City Manager Lewis summarized the council's approach; the city will not regulate parking or traffic flow, but will set a maximum class size of 12 students per day, not counting the operator's own children. Two sessions per day will be allowed, with no specific limit on the number of sessions per week, effectively leaving that decision to the operator while maintaining the class size cap as the primary limiting factor.

Council Member Zander noted that while theoretically up to 10 sessions could be scheduled, in practice it's unlikely anyone would operate beyond two sessions per day. She asked whether the council wants to set a limit of five days per week or leave it flexible, allowing operators to determine their own schedule within the two-session-per-day framework.

City Manager Lewis summarized that the council could remain silent on several operational details, proximity, breaks between sessions, and age restrictions, allowing these aspects to self-regulate. He noted that common driveways should include guidance emphasizing respect for neighbors to maintain the neighborhood atmosphere. He outlined five key points for the council's consideration and proposed that staff take a first pass at redrafting the ordinance section. He added that fire inspections for preschools will follow the same language and requirements currently applied to daycares, ensuring consistent safety standards across home-based child care operations.

Council Member Johnson emphasized that while the city will not regulate traffic or parking in detail, the code should include a note reminding preschool operators to be considerate and careful with drop-off procedures to minimize impact on neighbors.

City Manager Lewis suggested that the city could provide guidance or best practices to help other preschool operators manage drop-offs and traffic efficiently, using the example provided by Jennifer Kiddle as a model.

Council Member McGuire noted that, based on personal experience with preschools and similar businesses like dance studios, operators typically take the initiative to establish efficient drop-off and operational procedures on their own, without requiring city intervention.

Mayor Ramsey concluded the discussion by emphasizing that updating the preschool policy will result in a more current and effective framework that better serves South Jordan residents. She noted that the city can revisit the policy if any issues arise, though she anticipates few problems. She thanked the participants, including preschool operators, for their input and stressed the city's commitment to maintaining a family-friendly, business-friendly, and neighborhood-focused environment. She noted that the updated policy will return as a formal agenda item for further review and potential code amendments.

Council Member McGuire motioned to recess the City Council Study Meeting and move to Executive Closed Session to discuss the character, professional competence, physical or

mental health of an individual. Council Member Zander 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. Discussion of the purchase, exchange, or lease of real property.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

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

Council Member Johnson motioned to adjourn the October 7, 2025 City Council Study Meeting. Council Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The October 7, 2025 City Council Study Meeting adjourned at 6:32 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

OCTOBER 7, 2025

Present: Mayor Dawn R. Ramsey, Council Member Don Shelton, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, City Attorney Ryan Loose, CFO Sunil Naidu, Deputy Fire Chief Ryan Lessner, Director of Engineering & City Engineer Brad Klavano, Director of Recreation Janell Payne, Associate Director of Public Works Joey Collins, Director of Planning & Economic Development Brian Preece, Long-Range Planner Joe Moss, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Cook, CTO Matthew Davis, GIS Coordinator Matt Jarman, Communications Manager/PIO Rachael Van Cleave, Deputy City Recorder Ambra Holland, Recreation Program Supervisor Chet Wanlass

Absent:

Other (Electronic) Attendance: Adrian Montelongo, Brianna Bigelow

Other (In-Person) Attendance: Utah House Representative Tracy Miller, Billie Lawrence, Sheri Mattle, Susan Moore, Amanda Snow, Ty Rundle, Corey Fairholm, Gaylene Rose, Jeff Rose, Greg Wood, Serese Wood, Ryan Donahue, Rylee Donahue, Emma McCune, Evangeline Utley, Erin Barrow, Nico Suazo, Leslie Schow, Becca Lemmons, Peyton Gehvice, Lexi Clark, Eden Tate, Drew Harris, Amy Wood, Alaina McCarty, Tomas Langholtz, Bryan Gutierrez, Paula Gutierrez, Christy Layne

6:43 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. Pledge of Allegiance – *By Deputy Fire Chief, Ryan Lessner*

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

Mayor Ramsey announced that the meeting would begin with a few presentations and noted the attendance of Utah House Representative Tracy Miller, who represents South Jordan in the Utah State Legislature. She explained that it is customary to invite any elected official representing the city at any level of government to share remarks and extended the invitation to Representative Miller to speak if she wished.

Representative Tracy Miller expressed appreciation for the opportunity to address the Council and stated that it is an honor to represent South Jordan, which she is proud to call home. She commended the Mayor, Council, and staff for their effective leadership and strong collaboration with the legislature. She provided an update from the Utah Legislature, noting that a recent special session focused primarily on technical corrections to previous bills and on redistricting. She explained that the redistricting process is under court supervision following Proposition 4, and the legislature recently voted on a proposed map. A final decision is expected after additional court hearings on November 10. She concluded by welcoming questions from the Council or residents on redistricting or other legislative matters, emphasizing her commitment to listening to and representing the people.

Mayor Ramsey thanked Representative Miller for attending and for her remarks. She expressed appreciation for her service and acknowledged the challenges of being a legislator, noting that she likely receives both praise and criticism from constituents. She reiterated her gratitude for her work and ongoing support of the city.

D. Presentation Items:

- D.1. Proclamation of the City of South Jordan Honoring Mason Sauzo - April Play Ball Player of the Month. *(By Mayor, Dawn R. Ramsey)*

Mayor Ramsey read the proclamation (Attachment A) into the record and invited Mason Sauzo to the front to present him with the formal proclamation.

- D.2. Utah PTA Centennial Celebration Proclamation. *(By Mayor, Dawn R. Ramsey)*

Utah PTA President Corey Fairholm thanked Mayor Ramsey and the city council for allowing Utah PTA to be present to celebrate 100 years of advocacy for children in the state. She reviewed prepared presentation (Attachment B). She highlighted the PTA's mission, "to make every child's potential a reality by engaging and empowering families and communities to advocate for all children," noting that it guides decisions and priorities. She provided a brief history, explaining that Utah PTA officially joined the National PTA in 1925, sending three delegates to the national convention, and that by that time, Utah had 14 districts and 230 local units. She outlined key programs supported by Utah PTA, including Reflections, an arts program that started in 1969 allowing students to submit entries in various mediums, Battle of the Bands for high school students, Ribbon Week, School of Excellence, and Teacher Appreciation Week. She highlighted that in the current year, Utah PTA had over 17,000 Reflections entries, producing 20 National PTA winners, the highest number from any state. She also emphasized leadership training provided through workshops, mentoring, and resource sharing, enabling new leaders to understand their

roles and responsibilities. She concluded by noting that Utah PTA not only advocates for children but also develops leaders, citing local examples such as Mayor Dawn R. Ramsey and Representative Tracy Miller who began their involvement with PTA.

Utah PTA Trust Lands Chair Sheri Mattle reviewed prepared presentation (Attachment B). She highlighted key historical contributions of the Utah PTA in advocating for children. She noted that in 1935, the PTA played a pivotal role in establishing school lunch programs. In 1964, they championed the Youth Employment Service and promoted the creation of a Suicide Prevention Center. In 1976, they launched the Safe Sidewalk Program. She also emphasized the PTA's role in school trust lands, referencing a 1990 resolution submitted by Sandra Skulls of Monticello, Utah, which aimed to make trust lands more productive for children; this initiative contributed to the growth of the permanent school fund to over \$4 billion. She underscored that the PTA's success is largely due to the dedication of its volunteers working quietly behind the scenes. She acknowledged several individuals with strong local ties; Corey Fairholm, the immediate past president of Utah PTA and resident of South Jordan; Ileen Mecham, a past president and long-time resident, who was unable to attend due to illness; and Representative Tracy Miller, who devoted years to education advocacy and formerly served as the PTA's trust lands representative. She continued by acknowledging Mayor Ramsey's contributions, noting that the mayor served as a regional director for Utah PTA and was a member of the state board. She emphasized the lasting impact of these leaders on the community and the organization. She shared two slides (Attachment B) showcasing various PTA events in South Jordan, noting that while the images appeared small in the presentation, they represented a range of activities such as Ribbon Weeks and the Senior Sunrise event at Bingham, illustrating the active engagement of the PTA within the local community.

Ms. Fairholm continued reviewing prepared presentation (Attachment B), highlighting the impact of Utah PTA's volunteer efforts. She noted that statewide, Utah PTA volunteers contributed nearly one million hours, and within South Jordan, 15 schools recorded over 11,000 volunteer hours, valued at \$390,309 in savings to the city. Statewide, these contributions totaled approximately \$23 million. She emphasized that these volunteers represent a century-long legacy of advocacy and dedication to children's education and well-being. She encouraged continued support of local schools through PTA membership, stressing that membership goes beyond attending meetings or volunteering, focusing on actively supporting children and their futures. She concluded by inviting PTA members present to stand, recognizing their contributions. She concluded by stating that the PTA has flyers (Attachment C) with QR codes for membership for all 15 South Jordan schools and invited anyone interested to request one. She noted that the PTA's goal for the year is to reach 100,000 members in recognition of the organization's 100th anniversary.

Mayor Ramsey read the proclamation (Attachment D) into the record and invited the PTA to the front to present them with the formal proclamation.

E. Mayor and Council Reports:

Council Member Shelton reported on several activities since the previous council meeting, including attending the Jordan River Commission's annual recognition dinner, where he conducted the meeting in his role as chair. He noted recent opportunities to meet with fire and police personnel

and expressed appreciation for their dedication. He also spoke at the ribbon cutting for the St. Jude Dream Home, where proceeds from the home's sale, minus approximately \$12,000, were donated to St. Jude to support pediatric cancer research and family services. He attended the ribbon cutting for the Kiddie Academy in Daybreak, met with members of the Senior Advisory Committee, and participated in various meetings during the Utah League of Cities and Towns conference.

Council Member Zander reported that she enjoyed attending the city's recent recognition event honoring firefighters and police officers and expressed appreciation to staff for organizing it. She participated in the Utah League of Cities and Towns (ULCT) conference and found value in connecting with officials from other municipalities, noting that many of her most meaningful conversations occurred outside the formal sessions. She also attended the groundbreaking for the St. Jude project, commending Oakwood Homes for their long-standing commitment and generosity. Additionally, she shared that she traveled to Salt Lake City to attend the funeral of Russell M. Nelson, describing it as an honor made possible through tickets provided by her daughter, who works for the Church of Jesus Christ of Latter-day Saints.

Council Member Harris reported attending several of the same events mentioned by other council members, including the city's recognition event for police officers and firefighters and the ULCT Conference. He noted that South Jordan was well represented and commended the mayor for her breakout sessions. He also attended a South Valley Chamber event with Brian Preece. He provided an update on the Jordan Basin Sewer District, stating that operations are running smoothly and that, due to regional growth, planning has begun for a future sewer facility. The district is currently researching new technologies to prepare for that expansion.

Council Member Johnson reported that on October 16 at 7:00 p.m., Salt Lake County Council Representative Carlos Moreno will be speaking to the Youth Council in the council chamber and invited anyone interested to attend.

Council Member McGuire reported attending the South Jordan Quilt Show in conjunction with the Farmers Market, noting the talent of local quilters. He highlighted the upcoming Arts Council production of Forever Plaid in November, which will feature select dinner events with a 1950s theme. He attended the ULCT Conference, where speakers Rick Atkinson and Jenny Taylor emphasized national resilience and leadership development, respectively, and reflected on the strength and depth of city staff. He also attended the MLB Home Run Derby and noted the economic and community benefits of the Daybreak sports and entertainment district, developed without taxpayer dollars.

Mayor Ramsey reported on a variety of recent city and regional activities, emphasizing teamwork and collaborative efforts. She highlighted visiting the Senior Health and Wellness Fair, praising the event's informative offerings, and participating in a Utah Farm Bureau food distribution at the Bastion Center, which provided essential resources to families facing food insecurity. She noted her involvement with the ULCT annual conference, serving on the nominating committee to help select the board and executive committee, and acknowledged the success of a class led by the city's Public Information Officer, Rachel Van Cleave. She also reported on the Transit Fresh Look project, a year-long collaborative effort with local communities, legislators, school districts, business leaders, UTA, and UDOT to evaluate and plan for transit expansion, including extending

the Red Line and developing bus rapid transit routes. She emphasized the significance of coalescing multiple stakeholders around a shared vision for transit, highlighting that consensus among the communities had historically been a barrier to progress. The effort now provides a unified plan for advocacy, funding, land use, and long-term regional planning. She provided additional updates, emphasizing long-term regional planning and community engagement. She described the preferred transit route extending south from South Jordan along the Bangerter Highway corridor, connecting to the Point project, with supplemental bus rapid transit extending further north and south between Salt Lake County and Utah County. She noted that the plan is a long-term vision intended to be realized within residents' lifetimes. She also highlighted her participation in Constitution Month in September, reading the Constitution at a local school and at the state capitol through the "Why I Love America" program. She reported meetings with Jordan Valley Water Conservancy District, a ribbon-cutting for her alma mater, Cypress High School, and discussions with the Salt Lake International Airport director and Utah Transit Authority executive director regarding infrastructure, growth, and the intersection of land use and economic development. Additionally, she shared attending the funeral of President Russell M. Nelson of the Church of Jesus Christ of Latter-day Saints, representing South Jordan alongside other city representatives and legislators.

F. Public Comment:

Mayor Dawn R. Ramsey opened the public comment portion of the meeting.

Susan Moore (Resident) - I just have a concern. My home is by Merit Medical. In fact, I border the empty lot that is just south of their main building, and the Holts are on the corner of Redwood and Reunion Avenue. Kay Holt is still alive, but her neighbor to the south passed away. Merit Medical has already bought that property, so you have the Holt property right in the middle there, which Merit Medical is just biding their time to buy. I'm concerned about what is going to go on that property. I've always known that a building will probably go there, but with that huge warehouse that is built on the corner of 98th and Redwood, I am scared to death about what they're going to put on the property right next to me. I don't know what it's zoned right now, but it's a big concern as far as traffic. That warehouse is huge, and if they put something there, it blocks the sun, it blots the mountains, and so I'm just kind of concerned about what's going to happen to that property. Thank you.

Bryan Gutierrez (Taylorsville Resident) - Hello. My name is Bryan. Some of you know me. For those at home listening or watching who don't, I am here because my brother is not. I am here because my brother is dead, and he's six feet under the ground, and I have this police department to thank for that. Before I start, I want to remind you this is my time. Some of you like to interrupt me, and I just remind you, this is my time. I'm going to ask some rhetorical questions, and I ask that you please respect that. It was really nice to see the ceremony today about the young boy, the athlete. Baseball is a beautiful sport. As you can see, I'm wearing my Bees hat. I love the Bees. I love this sport. I grew up playing it. My family grew up playing it. My brother, who was killed by this police department, played it. In fact, he was an all-star player, a very talented young man. He went on trips, went to California, was an all-star player. He was our first baseman, and now he is our dead first baseman. Thank you to this police department. It's really hard to sit in this audience and listen to you speak. Some things that stood out to me, is you Dawn, you say you're proud of

the way you do things here. And as that rings through my head, I cannot not think about how you took down your website, hid your profiles, hid your phone numbers, and hid your emails from the entire community, not just me. It went down hours after I called you. You go on the news, or your attorney does, and say things like, "We're committed to transparency." Yet you take down your website and hide from the community. That is not transparency. This young man over here, Jason McGuire, will say, "We have great employees here." Do these great employees hang up on community members when they call for help? Are these elected community members great when they take down their website? Is this police department great, when they kill and shoot my brother, specifically 18 times, 14 bullets in him and through him? We're talking about funerals. I remember the last time I saw my brother. He was on a tray and being slid into a furnace. We kissed his dead body goodbye. You cannot be further from the truth if you say this is great service. These are not great employees. Zero empathy on your end. I cannot believe this. I just have to ask, what would you do if they shot your kid 14 times and killed him? Deputy Lessner, what would you do? I'm not trying to make this personal, but Joey, Ambra, what would you do if they put 14 bullets in your kids and they were dead? Sunil, Teresa, Melinda, what would you do if they killed your children, the man sitting next to you? Who would you call? And when you call the people for help, the leaders in this community, they hang up on you. They take down their contact information. That's the world we live in. Thank you.

Gaylene Rose (Resident) - Mayor Ramsey, members of the City Council, good evening. My name is Gayleen Rose. I do not usually attend these meetings, not because I am uninterested, but because my husband and I have a standing Tuesday night commitment volunteering with some of our elderly neighbors here in South Jordan. Service to others is something we value deeply and strive to practice consistently. Most often, my husband and I divide and conquer so that one of us can attend meetings while the other fulfills our volunteer responsibilities. However, over the past few weeks, my heart has felt heavy after hearing about events at the last meeting. That is why tonight, I have set aside my usual routine to attend alongside my husband, volunteering and giving back to our community. Our values, central to who we are as a family, include service, integrity, and accountability. We have worked hard to instill these values in our children and have watched them carry these lessons into their schools, friendships, and their own acts of community service. Integrity, to us, means doing the right thing, not only when it is easy or convenient, but especially when it is hard. We strive to live with honesty, integrity, and consistency, and to hold ourselves accountable in both word and action. Mayor Ramsey, although I have observed you primarily from afar, it is evident in the way you conduct yourself and represent our city that you value these principles. Your leadership is deeply appreciated. You lead with grace and strength, and integrity clearly guides your decisions. It is an honor to have you representing South Jordan. To the members of the City Council, while your work is often collective and less individually visible, I hope that you too uphold these values. The way our city functions reflects your commitment to serving with purpose and responsibility. I sincerely thank you for your efforts, your time, and your willingness to lead. I also want to acknowledge those whose roles may be less visible, city employees, staff, and others who serve behind the scenes. While your work may not always be in the public eye, I trust that you too are guided by the high standards of integrity set by this council and Mayor Ramsey. It is through consistent and principled service that we build trust within our community. Every person entrusted with a role in city government must be held to the highest standard of integrity. My time is almost up, but I want to offer my heartfelt thanks for your sacrifices, dedication, and commitment to making South Jordan a place of unity, peace, and

prosperity. My family and I are committed to these things as well and will continue to strive to uphold them in our home, neighborhood, and community. Thank you again for all that you do for our city.

Abby Gomez (Kearns Resident) - My name is Abby Gomez. I'm a friend of the Gutierrez family. This one is going to start off as a rhetorical question too. I wanted to start off by asking, do any of you have a family member with a disability, a mental health disability? Well, if you do, then maybe you have a little bit of an idea how scary it is, especially for a person of color, a brown person in Utah, to exist in Utah with a mental health disability, to navigate a state that often misunderstands, stigmatizes, or ignores mental health issues for people of color. It is dangerous. That is something that neither one of you up here, and some of you all looking down right now writing notes, I don't know for what, will never, ever go through, and the way the City Council of South Jordan has responded, or lack thereof, to the murder of Marcelo Gutierrez really shows that Marcelo needed help, but yet he was murdered by Officer Jace Tanaka and Officer Aaron Bass. And I repeat, he was murdered by Jace Tanaka and Aaron Bass. Marcelo Gutierrez was not just failed by the state, but he was executed. And although Sim Gill won't call it that, we will. This isn't just one incident. This isn't an isolated incident. This is a recurring pattern that has been happening in Utah and across the United States. The police are not social workers, they are not therapists, they are not healers. Marcelo was not a threat to anybody, and Marcelo would be alive today if the South Jordan Police Department hadn't escalated the situation. So shame on all of you, every single one of you. Shame on the South Jordan Police Department, and shame on Sim Gill. And although you probably won't remember me, you won't remember this comment period. I'll talk to the audience right now unless you want to share that blood on your hands with the police, especially in the case of a mental health crisis. I honestly recommend, don't call the police. Try other methods first. Thank you.

Paula Gutierrez (Riverton Resident) - Good evening. My name is Paola Gutierrez. I am the sister of Marcelo Gutierrez. After having seen the body cam footage of what happened, 13 months after it occurred, it has changed me. There are triggers, there are memories. I see somebody who is overweight, and I just start crying. I just want to hug my brother, but I can't. In South Jordan, since 2009, there have been five fatal shootings by law enforcement. In 2009, the suspect was shot twice after a police chase. In 2010, someone was acting erratically outside the LDS temple at Oquirrh Mountain. He pulled out a shotgun and started running toward a group of three people. Shots were fired once at him. In 2011, someone looked suspicious, swung around, and fired a gun. The police fired back and killed him. In 2014, a family called to report somebody trespassing, and that person shot at the police. The police shot back. The fifth one, my brother, Marcelo Gutierrez. His car was parked at the baseball field where he was. He suffered from schizophrenia. This is a selfie I got off his phone once we finally received the evidence back. He weighed 521 pounds and could not run because of a bad ankle and his weight. He wasn't a criminal. He didn't shoot at anybody. There were no other people around but the police. But for some reason, he was shot 14 times. I asked the police department about this because he had no criminal record, nothing. He was just a person at a park suffering from schizophrenia. He was sworn at, yelled at, and nobody talked to him. Nobody tried to understand why he was there or what he was doing. The situation escalated, and my brother was shot 14 times through and in him, 18 total shots fired, 14 of which hit him. What have you learned from this as the City of South Jordan? What will you change? Some of you are up for re-election. Don Shelton, this happened in your district. I've seen your re-election signs every time I go to that park. Upholding the law should not mean killing individuals who have no

criminal record and are suffering from mental health issues. This is not right. Unfortunately, it has happened here. My brother died on June 15, 2024. In Riverton, Ryan Ludeman died on July 4, 2024, 19 days after my brother, but his gunshot was to the back of the head. There is more to these stories, of course. You are in these positions to make a change, to serve the community. Great things happen here. You talk about some things, but don't leave out the things that need to be talked about, because you change a family's whole life. Eight siblings, two parents, we are all completely different. This will stay with us forever. This pain will be with us forever. Thank you.

Tomas Langholtz (Resident) - Hi. My name is Thomas Langholtz. I would like to start out by saying I was able to see your time in the study session, and I really appreciated how you guys wanted to step up and provide access to childcare facilities for mothers. I think that's a great value to uphold. But I've been kind of moved by the speeches of the Gutierrez family, and I think that's a major issue, especially knowing how little training goes into our police officers, and how many of them are entrusted with weapons of ultimate violence. I think that's something that weighs not only on my conscience, but also on the officers who serve us. If they're supposed to serve, why is one out of every ten SWAT raids at the wrong house? Who's going to hold the ultimate force of violence responsible for the damage they do, for the houses they destroy, or in this case, for the people they murder? In reality, I know that probably the death weighs on the officer's mind and head as well. At least, I hope so. In my heart, I hope at least he has the empathy to feel that guilt, and if so, I hope that he finds a sort of salvation in the future. But until then, what justice is there for the families who suffer from violence when the state is supposed to represent the people, and yet the state becomes an arbiter of death? What are we supposed to do with ourselves? I understand that each one of you is in a very tough position, but we have to start thinking about why we are giving our officers guns at every traffic stop, at every spot along the road, and every call. Why are they always armed? People talk about self-defense, but a lot of times holding a weapon is the ultimate cause for violence. It's calling for violence. It's not defending yourself; it's wishing for death. I imagine many of you are very tired of hearing the same story from people, but it's true. When the voice of people who are not in power has to die, who is going to answer? I really hope that at the very least, maybe guns are restricted for our officers, or at the very, very least, that we have additional training, really, anything. It's really sad that people have to beg their cities for so long just to get any sort of change. But I do want to thank you guys for your work with the community, and I hope that you're able to move forward and produce less death and casualty. Thank you.

Mayor Dawn R. Ramsey closed the public comment portion of the meeting.

G. Public Hearing Items:

- G.1. Resolution R2025-52, Adopting the City of South Jordan 2025 Water Conservation Plan. (By Associate Director of Public Works, Joey Collins)

Associate Director of Public Works Joey Collins reviewed prepared presentation (Attachment E). He provided an update on the city's water conservation plan. He noted that the plan, last reviewed in 2020, is submitted to the Division of Water Resources and updated every five years to meet regulatory requirements. The update includes water conservation goals, supply information, billing systems, water loss tracking, usage measurement, and ongoing conservation programs. He

highlighted that the plan is continuously monitored beyond the five-year cycle to account for population growth, climate considerations, new technologies, and regulatory requirements. Key updates in the plan include corrected population figures in one table, an updated, more user-friendly water bill format showing residents' current usage compared to the prior year, and letters sent to metered connections reflecting their usage. The city's lead-to-taste program and leak detection program have seen significant improvements; over the past four months, more than 700 residents were notified of leaks, compared to 500 over the previous 12 months. Collaboration with other departments was emphasized as a factor in these improvements. The city is also working with homeowners associations to manage large irrigation areas and also advancing the Pure SoJo project. He concluded by noting that further details would be presented by the water conservation coordinator later in the year and invited questions from the council.

Mayor Ramsey opened the public hearing for Resolution R2025-52.

Ryan Donahue (Resident) - Expressed appreciation for the city's water conservation plan, noting that he has taken advantage of it and thanked the city for the program.

Mayor Ramsey closed the public hearing.

Mayor Ramsey emphasized that the city's water conservation plan is an ongoing, living document that is updated annually to comply with state requirements. She noted that South Jordan exceeds the minimum standards, implementing some of the most comprehensive conservation measures in the state, surpassing even other cities in Washington County.

Council Member Johnson asked how many HOAs have joined the city's water conservation program. Associate Director Collins responded that he did not have the exact number of HOAs participating in the program at that time but offered to provide the information. Council Member Johnson noted her curiosity about the program's growth and acknowledged that she was aware of a few participating HOAs, but suspected there were more.

Council Member McGuire inquired about the appropriate contact for HOAs seeking assistance with the water conservation program. Associate Director Collins responded that inquiries should be directed to Water Conservation Coordinator, Connor Oswald.

Council Member Shelton asked about Table 2 on page 12 of the water conservation plan, noting that both the supply and demand numbers appeared to exceed South Jordan's allocated shares. He requested clarification on how it is possible for the city to have access to more water than its officially allocated shares. Associate Director Collins explained that the shares listed in Table 2 specifically refer to the city's secondary water shares, while Jordan Valley supplies the city's regular culinary water. He confirmed that the overall supply figures include culinary water. Additionally, he clarified that the correction on page 22 concerns the gallons per capita per day graph, which previously used outdated population data and has now been updated.

Council Member Shelton noted that his understanding of the gallons per capita per day graph shows a recent increase following a period of decline, and he asked for any insights into what might be driving that uptick. Associate Director Collins responded that the recent increase may be

due to a shift in public behavior; with water availability less constrained for a period, residents may have been less stringent about conservation, even though the city continued to promote water-saving practices. Council Member Shelton confirmed that the city has not experienced an intensive drought recently, though there has been slightly higher water usage. He added that initiatives like flipping your strip would contribute to conservation efforts. Associate Director Collins added that the city aims to reach a target of 187 gallons per capita per day, but the current usage is approximately 251 gallons per capita per day. He noted that methods for calculating this metric vary between cities and states, and efforts are underway to standardize the calculation.

Mayor Ramsey noted that the recent increase in water usage is part of a statewide trend. She explained that after a period of water scarcity, a season with slightly higher water availability led residents to relax their conservation efforts, contributing to the uptick in usage.

Council Member Zander motioned to approve Resolution R2025-52, Adopting the City of South Jordan 2025 Water Conservation Plan. Council Member Harris seconded the motion.

Roll Call Vote

Council Member Zander- Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0.

- G.2. Resolution R2025-49, Amending Chapter 7 of the South Jordan General Plan to comply with new requirements of State Law. (By Long-Range Planner, Joe Moss)

Long-Range Planner Joe Moss reviewed prepared presentation (Attachment F). He reported that South Jordan has conducted extensive proactive water planning. Recent state legislation, adopted after the city's general plan, required adjustments to ensure compliance. The general plan now incorporates elements from the Drinking Water Supply Master Plan and the Water Conservation Plan, addressing permitted development patterns, methods to reduce per capita water demand, and opportunities to eliminate waste and consumption. These updates are included in Chapter Seven, "How We Grow," which covers natural resources, water conservation, and water ordinances. He highlighted that the city is ahead of state requirements in many areas, such as reducing turf grass in certain locations, and that updates to the plan clarify links between land use and future water demand models. Recommendations from the Division of Natural Resources and a favorable review from the Planning Commission support the proposed updates. Staff requested that the council approve the resolution.

Mayor Ramsey opened the public hearing for Resolution R2025-49. There were no comments. Mayor Ramsey closed the public hearing.

Council Member McGuire motioned to approve Resolution R2025-49, Amending Chapter 7 of the South Jordan General Plan to comply with new requirements of State Law. 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.

- G.3. Ordinance 2025-16, Amending Chapters 17.18 (Uses), 17.30 (Agricultural Zones), 17.40 (Residential Zones), 17.54 (Redwood Road Mixed Use Zones), 17.72 (Planned Community Zone) of the South Jordan City Municipal Code to comply with changes in State Legislation. (By Long-Range Planner, Joe Moss)

Long-Range Planner Joe Moss reviewed prepared presentation (Attachment G). He explained that the proposed updates address compliance with recent state legislation. Under SB 181, the city removed the garage requirement for owner-occupied, affordable single-family housing and modified garage size and parking space standards in agricultural, residential, and the Redwood Road Mixed-Use zones. Additionally, the minimum dwelling size in the Redwood Road Mixed-Use zone was updated to align with prior legislation affecting agricultural and residential zones. He also discussed changes related to SB 179, which establishes a formal process for classifying uses not clearly listed in the city's zoning chart. This allows applicants to request a zoning compliance letter to determine whether a use aligns with existing categories or qualifies as a new, unlisted use, including defined timelines and requirements. He noted that the Redwood Road Mixed-Use zone's uses have now been integrated into the unified uses chapter to ensure consistent terminology and definitions across all zones, including the Planned Community zone. He stated that the Planning Commission recommended approval of these updates, and staff also supports the ordinance.

Mayor Ramsey opened the public hearing for Ordinance 2025-16. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Harris motioned to approve Ordinance 2025-16, Amending Chapters 17.18 (Uses), 17.30 (Agricultural Zones), 17.40 (Residential Zones), 17.54 (Redwood Road Mixed Use Zones), 17.72 (Planned Community Zone) of the South Jordan City Municipal Code to comply with changes in State Legislation. Council Member Shelton seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Johnson - Yes

Council Member Zander - Yes
Council Member McGuire - Yes

The motion passed with a vote of 5-0.

H. Minute Approval:

- H.1. September 2, 2025 City Council Study Meeting
- H.2. September 2, 2025 City Council Meeting

Council Member Shelton motioned to approve the September 2, 2025 City Council Study Meeting and the September 2, 2025 City Council Meeting Minutes as published. Council Member Harris seconded the motion; vote was 5-0, unanimous in favor.

I. Staff Reports and Calendaring Items:

Director of Engineering & City Engineer Brad Klavano provided updates on three ongoing projects. First, the Enbridge gas project at the 1300 West/Temple Drive and 9800 South intersection, which involves full repaving, has been delayed due to expected rain. The closure originally planned for this Sunday will likely occur the following Sunday, November 19th. Second, the contractor is overlaying the two roundabouts on South Jordan Parkway. The pavement was milled down to two inches last Sunday, and weather permitting, paving is scheduled for this Sunday. One lane will remain open east and west, while north and south lanes will be closed. If weather prevents work, it will be postponed to the following Sunday. Finally, he reported on the Bangerter Highway/9800 South interchange. UDOT anticipates opening the ramps and main lanes for east-west traffic next weekend, October 18–19, though some landscaping and finishing work will continue, with substantial completion expected by November 17th. He added that once these projects are completed, 13400 and 2700 South will have near-freeway flow. He noted that traffic may still back up significantly at 4100 South, but the improvements will facilitate better access to the freeways. Council Member Zander asked for clarification on the South Jordan Parkway roundabouts, confirming that they are the two located in Daybreak. She also noted that while other projects were being delayed due to rain, the roundabout work was proceeding as scheduled. City Engineer Klavano explained that the Enbridge project requires preparatory work on Friday to be ready for a full paving operation on Sunday. Due to the forecasted rain, this prep work may not be possible, necessitating a delay. In contrast, the South Jordan Parkway roundabout work is ready for a one-day overlay since the milling has already been completed. He noted that if the milled surface cannot properly drain or dry, the overlay may be postponed to the following Sunday.

Director of Recreation Janell Payne reported upcoming community events, including the Halloween Fun Run on October 18 at 10:00 a.m. at Bingham Creek Regional Park starting at 10:00 a.m. She also highlighted the Pumpkin Promenade scheduled for October 24 from 5:00 to 8:00 p.m. and October 25 from 1:00 to 8:00 p.m. Information regarding free pumpkin pickup and participation is available on the city's website. Council members were invited to participate or volunteer as judges for the event. Council Member Zander asked if the Halloween Fun Run on October 18 conflicts with the BYU vs. Utah football game, noting that the city typically hosts a separate fun run around that time. Director Payne responded that the city has hosted a Rivalry Run

in the past, but it has not been held in the last few years due to lower attendance, making it impractical to continue.

Mayor Ramsey shared that a young South Jordan resident won second place in the state “Why I Love My City” essay contest through the Utah League of Cities and Towns. She highlighted that the student particularly enjoys participating in the city’s Pumpkin Promenade each year and noted that the city will have an opportunity to formally recognize her.

Council Member Johnson motioned to adjourn the October 7, 2025 City Council Meeting. Council Member Harris seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The October 7, 2025 City Council Meeting adjourned at 8:20 p.m.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

October 21, 2025

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Fire Chief Chris Dawson, Police Chief Jeff Carr, Deputy City Engineer Jeremy Nielson, CFO Sunil Naidu, Director of Human Resources Teresa Cook, Director of Planning & Economic Development Brian Preece, Associate Director of Public Works Colby Hill, Community Center Manager Jamie Anderson, Systems Administrator Ken Roberts, IS Specialist Ashley Pope, Communications Specialist Joshua Timothy, City Planner Greg Schindler, GIS Coordinator Matt Jarman, Planner III Damir Drozdek, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance: Matt Ence (SJ&R)

Other (In-Person) Attendance: Jared Payne

4:37 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – *By Director of Planning & Economic Development, Brian Preece*

Director Preece offered the invocation.

C. Mayor and Council Coordination

Council Member Shelton reported receiving a call from a resident concerned about potential changes to state fuel tax policy. The resident noted that the Speaker of the House had discussed raising taxes on gas exported from Utah, currently exempt, as a way to reduce the gas tax for in-state consumers. The resident's primary concern was how this proposed adjustment might affect the city's B and C road funds.

Mayor Ramsey stated that she had also seen the social media post regarding the Speaker's comments but clarified that potential impacts to B and C road funds have not been discussed with the city, the Legislative Policy Committee (LPC), or other relevant groups. She noted that the conversation has not progressed beyond the Speaker's indication that the goal may be to close a

funding gap and reduce gas prices for Utah residents by shifting more of the burden to exported fuel. She emphasized that this is the extent of the information available at this time.

D. Discussion/Review of City Council Meeting

Presentation Item:

- Notice of Proposed Tax Increase for South Salt Lake Valley Mosquito Abatement District.

Appeal Item:

- Village at High Ridge Appeal.

Action Item:

- Resolution R2025-56, Authorizing the City of South Jordan Mayor to sign a Franchise Agreement with XO Communications Services, LLC.

Public Hearing Items:

- Ordinance 2025-18, Adopting an amended updated Storm Water Facilities IFFP and IFA.

- Ordinance 2025-19, Amending Title 5.38.030: Preschools - Additional Requirements.

- Resolution R2025-55, Amending the South Jordan Fee Schedule.

Council Member Jason McGuire joined the meeting.

E. Discussion Item:

E.1. Horizon Fieldstone Homes. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece introduced Jared Payne with Fieldstone Homes.

Jared Payne reviewed prepared presentation (Attachment A). He provide background information on changes made from the last work session meeting after hearing council members input. He noted the revisions made following the council's prior discussion about increasing usable open space. He explained that three residential units near the private drive, previously shown as a grass play area, had been removed to create an expanded play area. He noted that the existing dog park will remain as open space, and additional open space has been added beyond what was originally proposed. The plan now includes relocating the dog park to a lower section of the site, with existing sidewalks providing access for apartment residents and new stairs planned to provide access for residents of the proposed development.

Council Member Jason McGuire asked for clarification regarding the existing dog park, confirming that it is part of the Jordan Station apartments. He then asked whether the applicant planned to partner with Jordan Station, sharing the dog park between both projects. Mr. Payne confirmed that they have an agreement to share the dog park amenity. He explained that the current dog park is not heavily used, so combined use by both properties is not expected to create a burden. He added that a maintenance agreement is included as part of their purchase agreement with Jordan Station.

Mayor asked for clarification regarding the total number of units proposed, confirming that the number being discussed was 33 now. Mr. Payne confirmed that the development would consist of 33 townhome units and provided details on the site layout and massing. Mr. Payne continued to review prepared presentation (Attachment A). He explained that the buildings would step down the slope to match the grade, using retaining foundations for engineering purposes. This design allows upper floors to maintain views over the units below. He described the unit configurations, the three-story units (shown in white) would have garages on the main level, while the other units (shown in purple) would have mid-level garage access with walkout basements below. Front doors would be positioned next to garages for the wider units, while other units would be rear-loaded with front entrances facing the street. Payne emphasized that the design addresses grading requirements while minimizing visual impact on neighboring properties across the river, ensuring the development is aesthetically compatible with the surrounding area.

Council Member Zander complimented the presentation, stating that the rendering provided a clear and effective way to visualize how the development lays on the land.

Council Member Harris stated that the applicant has addressed the council's prior concerns, particularly regarding open space for residents. He noted that all units are for sale and praised the creative approach to the dog park near the neighboring property. He indicated that he had no objections to the current plan.

Council Member Johnson noted a concern raised in Architectural Review Committee (ARC) previously regarding the limited walkable sidewalks within and around the property. She acknowledged that, given the relatively small number of units, this may not be a significant issue but wanted to bring it up for discussion. She also observed that some sidewalk space was likely reduced to provide more open space.

Mr. Payne explained that the site's slope limits sidewalk and pedestrian connectivity in certain areas. He noted that north-south pedestrian access is feasible in the flatter sections of the site, while the steeper areas make continuous sidewalks challenging. He added that residents entering from the mid-level of rear-loaded units can access some pedestrian paths, but crossing the road is necessary to reach parks on the opposite side, and there is insufficient space to create continuous pedestrian connections throughout the sloped areas.

Council Member Zander asked whether the grass play area would be level, and inquired about the landscaping for the surrounding green areas, asking whether it would consist of natural vegetation and what type of landscaping is planned. Mr. Payne confirmed that the grass play area would be level. Regarding landscaping, he stated that the project will follow all applicable ordinances and requirements for the site's landscaping. Council Member Zander suggested that trees be added to the site. Mr. Payne stated that a development agreement is in progress and confirmed that the project will comply with all applicable landscaping ordinances.

Council Member Zander asked whether the project would return to the council for further review as part of the development agreement process. She suggested that when it does, it would be helpful to show potential tree placement and landscaping to provide a clearer visual of the site, noting that the added green space is appreciated. Mr. Payne confirmed that a landscape plan will be required as part of the development agreement.

Council Member McGuire expressed concern about the lack of sidewalk connectivity in the development. He noted that in other high-density subdivisions in the area, limited sidewalks have led to residents walking in the middle of the street, which poses safety issues. Mr. Payne acknowledged the concern and agreed that sidewalk connectivity should be extended in the flatter section of the site. He confirmed that pedestrian ingress and egress will be provided and that the pathways will be connected around the development to address the concern. Council Member McGuire suggested extending sidewalk connectivity on the other side of the development as well, if feasible, to allow residents to create a continuous loop for pedestrian access, while noting the potential challenge posed by the hillside. Mr. Payne explained that extending connectivity on the hillside would require a significant elevation change, approximately 50 feet, making a continuous pedestrian path impractical. He noted that while straight stairs could be an option, it would result in a very long series of steps, and the slope presents a major challenge for creating a standard pathway.

Council Member McGuire encouraged adding as much pedestrian connectivity as feasible to keep residents out of the roadway, noting that the connections shown are helpful but could be extended. He also asked for clarification on the driveways, confirming that they are stub entryways.

Council Member Johnson noted that during prior discussions in ARC, it was unclear, but it is now confirmed that all units will have two-car garages, whereas previously that may not have been the case.

Council Member Zander asked whether a car could be parked in the driveway in addition to the garage. Mr. Payne confirmed that cars can be parked in the driveways of Units One and Two. He added that the remaining units have driveways approximately six feet. Council Member Zander asked whether parking would be permitted along the north side of the property adjacent to the commercial building, seeking clarification on allowable parking in that area. Mr. Payne explained that the east side of the property is owned by the adjacent commercial building and functions as a fire access lane. The city has striped half of it, and vehicles park on the remaining half, though it remains private property. He noted that the development will use the commercial property's secondary fire access lane for connectivity.

Council Member Shelton noted that he had previously suggested including condos in the development but observed that the applicant decided not to incorporate them. Mr. Payne explained that incorporating condos into the development is challenging due to difficulties with financing for buyers and high insurance costs for developers, citing past lawsuits that have made condo projects less profitable. He noted that while legislation is being considered to ease some of these burdens, the current plan focuses on single-family attached and detached units. He added that although a stacked flat project would be appealing, the high cost of land makes it economically unfeasible at this time.

Mayor Ramsey noted that the legislature is aware of the challenges related to condo development and is working on potential solutions, but some factors are beyond state control due to national regulations and market conditions. Mr. Payne clarified that legislative efforts are primarily focused on assisting with mortgage financing, while high insurance costs continue to deter many developers from pursuing condo projects.

Council Member McGuire asked what the starting price for the units in the development would be. Mr. Payne stated that the units are currently being modeled with a starting price of \$550,000. Council Member McGuire noted the units would qualify for the first-time homebuyer program. Mr. Payne explained that, due to current market demand, he expects unit prices to ultimately reach the mid-\$600,000 range. He noted that buyers are attracted to the location for its proximity to transit, amenities, and freeway access.

Council Member Zander asked what the square footage of the units. Mr. Payne stated that the units will range from approximately 1,700 to 2,100 square feet, with the exact size varying depending on their location on the slope. He added that currently all units are planned as three-bedroom homes. He noted that while this site could be suitable for two-bedroom units, the lot sizes, particularly on the downhill lots, support larger three-bedroom layouts.

Mr. Payne stated that the project will be submitted to staff and then presented to the Planning Commission, with the goal of having the process completed by the end of the year.

Council Member Johnson motioned to recess the City Council Study Meeting and move to Executive Closed Session for the discussion of the purchase, exchange, or lease of real property. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

F. Executive Closed Sessions:

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

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

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

Council Member McGuire motioned to adjourn the October 21, 2025 City Council Study Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The October 21, 2025 City Council Study Meeting adjourned at 6:21 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

OCTOBER 21, 2025

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Fire Chief Chris Dawson, Police Chief Jeff Carr, Deputy City Engineer Jeremy Nielson, CFO Sunil Naidu, Director of Human Resources Teresa Cook, Associate Director of Public Works Colby Hill, Systems Administrator Ken Roberts, IS Specialist Ashley Pope, GIS Coordinator Matt Jarman, Police Lieutenant Adrian Montelongo, Community Center Manager Jamie Anderson, Communications Specialist Joshua Timothy, City Planner Greg Schindler, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance: Hanu Kavuri, Katie Fletcher, Krista M, Mikhail, Tomas Langholtz, SenthilKumar, Riaz Salt, Bob, Carol Brown

Other (In-Person) Attendance: Adam Price, John Friesen, Lexie Friesen, Rajeev Soud, Luc Nguyen, Jennifer Zollinger, Heather Judd, Akasha Harper, Victor Gabriel Anen, Erin Rigby, Hannah Bechtel, Justin Berg, Natalie Berg, Miley Berg, Todd Anderson, Angela Anderson, Deborah Lin, David Reece

6:31 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. Prayer – By Sego Church Co-Lead Pastor, Hannah Bechtel

Co-Lead Pastor Hannah Bechtel offered the prayer.

C. Pledge of Allegiance – By Assistant City Manager, Don Tingey

Assistant City Manager Tingey led the audience in the Pledge of Allegiance.

D. Minute Approval:

- D.1. September 16, 2025 City Council Study Meeting
- D.2. September 16, 2025 City Council Meeting

Council Member Harris motioned to approve the September 16, 2025 City Council Study Meeting and the September 16, 2025 City Council Meeting Minutes as published. Council Member Shelton seconded the motion; vote was 5-0, unanimous in favor.

E. Mayor and Council Reports:

Council Member Jason McGuire reported attending a special announcement regarding the new senior center with affordable senior housing at The District, expressing appreciation to staff and partners, including Ivory Innovations and The Boyer Company. He also met with the Arts Council to discuss broad categories for the upcoming year's budget, with details to be finalized in the coming months. Additionally, he attended the Legislative Policy Committee (LPC) meeting with Council Members Johnson, Council Member Shelton, and Mayor Ramsey (online), where they received updates from the Utah League of Cities and Towns (ULCT) on proposed legislation related to affordable and moderate-income housing, as well as other items anticipated for the upcoming January legislative session.

Council Member Kathie Johnson reported that the Youth Council met on Thursday in the council chambers. She highlighted a presentation by County Representative Carlos Moreno, noting it was engaging and well-received by the youth council members, who expressed interest in having him attend future meetings. She added that the experience was motivating for her personally and reflected positively on the Youth Council's engagement.

Council Member Patrick Harris reported attending the announcement of the new senior center, acknowledging the significant efforts from city staff, council members, and the mayor in its planning and design. He also attended the South Jordan SoJo Race Series Halloween 5K, noting strong community participation, creative costumes, and sponsor giveaways. Additionally, he highlighted ongoing interactions with city staff and residents, assisting with various issues and concerns over the past few weeks.

Council Member Tamara Zander reported the past two weeks were focused on family activities. She shared that she attended a sibling reunion with his seven siblings and their spouses and celebrated the marriage of her youngest child. She noted that her daughter and new son-in-law attended the BYU-Utah football game shortly after their wedding, creating a memorable family experience. She emphasized the importance of family and work-life balance in her report.

Council Member Don Shelton reported attending the announcement of the new senior center, expressing appreciation for the council, mayor, and staff involved. He noted that the location is ideal, offering affordable senior housing and contributing to revitalization of the district. He also attended a Unified Sports event in Sandy, enjoying the enthusiasm of the participants and meeting former Miss America Charlene Wells. Additionally, he participated in LPC meetings focused on affordable housing and ensuring residents' voices are considered in development decisions. He concluded by noting the opening of the interchange at 9800 South and Bangerter Highway, describing it as a positive development for the city.

Mayor Dawn Ramsey reported on several city updates and events. She highlighted the new 17,000-square-foot senior center, noting its dedicated design for seniors and inclusion of approximately

200 affordable housing units. She shared the positive impact on residents, citing gratitude and personal stories, and thanked staff, council members, and community partners for their contributions. She discussed economic and recreational developments, including the city's growing sports tourism initiatives such as the ballpark, professional pickleball venue, Fullmer Brothers boxing venue, and the junior PGA golf tournament, emphasizing that these projects are privately funded. She also mentioned meetings with residents and businesses, including filming a new segment of the "Dine with Dawn" series to highlight local restaurants. Regional involvement was noted with the Wasatch Front Regional Council (WFRC) and the regional growth committee, highlighting her role as chair. She also attended Bingham High School's first multicultural fair and emphasized community engagement and youth involvement. Regarding infrastructure, Mayor Ramsey celebrated the opening of the 9800 South and Bangerter interchange, acknowledging the long-term effort with UDOT, the school district, and other partners to improve traffic safety and connectivity. She also noted the state unified soccer championship win by Bingham High School, highlighting local youth achievement.

F. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Deborah Lin (Resident) - I'm here tonight because I'm taking a civics course called the Policy Circle. One of the requirements is to attend a meeting, so as long as I'm here, I thought I might as well take some time to introduce myself. It's been awesome, and I learned today that Council Member Tamara Zander is my representative, that I live in District 4, right on the boundary. I just want to thank you, first of all, for your service and for all that you do. It's a huge commitment and a lot of time, and we've lived here in South Jordan for five years. It's a wonderful place to live, and you do a fantastic job of running the city. During my last two and a half minutes, I wanted to mention that I work for the Utah Women in Leadership Project. Some of you may have heard of Dr. Susan Madsen. She's a world-renowned researcher and faculty member at Utah State University, and she has focused her work on girls, women, and families because of what she's observed here in Utah. My job is local outreach and curriculum manager. Part of what I do right now is work with cities in Utah that are passing what's called a Bolder Way Forward resolutions. Her research has found, it's actually quite heartbreaking, that many girls and women struggle in Utah in ways not seen in other states. She has focused her energy and started a statewide movement called a Bolder Way Forward, which includes 18 different focus areas. It can be a little overwhelming but also really inspiring to see that Utah is taking action that no other state has done. What we see is that girls and women in Utah face a lot of violence. Our domestic violence rates are above the national average. Child sexual abuse is also an issue, and it's heartbreaking that many children who are abused never disclose it until adulthood. But there are things we can do about it. The state legislature has approved curriculum that can be implemented in our schools. Our goal is to close gaps, decrease violence, and increase opportunities for girls, women, and families. This is not at the expense of boys and men. In the last couple of months, I've been to Salt Lake County, West Valley City, Millcreek City, and the city of Midvale. Men and women elected officials are supporting this initiative. I would like to invite you to pass a Bolder Way Forward resolution. I will share that opportunity with you so you can discuss it. Acknowledging these issues and letting our residents know that there are problems, but also solutions, is an important step. Thank you for your time.

David Reece (Resident) - I wanted to talk about a couple of things, a couple of concerns that I've heard from some of my neighbors, especially regarding parking and traffic. I'd like to share some ideas with you. I'm sure you've come across them before, but I'd like to put my voice in support of these ideas. One idea is for Daybreak, which has a lot of new amenities. I would love to see the city look into, along with Daybreak, some sort of shuttle that could circulate around Oquirrh Lake, connecting to new Harmon's stores, the ballpark, the hospital, the train stations, the temple, and the SoDa Row area. There's a nice little circle around Oquirrh Lake that I think would be a great opportunity. For example, when my girls are older and want to go to the library, I could put them on the shuttle instead of driving and dealing with traffic. It would also help during games and events at the new downtown Daybreak, allowing people in the north area of Daybreak to take the shuttle without clogging streets or causing parking issues in the neighborhoods. Another idea I've heard is offering free transit, similar to what Salt Lake City does, between the three train stations in South Jordan. This would allow people to park at any of the stations and take the train to the ballpark, again reducing congestion and parking impacts in nearby neighborhoods. Regarding the Senior Center, I'm aware that its location is in the middle of several parking lots. I'm curious about how accessible it will be for seniors who may not drive as much as in the past. I don't know what amenities are already planned to assist those residents, so that might be something to consider. Finally, I'd like to suggest an idea and get feedback if possible. I serve as a precinct chair for one of the political parties in this state, and I distribute a neighborhood newsletter to inform residents about precinct events, such as Halloween parties, Easter egg hunts, and candidate meet-and-greets. I'm curious what resources might be available to help precinct chairs connect with their neighborhoods for community purposes, not political purposes. South Jordan is within the top 10 cities in Utah in terms of population, and its size is comparable to Manhattan. I'd love to see opportunities for precinct chairs to help neighbors engage and grow as a community. Thank you for your time and consideration. I appreciate it.

Mayor Ramsey acknowledged the ideas presented, noting that some of them fall outside the city's direct authority but that they would be passed along to the appropriate entities. She also clarified that transportation services are available for seniors who do not drive.

Angela Anderson (Resident) - I live right across from the beautiful new intersection. In fact, we face the land where nine homes were removed, and now we face the Bangerter wall with the beautiful mountains in the background. Every time we talk to construction workers, we get different stories about what will be built there. We thought we'd come tonight to ask a question. I don't know if this is the right place, but we would love for that land to become a small park near the drainage pond. We're unsure if there are future plans for homes, but we would prefer a park across the street from us instead of tiny homes on tiny lots. I'm not sure who to contact about this, should we reach out to our District 2 representative, individually, or someone else?

City Manager Dustin Lewis responded that he can coordinate with Deputy City Engineer Jeremy Nielsen, and Planning and Economic Development Director Brian Preece, to provide more information to Ms. Anderson. He noted that the city does not currently own the property and has not seen any proposed plans for it, as the land belongs to the State of Utah.

Mayor Ramsey closed the public comment portion of the meeting.

G. Presentation Item:

G.1. Notice of Proposed Tax Increase for South Salt Lake Valley Mosquito Abatement District. (By South Salt Lake Valley Mosquito Abatement District Manager, Dan McBride)

SSLVMA District Manager, Dan McBride addressed the council regarding the district's proposed tax increase (Attachment A). He noted they are a special district that operates within South Jordan City boundaries, as well as 20 other municipalities in Salt Lake County. We are here as part of the truth-in-taxation process required by Utah Code 17B-1-1003 to announce and report our proposed tax increase to the council. To give a brief introduction, not many people are aware of our agency. We are responsible for monitoring, assessing, and controlling mosquitoes and mosquito-borne diseases within Salt Lake County. Our district was established in 1952. We are a small agency with five full-time staff and 30 seasonal staff during the mosquito season, which runs from April through October 1. Our focus is public health, public concern, and public nuisance management. There are several dangerous diseases present in the mosquito population, including West Nile virus and St. Louis encephalitis. As a special district, it is our responsibility to monitor and control these risks. We are seeking a tax increase to support our operations. Our last tax increase was in 2012 to build a building, and two years later, we reduced the tax rate. The last effective change to our rate was in 2002. We take fiscal responsibility seriously and aim to use all tools at our disposal before requesting additional funds. We are proposing an increase that would raise the district's total property tax revenue to approximately \$1,420,000 for the 2026 calendar year, an increase of about \$320,000 or roughly 29%. In context, this equates to about 77 cents per year for a property valued at \$600,000. The increase will allow us to stabilize costs of essential services, address rising operational expenses due to inflation, and implement operational enhancements. We plan to adopt more ecologically sound mosquito control methods, particularly in large areas such as Oquirrh Lake, Daybreak, and along the river. We hope to utilize drones and data processing tools to improve efficiency and environmental outcomes. Additionally, we aim to ensure our capital budget is ready for future needs without requiring additional tax increases. Finally, the public hearing for this proposed increase will be held on December 8 at 6:00 p.m. at our district offices near the airport. The notice, which was included with property tax statements, provides the address, date, time, and a virtual link for those unable to attend in person. South Jordan has always been a strong partner with mosquito control, and I've had the pleasure of working with several council members in the past. They are diligent, fair, and reflective of the city's commitment to service. I am happy to answer any questions the council may have.

Mayor Ramsey summarized that the South Salt Lake Valley Mosquito Abatement District will hold a public hearing on December 8 at 6:00 p.m. at the district offices near Airport Two in West Jordan. A virtual link will also be available. The hearing concerns a proposed property tax increase, which would result in an average annual increase of approximately .77 cents per property. Mr. McBride clarified that the proposed tax increase would equate to .77 cents per year for a home valued at approximately \$600,000. He noted that, given South Jordan's median home prices are slightly higher, the actual impact for local residents would likely be closer to \$1 per year.

Council Member Zander expressed appreciation for the Mosquito Abatement District's work, noting her experience serving on the board for eight years. She highlighted the district's efforts around the perimeter of Oquirrh Lake to prevent mosquito breeding and acknowledged their broader work along the Jordan River Parkway. She also inquired whether the water course on the west side of South Jordan is being monitored by the district. Mr. McBride responded that the district has been actively coordinating with developers to ensure access to the west side of the Mountain View Corridor and to monitor the new waterways being constructed in that area.

Council Member Shelton inquired about the district's fiscal management, noting that he was not familiar with their budget or operations. He observed that the proposed budget for the next fiscal year is approximately \$1.4 million, with an increase of \$60,000 for capital improvements, and asked how much the district normally keeps in reserve. Mr. McBride responded that the district typically maintains a capital reserve of approximately \$500,000 to \$650,000. He noted that their older building requires ongoing capital improvements, and the reserve serves as a permanent account to address these needs. Council Member Shelton commented that although the proposed increase appears significant percentage-wise, the actual dollar amount is minimal. He shared that his oldest son contracted West Nile virus while living in New York and nearly died, emphasizing the seriousness of mosquito-borne diseases. He expressed appreciation for the district's work and stated he was glad the community could support the agency for roughly an additional dollar per year. Mr. McBride added that, in terms of overall tax rate percentage, the South Salt Lake Valley Mosquito Abatement District is the third lowest in the state of Utah, with only one other entity, a cemetery district, having a lower rate.

Mayor Ramsey noted the importance of the mosquito abatement district's work and reminded the public that, as required by state law, the district presents this information to each municipality within its boundaries. She encouraged anyone wishing to provide input to attend the public hearing on December 8 at the district office.

H. Appeal Item:

H.1. Village at High Ridge Appeal. (By Board Member of the Village at High Ridge HOA, John Friesen)

Deputy City Engineer Jeremy Nielson provided background on the petition submitted by the Village at High Ridge HOA requesting that the City assume maintenance of the park strip along their frontage and the green space containing the detention basin at the southeast corner of the subdivision. He showed a map showing the parcel (Attachment B). He explained that staff reviewed the request after it was submitted in August and ultimately denied it. He outlined the primary reasons for the denial; the Parks Master Plan indicates the City will have a surplus of park space and the addition would not improve the City's level of service; the City's established practice is to avoid developing parks smaller than five acres; and taking on the area would further strain an already stretched Parks Division. Under City policy, HOAs may appeal such decisions to the City Council, which is why the item was before the Council. He noted that if the Council chose to approve the request, despite staff's recommendation, there are repairs and modifications that should be addressed prior to the City assuming responsibility.

Council Member Johnson asked what property abuts the subdivision to the south, referring to the large green area shown on the map. Deputy City Engineer Jeremy Nielson stated that the property to the south is Paradigm High School. He added that there is a chain-link fence separating the school property from the HOA's green space.

Council Member Shelton asked about the size of the green space. Deputy City Engineer Nielson responded that the area is approximately 0.7 acres, consisting of the detention basin green space as shown on the map, along with the adjacent park strip along 3600 West. Council Member Shelton asked whether the additional green space near 3600 West is a vacant lot or part of another property. Deputy City Engineer Nielson clarified that it is not part of the HOA's request area. It is a separate parcel under different ownership, not included in the petition before the council.

Council Member Zander clarified that the space near 3600 West used to house the Vision Dance Studio, which was recently purchased by Paradigm High School, so their campus will now extend over that building. The vacant lot to the north is privately owned and undeveloped.

John Friesen, a board member of the Village at High Ridge HOA, addressed the council regarding the HOA's request to dissolve city maintenance responsibilities for certain private green spaces. He noted that the majority of the community does not see a benefit in maintaining these areas. He provided handouts (Attachment C & D) including the city engineering findings and his letter to the city summarizing their position. He reviewed prepared presentation (Attachment E), explaining that the HOA consists of 37 homes, most of which are first-time homeowners, and that the community has struggled with HOA management since its development in 2017–2018. Earlier this year, the HOA collected signatures representing at least 70% of residents (excluding rental or investment properties) in support of the appeal. He outlined the agenda for his presentation, covering the background and challenges, the impact on the community, HOA maintenance responsibilities, the city engineer's assessment, and the HOA's proposal to make it easier for the council to approve the dissolution while addressing any necessary improvements to the green spaces. He continued his presentation on behalf of the Village at High Ridge HOA, detailing the history and challenges faced by the community. He explained that the builder and the first management company failed to deliver promised amenities, such as street signs for children at play and a park, leaving the green spaces as undeveloped areas with little value. He emphasized that unclear communication regarding the HOA's purpose and fees created confusion and dissatisfaction among homeowners. He outlined governance challenges, noting that of 37 homes, only 23 are eligible to serve on the HOA board. Since 2020, only six individuals have served as board members, with three resigning due to personal reasons or lack of understanding of the HOA's purpose. Currently, three board members remain, serving reluctantly because no other residents are willing to participate. He noted that the monthly HOA fee of \$50 per household primarily goes toward maintaining park strips and the green space, with minimal benefit to homeowners. He raised safety and liability concerns, explaining that the green space borders homes that do not pay HOA fees but have gate access to the area, leading to unauthorized use by neighbors, pets, and teenagers. He provided examples of vandalism, garbage, and trespassing, and noted issues with infrastructure, including broken vinyl fences, sprinkler system problems, dying trees, and a buried valve box. He proposed that if the city assumes maintenance responsibility, the HOA is willing to collaborate financially and logistically to address all existing issues, ensuring the green space meets city standards. Benefits to the city include centralized ownership, consistent

maintenance standards, improved environmental compliance, and enhanced community harmony and safety. City ownership would also eliminate tension within the HOA and between neighboring properties while generating public goodwill. In summary, the Village at High Ridge HOA requests that the City of South Jordan dissolve the HOA and take over maintenance of the green space and park strip. This would reduce administrative burdens and community conflict, while allowing homeowners to support a smooth transition through financial and logistical cooperation. The HOA expressed willingness to continue ongoing dialogue with the city during the transition.

Mayor Ramsey acknowledged the presentation and turned the discussion to the City Council for questions. She asked if the HOA had considered speaking with Paradigm High School about purchasing the 0.7-acre parcel or if they had explored the possibility of selling it. Mr. Friesen responded that he had not discussed purchasing the parcel with Paradigm High School.

Mayor Ramsey asked if the HOA currently has a management company handling the association's finances. Mr. Friesen explained that the HOA does have a management company they pay, but it does not provide substantial service due to the small size of the community and limited urgency. He also noted that if Paradigm High School were to purchase the parcel, it could create additional fencing issues with neighboring properties.

Council Member Johnson noted that if Paradigm High School were to purchase the parcel, any fencing or property boundary issues would be the responsibility of Paradigm, relieving the HOA of that concern.

Mayor Ramsey acknowledged the location's proximity to Paradigm High School and suggested that the school might be interested in the 0.7-acre parcel, especially since it is adjacent to the recently purchased dance studio parcel.

Council Member Zander noted that her friend previously owned the dance studio, which Paradigm High School purchased to expand its student body and building space. She agreed that the school's adjacent property would be a more logical option for the parcel since city residents have limited access to the park due to surrounding homes. She recommended that the HOA first approach Paradigm High School to discuss a potential purchase, as it would better serve accessibility and use considerations.

Mayor Ramsey added that given the parcel's location on a cul-de-sac with limited frontage, turning it into a city park might not be ideal. She noted that neighbors could be opposed to increased traffic or parking in front of their homes, even if the space remained as green space without playgrounds.

Mr. Friesen responded that the community's sentiment toward the HOA is strongly negative, emphasizing that residents are frustrated with its existence and management. Mayor Ramsey noted that if the 0.7-acre parcel were converted to a city park, residents might be frustrated by other people using it, parking in the cul-de-sac, and potentially interfering with their homes, highlighting concerns about lack of designated parking and control over access.

Council Member McGuire added that the parcel has no city infrastructure, such as restrooms, and raised concerns that if it became a city park, neighbors could face issues similar to those in other communities, including visitors from outside the HOA requesting access to private amenities.

Lexie Friesen noted that, regarding the idea of Paradigm High School purchasing the parcel, the ownership status may need to be fact-checked. She mentioned that a board member was previously told by someone in the city that the city actually owns the property, but the HOA was responsible for maintaining it per an agreement made when the builder developed the homes.

Mayor Ramsey clarified that staff reviewing the property have indicated that the city does not own it, and that the parcel is owned by the Village at High Ridge HOA. She asked if all homeowners were informed about the HOA and associated fees at the time of purchase, and that this disclosure was likely a legal requirement.

Council Member Shelton suggested exploring the possibility of having the high school take over the parcel, noting that the HOA could negotiate an arrangement where the school assumes responsibility for the park strip maintenance and fencing, potentially without a large financial exchange, while acknowledging there may be legal considerations regarding dividing proceeds among homeowners.

Ms. Friesen asked if Paradigm High School were interested in purchasing the retention space, would it be possible to return to the city a request that the city assume maintenance responsibilities for the separate park strips that are not directly connected to that space. Council Member Johnson suggested that if the property were sold to Paradigm High School, the HOA could have the park strips converted to low-maintenance landscaping, such as rocks, which would make ongoing upkeep more manageable for the HOA or whoever assumes responsibility. Ms. Friesen clarified that the intent is to dissolve the HOA entirely, and the goal is not to shift maintenance responsibilities to the homeowners who live adjacent to the park strips. The purpose of the proposal is to remove the HOA's administrative and financial burden from the community. Council Member Johnson suggested that if the HOA is dissolved, the park strips could potentially be deeded to the adjacent homeowners, making them part of their private property. She noted that this would be a decision for the homeowners to discuss as a group and acknowledged that the city would likely not want to assume responsibility for this property, given its size and location.

Mayor Ramsey noted that it is not feasible or realistic for the city to take on the 0.7-acre parcel. She explained that the city's parks master plan and resource allocations do not support adding this space. Additionally, she expressed concern that opening the space to the public could create problems for residents, as events or general use could fill the cul-de-sac and street parking, negatively impacting the neighborhood.

Council Member Harris suggested exploring the option of deeding the green space to the adjacent homeowners. He shared an example from another state where an HOA dissolved and distributed common areas to neighboring property owners. He recommended the Village at High Ridge HOA discuss with the homeowners next to the green space whether they would be interested in taking ownership and maintenance responsibility, potentially increasing their lot size.

Ms. Friesen responded that the green space is a detention pond, not a level or usable piece of land, making it less appealing for adjacent homeowners to take ownership. She noted that one of the neighboring homes is a rental property, and she personally does not see a benefit in owning any portion of the retention area.

Mr. Friesen explained that dividing the detention pond among adjacent homeowners would result in uneven, mostly sloped parcels, making the land impractical and undesirable for them to own.

Council Member Harris noted that if he were an adjacent homeowner with young children, he might value receiving the land for private use, assuming it was usable and maintained as grass, providing a safe play area for his family. Mr. Friesen responded that the land is generally usable, but dividing it among adjacent homeowners would be complicated due to its shape and slope, which could limit practical use for each individual lot. Council Member Harris suggested the possibility of transferring the retention pond land to a single adjacent homeowner, with the condition that its engineered drainage function is maintained and no construction occurs. He asked if the HOA had explored whether any neighbors would be interested in taking on ownership and maintenance under those conditions. Mr. Friesen responded that no neighbors have approached the HOA about taking ownership of the retention pond land, and none have expressed interest in doing so. Council Member Harris suggested that the HOA could consider deeding the retention pond land to the adjacent homeowners, making it part of their property. He noted that the new owners would need to maintain the space, keep the drainage functional, and agree to its ongoing use, but it might be an appealing option for residents who want additional usable space.

Council Member McGuire asked staff, whether the retention pond is part of the city's stormwater system and if the city would need access to maintain it, given its function as a detention pond. Deputy City Engineer Nielson confirmed that the city would need access to maintain the retention pond's infrastructure, including the pipes, as it is part of the public stormwater system. Council Member McGuire clarified that while the retention pond is privately owned by the HOA, there is effectively an easement allowing the city access for maintenance. Deputy City Engineer Nielson noted that the plat likely includes access easements for public works, ensuring they can enter and maintain the stormwater pipes within the retention pond.

Council Member McGuire added that, despite the detention pond's constraints, some homeowners might be interested in taking over portions of the land to expand their lots for personal use, noting that people often find creative ways to utilize such spaces.

Council Member Johnson recommended that the HOA first approach the school district regarding the retention pond parcel before pursuing other options.

Mayor Ramsey suggested that the HOA consider deeding the retention pond parcel to the school district, allowing the HOA to dissolve and end the \$50 monthly fees. The school district would assume ongoing maintenance responsibilities, with the city retaining necessary access for stormwater infrastructure. She also noted that the adjacent park strips could be deeded to the neighboring homeowners, who could take advantage of the city's "Flip Your Strip" program to convert them to low-maintenance landscaping, reducing water use and upkeep while maintaining aesthetics.

City Planner Greg Schindler clarified that the park strips are city-owned property, so they cannot be deeded to homeowners. Any responsibility for them would remain as a maintenance agreement, not a transfer of ownership, even though the HOA or residents may perform upkeep.

Council Member Johnson noted that the main focus should be resolving the detention pond issue. She suggested that if the charter school is willing to take responsibility for that parcel, the other aspects of the HOA dissolution and property transition would likely be easier to address.

Mayor Ramsey suggested that the HOA could potentially offer the detention pond property to Paradigm High School, with the understanding that Paradigm would invest in new fencing to separate it from the HOA homes and agree to maintain the park strips. She explained that if such an agreement were formalized in a signed document, the HOA could dissolve, transfer responsibilities, and avoid future maintenance obligations, effectively removing themselves from ongoing management. She noted this approach seemed logical, though she deferred to City Attorney Ryan Loose for confirmation.

City Attorney Loose explained that without reviewing all of the HOA's bylaws, it's difficult to determine exactly how easily the HOA could dissolve and transfer property. However, he noted that it is generally feasible to sell or transfer land that has encumbrances, such as the city's easement, and indicated that the HOA likely understands the steps required for dissolution and property disposition. He acknowledged that HOAs can be complex and variable.

Mayor Ramsey expressed sympathy for the HOA's situation, acknowledging that they had been put in a difficult position due to prior mismanagement. She noted that having the city take over the property may not be the best solution. Instead, she suggested that offering the land to the adjacent school for expansion, contingent on the school taking over maintenance responsibilities in perpetuity, might be a more practical and legally feasible solution. She emphasized that this was guidance based on opinion, not legal advice, and encouraged the HOA to pursue a solution that aligns with their governing documents.

Council Member Shelton motioned to deny the appeal submitted by the Village at High Ridge HOA. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.

Council Member Harris noted that while the council cannot accept the HOA's request for the city to take over the property, the city remains willing to be a resource to the community. He noted programs such as the "Flip Your Strip" initiative and offered support to help make potential solutions more manageable for residents.

Council Member Shelton noted that while he made the motion to deny the appeal, he felt it was appropriate to bring it before the council. He acknowledged that some of the alternative suggestions discussed, such as working with Paradigm High School or addressing park strip maintenance, could help the HOA achieve their goals in a more practical way, particularly given the challenges of parking, restrooms, and city park planning requirements.

Council Member Zander noted that while she does not know Paradigm High School's leadership personally, the owner of Vision Dance Studio, recently sold to Paradigm, has been in negotiations for months. She suggested that now would be an ideal time for the HOA to approach Paradigm about expansion.

Mayor Ramsey suggested that if the Village at High Ridge HOA is considering disposing of property, approaching Paradigm High School about it would be the recommended strategy. She wished them good luck with the process.

I. Action Item:

- I.1. Resolution R2025-56, Authorizing the City of South Jordan Mayor to sign a Franchise Agreement with XO Communications Services, LLC. (By Assistant City Manager, Don Tingey)

Assistant City Manager Don Tingey explained that XO Communications Services has had a franchise agreement with the city since 2001. However, they did not exercise the automatic renewal this year. Once it was realized that the agreement had expired, the city restarted the process. The new franchise agreement presented to the council maintains the same terms as the previous agreement, and XO Communications has paid the required fee to submit their application.

Council Member McGuire motioned to approve Resolution R2025-56, Authorizing the City of South Jordan Mayor to sign a Franchise Agreement with XO Communications Services, LLC. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.

J. Public Hearing Items:

- J.1. Ordinance 2025-18, Adopting an amended updated Storm Water Facilities Impact Fee Facilities Plan and Impact Fee Analysis; adopting an amended and updated Impact Fee for Storm Water Facilities; establishing service area; and/or other related matters. (By Associate Director of Public Works, Colby Hill)

Associate Director of Public Works Colby Hill reviewed background information and explained that the council is being asked to consider an ordinance to adopt updated impact fees for the city's stormwater system. He noted that the city recently completed a stormwater master plan and, with assistance from Fred Philpot with LRB Public Financial Advisors, completed a Stormwater Impact Fee Facilities Plan and Analysis.

Fred Philpot reviewed prepared presentation (Attachment F), explaining that the city recently completed a stormwater master plan, which included an evaluation of the system and a review of growth-related infrastructure needs. The analysis showed that there is little to no new infrastructure required to support growth, leading to a shift from a future facility-based impact fee to a buy-in component. This approach calculates fees based on the proportionate share of the existing system costs in relation to projected growth over a ten-year period. As a result, the proposed impact fee for new construction is \$804 per equivalent residential unit (ERU), representing a 33% decrease from the current fee of \$1,201. The decrease reflects the use of the original cost of existing

improvements rather than future projected costs. The fee applies only to new construction. The next steps include holding a public hearing, after which the city council may adopt, modify, or reject the proposed fee. Decreases to the fee generally take effect immediately, while any increases require a 90-day waiting period.

Mayor Ramsey opened the public hearing for Ordinance 2025-18. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Shelton asked for clarification on the calculation of impact fees presented in the slide, noting that he was able to understand the 6.2% figure but was unclear on how the 56.1% value was derived. Mr. Philpot explained that they reviewed the inventory and depreciation schedule to distinguish system improvements from project-specific improvements. They identified the assets that qualify as system improvements within the service area to isolate the portion relevant for the impact fee calculation. Council Member Shelton noted that of the roughly \$45 million in assets, just over half were included in the impact fee calculation. He asked if only those assets expected to depreciate and that qualify as system improvements within the service area were included. Mr. Philpot clarified that the calculation uses the original value of assets, but excludes neighborhood-scale or project-specific improvements. Only assets that qualify as system-wide improvements are included, as these meet the definition of a system improvement within the service area. Council Member Shelton confirmed the calculation is not based on new or anticipated projects and does not include areas such as Daybreak or the newly annexed territory. Only existing system-wide assets within the current service area are considered. Mr. Philpot confirmed that is correct, the analysis is based solely on the service areas defined in the Impact Fee Analysis (IFA) and the ordinance.

Council Member Shelton asked for clarification on whether the collected impact fees must be used within a specific period of time. Mr. Philpot clarified that the impact fees must be used within a relatively short period, typically six years from the date of collection. For the buy-in component, the funds are essentially expended immediately, as they are used to reimburse the city for existing infrastructure. Mr. Philpot added that the fees typically remain within the defined service area, but are expended as they are collected to reimburse the city for infrastructure already in place. He noted that the system has excess capacity, and the buy-in component helps cover those existing costs, so the six-year expenditure window is not expected to pose an issue. He added that if pipe replacements or other infrastructure needs arise, the funds collected through the impact fee are used for those purposes as part of the buy-in component. Once expended, the money leaves the impact fee fund, which aligns with the intended use and compliance requirements of the fee.

CFO Sunil Naidu explained that the fees go back into the storm drain fund, where they remain eligible for capital projects. He noted that since the city previously used the storm drain fund to carry out impact fee-qualified system improvements, the incoming fees essentially reimburse the fund for those expenditures. Council Member Shelton confirmed that the fund builds a reserve, and the capital can be used for necessary infrastructure repairs, such as pipe replacements, as needed. CFO Sunil Naidu clarified that the fund balance was initially drawn down to complete the projects, and the impact fee collections are now being used to replenish the fund. Mr. Philpot added that impact fees are not used for repair or replacement. Instead, they are expended as a buy-in, leaving the impact fee fund and going into the storm fund. This process effectively reimburses the

city for previously constructed infrastructure, after which the funds become unencumbered within the storm fund.

Mayor Ramsey confirmed that the \$804 impact fee for new development is intended to reimburse the city for existing stormwater infrastructure. The fee ensures that new users contribute to the cost of drainage systems that are already in place and maintained by the city. Mr. Philpot explained that while the current impact fee reimburses the city for existing stormwater infrastructure, future redevelopment or density changes could require new infrastructure. This underscores the importance of continually updating master plans, as communities may shift from having no impact fees to needing fees to fund new system improvements. Mayor Ramsey emphasized the importance of regularly updating impact fees, noting that the city conducts thorough analyses to ensure fees align with actual costs. She highlighted that this process ensures the city is reimbursed for the true cost of providing stormwater services without overcharging developers or residents.

Council Member Shelton clarified that the \$804 impact fee applies only to new residential construction and is a one-time charge, not an ongoing tax or recurring fee for homeowners.

Council Member Harris motioned to approve Ordinance 2025-18, Adopting an amended updated Storm Water Facilities Impact Fee Facilities Plan and Impact Fee Analysis; adopting an amended and updated Impact Fee for Storm Water Facilities; establishing service area; and/or other related matters. 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.

J.2. Ordinance 2025-19, Amending Title 5.38.030: Preschools - Additional Requirements. (By City Manager, Dustin Lewis)

City Manager Dustin Lewis reviewed background information on the proposed update to the city ordinance governing home-based preschools. He noted that following resident concerns and a prior work session, staff reviewed ordinances from neighboring jurisdictions and incorporated Council feedback into a draft ordinance. Key changes include increasing the maximum student count from eight to twelve, removing a confusing “other conditions” clause, and changing the limitation from four sessions per week to a maximum of two sessions per day, Monday through Friday. Age restrictions for students were removed to allow greater flexibility, and applicants are no longer required to submit hours of operation for review. The ordinance now allows additional employees who do not reside in the home to assist with the preschool, creating a special exemption for home-based preschools. Drop-off and pick-up are prohibited on shared driveways, and limitations on trips per day are removed, effectively restricting trips only by the number of students. The ordinance maintains compliance with all life safety codes and applicable state and federal laws.

Mayor Ramsey opened the public hearing for Ordinance 2025-19. There were no comments. Mayor Ramsey closed the public hearing.

Council Member McGuire asked why the ordinance continues to include the provision that preschools are not limited to twelve one-way vehicle trips per day, rather than remaining silent on the matter. City Manager Lewis explained that the exemption is necessary because, in another section of the code, all other home occupations are limited to twelve one-way vehicle trips per day. Including the language for preschools ensures they are not inadvertently subject to that restriction while remaining compliant with the rest of the code.

Council Member Johnson noted that, with the revised preschool ordinance, there could potentially be up to 24 children coming and going. City Manager Lewis clarified that the 12-trip limit in the code continues to apply to all other home occupations, and the exemption specifically applies only to preschools, ensuring they are not subject to that limitation.

Council Member Johnson asked whether, if a preschool's drop-off and pick-up activity creates issues within a neighborhood, another city ordinance exists that could address or mitigate those concerns. City Manager Lewis responded that he would defer to the City Attorney for any specific code citations, but noted that it would depend on the nature of the issue. He explained that if problems arise, such as vehicles parking illegally, blocking fire hydrants, or obstructing driveway access, the City already has enforcement tools and ordinances that could be used to address those concerns. Council Member Johnson noted that, in her own neighborhood, a resident with a large accessory building frequently hosts basketball games with many children, resulting in increased traffic and activity. She shared that while neighbors generally only voice concerns informally to one another, similar situations could become problematic in some areas.

City Attorney Ryan Loose explained that the City has standard regulations in place, and if significant issues arise, the ordinance can be revisited and adjusted. He noted that it is common to make policy changes to address concerns and later refine those changes if unintended consequences occur. He stated that the draft ordinance reflects the Council's direction to support and incentivize preschools, as they contribute to broader goals. If problems emerge, staff would likely recommend addressing them through measures such as limiting operating times. He emphasized the intent to encourage these businesses while planning to resolve any issues that may surface in the future. Council Member Johnson commented that the approach described sounded similar to legislative processes, where ordinances are adjusted over time and each legislative session often involves refining or correcting prior actions. City Attorney Loose clarified that while ordinances cannot always ensure people act rationally, existing policies allow the city to respond to issues as they arise. In emergencies, the chief can close roads, and the city can exercise emergency powers. For ongoing issues like traffic, the city would monitor the situation and could rely on recommendations from the traffic committee, bringing any necessary legislative changes back to the council.

Council Member Zander motioned to approve Ordinance 2025-19, Amending Title 5.38.030: Preschools - Additional Requirements. Council Member Shelton seconded the motion.

Roll Call Vote

Council Member Zander - Yes

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0.

Mayor Ramsey expressed appreciation for the residents and preschool providers, including Ms. Zollinger and several colleagues, who raised concerns about the city's preschool ordinance six weeks prior. She noted that their input prompted staff to review and update the ordinance, resulting in clearer, more practical regulations that will benefit both preschool providers and families seeking affordable options in South Jordan.

J.3. Resolution R2025-55, Amending the South Jordan Fee Schedule. (By CFO, Sunil Naidu)

CFO Sunil Naidu explained that with the city's passport office opening in less than a month, there is a need to update the fee schedule to reflect the fees the office can charge. He outlined that the application fee is set by the U.S. Department of State and collected by the city, while additional optional fees cover services such as passport photos, money orders, or expedited processing. The fee schedule amendment will enable the city to collect these fees as applications are processed.

Mayor Ramsey expressed excitement about the upcoming opening of the city's passport office, noting it will provide a convenient service for residents who need passports. She emphasized that, by law, the city must establish fees to cover the cost of providing the service, which are not currently included in the fee schedule.

Mayor Ramsey opened the public hearing for Resolution R2025-55. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Zander commented that the passport office will be a valuable service and noted its potential as a revenue generator, expressing appreciation to all involved in making it a reality.

City Manager Lewis praised staff for their work getting the passport office assembled and offered council members an early tour of the highly secure office, emphasizing that even he would not be allowed unescorted once it is operational, and encouraged anyone interested to see the setup before it opens.

Council Member Johnson motioned to approve Resolution R2025-55, Amending the South Jordan Fee Schedule. 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.

K. Staff Reports and Calendaring Items:

City Manager Dustin Lewis acknowledged the presence of several staff members attending the meeting to cover for directors. He noted that some of the attendees were experiencing a city council meeting for the first time. He emphasized that their participation provides valuable experience and highlights the depth of talent within the city's leadership team.

Mayor Ramsey noted that there will not be a city council meeting two weeks from tonight due to Election Day on November 4. She reminded council members of upcoming events, including the Veterans Day breakfast on November 1 and the Wasatch Choice Vision Workshop with the Wasatch Front Regional Council on November 6 at the Public Safety Building, which will focus on regional transportation planning and long-range development and provide an opportunity for input from South Jordan and neighboring cities. She also highlighted the Pumpkin Promenade at Bingham Creek Regional Park and the city's upcoming production of Forever Plaid in collaboration with the Arts Council and Sandbox Theater Company at the Community Center.

Council Member Harris motioned to adjourn the October 21, 2025 City Council Meeting. Council Member Shelton seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The October 21, 2025 City Council Meeting adjourned at 8:21 p.m.

RESOLUTION R2025 - 58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, SUPPORTING AMERICA250 AND RECOGNIZING AND APPROVING THE SOUTH JORDAN AMERICA250 UTAH COMMUNITY COMMITTEE.

WHEREAS, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as “America250 Utah”); and

WHEREAS, the mission of America250 Utah is to commemorate and celebrate, reflect on our nation’s past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state; and

WHEREAS, America250 Utah is seeking partnerships with counties and municipalities to further its mission; and

WHEREAS, this partnership will be formed by creating a local committee called the “South Jordan America250 Utah Community Committee”; and

WHEREAS, the South Jordan America250 Utah Community Committee will focus on important events, people, and places within South Jordan to commemorate and celebrate the City of South Jordan’s role in America’s 250th anniversary; and

WHEREAS, local projects will enhance tourism, community building, and economic development opportunities.

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

SECTION 1. Recognize, Partner and Support. The City Council hereby:

1. Recognize **South Jordan America250 Utah Community Committee** as its official committee.

South Jordan America250 Utah Community Committee

- Don Tingey, Assistant City Manager
- Janell Payne, Recreation Director
- Rachael Van Cleave, Communications Manager/PIO

Specific Events, partnered adhoc participants:

- South Jordan City Events:
 - SummerFest (ie. Parade float, movie, race, etc.)
 - South Jordan Arts (ie. Art Show, Utility Box wraps)
 - South Jordan Recreation (ie. Race Series, Baseball, etc.)
 - South Jordan Senior Programming (ie. patriotic events & banquets)
- Major Brent Taylor Foundation (The 911 Project)
- Larry H. Miller (Downtown Daybreak events/activities)

- Daybreak HOA & LiveDAYBREAK Representatives (Daybreak Community events)
 - USU Bastian Agricultural Center (USU BAC events)
 - Jordan School District (JSD events)
2. Partner with America250 Utah.
 3. Support signature programs of the America250 Utah Commission; and
 4. Support the South Jordan Utah250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in South Jordan.

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

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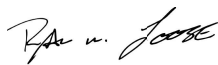
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

	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 - 59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPROVING PRIVACY PROGRAM POLICY #300-03.

WHEREAS, the Utah Office of Data Privacy (Office), created in the Government Data Privacy Act (GDPA), under the direction of the State's Chief Privacy Officer (CPO) has been established within the Department of Government Operations (Utah Code § 63A-19-101 et seq.); and

WHEREAS, the Office is directed to—among other things—assist governmental entities in meeting their privacy obligations; and

WHEREAS, under the GDPA, a governmental entity, including a municipality, is required to initiate a data privacy program before December 31, 2025 (Utah Code § 63A-19-401(2)(a)(i)); and

WHEREAS, the City of South Jordan drafted a Privacy Program policy under the direction provided by the Utah Office of Data Privacy (Utah Code § 63A-19-102); and

WHEREAS, the City of South Jordan intends to implement Privacy Program #300-03 (Exhibit 1) to its Citywide Policies to be in compliance with the Government Data Privacy Act (GDPA).

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

SECTION 1. Approve. The City Council hereby approves Privacy Program Policy #300-03 (Exhibit 1) as part of its Citywide Policies.

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

<<Signature on Following Page>>

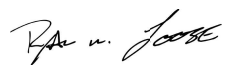
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

City of South Jordan

Privacy Program Policy 300-03

Effective Date: 18 November 2025

Revised Date: tbd

Sunset/Next Review Due: FY 2026

Approved By: City Council Resolution R2025-59

1. Purpose

This policy serves to document the City of South Jordan’s [“City”] privacy program, which includes the City’s policies, practices, and procedures for the processing of personal data in accordance with [Utah Code § 63A-19-401\(2\)\(a\)](#), and which aligns with the records management and data governance requirements provided in both GRAMA and DARS. Where applicable, this policy will refer to a more specific or detailed policy, procedure, or guidance that addresses a particular practice that the City has developed.

2. Guiding Principles

This policy consolidates privacy practices, outlines governance roles and responsibilities, and ensures compliance with generally applicable records management, data protection, and data privacy obligations. It is designed to safeguard individual privacy rights, promote transparency, maintain the integrity and security of personal data, and ensure accountability across all departments within the City. This policy is meant to guide further alignment of the City with the State Data Privacy Policy as detailed in [Utah Code § 63A-19-102](#).

3. Scope

This policy applies to all City employees involved in the management, creation, and maintenance of records or who have access to personal data as part of their job duties.

This policy also applies to all contractors of the City that process or have access to personal data as a part of the contractor's duties under an agreement with the City pursuant to [Utah Code § 63A-19-401\(4\)](#).

Processing activities implemented on or after May 1, 2024, must be compliant with this policy prior to implementation. The City must develop a strategy to inventory and bring pre-existing activities into compliance with this policy by January 1, 2027.¹

4. Definitions:

¹ [Utah Code § 63A-19-401\(2\)\(e\)](#).

"**Classification**," "classify," and their derivative forms mean determining whether a record series, record, or information within a record is public, private, controlled, protected, or exempt from disclosure under [Subsection § 63G-2-201\(3\)\(b\)](#).²

"**Cookie**" means "Technology that records a user's information and activity when the user accesses websites. Cookies are used by website owners, third parties, and sometimes threat actors to gather user data."³

"**Data breach**" means— the unauthorized access, acquisition, disclosure, loss of access, or destruction of personal data held by a governmental entity, unless the governmental entity concludes, according to standards established by the Cyber Center, that there is a low probability that personal data has been compromised."⁴

"**Designation**," "designate," and their derivative forms mean indicating, based on a governmental entity's familiarity with a record series or based on a governmental entity's review of a reasonable sample of a record series, the primary classification that a majority of records in a record series would be given if classified and the classification that other records typically present in the record series would be given if classified.⁵

"**Device fingerprinting**" means collecting attributes of a user's device configurations to create a trackable profile for the device.

"**Individual**" means a human being.⁶

"**Key logger**" means "a program designed to record which keys are pressed on a computer keyboard..."⁷

"**Personal data**" means information that is linked or can be reasonably linked to an identified individual or an identifiable individual.⁸

"**Processing activity**" means any operation or set of operations performed on personal data, including collection, recording, organization, structuring, storage, adaptation, alteration, access,

² [Utah Code § 63G-2-103\(3\)](#)

³ Cybersecurity & Infrastructure Security Agency, Project Upskill Glossary. Last visited 1/14/2025 at: <https://www.cisa.gov/resources-tools/resources/project-upskill-glossary>

⁴ Utah Code § 63A-19-101(4)

⁵ [Utah Code § 63G-2-103\(7\)](#)

⁶ [Utah Code § 63G-2-103\(13\)](#)

⁷ National Institute of Standards and Technology, Computer Security Resource Center, Glossary. Last visited 1/14/2025, at:

https://csrc.nist.gov/glossary/term/key_logger#:~:text=Definitions%3A,NIST%20SP%20800%2D82r3

⁸ [Utah Code § 63A-19-101\(13\)](#)

retrieval, consultation, use, disclosure by transmission, transfer, dissemination, alignment, combination, restriction, erasure, or destruction.⁹

“**Record**” means the same as that term is defined at [Utah Code § 63G-2-103\(25\)](#).¹⁰

"Record series" means a group of records that may be treated as a unit for purposes of designation, description, management, or disposition.¹¹

"Records officer" means the individual appointed by the chief administrative officer of each governmental entity, or the political subdivision to work with state archives in the care, maintenance, scheduling, designation, classification, disposal, and preservation of records.¹²

"Schedule," "scheduling," and their derivative forms mean the process of specifying the length of time each record series should be retained by a governmental entity for administrative, legal, fiscal, or historical purposes and when each record series should be transferred to the state archives or destroyed.¹³

5. Governance

5.1. Chief Administrative Officer (CAO)

- A. The City Manager shall serve as the chief administrative officer (CAO) of the City in fulfilling the duties outlined in [Utah Code § 63A-12-103](#).
- B. The designation of the CAO shall be reported to the Utah Division of Archives and Records Services (Archives) within 30 days of the designation.
- C. The designation of, and responsibilities assigned to, a CAO shall be reviewed and confirmed by the City on an annual basis.

5.2. Appointed Records Officers (AROs)

- A. The CAO shall appoint one or more individuals to serve as records officers in fulfilling the duties of working with Archives and the Office of Data Privacy in the care, maintenance, scheduling, disposal, classification, designation, access, privacy, and preservation of records.¹⁴

⁹ [Utah Code § 63A-19-101\(14\)](#)

¹⁰ Only the citation to the definition of “record” is provided here due to the length of the definition.

¹¹ [Utah Code § 63G-2-103\(26\)](#)

¹² [Utah Code § 63G-2-103\(27\)](#)

¹³ [Utah Code § 63G-2-103\(28\)](#)

¹⁴ [Utah Code § 63A-12-103\(2\)](#)

- B. The CAO may assign responsibility for the duties of appointed records officers to one, or among several, officers as the CAO deems appropriate.
- C. The appointment of records officers shall be reported to Archives within 30 days of the appointment.
- D. If responsibility for the duties of appointed records officers are divided between more than one officer, such specification should be reported to Archives along with the appointment.
- E. The appointment of, and responsibilities assigned to, a records officer shall be reviewed and confirmed by the City on an annual basis.

6. Records Series

6.1. Records and Records Series

- A. The City shall create and maintain records and records series in accordance with the requirements provided in DARS and GRAMA in addition to correlated guidance issued by Archives.
- B. The City shall appropriately designate and classify records and records series in accordance with the requirements provided in DARS and GRAMA.
- C. CAO shall be responsible for submitting a proposed retention schedule for each type of material defined as a record under GRAMA to the state archivist for review and final approval by the Records Management Committee (RMC).
- D. Upon approval by the RMC, City shall maintain and dispose of records in strict accordance with the approved retention schedule. In instances where City has not received an approved retention schedule for a specific type of record, the general retention schedule maintained by the state archivist shall govern the retention and disposition of those records.

6.2. Record Series Privacy Annotation

- A. The City shall perform a privacy annotation for each record series that contains personal data pursuant to [Utah Code § 63A-12-115](#).
- B. Privacy annotations shall include:
 - a. the legal authority under which personal data is processed;
 - b. the purposes and uses for the personal data; and
 - c. the types of personal data that may be processed within the record series.

- C. Privacy annotations shall be conducted and reported in accordance with additional requirements provided by Archives via administrative rule.

7. Awareness & Training

7.1. Departmental Data Privacy Training

- A. The CAO of shall ensure that all employees that have access to personal data as part of the employee's work duties complete a data privacy training program within 30 days after beginning employment and at least once in each calendar year.
- B. The CAO of is responsible for monitoring completion of data privacy training by the City's employees.

7.2. Agency-Specific Training

- A. In addition to the general privacy awareness training, the City may create and require employees to complete specific privacy training tailored to the unique privacy needs, practices, and requirements of the City.

7.3. Appointed Records Officer Training and Certification

- A. The CAO of shall ensure that, on an annual basis, all appointed records officers successfully complete online training on the provisions of GRAMA and obtain certification from Archives in accordance with [Utah Code § 63A-12-110](#).
- B. The CAO of shall, on an annual basis, review and confirm the certification status of all appointed records officers.
- C. GRAMA Access AROs: AROs who handle GRAMA transparency responsibilities are required to complete the GRAMA transparency training and obtain certification from Archives in accordance with [Utah Code § 63A-12-110](#).
- D. Records Management and Privacy AROs: AROs specializing in records management or privacy are required to complete both records management and GRAMA transparency training, as well as obtain the corresponding certifications.

8. Identify

8.1. Inventorying

- A. The CAO of shall maintain a comprehensive inventory of:

- a. All IT systems that may process state or federal data which the state owns or is responsible for, using the standard process that DTS provides.¹⁵
- b. All records and record series that contain personal data and the types of personal data included in the records and record series.¹⁶
- c. All processing activities, the inventory of which shall include:
 - i. Non-compliant processing activities—pursuant to the GDPR—that were implemented prior to May 1, 2024, and a prepared strategy for bringing the non-compliant processing activity into compliance by no later than January 1, 2027;¹⁷ and
 - ii. All processing activities implemented after May 1, 2024, with documentation confirming compliance status.

8.2. Information Technology Privacy Impact Assessment *[NOT currently required by municipalities, but expected in future year(s).]*

- A. The CAO shall ensure the completion of a Privacy Impact Assessment (PIA) for all IT systems that may process personal data prior to the initiation of data processing in the IT system as required under [DTS Information Security Policy 5000-0002](#).
- B. The responsible CAO shall use the PIA template that is created and maintained by the Chief Privacy Officer and which is approved by the Chief Information Officer pursuant to [DTS Information Security Policy 5000-0002](#).
- C. CAO must maintain a copy of each completed assessment for a period of four years to provide audit documentation and ensure accountability in privacy practices.

9. Transparency

9.1. Website Privacy Policy

- A. The CAO shall create and maintain privacy policies on their websites as outlined in [Utah Code § 63D-2-103](#) and [Utah Admin. Code R895-8](#).
- B. The CAO shall ensure that personal data related to a user of the City’s website is not collected unless the City’s website complies with [Utah Code § 63D-2-103\(2\)](#).

¹⁵ DTS [Information Security Policy 5000-0002](#), section 2.4.2.1

¹⁶ Utah Code §§ [63A-12-104](#) and [63A-12-115](#)

¹⁷ [Utah Code § 63A-19-401](#)

- C. The CAO shall ensure that all website(s) of the City contain a privacy policy statement that discloses:
- a. The identity of the governmental website operator;
 - b. How the governmental website operator may be contacted;
 - c. The personal data collected by the governmental entity;
 - d. The practices related to disclosure of personal data collected by the governmental entity and/or the governmental website operator; and
 - e. The procedures, if any, by which a user of a governmental entity may request:
 - i. Access to the user's personal data; and
 - ii. Access to correct the user's personal data.
 - f. A general description of the security measures in place to protect a user's personal data from unintended disclosure.

9.2. Privacy Notice

- A. Employees shall only collect personal data from individuals if, on the day the personal data is collected, the City has provided a privacy notice to an individual asked to furnish personal data that complies with Utah Code §§ [63G-2-601\(2\)](#), [63A-19-402](#), [63D-2-103\(2\)-\(3\)](#), or other governing law, as applicable.
- B. Such a personal data request privacy notice shall generally include¹⁸:
- a. the record series that the personal data will be included in;
 - b. the reasons the person is asked to furnish the information;
 - c. the intended purposes and uses of the information;
 - d. the consequences for refusing to provide the information; and
 - e. the classes of persons and entities that currently:
 - i. share the information with the City or
 - ii. receive the information from the City on a regular or contractual basis.

10. Individual Requests

- A. The CAO shall ensure that the City has established appropriate processes and procedures that facilitate compliance with applicable governing law for handling the following privacy requests of individuals:
- a. Individual's requests to access their personal data;
 - b. Individual's requests to amend or correct their personal data;

¹⁸ Utah Code §§ [63G-2-601\(2\)](#) and [63A-19-402](#).

- c. Individual's requests for an explanation of the purposes and uses of their personal data; and
 - d. At-risk governmental employee requests to restrict access to their personal data.
- B. The CAO shall ensure that the City has established processes for public access requests to inspect or copy the City's records, which are not requests from an individual to access their personal data.¹⁹
- C. The CAO shall ensure that employees of the City follow established business practices with respect to GRAMA.²⁰

11. Processing

11.1. Minimum Data Necessary

- A. The CAO shall ensure that all programs within the City obtain and process only the minimum amount of personal data reasonably necessary to efficiently achieve a specified purpose.²¹
- B. The CAO shall ensure that all programs within the City regularly review their data collection practices to ensure compliance with the data minimization requirement.

11.2. Record and Data Sharing or Selling Policy

- A. The City will only share or disclose personal data when there is appropriate legal authority. The sale of personal data is prohibited unless required by law.
- B. Data sharing must comply with GRAMA or other governing law and may include sharing with governmental entities, contractors, private providers, or researchers. Compliance with GRAMA or other governing law is contingent upon the purpose of the sharing, the parties involved, and the nature of the records.
- C. The CAO is required to report annually to the Chief Privacy Officer on personal data sharing and selling activities, including types of data shared, the legal basis for sharing, and the entities receiving this data.

¹⁹ This is likely detailed in a specific Department policy.

²⁰ Dept. of Government Operations Internal Policy 01. Code of Conduct. Section 3.2 Managing Records and Information.

²¹ [Utah Code § 63A-19-401\(2\)\(c\).](#)

- D. All contracts involving personal data must incorporate appropriate privacy protection terms. Written agreements for data sharing are recommended to ensure compliance with applicable laws and regulations.

11.3. Retention and Disposition of Records Containing Personal Data

- A. Employees shall maintain, archive, and dispose of records—which includes all personal data—in accordance with an approved retention schedule.²²
- B. Employees shall comply with all other applicable laws or regulations related to retention or disposition of specific personal data held by the City or by a particular operating unit or program of the City

12. Information Security

12.1. Incident Response

- A. The City adopts and follows the **DTS Cybersecurity Incident Response Plan** to manage and address all security incidents, including data breaches, and privacy violations.
- B. Employees shall report all suspected security incidents, including non-IT incidents such as unauthorized access to physical records, to the **Enterprise Information Security Office (EISO)**. Any additional agency-specific response measures for non-IT incidents are the responsibility of the CAO to develop and implement as appropriate.
- C. The CAO shall ensure compliance with all other applicable laws or regulations related to incident response and breach notification of specific personal data held by the City.

12.2. Breach Notification

- A. The City is required to provide notice to an individual or the legal guardian of an individual, if the individual's personal data is affected by a data breach in accordance with [Utah Code § 63A-19-406](#).²³
- B. The City is required to notify the Cyber Center and the state attorney general's office of a data breach affecting 500 or more individuals in accordance with [Utah Code § 63A-19-405](#). Should the City experience a data breach affecting fewer than 500 individuals, the City must create and report an internal incident report in accordance with [Utah Code § 63A-19-405\(5\)](#). These requirements are in addition to any other reporting requirement that the City may be subject to.

²² Utah Code §§ [63G-2-604\(1\)\(b\)](#) and [63A-19-404](#).

²³ [Utah Code § 63A-19-401\(2\)\(b\)](#).

- C. The CAO is subject to other breach notification requirements, such as those required for compliance with federal regulations, laws or other governing requirements (e.g., HIPAA or 42 CFR Part 2) are currently required to create and maintain their own respective, specific breach notification policies and procedures that meet the requirements of the applicable governing laws and regulations.

13. Surveillance

13.1. Covert Surveillance

- A. Employees may not establish, maintain, or use undisclosed or covert surveillance of individuals unless permitted by law.²⁴
- B. Employees are responsible for engaging with appropriate leadership for review—to include legal counsel where pertinent—of any activity that may be considered a type of surveillance.
- C. The CAO shall ensure that surveillance activities are documented and that a PIA for the activity has been completed [*currently not required by municipalities*].

13.2. Cookies, Fingerprinting, Key Loggers, and Tracking Technologies

The City is committed to transparency and privacy protection for individuals that visit the City's website(s) with regard to the use of any tracking technologies, including but not limited to cookies, device fingerprinting, key loggers, and other similar methods for monitoring or collecting information from website users.

A. Cookies

The use of cookies on the City's website(s) and digital services must comply with applicable privacy and security policies. Cookies should be limited to essential operational purposes, and any use of tracking or third-party cookies for analytics or similar functions must be disclosed clearly to users, with an option to consent where required by law.

B. Device Fingerprinting

Device fingerprinting is prohibited unless explicitly authorized by the CAO and where the legal basis or appropriate justification for such processing is documented in a privacy impact assessment. The purpose and extent of fingerprinting must be clearly defined, documented, and disclosed to users in a privacy notice or statement that complies with applicable legal requirements.

²⁴ [Utah Code § 63A-19-401\(2\)\(f\)](#).

C. Key Loggers

Key loggers are prohibited without specific authorization from the CAO and documented justification in the activity's PIA [*currently not required by municipalities*]. Key loggers may only be used when there is a clearly defined operational need that complies with security standards and legal requirements, including appropriate user notice where required.

D. Other Tracking Technologies

The use of other tracking technologies, such as web beacons, pixel tags, or similar tools, is prohibited unless explicitly authorized by the CAO, and the legal basis for such tracking is documented in a PIA [*currently not required by municipalities*]. Disclosure of these technologies must be included in user-facing privacy statements, with user consent obtained when required by law.

E. User Notification and Consent

The City must ensure users are informed about the use of tracking technologies. A clear website privacy statement must explain the types of data collected, the purpose of the tracking, and how users can manage their preferences or consent. Any updates to tracking practices must be promptly reflected in the privacy statement.

F. Data Security and Retention

Data collected through authorized tracking technologies must be securely stored, with access limited to authorized personnel. Retention of this data must align with approved retention schedules, and the data should only be retained as long as necessary for the defined operational purpose.

14. Related Documents

- Department of Government Operations Internal Policy 01. Code of Conduct. Section 3.2 Managing Records and Information.
- DTS Cybersecurity Incident Response Plan
- Dept. of Government Operations Internal Policy 01.
- State of Utah policies on handling public records requests under GRAMA]
- City of South Jordan citywide policies

References/Authority:

Division of Archives and Records Services (DARS) at [Utah Code § 63A-12-100 et seq.](#);
 Government Data Privacy Act (GDPA) at [Utah Code § 63A-19-101 et seq.](#);
 Government Records Access and Management Act (GRAMA) at [Utah Code § 63G-2-101 et seq.](#); and
 Management of Records and Access to Records at [Utah Administrative Code R13-2](#)
 Division of Technology Services (DTS) [Information Security Policy 5000-0002](#)

RESOLUTION R2025 - 60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING MAYOR DAWN R. RAMSEY TO SIGN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN SALT LAKE COUNTY AND THE CITY OF SOUTH JORDAN TRANSFERRING 5200 WEST RIGHT OF WAY TO THE CITY.

WHEREAS, Utah Code Ann § 11-13-202 allows public entities to enter into agreements, known as interlocal agreements, for joint or cooperative actions including transfer of property; and

WHEREAS, the City of South Jordan and Salt Lake County are public entities authorized to enter into interlocal agreements; and

WHEREAS, Salt Lake County owns a parcel of property located at approximately 9725 South 5200 West0 (“5200 West Parcel”) as described in the Interlocal Cooperation Agreement attached to this Resolution and desires to convey that parcel to the City and the City desires to accept the 5200 West Parcel pursuant to the terms of the Interlocal Cooperation Agreement; and

WHEREAS, the South Jordan City Council finds it in the best interest of the City of South Jordan to accept the transfer of the 5200 West Parcel based on the terms of the Interlocal Cooperation Agreement.

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

SECTION 1. Authorization to Sign Agreement. Mayor Dawn R. Ramsey is authorized to sign the Interlocal Cooperation Agreement, attached hereto, between Salt Lake County and the City of South Jordan which transfers the 5200 West Parcel to the City of South Jordan.

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

<<Signatures on following page.>>

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

County Contract No.
DA's Contract No. 25CIV000982

Interlocal Cooperation Agreement

THIS INTERLOCAL COOPERATION AGREEMENT ("Agreement"), is made effective this 7 day of October, 2025, by and between **SALT LAKE COUNTY**, a body corporate and politic of the state of Utah, with its address located at 2001 South State Street, Salt Lake City, Utah 84190 ("County"), and **SOUTH JORDAN CITY**, a municipal corporation and political subdivision of the State of Utah, with its business address located at 1600 West Towne Center Drive, South Jordan UT 84095 ("City"). County and City may each be referred to herein individually as a "Party" and jointly as the "Parties."

RECITALS

WHEREAS, UTAH CODE ANN. § 11-13-202 provides that any two or more public agencies may enter into an agreement with one another for joint or cooperative actions; and

WHEREAS, UTAH CODE ANN. § 11-13-214 provides that any public agency may convey property to or acquire property from any other public agencies for consideration as may be agreed upon; and

WHEREAS, City and County are public agencies as contemplated in the above referenced sections of the Utah Code (more specifically referred to as UTAH CODE ANN. § 11-13-101, *et seq.* - Interlocal Cooperation Act); and

WHEREAS, the conveyance of property provided herein is an interest in real property as contemplated in the Interlocal Cooperation Act; and

WHEREAS, County owns a parcel of real property located at approximately 9725 South 5200 West, South Jordan, Utah, identified as Parcel No. 26-12-253-001, and as further described in the Quitclaim Deed attached hereto as Exhibit A (the "Property"), and which is no longer needed by any County agency for the performance of its duties; and

WHEREAS, the Property is located in the City, and provides the City, its residents, and the public at large access to the Bingham Creek Regional Park; and

WHEREAS, the responsibility for ongoing maintenance and future improvements of the Property would be more appropriately managed by the City, ensuring consistency with their infrastructure standards and long-term planning; and

WHEREAS, the City desires for County to convey the Property to it as public right of way; and

WHEREAS, it has been determined that the City's ongoing and future maintenance and improvement of the Property, and the costs savings that will inure to the benefit of the County, is in the best interest of the County, and the general public will be best served by the conveyance of the Property to the City. The transaction will be in compliance with all applicable state statutes and County ordinances.

AGREEMENT

NOW, THEREFORE, in consideration of the premises set forth herein, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

Section 1. **Conveyance.** The County shall convey the Property via quitclaim deed (hereinafter "Quitclaim Deed"), for the purpose of using the Property in perpetuity as a public road. City shall be solely responsible for maintaining the Property and shall repair or replace improvements thereon as necessary to maintain its current function and use.

Section 2. **Consideration.** County and the City agree that in consideration of the mutual benefit afforded the citizens of the City and County, the restrictions on use identified in Section 3, and the exchange of agreed upon consideration in accordance with Section 11-13-214 of the Interlocal Cooperation Act, the County will convey the Property to City as outlined herein.

Section 3. **Use Restriction.** The Property shall be used by the City solely as a public road:

- A. The Quitclaim Deed conveying the Property shall include a perpetual restriction requiring the Property to be used by the City or its successors in interest solely as a public road, and in the event the City ceases using any portion of the Property as a public road, the Property will revert to County in its entirety. The form of the Quitclaim Deed is attached hereto as Exhibits A.

Section 4. **Operation of the Property.** Upon transfer of the Property to the City, the City shall be solely responsible for the operation and maintenance of the Property, and the City shall indemnify County from and against all liabilities, claims, damages, losses, suits, judgments, causes of action, liens, fines, penalties, costs, and expenses (including, but not limited to, court costs, attorneys' fees, and costs of investigation) directly or indirectly arising out of, caused by, or resulting from, in whole or in part, the City's operation and maintenance of the Property or any act or omission of the City, any independent contractor retained by the City, or anyone directly or indirectly employed by them, while working on and/or maintaining the Property.

Section 5. **Duration and Termination.** This Agreement shall take effect upon execution and terminate upon the performance by the Parties of all the obligations described herein. The Parties intend that the conveyance of the Property shall be accomplished promptly. Any provision of this Agreement which contemplates performance subsequent to the exchange of title to the Property shall survive such exchange of title and shall continue in full force and effect until fully satisfied, but in no event shall this Agreement have a term longer than 50 years.

Section 6. **Additional Interlocal Cooperation Act Provisions.** In compliance with the requirements of the Interlocal Cooperation Act and other applicable law:

(a) **No Interlocal Entity.** The Parties agree that they do not by this Agreement create an interlocal entity.

(b) **Joint Board.** As required by UTAH CODE ANN. § 11-13-207, the Parties agree that the cooperative undertaking under this Agreement shall be administered by a joint board consisting of the County's Mayor or designee and the City's Manager or designee. Any real or personal property used in the Parties' cooperative undertaking herein shall be acquired, held, and disposed in accordance with this Agreement.

(c) **Financing Joint Cooperative Undertaking and Establishing Budget.** There is no financing of joint or cooperative undertaking and no budget shall be established or maintained.

(d) **Attorney Review.** This Agreement shall be reviewed as to proper form and compliance with applicable law by the authorized attorneys for County and the City in accordance with UTAH CODE ANN. § 11-13-202.5.

(e) **Copies.** Duly executed original counterparts of this Agreement shall be filed with the keeper of records of each Party, pursuant to UTAH CODE ANN. § 11-13-209.

(f) **Manner of Acquiring, Holding or Disposing of Property.** The Property shall be acquired, held or disposed of pursuant to the terms of this Agreement and unless agreed to herein shall not be used in a joint or cooperative undertaking.

Section 7. **General Provisions.** The following provisions are also integral parts of this Agreement:

(a) **Binding Agreement.** This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective Parties hereto.

(b) **Captions.** The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope or interpretation of any of the terms or provisions of this Agreement or the intent hereof.

(c) **Counterparts.** This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

(d) **Severability.** The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provisions of this Agreement.

(e) Waiver of Breach. Any waiver by either Party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement.

(f) Cumulative Remedies. The rights and remedies of the Parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of, any other right, remedy, or priority allowed by law.

(g) Amendment. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto.

(h) Time of Essence. Time is of the essence in this Agreement.

(i) Interpretation. This Agreement shall be interpreted, construed, and enforced according to the substantive laws of the state of Utah.

(j) Notice. Any notice or other communication required or permitted to be given hereunder shall be deemed to have been received (a) upon personal delivery or actual receipt thereof or (b) within three (3) days after such notice is deposited in the United States mail, certified mail postage prepaid and addressed to the Parties at their respective addresses.

(k) Exhibits and Recitals. The Recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth herein in their entirety within the body of this Agreement.

(l) Governmental Immunity. Both Parties are governmental entities under the Governmental Immunity Act, UTAH CODE ANN. § 63G-7-101, *et seq.* (the “Immunity Act”). Consistent with the terms of the Immunity Act, the Parties agree that each Party is responsible and liable for any wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. Neither Party waives any defenses or limits of liability otherwise available under the Immunity Act and all other applicable law, and both Parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.


(m) Ethical Standards. The Parties hereto represent that they have not: (a) provided an illegal gift or payoff to any officer or employee, or former officer or employee, or to any relative or business entity of an officer or employee, or relative or business entity of a former officer or employee of the other party hereto; (b) retained any person to solicit or secure this Agreement upon any contract, agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statute or County’s Ethics, Gifts and Honoraria ordinance (Chapter 2.07, SALT LAKE COUNTY CODE OF ORDINANCES [2001]); or (d) knowingly influenced, and hereby promise that they will not knowingly influence, any officer or employee or former officer or employee to breach any of the ethical standards set forth in State statute or County ordinances.

IN WITNESS WHEREOF, The City, by resolution duly adopted by its Council, caused this Agreement to be signed by its Mayor and attested by its Recorder; and County, by resolution of its County Council, caused this Agreement to be signed by the Salt Lake County Mayor, or his/her designee, his or her signature being duly notarized.

SALT LAKE COUNTY

By: 
Mayor or Designee

Recommended for Approval:


Director of Salt Lake County Real Estate Division

Reviewed and Advised as to Form and Legality:

John E. Diaz Digitally signed by John E. Diaz
Date: 2025.08.28 14:45:44 -06'00'

John E. Diaz
Senior Deputy District Attorney
Salt Lake County

SOUTH JORDAN CITY

By _____
Mayor or Designee

ATTEST:

South Jordan City's Recorder

Reviewed and Advised as to Form and Legality:

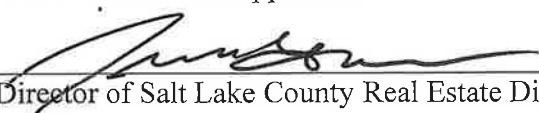

South Jordan City Attorney

IN WITNESS WHEREOF, The City, by resolution duly adopted by its Council, caused this Agreement to be signed by its Mayor and attested by its Recorder; and County, by resolution of its County Council, caused this Agreement to be signed by the Salt Lake County Mayor, or his/her designee, his or her signature being duly notarized.

SALT LAKE COUNTY

By: 
Mayor or Designee

Recommended for Approval:


Director of Salt Lake County Real Estate Division

Reviewed and Advised as to Form and Legality:

John E. Diaz Digitally signed by John E. Diaz
Date: 2025.08.28 14:45:44 -06'00'

John E. Diaz
Senior Deputy District Attorney
Salt Lake County

SOUTH JORDAN CITY

By _____
Mayor or Designee

ATTEST:

South Jordan City's Recorder

Reviewed and Advised as to Form and Legality:

South Jordan City Attorney

Exhibit A
(Quitclaim Deed)

WHEN RECORDED, RETURN TO:
 Salt Lake County
 Salt Lake County Real Estate Manager
 2001 South State Street, S3-110
 Salt Lake City, Utah 84190

Tax I.D. No. 26-12-253-001

QUITCLAIM DEED

SALT LAKE COUNTY, a body corporate and politic of the State of Utah ("Grantor"), for the sum of ten dollars (\$10.00), and other good and valuable consideration, hereby quitclaims to South Jordan City, a municipal corporation and political subdivision of the State of Utah ("Grantee"), the following described parcel of real property located at 9725 South 5200 West, South Jordan, Utah 84070 (the "Property"), and as more specifically described in Exhibit A, attached hereto and incorporated herein by this reference.

(SEE EXHIBIT A)

Perpetual Restriction. The Property is to be used by Grantee in perpetuity as a public road, if Grantee ceases using any portion of the Property as a public road, the Property will revert to Grantor in its entirety.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this 7 day of October, 2025.

SALT LAKE COUNTY

By:



MAYOR or DESIGNEE

By:



COUNTY CLERK

Reviewed and Advised as to Form and Legality:

John E. Diaz

Digitally signed by John E. Diaz
 Date: 2025.08.28 14:46:12
 -06'00'

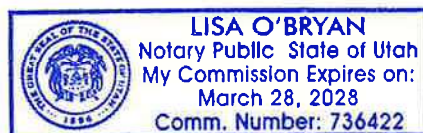
John E. Diaz
 Senior Deputy District Attorney
 Salt Lake County

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

On this 7 day of October, 2025, personally appeared before me Avelyn Bradshaw
 who being duly sworn, did say that he is the Assoc. Deputy Mayor of Salt Lake
 County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake
 County, by authority of law.

WITNESS my hand and official stamp the date in this certificate first above written:

Lisa O'Bryan
 Notary Public

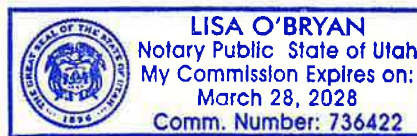


STATE OF UTAH)
)ss.
 COUNTY OF SALT LAKE)

On this 7 day of October, 2025, personally appeared before me Lannie Chapman
 who being duly sworn, did say that he is the CLERK of Salt Lake County and that the
 foregoing instrument was signed by him/her on behalf of Salt Lake County, by authority of a
 resolution of the SALT LAKE COUNTY COUNCIL

WITNESS my hand and official stamp the date in this certificate first above written:

Lisa O'Bryan
 Notary Public



(EXHIBIT A)**Parcel No. 26-12--253-001:**

Legal Description:

COM AT SW COR OF NE 1/4 SEC 12, T 3S, R 2W SL MER, S 89°53' 55" E 50 FT; N 0°31'20" E 1079.56 FT; S 56°58' W 60 FT; S 0°31'20" W 1046.76 FT TO BEG. 1.22 AC

My Map



July 14, 2025



This map was created by the office of the Salt Lake County Assessor, in
City of West Jordan, County of Salt Lake, State of Utah, Bureau of Land
Management, Utah AGRC, Salt Lake, Utah, INCENSE37, P. 000, 000.

The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field survey of, nor establish the spatial relation between, any of the layers depicted here.

RESOLUTION R2025 - 61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING MAYOR DAWN R. RAMSEY TO SIGN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN SALT LAKE COUNTY AND THE CITY OF SOUTH JORDAN TRANSFERRING SIX (6) PARCELS OF PUBLICLY OWNED REAL PROPERTY LOCATED IN THE GLENMOOR SUBDIVISION.

WHEREAS, Utah Code Ann § 11-13-202 allows public entities to enter into agreements, known as interlocal agreements, for joint or cooperative actions including transfer of property; and

WHEREAS, the City of South Jordan and Salt Lake County are public entities authorized to enter into interlocal agreements; and

WHEREAS, Salt Lake County owns six (6) Parcels of real property located in the Glenmoor subdivision (the “Glenmoor Parcels”), and more particularly described in the Interlocal Cooperation Agreement attached to this Resolution and desires to convey that parcel to the City and the City desires to accept the Glenmoor Parcels pursuant to the terms of the Interlocal Cooperation Agreement; and

WHEREAS, the South Jordan City Council finds it in the best interest of the City of South Jordan to accept the transfer of the Glenmoor Parcels based on the terms of the Interlocal Cooperation Agreement.

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

SECTION 1. Authorization to Sign Agreement. Mayor Dawn R. Ramsey is authorized to sign the attached Interlocal Cooperation Agreement between Salt Lake County and the City of South Jordan which transfers the Glenmoor Parcels to the City of South Jordan.

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

<<Signatures on following page.>>

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

County Contract No.
DA's No. 25CIV001264

Interlocal Cooperation Agreement

THIS INTERLOCAL COOPERATION AGREEMENT ("Agreement"), is made effective this ___ day of _____, 2025, by and between **SALT LAKE COUNTY**, a body corporate and politic of the state of Utah, with its address located at 2001 South State Street, Salt Lake City, Utah 84190 ("County"), and **SOUTH JORDAN CITY**, a municipal corporation and political subdivision of the State of Utah, with its business address located at 1600 West Towne Center Drive, South Jordan UT 84095 ("City"). County and City may each be referred to herein individually as a "Party" and jointly as the "Parties."

RECITALS

WHEREAS, UTAH CODE ANN. § 11-13-202 provides that any two or more public agencies may enter into an agreement with one another for joint or cooperative actions; and

WHEREAS, UTAH CODE ANN. § 11-13-214 provides that any public agency may convey property to or acquire property from any other public agencies for consideration as may be agreed upon; and

WHEREAS, City and County are public agencies as contemplated in the above referenced sections of the Utah Code (more specifically referred to as UTAH CODE ANN. § 11-13-101, *et seq.* - Interlocal Cooperation Act); and

WHEREAS, the conveyance of property provided herein is an interest in real property as contemplated in the Interlocal Cooperation Act; and

WHEREAS, County owns six (6) parcels of real property located in South Jordan, Utah, identified as Parcel Nos. 27-07-151-048, 27-07-177-042, 27-07-254-099, 27-07-278-060, 27-07-453-031, and 27-07-477-069, and as further described in the Quitclaim Deed attached hereto as Exhibit A (the "Properties"), and which are no longer needed by any County agency for the performance of its duties; and

WHEREAS, the Properties are located in the City, and are located between properties owned by residents of the City; and

WHEREAS, the responsibility for ongoing maintenance and future improvements of the Properties would be more appropriately managed by the City, ensuring consistency with their infrastructure standards and long-term planning; and

WHEREAS, the City desires for County to convey the Properties to it; and

WHEREAS, it has been determined that the City's ongoing and future maintenance and improvement of the Properties, and the costs savings that will inure to the benefit of County, is in the best interest of County, and the general public will be best served by the conveyance of the Properties to the City. The transaction will be in compliance with all applicable state statutes and County ordinances.

AGREEMENT

NOW, THEREFORE, in consideration of the premises set forth herein, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

Section 1. **Conveyance**. The County shall convey the Properties via quitclaim deed (hereinafter "Quitclaim Deed"). City shall be solely responsible for maintaining the Properties.

Section 2. **Consideration**. County and the City agree that in consideration of the mutual benefit afforded the citizens of the City, and the exchange of agreed upon consideration in accordance with Section 11-13-214 of the Interlocal Cooperation Act, County will convey the Properties to City as outlined herein.

Section 3. **Operation of the Property**. Upon transfer of the Properties to the City, the City shall be solely responsible for the operation and maintenance of the Property, and the City shall indemnify County from and against all liabilities, claims, damages, losses, suits, judgments, causes of action, liens, fines, penalties, costs, and expenses (including, but not limited to, court costs, attorneys' fees, and costs of investigation) directly or indirectly arising out of, caused by, or resulting from, in whole or in part, the City's operation and maintenance of the Properties or any act or omission of the City, any independent contractor retained by the City, or anyone directly or indirectly employed by them, while working on and/or maintaining the Properties.

Section 4. **Duration and Termination**. This Agreement shall take effect upon execution and terminate upon the performance by the Parties of all the obligations described herein. The Parties intend that the conveyance of the Properties shall be accomplished promptly. Any provision of this Agreement which contemplates performance subsequent to the exchange of title to the Properties shall survive such exchange of title and shall continue in full force and effect until fully satisfied, but in no event shall this Agreement have a term longer than 50 years.

Section 5. **Additional Interlocal Cooperation Act Provisions**. In compliance with the requirements of the Interlocal Cooperation Act and other applicable law:

(a) **No Interlocal Entity**. The Parties agree that they do not by this Agreement create an interlocal entity.

(b) **Joint Board**. As required by UTAH CODE ANN. § 11-13-207, the Parties agree that the cooperative undertaking under this Agreement shall be administered by a joint board consisting of the County's Mayor or designee and the City's Manager or designee. Any

real or personal property used in the Parties' cooperative undertaking herein shall be acquired, held, and disposed in accordance with this Agreement.

(c) Financing Joint Cooperative Undertaking and Establishing Budget. There is no financing of joint or cooperative undertaking and no budget shall be established or maintained.

(d) Attorney Review. This Agreement shall be reviewed as to proper form and compliance with applicable law by the authorized attorneys for County and the City in accordance with UTAH CODE ANN. § 11-13-202.5.

(e) Copies. Duly executed original counterparts of this Agreement shall be filed with the keeper of records of each Party, pursuant to UTAH CODE ANN. § 11-13-209.

(f) Manner of Acquiring, Holding or Disposing of Property. The Property shall be acquired, held or disposed of pursuant to the terms of this Agreement and unless agreed to herein shall not be used in a joint or cooperative undertaking.

Section 6. **General Provisions.** The following provisions are also integral parts of this Agreement:

(a) Binding Agreement. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective Parties hereto.

(b) Captions. The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope or interpretation of any of the terms or provisions of this Agreement or the intent hereof.

(c) Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

(d) Severability. The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provisions of this Agreement.

(e) Waiver of Breach. Any waiver by either Party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement.

(f) Cumulative Remedies. The rights and remedies of the Parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of, any other right, remedy, or priority allowed by law.

(g) Amendment. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto.

(h) Time of Essence. Time is of the essence in this Agreement.

(i) Interpretation. This Agreement shall be interpreted, construed, and enforced according to the substantive laws of the state of Utah.

(j) Notice. Any notice or other communication required or permitted to be given hereunder shall be deemed to have been received (a) upon personal delivery or actual receipt thereof or (b) within three (3) days after such notice is deposited in the United States mail, certified mail postage prepaid and addressed to the Parties at their respective addresses.

(k) Exhibits and Recitals. The Recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth herein in their entirety within the body of this Agreement.

(l) Governmental Immunity. Both Parties are governmental entities under the Governmental Immunity Act, UTAH CODE ANN. § 63G-7-101, *et seq.* (the “Immunity Act”). Consistent with the terms of the Immunity Act, the Parties agree that each Party is responsible and liable for any wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. Neither Party waives any defenses or limits of liability otherwise available under the Immunity Act and all other applicable law, and both Parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.

(m) Ethical Standards. The Parties hereto represent that they have not: (a) provided an illegal gift or payoff to any officer or employee, or former officer or employee, or to any relative or business entity of an officer or employee, or relative or business entity of a former officer or employee of the other party hereto; (b) retained any person to solicit or secure this Agreement upon any contract, agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statute or County’s Ethics, Gifts and Honoraria ordinance (Chapter 2.07, SALT LAKE COUNTY CODE OF ORDINANCES [2001]); or (d) knowingly influenced, and hereby promise that they will not knowingly influence, any officer or employee or former officer or employee to breach any of the ethical standards set forth in State statute or County ordinances.

IN WITNESS WHEREOF, The City, by resolution duly adopted by its Council, caused this Agreement to be signed by its Mayor and attested by its Recorder; and County, by resolution of its County Council, caused this Agreement to be signed by the Salt Lake County Mayor, or his/her designee, his or her signature being duly notarized.

[Signature Page Follows Below]

SALT LAKE COUNTY

By: _____
Mayor or Designee

Recommended for Approval:

Director of Salt Lake County Real Estate Division

Reviewed and Advised as to Form and Legality:

John E. Diaz
Senior Deputy District Attorney
Salt Lake County

SOUTH JORDAN CITY

By _____
Mayor or Designee

ATTEST:

South Jordan City's Recorder

Reviewed and Advised as to Form and Legality:



South Jordan City Attorney

Exhibit A

(Quitclaim Deed)

WHEN RECORDED, RETURN TO:
 Salt Lake County
 Salt Lake County Real Estate Manager
 2001 South State Street, S3-110
 Salt Lake City, Utah 84190

Tax I.D. No. 27-07-151-048, 27-07-177-042, 27-07-254-099, 27-07-278-060, 27-07-453-031, and 27-07-477-069

QUITCLAIM DEED

SALT LAKE COUNTY, a body corporate and politic of the State of Utah (“Grantor”), for the sum of ten dollars (\$10.00), and other good and valuable consideration, hereby quitclaims to South Jordan City, a municipal corporation and political subdivision of the State of Utah (“Grantee”), the following described parcel of real property located in South Jordan, Utah (the “Properties”), and as more specifically described in Exhibit A, attached hereto and incorporated herein by this reference.

(SEE EXHIBIT A)

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this ____ day of _____, 2025.

SALT LAKE COUNTY

By: _____
 MAYOR or DESIGNEE

By: _____
 COUNTY CLERK

Reviewed and Advised as to Form and Legality:

 John E. Diaz
 Senior Deputy District Attorney
 Salt Lake County

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

On this ____ day of _____, 2025, personally appeared before me _____,
 who being duly sworn, did say that __he is the _____ of Salt Lake
 County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake
 County, by authority of law.

WITNESS my hand and official stamp the date in this certificate first above written:

 Notary Public

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

On this ____ day of _____, 2025, personally appeared before me _____,
 who being duly sworn, did say that __he is the CLERK of Salt Lake County and that the
 foregoing instrument was signed by him/her on behalf of Salt Lake County, by authority of a
 resolution of the SALT LAKE COUNTY COUNCIL

WITNESS my hand and official stamp the date in this certificate first above written:

 Notary Public

(EXHIBIT A)

Parcel No.: 27-07-151-048,

Legal Description:

SE'LY 1 FT OF LOT 805, GLENMOOR COUNTRY ESTATES #1, PLAT H 4297-281 6486-2540

Parcel No.: 27-07-177-042,

Legal Description:

LOT 604, GLENMOOR COUNTRY ESTATES #1, PLAT F. LESS GLENMOOR COUNTRY ESTATES #2 PLAT N.

Parcel No.: 27-07-254-099,

Legal Description:

THE S'LY 2 FT OF LOT 1221, GLENMOOR COUNTRY ESTATES #1 PLAT E & F AMENDED. 5961-0273

Parcel No.: 27-07-278-060,

Legal Description:

BEG SW COR LOT 126, GLENMOOR COUNTRY ESTATES #1, PLAT A; E 80 FT; S 5 FT; W 80 FT; N 5 FT TO BEG. (BEING PART OF LOT 168, GLENMOOR COUNTRY ESTATES #1 PLAT A) 6486-2515 6508-29456510-1568 6510-1989 6512-45 6525-0775

Parcel No.: 27-07-453-031,

Legal Description:

BEG SE COR LOT 2028, GLENMOOR COUNTRY ESTATES #2, PLAT U; S 0°04'48" W 10 FT; N 89°55'12" W 91.5 FT; N 0°04'48" E 10 FT; S 89°55'12" E 91.5 FT TO BEG. 0.021 AC 4953-607 6242-13 0 6289-1261 7693-1355

Parcel No.: 27-07-477-069,

Legal Description:

BEG NE COR LOT 1625, GLENMOOR COUNTRY ESTATES #2 PLAT Q; E 10 FT; S 80 FT; W 10 FT; N 80 FT TO BEG. 0.02 AC 6332-337



SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: NOVEMBER 18, 2025

FILE OVERVIEW

Item Name	Legislative Text Amendments to City Code
Address	1600 W. Towne Center Drive, South Jordan, UT 84095
File Number	PLZTA202500196 Ordinance 2025-17
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

The proposed text amendments modify the subdivision and zoning codes to ensure compliance with changes in state legislation. The following chapters have modifications proposed:

- [§16.04.160 Lots and Parcels](#) is proposed to be amended per [S.B. 104](#) to clarify the process, documentation required, and appeal process for property line adjustments.
- [§16.14 Subdivision Amendment](#) is proposed to be amended to clarify noticing requirements and include a new written objection period prior to the public hearing per [S.B. 104](#).
- [§17.04.060 Public Notices](#) is proposed to be modified to include additional notice requirements for land use amendment changes that are not considered “ministerial” per [H.B. 368](#).
- [§17.08 Definitions](#) is proposed to be amended to state that property line adjustments are “simple boundary line adjustments” under state code per [S.B. 104](#).

TIMELINE

- **September 5, 2025** City Staff discussed recommended zoning code modifications per the 2025 legislative session with the City Council at a study session.
- **October 14, 2025** The Planning Commission recommended approval of the proposed amendment by a vote of 5-0.

REPORT ANALYSIS

Application Summary: The proposed changes to the zoning code are intended to address changes made by two bills in Utah's 2025 legislative session.

S.B. 104 modifies the process adjusting property lines and making subdivision amendments. The legislation changes require the following:

- Requires conveyance documents for boundary line adjustments.
- Establishes qualifying criteria for simple boundary adjustments.
- Modifies the noticing requirement for subdivision amendments to include a written objection window of at least ten days from the time of the notice. This window must end one day before the public hearing.

In order to comply with these changes, the proposed amendments modifies the following sections of City code:

- **§16.04.160 Lots and Parcels** is proposed to be amended as follows:
 - Establishes qualifying criteria to determine eligibility for a property line adjustment.
 - Updates the required conveyance document materials needed for property line adjustment application including a conveyance of title and diagram of the proposed changes.
 - Includes a requirement that approval notices have a disclaimer that any potential error is not the responsibility of the City.
- **§16.14 Subdivision Amendment** is proposed to be amended as follows:
 - Clarifies that the Planning Commission is the land use authority for subdivision amendments.
 - Clarifies that applicants may petition to have their application heard by the Planning Commission within 45 days of the city receiving the petition.
 - Clarifies who is noticed.
 - Requires notices include a new written objection period prior to the public hearing.
- **§17.08 Definitions** is proposed to be amended as follows:
 - Clarifies the definition of a "property line adjustment" means the same thing as a "simple boundary line adjustments" under state code.

H.B. 368 modifies public noticing requirements for land use amendments. These modifications include:

- Establishes a definition of changes that are “ministerial in nature.” A change that is ministerial must comply with at least one of the following:
 - The land use update is to bring City ordinances into compliance with a state or federal law.
 - The land use update that affects an entire zoning district or multiple zoning districts.
 - The land use update is a non-substantive, clerical text amendment to an existing land use ordinance.
 - The land use update recodifies the City’s existing land use ordinances.
 - The land use update designates or defines an affected area for purposes of a boundary adjustment or annexation.
- While ministerial updates are subject to existing noticing requirements, land use updates not deemed to be ministerial must comply with additional noticing measures.
- The additional notice must be mailed to property owners in the area directly affected by the proposed change and include:
 - A summary of the effect of the proposed change, or
 - A direct link to the City webpage where a summary of the effect of the proposed change can be found.

FINDINGS AND RECOMMENDATION

Strategic Priorities Conformance:

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

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development

Findings:

- The proposed modifications will help South Jordan’s zoning code more closely align with Utah legislative requirements
- The proposed modifications are not major changes from existing policy and procedure, but does provide additional clarity to the subdivision and zoning code.

Conclusions:

- The application is in conformance with the City’s Strategic Priorities.

Planning Staff Recommendation:

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

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is a legislative item and should consider prior adopted policies.

Standard of Approval:

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

Motion Ready:

I move that the City Council approve:

1. Ordinance 2025-17 Text Amendment to City Code (§16.04.160 Lots and Parcels, §16.14 Subdivision Amendment, §17.04.060 Public Notices, and §17.08 Definitions Generally)

Alternatives:

1. Recommend approval with modifications
2. Recommend denial of the ordinance
3. Schedule the item for a decision at some future date.

SUPPORTING MATERIALS

1. Ordinance 2025-16
 - a. Exhibit A, Lots and Parcels
 - b. Exhibit B, Subdivision Amendment
 - c. Exhibit C, Public Notices
 - d. Exhibit D, Definitions Generally

ORDINANCE NO. 2025 - 17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTERS 16.04.160 (LOTS AND PARCELS), 16.14 (SUBDIVISION AMENDMENT), 17.04.060 (PUBLIC NOTICES), 17.08 (DEFINITIONS GENERALLY) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO COMPLY WITH CHANGES IN STATE LEGISLATION.

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

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

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

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

WHEREAS, the City Council finds that the proposed text amendments, set forth in **Exhibit A, Exhibit B, Exhibit C, and Exhibit D**, will enhance the public health, safety and welfare in the City.

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

SECTION 1. Amendment. Section 16.04.160 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. Amendment. Section 16.14 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit B**, is hereby amended.

SECTION 3. Amendment. Section 17.04.060 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit C**, is hereby amended.

SECTION 4. Amendment. Section 17.08 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit D**, is hereby amended.

SECTION 6. 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 7. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

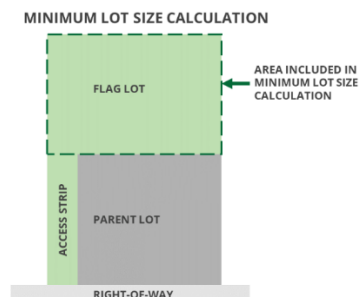
Approved as to form:

Gregory Simonsen
Gregory Simonsen: OCT 8, 2025 (09:51:36 MDT)
Office of the City Attorney

16.04.160: LOTS AND PARCELS

The following requirements pertaining to subdivisions, condominiums or other developments shall be incorporated into project design and implemented by the developer:

- A. Size And Shape: Each lot or parcel shall be of adequate shape and size to accommodate area, yard, frontage, width, parking, access, landscaping, building and all other requirements of the zone in which the lot or parcel is proposed and to accommodate reasonable use of the property.
- B. Lot Constraints: Existing topography, easements, vegetation, waterways and other natural or historic features of the property shall be accommodated in the design of lots or parcels.
- C. Lot Remnants: Every portion of a parcel being subdivided or recorded as a condominium shall be included in a lot or lots in the proposed subdivision plat or as common, limited common or private ownership in a condominium except for public rights-of-way, parks or other areas dedicated for public use. Non-buildable parcels shall be so identified with clarifying information to indicate their purpose.
- D. Flag Lots: Flag lots may be utilized to facilitate development of otherwise inaccessible lots as set forth in this section.
 1. Qualifying Criteria. Flag lots may only be considered for lots or parcels that meet all of the following qualifying criteria:
 - a. There is no feasible or practical way to subdivide the lot or parcel or gain direct access to a public street or future street system as determined by the City Engineer.
 - b. The proposed subdivision will create a maximum of two (2) new residential building lots from the original lot or parcel; or the proposed subdivision will create a maximum of two (2) additional building lots, one created from the original parcel and another created from an adjacent parcel that also meets all requirements for flag lots.
 - c. The original lot or parcel has a cumulative minimum of 125 feet of contiguous street frontage.
 2. Design Standards. A flag lot shall comply with the following design standards:
 - a. Lots:
 - (1) All proposed lots meet the minimum required setbacks of the underlying zone including density. Density is calculated on the area included in the original subdivision plat.
 - (2) Flag lots shall have a lot size that is 125% the minimum size permitted in the underlying zoning district. Square footage within access strips shall not be included in the minimum lot size calculations.



- (3) Setbacks are as set forth in the governing zoning district, but in no circumstance may be less than fifteen feet (15').
- (4) The front setback for the flag lot shall be determined by which portion of the lot is most parallel to the street where the flag lot is accessed and shall exclude the access strip in location of the minimum setbacks.
- b. Structures:
 - (1) Structures on flag lots shall be a maximum of 25' in height.
 - (2) Structures, including accessory buildings, are prohibited within the access strip of a flag lot.
- c. Access Strip:
 - (1) Access strips shall be a minimum of twenty feet (20') of paved access width. Greater access width may be required by the fire marshal based on the access with requirements of the International Fire Code.
 - (2) The access strip portion of a flag lot shall be platted as a contiguous portion of the flag lot.
 - (3) All proposed driveways and access points shall comply with applicable International Fire Code standards.
 - (4) The driveway access strip shall be paved with asphalt or concrete to a minimum width of twenty feet (20'). Design of the driveway shall provide a manner for controlling drainage water acceptable to the city engineer. The load bearing capacity of the driveway may be required to be designed to support the weight of fire and emergency vehicles as required by the Fire Marshal and City Engineer.
 - (5) The maximum grade of the access strip shall not exceed ten percent (10%).
 - (6) For lots where the access strip is over one hundred fifty feet (150') in length, sufficient turnaround space for emergency vehicles shall be provided and an easement for access by emergency vehicles will be required. The fire marshal shall review and approve the design and location. The access strip or driveway shall be maintained by the property owner or possessor of the premise. It must be in good condition, with adequate snow removal, free of obstructions, and must provide free and uninhibited access by emergency vehicles at all times.
 - (7) Driveways shall be located a minimum of fifteen feet (15') from existing residential structures on neighboring lots, excluding those located on parent lots.
 - (8) Flag lots must post address numbers at the entrance to the flag lot driveway that are clearly visible from the right-of-way and meet the requirements of the International Fire Code.
 - (9) To reduce the number of driveways, a single access strip may be used when shared by two adjacent flag lots or by a flag lot and the lot between the flag lot and the street. In such circumstances shared access easements shall be included on the plat.
 - (10) Fire hydrants shall be provided to serve the flag lot as required by the International Fire Code. Any fire hydrants located in the public right of way shall be dedicated to the water provider for access to and maintenance of the hydrant. Flag Lots: Flag lots may be utilized to facilitate development of otherwise inaccessible lots as set forth in this section.

3. Procedure. Flag lots will be processed as a subdivision amendment as set forth in Section 16.14 of this Code.
4. Submittal Requirements. In addition to the submittal requirements set forth in Section 16.14 of this Code, applications with flag lots shall submit the following:
 - a. Written acknowledgement from the applicant indicating that irrespective of any City approval, there may be covenants, conditions, and restrictions on the parcel that the City does not review and cannot enforce that may preclude flag lot development;
 - b. A written description from the applicant stating the reason the flag lot is needed, why the flag lot may not be developed along a street or future street, and what potential impacts for neighboring properties may be and what actions have been taken to limit those impacts, and;
 - c. A concept plan showing the required setbacks and the building envelope.
5. Approval. Flag lots that meet all applicable criteria shall be administratively approved by the Planning Director if in compliance with all applicable regulations.
6. Notice. Following of the submittal of a complete flag lot application, the City shall send an informational notice to adjacent property owners informing them of the subdivision application.
- E. Double Frontage Lots: These parcels may only be allowed where lots back onto collector or arterial streets. However, the planning commission may, on a case by case basis, approve double frontage lots elsewhere due to property constraints, traffic considerations or other special circumstances. Double frontage lots shall have the following restrictions:
 1. A minimum six foot (6') decorative masonry or decorative precast concrete wall shall be required along the rear lot lines of the double frontage lots that are part of a new subdivision. However, if the double frontage lot that is created is part of an existing lot or subdivision and the owner(s) of a lot do not consent to the wall being installed on the existing lot line, the wall shall not be required.
 2. Double frontage lots may not be accessed from the street which is established along the rear of said lots, unless otherwise approved by the city engineer.
- F. City And Zoning Boundaries: Individual lots or parcels shall not be created which would be divided by a City boundary. Individual lots or parcels that cross a zone boundary shall be avoided.
- G. Side Property Lines: Said lot lines in a subdivision shall be approximately radial or perpendicular to the street right-of-way line. Side property lines shall be straight lines except where physical constraints of the property require otherwise or in order to facilitate more efficient use and function.
- H. Rear Lot Lines: Said lot lines shall be parallel or approximately parallel to the front lot line except where physical constraints of the property require otherwise or in order to facilitate more efficient use and function.
- I. Property Line Adjustments: Consenting owners of adjoining properties that comply with this subsection may apply for a property line adjustment. The adjoining properties may be any combination of lots in recorded subdivisions and/or parcels described by metes and bounds, regardless of subdivision boundaries.
 1. Property line adjustments are subject to review by the Land Use Authority, except that ~~parcel~~-boundary **line** adjustments to resolve disputed property lines between adjoining properties, while subject to Utah Code, are exempt from review. The City Engineer is the designated Land Use Authority for property line adjustments. **Applications that do not meet all eligibility criteria are required to follow the subdivision amendment procedure as described in Section 16.14 of this Code.**

2. Eligibility criteria. A property line adjustment shall not:

- a. Affect a public right-of-way, municipal utility easement, or other public property.**
- b. Affect an existing easement, onsite wastewater system, or an internal lot restriction.**
- c. Result in a lot or parcel out of conformity with land use regulations.**
- d. Include more than three (3) properties.**
- e. Result in a new parcel or remnant land of any kind.**

2. 3. Applications shall **include conveyance document with the following:**

- a. **The name, signature, and address of** ~~Be filed jointly by~~ the owners of all subject properties.
- b. ~~include the~~ **The** legal description of each original property.
- c. ~~include the~~ **The** adjusted legal description of each property as proposed. ~~Legal descriptions shall be prepared by a certified surveyor or engineer.~~
- d. ~~include no more than three (3) properties.~~ **Sufficient language to convey title from one party to another party, in conformity with the proposed property line adjustment.**
- e. **A graphic of the proposed property line adjustment including the former property lines, the proposed property lines, the shape and dimensions of the each adjusted lot or parcel, and any other existing or proposed improvements that impact or ar subject to land use regulations.**
- f. **A citation to the Utah Code 10-9a-605 noting where the exemption to the plat requirement is authorized.**

3. 4. The City Engineer shall hold a public meeting following proper notice to all owners of property adjacent to the subject properties and according to Utah Code and other applicable sections of this Code.

4. 5. The City Engineer shall approve and provide a **written** notice of approval to the applicant(s) ~~for of a property line adjustment~~ applications that comply with **this Code.** **The notice shall include a statement that the land use authority is not responsible for any error related to the property line adjustment and state that the county recorder may record the property line adjustment.** ~~the following requirements: The property line adjustment will not result in a new parcel or remnant land of any kind. The properties as proposed will comply with this Code.~~

5. 6. The property owners that are a party to the application shall record with the Salt Lake County Recorder's Office within thirty (30) days of the issuance of the notice of approval and a valid **conveyance** document ~~of conveyance~~ that results in the property boundaries described by the legal descriptions submitted with the property line adjustment application.

CHAPTER 16.14 SUBDIVISION AMENDMENT**16.14.010: PURPOSE**

This chapter provides instructions and requirements for vacating, amending or altering subdivision plats or for vacating public streets in the city. All provisions of this chapter, other city ordinances and Utah Code Annotated section 10-9a-608 shall be met prior to construction activities and prior to recording of any vacated or amended subdivision plat. A subdivision plat amendment is not required for lot line or boundary adjustments as described in Utah Code Annotated.

16.14.020: REVIEW REQUIRED

Any fee owner of land within a platted subdivision, as shown on the last county assessment rolls, may petition the city in writing to amend, alter or vacate any portion of said subdivision. The city may also consider any subdivision amendment, vacation or alteration with or without petition. All proposed vacations, alterations or amendments of subdivision plats must meet the review requirements outlined in this chapter and the requirements of the individual zone in which the subdivision is proposed. All provisions of this title, title 17 of this code, and other city requirements shall be met in preparing applications and in designing and constructing the development for which the amended, vacated or altered subdivision plat is intended to facilitate. When required, building permits may not be obtained nor shall any site work be performed prior to approval of the proposed amendment, vacation or alteration.

16.14.030: APPLICATION

An application for amendment, alteration or vacation of any subdivision plat shall include the following:

- A. The names and addresses of all owners of record of the land contained in the entire plat.
- B. The names and addresses of all owners of record of land adjacent to any street that is proposed to be vacated or any plat that is proposed to be vacated, altered or amended.
- C. The signature of each owner of record as set forth in subsections A and B of this section who consents to the petition.

~~For any petition which lacks the consent of all owners of record of land contained in the entire plat and all owners of record of land adjacent to any street proposed to be vacated, altered or amended, two (2) sets of address labels and postage to all such owners of record and a list of such owners from the Salt Lake County recorder's office.~~

16.14.040: PUBLIC NOTICE AND HEARING

The following requirements regarding public notices and hearings shall be followed:

- A. **The Planning Commission shall be the Land Use Authority for subdivision amendments.**
- B. **An applicant for a subdivision amendment may submit a petition for a submitted application to be heard at a public hearing. Upon receipt of the petition, the Planning Commission shall hold a public hearing within forty-five (45) days of receipt of the petition.**
- C. **The Planning Department shall provide a written or emailed notice to the following:**
 - a. **Each affected entity within the portion of the subdivision that is proposed to be vacated or amended.**
 - b. **All owners of record in the subdivision.**
- D. **The notice shall include:**
 - a. **The date, time, and location of the public hearing where the Planning Commission will consider the subdivision amendment application.**
 - b. **A deadline for written objections that is a minimum of ten (10) calendar days after the notice is sent, but no later than one (1) calendar day prior to the public hearing.**
 - c. **The notice shall be** in accordance with sections 10-9a-207 and 10-9a-208 and any other applicable sections of the Utah Code Annotated, as from time to time may be amended.

- E. All costs of notice shall be paid by the applicant.

16.14.050: PREPROJECT SUBMISSION PLANNING

Individuals or representatives from companies wishing to develop subdivisions within the city of South Jordan are encouraged to work with city staff to plan their project to ensure it will be designed to work efficiently within the surrounding area and to meet the goals and intent of the city's general plan.

16.14.060: SUBDIVISION AMENDMENT APPLICATION

Amendments to platted subdivisions shall be done in accordance with sections 10-9a-207, 10-9a-208, 10-9a-608, 10-9a-609.5 and any other applicable sections of the Utah Code Annotated, as from time to time may be amended. An application for a plat amendment shall be made by electronic submittal to the Planning Department. Only complete plat amendment applications, as determined by the Planning Director, will be reviewed by the City staff. The Planning Commission will review the application in a public hearing, which will not be scheduled without first satisfying all submittal requirements. Any requirements of this section considered by the Planning Director or the City Engineer to be non- applicable to a specific project may be waived or altered in writing by the City, except as required by State law. The proposed plat vacation, alteration, or amendment application shall consist of the following information or other information as required by the Planning Department or City Engineer:

- A. Owner's affidavit.
- B. Payment of the application fee set by the City.
- C. An electronic copy of the amended subdivision plat and the certified engineering drawings drawn to an acceptable scale, showing the following, and other information as requested by the City:
 1. Subdivision name prominently printed at the top of the plat.
 2. Names, addresses and phone numbers of the applicant, engineer and surveyor.
 3. Vicinity map showing the general location of the subdivision.
 4. Date, scale and north arrow.
 5. An accurate and complete survey acceptable to the City Engineer including certification from the surveyor that he or she:
 - a. Holds a license in accordance with Utah Code Annotated title 58, chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;
 - b. Has completed a survey of the property described on the plat and has verified all measurements; and
 - c. Has placed monuments as represented on the plat.
 6. An accurately drawn subdivision boundary showing proper bearings and dimensions properly tied to public survey monuments and drawn slightly bolder than lot and street lines.
 7. All survey and mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, the central angle, radius and arc length of curves, and such information as may be necessary to determine the location of beginning and ending points of curves. All property corners and monuments within the subdivision shall show the calculated Salt Lake County coordinates and State plane coordinates. Lot and boundary closure shall be calculated to the nearest one-hundredth (0.01) of a foot.
 8. All lots, blocks and parcels offered for dedication for any purpose delineated and designated with dimensions, boundaries and courses clearly shown and defined in every case. The square footage of each lot shall be shown. Parcels offered for dedication other than for streets or easements shall be clearly designated on the plat. Sufficient linear, angular and curved data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. No ditto marks shall be used for lot dimensions.
 9. The right-of-way lines of each street and the width of any portion being dedicated and widths of any existing dedications. The widths and locations of adjacent streets and other public properties within fifty feet (50') of the subdivision shall be shown with dotted lines. If any

street in the subdivision is a continuation or an approximate continuation of an existing street, the conformity or the amount of nonconformity of such existing streets shall be accurately shown.

10. All lots and blocks numbered consecutively under a definite system approved by the Planning Commission. Numbering shall continue consecutively throughout the subdivision with no omissions or duplications.
11. All streets within the subdivision numbered (named streets shall also be numbered) in accordance with, and in conformity with, the adopted street numbering system adopted by the City. Salt Lake County shall approve all proposed street names and the developer shall submit evidence of such approval. Each lot shall show the street addresses assigned thereto, and shall be according to the City's approved standard addressing methods. In the case of corner lots, an address may be assigned for each part of the lot having street frontage.
12. The side lines of all easements shown by fine dashed lines. The width of all easements and sufficient ties thereto to definitely locate the same with respect to the subdivision shall be shown. All easements shall be clearly labeled and identified.
13. All fully and clearly shown stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site. Any monument or bench mark that is disturbed or destroyed before acceptance of all improvements shall be replaced by the developer under the direction of the City Engineer. The amended plat shall include:
 - a. The location of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties; and
 - b. All right-of-way monuments at angle points and intersections as approved by the City Engineer.
14. The name of the surveyor, together with the date of the survey, the scale of the map and number of sheets. The following certificates, acknowledgments and descriptions shall appear on the title sheet of the amended plat, and such certificates may be combined where appropriate:
 - a. Registered land surveyor's "certificate of survey".
 - b. Owner's dedication certificate.
 - c. Notary public's acknowledgment for each signature on the plat.
 - d. A correct metes and bounds description of all property included within the subdivision.
 - e. Blocks for signature of the Planning Department, South Valley Sewer District, City Engineer, City Attorney, and the Mayor (a signature line for the Mayor and an attestation by the City Recorder). A block for the Salt Lake County Recorder in the lower right corner of the amended plat.
 - f. Signature lines for telephone, gas, electricity and cable companies.
 - g. Such other affidavits, certificates, acknowledgments, endorsements and notarial seals as are required by law, by this title or by the City Attorney.
 - h. Prior to recordation of the plat, the developer shall submit a current title report to be reviewed by the City Attorney. A current title report is considered to be one which correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than thirty (30) days before the proposed recordation of the amended plat.
 - i. The owner's dedication certificate, registered land surveyor's certificate of survey, and any other certificates contained on the amended plat shall be in the form prescribed by the City's subdivision standards and specifications.
 - j. When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the developer shall submit, with the amended plat, the name, proposed articles of incorporation and bylaws of the owner,

or organization empowered to own, maintain and pay taxes on such lands and common areas.

- k. Other information such as the location of jurisdictional boundary lines (Federal Emergency Management Agency, U.S. Army Corps of Engineers, Salt Lake County Flood Control, etc.), streetlights, fire hydrants, adjoining lot lines or property owners, fencing notes or any other special notes or requirements as deemed necessary by the Planning Director, the City Engineer or the City Attorney.
15. The applicant shall note on the amended plat for the subdivision those public right-of-way areas, including public park strips, for which the adjoining owners shall have responsibility for landscape improvements and maintenance.

16.14.070: CITY ENGINEER REVIEW

The City Engineer shall review the amended plat and construction plans and determine compliance with the engineering and surveying standards and criteria set forth in this title and all other applicable ordinances of the City and the State. The City Engineer shall sign the amended plat if the City Engineer finds that the amended subdivision and the construction plans fully comply with the improvement standards required by this title, that the survey description is correct, and that all easements are correctly described and located. If the amended plat complies, the City Engineer shall prepare an estimate of the construction costs for all proposed public improvements and sign the plat in the appropriate signature block and forward the plat to the Planning Commission. If the amended plat or the construction plans do not comply the City Engineer shall return the plat to the applicant with comment.

16.14.090: CITY ATTORNEY REVIEW

The applicant shall submit, with the amended plat, a current title report to be reviewed by the City Attorney. A current title report is considered to be one which correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than thirty (30) days before the proposed recordation of the plat. The applicant shall submit the improvement guarantee and any other documents and information required by the City Attorney.

16.14.110: AMENDED SUBDIVISION PLAT EXPIRATION

If the amended subdivision plat is not recorded within one year from the date of approval, the approval shall expire and the amended plat shall be null and void.

16.14.120: APPEAL OF AN AMENDED SUBDIVISION PLAT EXPIRATION

Applicants may appeal for one extension of time for an amended preliminary or final plat approval prior to the expiration of the approval. The City Engineer may grant one extension for up to one year from the date of expiration upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City. Amended subdivision plats are required to conform to current standards, ordinances and policies. An applicant may appeal the decision of the City Engineer to the Planning Commission in writing, within fourteen (14) days if denied.

16.14.130: RECORDING OF AMENDED PLAT

The City Recorder or designee shall record the amended subdivision plat at the Office of the Salt Lake County Recorder. The amended plat may not be recorded until all of the following items have been completed:

- A. The plat has been approved by the City and all requirements of State law, City staff and the Land Use Authority have been met.
- B. The Mayor's signature and City Recorder's attestation have been applied to the Mylar plat drawing.

- C. The improvement guarantee determined by the City Engineer and approved by the City Attorney, or designee, has been properly posted with the City.
- D. All engineering fees have been paid including storm drain, streetlight and review fees.
- E. All necessary deeds and agreements have been executed and submitted to the City.
- F. Required water shares have been submitted to the City.
- G. All other conditions of approval required for plat recordation have been met.

17.04.060: PUBLIC NOTICES

The following regulations shall apply in providing public notices:

- A. Required Notice: The City Council, the Planning Commission, or an Appeal and Variance Hearing Officer shall schedule and hold any statutorily required public hearing or public meeting according to the provisions of this title and State law. The City shall provide notice of the date, place, and time of public hearings or public meetings at least ten (10) days before the date of the public hearing or public meeting, or such lesser or greater time as provided by State Statute or City ordinance, by: 1) posting notice of the hearing or meeting on the City's website and to the Utah State government notice website; and 2) by giving mailed written notice of the hearing to each affected entity. The City shall provide a copy of each staff report pertaining to a land use applicant to that applicant at least three (3) business days prior to the public hearing or public meeting. If notice given under authority of this subsection is not challenged in accordance with applicable appeal procedures within thirty (30) days from the date of the public hearing or public meeting for which the notice was given, the notice is considered adequate and proper. The notice required by this subsection may be referred to in this title as "required notice". Each applicant shall pay the costs of required notice for his or her application.
- B. Requirements For Notification:
 - a. Except in the case of development ordinance text amendments, the City shall notice all property owners of record of the subject property and properties within three hundred feet (300') of the boundary of the subject property as evidenced by the current records of the Salt Lake County Recorder's Office.
 - b. **If a proposed land use ordinance modification does not meet the requirements of a ministerial modification under Utah Code 10-9a-205 as amended, the City shall also provide a written notice to the area directly affected by the land use ordinance change. This notice shall include a summary of the effect of the proposed modification or a direct link to the City website where a summary of the effect of the proposed modification can be found.**
 - c. The City shall ensure that the list of property owners and the address labels are accurate and complete. Subject to the limitations set forth herein, the City shall provide notice using the address labels and postage paid for by the applicant.
- C. Posting On Site: Applicants applying for future land use map amendments and rezoning of property shall, in addition to the above requirements, post notification of the proposed land use change and/or rezoning on the site as directed by the City of South Jordan.

17.08. DEFINITIONS GENERALLY

PROPERTY LINE ADJUSTMENT: The relocation of a property boundary between two (2) adjoining properties that does not create a new parcel or remnant land of any kind. ~~Lot line adjustments and parcel~~ **Simple** boundary **line** adjustments, as defined by Utah Code section 10-9a-103, shall be considered property line adjustments.

RECEIVED

November 12, 2025

NOV 12 2025

South Jordan City
South Jordan Redevelopment Agency
1600 W. Towne Center Dr.
South Jordan, UT 84095

CITY OF SOUTH JORDAN
CITY RECORDER'S OFFICE

Re: Letter of Intent to Create the Downtown Daybreak Public Infrastructure District
No. 1 to Facilitate Construction of the Proposed "Downtown Daybreak"
Development

Dear Mayor Ramsey and Mr. Dustin Lewis:

In accordance with Utah Code 17D, the Public Infrastructure District Act, and South Jordan Policy 500-01, LHMRE, LLC, on behalf of its land-owning affiliates within the subject area (the "Applicant"), submits the following letter of intent ("LOI") to South Jordan (the "City") for consideration of creation of one (1) Public Infrastructure District ("PID") to facilitate the construction of the ongoing "Downtown Daybreak" development.

The purpose of this LOI is to summarize project details, the need for each PID, the proposed uses of funds, and the anticipated revenue sources. We look forward to this LOI receiving a positive recommendation as we move forward with the creation of governing documents.

PID Request

The Applicant's request is for a positive recommendation to create governing documents for the formation of Downtown Daybreak PID No. 1 for the land described and depicted in the PID petition enclosed with this LOI. This PID will have sufficient bonding capacity to fund infrastructure needs from revenues associated with the tax increment revenues being generated through the approved and existing South Station HTRZ and additional revenues. The PID will not have the power to independently levy a District mill levy on taxable properties in the District. The following paragraphs summarize the proposed use and need for the PID to finance certain improvements for the enhancement of this portion of South Jordan.

Letter of Intent to Form a Public Infrastructure District

In support of this request, Applicant submits the following information which corresponds to South Jordan's PID Policy:

1. Description of the District

The "Downtown Daybreak" development is located within the Daybreak Development of South Jordan, Utah. The planned development comprises roughly 300 total acres and is proposed for roughly 2,800,000 square feet of commercial space, 289 hotel keys, 4,724 residential units, and regional entertainment venues within a high-quality, mixed-use entertainment district. This development program is consistent with the approved South Station

Housing & Transit Reinvestment Zone and the Daybreak Master Development Agreement.

2. Summary of Public Infrastructure and Publicly Dedicated Amenities

- a. *Currently Expected Development Scenario.* The developer proposes constructing the project described in Subsection 1 above.
- b. *Required Local and Regional Improvements for such Development.* The developer team will provide local and regional improvements that are contemplated by the Master Development Agreement for the Kennecott Master Subdivision #1 Project, as has been amended and supplemented. The financing tools available to the PID will allow for additional improvements that are beyond what is required under existing standards. These improvements will include:

Parking facilities, traffic control, lighting, public trail systems, public gathering and entertainment venues, and infrastructure systems.

The majority of the public infrastructure improvements are intended to be owned by South Jordan and approved public entities. Some public improvements may be owned by the intended Public Infrastructure District, such as parking facilities. It is intended that maintenance of the public improvements will be undertaken by these same entities, or entities contracted by such entities.

- c. *Proposed District-Provided Local and Regional Improvements.* This PID will cause to be installed all infrastructure necessary to complete the construction of improvements intended to be paid for by funds generated and administered by the PID.
- d. *Estimated Construction Costs for the Proposed District Improvements.* The development team anticipates the total cost of proposed improvements to be financed by the PID to be between \$80,000,000 and \$120,000,000. Greater detail of the proposed costs and the use of net proceeds from the bonds will be outlined in the governing documents, drafts of which will be provided to the City in the near future in connection with submitting petitions for the PID.
- e. *Plan of Ownership and/or Maintenance of the Improvements.* Certain improvements will be dedicated to public entities, including the City, for their operation and use. Others will be dedicated to districts already providing services to the project. Some improvements will be owned by one or more of the PID, to the extent allowed by existing law. Entities which accept a dedication of improvements will be responsible for the maintenance of the same.
- f. *General Description of Phasing of Construction Based on Development Projections.* The development team intends to build all of the improvements to be funded with the amounts administered by the PID within a 15-year period.

- g. Proposal of Net Proceeds from the Issuance of Debt and Debt Term..* The developer anticipates the PID will issue bonds that will result in up to \$75 million in net proceeds. It is projected that the tax-exempt bonds will have a length of 30 years and will be financed largely by monetizing revenues associated with tax increment associated with the already approved HTRZ and potential other revenue sources such as public improvement fees and parking revenues.

3. Proposed Timeline for District Creation

It is intended that the PID will be created by December 31, 2025.

4. Disclosure of Intent to Overlap Districts

The proposed PID boundary will not overlap with any existing public infrastructure districts.

5. Summary and Description of Unique Enhancements

The PID will be used to finance improvements that will create unique, mixed use enhancement of the type proposed in the HTRZ approval obtained by the City from the Governor's Office of Economic Opportunity. Existing enhancements include a professional baseball stadium with a capacity in excess of 8,000 people, an outdoor concert venue and related gathering spaces, a Salt Lake County Arts Center, and TRAX connections. The financing of structured parking facilities to support urban scale development is a significant use intended for the PID.

6. Acknowledgement of Petition

A signed petition from existing property owners, all affiliates of Applicant, are included with the petitions for the PID.

7. Disclosure of Conflicts

There are no conflicts of interest. Specifically, neither the development team nor the Applicant has any conflicts of interest with officers and employees of South Jordan.

8. Signed Engagement Letters

Signed engagement letters for consultants and legal counsel retained by South Jordan for the review of these materials will be included with this LOI.

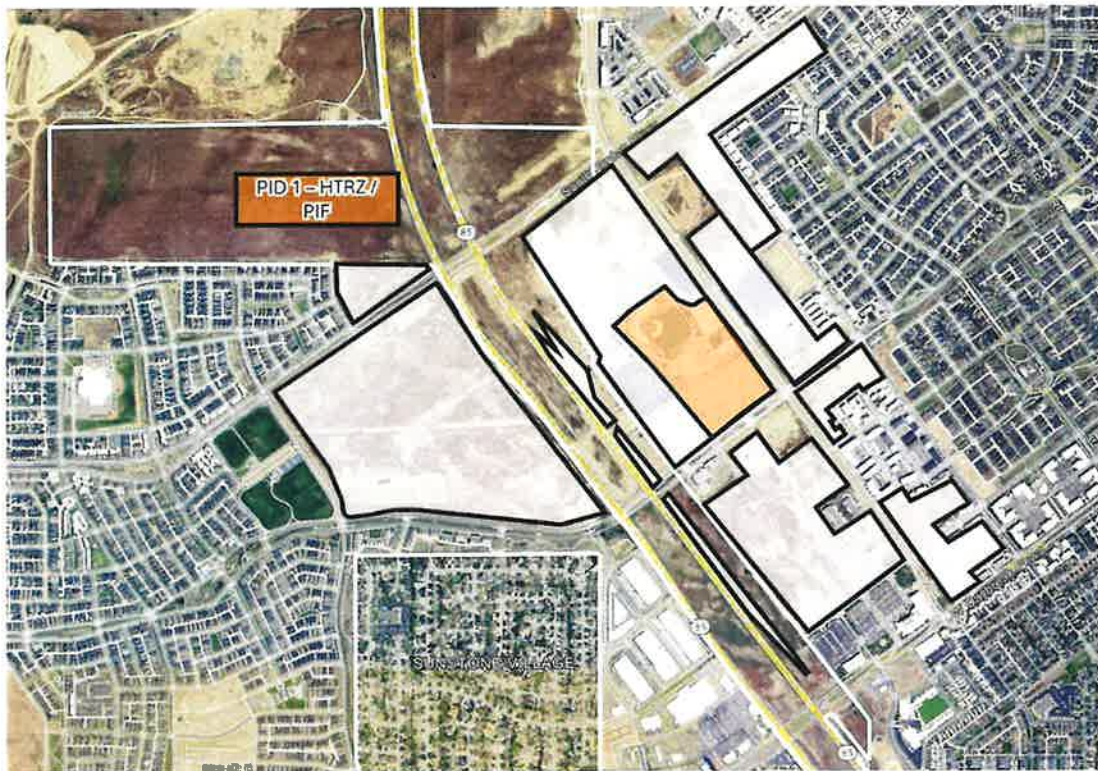
Sincerely,

LHMRE, LLC

By: Brad Holmes
Brad Holmes, President

Enclosures

Enclosure: Proposed Downtown Daybreak PID NO. 1
Annexation Boundary & Initial Area



**PETITION REQUESTING THE CREATION OF
DOWNTOWN DAYBREAK PUBLIC INFRASTRUCTURE DISTRICT NO. 1
IN SOUTH JORDAN, UTAH**

November 12, 2025

City of South Jordan
Anna Crookston, City Recorder
1600 W. Towne Center Drive
South Jordan, UT 84095

The undersigned (collectively, the "Petitioners") hereby requests that the City of South Jordan ("City") approve the creation of a new public infrastructure district to be known as Downtown Daybreak Public Infrastructure District No. 1 (the "District") pursuant to the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953 (collectively, the "Act"). The Petitioners request the District in order to assist in the financing of public infrastructure to service and benefit the proposed area of the District and the Annexation Area as described herein.

I. Petitioners

VP Daybreak Operations LLC, a Delaware limited liability company
VP Daybreak DEVCO LLC, a Delaware limited liability company
VP Daybreak DEVCO 2, Inc. a Utah corporation
VP Daybreak Investments LLC, a Delaware limited liability company
VP Daybreak Investco 10 LLC, a Utah limited liability company
VP Daybreak Investco 11 LLC, a Utah limited liability company
DTDB 5, LLC, a Utah limited liability company
DTDB 6, LLC, a Utah limited liability company
DTDB 8, LLC, a Utah limited liability company
DTDB 11, LLC, a Utah limited liability company
DTDB 13, LLC, a Utah limited liability company
DTDB 14, LLC, a Utah limited liability company
LHMRE, LLC, a Utah limited liability company
DTDB 10, LLC, a Utah limited liability company
LHM DEV HLT, LLC, a Utah limited liability company
 9350 S. 150 E., Ste. 800
 Sandy, UT 84070

Petitioners are signing this Petition as to that property which is identified in **Exhibit A** hereto, to which they hold title. The sponsor, and contact sponsor, of this Petition is as follows:

VP Daybreak Operations, LLC
 c/o Matthew J. Ence
 Snow Jensen & Reece, PC
 912 W. 1600 S., Ste. B200
 St. George, UT 84770

(435) 628-3688
mence@snowjensen.com.

II. Proposed District Boundaries

The Petitioners request that the initial boundaries for the proposed District (the “District Boundaries”) include the property described in **Exhibit A** hereto. The proposed District Boundaries, including a proposed annexation area, are also depicted on the maps attached as **Exhibit B** hereto. The proposed Annexation Area includes both the initial District Boundaries, plus the property depicted on the attached annexation area map, which will allow the District to annex properties into and withdraw properties from the District in the Annexation Area, with a petition and consent from affected property owners.

III. Requested Service

The Petitioners request that the District be created for the purpose of financing the construction of public infrastructure relating to the project, as permitted under the Act, and as shall be further described in the governing document proposed for the District.

IV. Board of Trustees

The Petitioners propose that the Board of Trustees for the District be initially composed of three (3) members appointed by the City Council who are property owners, their agents, or officers, as follows:

(a) Brad Holmes

Officer or agent of property owners
 9350 S. 150 E., Suite 800
 Sandy, Utah 84070
Brad.holmes@lhm.com

(b) Eric Carlson

Officer or agent of property owners
 9350 S. 150 E., Suite 800
 Sandy, Utah 84070
Eric.carlson@lhm.com

(c) Mike Kunkel

Officer or agent of property owners
 9350 S. 150 E., Suite 800
 Sandy, Utah 84070
Mike.kunkel@lhm.com

V. Petitioner Representations

The Petitioners hereby represents and warrants that:

- (a) Those signing on behalf of entity owners are authorized to do so;
- (b) The Petitioners are the owners of 100% of the surface real property included within the proposed District Boundaries;
- (c) This Petition is signed by 100% of the surface property owners of real property within the District Boundaries;
- (d) There are no registered voters residing within the any of the proposed District Boundaries; and
- (e) The proposed Trustees listed above are registered voters at their primary residence and are either a property owner or the agent or officer of a property owner.

VI. Petitioner Consent

The Petitioners hereby consents to:

- (a) The creation of a public infrastructure district having the District Boundaries described herein;
- (b) The annexation of any portion of the Annexation Area (if any) into the District upon petition by the owner of such portion and any registered voters residing thereon;
- (c) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17D-4-202(3)(a) of the Act;
- (d) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act, pursuant to Section 17D-4-201(2)(b) of the Act;
- (e) The recording of a notice as required under Section 17B-1-215(2)(a) and 17D-1-209(1)(a) of the Act, which will apply to all real property within the District Boundaries; and
- (f) The issuance by the District of bonds repayable through property taxes, assessments, or other means available by law.

VII. Electronic Means; Counterparts

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

IN WITNESS WHEREOF, the Petitioners have executed and consented to this Petition as of the date indicated on the signature pages attached.

(signature pages to follow)

PETITIONERS:

VP Daybreak Operations LLC, a Delaware limited liability company

By: LHMRE, LLC, a Utah limited liability company

Its: Operating Manager

By: _____

Name: Brad Holmes

Title: President

VP Daybreak DEVCO LLC, a Delaware limited liability company

By: LHMRE, LLC, a Utah limited liability company

Its: Operating Manager

By: _____

Name: Brad Holmes

Title: President

VP Daybreak DEVCO 2, Inc. a Utah corporation

By: _____

Name: Brad Holmes

Title: President

VP Daybreak Investments LLC, a Delaware limited liability company

By: LHMRE, LLC, a Utah limited liability company

Its: Operating Manager

By: _____

Name: Brad Holmes

Title: President

VP Daybreak Investco 10 LLC, a Utah limited liability company

By: MRE Investment Management, L.L.C., a Utah limited liability company

Its: Operating Manager

By: Miller Family Real Estate, L.L.C., a Utah limited liability company

Its: Operating Manager

By: _____

Name: Brad Holmes

Title: Operating Manager

VP Daybreak Investco 11 LLC, a Utah limited liability company

By: MRE Investment Management, L.L.C., a Utah limited liability company

Its: Operating Manager

By: Miller Family Real Estate, L.L.C., a Utah limited liability company

Its: Operating Manager

By: _____

Name: Brad Holmes

Title: Operating Manager

DTDB 5, LLC, a Utah limited liability company

By: LHMRE, LLC, a Utah limited liability company

Its: Operating Manager

By: _____

Name: Brad Holmes

Title: President

DTDB 6, LLC, a Utah limited liability company

By: LHMRE, LLC, a Utah limited liability company

Its: Operating Manager

By: _____

Name: Brad Holmes

Title: President

DTDB 8, LLC, a Utah limited liability company

By: LHMRE, LLC, a Utah limited liability company
 Its: Operating Manager

By: _____
 Name: Brad Holmes
 Title: President

DTDB 11, LLC, a Utah limited liability company

By: LHMRE, LLC, a Utah limited liability company
 Its: Operating Manager

By: _____
 Name: Brad Holmes
 Title: President

DTDB 13, LLC, a Utah limited liability company

By: LHMRE, LLC, a Utah limited liability company
 Its: Operating Manager

By: _____
 Name: Brad Holmes
 Title: President

DTDB 14, LLC, a Utah limited liability company

By: LHMRE, LLC, a Utah limited liability company
 Its: Operating Manager

By: _____
 Name: Brad Holmes
 Title: President

LHMRE, LLC, a Utah limited liability company

By: _____
 Name: Brad Holmes
 Title: President

DTDB 10, LLC, a Utah limited liability company

By: LHMSE, LLC, a Utah limited liability company

Its: Operating Manager

By: _____

Name: Michelle Smith

Title: President

LHM DEV HLT, LLC, a Utah limited liability company

By: LHMRE, LLC, a Utah limited liability company

Its: Operating Manager

By: _____

Name: Brad Holmes

Title: President

EXHIBIT A

Proposed Initial District Boundary Legal Description

(See following pages)

DOWNTOWN DAYBREAK PID 1 LEGAL DESCRIPTION

Being all of Lots C-101 through C-116, P-101, and Private Rights-of-Way of the Daybreak Urban Center Plat 1, according to the official plat thereof, recorded as Entry No. 14214053 in Book 2024P at Page 058 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Northwestern Right-of-Way Line of Lake Avenue, said point lies South 89°55'30" East 1110.832 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3534.278 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'54" West 173.652 feet; thence North 29°25'24" West 24.187 feet; thence North 36°32'54" West 278.177 feet to a point on a 279.500 foot radius tangent curve to the left, (radius bears South 53°27'06" West, Chord: North 37°34'18" West 9.983 feet); thence along the arc of said curve 9.983 feet through a central angle of 02°02'48" to a point of compound curvature with a 17.000 foot radius tangent curve to the left, (radius bears South 51°24'18" West, Chord: North 84°32'58" West 24.439 feet); thence along the arc of said curve 27.270 feet through a central angle of 91°54'31"; thence South 49°29'47" West 3.710 feet; thence North 40°30'13" West 41.000 feet to a point on a 17.000 foot radius non tangent curve to the left, (radius bears North 40°30'13" West, Chord: North 02°34'37" East 24.833 feet); thence along the arc of said curve 27.843 feet through a central angle of 93°50'20"; thence North 44°20'33" West 883.270 feet to a point on a 25.000 foot radius non tangent curve to the left, (radius bears South 01°29'56" East, Chord: South 67°04'46" West 18.262 feet); thence along the arc of said curve 18.694 feet through a central angle of 42°50'37"; thence South 45°39'27" West 7.929 feet; thence North 44°20'33" West 33.000 feet; thence North 45°39'27" East 325.084 feet to a point on a 520.500 foot radius tangent curve to the right, (radius bears South 44°20'33" East, Chord: North 49°33'16" East 70.750 feet); thence along the arc of said curve 70.804 feet through a central angle of 07°47'38"; thence North 53°27'06" East 283.878 feet to a point on a 279.500 foot radius tangent curve to the left, (radius bears North 36°32'54" West, Chord: North 51°51'26" East 15.554 feet); thence along the arc of said curve 15.556 feet through a central angle of 03°11'20"; thence North 50°15'46" East 1.783 feet to a point on a 17.000 foot radius tangent curve to the left, (radius bears North 39°44'14" West, Chord: North 03°15'46" East 24.866 feet); thence along the arc of said curve 27.890 feet through a central angle of 94°00'00"; thence North 43°44'14" West 12.213 feet; thence North 46°15'46" East 41.000 feet; thence South 43°44'14" East 50.276 feet; thence North 53°27'06" East 236.825 feet to a point on the Southwesterly Right-of-Way Line of Grandville Avenue; thence along said Grandville Avenue the following (54) courses: 1) South 36°32'54" East 2.480 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East

DOWNTOWN DAYBREAK PID 1 LEGAL DESCRIPTION

4.210 feet); 2) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 3) South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); 4) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 5) South 36°32'54" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); 6) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 7) South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); 8) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 9) South 36°32'54" East 217.093 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); 10) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 11) South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); 12) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 13) South 36°32'54" East 19.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 01°44'24" West 34.699 feet); 14) along the arc of said curve 37.422 feet through a central angle of 76°34'36"; 15) South 36°32'54" East 28.530 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 23°07'31" East, Chord: South 74°50'13" East 34.699 feet); 16) along the arc of said curve 37.422 feet through a central angle of 76°34'36"; 17) South 36°32'54" East 19.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); 18) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 19) South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); 20) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 21) South 36°32'54" East 204.513 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); 22) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 23) South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); 24) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 25) South 36°32'54" East 14.584 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); 26) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 27) South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); 28) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 29) South 36°32'54" East 193.334 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); 30) along the arc of

DOWNTOWN DAYBREAK PID 1 LEGAL DESCRIPTION

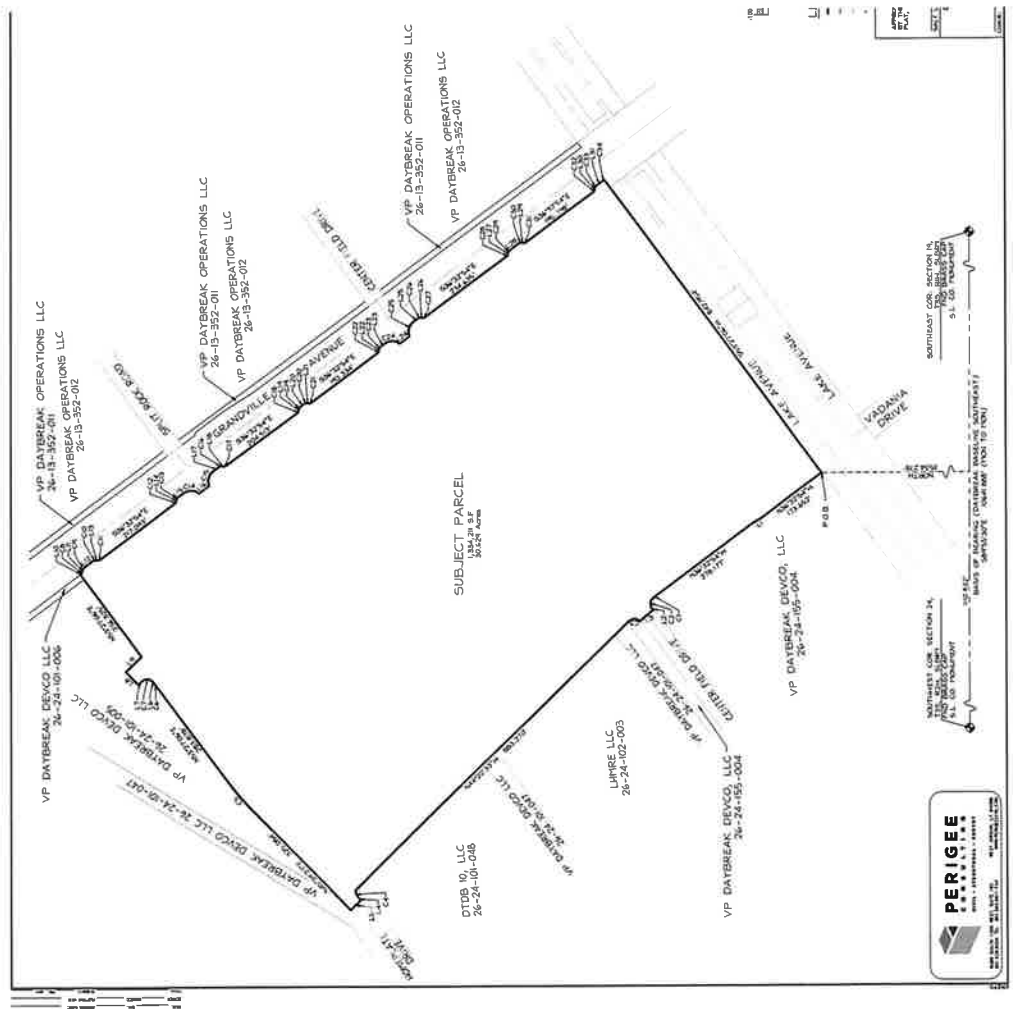
said curve 4.320 feet through a central angle of 45°00'00"; 31) South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); 32) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 33) South 36°32'54" East 15.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 01°44'24" West 34.699 feet); 34) along the arc of said curve 37.422 feet through a central angle of 76°34'36"; 35) South 36°32'54" East 28.530 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 23°07'31" East, Chord: South 74°50'13" East 34.699 feet); 36) along the arc of said curve 37.422 feet through a central angle of 76°34'36"; 37) South 36°32'54" East 15.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); 38) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 39) South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); 40) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 41) South 36°32'54" East 234.635 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); 42) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 43) South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); 44) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 45) South 36°32'54" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); 46) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 47) South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); 48) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 49) South 36°32'54" East 195.798 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); 50) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 51) South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); 52) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 53) South 36°32'54" East 18.999 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 30°53'04" East 5.527 feet); 54) along the arc of said curve 5.536 feet through a central angle of 11°19'42"; thence South 53°27'06" West 842.954 feet to the point of beginning.

Property contains 30.629 acres.

EXHIBIT B

Proposed Initial Boundary Map

(see following pages)



[illegible]

Group	Group 1			Group 2			Overall
	Length	Mean	Std.	Length	Mean	Std.	
1	10	10.000	0.000	10	10.000	0.000	10.000
2	10	10.000	0.000	10	10.000	0.000	10.000
3	10	10.000	0.000	10	10.000	0.000	10.000
4	10	10.000	0.000	10	10.000	0.000	10.000
5	10	10.000	0.000	10	10.000	0.000	10.000
6	10	10.000	0.000	10	10.000	0.000	10.000
7	10	10.000	0.000	10	10.000	0.000	10.000
8	10	10.000	0.000	10	10.000	0.000	10.000
9	10	10.000	0.000	10	10.000	0.000	10.000
10	10	10.000	0.000	10	10.000	0.000	10.000
11	10	10.000	0.000	10	10.000	0.000	10.000
12	10	10.000	0.000	10	10.000	0.000	10.000
13	10	10.000	0.000	10	10.000	0.000	10.000
14	10	10.000	0.000	10	10.000	0.000	10.000
15	10	10.000	0.000	10	10.000	0.000	10.000
16	10	10.000	0.000	10	10.000	0.000	10.000
17	10	10.000	0.000	10	10.000	0.000	10.000
18	10	10.000	0.000	10	10.000	0.000	10.000
19	10	10.000	0.000	10	10.000	0.000	10.000
20	10	10.000	0.000	10	10.000	0.000	10.000
21	10	10.000	0.000	10	10.000	0.000	10.000
22	10	10.000	0.000	10	10.000	0.000	10.000
23	10	10.000	0.000	10	10.000	0.000	10.000
24	10	10.000	0.000	10	10.000	0.000	10.000
25	10	10.000	0.000	10	10.000	0.000	10.000
26	10	10.000	0.000	10	10.000	0.000	10.000
27	10	10.000	0.000	10	10.000	0.000	10.000
28	10	10.000	0.000	10	10.000	0.000	10.000
29	10	10.000	0.000	10	10.000	0.000	10.000
30	10	10.000	0.000	10	10.000	0.000	10.000
31	10	10.000	0.000	10	10.000	0.000	10.000
32	10	10.000	0.000	10	10.000	0.000	10.000
33	10	10.000	0.000	10	10.000	0.000	10.000
34	10	10.000	0.000	10	10.000	0.000	10.000
35	10	10.000	0.000	10	10.000	0.000	10.000
36	10	10.000	0.000	10	10.000	0.000	10.000
37	10	10.000	0.000	10	10.000	0.000	10.000
38	10	10.000	0.000	10	10.000	0.000	10.000
39	10	10.000	0.000	10	10.000	0.000	10.000
40	10	10.000	0.000	10	10.000	0.000	10.000
41	10	10.000	0.000	10	10.000	0.000	10.000
42	10	10.000	0.000	10	10.000	0.000	10.000
43	10	10.000	0.000	10	10.000	0.000	10.000
44	10	10.000	0.000	10	10.000	0.000	10.000
45	10	10.000	0.000	10	10.000	0.000	10.000

Low Table			Low		
Low #	Length	Division	Low #	Length	Division
1	1	24.81	1	1	24.81
2	2	12.41	2	2	12.41
3	3	8.27	3	3	8.27
4	4	6.20	4	4	6.20
5	5	4.96	5	5	4.96
6	6	4.13	6	6	4.13
7	7	3.54	7	7	3.54
8	8	3.10	8	8	3.10
9	9	2.76	9	9	2.76
10	10	2.50	10	10	2.50
11	11	2.27	11	11	2.27
12	12	2.07	12	12	2.07
13	13	1.89	13	13	1.89
14	14	1.74	14	14	1.74
15	15	1.60	15	15	1.60
16	16	1.48	16	16	1.48
17	17	1.37	17	17	1.37
18	18	1.27	18	18	1.27
19	19	1.18	19	19	1.18
20	20	1.10	20	20	1.10
21	21	1.03	21	21	1.03
22	22	0.97	22	22	0.97
23	23	0.91	23	23	0.91
24	24	0.86	24	24	0.86
25	25	0.81	25	25	0.81
26	26	0.77	26	26	0.77
27	27	0.73	27	27	0.73
28	28	0.69	28	28	0.69
29	29	0.66	29	29	0.66
30	30	0.63	30	30	0.63
31	31	0.60	31	31	0.60
32	32	0.57	32	32	0.57
33	33	0.55	33	33	0.55
34	34	0.52	34	34	0.52
35	35	0.50	35	35	0.50
36	36	0.48	36	36	0.48
37	37	0.46	37	37	0.46
38	38	0.44	38	38	0.44
39	39	0.42	39	39	0.42
40	40	0.41	40	40	0.41
41	41	0.39	41	41	0.39
42	42	0.38	42	42	0.38
43	43	0.37	43	43	0.37
44	44	0.36	44	44	0.36
45	45	0.35	45	45	0.35
46	46	0.34	46	46	0.34
47	47	0.33	47	47	0.33
48	48	0.32	48	48	0.32
49	49		49	49	
50	50		50	50	
51	51		51	51	
52	52		52	52	
53	53		53	53	
54	54		54	54	
55	55		55	55	
56	56		56	56	
57	57		57	57	
58	58		58	58	
59	59		59	59	
60	60		60	60	
61	61		61	61	
62	62		62	62	
63	63		63	63	
64	64		64	64	
65	65		65	65	
66	66		66	66	
67	67		67	67	
68	68		68	68	
69	69		69	69	
70	70		70	70	

Low Table		
Age	Weight	Correlation
1	24.81	0.0972272
2	27.90	0.1000000
3	30.00	0.0972272
4	32.00	0.0972272
5	34.00	0.0972272
6	36.00	0.0972272
7	38.00	0.0972272
8	40.00	0.0972272
9	42.00	0.0972272
10	44.00	0.0972272
11	46.00	0.0972272
12	48.00	0.0972272
13	50.00	0.0972272
14	52.00	0.0972272
15	54.00	0.0972272
16	56.00	0.0972272
17	58.00	0.0972272
18	60.00	0.0972272
19	62.00	0.0972272
20	64.00	0.0972272

EXHIBIT B-1

Proposed Annexation Area Map & Parcels

(see following pages)



DOWNTOWN DAYBREAK PID ANNEXATION AREA -PARCEL ID, ACRES, OWNER

Parcel ID	Acres	Owner
26232010020000	7.43	VP DAYBREAK DEVCO LLC
26232030010000	48.39	VP DAYBREAK DEVCO 2 INC
26232260010000	0.90	VP DAYBREAK INVESTCO 11 LLC
26232760020000	4.89	VP DAYBREAK INVESTCO 10 LLC
26232760030000	43.30	VP DAYBREAK DEVCO 2 INC
26232000150000	0.15	VP DAYBREAK INVESTMENTS LLC
26133370250000	4.18	VP DAYBREAK OPERATIONS, LLC
26133520070000	0.87	VP DAYBREAK OPERATIONS LLC; VP DAYBREAK DEVCO LLC
26133550010000	20.03	VP DAYBREAK DEVCO LLC
26133550030000	0.19	VP DAYBREAK OPERATIONS LLC
26133520120000	46.12	VP DAYBREAK OPERATIONS, LLC
26241380410000	1.00	VP DAYBREAK OPERATIONS, LLC
26133520060000	0.60	VP DAYBREAK OPERATIONS LLC; VP DAYBREAK DEVCO LLC
26133550020000	0.14	VP DAYBREAK OPERATIONS LLC
26144000190000	10.39	LHM DEV HLT LLC
26241010470000	1.92	VP DAYBREAK DEVCO LLC
26241010050000	3.14	VP DAYBREAK DEVCO LLC
26241010080000	3.66	VP DAYBREAK DEVCO LLC
26241031130000	8.20	DTDB 10 LLC
26241031140000	0.77	VP DAYBREAK DEVCO LLC
26241031160000	0.78	VP DAYBREAK DEVCO LLC
26241031070000	2.11	DTDB 6 LLC
26241031100000	0.34	DTDB 5 LLC
26241031020000	2.93	VP DAYBREAK DEVCO LLC
26241031040000	1.51	VP DAYBREAK DEVCO LLC
26241031030000	0.46	VP DAYBREAK DEVCO LLC
26241010340000	0.08	DTDB 11 LLC
26241031120000	2.13	DTDB 8 LLC
26241031110000	1.96	DTDB 11 LLC
26241010060000	0.09	VP DAYBREAK DEVCO LLC
26241010480000	3.30	DTDB 10, LLC
26241031150000	0.83	VP DAYBREAK DEVCO LLC
26241031080000	0.40	DTDB 13 LLC
26241031090000	0.27	DTDB 14 LLC
26241031050000	1.47	VP DAYBREAK DEVCO LLC
26241031060000	0.61	VP DAYBREAK DEVCO LLC
26241031010000	2.07	VP DAYBREAK DEVCO LLC
26241010320000	0.37	VP DAYBREAK DEVCO LLC
26241020030000	3.58	LHMRE LLC
26241550040000	5.75	VP DAYBREAK DEVCO LLC
26243000380000	8.82	VP DAYBREAK OPERATIONS LLC

DOWNTOWN DAYBREAK PID ANNEXATION AREA -PARCEL ID, ACRES, OWNER

26241260100000	0.32	VP DAYBREAK OPERATIONS LLC
26241760070000	2.79	VP DAYBREAK DEVCO LLC
26241260020000	1.75	VP DAYBREAK OPERATIONS LLC
26241260050000	3.67	VP DAYBREAK OPERATIONS LLC
26241780010000	1.70	VP DAYBREAK DEVCO, LLC
26241780090000	22.09	VP DAYBREAK DEVCO LLC
26241780100000		VP DAYBREAK DEVCO LLC
26243260140000	16.95	VP DAYBREAK INVESTMENTS, LLC
26244070010000	0.89	VP DAYBREAK OPERATIONS, LLC
26244070090000	1.18	VP DAYBREAK OPERATIONS LLC
26244070100000	0.71	VP DAYBREAK OPERATIONS LLC
26244070130000	1.16	VP DAYBREAK OPERATIONS LLC
26244070140000	0.70	VP DAYBREAK OPERATIONS LLC
26242580020000	0.81	VP DAYBREAK OPERATIONS, LLC
26242580120000	1.11	VP DAYBREAK OPERATIONS LLC
26242580160000	0.59	VP DAYBREAK OPERATIONS LLC
26242580170000	0.59	VP DAYBREAK OPERATIONS LLC
26242580010000	1.48	VP DAYBREAK OPERATIONS, LLC
26242580030000	0.81	VP DAYBREAK OPERATIONS, LLC
26242580130000	0.95	VP DAYBREAK OPERATIONS LLC
26244070020000	0.69	VP DAYBREAK OPERATIONS, LLC
26244070030000	0.99	VP DAYBREAK OPERATIONS, LLC
26241790060000	0.80	VP DAYBREAK OPERATIONS LLC
26241780040000	0.27	VP DAYBREAK DEVCO LLC

**GOVERNING DOCUMENT
FOR
DOWNTOWN DAYBREAK
PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SOUTH JORDAN CITY, UTAH**

_____, 2025

Prepared by:
Snow Jensen & Reece, PC
St. George, Utah

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LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	South Jordan City Vicinity Map
EXHIBIT C	Initial District and Annexation Area Boundary Map

DRAFT

I. INTRODUCTION

A. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from the City, and, except as may otherwise be provided for by the State or local law or this Governing Document, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Governing Document. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements. The District is not being created to provide any ongoing operations and maintenance services.

B. Need for the District.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding District's Governing Document.

The City's objective in approving this Governing Document for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by tax increment revenues, Assessments, and other legal revenue sources (excluding taxes levied and collected by the District, which are not permitted). Debt which is issued within these parameters and, as further described in the Financial Plan, will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Although the District has authority to directly provide public improvements, the District also has the authority to pledge tax increment revenues to an interlocal entity that provides public improvements.

It is the intent of the District to dissolve upon payment or defeasance of all Debt incurred by such District, or upon a determination that adequate provision has been made for the payment of all Debt by such District.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax increment, Assessments, or other legal revenue, (excluding

taxes levied and collected by the District, which are not permitted). Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the District.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Annexation Area Boundaries: means the boundaries of the area described in the Annexation Area Boundary Map which has been approved by the City for annexation or withdrawal from or into the District upon the meeting of certain requirements.

Annexation Area Boundary Map: means the map attached hereto as **Exhibit C-2**, describing the property proposed for potential future annexation into or withdrawal from the District.

Approved Development Plan: means a Preliminary Development Plan or other process established by the City for identifying, among other things, Public Improvements necessary for facilitating development for property within the District Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time. For purposes of this Governing Document, the South Station HTRZ & Master Development Agreement for the Kennecott Master Subdivision #1 Project, shall together constitute an Approved Development Plan.

Assessment: means (i) the levy of an assessment secured by a lien on property within a District to pay for the costs of Public Improvements benefitting such property or (2) an assessment by a District levied on private property within such District to cover the costs of an energy efficient upgrade, a renewable energy system, or an electric vehicle charging infrastructure, each as may be levied pursuant to the Assessment Act.

Assessment Act: means collectively, (i) Title 11, Chapter 42, Utah Code as may be amended from time to time, and (ii) the C-PACE Act.

Board: means the boards of trustees of the District.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which the District has promised to pledge tax increment revenue, and/or collect Assessments or other Fees.

City: means South Jordan City, Utah.

City Code: means the City Code of South Jordan City, Utah.

City Council: means the City Council of South Jordan City, Utah.

C-PACE Act: means Title 11, Chapter 42a of the Utah Code, as amended from time to time and any successor statute thereto.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the District issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

C-PACE Assessments: means assessments levied under the C-PACE Act.

District: means the Downtown Daybreak Public Infrastructure District No. 1.

District Area: means the property within the Initial District Boundary Map and the Annexation Area Boundary Map.

End User: means any owner, or tenant of any owner, of any improved property within the Districts, other than a developer or builder which developed or improved the property solely for resale to an End User. By way of illustration, an owner or tenant of a property for which a certificate of occupancy has been issued, is an End User, but excluding a developer or builder which developed or constructed a property solely for resale.

Fees: means any fee imposed by a District for administrative services provided by the District.

Financial Plan: means the Financial Plan described in Section VIII which describes (i) the potential means whereby the Public Improvements may be financed; and (ii) how the Debt is expected to be incurred.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by a District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the District approved by the City Council.

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with the City's ordinance and the applicable state law and approved by the Board in accordance with applicable state law.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as **Exhibit C**, describing the District's initial boundaries.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by the District which may not exceed the Maximum Debt Mill Levy.

Municipal Advisor: means a consultant that: (i) advises Utah governmental entities on matters relating to the issuance of securities by Utah governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District.

Project: means the development or property commonly referred to as Downtown Daybreak.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the District Area as determined by the Board, and includes Public Infrastructure and Improvements as defined in the PID Act. Public Improvements specifically may include water rights acquired by a District for the benefit of the City or other public entity.

Regional Improvements: means Public Improvements and facilities that benefit the District Area and which are to be financed pursuant to Section VII below.

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

State: means the State of Utah.

Trustee: means a member of the Board of a District.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. **BOUNDARIES**

The area of the Initial District Boundaries includes approximately 0.153 acres, and the area of the Annexation Area includes approximately 309.13 acres, which is inclusive of all property within the Initial District Boundaries. A legal description of the Initial District Boundaries is attached hereto as **Exhibit A**. A vicinity map is attached hereto as **Exhibit B**. A map of the Initial District Boundaries and a map and parcel list of the Annexation Area Boundaries is attached hereto as **Exhibit C**. It is anticipated that the District's boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17B-4-201, Utah Code, subject to Article V below.

IV. **PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION**

The District Area consists of approximately 309.13 acres that currently exist as commercially developed and undeveloped land. The current assessed valuation of the District Area at build out is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Governing Document by the City does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of units or the total site/floor area of commercial or industrial buildings identified in this Governing Document or any of the exhibits attached thereto, unless the same is contained within an Approved Development Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Governing Document Amendment.

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the PID Act, the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. **Operations and Maintenance Limitation.** The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the City or other appropriate public or private entity, utility, or owners association in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code and PID Act. The District shall be authorized, but not obligated, to own, operate, and maintain Public Improvements not otherwise required to be dedicated to the City or other public entity.

2. **Improvements Limitation.** Notwithstanding the foregoing, without written authorization of the City, the District shall not be authorized to finance the costs of any improvements or facilities which are to be ultimately owned by the District.

3. **Construction Standards Limitation.** The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The District will require developers to obtain the City's approval of civil engineering plans and to obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

4. **Procurement.** The District shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the District may acquire completed or partially completed improvements for fair market value as reasonably determined by a surveyor or engineer that such District employs or engages, consistent with applicable provisions of the PID Act.

5. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of a Municipal Advisor substantially as follows:

We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.

We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

6. Annexation and Withdrawal.

(a) The District shall not include within any of their boundaries any property outside the District Area without the prior written consent of the City. The City, by resolution and this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into the District. Such area may only be annexed upon the District obtaining any consents required under the PID Act and the passage of a resolution of the Board approving such annexation.

(b) The City, by resolution and this Governing Document, has consented to the withdrawal of any area within the District Boundaries from a District. Such area may only be withdrawn upon such District obtaining any consents required under the PID Act and the passage of a resolution of the Board approving such withdrawal.

(c) Any annexation or withdrawal shall be in accordance with the requirements of the PID Act.

(d) Upon any annexation or withdrawal, the District shall provide the City a description of the revised District Boundaries.

(e) Annexation or withdrawal of any area in accordance with V.A.6(a) and (b) shall not constitute an amendment of this Governing Document.

7. Overlap Limitation. The District shall not impose an aggregate mill levy for payment of Debt that exceeds the Maximum Debt Mill Levy of the District. The District shall not consent to the organization of any other public infrastructure district organized under the PID Act within the District Area which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of the District.

8. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, the District shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Assessments used for the purpose of repayment of Debt.

9. Total Debt Issuance Limitation. There shall be no limit on:

(a) the amount of Debt which may be issued by the District, provided the Maximum Debt Mill Levy is not exceeded on any property within the District;

(b) the District's pledge of its tax increment revenues to the Debt; or

(c) the amount of Assessment Debt or C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the applicable Assessment Act.

10. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Fees have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable nonbankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment.

11. Governing Document Amendment Requirement.

(a) This Governing Document has been designed with sufficient flexibility to enable the District to provide required facilities under evolving circumstances without the need for numerous amendments. Actions of the District which violate the limitations set forth in V.A. 1-9 above or in VIII.B-G. shall be deemed to be material modifications to this Governing

Document and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

(b) Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of resolutions of the City and the District approving such amendment.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined in an Approved Development Plan.

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and/or any other applicable public entity and shall be in accordance with the requirements of the Approved Development Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

VI. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of three (3) Trustees who shall be appointed by the City Council pursuant to the PID Act. Trustees 1, 2, and 3 shall be at large seats. Trustee terms shall be staggered with initial terms as follows: Trustee 2 shall serve an initial term of four (4) years; Trustees 1 and 3 shall serve an initial term of six (6) years. All terms shall commence on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah. In accordance with the PID Act, appointed Trustees shall not be required to be residents of the District.

B. Transition to Elected Board. Because there are not anticipated to be any residents within the District, the Board shall continue to be appointed by the City Council and comprised of owners of land or agents and officers of an owner of land within the boundaries of the District.

C. Reelection and Reappointment. Upon the expiration of a Trustee's respective term, any seat which has not transitioned to an elected seat shall be appointed by either the City Council pursuant to the PID Act or by the Board pursuant to 17D-4-202(1)(b) of the PID Act. Any seat which has transitioned to an elected seat shall be elected pursuant to an election held for such purpose. In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled in accordance with the Special District Act.

D. Vacancy. Any vacancy on a Board shall be filled pursuant to the PID Act and Special District Act. Pursuant to 17D-4-202(1)(b), the Board may appoint an individual to the Board so long as the individual meets the requirements to serve on a public infrastructure district board as set forth in the PID Act.

E. Compensation. Unless otherwise permitted by the PID Act, only Trustees who are residents of the District may be compensated for services as Trustee. Such compensation shall be in accordance with State Law.

F. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with 17D-4-202 and 67-16-9, Utah Code, shall be entitled to vote on such matters.

VII. REGIONAL IMPROVEMENTS

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and a contribution to the funding of the Regional Improvements and fund the administration and overhead costs related to the provisions of the Regional Improvements.

VIII. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. In addition, the District shall be permitted to finance the prepayment of impact fees for the Project. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Assessments and other legally available revenues. The District may also pledge any other available revenue to such issuance of Debt, including but not limited any revenue from tax increment agreements. The District shall be permitted to issue Debt on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including tax increment revenue, and Assessments. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time.

B. Maximum Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed fifteen percent (15%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

C. Prepayment of Assessments.

All Assessments (other than C-PACE Assessments) imposed by the District on a parcel zoned for residential uses shall be prepaid at or before the time such parcel is conveyed to an End User. In the event a developer or other initial seller of property within the District intends to pass on Assessments to a party that is not a residential End User, the Developer shall obtain, or cause the seller to obtain, a signed acknowledgement of such purchaser stating the amount of Assessments being passed on. Any C-PACE Assessments may be repayable in accordance with the provisions of such act.

D. Debt Repayment Sources.

The District may rely upon various revenue sources authorized by law. At the District's discretion, these may include revenue from tax increment arrangements, or from the power to assess Assessments, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. The District may not impose a mill levy upon taxable property in the District.

The District shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of Assessment or impact fee. This provision shall not prohibit the division of costs between Assessments or impact fees, but is intended to prevent double taxation of End Users for the costs of Public Improvements.

E. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

F. Security for Debt.

The District shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in the Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

G. District's Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be Seventy-Five Thousand Dollars (\$75,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, each District will require operating funds for administration and to plan and cause the Public Improvements to be constructed. The first year's operating budget for each District is estimated to be approximately Fifty Thousand Dollars (\$50,000) which is anticipated to be derived from Assessments and other revenues.

H. Bond and Disclosure Counsel.

It is the intent of the City that the District shall use competent and nationally recognized bond and disclosure counsel with respect to District Bonds to ensure proper issuance and compliance with this Governing Document. The District has agreed to utilize the City's counsel, Gilmore & Bell, P.C., as bond and disclosure counsel with respect to District Bonds.

IX. ANNUAL REPORT

A. General.

The District shall be responsible for submitting an annual report to the City Manager's Office no later than one hundred eighty (180) days following the end of the District's fiscal year.

B. Reporting of Significant Events.

The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.
2. List of current interlocal agreements, if changed (to be delivered to the City upon request);
3. Names and terms of Board members and officers and progress towards milestones required for transition to elected Board;
4. District office contact information;
5. Rules and regulations of a District regarding bidding, conflict of interest, contracting, and other governance matters, if changed;

6. A summary of any litigation which involves District Public Improvements as of the last day of the prior fiscal year;

7. Status of the District's construction of the Public Improvements as of last day of the prior fiscal year and listing all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of the last day of the prior fiscal year;

8. A table summarizing total debt authorized and total debt issued by the District as well as any presently planned debt issuances;

9. Official statements of current outstanding bonded indebtedness, if not previously provided to the City;

10. Current year budget including a description of the Public Improvements to be constructed in such year;

11. The District's financial statements, for the previous fiscal year. Such statements shall be audited if required pursuant to State law or relevant bond documents (such statements shall be submitted within thirty (30) days of completion if completed after one hundred eighty (180) days following the end of the fiscal year);

12. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument; and

13. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

X. DISSOLUTION

Upon an independent determination of the City Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

XI. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the City adopting a resolution creating the District, the Board shall record a notice with the recorder of Summit County, Utah. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of the City, and (c) if applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion. Such notice shall further be filled with the City.

The applicant and the Board shall ensure that the applicant, homebuilders, commercial developers, and commercial lessors, as applicable, disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:

- (1) All of the information in the first paragraph of this article above.
- (2) Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

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EXHIBIT A

Legal Description of Initial District Boundary

(see following pages)

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EXHIBIT B

South Jordan City Vicinity Map

(see following page)

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EXHIBIT C

Initial District Boundary Map

(see following page)

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EXHIBIT C-2

Annexation Area Map

(see following page)

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