

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, JULY 16, 2024 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, July 16, 2024, in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the Meeting. The Agenda may be amended and an Executive Session may be held at the end of the Meeting. Times listed are approximate and may be accelerated or delayed.

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

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 other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to the City Recorder, Anna Crookston, at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting. Instructions on how to join virtually are 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 Director of Strategy & Budget, Don Tingey
- C. Pledge of Allegiance:** By CFO, Sunil Naidu
- D. Minute Approval:**
 - [D.1.](#) June 18, 2024 City Council Study Meeting
 - [D.2.](#) June 18, 2024 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. In rare cases where it is determined appropriate to address items raised from public comments, these items will be noted and may be brought back at the conclusion of the printed agenda.

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

G.1. Annual Risk Assessment Report. *(By CFO, Sunil Naidu)*

H. Public Hearing Items: 7:15 p.m.

H.1. **Resolution R2024-38**, Amending the South Jordan Moderate Income Housing Plan as part of the South Jordan General Plan. RCV *(By Director of Planning, Steven Schaefermeyer)*

H.2. **Ordinance 2024-11**, Vacating several small portions of Right-of-Way within the Daybreak Town Center area. RCV *(By Director of Planning, Steven Schaefermeyer)*

H.3. **Ordinance 2024-18**, Vacating two municipal easements located on a parcel of the Bison Ridge Subdivision. RCV *(By Director of Planning, Steven Schaefermeyer)*

I. Staff Reports and Calendaring Items: 7:50 p.m.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

J. Executive Closed Session: 8:00 p.m.

J.1. Discuss the character, professional competence, or physical or mental health of an individual.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

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 July 12, 2024.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

June 18, 2024

Present: Mayor Dawn R. Ramsey, Council Member Don Shelton, Council Member Jason McGuire, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Tamara Zander, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Strategy & Budget Don Tingey, Director of Commerce Brian Preece, Associate Director of Public Works Rawlins Thacker, Deputy Director of Finance Nick Geer, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Director of Planning Steven Schaefermeyer, Police Chief Jeff Carr, Fire Chief Chris Dawson, Communications Manager Rachael Van Cleave, Recreation Director Janell Payne, IS Systems Administrator Ken Roberts, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, IS Senior System Administrator Phill Brown, HR Director Teresa Cook, Associate Director of Strategy & Budget Katie Olson

Absent:

Others: Kgregg, Ashley, iPhone, Jeremy Searle, Fred Philpot

4:37 P.M.
STUDY MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting, excusing Council Member Zander who was absent but on her way.

B. Invocation: *By Council Member, Don Shelton*

Council Member Shelton offered the invocation in Council Member Zander's absence.

C. Mayor and Council Coordination

Council Member Shelton shared something he learned from Director Garrison at the water event today. He learned the system has the capability and capacity to clean the aquafer underneath us that is contaminated. We don't own any water rights or wells, but he suggested thinking about that as another possibility for a source of water. If they are going to acquire water rights and drill wells, they would of course need to figure out funding. He also noted that they are improving the concept right now, with the science completed and proven. The battle is now political and he thinks they ought to, in coordination with the ULCT Conference this fall for an outing or roadshow feature, go out to the site. In addition, the Jordan River Commission should visit the site, they should invite high school science teachers to bring their classes out, etc. He would like

to see them try to work on the political side of the equation since the science side has been completed.

D. Discussion/Review of Regular Council Meeting

Public Hearing Items

- Resolution R2024-37, Increasing the amount of City portion of Employer “Pick-Up” of Public Safety Employee Retirement Contributions.
- Ordinance 2024-13, Vacating a portion of a Municipal Waterline Easement located on Lot 8A of the Daybreak Commerce Park Plat 5A Amended Subdivision.
- Ordinance 2024-16, Vacating a segment of Dockside Drive from approximately 7130 W. to the South Valley Water Reclamation Facility property line, approximately 557 feet containing 0.674 acres.

Presentation Item

- 2024 Victim Advocate Report.

Discussion Item

- Municipal Justice Court

HR Director Teresa Cook answered questions from the council for Resolution R2024-37.

E. Discussion Item

E.1. Transportation Master Plan. (By Deputy City Engineer, Jeremy Nielson)

Deputy City Engineer Jeremy Nielson Said the plan is to present this to the Planning Commission on July 9, and to come to the City Council the first meeting in August for approval.

Jeremy Searle (WCG) – reviewed the City’s Draft Transportation Master Plan from the City Website at the following link:

<https://storymaps.arcgis.com/stories/d384f4a5f18c4db397402f2db1c36b9c>.

Council Member Tamara Zander joined the meeting during Mr. Searle’s presentation.

Council Member Zander shared her concerns with the number of proposed lights on 11100 South and 11800 South, especially coming from Mountain View Corridor into the city. Council members and the mayor shared the same concerns.

Mr. Searle thanked them for their comments and noted a big part of the success will be coordinating the signals, allowing traffic to flow.

Council Member Shelton asked about future plans to widen 4000 West.

Engineer Nielson shared there are plans to re-stripe the street to allow two lanes in both directions. The council and staff also discussed potential parking issues when the road is re-stripped and on street parking is eliminated in some areas.

Fred Philpot – Reviewed his prepared presentation on impact fees (Attachment A).

Mr. Searle added there are many WFRC projects listed, and WFRC funds a good portion of those projects. However, the city has a match. Currently, they are assuming a 15% match, but it is only required at 7% but the city tends to pay more based on history and they bumped that match up to 15% which could allow fees to be reduced.

Mr. Philpot noted he needed to correct a \$1.4 million allocation for Daybreak, as it should be a negative allocation which would reduce a cost per trip calculation in his presentation.

Council Member Johnson motioned to recess the City Council Study Meeting and move to Executive Closed Session. Council Member McGuire seconded the motion; vote was 5-0, unanimous in favor.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

F. Executive Closed Session

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

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

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

ADJOURNMENT

Council Member McGuire motioned to adjourn the June 18, 2024 City Council Study Meeting. Council Member Zander seconded the motion; vote was 5-0 unanimous in favor.

The June 18, 2024 City Council Study meeting adjourned at 6:36 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

June 18, 2024

Present: Mayor Dawn R. Ramsey, Council Member Don Shelton, Council Member Jason McGuire, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Tamara Zander, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Strategy & Budget Don Tingey, Director of Commerce Brian Preece, Associate Director of Public Works Rawlins Thacker, Deputy Director of Finance Nick Geer, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Director of Planning Steven Schaefermeyer, Police Chief Jeff Carr, Fire Chief Chris Dawson, Communications Manager Rachael Van Cleave, Recreation Director Janell Payne, IS Systems Administrator Ken Roberts, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, IS Senior System Administrator Phill Brown, HR Director Teresa Cook, Associate Director of Strategy & Budget Katie Olson

Absent:

Others: Bob Elder, Bruce Moffet, John Warnick, Ellen, Scott, Ashley, iPhone

6:42 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction to Electronic Meeting - By Mayor, Dawn Ramsey

Mayor Ramsey welcomed everyone and introduced the meeting.

B. Invocation – By Council Member, Jason McGuire

Council Member McGuire offered the invocation.

C. Pledge of Allegiance – By Communications Manager, Rachael Van Cleave

Manager Van Cleave led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. June 4, 2024 City Council Study Meeting

D.2. June 4, 2024 City Council Meeting

Council Member Harris motioned to approve the June 4, 2024 City Council Study Meeting and June 4, 2024 City Council Meeting minutes as published. Council Member Shelton seconded the motion; vote was 5-0, unanimous in favor.

E. Mayor and Council Reports

Mayor and Council agreed to forgo their reports this week to save time.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Bob Elder (Resident) – I work in Sandy, drive along Shields Lane every day. I drive down by the river, run, and ride on the corridor, bike path. Coming out of that corridor, I worked on the Sam Marino Project, I am a Civil Engineer and have worked with the city staff for years and been here for 30 years. It is disheartening to me as I look from San Marino, we preserved the south side of the road in a preservation to protect that area back there, and I know the family that has rights in those open space corridors, and there is fill being put in that property just south of that open space preservation area. I have spoken with your engineer, Brad Klavano, and talked to him about any limitations, grading plans, permits. It is, to me as I see it, uncontrolled. There is over 100,000 yards of material that has been put there, fairly uncontrolled and at their whim, and it is becoming quite an eyesore to the community. I thought about how we could resolve that. The road drops down to the natural grade preservation wetland area, then it climbs about 20-25 feet now into a new fill area. Beyond that you can try to overlook and see the preserved open space area. Knowing where we are at now, and some of the suggestions I have shared in the past with the engineers and said “come on we have to control, set some grades, control and permit” is maybe do a tit for tat; trade some of his ownership on the bottom side near the river and fill up the upper side as there is a weird triangle. It is becoming something we as a community need to address and I would ask that you look into and see if we can’t properly address that. Secondly, I live in a neighborhood that is now 20-30 years old, some of the homes are being sold and rented, and the owners have moved out of state in some of these cases and the renters have come in and of course, don’t take the same pride in the community as the original owners. The owners of the homes now are expecting the renters to maintain the yard and we are trying to help one of the cute families there now who is from Afghanistan, and all they have ever had is dirt ground, not a lot of landscape, so this is overwhelming to them. We need to set in some controls to the owner of the property that they have a responsibility to ensure the landscape is maintained. Another property owner has put his 4-wheelers out on the road and they have sat in the same place for almost a year now. It is just in a very unsafe situation where you come around the corner and about get in an accident, in the winter months it is really dangerous. I need to go talk to my neighbor as a friend and say “look, you’ve got four cars here, and you have a garage filled with junk and nothing is being parked in the garage. It is either in the driveway or on the street.” Again, I have nothing against this Afghanistan family, they are really great people, but they don’t know the code. They drive big rigs and they have them parked in their driveway and they leave them there until they drive them to work and go pick up a trailer and then they park them back there. The problem is they stick out on to the sidewalk and become an unsafe condition there. I need to speak with my neighbors and explain it’s not allowed, but it’s also something that we as a community need to be aware of.

Bruce Moffett (Resident) – I am here to say a little but about the code 17.130.120, Residential Chickens Floating Zone. I live in an HOA, and granted, on one side of my property, about 500 feet of it is next to horse property with 500 feet on the other side next to the canal. We don't have the same issue that homeowners living next to the chickens have. One homeowner spends a few hundred dollars a month to get rid of rats. I have a map of how many places have rats and they are centered around the places with chickens. Only one house I saw on the whole thing back up against horse property that reported rats. I looked at the code and I read this "the floating zone is intended to encourage sustainable local and family food production while establishing regulations that control the appropriateness of chickens in the semi-rural environment as needed to protect the health, safety and welfare of the community." If you look at that code, it is very minimalistic regarding how many chickens you can have, no roosters, and the dimensions of where the coop should be, that's it. There is no mention about keeping clean, keeping the chickens in coops at certain times, nothing like that. We had one homeowner that did not have a permit, had more than the six chickens, and had a rooster. From what I understand their backyard is just dirt, and I'm sure they throw seed around; all of the homeowners around that area are getting big rats. I guess the gestation period is like 23-28 days, they can have rats once a month so it becomes very hard. There are a couple other families that are feeding the wild ducks on the canal, which are also causing rats in certain areas. I am not going to say that the chickens are the main cause for these rats, but I think substantially there is and what I am asking for is that this code be a little bit more restrictive than just how many chickens, where the coop should be, and no roosters. If somebody can work with us, we are potentially going to have a lawsuit in our HOA because of this situation. We have gone to the city to see what they can do and they said that's a county problem, talk to the county. However, the county says they can mail out mailers, but that's it. I'd like to see more work, I'd be glad to work with somebody and maybe have some of the chicken owners come and create better code so we aren't having this issue. It is expensive for those people who did not choose to have chickens to fight that problem.

Mayor Ramsey closed the Public Comments.

G. Public Hearing Items

G.1. Resolution R2024-37, Increasing the amount of City portion of Employer "Pick-Up" of Public Safety Employee Retirement Contributions. *(By Director of Human Resources, Teresa Cook)*

HR Director Teresa Cook reviewed information from the council packet.

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member Zander motioned to approve Resolution R2024-37, Increasing the amount of City Portion of Employer "Pick-Up" of Public Safety Employee Retirement Contributions. Council Member Johnson seconded the motion.

Roll Call Vote

Yes – Council Member Zander

Yes – Council Member Johnson
Yes – Council Member Harris
Yes – Council Member Shelton
Yes – Council Member McGuire
Motion passes 5-0, vote in favor.

G.2. Ordinance 2024-13, Vacating a portion of a Municipal Waterline Easement located on Lot 8A of the Daybreak Commerce Park Plat 5A Amended Subdivision. *(By Director of Planning, Steven Schaefermeyer)*

Director of Planning Steven Schaefermeyer reviewed background information from the Council Report and Attachment A.

Mayor Ramsey invited opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member Zander asked what the building was to be used for.

Director Schaefermeyer responded it will be industrial, but he was unsure of the specific users intended use.

Council Member Shelton mentioned a possible error in the Staff Report, that it mentions housing north and south of the property.

Director Schaefermeyer was able to see where that was noted, the future use is shown as residential north and south of the property, which is in fact incorrect and he noted that would be corrected.

Council Member Shelton motioned to approve Ordinance 2024-13, Vacating a portion of a Municipal Waterline Easement as described above. Council Member McGuire seconded the motion.

Roll Call Vote

Yes – Council Member Shelton
Yes – Council Member McGuire
Yes – Council Member Harris
Yes – Council Member Johnson
Yes – Council Member Zander
Motion passes 5-0, vote in favor.

G.3. Ordinance 2024-16, Vacating a segment of Docksider Drive from approximately 7130 W. to the South Valley Water Reclamation Facility property line, approximately 557 feet containing 0.674 acres. *(By Director of Planning, Steven Schaefermeyer)*

Director of Planning Steven Schaefermeyer reviewed background information from the Council Report.

John Warnick (Applicant) – They will have an application for this plat shortly. This is what they call Village 12B Plat 3, and as much as they tried previously to align these roads, the lot sizes have changed and that has created this issue. They are vacating this to allow for future connections with U-111. He expects to deliver this plat by the end of next year, so the homes should start here within the next 18 months.

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member Zander asked, as Dockside connects in to Bacchus, will that be an intersection, will it go over or under; has that been designed yet?

Director Schaefermeyer responded that will be an intersection.

City Engineer Brad Klavano added they are under design and the city has an agreement that has not yet been executed, with UDOT and the property owners regarding where all the intersections will go, where the signalized intersections will be, and where there will be right in/right out streets.

Council Member McGuire motioned to approve Ordinance 2024-16, Vacating a segment of Dockside Drive as described above. Council Member Harris seconded the motion.

Roll Call Vote

Yes – Council Member McGuire

Yes – Council Member Harris

Yes – Council Member Johnson

Yes – Council Member Shelton

Yes – Council Member Zander

Motion passes 5-0, unanimous in favor.

Mayor Ramsey left the meeting for a prior engagement.

Council Member Shelton motioned to appoint Council Member Zander as the Mayor Pro Tempore for the remainder of the meeting. Council Member Harris seconded the motion; vote was 5-0, unanimous in favor.

H. Presentation Item

H.1. 2024 Victim Advocate Report. (By Police Chief, Jeff Carr)

Police Chief Jeff Carr reviewed his prepared presentation (Attachment B) on the city's Victim Advocate Program. Discussed the VOCA (Victims of Crime Act) Grant that is funded every two years, at about \$36,000 per year, which funds our Victim's Advocates. This report covers the second half of the fiscal year, and you can see from Attachment B that about half of what the victim advocates do is with domestic violence at about 52%. After that, about 21% of that goes to identity theft and fraud victims. Additional there is 7% going to child abuse, and about 5% to sexual assault victims with assault victims about 6%. In total, they have served about 300 victims

of crime in the last five and half months. We have two advocates, and they are quite busy. They help victims with everything from victim impact statements to talking to the prosecutor, to understanding the criminal justice system.

Council Member Shelton asked about the difference between a robbery and a burglary.

Chief Carr responded a robbery is when somebody takes something from you by force or fear. A burglary is when someone breaks into your home or business, and you may or may not be there.

Council Member Shelton noted with half of the need being related to domestic violence, he requested a description of what a victim advocate would do for a domestic violence case.

Chief Carr responded that in these types of situations, they help evaluate what types of services would be most appropriate for each particular victim. The city helps fund the local shelter, so these advocates would be that liaison to help that victim either get into the shelter or get some of the provided services from the shelter. They may also work with them to get a safety plan, ensuring they are safe with family, neighbors, or whoever they chose to stay with. They do a lot of that stuff on the front end, but on the back end they are helping them apply for victim restitution in some cases, helping them talk to the prosecutor, helping them understand what it means to testify in these cases; generally helping guide them through the criminal justice system. The majority of what they do is with domestic violence victims.

Mayor Pro Tem Zander asked who our two victim advocates report to.

Chief Carr responded they report to the Investigations Division Lieutenant. When the cases come in on a daily basis, they are funneled up to Investigations and they get a copy of those cases and start their work contacting the victims and working from there out of the Investigations Division.

I. Discussion Item

I.1. Municipal Justice Court. *(By City Attorney, Ryan Loose)*

Attorney Loose noted that the last discussion ended with some questions about numbers, as the recent numbers given then were from 2022. Associate Director of Strategy & Budget Katie Olson has updated all those numbers, as well as the priority based budgeting (PBB) full explanation for the council to consider.

Associate Director of Strategy & Budget Katie Olson discussed what is and is not priority based budgeting in the city, which takes the whole budget, including staff time spent, and breaks it down while allocating it out to all the programs in the city. She began sharing and explaining the information from her presentation (Attachment C) regarding their PBB Analysis, as well as reviewing the specific updated information from the last presentation. She shared the graphed case number comparisons between neighboring cities as requested by the council, which confirms a general trend in lower case numbers since 2012. In PBB the main concern is not the money, it is about the priorities and the best services for the residents. She shared the financial data regarding South Jordan's court in Attachment C, with the revenues trending down since

2015, even with a slight increase in traffic it was not enough to get the revenue back up. Looking at the savings, they considered every cost that goes into running the justice court. She brought up the bigger items in that budget to include the buildings, utilities, etc., noting that someone still has to pay the debt service on those and they would not be the deciding factor for whether or not to close the court. Those amounts were filtered from her graph to show the costs without those factors.

Council Member Harris acknowledged the admin fees, but asked to confirm that if the court is closed the intention is not to reduce any expenses in terms of staff as they will be used in other positions in the city.

Associate Director Olson confirmed that theoretically that was correct, those staff costs would be moved from the courts to other departments. However, the time costs for other staff outside the courts working to support the courts would be reduced. She continued reviewing the raw costs for the courts on Attachment C and the money that would no longer be spent on the court. She reviewed some of the more specific court staff costs and how those would be affected by a closure, including the judge, prosecutors, etc. In the end, the potential savings are not a huge amount compared to other programs the city funds, and she invited the council to discuss and ask questions.

Council Member Johnson asked if the costs of leasing other spaces was included in the cost savings.

Associate Director Olson noted that was not included in this model because there is not enough information to know where those located in those spaces would end up as a lot of it is storage. They also would need space if they continued with the administrative court.

Council Member Harris asked if the court was retained, would they be able to find space for the employees and storage currently in the Annex building when that lease is up in March, or is the Public Safety Building court space the only space available.

City Manager Dustin Lewis responded that no, there is a large training room in the basement of City Hall, and that would be the next space option for those employees.

Associate Director Olson wrapped up her presentation, noting that the city subsidizes everything to some degree, but the revenue the court is operating on is different from what it was 10+ years ago.

Mayor Pro Tem Zander noted a section in the presentation, labeled “creating a safe community,” and asked if closing the court system would affect the safety of our community.

Associate Director Olson responded that is what the council needs to decide based on the information given. As they’ve looked at the number for creating a safe community in terms of the PBB model they do feel like the number could be taken down, as it feels a little high for her, but that is something they would like the council to discuss.

Council Member Harris asked about a possible offset in costs considering the officers would have to drive further away to go to court.

Associate Director Olson responded that hasn't been looked at formally because they think they would be going to the West Jordan Court, which is fairly small and local.

Council Member Harris shared that they are making decisions for the future, and there will be a lot more people coming in to the city. As the population grows, so will the cases, and everything shown here tonight has been historical and looking back. Has there been any research done on estimating numbers based on future population growth and what is being forecasted.

Associate Director Olson said there was some that was shared, where they looked at the number of cases per 1,000 residents, which showed the numbers are still going down with nothing to indicate the numbers would rise; especially since the population has increased in the recent past.

Attorney Loose addressed the numbers from the last question, noting that since he started with the city in 2006 with a population of 30,000-35,000, he would have never imagined being here in 2024 with a population of near 95,000 and a caseload that hasn't grown proportionally. The other consideration is lane miles, at least doubling the lane miles since 2006 with the huge population growth, you would think there would be a much higher number of cases. That is just not the case for our city, let alone our neighboring cities who have had the same kind of decline.

Council Member Harris understands the traffic cases have generally declined countywide, and he understands those numbers just aren't going to go back to their numbers in 2012. However, in terms of the other types of cases seen by the court, as the population grows, he would think those other cases would also grow in comparison.

Attorney Loose gave the example of retail theft, those numbers depend on which businesses call the police and those numbers tend to fluctuate quite a bit.

Chief Carr added that with Walmart for instance, over the years as they get aggressive with loss prevention the city gets a lot of cases. However, they have been through periods where Walmart just doesn't call at all and ceases stopping people for retail theft. Target also doesn't call the police at nearly the levels Walmart does. It's all based on the corporations and how they decide to handle the loss prevention. Also, officers who have worked in the city for many years can tell you the complexion of the types of cases they are seeing has completely changed. He also mentioned the felony cases they are currently filing with the district court, and that he suspects the number of those cases has probably gone up over time. The officers have just had less discretionary time than they did 15-20 years ago where they could do more traffic enforcement to generate those cases.

Attorney Loose restated that when you look at the numbers on the presentation (Attachment C) for other types of cases, even with the fluctuations mentioned, it is still a fairly straight trend over time.

Council Member Johnson noted that the volume at the court is more driven by police enforcement, and asked if we have adequate police numbers.

Attorney Loose shared the opinion of the judge, who stated that he believes we need a larger police force and as of 2020 no serious investigation had been done to determine a reason for that drop-off. Attorney Loose noted that the drop-off occurred a little before 2020, and shared that since the fiscal year 2018-2019 there have been 23 new police department positions. From 2019-2020 there have been 17 new positions, and from fiscal year 2021 there have been 15 new positions.

Chief Carr shared that as of July 1, 2024, the department will have 79 allocations, all of which are not full.

Attorney Loose asked Chief Carr to confirm that in the last year or two the city has had much better success in filling those open allocations.

Chief Carr added that in terms of having enough people, the department has averaged under one officer per thousand residents since he started here, and probably even before that; that is not unusual for a suburban community. He does comparisons with the surrounding agencies to see, per thousand, whether or not we are in the same ballpark and it's comparable. Of course he would love to have more people, but when he is given an officer each year they still may have to go through school, or he may need them in Investigations due to the caseload. Internally he has to look at the whole department and decide where they are needed the most, and how they balance that with first and foremost serving the public and getting to the priority one calls as quickly as possible while making sure they are being handled adequately. Just about any police department is going to say the same thing, when they are short on people one of the things that won't be done quite as often is traffic enforcement. In addition, if you look at the long history in South Jordan, there has been an enormous amount of traffic enforcement; to the point that there were problems with that in past history. Then you have new legislation about quotas, and that has to be considered as well. The way that is addressed is through programs like the 4S Pledge and the 10-10-10 Program, where they ask the public and officers where there are problems and they focus on those specific spots.

Attorney Loose also mentioned the calls and complaints the council gets about police enforcement that is a good indicator of potential issues as well. In the judge's opinion they need a larger police force, and everybody would like one, but he acknowledged the commitment of the council to add 23 officers in the past five years and the huge rise in officer pay in the past few years. This council's commitment to public safety, funding those programs, has been huge. The city does well in FBI statistic numbers for crime, and those low crime numbers are why South Jordan is always on lists of the best place to live.

Chief Carr added that the crime rate will pick up as the city grows, but this is a relatively safe community and he doesn't think anyone can argue that. It has been that way for a long time and will continue to be that way with the police department just being one of those factors. They will have to incrementally add officers, as the council has been responsibly doing since he started in 2015.

Council Member Harris asked if there is correlation between the number of officers and citations given.

Chief Carr responded that as you add more officers that means there are more on the street who will see more violations they need to deal with. He also mentioned the 60-60-60 Study, or the Rule of 60. Essentially that is an ICMA program that the city has used for years, that is being revamped now, that helps ensure he doesn't take too many resources and put them in specialty positions. That means the goal is for 60% of his people to be committed to patrol, and they are currently higher than the 60%. Another 60 goal is their average time on calls to be under 60 minutes, and they are currently at about 30 minutes on average per call.

Mayor Pro Tem Zander noted that it was said in the presentation that traffic stops are the most dangerous types of stops, and asked for more details on that.

Chief Carr responded that traffic stops are extremely dangerous. You don't know who you've stopped or who you're dealing with, and standing out in traffic can be very dangerous. In addition, responding to domestic violence calls are very dangerous as well.

Mayor Pro Tem Zander asked if any of his officers had expressed concerns regarding closing the court.

Chief Carr responded that they haven't really gotten into that subject with the officers, but no matter what they will have to respond to a court. If it's West Jordan it's not that far out of the city, but if it's somewhere farther out there certainly could be an impact in time and fuel.

Council Member Johnson asked Chief Carr if he had an opinion on this matter.

Chief Carr responded that it needs to be looked at holistically, seeing what makes the most sense for the city going forward. He understands the situation going on at the state, and they may or may not have justice courts. From his perspective, the minor stuff is handled at the justice court level. He is more concerned regarding the district court matters, because that has a large impact on a safe community when you talk about being able to get someone convicted for a felony crime and have them sent to prison as that takes someone dangerous off the streets and is what makes a huge difference. This change could have an impact on how the police department does business, but he has no way of knowing what those impacts will be or how big they will be. Part of that has to do with where the court is located. There have been challenges with scheduling in our current court, and he has asked them to look at scheduling our officers more staggered, rather than bringing them all in and having them wait for extended periods of time. He doesn't know if that would get better or worse moving to another court, so he really doesn't have the information to give an opinion on whether that would be good or bad.

Council Member Johnson noted there have been some discrepancies regarding where our court would end up being and asked for more information on that.

Attorney Loose began reviewing points made in opposition to the closure from our current judge, with the first point made in respect to the court locations was that the Salt Lake County Council has not taken the necessary steps to close the justice court in 2026. What they did do was pass,

on June 21, 2022, Resolution 5986 which says they will submit a petition to the state legislature in 2025 to close the justice court. He asked recently whether or not that letter was officially sent, and it was confirmed that it was in fact sent. Since then, his office was able to find in the County Council's meeting minutes of August 1, 2023, the current justice court judge is talking to the council about staff allocations and getting positions that she needs to run the court due to Millcreek leaving and other issues. She noted that with the court's intention of phasing the court out, certain positions would not be around long. In her own admission, she talks about phasing the court out as recently as August 2023. Even if the court phases out in 2025-2027, she is paid as the justice court judge until 2028. We know what their stated intention is by resolution and by letter, to ask the state legislature in the upcoming session. If that doesn't happen, then nothing changes, but that is what is on the current record and it has been discussed as recently as one year ago. There was a point made that South Jordan is not coordinating with the county, and Attorney Loose noted that he did not want to speak with them about this until he knew about the council's intention. That is what the one to two year period is for, to allow for that coordination and discussion after the decision is officially made. Another point brought up by our judge was that if the county dissolves their court, rather than entering into an interlocal agreement, they would be filed in Matheson. The judge also referenced a resolution from 2012 that Attorney Loose was unable to find, but as of 2022 we know there is no discussion regarding doing another interlocal agreement with another agency. He is not sure where that is coming from, it could be their intention, but it is not in any of the minutes his office reviewed as something that's official. Regarding the speculations around where the justice court could go, that is all just speculation as there is nothing in the law that specifies that; it just says we go to the county justice court. As far as going to West Jordan versus going to Matheson, the tacit understanding is that basically every case on the south end of the valley is being sent to West Jordan. There are no criminal district court cases that are in Matheson and they don't anticipate that to be the case; they anticipate everything going to West Jordan, and he is unaware of any reason that would not happen. The judge could know something our staff does not, but that is the current operating history. Most cases are also being heard via WebEx, which means people are appearing remotely.

Council Member Harris asked if this ends up being a trend, with other cities closing their courts, and West Jordan hits capacity, what would happen then.

Attorney Loose responded that is one reason why the legislature is looking at justice court reform, and that is part of a bigger and longer discussion that has been happening for several years. The county would be looking at the same problem if they closed their court, and we would have to deal with that. If we are allowed to do an interlocal agreement at that time with one of our close neighbors, those options would be exercised. A lot of that is speculation, and it depends on a lot of factors that we have no control over, including what the state is going to do. All he can do is present everything to the council and note that if this goes past July 1 with no decision we would owe the judge until his contract is complete. This is why the judge's position is the only one we are able to definitively say would be going away with the closure of the court; there are plenty of other opportunities in the city for the other staff to fill in after the closure. There are some excellent employees in our court who are very efficient, hardworking, and we would not want to lose them. Regarding what happens now, the cases would go to the West Jordan Court. If nothing happens with the county, we would end up at the County Justice Court down in the Salt Lake area. His staff has expressed concerns with the additional time requirements, but that is

what will need to be worked out. The courts have several remote options, and that could be worked out when the time comes. He is not making any assumptions on the level of service of these other courts. Our judge stated “to assume the court would provide the same level of service at the same cost is unwise.” Attorney Loose agrees that would be unwise, but he does not know the level of service of the other court. He does know the cost side, and our revenues we currently get would disappear and any savings would be realized at an estimated \$171,000 which equates to one entry level police officer, or one and a half public works employees. Our judge then stated that South Jordan is the only city in the county considering this option and he asked City Manager Lewis to give his response.

City Manager Lewis noted this has been a fairly common topic among City Managers, not just in Salt Lake County, but in other counties. He has been at conferences where city managers have brought this up, there have been discussions with the League, and they are asking questions as to what the future looks like for municipal courts pending much of what’s happening with the state. Matt Dickson is one of the city managers who has been seen on many of the committees, and he indicated in an email a few weeks ago that there are several meetings happening this summer during the interim to discuss the future of that. Amongst his peers here in Salt Lake County, many of them have had these discussions, many are having these discussions, and several intend to have these discussions going forward. He has reached out to some of them, but some due to timing are already committed and locked in, waiting to see what the state does. There are some watching to see what we do, but again there is a lot of uncertainty as many things are out of his control. The best he can do is supply the information he has, but he does know other cities are looking at this.

Attorney Loose added that he has been asked by other cities as well, Murray recently decided to keep their court after doing a similar analysis prior to appointing their judge about four year ago so they will likely be looking at this again soon. This is a constant topic at every conference, especially because they are seeing similar numbers to ours. The judge’s next point was that other cities have asked for permission to send their cases to the district court, doing so out of convenience. Attorney Loose responded that he doesn’t know why that was done. We currently drive for district court and it would be an extra cost, but he doesn’t believe the gas and time would offset the \$171,000 in savings even partially. The judge brought up a larger police force, and that has already been discussed. In his email he discussed criminal cases where the victim lives in South Jordan at the time of the offense, but Attorney Loose noted the type of cases driving up the numbers are generally victimless crimes like traffic. The cases driving the case numbers aren’t generally the ones where the victim lives in the city. The judge noted that the court has done all they can to reduce the budget, and Attorney Loose agreed that they have done extremely well in doing that. Our court has been very flexible and good to work with, but the experience in the district court has been the same from a prosecutor’s standpoint. Attorney Loose shared that a few years ago the city learned that Judge Boehm was applying for a job in Draper. Upon discovering that the judge had a discussion with the previous city manager, Gary Whatcott. He knows Mr. Whatcott did call over to Draper to ask if they wanted to do an interlocal agreement and share the judge, to which Draper responded no. Attorney Loose never saw any cost sharing that was proposed in writing. The letter that was issued speaks for itself and never forbade Mr. Boehm from taking the job, it just explained South Jordan’s obligation and the offer letter. He feels bad if the judge thought that was the mayor making it clear that she was opposed

to the opportunity, but Attorney Loose has read the letter several times and did not see this opposition. He was a part of the discussion with Mr. Whatcott regarding what they could do to make an interlocal agreement work and propose it, but Draper did not want it and preferred their judge for whatever their contract entailed. Mayor Ramsey was agreeable with Attorney Loose sharing this and representing her before her departure tonight. As an attorney he thinks there are four reasons to have a justice court. First is convenience for residents, but our court, at best, is serving a resident every four out of ten cases. The second is alignment with the community values and philosophy, but he can't say what the community as a whole is with having several micro communities in the city with different philosophies and values. As you move along the Wasatch Front, or even Salt Lake County, there are so many different values and philosophies that he believes a judge just needs to "call balls and strikes" doing his best, and he believes our judge does that. If you are in a smaller town, that alignment is very important, but here along the Wasatch Front it really comes down to doing your job and carrying out justice. Third, cost versus revenue, which is always a factor of any program the city runs. Lastly, what he likes to call "esprit de corps," which is a feeling of pride, fellowship and common loyalty shared by a member of a particular group; he is unsure if we have that anymore. That is really the question for the council, because we know the convenience isn't really there with most of those being served not being residents. In addition, it doesn't really align with anything and the cost versus revenues aren't balanced at all. He doesn't have a preference one way or the other, his job is to make sure the council has all the information before making another contract commitment. If nothing is done now and the council decides in a year that the debt is too high and they want to make a change, there is nothing he can do because they would have to finish out the judge's contract with full pay. Since the contract is up and they have the option to renew it now, this is the time to discuss this and make sure everyone has all the facts.

Council Member Johnson wonders what happens if they choose to close the court and a few years down the road it's decided that they still need the court; can this decision be reversed.

Attorney Loose responded yes, there is a process for creating a justice court with a short timeline. He asked what factors would make them want to bring it back in a few years, and if those are still in play, then closing it may not be the right choice. If the state does anything, most likely they will take the criminal cases away in some form; B and C misdemeanors would basically go and the city would be left with infractions. If that happened, our justice court would handle tickets and code enforcement cases. The majority of city attorneys have admitted to already moving to a pure administrative code enforcement, which is where South Jordan is headed as well, as that is the better way to handle those types of things. He doesn't think we would see a scenario where the state changes the court to a circuit court or other similar system, in which they leave our justice court with a significant amount of criminal cases. The resolution and letter to close the court has already been approved, which would be sent to the judicial commission, just needs to be sent if the council officially decides tonight to close the court. Council Member Shelton asked if we would have to hire someone to take on the administrative cases, like the code violations.

Attorney Loose responded we would probably contract someone, as other cities currently do, to hear cases a certain number of times a month.

Mayor Pro Tem Zander invited the Council Members to individually share their thoughts on closing the court, whether they are still in alignment with the previous approval. She thanked Attorney Loose for addressing all the questions. She also thanked Associate Director Olson for her great analytics with the revisions requested.

Council Member Shelton agrees with initiating the closure process. He is not as enthusiastic as he was previously because it doesn't seem like a clear cut win with huge savings for the city, but if they are only serving a small population of actual residents he feels they could probably do a superior job through an administrative hearing officer in terms of enforcing code. At the same time, he always wants staff to be researching every angle to enhance operations, find savings, and the like.

Attorney Loose added that the court is currently doing a great job with code cases, but the administrative method is preferred since it avoids arresting someone because of a code violation.

Council Member Harris noted there are many additional unknown costs related to the future if we choose to close. If we add just one more officer, the projected savings are gone. In addition, we have already put a bunch of money up front into the beautiful courtroom with its conveniences. He no longer sees this as a decision based on monetary savings, as those numbers just aren't clear enough. They still have space to accommodate more people, and the court is already established and running. He is not ready to say they should close the court and would need more in depth thought and additional conversations before being ready to decide. Things have really shifted, traffic counts were already coming down when this was originally discussed. When the chambers were upstairs, one of the most compelling reasons to making adjustments and moving the council chambers was because of the court. At that point in time the court was decided to be important enough to continue with the changes being planned and the Public Safety Building. He believes the Public Safety Building was a good choice, and he's glad that was built, but with those conversations it was discussed how important the court was. He understands things have changed, but while looking through the numbers he doesn't believe the cost savings are enough when recognizing the court is already in place and we've sunk costs into that facility knowing the population growth we are about to have with more police officers. If we were a fully grown out city this might make sense, but knowing about what's to come he doesn't feel closure is right. He still feels the court is important and can't say yes to send the letter at this point in time.

Council Member Johnson feels it's unfortunate that they didn't have another year or two to discuss this. She sees the arguments on both sides, but it's hard to go against tradition. The court is a community tradition and a rock in every community. She understands if it's going away, if the legislature is on that path, she just wishes the legislature was further along that path, making our decision a lot clearer. She agrees with Council Member Harris that she doesn't see it as a huge cost savings because there will be other things to absorb that cost. However, she also doesn't want to have a court for six years that doesn't really have the cases to support it and that's what it comes down to. That's why she is asking if there is a way to go back in the future if needed. Based on the discussion and response that they could go back to having a court in the future if needed, she would be in favor of closing the court.

Council Member McGuire acknowledged the cost saving aspect of the decision, along with the indirect savings indicated by having positions for those court employees to transfer to other departments in the city if desired. Last Friday he had the opportunity to meet with around a dozen residents concerning a park issue in his district and he took the moment with a captive audience to ask them about the court. For them, their priorities were more around getting additional police officers on the streets. They didn't really care what court someone had to drive to for their case, because even if ours is shut down the wheels of justice will continue to turn. The residents he spoke to didn't seem to be phased by that one bit. One lady was directly more concerned with seeing those cost savings used for an additional police officer at local middle schools, others wanted more traffic control. That leads to those indirect cost savings we would receive from shutting down the court being used for what matters to residents. All of that is why he is in favor of proceeding with shutting down the court.

Mayor Pro Tem Zander appreciated the questions about whether it's convenient to the residents, does it align with the community values, is there cost savings, and esprit de corps. She appreciates Council Member McGuire's discussion with the residents which was a smart outreach. She thinks if she were to sit down with her residents in her district they would feel similarly, that they don't really care where they have to go for a ticket, but they want the community safety; and that safety piece is always at the top of resident feedback. The court isn't really directly connected to the community safety piece, as discussed. She would vote in favor of proceeding. That said, she believes that means a majority of the council agrees on moving forward.

Attorney Loose asked that since the decision was not unanimous, if Council Member Harris is okay with the letter being sent.

Council Member Harris asked to sit with the mayor and discuss this, if she is okay with sending it after that discussion then he would be okay with it.

Attorney Loose shared that Mayor Ramsey is in reluctant agreement with sending the letter, due to the same issues discussed earlier this evening. He thanked the council for the discussion and noted the letter will be sent out.

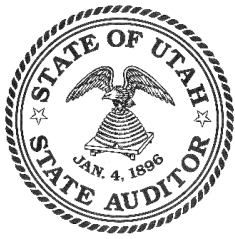
J. Staff Report and Calendaring Items

Manager Lewis shared the production of Joseph and the Amazing Technicolor Dreamcoat begins this week and encouraged those interested to get their tickets.

Council Member McGuire motioned to adjourn the June 18, 2024 City Council Meeting. Council Member Shelton seconded the motion; vote was 5-0, unanimous in favor.

ADJOURNMENT

The June 18, 2024 City Council Meeting adjourned at 8:52 p.m.



Revised December 2020

Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking “Yes” on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked “Yes” and enter the total on the “Total Points Earned” line.
- Based on the points earned, circle/highlight the risk level on the “Risk Level” line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

Fraud Risk Assessment

Continued

*Total Points Earned: 395/395 *Risk Level: Very Low
> 355 Low
316-355 Moderate
276-315 High
200-275 Very High
< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	20	20
9. Does the entity have a formal audit committee?	20	20

*Entity Name: City of South Jordan

*Completed for Fiscal Year Ending: FY2023-2024 *Completion Date: 5/28/2024

*CAO Name: Dustin Lewis *CFO Name: Sunil Naidu

*CAO Signature:  *CFO Signature: 

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	Yes			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?			MC	
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".	Yes			
4. Are all the people who have access to blank checks different from those who are authorized signers?			MC	
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	Yes			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	Yes			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	Yes			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	Yes			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	Yes			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	Yes			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	Yes			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".			MC	

* MC = Mitigating Control



Memo

TO: South Jordan City Council
CC: File
FROM: Steven Schaefermeyer, Director of Planning
SUBJECT: Moderate Income Housing Plan Amendment

DATE: July 8, 2024

In 2019, the South Jordan City Council approved a Moderate Income Housing Plan (the “Plan”) required by Utah Code §§ 10-9a-403 and -408. The City Council adopted the Plan in January 2021 as part of the South Jordan General Plan. The Utah Department of Workforce Services (“DWS”) is required to review and approve for compliance the Plan and a yearly report of the City’s progress to implement the Plan.

During the 2022 Utah legislative session, the state legislature further clarified the “menu items” that cities must pick from and include in their Moderate Income Housing Plans. As a result, the City Council adopted an update to the current plan in 2023 (Resolution R2023-03). That update added a clear implementation plan that not only complied with changes to state law, but also conformed to Utah Department of Workforce Services expectations and interpretation of the Utah Code requirements.

To comply with DWS’s expectations, the attached Resolution R2024-38 would once again amend the Plan. This year’s amendment updates the prior year timeline showing the City’s past effort to implement the Plan.¹ This timeline is in addition to the more detailed yearly report City staff submits to DWS. The amendment also updates the expected timeline to implement the remaining actions.

¹ To keep the Plan clear, the prior year timeline does not include actions already taken in 2024. City staff will report those actions to DWS as part of the City’s report on action taken during the current reporting period (08/01/23-07/31/24).

On June 25, 2024, the Planning Commission unanimously recommended that the City Council approve Resolution R2024-38. City staff requests that the City Council approve Resolution R2024-38 to ensure the City complies with all moderate income housing plan and reporting requirements.

PROPOSED MOTION: *I move that the City Council approve Resolution R2024-38.*

RESOLUTION R2024-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE SOUTH JORDAN MODERATE INCOME HOUSING PLAN AS PART OF THE SOUTH JORDAN GENERAL PLAN.

WHEREAS, pursuant to Utah Code §§ 10-9a-403 and -408, the South Jordan City Council (the “City Council”) must review and approve the Moderate Income Housing Plan (the “Housing Plan”) as an element of the City of South Jordan’s (the “City”) General Plan; and

WHEREAS, the Housing Plan includes, among other things, (1) an estimate of the need for moderate income housing in the City for the next five years; (2) a description of the progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below (i) 80% of the adjusted median family income, (ii) 50% of the adjusted median family income, and (iii) 30% of the adjusted median family income; (3) a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and (4) a description of how the municipality has implemented any of the recommendations related to moderate income housing; and

WHEREAS, on November 19, 2019 the City Council approved Resolution R2019-56 adopting the Housing Plan; and

WHEREAS, to comply with changes to Utah Code and Department of Workforce Services implementation and reporting requirements, the City Council amended the Housing Plan on January 17, 2023 (Resolution R2023-03); and

WHEREAS, the South Jordan Planning Commission reviewed this newly proposed amendment to the Housing Plan and made recommendations to the City Council; and

WHEREAS, the City Council reviewed this newly proposed amendment to the Housing Plan and finds that adopting the amended Housing Plan will enhance the public health, safety and general welfare, and promote the goals of the General Plan and moderate income housing requirements of Utah Code.

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

SECTION 1. Adoption. The City Council hereby adopts this amendment to the Housing Plan, attached as Exhibit A, as part of the City’s General Plan.

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

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

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Gregory Simonsen (Jul 9, 2024 13:56 MDT)

Office of the City Attorney

EXHIBIT A

Affordable Housing Development

GOAL: Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.

STRATEGY: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. (Utah Code § 10-9a-403(2)(b)(iii)(E))

TIMELINE:

2020

- The City Council approved Ordinance 2020-10 amending the requirements for accessory dwelling units (ADUs), which clarified and streamlined the City's existing ADU regulations.¹ At that time, the South Jordan City Municipal Code ("City Code") already permitted internal ADUs in almost all single-family zones, detached ADUs in some single-family zones, and ADUs in the City's largest mixed-use zone where the Daybreak planned community is located.
- After passing Ordinance 2020-10, the Planning Commission and the City Council discussed with City staff additional ideas and changes that would have expanded where ADUs are permitted in the City. The City put these discussions on hold until after the 2021 legislative session because the City wanted to see the outcome of HB 82 (2021) before making additional changes to the City's ADU regulations.
- The City approved 34 ADU applications.²

2021

- The City Council approved Ordinance 2021-16, which made additional changes to the City's ADU regulations to meet the new state requirements (HB 82).
- City staff began discussing with the developers of the Daybreak community (the "Daybreak Developer") changes to the community's ADU regulations, which are not subject to HB 82.
- The City began more formally tracking and sharing ADU permit approval numbers.
- The City approved 25 ADU applications.

2022

- City staff continued discussing with the Daybreak Developer changes to the ADU regulations, and agreed on a path towards developing and agreeing on standards for permitting more ADUs than are already permitted in the development.
- The City approved 42 ADU applications not including detached ADUs in Daybreak.

2023

- City staff continued to meet with the Daybreak Developer to discuss the expanding opportunities to build ADUs in the Daybreak development. These discussions led Daybreak to draft a pattern book that would regulate ADUs and expand the types of residential lots and

¹ City staff approves ADUs administratively and there is no requirement for a public hearing.

² The ADUs reported for each year in the Plan do not include detached ADUs that the City has approved in Daybreak. The Daybreak ADUs are approved according to a different process under the 2003 Daybreak Master Development Agreement.

structures in the community that could accommodate an ADU. City staff reviewed the pattern book and provided comments. City staff also clarified that any changes to Daybreak's ADU regulations requires an amendment to the Daybreak Master Development Agreement ("Daybreak MDA").

- The City approved 38 ADU applications.
- Between 2012 and the end of 2023, the City approved 245 ADU applications.

IMPLEMENTATION:

2024

- **Work toward long-term ADU solution for Daybreak.**
 - City staff will provide a brief summary to the Daybreak Developer regarding the current ADU regulations under the City's Planned Community (PC) Zone and Daybreak MDA.
 - City staff will work with the Daybreak Developer to finalize their ADU pattern book and discuss possible amendments to the Daybreak MDA.
- **Advertise ADU changes and report ADU permits.**
 - City staff will finalize its draft illustrative guide to reflect changes to the City's detached ADU regulations. This illustrative guide will help residents and elected officials understand the City's ADU regulations.
 - City staff will post the guide on the City's website and promote it on the City's social media accounts.
 - City staff will continue to track and report ADU permit numbers by year.
- **Consider additional modifications to the City's ADU requirements.**
 - City staff will research additional changes to the City's Accessory Dwelling Unit Floating Zone, particularly expanding opportunities for and streamlining regulations of detached ADUs.
 - City staff will schedule time with the Planning Commission and City Council to discuss potential changes, and if changes are warranted, a timeline for adopting those changes.

STRATEGY: Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors. (Utah Code § 10-9a-403(2)(b)(iii)(G))

TIMELINE:

2020

- The City drafted an amendment to its General Plan to include two subarea plans. One of the subareas is the Jordan Gateway area, which includes a FrontRunner station and one bus line.
- The City continued discussions about development opportunities in the town center area of the Daybreak community called “Downtown Daybreak,” which is entitled to build a variety of housing types (apartments, condominiums, and other attached housing and small-lot residential) along the existing TRAX Red Line.
- The City approved various types of detached and attached housing in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 2,549 existing and approved residential units (731 small-lot SF, 803 townhomes, 227 condominiums and 788 apartments).

2021

- The City Council approved the two subarea plans, including the Jordan Gateway area. The Jordan Gateway subarea plan proposes allowing additional housing near an existing bus route and FrontRunner station, and repurposing existing parking lots for additional development.
- The City’s discussions regarding the development of Downtown Daybreak were reenergized by the new Daybreak Developer, the Larry H. Miller Group, and plans for Downtown Daybreak began to solidify. These plans include a significant number of entitled housing units near the existing and planned TRAX Red Line stations.
- The City approved 77 townhomes, 50 condominiums and 400 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,076 existing and approved residential units (731 small-lot SF, 880 townhomes, 277 condominiums and 1,188 apartments).

2022

- The City’s continuing discussions regarding the development of Downtown Daybreak led the City and Daybreak Developer to draft an application for a Housing and Transit Reinvestment Zone (“Daybreak HTRZ”). The Daybreak HTRZ will jumpstart the development of more than 100 acres in Downtown Daybreak, which is situated along one future and two existing TRAX stations. Among other things, the HTRZ proposes more than 4,700 residential units, with more than 10% of those units being affordable.
- The City began reviewing a development proposal called “Altitude” that would add approximately 187 attached residential units to the Jordan Gateway subarea. If approved, this proposal will lay the groundwork for additional housing development in the subarea.
- City staff discussed with the City Council possible changes to the City’s Planned Development (PD) Floating Zone. The PD Floating Zone is the City’s primary tool for allowing multifamily residential development in infill properties throughout the City, including near major transit investment corridors.

2023

- In March the Governor’s Office of Economic Development formed a HTRZ committee, which unanimously approved the Daybreak HTRZ.
- City staff continued to work closely with the Daybreak Developer to realize the Downtown Daybreak plan by beginning its review of various permits for phase one of Downtown Daybreak and working collaboratively to solve public infrastructure challenges as they arise.
- In July, the Planning Commission approved the preliminary plat for phase one of Downtown Daybreak.
- The City continued to review and discuss the Altitude development proposal that would add approximately 187 attached residential units to the Jordan Gateway subarea.
- City staff continued to work on a draft for changes to the PD Floating Zone with plans to present the draft to the Planning Commission and City Council at the beginning of 2024.
- The City approved 10 condominiums and 326 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,412 existing and approved residential units (731 small-lot SF, 880 townhomes, 287 condominiums and 1,514 apartments).

IMPLEMENTATION:

2024

- **Continue partnering with Daybreak to develop and implement plans for Downtown Daybreak and the Daybreak HTRZ.**
 - The City will continue to work collaboratively with the Daybreak Developer to review and approve City land use applications and permits required to build and implement the Downtown Daybreak plan, including the affordable housing aspects of the Daybreak HTRZ, and work through the various public infrastructure challenges a development that size encounters.
- **Consider changes to the PD Floating Zone.**
 - City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.

STRATEGY: Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities. (Utah Code § 10-9a-403(2)(b)(iii)(H))

TIMELINE:

2020-2023

- When a development, housing or otherwise, is proposed in an area near transit, the developer and City staff review the parking requirements and identify opportunities for reduced parking. During the approval process, parking can be reduced by approval of the City Council or through creating shared parking agreements (*see* City Code §§ 16.26 and 17.70).
- City staff researched parking statutes in other cities with similar characteristics and discussed adjusting parking ratios and adding flexibility to ensure residential projects are not over parked on a case-by-case basis.

IMPLEMENTATION:

2024-2025

- **Strengthen the existing parking reduction ordinance.**
 - City staff will discuss the “Parking and Access” chapter of the City Code and its research of parking standards with the Planning Commission and City Council during the third or fourth quarter of 2024, and follow up that discussion with a proposed text amendment by the end of 2024 or beginning of 2025.

STRATEGY: Implement zoning incentives for moderate income units in new developments. (Utah Code § 10-9a-403(2)(b)(iii)(J))

TIMELINE:

2022

- City staff discussed possible changes to the City's PD Floating Zone with the City Council. The PD Floating Zone is the City's primary tool for incentivizing moderate income units in new developments.
- Shoreline PD Zone
 - In March the City Council first discussed a PD Floating Zone that incentivizes moderate income housing units on approximately 191 acres of rehabilitated water reclamation property near Utah 111 (a.k.a. Bacchus Highway) called Shoreline.
 - The zoning process creates a new unique mixed-use zone that provides flexibility for the developer to respond to the changes in the housing market, and build more than 1,600 housing units of a wide variety.
 - After its discussions with the City Council, the Shoreline developer submitted an application to create the Shoreline PD Zone, and City staff began its formal review. City staff continued discussing the Zone with the developer, but progress slowed because of discussions about the realignment of U-111 and related studies.

2023

- The City continued to work with the Utah Department of Transportation and landowners regarding the realignment of U-111 and the effect it would have on planned housing in the area and the Shoreline PD Zone. After some of the major issues were resolved, the Shoreline developer submitted a revised zoning proposal and City staff began its review of the revised proposal.
- After additional discussions with the City Council, the Shoreline developer revised its zoning proposal to include minimum residential project densities of 20 units per acre near the intersection of 11800 South and U-111 to support the possibility of adding transit to the area in the future. The mixed-use zone also allows ADUs in addition to the over 1,600 primary dwelling units that can be built in the Shoreline PD Zone.
- In November, the City Council approved the Shoreline PD Zone.

IMPLEMENTATION:

2024

- **Consider changes to the PD Floating Zone.**
 - City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.
- **Continue partnering with the Shoreline developer to develop and implement the Shoreline PD Zone plans.**
 - The City will sign a development agreement with the Shoreline developer.
 - The City will continue to work collaboratively with the Shoreline developer to coordinate planned changes to U-111 and review and approve land use applications and permits within the Shoreline PD Zone.

STRATEGY: Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing. (Utah Code § 10-9a-403(2)(b)(iii)(P))

TIMELINE:

2020

- The City opened its Down Payment Assistance Program to employees, using funds set aside for moderate-income housing from the City's Redevelopment Agency ("RDA"). The City later opened this Program to anyone qualifying as low- and moderate-income. The Program seeks to give assistance to households who otherwise would not be able to become homeowners, while ensuring home ownership as a long-term successful goal.
- The City's Community Development Block Grant ("CDBG") collaborated with Assist, a local non-profit that provides home repairs to low- and moderate-income households.
- The City used RDA funding to provide rental assistance through a community partner, Utah Community Action ("UCA"). This kept low- and moderate-income families housed during the pandemic. The City also uses its CDBG money to fund rental assistance through UCA.

2021

- In 2019, the City collaborated with Ivory Homes to use RDA funds to provide nine units designated as workforce housing that are deed-restricted to low- and moderate-income families. Ivory completed the units and sold them to nine families, a mix of qualified City and school district employees.

2022

- The City Council approved an infill residential project with 30 residential units and required the developer to seek funding from the RDA for at least three low- to moderate-income, deed-restricted units.
- The CDBG program continues to fund projects to improve walkability and quality of life in low- and moderate-income qualifying neighborhoods.
- The City began serious discussions with a developer to build a senior center and a large "for rent" housing development on property owned by the City using millions of RDA funds (the "Senior Housing Project"). The Senior Housing Project is planned to have deeply affordable units that would be deed- and low-income restricted.

2023

- The City announced Ivory Innovations as its partner for the Senior Housing Project, and in May Ivory Innovations presented a concept of the Project to the City Council.
- The City submitted a rezone application for the Senior Housing Project that included a concept plan showing a proposed 17,000 square foot senior center and 138 senior housing units, including 104 that will be dedicated as affordable.
- In September the City hosted a neighborhood open house to answer questions and receive feedback from the community. After the open house, City officials and Ivory Innovations quickly began exploring how to address the many concerns that they heard from residents of the adjacent neighborhoods.

IMPLEMENTATION:

2024

- **Continue partnership with Ivory Innovations to build the Senior Housing Project.**
 - City officials will continue to work with Ivory Innovations to address community concerns about the Senior Housing Project and explore all options for addressing those concerns.
 - City staff will maintain consistent communication with Ivory Innovations and establish clear benchmarks and timelines to ensure the Senior Housing Project is progressing from concept, to approval and then to construction.

2024-2025

- **Seek City Council and RDA Board approval of the Senior Housing Project.**
 - City staff will make necessary changes to the pending rezone application that reflect any solutions to neighborhood concerns that City officials and Ivory Innovations are able to propose.
 - City staff will schedule required public hearings for the Senior Housing Project, prepare the necessary information and documents, and seek necessary recommendations and approvals from the Planning Commission and City Council.
 - City staff will draft a RDA funding agreement for the income restricted units in the Senior Housing Project and seek necessary approvals from the RDA Board to finalize the agreement with Ivory Innovations.

STRATEGY: Develop and adopt a station area plan in accordance with Section 10-9a-403.1. (Utah Code § 10-9a-403(2)(b)(iii)(W))

TIMELINE:

2022

- Prior to the adoption of Utah Code § 10-9a-403.1, the City developed the area around the South Jordan FrontRunner Station, which area is now defined as a station area that is approximately half in South Jordan and half in Sandy. Development of this station area included partnerships with the Utah Transit Authority
- The portion of this station area in South Jordan already contains the following uses:

<u>Uses</u>	<u>Quantity</u>	<u>Unit of Measurement</u>
Warehouse/Flex	90,000	Sq. Ft.
Retail/Restaurant	40,000	Sq. Ft.
Instruction/Training	20,000	Sq. Ft.
Manufacturing	310,000	Sq. Ft.
Office	739,000	Sq. Ft.
Hotel	552	Rooms
Multifamily Residential	684	Units
Car Dealership	3	Lots
Church	2	Buildings
Protected Open Space	75 (approx.)	Acres

- The City's continuing discussions with the Daybreak Developer led to the Daybreak HTRZ application. Daybreak's current zoning and entitlements, along with the plans associated with the Daybreak HTRZ meet the requirements and intent of Utah Code § 10-9a-403.1.

2023

- In May South Jordan submitted an approved resolution to Wasatch Front Regional Council ("WFRC") for the 4800 W Old Bingham Hwy TRAX Station ("4800 W Station") that outlined previous actions the City took and the impracticability of redeveloping the station area.
- In August the WFRC Regional Growth Committee ("RGC") approved the resolution for the 4800 W Station, which was the first of its kind reviewed by the RGC and satisfied the station area plan (SAP) requirement for the 4800 W Station.
- City staff continued work on another resolution that is more complex and involves three existing TRAX stations and one future TRAX station located in or adjacent to the Downtown Daybreak.
- City staff communicated with adjacent communities where there are shared station areas and joint planning may be possible.

IMPLEMENTATION:

2024

- **City staff will work with WFRC to hire a consultant to finish all the required SAPs or SAP resolutions.**
 - City staff/City's consultant will collect all existing land use plans and agreements that are applicable to station areas in the City to incorporate them in the creation of SAPs or SAP resolutions that outline prior action or impracticability.

- City staff/City's consultant will begin drafting SAPs or SAP resolutions for stations areas where a full-scale plan is impracticable or unnecessary.

2025

- **The City Council will adopt all SAPs or SAP resolutions by the deadline established by State law, and submit the SAPs or SAP resolutions to the RGC for approval.**
 - City staff/City's consultant will present all SAPs or SAP resolutions to the City Council for its approval.
 - City staff/City's consultant will present all SAPs or SAP resolutions to the RGC for its approval.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Item H.2.

Meeting Date: 07-16-24

Issue: DAYBREAK TOWN CENTER ROW VACATIONS
File No: PLPLA202400034
Applicant: LHM Real Estate

Submitted by: Greg Schindler, City Planner
Presented by: Steven Schaefermeyer, Director of Planning

Staff Recommendation (Motion Ready):

- I move to **Approve** Ordinance 2024-11 vacating a several small portions of right-of-way within the Daybreak Town Center area.
-

BACKGROUND:

The applicant, Larry H. Miller Real Estate, has petitioned the City to vacate five small sections of right-of-way along Lake Run Road, Grandville Avenue, South Jordan Parkway, Lake Avenue and Center Field Dr (formerly Mellow Way). The proposed vacations cover approximately 2.405 acres. The purpose of the ROW vacations is to accommodate the urban design of the street and sidewalk sections in the urban core of the Daybreak town center. If the right-of-way vacation is approved, the property will be deeded to the adjacent property owner, which is the applicant.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

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

Conclusion:

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

Recommendation:

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

FISCAL IMPACT:

- There are no significant fiscal impacts.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Location Map
- Ordinance 2024-11

Approved by:

Steven Schaefermeyer
Steven Schaefermeyer (Jul 10, 2024 16:34 MDT)

Steven Schaefermeyer.
Director of Planning

July 10, 2024

Date

WHEN RECORDED RETURN TO:

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

ORDINANCE 2024-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING SEVERAL SMALL PORTIONS OF RIGHT-OF-WAY WITHIN THE DAYBREAK TOWN CENTER AREA

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

WHEREAS, Larry H. Miller Real Estate (the “Applicant”), petitioned the City to vacate several small portions of right-of-way (ROW) within the Daybreak Town Center area. (2.405 Ac.); and

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

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

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____

Approved as to form:



Gregory Simonsen (Jul 11, 2024 15:28 MDT)

Office of the City Attorney

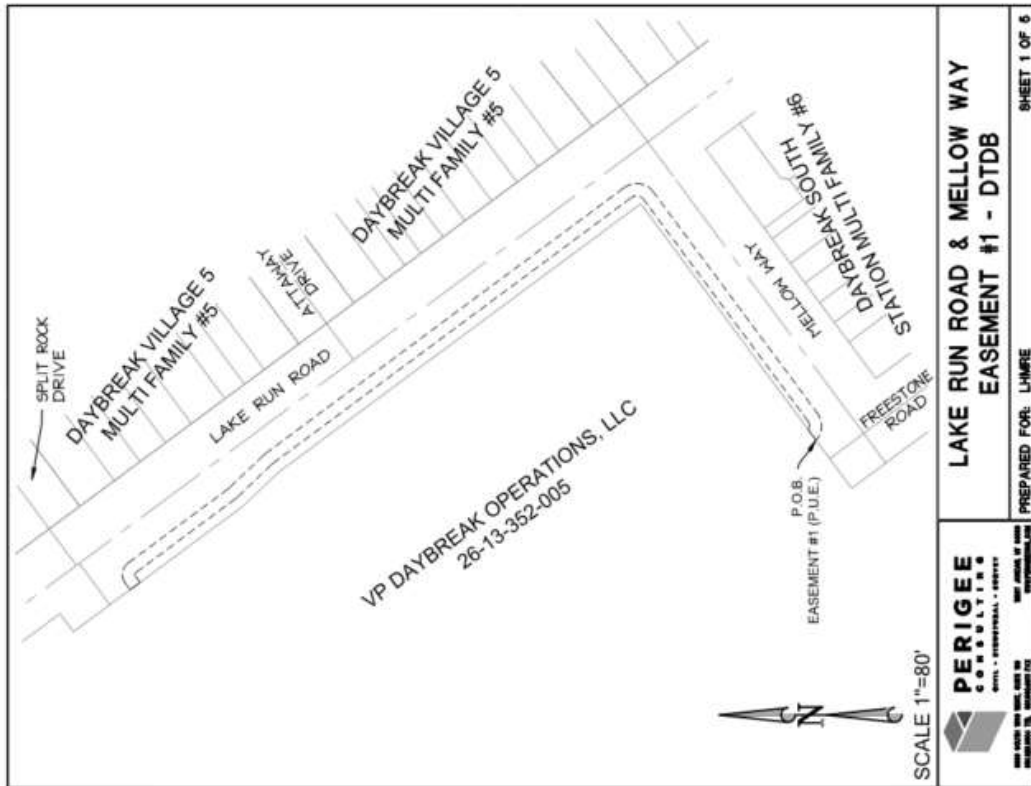
Exhibit A

Vacation #1

Lake Run Road and Mellow Way

Beginning at a point on the Northwest Right-of-Way Line of Mellow Way, said point lies South 89°55'30" East 1936.543 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 4922.313 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Mellow Way North 53°27'06" East 239.624 feet to the intersection of the Southwest Right-of-Way Line of Lake Run Road; thence along said Lake Run Road the following (3) courses: 1) North 36°32'54" West 366.196 feet; 2) North 43°40'24" West 40.311 feet; 3) North 36°32'54" West 114.804 feet; thence North 53°27'06" East 7.000 feet to a point on a 11.500 foot radius tangent curve to the right, (radius bears South 36°32'54" East, Chord: South 81°32'54" East 16.263 feet); thence along the arc of said curve 18.064 feet through a central angle of 90°00'00"; thence South 36°32'54" East 102.152 feet; thence South 43°40'24" East 40.311 feet; thence South 36°32'54" East 364.348 feet to a point on a 17.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 08°27'06" West 24.042 feet); thence along the arc of said curve 26.704 feet through a central angle of 90°00'00"; thence South 53°27'06" West 224.391 feet to a point on a 17.000 foot radius tangent curve to the right, (radius bears North 36°32'54" West, Chord: North 86°37'50" West 21.817 feet); thence along the arc of said curve 23.688 feet through a central angle of 79°50'09" to the point of beginning.

Property contains 0.301 acres, 13110 square feet.

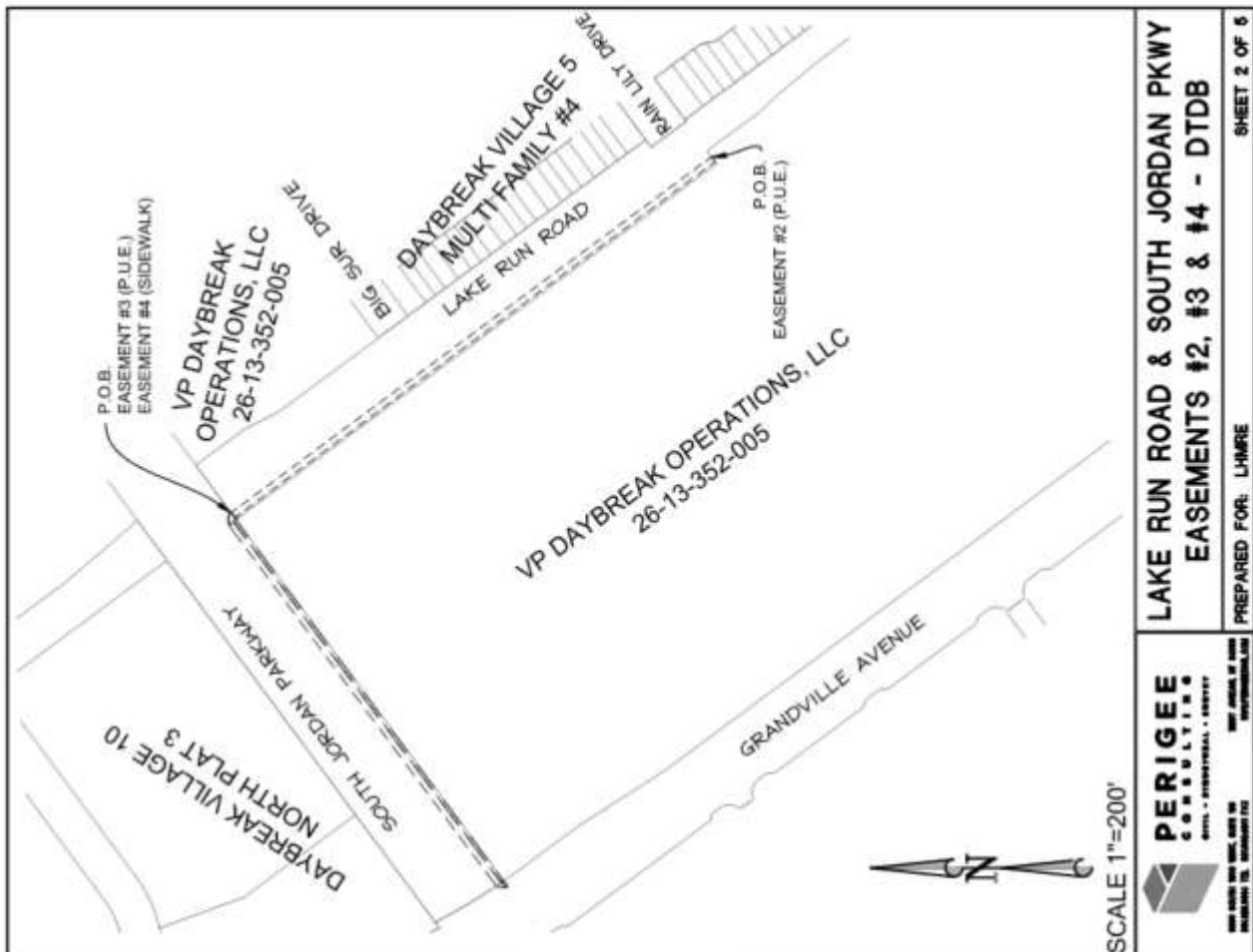


Vacation #2

Lake Run Road and South Jordan Parkway

Beginning at a point on the Northeast Right-of-Way Line of Lake Run Road, said point lies South 89°55'30" East 1451.827 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 5979.645 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lake Run Road the following (4) courses: 1) South 53°27'06" West 14,500 feet; 2) North 36°32'54" West 629.828 feet; 3) North 53°27'06" East 0.500 feet; 4) North 36°32'54" West 373.500 feet to the Southeast Right-of-Way Line of South Jordan Parkway; thence along said South Jordan Parkway South 53°27'06" West 766.449 feet to a point on a 21.000 foot radius non tangent curve to the right, (radius bears North 65°49'31" East, Chord: North 05°45'43" East 20.960 feet); thence along the arc of said curve 21.945 feet through a central angle of 59°52'25"; thence North 53°27'06" East 744.340 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 36°32'54" East, Chord: North 79°20'42" East 24.455 feet); thence along the arc of said curve 25.308 feet through a central angle of 51°47'12"; thence South 36°32'54" East 1008.148 feet to the point of beginning.

Property contains 0.604 acres, 26318 square feet.

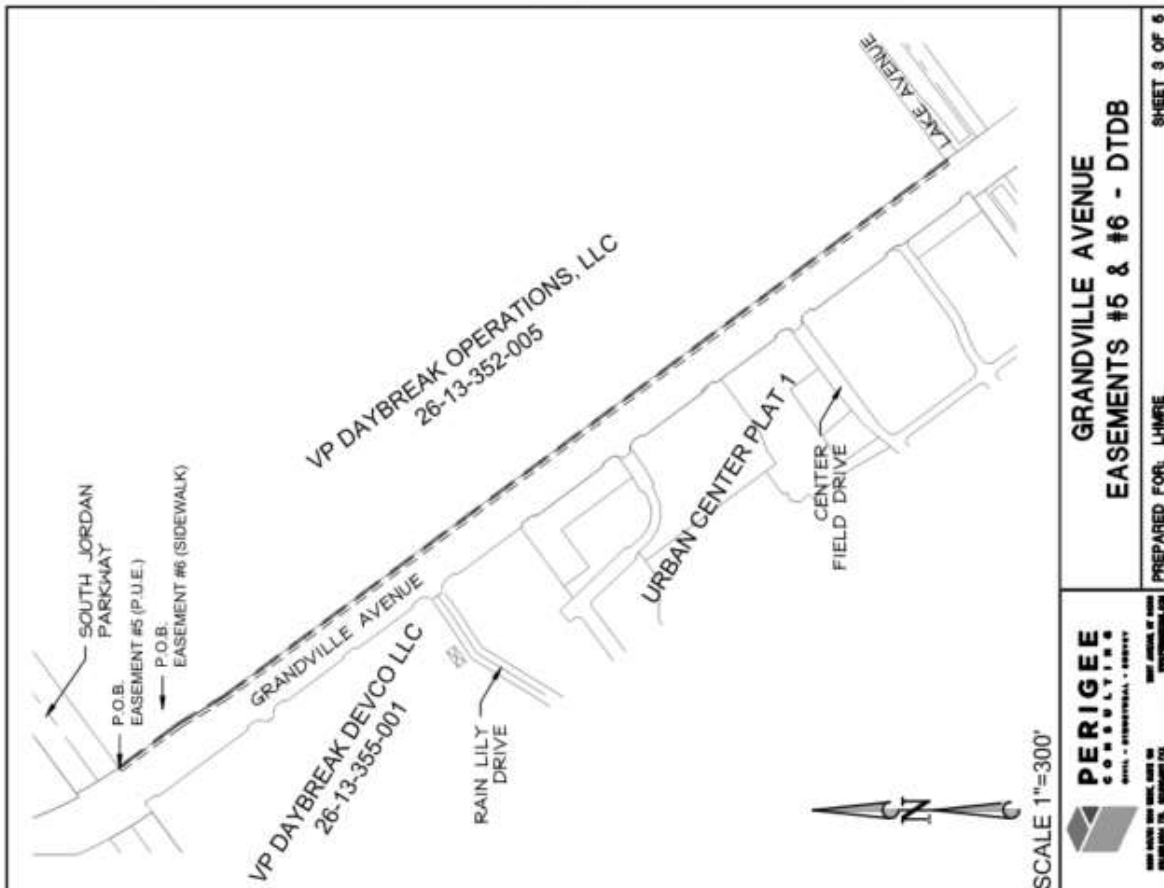


Vacation #3

Grandville Avenue

Beginning at the intersection of the Southeasterly Right-of-Way Line of South Jordan Parkway and the Northeasterly Right-of-Way Line of Grandville Avenue, said point also being a point on a 1125.000 foot radius non tangent curve to the left, (radius bears North 55°18'34" East, Chord: South 35°37'10" East 36.478 feet), said point lies South 89°55'30" East 236.721 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 6326.254 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue the following (4) courses: 1) along the arc of said curve 36.479 feet through a central angle of 01°51'28"; 2) South 36°32'54" East 118.076 feet; 3) South 32°44'04" East 172.883 feet; 4) South 36°32'54" East 2438.850 feet to the intersection of said Northeasterly Right-of-Way Line of Grandville Avenue and the Northwesterly Right-of-Way Line of Lake Avenue; thence along an extension of said Northwesterly Right-of-Way Line of Lake Avenue South 53°27'06" West 14.000 feet; thence North 36°32'54" West 2425.831 feet; thence North 30°50'16" West 135.711 feet to a point on a 100.000 foot radius tangent curve to the left, (radius bears South 59°09'44" West, Chord: North 33°41'35" West 9.963 feet); thence along the arc of said curve 9.967 feet through a central angle of 05°42'38"; thence North 36°32'54" West 195.081 feet to an extension of said Southeasterly Right-of-Way Line of South Jordan Parkway; thence along said extension North 53°27'06" East 12.091 feet to the point of beginning.

Property contains 0.866 acres, 37718 square feet.



Vacation #4

UCP1 Lake Avenue - Vacation #4

Beginning at a point on the Northwestern Right-of-Way Line of Lake Avenue, said point lies South 89°55'30" East 1460.403 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 3793.863 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 407.816 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 64°46'47" West, Chord: South 06°35'21" East 17.891 feet); thence along the arc of said curve 18.210 feet through a central angle of 37°15'44"; thence South 53°27'06" West 389.729 feet to a point on a 28.500 foot radius non tangent curve to the right, (radius bears North 04°28'47" East, Chord: North 67°06'39" West 18.001 feet); thence along the arc of said curve 18.314 feet through a central angle of 36°49'07" to the point of beginning.

Property contains 0.143 acres, 6216 square feet.

UCP1 Lake Avenue - Easement #8

Beginning at a point on the Northwestern Right-of-Way Line of Lake Avenue, said point lies South 89°55'30" East 1148.851 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 3562.510 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 362.536 feet to a point on a 28.500 foot radius non tangent curve to the right, (radius bears South 65°36'17" West, Chord: South 05°59'09" East 18.001 feet); thence along the arc of said curve 18.314 feet through a central angle of 36°49'07"; thence South 53°27'06" West 334.708 feet to a point on a 19.000 foot radius tangent curve to the right, (radius bears North 36°32'54" West, Chord: North 86°51'22" West 24.269 feet); thence along the arc of said curve 26.325 feet through a central angle of 79°23'06" to the point of beginning.

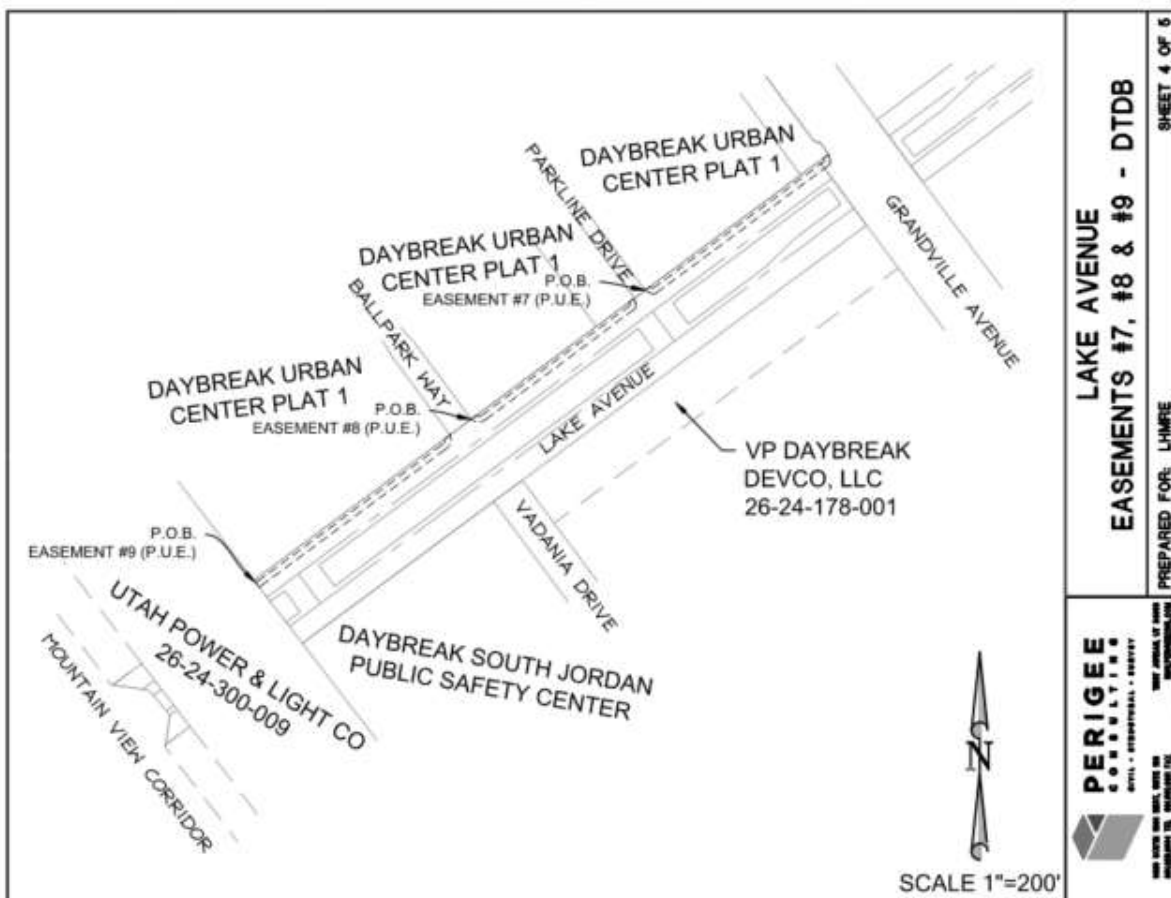
Property contains 0.126 acres, 5494 square feet.

UCP1 Lake Avenue - Easement #9

Beginning at a point on the Northwestern Right-of-Way Line of Lake Avenue, said point lies South 89°55'30" East 759.900 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 3273.683 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lake Avenue North 53°27'06" East 436.508 feet to a point on a 19.000 foot radius non tangent curve to the right, (radius bears South 64°04'00" West, Chord: South 13°45'33" West 24.269 feet); thence along the arc of said curve 26.325 feet through a central angle of 79°23'06"; thence South 53°27'06" West 417.577 feet; thence North 37°29'42" West 15.502 feet to the point of beginning.

Property contains 0.154 acres, 6692 square feet.

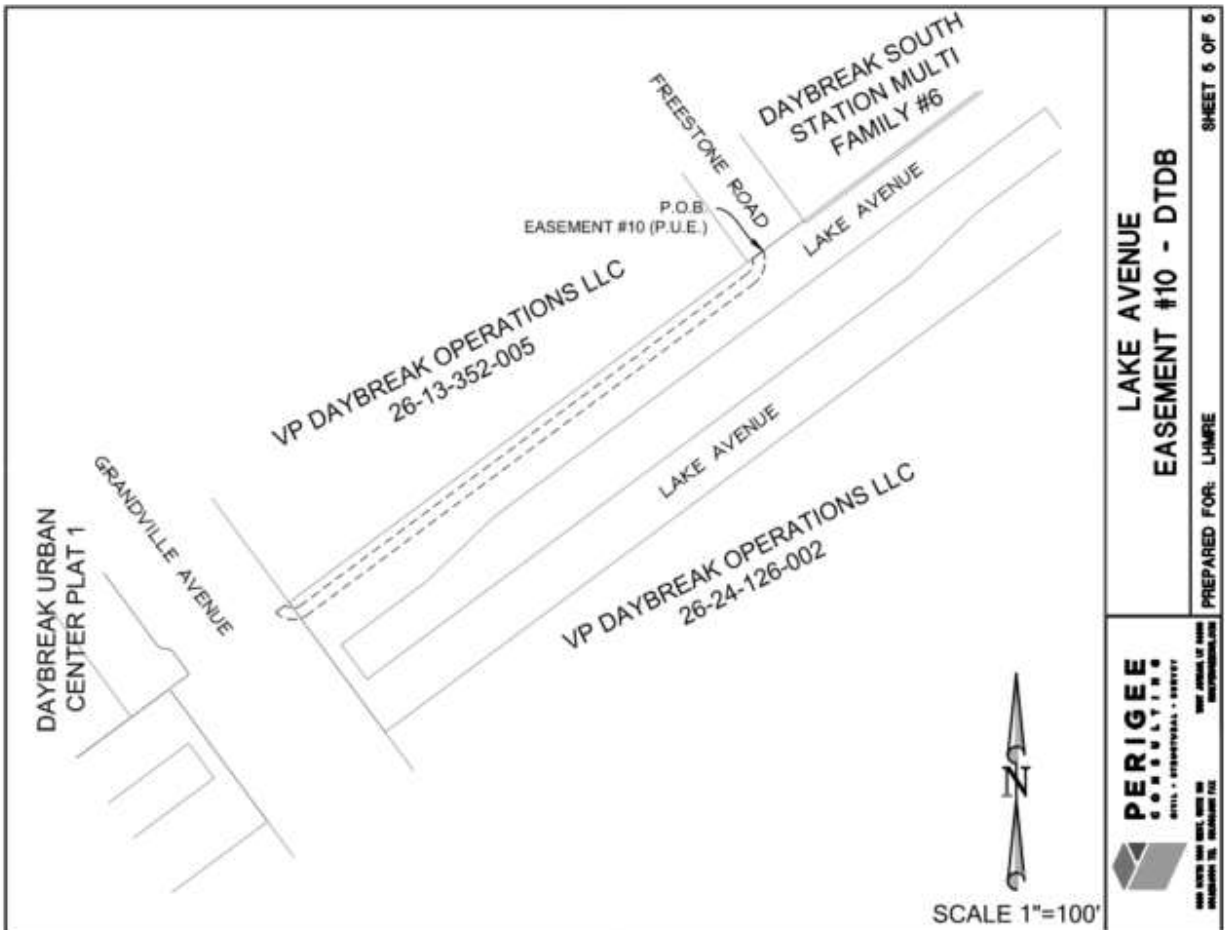
Vacation #4 continued



Vacation #5
UCP1 Lake Avenue – Easement #10

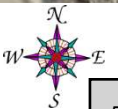
Beginning at a point on the Northwestern Right-of-Way Line of Lake Avenue, said point also being a point on a 25.000 foot radius non tangent curve to the right, (radius bears South 69°42'42" West, Chord: South 16°34'54" West 30.000 feet), said point lies South 89°55'30" East 2282.215 feet along the Daybreak 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 4402.258 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along the arc of said curve 32.175 feet through a central angle of 73°44'23"; thence South 53°27'06" West 477.504 feet to a point on a 21.000 foot radius tangent curve to the right, (radius bears North 36°32'54" West, Chord: North 87°48'45" West 26.281 feet); thence along the arc of said curve 28.395 feet through a central angle of 77°28'20"; thence North 36°32'54" West 1.555 feet to an extension of said Northwestern Right-of-Way Line of Lake Avenue; thence along said Lake Avenue and extension thereof North 53°27'06" East 522.004 feet to the point of beginning.

Property contains 0.211 acres, 9197 square feet.





Location Map



SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 07/16/2024

Issue: BISON RIDGE SUBDIVISION PLAT
MUNICIPAL EASEMENT VACATION
Address: 2891 W. Bison Ridge Rd.
File No: PLPLA202400098
Applicant: Robb Maxwell

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer
Presented by: Steven Schaefermeyer, Director of Planning

Staff Recommendation (Motion Ready): I move the City Council **approve** Ordinance 2024-18 vacating a “30’ snow easement” and “ingress and egress easement” as shown on Parcel A of the Bison Ridge Subdivision plat.

BACKGROUND:

The applicant seeks to vacate a couple of municipal easements located at 2891 W. Bison Ridge Rd. The easement vacation petition includes a “30’ snow easement” and an “ingress egress easement.” These two easements are located on Parcel A of the Bison Ridge Subdivision plat. Parcel A is currently used as a retention pond for the subdivision.

Vacating these easements paves the way for the applicant to subdivide the property to create a buildable lot and reconfigure the retention pond onto a smaller Parcel A. The buildable lot will be located adjacent to Bison Ridge Rd, with a smaller Parcel A and reconfigured retention pond located immediately south of the buildable lot. The City will own and maintain the new Parcel A, and applicant will provide permanent access to Parcel A on the amended plat. To accomplish all of this, the applicant has applied for plat amendment, which is currently under review and will eventually be presented to the Planning Commission for its review and approval.

The two easements, a snow easement and an ingress and egress easement, are located over an existing paved turnaround of Bison Ridge Rd. This turnaround was created with the subdivision because Bison Ridge Rd. was initially a dead end because property on the east side of the Utah Lake Distributing Company Canal was not subdivided. Bison Ridge Rd. now connects over the canal to Urban Ridge Rd. and the recently completed Urban Crossing subdivision. Because Bison Ridge Rd. no longer ends in a dead end, the turn-around and associated easements are no longer needed and applicant intends to remove them as part of his plat amendment application.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Utah Code § 10-9a-609.5(4) provides standards of approval for vacating a municipal easement:

The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street or municipal utility easement if the legislative body finds that:

- (a) good cause exists for the vacation; and
- (b) neither the public interest nor any person will be materially injured by the vacation.
- Staff finds there is a good cause to vacate the two easements because the turnaround and easements are no longer be needed. Vacating the easements should also lead to this property being cleaned up and resolution of issues with the property and the detention basin.
- The proposed ROW vacation will not cause material injury to any person or public interest because the turnaround and easements are no longer required for public use now that Bison Ridge Rd. crosses the canal.

Conclusion: The proposed easement vacations meet the requirements of Utah Code § 10-9a-609.5(4).

Recommendation: Based on the Findings and Conclusions listed above, Staff recommends that the City Council take comments at the public hearing and approve Ordinance 2024-18, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Bison Ridge Subdivision Plat
- Bison Ridge Amended Subdivision Plat
- Ordinance 2024-18

Approved by:

Steven Schaefermeyer
Steven Schaefermeyer (Jul 9, 2024 14:41 MDT)

Steven Schaefermeyer
Director of Planning

Submitted by:

Damir Drozdek
Damir Drozdek (Jul 9, 2024 14:20 MDT)

Damir Drozdek, AICP
Planner III, Planning Department



Legend


STREETS

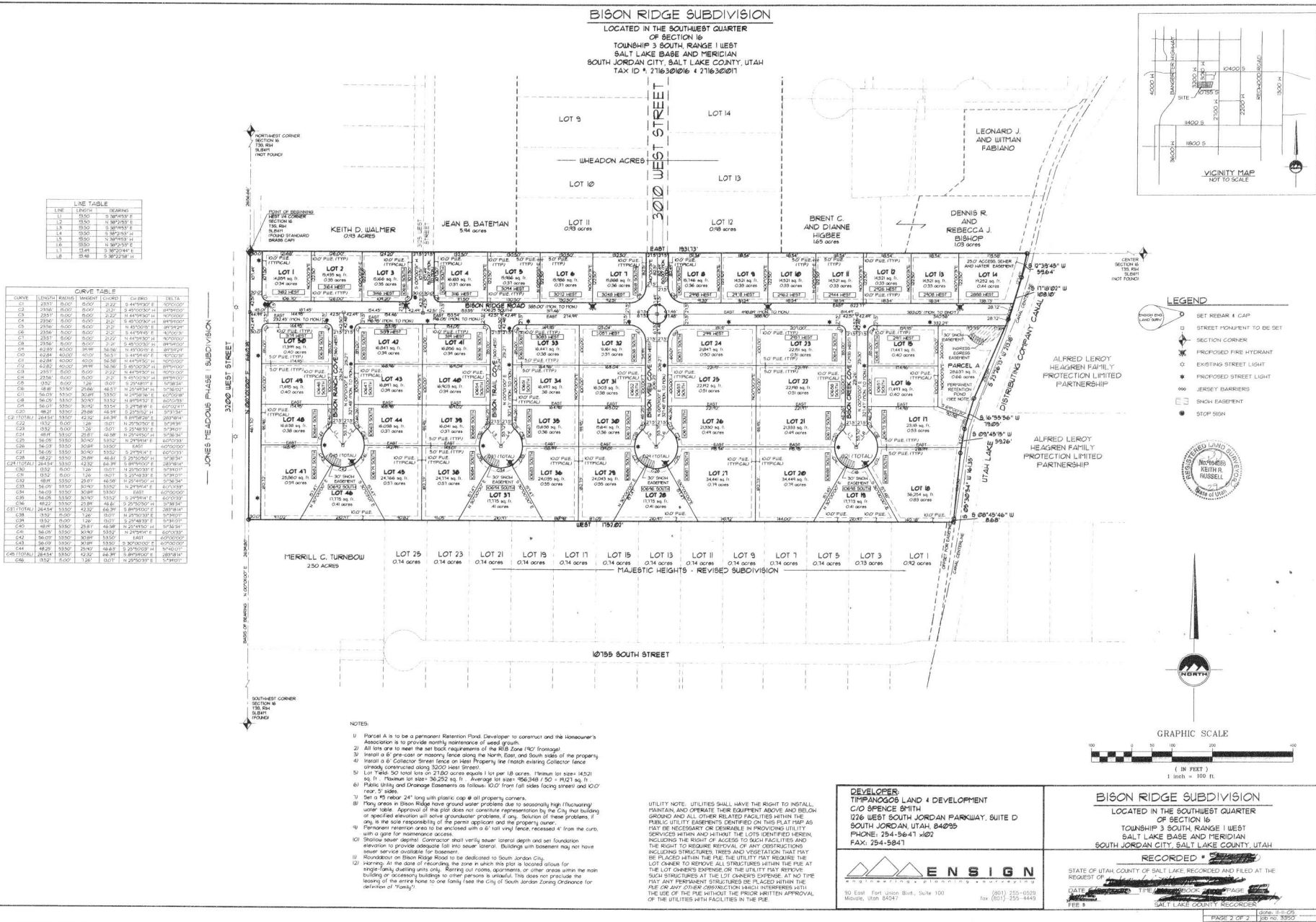
PARCELS

Aerial Map
City of South Jordan

0 25 50 100 150 200 Feet

Aerial Imagery
2023

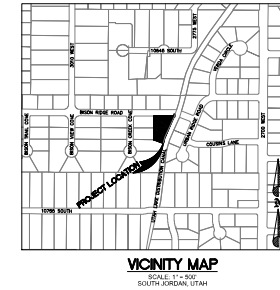
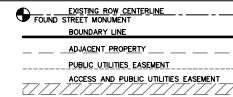




BISON RIDGE SUBDIVISION AMENDED

AMENDING PARCEL A, BISON RIDGE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
APRIL 2024

LEGEND



SOUTH VALLEY SEWER NOTE:

SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL.

GENERAL PLAT NOTES

- OWNERS AND POTENTIAL PURCHASERS OF PROPERTY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PRESENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (COARDED DOCUMENTS) THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, COARDED, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, COARDED, OR OTHER RECORDED DOCUMENTS AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
- MANY AREAS IN THE CITY OF SOUTH JORDAN HAVE GROUNDWATER PROBLEMS DUE TO A HIGH OR FLUCTUATING WATER TABLE. CITY APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS.
- APPROVAL OF THIS PLAT BY SOUTH JORDAN CITY DOES NOT MEAN THAT INDIVIDUAL LOT DRAINAGE TO A ROAD OR RETENTION FACILITY IS ASSURED. DEVELOPMENT AND GRADING MAY NECESSITATE SWALES AND OTHER DRAINAGE FACILITIES TO PROTECT INDIVIDUAL PROPERTIES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT SWALES AND OTHER DRAINAGE FACILITIES ARE APPROPRIATE AND MAINTAINED NOR THAT DRAINAGE FROM ADJACENT PROPERTIES IS PREVENTED.
- THE FINISH FLOOR ELEVATION ON EACH LOT SHALL NOT EXCEED 4" IN ELEVATION ABOVE THE TOP BACK OF CURB AS MEASURED ACROSS THE FRONTAGE OF THE LOT.
- THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____ WHICH WAS PREPARED BY _____ WAS PROVIDED TO THE OWNER(S).
- THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

SURVEYOR'S CERTIFICATE:

I, SHAD D. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 626878 IN ACCORDANCE WITH TITLE 36, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, OF THE STATE OF UTAH. I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-1, AND THAT I HAVE SURVEYED SAID TRACT OF LAND INTO LOTS AND STAKED HEREON TO BE SHOWN AS SHOWN ON THIS PLAT.



BISON RIDGE SUBDIVISION AMENDED
AMENDING PARCEL A,
BISON RIDGE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION:

AN ENTIRE TRACT OF LAND BEING ALL OF PARCEL A OF THE BISON RIDGE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2009, AT PAGE 147 OF PLATS, AND ALL OF THE PARCEL RECORDED AS ENTRY 9737110, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND HAVING A BASIS OF BEARINGS OF SOUTH 0°10'00" WEST FROM THE FOUND MONUMENT IN THE INTERSECTION OF BISON RIDGE ROAD AND BISON CREEK COVE AND THE FOUND MONUMENT IN THE CUL-DE-SAC OF BISON CREEK COVE, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "PARCEL A" OF BISON RIDGE SUBDIVISION AND A POINT ON THE SOUTH LINE OF BISON RIDGE ROAD WHICH IS EAST 202.45 FEET AND SOUTH 0°00'00" WEST 27.50 FEET FROM THE CENTERLINE MONUMENT IN THE INTERSECTION OF BISON RIDGE ROAD AND BISON CREEK COVE AND RUNNING; THENCE SOUTH ALONG WEST LINE OF SAID "PARCEL A" 200.00 FEET TO THE SOUTHWEST CORNER OF SAID "PARCEL A"; THENCE SOUTH 69°00'00" EAST ALONG SOUTH LINE OF SAID "PARCEL A" 80.00 FEET TO THE SOUTHEAST CORNER OF SAID "PARCEL A"; THENCE NORTH 18°55'58" EAST ALONG EAST LINE OF OF SAID "PARCEL A" 61.52 FEET; THENCE NORTH 23°01'13" EAST ALONG EAST LINE OF OF SAID "PARCEL A" 185.63 FEET TO THE NORTHEAST CORNER OF SAID "PARCEL A" AND THE SOUTH LINE OF BISON RIDGE ROAD; THENCE WEST ALONG NORTH LINE OF OF SAID "PARCEL A" AND SOUTH LINE OF SAID ROAD 167.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 26,123 SQUARE FEET OR 0.600 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CHOSE THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREINAFTER BE KNOWN AS:

BISON RIDGE SUBDIVISION AMENDED
AMENDING PARCEL A,
BISON RIDGE SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE SAME AS SHOWN AS SHOWN BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

RHETT L. MAXWELL GINA C. MAXWELL

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME RHETT L. MAXWELL, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE SIGNER OF WITHIN OWNER'S DEDICATION, AND THAT SAID DEDICATION WAS SIGNED BY HIM FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN STATED

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER _____ EXPIRATION DATE _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME GINA C. MAXWELL, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF WITHIN OWNER'S DEDICATION, AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN STATED

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER _____ EXPIRATION DATE _____

BISON RIDGE SUBDIVISION AMENDED

AMENDING PARCEL A, BISON RIDGE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF
DATE _____ ENTRY _____ BOOK _____ PAGE _____

SEE _____ SALT LAKE COUNTY RECORDER

GOOGLE _____
COMCAST _____
ROCKY MOUNTAIN POWER _____
CENTURY LINK _____
LUMEN _____

DATE _____
DATE _____
DATE _____
DATE _____
DATE _____

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS DOMINION ENERGY UTAH MAY REQUIRE. ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABANDON OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESERVATIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS ____ DAY OF _____, 20____.
BY: _____
TITLE: _____

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SOUTH JORDAN CITY ENGINEER _____ DATE _____

CITY PLANNING

APPROVED THIS ____ DAY OF _____, A.D., 20____.

CITY PLANNER _____

SALT LAKE COUNTY SURVEYOR

ROS# _____

PLAT REVIEWER _____ DATE _____

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20____.

ATTORNEY FOR SOUTH JORDAN CITY _____

SOUTH VALLEY SEWER

APPROVED THIS ____ DAY OF _____, A.D., 20____ BY SOUTH VALLEY SEWER

SOUTH VALLEY SEWER _____

BOARD OF HEALTH

APPROVED THIS ____ DAY OF _____, A.D., 20____

REPRESENTATIVE _____

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20____.

ATTEST: CITY CLERK _____ MAYOR _____



WHEN RECORDED RETURN TO:

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

ORDINANCE 2024-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING TWO MUNICIPAL EASEMENTS LOCATED ON A PARCEL OF THE BISON RIDGE SUBDIVISION

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

WHEREAS, Robb Maxwell (the “Applicant”), petitioned the City to vacate a “30’ snow easement” and a “ingress egress easement” located on Parcel A of the Bison Ridge Subdivision (the “Municipal Easements”); and

WHEREAS, the City Council held a public hearing to consider the Applicant’s petition to vacate the recorded Municipal Easements; and

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

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

SECTION 1. Grant of Petition to Vacate. The City Council hereby grants the Applicant’s petition to vacate the ingress egress easement and 30’ snow easement recorded and described on Parcel A’ of the Bison Ridge Subdivision plat, a copy of which is attached hereto as Exhibit A, with a detail of Parcel A on the plat attached hereto as Exhibit B.

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

SECTION 3. Effective Date. This Ordinance shall become effective upon its recordation.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____

Approved as to form:



Gregory Simonsen (Jul 10, 2024 14:04 MDT)

Office of the City Attorney

EXHIBIT A



EXHIBIT B

