

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 02, 2025 at 6:30 p.m.**



Notice is hereby given that the South Jordan City Council will hold a City Council meeting at 6:30 p.m. on Tuesday, September 2, 2025. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The agenda may be amended, and an executive session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

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

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

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

Join South Jordan City Council Meeting Virtually:

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

Regular Meeting Agenda: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor Pro Tempore, Don Shelton
- B. Invocation:** By Council Member, Tamara Zander
- C. Pledge of Allegiance:** By Assistant City Manager, Don Tingey
- D. Mayor and Council Reports: 6:35 p.m.**
- E. Bess Dental Office Land Use Items: 7:00 p.m.**

E.1. Resolution R2025-41, Authorizing the Mayor Pro Tempore of the City of South Jordan to enter into a Development Agreement with Spectrum, LLC (Shea Bess) and Jordan Valley Water Conservancy District (Ben Purdue) pertaining to property located at 9828

S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive. RCV (*By Director of Planning & Economic Development, Brian Preece*)

E.2. **Resolution R2025-42**, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Stable Neighborhood (SN) to Economic Center (EC) on property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive; Shea Bess & Ben Purdue (Applicants). RCV (*By Director of Planning & Economic Development, Brian Preece*)

E.3. **Zoning Ordinance 2025-06-Z**, Rezoning property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive from R-2.5 (Single-Family Residential) & A-5 (Agricultural) Zones to P-O (Professional Office) Zone. Shea Bess & Ben Purdue (Applicants). RCV (*By Director of Planning & Economic Development, Brian Preece*)

F. Action Item: 7:45 p.m.

F.1. **Resolution R2025-38**, Authorizing the City of South Jordan Mayor Pro Tempore to sign a Franchise Agreement with Enbridge Gas. RCV (*By Assistant City Manager, Don Tingey*)

G. Public Hearing Item: 7:55 p.m.

G.1. **Resolution R2025-46**, Public Hearing to gather public input on past year performance and approving the 2024 Consolidated Annual Performance and Evaluation Report, and Authorizing submittal to the U.S. Department of Housing and Urban Development, and Public Hearing to gather public input on neighborhood and community needs that may be addressed with future CDBG funds. RCV (*By Associate Director of Finance, Katie Olson*)

H. Special Public Hearing: Public Hearing on Bond: 8:15 p.m.

H.1. Public hearing with respect to (a) the issuance of not to exceed \$45,000,000 of water revenue bonds and (b) the potential economic impact that the improvements to be financed with the proceeds of said bonds will have on the private sector. (*By CFO, Sunil Naidu*)

I. Public Comment: 8:30 p.m.

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

J. Minute Approval: 8:45 p.m.

J.1. August 19, 2025 City Council Study Meeting

K. Staff Reports and Calendaring Items: 8:50 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted August 29, 2025.

SOUTH JORDAN CITY COUNCIL
MEETING DATE: September 2, 2025
STAFF REPORT

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

ITEM SUMMARY

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



TIMELINE

- **October 30, 2024**, the applicant submitted a complete rezone and land use amendment application to Staff for review. The application was revised a total of 3 times to address all staff comments.
- **November 12, 2024**, the Planning Commission voted 5-1 to recommended denial of the application, including the associated ordinance for the zone change, resolution to amend the land use, and the resolution to approve of the development agreement.
- **June 17, 2025**, the City Council approved Ordinance No. 2025-09, among other items, lessening the restrictions of dental uses within water source protections zones. Previously, a dental use would not have been permitted on the subject properties due to their proximity to a JVVCD well.
- **July 2, 2025**, the applicant resubmitted revised supporting documents for staff to review.
- **August 12, 2025**, Planning Commission recommended Approval of the application to the City Council by a vote of 4-0
- **August 19, 2025**, the applicant representing JVVCD spoke at the public hearing and requested changes to the development agreement. The Council voted to table a decision on the application until the following Council meeting.

REPORT ANALYSIS

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

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

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



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

- Uses limited to offices, utility services, medical/dental clinic, and professional services.
- Building location proposed for the southeast corner of 9828 S Temple Drive.
- Only one, one-story building constructed on the properties subject to this application.
- Lighting and signage specifications to limit light pollution onto neighboring residential properties.

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

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

FINDINGS AND RECOMMENDATION

City Regulation Conformance:

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

General Plan Conformance:

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

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

Strategic Priorities Conformance:

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

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



- ED-2. Promotes the community as a safe, attractive, and quality place to live, work, and play

Findings:

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

Conclusions:

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

Planning Staff Recommendation:

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



Required Action:

Final Decision

Scope of Decision:

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

Standard of Approval:

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

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

Motion Ready:

I move that the City Council approve of:

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

Alternatives:

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



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



Location Map

Bess Dental Office

South Jordan City

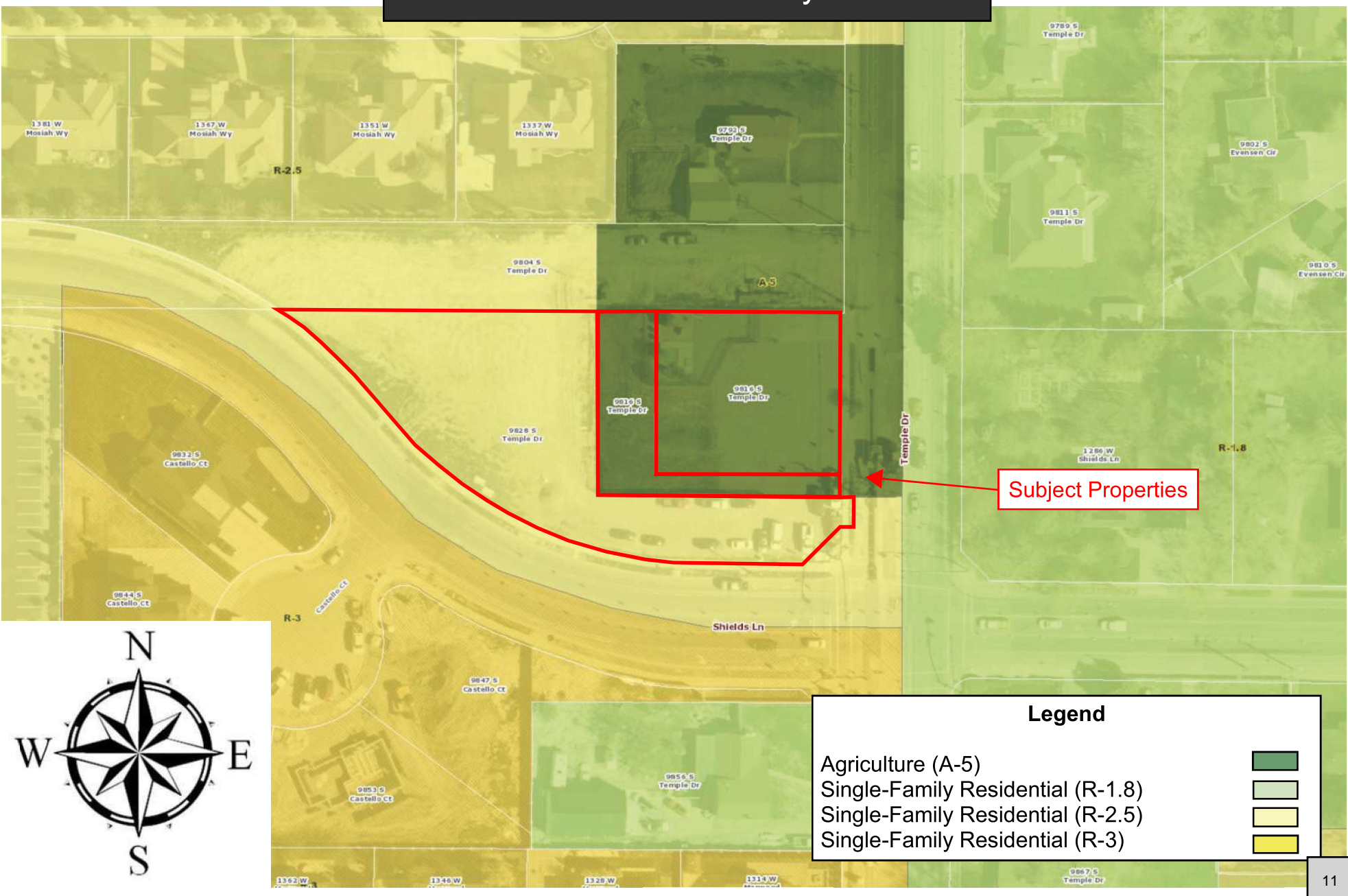
Item E.1.



Zoning Map

Bess Dental Office

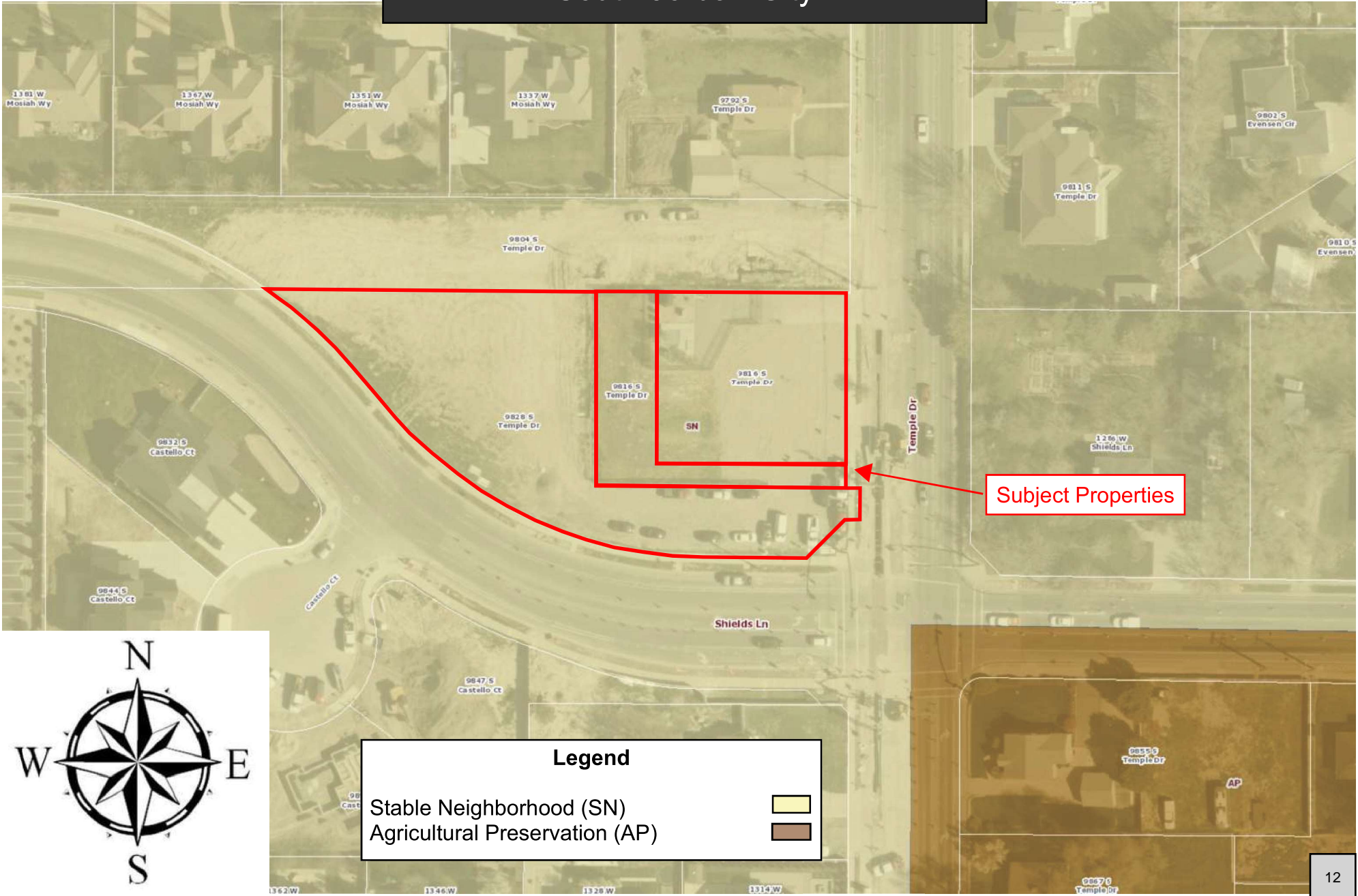
South Jordan City

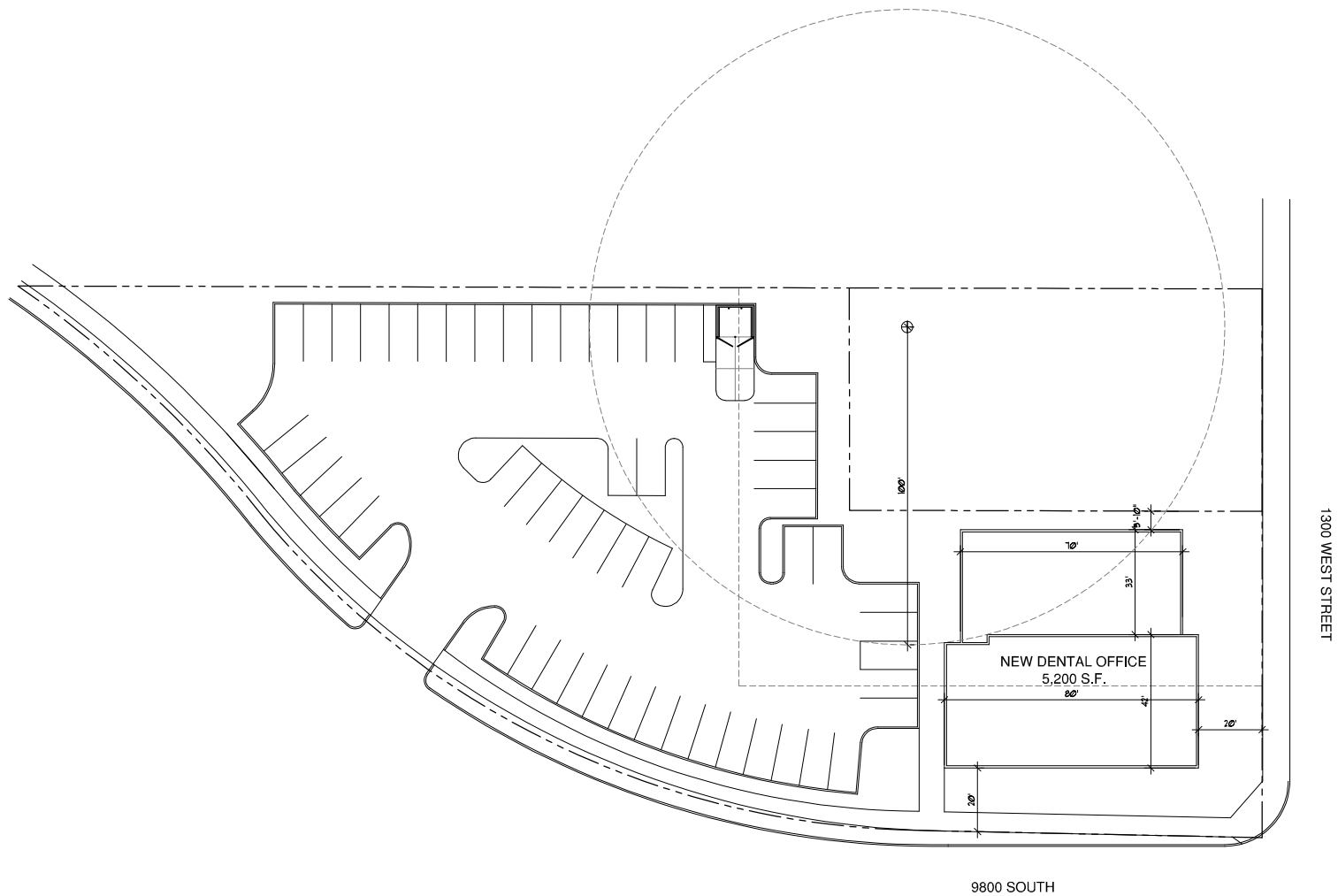


Land Use Map

Bess Dental Office

South Jordan City






1
SITE PLAN
SCALE: 1/8" = 1'-0"



S205-5-1



NICHOLS • NAYLOR
ARCHITECTS

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

Proposed West
Elevation



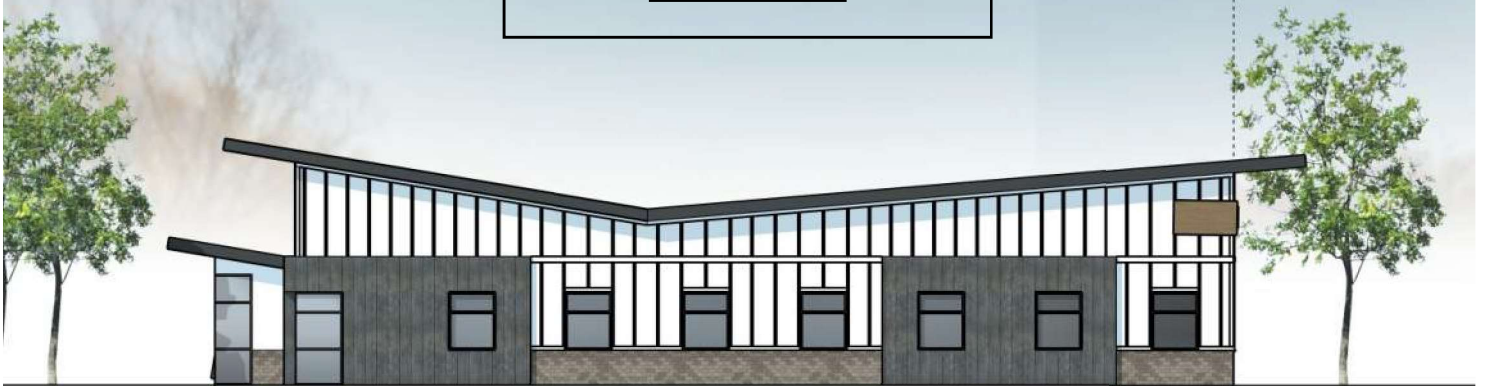
Proposed East
Elevation



Proposed Southeast
Elevation



Proposed South
Elevation



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

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

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

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

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

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

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

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

Secondary water service is not required for this development.

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

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

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

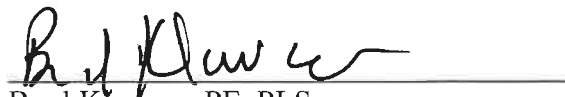
It is anticipated that the proposed storm drain system for the site will collect and retain the 80th percentile storm event on site, per South Jordan City Low Impact Development (LID) requirements. The remaining runoff could possibly be discharged into the existing storm drain system in Shields Lane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

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

Report Approved:


Development Engineer

10/29/24
Date


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

10/29/24
Date

Property and Traffic Descriptions

Description of access and traffic

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



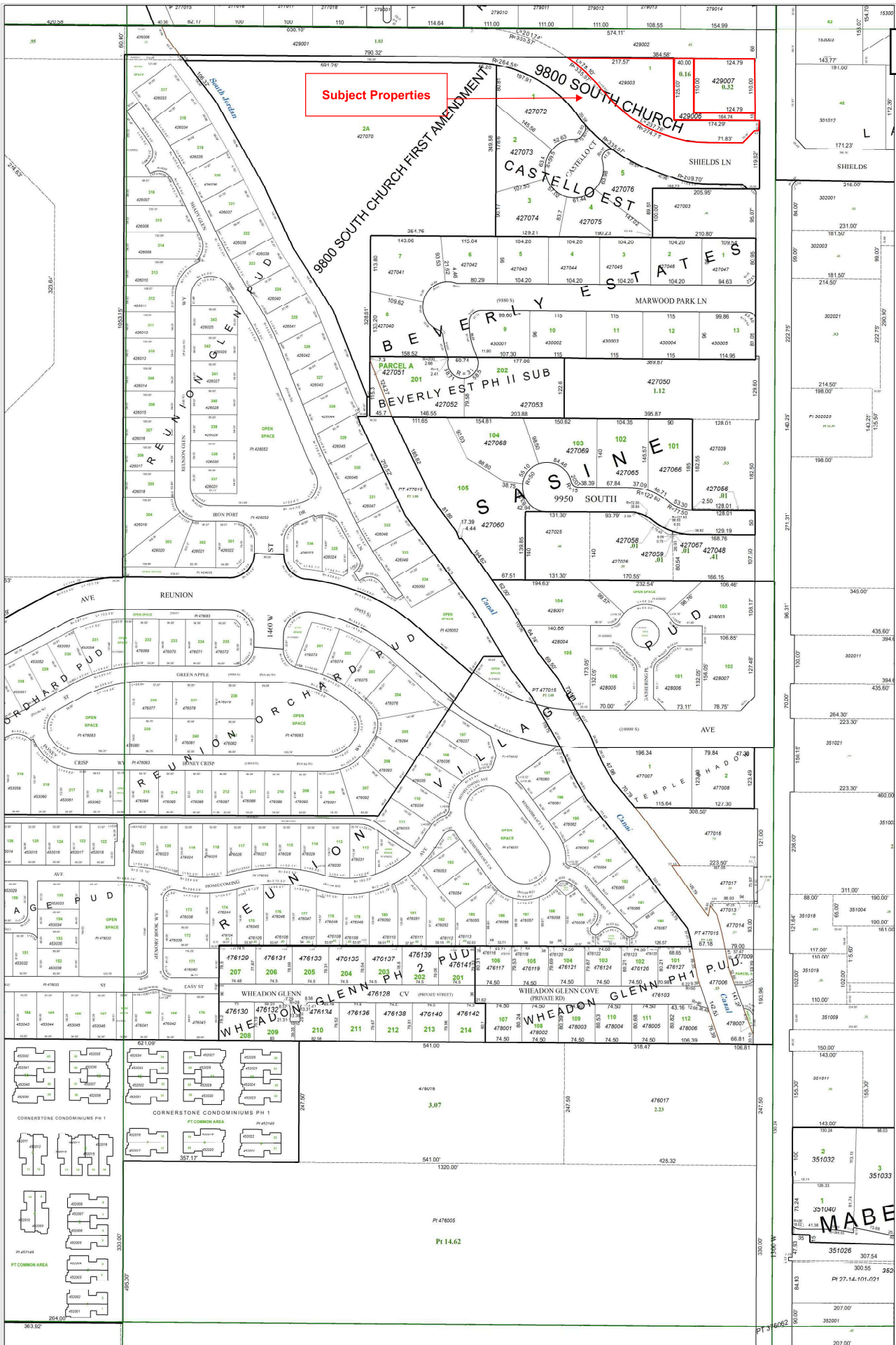
Potential traffic impact-Bess dental

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

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

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

Item E.1.



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



Prepared and published by
Salt Lake County Recorder
Rashelle Hobbs
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Salt Lake City, Utah 84109
355-408-8115
recorder.slcog.org



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

11/16/2022

Scale 1"=100'
0 100' 200'
Feet

27-10-42

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

11	12	21	22
31	32	41	42



RESOLUTION R2025 - 41

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

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

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

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

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]


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

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

Mayor Pro Tempore: _____
Don Shelton

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

Exhibit 1

(Bess Dental Office Development Agreement)

BESS DENTAL OFFICE DEVELOPMENT AGREEMENT

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

RECITALS

WHEREAS, Spectrum is the owner of certain real property identified as Assessor’s Parcel Number(s) 27-10-429-003, 27-10-429-008 (together as “Property”), and the District is the owner of certain real property identified as Assessor’s Parcel Number(s) 27-10-429-009, and Spectrum and District’s properties are together referred to as (“Properties”) and specifically described in attached Exhibit A; and

WHEREAS, Spectrum intends to develop its Property consistent with the Concept Plan and Renderings (Exhibit B), the requirements of the proposed zoning designation except as limited by the provisions of Section D of this Agreement; and

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

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

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

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

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

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

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

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

TERMS

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

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

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

D. Developer Obligations:

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

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

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

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

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

- a. All parking lot and wall light fixtures shall be “full cutoff” or “fully shielded” to prevent glare onto adjacent properties.
- b. A photometric plan shall be submitted showing no light intrusion onto adjacent properties.
- c. Lighting used to highlight landscape features and walking paths shall be low to the ground accent lighting.
- d. As defined in City Code § 16.36.020, “Animated Sign” and “Time or Temperature Sign” sign types are prohibited, and a “Wall Sign” is prohibited on the north façade of any building on the Property.

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

- a. Utility services
- b. Medical/dental office or clinic
- c. Office
- d. Professional services
- e. Personal services are prohibited as a primary use and are only allowed as an accessory use to one of the primary permitted uses listed above.

E. City Obligations:

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

F. Vested Rights and Reserved Legislative Powers.

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

2. Reserved Legislative Powers. Developers acknowledge that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the

police powers, such legislation shall only be applied to modify the vested rights of the Developers under this Agreement and with respect to use under the zoning designations as referenced in *Section III.A.* above under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Properties shall be of general application to all development activity in the City and Salt Lake County (the “County”); and, unless in good faith the City declares an emergency, Developers shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Properties under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this paragraph shall be that public notice published by the City as required by State statute.

G. General Provisions.

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

If to City: ATTN: City Recorder
City of South Jordan
1600 West Towne Center Drive
South Jordan City, Utah 84095

If to Spectrum: Shea Bess, Spectrum LLC
10073 Copper King Lane
South Jordan, UT 84095

If to District: ATTN: General Manager
Jordan Valley Water Conservancy District
8215 S 1300 W
West Jordan, Utah 84088

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

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

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

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

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

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

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

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

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

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

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

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

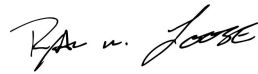
IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: _____
Don Shelton, Mayor Pro Tempore



Attorney for the City

State of Utah)
:ss
County of Salt Lake)

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

Notary Public
My Commission Expires:

Spectrum, LLC, a limited liability company

By: _____

Name: _____ (printed)

Title: _____

State of Utah)
:ss
County of Salt Lake)

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

Notary Public
My Commission Expires:

Jordan Valley Water Conservancy District

By: _____

Name: _____ (*printed*)

Title: _____

State of Utah)

:ss

County of Salt Lake)

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

Notary Public

My Commission Expires:

EXHIBIT A
(Legal Description of the Properties)

Parcel: 27-10-429-003

LOT 1, 9800 SOUTH CHURCH SUBDIVISION. 9266-8467

Parcel: 27-10-429-008

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

Parcel: 27-10-429-009

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

EXHIBIT B
(Concept Plan and Elevations)

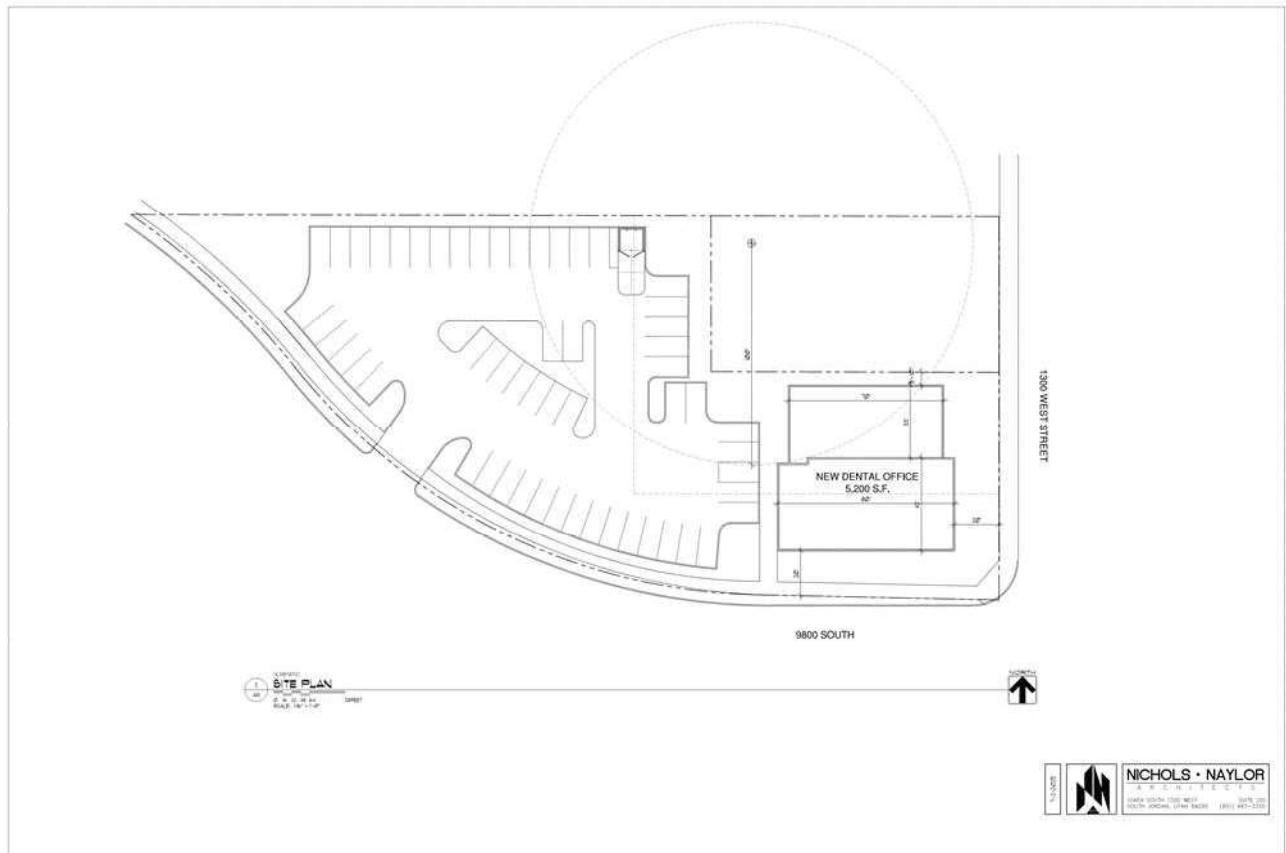


EXHIBIT C
A-5 & R-2.5 ZONE City Code Provisions

CHAPTER 17.30 AGRICULTURAL ZONES

17.30.010: PURPOSE

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

17.30.030: OTHER REQUIREMENTS

17.30.010: PURPOSE

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

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

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

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

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

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

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

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

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

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

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

1. Minimum Yard Area Requirements

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

2. Minimum Yard Area Requirements For Accessory Buildings:

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

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

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

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

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

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

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

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

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

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

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

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

17.30.030: OTHER REQUIREMENTS

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

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

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

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

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

17.40.020: DEVELOPMENT AND DESIGN STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. **Note:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17.40.030: OTHER REQUIREMENTS

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

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

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

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

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

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

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

17.62.020: DEVELOPMENT AND DESIGN STANDARDS

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

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

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

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

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

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

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

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

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

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

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

occupancy.

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

17.62.030: OTHER REQUIREMENTS

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

EXHIBIT E

Item E.1.

RESOLUTION R – 2025-41

RESOLUTION R2025 - 42

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

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

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

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

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

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]

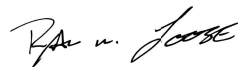
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor Pro Tempore: _____
Don Shelton

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

Exhibit A

(Property Description and Land Use Map)

SN Land Use to EC Land Use

Parcel: 27-10-429-003

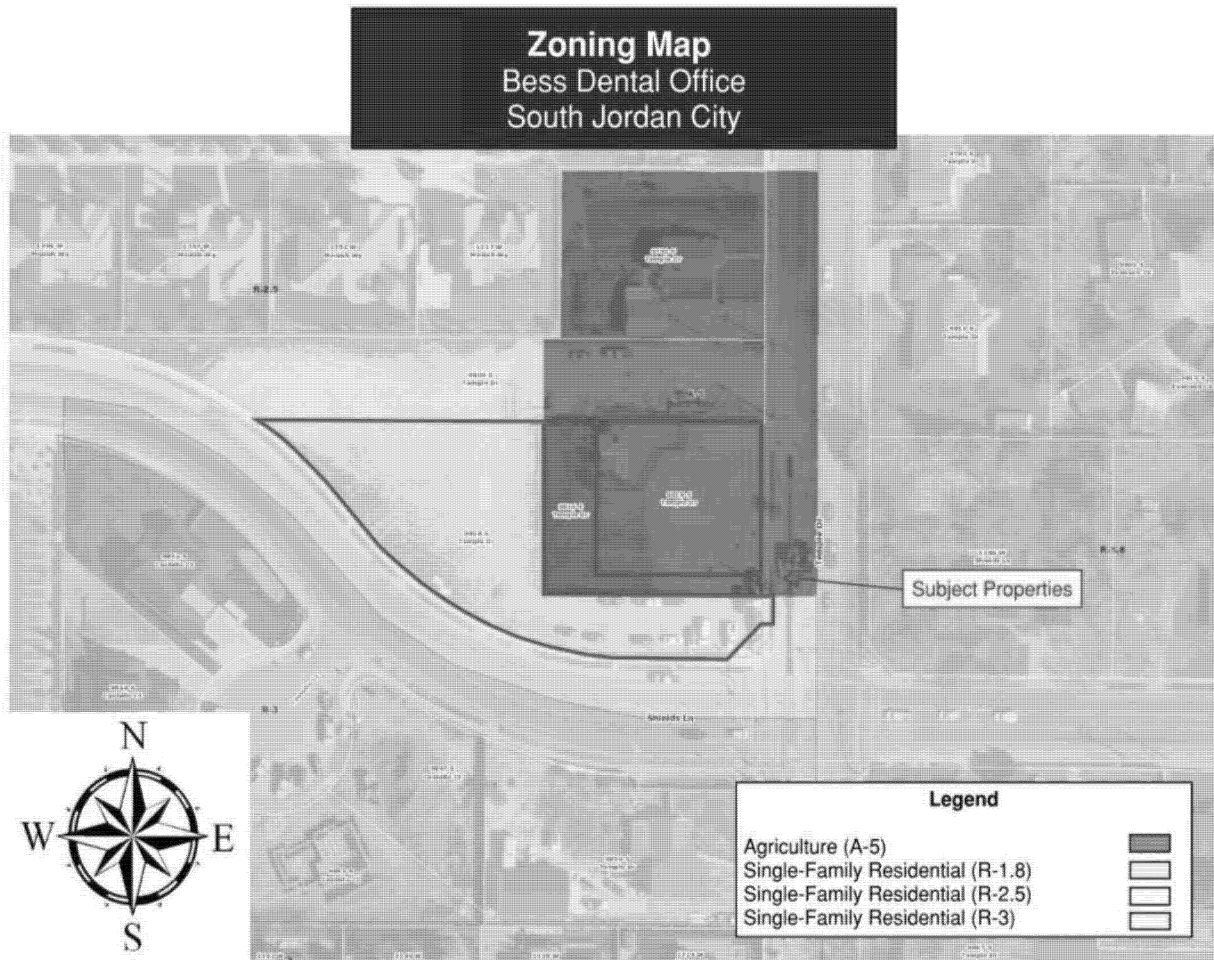
LOT 1, 9800 SOUTH CHURCH SUBDIVISION. 9266-8467

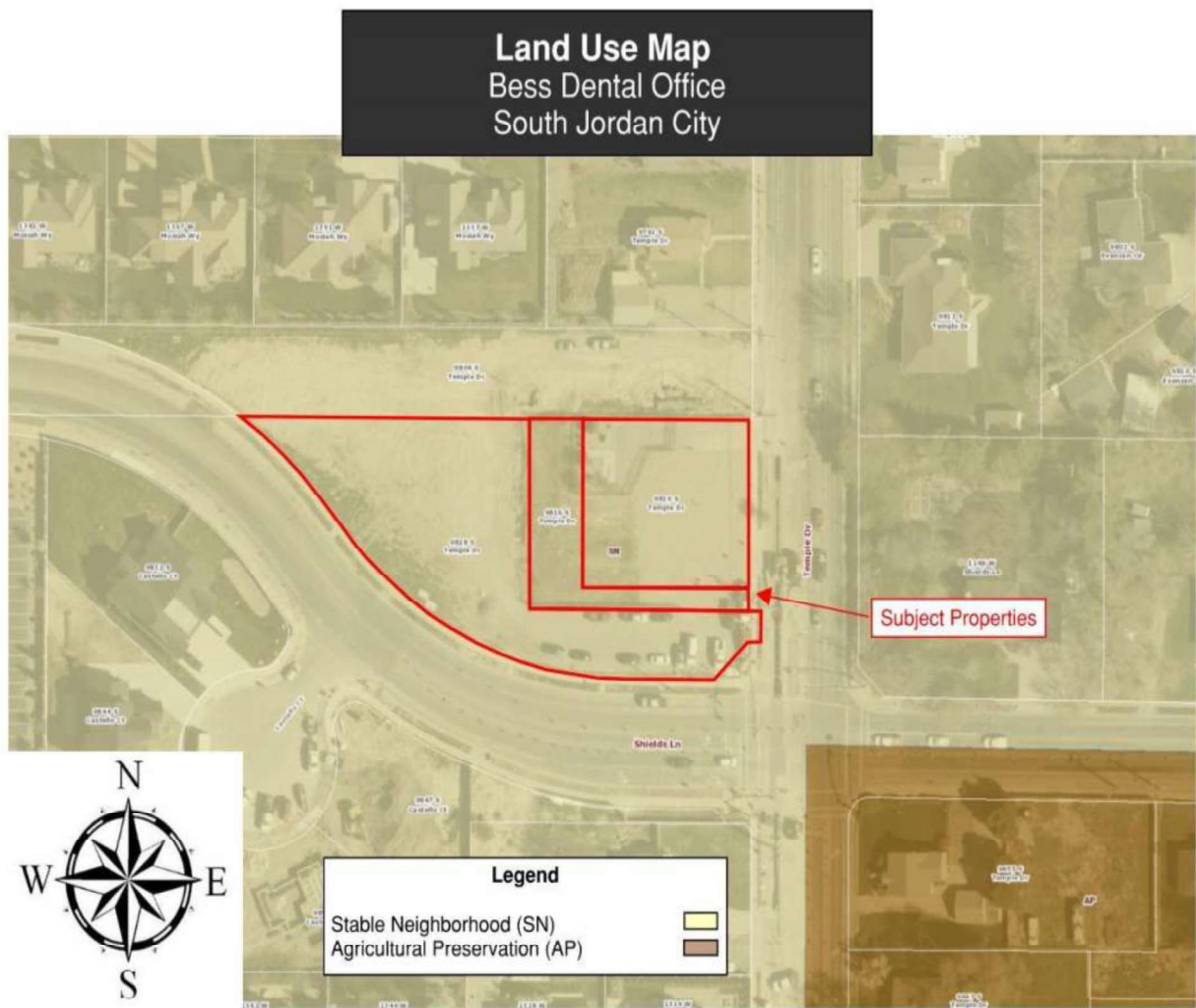
Parcel: 27-10-429-008

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

Parcel: 27-10-429-009

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





ORDINANCE NO. 2025-06-Z

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

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

WHEREAS, the Applicants, Shea Bess and Ben Purdue, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A**; and

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

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

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

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

SECTION 1. Rezone. The property described in Application PLZBA202400175 filed by Shea Bess and Ben Purdue, located at 9828 S Temple Drive, 9822 S Temple Drive, and 9816 S Temple Drive, are hereby reclassified from the R-2.5 (Single Family Residential) and A-5 (Agricultural) Zones to the P-O (Professional Office) Zone, on property described/shown in the attached **Exhibit A**.

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor Pro Tempore: _____
Don Shelton

Attest: _____
City Recorder


Approved as to form:


EXHIBIT A

(Property Description and Zoning Map)

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

Parcel: 27-10-429-003

LOT 1, 9800 SOUTH CHURCH SUBDIVISION. 9266-8467

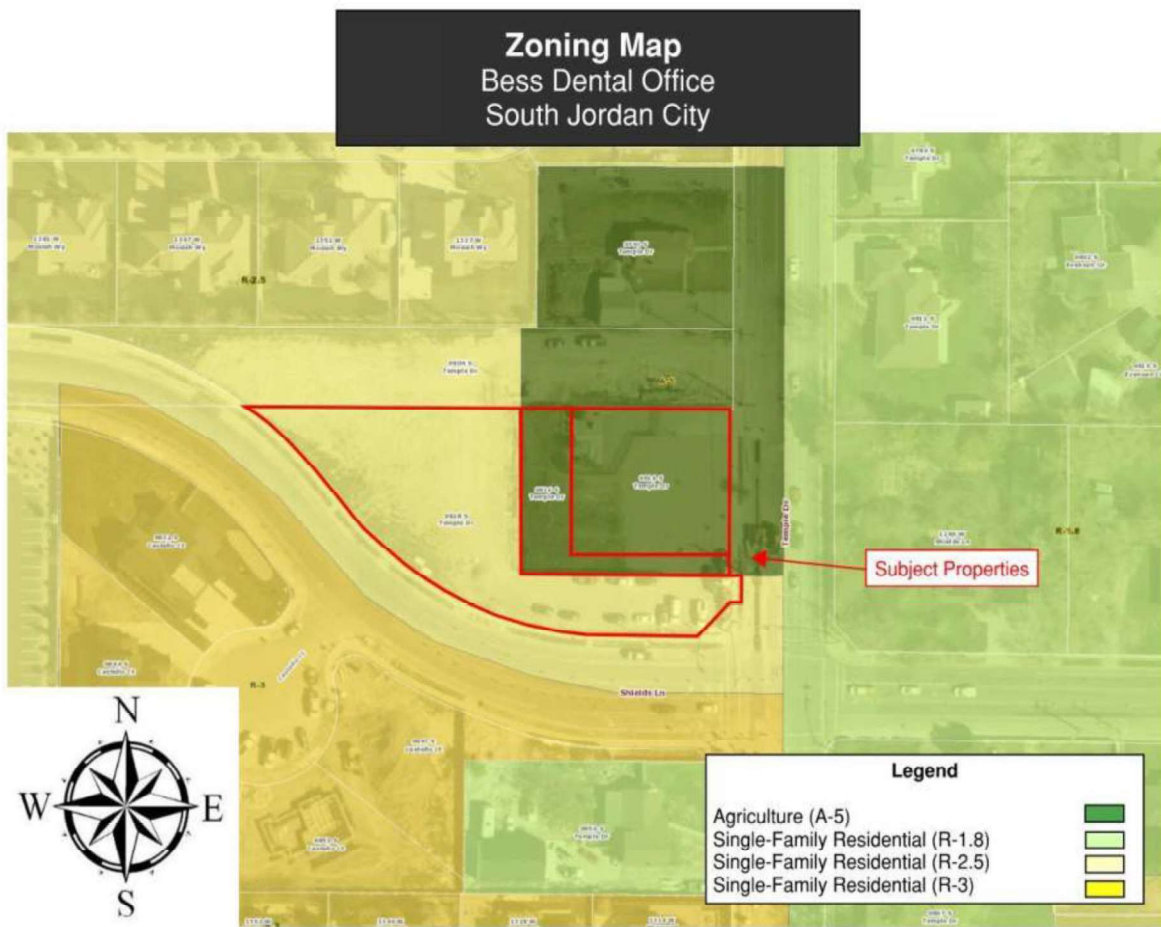
Parcel: 27-10-429-008

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

Parcel: 27-10-429-009

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

(Zoning Map)



RESOLUTION R2025 - 38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE CITY OF SOUTH JORDAN MAYOR PRO TEMPORE TO SIGN A FRANCHISE AGREEMENT WITH ENBRIDGE GAS.

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

WHEREAS, the City granted ENBRIDGE a 20-year gas utility franchise and general utility easement in July 2005; and

WHEREAS, Enbridge desires to enter into a new agreement granting a gas utility franchise and general utility easement; and

WHEREAS, the South Jordan City Council finds it in the best interest of the health safety and welfare to enter into the “Agreement Granting a Gas Utility Franchise and General Utility Easement to Enbridge”.

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

SECTION 1. Authorization to Sign. Mayor Pro Tempore Don Shelton is authorized to sign the Agreement Granting a Gas Utility Franchise and General Utility Easement to Enbridge attached hereto.

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

<<Signature on Following Page.>>

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

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

Mayor Pro Tempore:

Attest:

Don Shelton

Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

**FRANCHISE AGREEMENT BETWEEN THE CITY OF SOUTH JORDAN AND
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH.**

2025

This Franchise Agreement (“Agreement”) is between the City of South Jordan, Utah hereinafter referred to as the “City” and Questar Gas Company, DBA Enbridge Gas Utah, a Utah corporation hereinafter referred to as “(Enbridge Gas Utah)”.

Recitals:

Enbridge Gas Utah desires to construct, maintain and operate a gas distribution system within the City of South Jordan (City); and

The City Council has determined that it is in the best interest of the citizens of the City to grant a franchise to Enbridge Gas Utah to use the roads and streets within the City for such purpose.

Terms:

1. **Grant of Franchise.** The City grants to Enbridge Gas Utah a nonexclusive franchise to construct, maintain and operate in the present and future roads, streets, alleys, highways and other public rights-of-way within City limits, including any property annexed or otherwise acquired by the City after the effective date of this Agreement, (collectively, “Streets”) a distribution system for furnishing natural and manufactured gas to the City and its inhabitants for heating and other purposes. Enbridge Gas Utah shall have the right to erect, construct, equip and maintain along, over and under the Streets a system of mains, pipes, laterals and related equipment (“Facilities”) as are reasonably necessary for supplying gas service in accordance with this Agreement.

2. **Consideration.** In consideration of this Agreement, Enbridge Gas Utah shall pay to the City the sum of \$50.00 upon execution of this Agreement and shall provide gas service in accordance with the terms of this Agreement.

3. **Term.** This Agreement is granted for an initial term of fifteen (15) years. At the expiration of the initial term, the Agreement shall continue in effect upon the same terms and conditions for up to one additional term of ten (10) years. The City may terminate the Agreement at the end of the initial term, or at the renewal period, by giving Enbridge Gas Utah written notice of the City's intent to so terminate not less than ninety (90) calendar days before the expiration of the initial term or any renewal period.

4. **Construction and Maintenance of Facilities.** All Facilities shall be constructed and installed so as to interfere as little as possible with traffic over and public use of the Streets and to cause minimum interference with the rights and reasonable convenience of property owners who adjoin any of the Streets. All Facilities shall be constructed in accordance with established gas distribution construction practices and in a manner which protects the Facilities from all traffic loads. All Facilities that are installed during the term of the Agreement shall be sited without unreasonable additional cost to Enbridge Gas Utah to be visually unobtrusive and to preserve the natural beauty and neighborhood aesthetics within the City limits.

Enbridge Gas Utah shall repair or replace, at its own expense, any and all rights of way, pavements, sidewalks, street improvements, excavations, other facilities, landscaping, or other improvements, public or private, that it damages in the Agreement operations.

5. **Compliance with Ordinances.** Enbridge Gas Utah shall comply with all City ordinances, regulations and requirements and shall pay all applicable excavation fees and charges that are or may be prescribed by the City with respect to the construction, maintenance

and operation of all Facilities. However, these obligations shall apply only as long as such ordinances, regulations, requirements or fees are not preempted by or otherwise in conflict with any applicable statutory or constitutional law, rule or regulation, or the tariffs approved by regulatory bodies having jurisdiction over Enbridge Gas Utah, including this Agreement and any lawful revisions made and accepted by Enbridge Gas Utah during the term of the Agreement.

The City shall have the right to inspect the construction, operation and maintenance of the Facilities to ensure the proper compliance with applicable City ordinances, regulations and requirements. In the event Enbridge Gas Utah should fail to comply with the terms of any City ordinance, regulation or requirement, the City shall give Enbridge Gas Utah written notice of such non-compliance and the time for correction provided by ordinance or a reasonable time for correction if there is no applicable ordinance. After written notice and failure of Enbridge Gas Utah to make correction, the City may, at its sole risk, make such correction itself and charge the cost to Enbridge Gas Utah including any minimum cost provided by ordinance. Nothing in this Agreement limits Enbridge Gas Utah's right to oppose any ordinance, either existing, proposed, or adopted from and after the effective date of this Agreement.

6. **Information Exchange.** Upon request by either the City or Enbridge Gas Utah, as reasonably necessary, Enbridge Gas Utah and the City shall meet for the purpose of exchanging information and documents regarding construction and other similar work within the City limits, with a view towards coordinating their respective activities in those areas where such coordination may prove mutually beneficial. Any information regarding future capital improvements that may involve land acquisition shall be treated with confidentiality upon request to the extent that the City may lawfully do so.

7. **Relocation.** Upon written notice to Enbridge Gas Utah, the City may require the relocation and removal or reinstallation (collectively, “Relocation”) of any Facilities located in, on, along, over, across, through, or under any of the Streets located within the City Right-of-Way. After receipt of such written notice, Enbridge Gas Utah shall diligently begin such Relocation of its Facilities as may be reasonably necessary to meet the City’s requirements and that the City provide Enbridge Gas Utah with a reasonable new location for the Facilities. The Relocation of Facilities by Enbridge Gas Utah shall be at no cost to the City if (i) such request is for the protection of the public health, safety and welfare pursuant to lawful authority delegated to the City; (ii) the Facilities have been installed pursuant to this Agreement or any other Enbridge Gas Utah franchise and not pursuant to a property or other similar right, including, but not limited to, a right-of-way, grant, permit, or license from a state, federal, municipal or private entity; and (iii) the City provides a new location for the Facilities. Otherwise, a Relocation required by the City pursuant to such written notice shall be at the City’s expense. Enbridge Gas Utah shall not pay any costs of relocation regardless of the location of the right-of-way for projects and purposes related to private development. Following Relocation of any Facilities, Enbridge Gas Utah may maintain and operate such Facilities in a new location within City limits without additional payment. If a City project is funded by federal or state monies that include an amount allocated to defray the expenses of Relocation of Facilities, then the City shall compensate Enbridge Gas Utah up to the extent of such amount for any Relocation costs mandated by the project to the extent that the City actually receives or is otherwise authorized to direct or approve payment of such federal or state funds.

Notwithstanding the preceding paragraph, Enbridge Gas Utah shall not be responsible for any costs associated with an authorized City project that are not attributable to Enbridge Gas

Utah's Facilities in the Streets. Further, all such costs shall be allocated among all utilities or other persons whose facilities or property are subject to Relocation due to an authorized City project.

8. **Terms of Service.** Enbridge Gas Utah shall furnish gas service without preference or discrimination among customers of the same service class at reasonable rates, in accordance with all applicable tariffs approved by and on file with regulatory bodies having jurisdiction over Enbridge Gas Utah, including revisions to such tariffs made during the term of this Agreement, and in conformity with all applicable constitutional and statutory requirements. Enbridge Gas Utah may make and enforce reasonable rules and regulations in the conduct of its business, may require its customers to execute a gas service agreement as a condition to receiving service, and shall have the right to contract with its customers regarding the installation and operation of its Facilities. To secure safe and reliable service to the customers, and in the public interest, Enbridge Gas Utah shall have the right to prescribe the sizes and kinds of pipes and related Facilities to be used and shall have the right to refuse service to any customer who refuses to comply with Enbridge Gas Utah's rules and regulations.

9. **Indemnification.** Enbridge Gas Utah shall indemnify, defend and hold the City, its officers and employees, harmless from and against any and all claims, demands, liens, liabilities, damages, actions and proceedings arising from the exercise by Enbridge Gas Utah of its rights under this Agreement, and Enbridge Gas Utah shall pay the reasonable cost of defense plus the City's reasonable attorneys' fees. Notwithstanding any provision to the contrary, Enbridge Gas Utah shall not be obligated to indemnify, defend or hold the City harmless to the extent that any underlying claim, demand, lien, liability, damage, action and proceeding arises

out of or in connection with any act or omission of the City or any of its agents, officers or employees.

10. **Assignment.** Enbridge Gas Utah may assign or transfer its rights and obligations under this Agreement to any parent, affiliate, or subsidiary of Enbridge Gas Utah, to any entity having fifty percent (50%) or more direct or indirect common ownership with Enbridge Gas Utah, or to any successor-in-interest or transferee of Enbridge Gas Utah having all necessary approvals, including those from the Utah Public Service Commission or its successor, to provide utility service within the City limits. Otherwise, Enbridge Gas Utah shall not transfer, assign or delegate any of its rights or obligations under this Agreement to another entity without the City's prior written approval, which approval shall not be unreasonably withheld or delayed. Inclusion of this Agreement as an asset of Enbridge Gas Utah subject to the liens and mortgages of Enbridge Gas Utah shall not constitute a transfer or assignment requiring the City's prior written consent.

11. **Designation of Representative.** The Parties respective designated representatives authorized to receive and respond to issues and inquiries by the other Party in connection with this Agreement are set forth below. The Parties may designate a new representative from time to time upon prior written notice to the City.

Questar Gas Company
Attn: Manager Key Accounts
P.O. Box 45360
Salt Lake City, UT 84145
Phone: 801-674-6122

City of South Jordan
Attn: City Recorder
1600 W Towne Center Dr.
South Jordan UT 84095
Phone: (801) 254-3742

12. **Insurance.** Enbridge Gas Utah shall responsibly self-insure or maintain insurance to cover its obligations and liabilities as set forth in Section 10, in lieu of any insurance as may be required in any City ordinances.

13. **Bonding/Permit fees.** The City expressly waives any type of bond requirement for Enbridge Gas Utah for City requested relocations as well as Enbridge Gas Utah replacement, repair, testing, or maintenance projects within the City right-of-way. Further, the City expressly waives any type of required permitting fees for City requested relocations as well as Enbridge Gas Utah replacement, repair, testing, or maintenance projects within the City right-of-way. The waiver of the foregoing bond and permitting fee requirements shall not include projects related to private development in which case the City shall accept required bond and fees from the owner, developers, or contractor requesting the project.

14. **Subcontractors:** Enbridge Gas Utah may subcontract with third parties, at its sole discretion, for the provisions of any of the services contemplated by this Agreement, and so doing does not create or pose third-party beneficiary status upon City.

15. **Contamination:** If Enbridge Gas Utah encounters any contaminated soil or groundwater during the Work that requires remediation or disposal, or poses a hazard as determined solely by Enbridge Gas Utah, Enbridge Gas Utah may suspend the Work until the contamination is removed, disposed of, and/or appropriately remediated to Enbridge Gas Utah's satisfaction and at no cost to Enbridge Gas Utah. Upon written notice to the City, if Enbridge Gas Utah elects to remediate the contamination, City shall pay all costs incurred by Enbridge Gas Utah arising from or caused by the remediation as Additional Construction Costs.

16. **Safety/Emergency Access:** At all times, Enbridge Gas Utah shall have immediate access to, and authorization to perform whatever action necessary to its Facilities in

the event of an emergency or under any circumstances where the safety of any person or property may be compromised. In such event, Enbridge Gas Utah shall notify the City as quickly as practicable as circumstances dictate.

17. **Ownership of Facilities:** The Facilities that Enbridge Gas Utah constructs to render natural gas service shall at all times remain solely the property of Enbridge Gas Utah. Enbridge Gas Utah may render services from these Facilities and otherwise utilize them as it sees fit without liability of any kind, or obligation to any party.

18. **Minimum Distance:** City shall not install and shall not permit the installation of any underground facilities within three (3) feet horizontally or one foot vertically from Enbridge Gas Utah's Facilities. City shall not install and shall not permit the installation of any above-ground structures within fifteen (15) feet of Enbridge Gas' Facilities.

19. **Effect of Invalidity.** If any portion of this Agreement is for any reason held illegal, invalid, or unconstitutional, such invalidity shall not affect the validity of any remaining portions of this Agreement.

20. **Natural Gas Service:** This Agreement is for natural gas facilities only and is not an agreement to provide natural gas service. Upon completion of the Facilities, Enbridge Gas Utah shall provide natural gas service utilizing the Facilities in accordance with Enbridge Gas Utah Natural Gas Tariff ("Tariff") on file with the Utah Public Service Commission ("Commission") as may be revised from time to time. No Party shall be precluded from this Agreement from petitioning the Commission for modification of any applicable rate schedules or rules and regulations pertaining to natural gas service. Nothing in this Agreement shall be deemed to require Enbridge Gas Utah to install additional capacity to serve future needs.

21. **Amendment.** This Agreement shall not be altered or amended unless mutually agreed upon in writing by Enbridge Gas Utah and the City.

22. **Survival of Terms:** The Parties' obligations of indemnity and limitations of damages shall survive termination of this Agreement.

23. **Waiver:** The failure of a Party to require the performance of a term or obligation under this Agreement, or the waiver by a Party of any breach, shall not prevent subsequent enforcement of such term or obligation or be deemed a waiver of any subsequent breach under this Agreement. No waiver of any provision of this Agreement shall be valid unless in writing and signed by the Party against whom charged.

24. **Effective Date.** This Agreement shall become effective upon the date of acceptance by Enbridge Gas Utah as established above.

25. **Entire Agreement:** This Agreement contains the entire agreement between the Parties concerning the subject matter, and it replaces and supersedes any and all prior or contemporaneous, oral or written, agreements, understandings, communication, and representations between the Parties. Any terms or conditions contained in any confirmation, statement, or invoice that differ or vary the terms of this Agreement are null and void and shall have no effect between the Parties. This Agreement may not be amended except in writing signed by the Parties.

26. **Counterpart:** This Agreement may be executed in one or more counterparts, each of which will constitute an original but all of which together constitute a single document.

27. **Authority:** Each person signing this Agreement warrants that the person has full legal capacity power and authority to execute this Agreement for and on behalf of the respective Party and to bind such Party.

APPROVED this _____ day of _____, 2025.

City of South Jordan

Don Shelton, Mayor Pro Tempore

ATTEST:

City Recorder

Approved to Form:



City Attorney

ACCEPTANCE OF FRANCHISE AGREEMENT

This is to certify that Questar Gas Company, dba Enbridge Gas Utah accepts the franchise for the construction, operation and maintenance of a gas distribution system granted by the Council of the City of South Jordan, Salt Lake County, State of Utah, as evidenced by Resolution R2025-38, approved by the Council on _____, 2025. Questar Gas Company, dba Enbridge Gas Utah accepts the franchise as approved and agrees that it will be bound by and observe and carry out the terms and conditions of the franchise. This Acceptance of Franchise is signed on behalf of the corporation and by authority of a resolution of its Board of Directors.

Dated at Salt Lake City, Utah this _____ of _____, 2025.

QUESTAR GAS COMPANY,
dba ENBRIDGE GAS UTAH

Judd Cook

Vice President and General Manager of Western Distribution

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: Sept. 2, 2025

Issue: RESOLUTION R2025-46, PUBLIC HEARING TO GATHER PUBLIC INPUT ON PAST YEAR PERFORMANCE AND APPROVING THE 2024 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT AND AUTHORIZING SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND PUBLIC HEARING TO GATHER PUBLIC INPUT ON NEIGHBORHOOD AND COMMUNITY NEEDS THAT MAY BE ADDRESSED WITH FUTURE CDBG FUNDS.

Submitted By: Katie Olson, Associate Director of Finance
Department: Finance

Staff Recommendation (Motion Ready)

Approve Resolution No. R2025-46, Public Hearing to gather public input on past year performance and approving the 2024 Consolidated Annual Performance and Evaluation Report, and Authorizing submittal to the U.S. Department of Housing and Urban Development, and Public Hearing to gather public input on neighborhood and community needs that may be addressed with future CDBG funds.

BACKGROUND

The City of South Jordan became an annual grantee of Community Development Block Grant (CDBG) funds in 2012. Grantees are required to annually submit an annual action plan (AAP) and a year-end report, the Consolidated Annual Performance and Evaluation Report (CAPER), to the Department of Housing and Urban Development (HUD). The CAPER addresses the use of CDBG funds during the previous program year (July 1 to June 30), progress towards goals of the City's strategic plan, and compliance with federal regulations.

A public hearing is required to review the 2024 CAPER (attached) prior to submittal to HUD. A public hearing is also required to provide an opportunity to discuss community needs in advance of preparing the 2026 AAP. The public hearing to be held on September 2, 2025, is intended to accomplish both of these requirements.

2024 CAPER

The 2024 CAPER was prepared and will be submitted in HUD's online reporting template system (IDIS). The proposed 2024 CAPER is a download from the IDIS system and reflects the structure, format, content, and attachments required by the template.

A key achievement of the last program year (2023) was finalizing and formally closing out 19 activities in IDIS. This year, the City closed its last older activity that had been carried over—the 2022 Homeless End of Life Care activity. The City closed all of the 2024 activities, except for the ADA ramp activity. This marks a significant achievement to have no open activities and to have all leftover funds allocated. The City is pleased that all activities for this year, excepting

ramps, wrapped up on time, so the CDBG program can start each year fresh with funds being spent in an appropriate and timely manner.

The City's total unexpended CDBG balance is \$162,911.34. All of these funds have been allocated to the 2024 and 2025 ADA ramp activities. The 2024 ADA ramp activity will be combined with the 2025 ADA ramp activity and is currently in environmental reviews. Both activities have funds amended to them from activities that were canceled or completed under budget. These amendments have been previously presented to the council with each Annual Action Plan. The 2024 ADA ramps are the only outstanding activity from the 2024 Annual Action Plan and are moving ahead as anticipated.

Below is the full list of activities that were completed during the 2024 program year with their total beneficiaries and total amount spent. This means that final invoices were paid, beneficiaries reported, and the activity was formally closed in IDIS.

Activities Completed During the 2024 Program Year

Project/Activity	Total Beneficiaries	Total Expenditures
Admin/Planning	N/A	\$ 47,176.00
2024 Program Administration	N/A	\$ 27,176.00
2024 Eligible Planning: Housing Study	N/A	\$ 20,000.00
Infrastructure Improvements	0	\$ -
None Completed: 2024 ADA ramps to be combined with 2025 activity		
Public Services	218	\$ 38,500.00
2022 Homeless End of Life Care	6	\$ 5,500.00
2024 DV Legal Support Services	101	\$ 8,000.00
2024 Homeless Shelter and Services	17	\$ 10,000.00
2024 DV Shelter and Services	94	\$ 15,000.00
Grand Total	218	\$ 85,676.00

COMMUNITY NEEDS

The 2024 program year was the fifth and final year of the City's 2020-2024 Consolidated Plan. The City submitted its new 2025-2029 Consolidated Plan to HUD earlier this year. The City is now beginning public outreach and needs assessments to prepare the 2026 AAP. The deadline for funding requests for projects for the 2026 AAP is tentatively set for January 31, 2026. Applications will open in November or December. Public comments provided during the current September 2 public hearing regarding community needs will be considered in the preparation of the 2026 AAP.

Community members are invited to make comments at the public hearing on any community needs that they wish considered in the preparation of these plans. Comments can also be submitted directly to the City Recorder during the comment period, August 18 through September 17. A second hearing to address community needs for the 2026 AAP will be held in spring 2026. Though types of CDBG activities are limited by federal regulations, community input is crucial for ensuring funds have the greatest impact possible within their scope of acceptable use.

STAFF FACTS, FINDINGS, CONCLUSIONS & RECOMMENDATIONS

Facts & Findings

- The City of South Jordan was allocated \$235,886 in CDBG funds for the 2024 program year (July 1, 2024 to June 30, 2025). The 2024 AAP was carried out according to plan. Five of the six planned activities have been completed; the remaining activity (2024 ADA ramps) is on track to be completed alongside the 2025 ADA ramp activity.
- HUD requires that the CAPER be submitted 90 days from the end of the program year for all grantees of HUD funds.
- HUD's required online reporting template system (IDIS) was used to prepare the 2024 CAPER. The comment period and public hearing for the 2024 CAPER is being conducted according to the City's Citizen Participation Plan and HUD requirements.
- One of the three national objectives of the CDBG program is to benefit low- and moderate-income persons. The City's CDBG program successfully furthered this national objective during the program year.
- Ongoing monitoring, reporting, training, planning, and research were conducted in an effort to comply with all federal requirements.
- South Jordan residents have benefitted by all 2024 projects that expended CDBG funds. A total of 218 direct beneficiaries have been reported from public service activities; of those 23 also received overnight shelter.
- The 2026 AAP will be prepared in early 2026. The City is required to hold two public hearings to hear comments regarding community needs to consider in the preparation of the 2026 AAP. Interested parties are invited to comment at the present public hearing and a second hearing in early 2026.

Conclusions

- It is Staff's understanding that the City's CDBG program, including associated projects, has been conducted during the 2024-25 program year in a manner consistent with the 2024 AAP, the 2020-2024 Consolidated Plan, past annual plans, the City's Citizen Participation Plan, and federal requirements.

Recommendations

Based on the Facts, Findings, and Conclusions listed above, Staff recommends that the City Council take the following actions, 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:

- Take public comment and approve Resolution R2025-46, approving the 2024 CAPER, with the understanding that minor revisions may be required following HUD's review; and,

- Take public comment regarding community needs and provide direction regarding future projects and allocations to be considered, together with federal requirements, by the Staff Working Group and CDBG Coordinator during the preparation of the 2026 AAP.

FISCAL IMPACT

While no direct fiscal impact is anticipated by the approval of the 2024 CAPER, Staff anticipates that the use of CDBG funds to address needs identified in the 2020-24 Consolidated Plan provides a positive fiscal impact. Not submitting a CAPER as required by HUD could result in a loss of future CDBG funds.

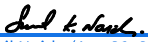
ALTERNATIVES

- Approve the resolution.
- Approve the resolution with modifications.
- Deny the resolution.
- Schedule the decision for a future date.

SUPPORT MATERIALS

- Resolution No. R2024-46 (2024 CAPER)
- Draft of 2024 CAPER

City Council Action Requested:


[Sunil Naidu \(Aug 29, 2025 09:47:08 MDT\)](#)

Department Head

Date

RESOLUTION R2025 - 46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPROVING THE 2024 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT AND AUTHORIZING SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, the Department of Housing and Urban Development (HUD) has developed the Community Development Block Grant (CDBG) program to provide funds to address community development needs through the development of viable communities by providing decent housing, a suitable living environment and expanded economic opportunity; and

WHEREAS, the City of South Jordan (the “City”) has previously qualified, based on the City’s 2020-2024 Consolidated Plan (Consolidated Plan), to receive CDBG funds directly from HUD; and

WHEREAS, it was determined through the preparation of the Consolidated Plan that needs do exist within the City that qualify for CDBG funds; and

WHEREAS, an Annual Action Plan (2024 AAP) was approved, and CDBG funds were allocated to the City to conduct projects consistent with the 2024 AAP during the 2024-25 program year; and

WHEREAS, HUD requires that grantees of CDBG funds submit a Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the end of the program year.

WHEREAS, HUD requires that the City hold a public hearing to:

- 1- Gather public input on the past year performance
- 2- Gather public input on neighborhood and community needs that may be addressed with future CDBG funds; and

WHEREAS, the South Jordan City Council finds it in the best interest of the City to hold the required public hearing and to approve the 2024 Consolidated Annual Performance and Evaluation Report.

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

SECTION 1. Approval. The South Jordan City Council hereby approves the 2024 Consolidated Annual Performance and Evaluation Report (2024 CAPER) as indicated in Exhibit “A” and authorizes the City to submit the 2024 CAPER to HUD.


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

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

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

Mayor Pro Tempore: _____ Attest: _____
Don Shelton City Recorder

Approved as to form:


Ryan W. Loose (Aug 29, 2025 09:41:59 MDT)
Office of the City Attorney

The City of South Jordan

2024-25 Consolidated Annual Performance Evaluation Report

for the use of
Community Development Block Grant
(CDBG) funds

Fifth year of the
2020-2024 Consolidated Plan

Contact Information

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2024 program year was the thirteenth year of the City's Community Development Block Grant (CDBG) program and the fifth and final year of the City's 2020-2024 Consolidated Plan. The goals and objectives were advanced during the 2024-25 program year, in accordance with the 2020 Annual Action Plan. The 2020-2024 Consolidated Plan includes the following goals:

- Maintain existing housing
- Increase access to affordable housing
- Correct accessibility deficiencies
- Improve senior facilities and services
- Provide improvements in deficient neighborhoods
- Support services for vulnerable populations
- Support mental health programs and resources
- Support training, prevention & education programs
- Support COVID-19 response efforts as needed

The 2024 AAP allocated funds to projects associated with two of these goals:

1. Correct accessibility deficiencies
2. Support services for vulnerable populations

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Correct accessibility deficiencies	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2800	869	31.04%
Improve senior facilities and services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%
Improve senior facilities and services	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%
Increase access to affordable housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	1	0	0.00%
Maintain existing housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	3	8	266.67%
Provide improvements in deficient neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	3915	195.75%
Support COVID-19 response efforts as needed	Non-Homeless Special Needs		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30	216	720.00%
Support COVID-19 response efforts as needed	Non-Homeless Special Needs		Jobs created/retained	Jobs	10	41	410.00%
Support COVID-19 response efforts as needed	Non-Homeless Special Needs		Businesses assisted	Businesses Assisted	1	9	900.00%

Support mental health programs and resources	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	112	304	271.43%
Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$33000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	900	1281	142.33%
Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$33000	Homeless Person Overnight Shelter	Persons Assisted	100	81	81.00%
Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$33000	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	
Support services for vulnerable populations	Homeless Non-Homeless Special Needs	CDBG: \$33000	Homelessness Prevention	Persons Assisted	0	0	
Support training, prevention & education programs	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City was awarded \$235,886 in CDBG funds for the 2024-25 program year. This was a slight increase from the previous year's grant (\$234,335). This is the fifth year of the 2020 Consolidated Plan. Despite responsibility for the CDBG program shifting between staff members, the City made excellent progress in closing all open activities and wrapping up all 2020 Consolidated Plan goals. The largest goal in terms of funding is correcting accessibility deficiencies, particularly ADA ramps throughout the City. Due to staffing changes, the City has delayed starting the 2024 ADA ramp activity. It will be combined with the 2025 ADA ramp activity. All other activities are closed and completed as planned.

Looking at goals with zero progress, these are areas that the City did not have enough CDBG funds to do.

The City decided not to use CDBG for seniors or housing needs, as these were being met through other funds as the City works with a developer to consider options for a new senior center and explores options with Redevelopment Agency funds. Many of the activities that supported vulnerable populations also include some education, prevention, and training aspect (one of our goals), but were all reported under the vulnerable population goal. The 2020 plan contained too many goals, rather than focusing in on a few areas. Moving forward into the 2025 Consolidated Plan, the City now uses more simplified goals, rather than being overambitious. Activities are now structured with one goal per activity, rather than seeking activities that touch many goals, since this does not align with how the data is captured. The City plans to continue operating a simple CDBG program, as resources permit.

With regard to CDBG-CV funds, last year the City completed all activities and goals. All CDBG-CV funds are fully spent and accounted for, as reported in the 2023 CAPER.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	100
Black or African American	4
Asian	2
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	106
Hispanic	20
Not Hispanic	87

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City compares the percentage of beneficiaries by race at a high level with the City's overall racial makeup. This year, the City compared to the 2020 Census (U.S. Census Bureau. "PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS." *Decennial Census, DEC Demographic Profile, Table DP1*, 2020, <https://data.census.gov/table/DECENNIALDP2020.DP1?q=south+jordan+racial+profile>.) Per that data, 81.6% of residents are white, 1% are black or African American, 5.3% are Asian, .4% are American Indian or American Native, 1.1% are Native Hawaiian or Other Pacific Islander, and 7.7% report being of two or more races. Not shown in the table above are the 112 residents assisted who reported being multi-racial. These are properly reported in IDIS, but not captured above. Adding those into the data, all racial groups, except for whites and multiracial residents, were benefited within 5% of the rate at which they appear in the City's population. Whites were underrepresented, and those of two or more races (multiracial) were over represented.

Subrecipients providing public services also reported serving 82 female-headed households, and one household that reported being elderly.

All direct interactions with beneficiaries are handled by our subrecipients who provide public services. On the City's side, a full-time information center agent is available to handle calls from Spanish speakers.

Disability accommodations, including TDD, are offered for public meetings. The City currently does not translate materials but will upon request. According to the American Community Survey 2019 five-year estimates, an estimated 1,520 residents over age five speak English less than very well. Of this group, 660 are Spanish speakers, and the remainder are dispersed between several languages. Looking at residents 18 years and older, 689 speak English less than very well.

Public Comment Draft

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	239,561	85,676

Table 3 - Resources Made Available

Narrative

The 2023-24 CDBG grant award was \$235,886, and 34% of the award has been drawn. The remaining balance is \$155,710. The remaining balance is all scheduled for the 2024 ADA ramp project, which is still in the environmental review stage. It will be completed with the 2025 ADA ramp activity during the 2025-26 program year.

The City also has \$7,201.34 remaining in PY20, 22, and 23 funds. These are from canceled activities, activities that came in under budget, and \$0.40 returned to the line of credit. All are scheduled for ADA ramp activities. All of these prior year funds are expected to be spent in the 2025 program year.

This year the City has closed all past open activities, including the 2022 Homeless hospice activity mentioned in the 2023 CAPER. Only the 2024 ADA ramp activity remains to be completed after its environmental review. All 2024 public services and admin and planning activities were closed on 6/30/25 as scheduled and on-budget. The 2024 Eligible Planning activity funded the new Housing study, which provides a deep data dive into South Jordan's housing situation. Though CDBG is generally not used for housing, this study will inform other efforts in the City and increase the City's ability to respond to low- and moderate-income housing needs. In total, the City has made a significant improvement in completing activities on time and ensuring CDBG funds are spent in a timely manner.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

Since beginning CDBG, the City has had an exception to the standard low-mod income percentage of 51%. Rather than designating target areas, the City continues to focus on ADA ramps throughout the City that benefit presumed eligible individuals with disabilities. The City does pay special attention to block groups that qualify as low- and moderate-income for these ramps. Locations for the PY24 year are still in the environmental review stage. All other PY24 activities were completed at subrecipient's location and served residents of South Jordan based on income and presumed eligible categories

without regard to block group address.

Public Comment Draft

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

All sub-recipients receiving CDBG funds for the 2024-25 program year projects provide regional services and receive funds from a combination of private, other local governments, state, and federal sources. All 2024-25 City-managed projects were supported by labor and technical assistance from City employees, including all in-house engineering costs, which are paid by the City.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City does not set goals for providing units, due to the small amount of CDBG funds received by the City. The City furthers affordable housing through other means, such as accessory dwelling units and housing funds from the City's Redevelopment Agency (RDA). The RDA is the primary vehicle for addressing housing. Several years ago, the City partnered with a local developer to create nine workforce housing units. These units, part of a townhome development, are made available to city and school district employees who qualify as low and moderate income. The City's RDA subsidized a portion

of the unit's construction to bring them to affordable rates. All are owned by LMI families, with deed restrictions to preserve the housing stock for those who qualify. In addition to Workforce Housing, the RDA offers Down Payment Assistance of \$20,000 to LMI families. Due to interest rate changes, the City has not found qualified applicants this year.

The 2024 PY had no public services with mortgage or rental assistance.

In 2014, the City joined the local HOME Consortium. Through HOME Consortium, temporary rental assistance is provided and larger developments that create affordable units are funded. The City's CDBG Coordinator works to select these projects alongside the HOME committee. Since the City's HUD funds are very small, working with HOME is the City's best way to contribute to affordable housing in the valley. Typically, HOME funds have gone to cities with higher needs, but South Jordan is beginning to explore requesting funds for future years.

Discuss how these outcomes will impact future annual action plans.

The City recently reevaluated needs in preparation of its 2025-2029 Consolidated Plan. The City's recently updated Moderate Income Housing study indicates a high need for affordable housing. However, the City will continue to fund affordable housing through other means. The City's CDBG annual award has remained at approximately \$235,000 since 2019. Unless the City were to receive more CDBG funds, this amount is insufficient to create affordable units. The City plans to continue using CDBG funds for other types of public services and infrastructure improvements; housing will be addressed via our RDA funds.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

No households were served specific to affordable housing, in accordance with the plan. CDBG funds are not designated for affordable housing at this time, due to the City's limited allocation of CDBG funds and the heavy requirements tied with it. While the amount of money South Jordan was allocated was not able to directly fund new housing units, the City used these funds to indirectly support housing related issues. CDBG funds spent this year work on causes indirectly beneficial to affordable housing. Funds

spent on public services, including domestic violence legal aid, and ADA modifications contribute to the larger goal of keeping people in their homes.

Public Comment Draft

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City regularly provides CDBG funds to support two of the leading agencies in the region serving homeless needs and working to reduce homelessness: the Road Home and South Valley Sanctuary. There are currently no facilities or programs operating within the City itself.

The Road Home is the most comprehensive single agency in the region serving the homeless. According to their year-end report, the Road Home served 17 South Jordan residents. These individuals from South Jordan had access to case management, showers, meals, clothing, health and mental health services, and referrals to other community resources. The City provides financial support to the Road Home using other City funds, in addition to CDBG.

South Valley Sanctuary provides shelter and services for victims of domestic violence in the region. Their services are available to women, men, and children. In addition to shelter needs, they operate two Community Resource Centers, a 24/7 hotline, and several education programs. Whereas the shelter is a confidential location, the Community Resource Center and hotline make resources available for a broader range of needs and without having to shelter all individuals with needs. This program year, South Valley Sanctuary provided the following services to South Jordan residents: 93 crisis hotline calls, 9 case management services, and 18 clinical services. Since the 2018 PY, the number of residents served by SVS has been increasing, a troubling trend though encouraging that we are meeting the needs of more residents.

During this program year, the City again closed out an older activity with the Inn Between, which provides medical respite and hospice service to those experiencing homelessness. After the City encouraged further outreach, they served six residents who cited South Jordan as their last address.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City funds the Road Home, in part, because of their overall approach towards homelessness. They provide emergency shelter, supportive services, and housing assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that

address housing, health, social services, employment, education, or youth needs

As has been mentioned, the Road Home manages a very comprehensive program founded on a Housing First approach. Services offered by the Road Home include programs for transitional housing. In addition to this direct service, the City's investments in neighborhood accessibility, domestic violence legal help, and case management services for those experiencing domestic violence all help keep people housed.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

One of the primary objectives of the City's CDBG programs is to "support family and individual stability, self-reliance, and prosperity." The City's CDBG program supports a wide range of public services that serve essential needs (shelter, food, health care) of individuals who may be facing homelessness. The majority of these public services have a comprehensive and collaborative approach to helping homeless persons transition out of homelessness.

Due to the size of our grant, the City's support is limited to helping fund a tiny amount of existing programs. The City supports helping the homeless transition to permanent housing through the HOME Consortium.

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

There are currently no public housing facilities located in the City, and public housing is not directly addressed by the City's CDBG program. However, regional public housing issues are addressed by the local HOME consortium, of which the City is a member.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable

Actions taken to provide assistance to troubled PHAs

Not applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City has continued to take numerous actions to remove barriers to housing. The City adopted an updated Moderate Income Housing study in January 2025. The full study is available at <https://sjc.utah.gov/334/Planning-Zoning> and attached to this plan. Per Utah State requirements, the City also updates its Housing Plan every year. Overall, housing supply in the City is growing at a steady rate, however the City is not immune to trends seen throughout the County where demand is outpacing supply. As a result of the supply shortage and new supply catering to the upper end of the market, affordable housing is becoming harder to find due to the overall increase in the average price of homes in the City.

Therefore, the City may do well to primarily concentrate on increasing the number of affordable housing units. Housing costs have continued to climb. In the Census's American Community Survey (ACS) data the median gross rent in 2017 was \$1,405, compared to \$1,806 for the period from 2019-2023. Home prices have dramatically increased. In 2014, about 71 percent of South Jordan's single-family homes were below \$300,000, by 2022 that has fallen to 1 percent of homes. The 2022 median home value for a SFR in South Jordan was \$675,700.

With rising housing costs, the City is facing a significant shortage of affordable units. As of 2022, there are a total of only 3,417 affordable units and 6,463 low to moderate income households, indicating a shortage in supply of 3,006 affordable units when adjusting for 40 HUD subsidized units.

As the population and number of households continue to rise, the City will have greater need to provide housing that meets the needs of current and future residents. The current shortage plus that additional need each year means that (assuming current distributions of household incomes) the City will have a shortage of 5,041 affordable housing units by 2030.

The City will need funds much more substantial than CDBG to address this affordable unit shortage. The City plans to use RDA funds for this purpose, as the City's CDBG allocation is expected to remain low due to its higher income population.

In addition to this major planning effort, a notable ordinance change was made to remove a density cap on planned developments in areas of the city located between major transportation infrastructures (the FrontRunner commuter rail line and Interstate 15). The City completed and adopted station area plans for four light rail stations and a commuter rail station. These station area plans, which are guided by Utah state law, incorporate an objective to increase the housing supply in these areas near transit resources (within ½ mile). The City also made regulatory changes to allow detached accessory dwelling

units in all residential zones that meet existing lot size requirements. Additionally, the City staff has drafted an informational accessory dwelling unit guidebook containing easy to understand information about the requirements and processes needed to build an accessory dwelling unit (ADUs). This guidebook is intended to increase public knowledge of how accessory dwelling units (both internal and detached) may be permitted. During the 2024 PY, the City approved 26 ADUs. As previously mentioned, the City continues to actively participate in the local HOME consortium and is funding one housing program through RDA funds.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The majority of the 2024-25 funding was allocated to constructing new ADA ramps that were identified to be non-compliant to current regulations. These ramps are planned to be completed with the PY2025 ADA ramp activity. Through these projects, the City is working hard to identify needs in these areas that may be underserved and better meet the goals of CDBG. When residents with disabilities are able to freely move around their neighborhoods, they can stay in their existing housing longer. Keeping people in their homes is critical in this housing market. Furthermore, these ramps present a liability to the City and upgrading them helps the City's goals of fiscally responsible governance, engaged community, and reliable public infrastructure for our low- and moderate-income community members.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Based on Census data and City estimates, over 90% of all housing within the City has been built since 1978, so lead-based paint is not considered to be a widespread concern in the City. For similar reasons, the Salt Lake County Health Department has recently discontinued testing and remediation programs. The focus of the Health Department is now on education. Residents of South Jordan can access Health Department information at www.slcohealth.org/programs/leadFreeKids/index.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of South Jordan has a relatively wealthy population. Trends since the last CAPER show that wealth for residents has again increased slightly. According to the 2023 American Community Survey 1-year estimates from the Census, the median income is \$126,974, up from \$118,560 in 2022. However, using the 2023 American Community Survey 1-year estimates, more residents are below poverty level: 4,137 (4.9%) vs. the estimated 2,206 residents (2.6%) per the 2022 ACS 1-year estimates. Most efforts this program year have focused on preventing further poverty by increasing accessibility for disabled adults through funding upgraded ADA ramps. Since the low/mod population in South Jordan is quite small, the City gets limited CDBG resources. In addition to its infrastructure improvements, the City funded resources for those experiencing homelessness and domestic violence. These residents are particularly at-risk or already experiencing poverty. By focusing on these services with established non-profit providers, the City can stretch its dollars in this area.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City strives to maintain a simple but complete CDBG program due to limited funds. Responsibility for the program has shifted between Finance, Planning, and the City Manager's Officer over the past several years. Katie Olson, now Associate Director of Finance, has retained varying levels of involvement with the program throughout these staff changes since 2019. The 2024 program year has been a year of change yet again. Ms. Olson has taken a new role in the Finance Department and is again overseeing CDBG with the help of finance staff and planning staff. Change is change, but this transfer has been relatively smooth, thanks to documentation and planning put into place by Ms. Olson over the past years.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

During staff turnover within South Jordan City and also within Salt Lake County, relations with the County Consortium and other agencies have suffered. The City has seen improved communications from the County now that new roles have taken shape there. Coordination between the consortium members has been more regular since the Consolidated Plan process. The City is continuing to reach out to public service providers and is seeing more applications from different providers than in the past.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City completed and adopted complete a refresh of its Moderate Income Housing Report, provided by Zions Public Finance, for the new consolidated plan. This will replace the 2019 Moderate Income Housing study and the 2014 formal analysis of impediments. In addition to this study, the City has a Housing plan that the state requires, which is refreshed every year. The Moderate Income Housing Report study meets the standards of the Affirmatively Furthering Fair Housing interim rule and informed the Consolidated Planning process. The full housing report is included as an attachment to the CAPER. The section on affirmatively furthering fair housing begins on page 8. As the executive summary states, "While South Jordan has proportionately fewer racial and ethnic minority residents as compared to the County, its neighborhoods are highly integrated. South Jordan has no racially or ethnically concentrated areas of poverty. South Jordan's racial and ethnic minority population is growing even more rapidly than its population overall; the City will become more diverse in coming decades." As discussed in the other sections, housing costs remain the biggest obstacle.

During the program year, the City issued permits for 26 accessory dwelling units. The ADU ordinance was revised a few years ago to improve simplicity and fairness of application. Staff drafted a guidebook designed for residents to understand how and where an ADU may be constructed.

During the program year, the City permitted a majority of its new units in the Daybreak community, which typically consist of small-lot single-family homes, townhomes and multifamily. Though housing prices are still rising rapidly in the Salt Lake area, these additional units are a step towards supply issues and are moving the needle on the number of large single-family lots in the City.

The City made changes to its PD Floating Zone to allow for additional density in some areas of the city located between major transportation infrastructure to incentivize more moderate income housing units in new development. Additionally, the City is evaluating additional changes to parking requirements in transit areas and for residential development.

The City continues to participate in the local HOME consortium, which directly funds regional projects that include support for existing rent-assisted units and the development of new units.

Public Comment Draft

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Quarterly Reports have been the primary monitoring tool due to time available for the program. All subrecipients are required to submit reports through a ZoomGrants template. They are required to include a narrative description of any successes and obstacles, in addition to full counts of beneficiaries broken out by race, ethnicity, income, and type of service. The CDBG Coordinator monitors these for any red flags. Any discrepancies in reporting are resolved with the subrecipient; often, they are required to resubmit reports until all reported accomplishments match up and check out. These types of on-going quarterly checks have taken precedence over desk reviews.

Hard cost projects are completed in partnership with the City's Engineering Department and use regular check-ins with project managers, rather than a quarterly report since accomplishments do not happen until the end of the project.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City's Citizen Participation Plan, which identifies the process for plan and report preparation, was reviewed regularly throughout the program year and followed in preparing the 2024 CAPER. A public hearing to approve the CAPER was held on September 2, 2025, at the South Jordan City Hall. This public hearing is also advertised as a time for residents and interested parties to comment on general community needs that can be addressed in the 2026-27 program year. The draft of the CAPER and the Citizen Participation Plan were available online, at three city buildings (City Hall, the Public Works Building, and the Community Center), and by request from August 18 to September 17, a thirty day comment period. On August 12, an announcement about the public comment period and hearing were sent to all City residents in the City's enewsletter. On August 14, a public notice of the hearing and CAPER availability was issued on the City's website and the Utah Public Notice website. On August 15 and 17, public notices were also printed in two major newspapers, including their online edition. Press releases announcing the hearing and CAPER draft were sent on August 15 to the media by the City's public information officer.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City has not yet completed its 2024 ADA ramp activity. No objectives have changed. Due to staff turnover, that activity will be combined with the 2025 ADA ramp activity, which will be completed in the current program year. It is anticipated that the City will continue doing ADA ramps for quite some time, since there are still many needs outstanding. The City's internal policy has always been to use its 15% allowable for public services, though this increases the administrative burden of the program. Due to the small amount of money the City receives, future allocations need to be focused on fewer goals. Making infrastructure improvements (such as ADA ramps) is the most reasonable use for our size of grant. While housing goals have been included in the 2020 Consolidated Plan, these are unlikely to be met through CDBG funds.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City has not yet completed its 2024 ADA ramp activity. No objectives have changed. Due to staff turnover, that activity will be combined with the 2025 ADA ramp activity, which will be completed in the current program year. It is anticipated that the City will continue doing ADA ramps for quite some time, since there are still many needs outstanding. The City's internal policy has always been to use its 15% allowable for public services, though this increases the administrative burden of the program. Due to the small amount of money the City receives, future allocations need to be focused on fewer goals. Making infrastructure improvements (such as ADA ramps) is the most reasonable use for our size of grant. While housing goals have been included in the 2020 Consolidated Plan, these are unlikely to be met through CDBG funds.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3**Identify the number of individuals assisted and the types of assistance provided**

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program**Narrative**

No construction activities were completed in 2024. The 2024 ADA ramp activity will be completed with the 2025 activity during the 2025-2026. At that time, it will trigger Section 3 requirements. Results will be reported in the 2025 CAPER.



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2024
SOUTH JORDAN , UT

DATE: **Item G.1.**
TIME:
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	12,700.94
02 ENTITLEMENT GRANT	235,886.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.40
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	248,587.34

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	68,050.00
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	(29,550.00)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	38,500.00
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	92,360.63
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	(45,184.63)
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	85,676.00
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	162,911.34

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	68,050.00
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(29,550.00)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	38,500.00
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	63,500.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	5,500.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(25,000.00)
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	33,000.00
32 ENTITLEMENT GRANT	235,886.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	235,886.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.99%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	92,360.63
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	(45,184.63)
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	47,176.00
42 ENTITLEMENT GRANT	235,886.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	235,886.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	2	139	6916003	2023 Infrastructure Improvements/ADA Ramps	03L	LMC	\$4,550.00
2022	1	132	6999134	2022 Public Services/Homeless End of Life and Medical Respite Housing	03L	Matrix Code	\$4,550.00
2023	1	136	6916003	Homeless shelter & services	03T	LMC	\$5,500.00
2024	1	146	6987335	2024 Homeless shelter & services	03T	LMC	\$10,000.00
2024	1	146	7044787	2024 Homeless shelter & services	03T	LMC	\$5,000.00
					03T	Matrix Code	\$5,000.00
2023	1	137	6916003	Domestic violence victim shelter & services	05G	LMC	\$25,500.00
2023	1	138	6916003	Domestic violence victim legal support services	05G	LMC	\$10,000.00
2024	1	144	6973607	2024 Domestic violence victim legal support services	05G	LMC	\$5,000.00
2024	1	144	6999134	2024 Domestic violence victim legal support services	05G	LMC	\$2,000.00
2024	1	144	7044787	2024 Domestic violence victim legal support services	05G	LMC	\$2,000.00
2024	1	145	6987335	2024 Domestic violence victim shelter & services	05G	LMC	\$4,000.00
2024	1	145	6987335	2024 Domestic violence victim shelter & services	05G	LMC	\$7,030.02
2024	1	145	6999134	2024 Domestic violence victim shelter & services	05G	LMC	\$2,590.12
2024	1	145	7044787	2024 Domestic violence victim shelter & services	05G	LMC	\$5,379.86
					05G	Matrix Code	\$38,000.00
Total							\$68,050.00

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

[illegible]

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	3	141	6916003	Eligible Planning	20		\$23,433.00
2024	3	142	6973607	2024 Eligible Planning	20		0
2024	3	142	6987335	2024 Eligible Planning	20		110

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	3	134	6983215	2022 Gen Admin: Program Administration	20	Matrix Code	\$43,433.00
2023	3	140	6916003	Program Administration	21A		(\$0.40)
2024	3	143	6973607	2024 Program Administration	21A		\$21,752.03
2024	3	143	6987335	2024 Program Administration	21A		\$4,240.76
2024	3	143	7044802	2024 Program Administration	21A		\$19,251.37
					21A		\$3,683.87
					21A	Matrix Code	\$48,927.63
Total							\$92,360.63

RESOLUTION R2025 - 02

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

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

WHEREAS, the Moderate Income 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 City to provide moderate income housing; (3) a description of efforts made by the City to utilize a moderate income housing set-aside from a community agency; and (4) a description of how the City has implemented recommendations related to moderate income housing; and

WHEREAS, on November 19, 2019 the City Council approved Resolution R2019-56 adopting a Moderate Income 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 Moderate Income Housing Plan on January 17, 2023 (Resolution R2023-03); and

WHEREAS, to comply with changes to Utah Code and Department of Workforce Services implementation and reporting requirements, the City Council amended the Moderate Income Housing Plan on July 16, 2024 (Resolution R2024-28); and

WHEREAS, the South Jordan Planning Commission reviewed this proposed amendment to the Moderate Income Housing Plan and made a recommendation to the City Council; and

WHEREAS, the City Council reviewed this proposed amendment to the Moderate Income Housing Plan and finds that adopting the amended Moderate Income 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

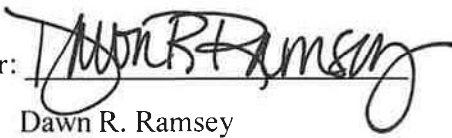
SECTION 1. Adoption. The City Council hereby adopts this amendment to the Moderate Income Housing Plan, attached as Exhibit A, as part of the City’s General Plan.

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.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 4 DAY OF March, 2025 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	<u>X</u>	_____	_____	_____
Kathie L. Johnson	<u>X</u>	_____	_____	_____
Donald Shelton	<u>X</u>	_____	_____	_____
Tamara Zander	<u>X</u>	_____	_____	_____
Jason McGuire	<u>X</u>	_____	_____	_____

Mayor: 
Dawn R. Ramsey

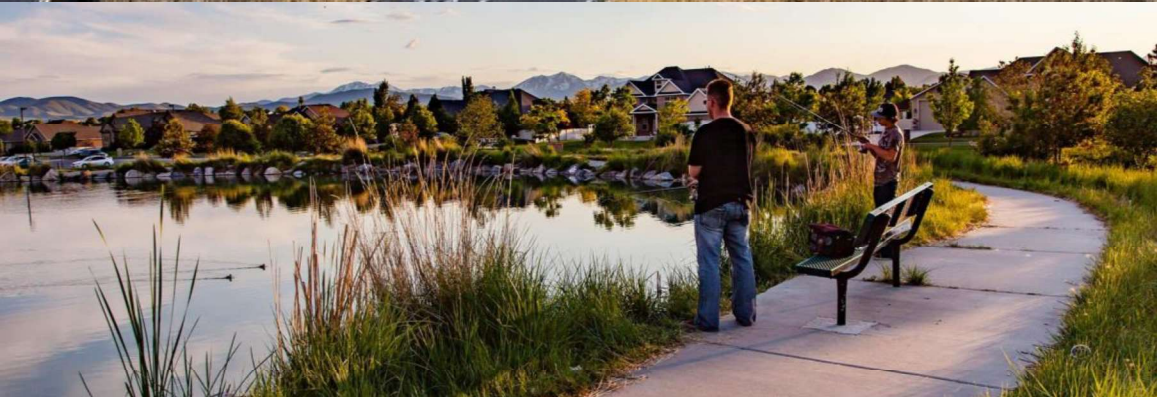
Attest: 
City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Feb 6, 2025 11:51 MST)

Office of the City Attorney





Housing Report

December 2024



Zions Public Finance, Inc.

Housing Report | Executive Summary



The City of South Jordan (the “City”), located in the southwest quadrant of Salt Lake County (the “County”), is the tenth-largest city in Utah (the “State”) by population. South Jordan has transformed from a rural farming community into a thriving suburban center since its incorporation in 1935. The City continues to grow rapidly, with a recent westward annexation adding 2,000 acres in 2023. Situated in the southwest corner of the Salt Lake Valley, about 17 miles south of Salt Lake City, South Jordan offers residents a unique blend of modern amenities and natural beauty. Known for its master-planned communities, particularly Daybreak, the City showcases diverse housing options, walkable neighborhoods, and innovative urban design. South Jordan's commitment to balanced development is evident in its mix of detached single-family homes, townhomes, and multifamily units, complemented by extensive parks, trails, and open spaces. The City benefits from its proximity to the Oquirrh and Wasatch mountain ranges, as well as its position along the Jordan River Parkway. With neighborhood schools, a strong local economy anchored by the "Silicon Slopes" tech corridor, and community assets like the Gale Museum, South Jordan has become an attractive destination for families and professionals seeking a high quality of life in the Salt Lake metropolitan area.

South Jordan has not been immune from Statewide trends of rising housing costs, renter cost burden, and a tight for-sale housing market. As a Community Development Block Grant recipient, South Jordan is committed to affirmatively furthering fair housing and homeownership to foster inclusive neighborhoods and access to opportunity. This Housing Report examines South Jordan's demographic and socioeconomic characteristics, geographic trends, existing housing inventory and affordability, and projected housing needs. Financial tools and mechanisms to promote housing affordability are also discussed.

Household and Population Growth

- With a 2024 projected population of nearly 83,000, growth will lead to a population of nearly 97,000 by 2030.
- Household sizes will decline but remain above 3.0 persons per household through 2030.
 - 3.20 persons per household in 2022; 3.01 persons per household projected for 2030

Income and Employment

- South Jordan's median household income is around \$120,000 — about \$30,000 higher than in the County.
- While the City has employment centers with nearby housing options, most employed South Jordan residents leave the City to work elsewhere.
- Over 35,000 residents leave the City; under 4,000 live and work in the City; and 29,000 workers commute into the City.

Race and Ethnicity

- While South Jordan has proportionately fewer racial and ethnic minority residents as compared to the County, its neighborhoods are highly integrated. South Jordan has no racially or ethnically concentrated areas of poverty.
- South Jordan's racial and ethnic minority population is growing even more rapidly than its population overall; the City will become more diverse in coming decades.

Special Housing Needs

- South Jordan has proportionately fewer residents with one or more disabilities as compared to the County.
- The City is home to a more-than-proportionate share of persons in residential care facilities.
 - The current residential care population is 236. Residential care demand will reach 309 residents by 2030.
 - With 840 beds in residential care facilities, the City has excess capacity for current demand and growth beyond 2030.

Housing Inventory and Affordability

- About 71 percent of housing units are single-family detached; around 16 percent are townhomes.
- The median value for a single-family detached unit is nearly \$676,000.
- About 19 percent of homeowners and 42 percent of renters in South Jordan are cost-burdened.
- Roughly 77 percent of South Jordan rentals are affordable for households at 80 percent of area median income.
- Demand for affordable housing exceeds supply, with a gap of over 3,000 units. The affordable housing gap will reach over 5,000 units in 2030.

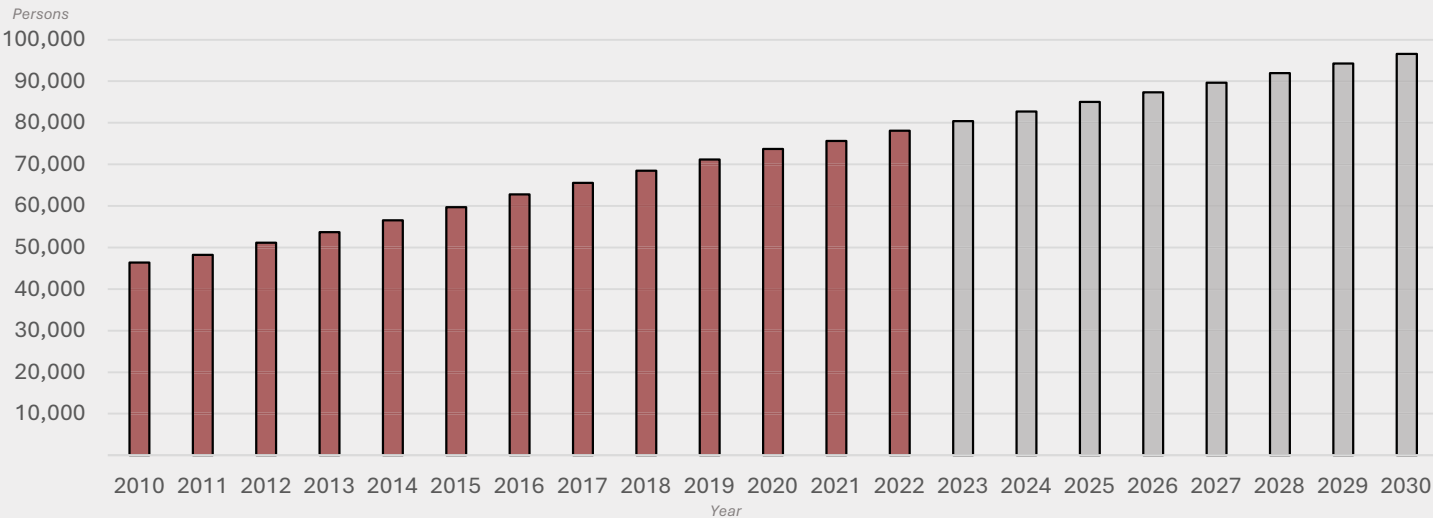
Demographics

Demographic characteristics greatly influence housing demand within an area. Population growth, age, income, and other characteristics of a city’s population determine what types of housing are desired. A variety of housing options is important to ensure that needs are met across differing demographic groups. This section evaluates these factors in the City to inform the analysis of future and current demand for housing.

Population and Household Growth

Historically rapid growth in South Jordan continues today. The figure below charts historical population in the City based on American Community Survey data, as well as the projected population based on building permit trends.

Figure 1: South Jordan Population, Historic (2010-2022) and Projected (2023-2030)



Sources: U.S. Census Bureau 5-year ACS Data 2018-2022; Ivory-Boyer Construction Database 2024.
Assumptions: ~1,125 new units/year (based on avg. permits 2014-2021); ~2.05 new residents/unit (based on 2015-2022 ACS population).

While South Jordan’s population has been rising steadily, household sizes have been getting smaller. Although Utah continues to have the largest household sizes in the nation (per the 2022 American Community Survey), the trend of declining household sizes is common throughout the State. From 2014 to 2021, the City permitted 8,999 new housing units, leading to growth of 18,456 residents from 2015 to 2022, equating to about 2.05 new residents per new housing unit. Still, South Jordan household sizes are anticipated to remain above three persons per household through 2030.

Figure 2: Projected Population and Households

	Projected Population	Projected Persons per Household	Projected Households
2024	82,732	3.14	26,349
2025	85,039	3.11	27,309
2026	87,346	3.09	28,270
2027	89,653	3.07	29,230
2028	91,960	3.05	30,190
2029	94,267	3.03	31,150
2030	96,574	3.01	32,110

Source: ZPFI

Age and Household Characteristics

The City has a median age of 34.4 years, older than the County median of 33.4 years and the State median of 31.4 years. South Jordan's population includes almost 4 percent more people under 18 and roughly 1 percent more adults aged 65 and over.

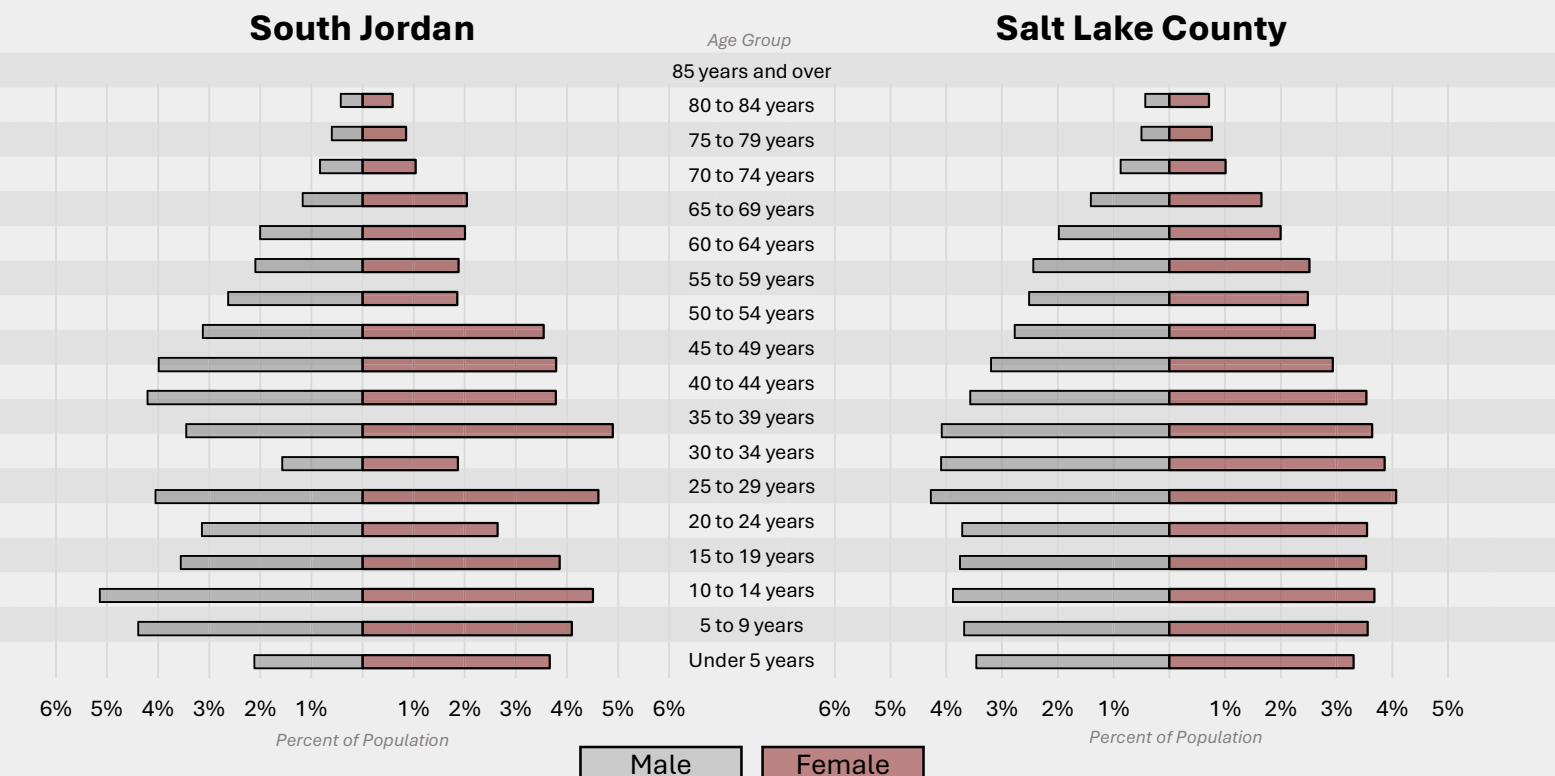
Figure 3: Age and Household Characteristics, Comparative

	South Jordan	Salt Lake County	Utah
Household size	3.20	2.86	3.04
Median age	34.4	33.4	31.4
Percent of households with someone under 18	42.7%	35.2%	39.2%
Percent of total population under 18	30.5%	26.1%	28.5%
Percent of total population 65 and over	12.5%	11.3%	11.4%

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Population pyramids visualize the relative population of age and sex cohorts, often reflecting imbalances between sexes due to factors such as the prevalence of certain employment opportunities or mortality rates. For a given population pyramid, asymmetry indicates imbalance between the sexes. Asymmetry towards females at the top of the pyramid, where older age cohorts are shown, are relatively common due to generally higher life expectancies for women. Imbalances in the middle of the pyramid are more likely explained by a presence of employment industries, housing facilities, recreational opportunities, educational programs, or other factors that favor one sex over the other. Generally, discrepancies between the sexes are larger within smaller areas and populations because the factors that cause these discrepancies tend to balance out across larger areas and populations.

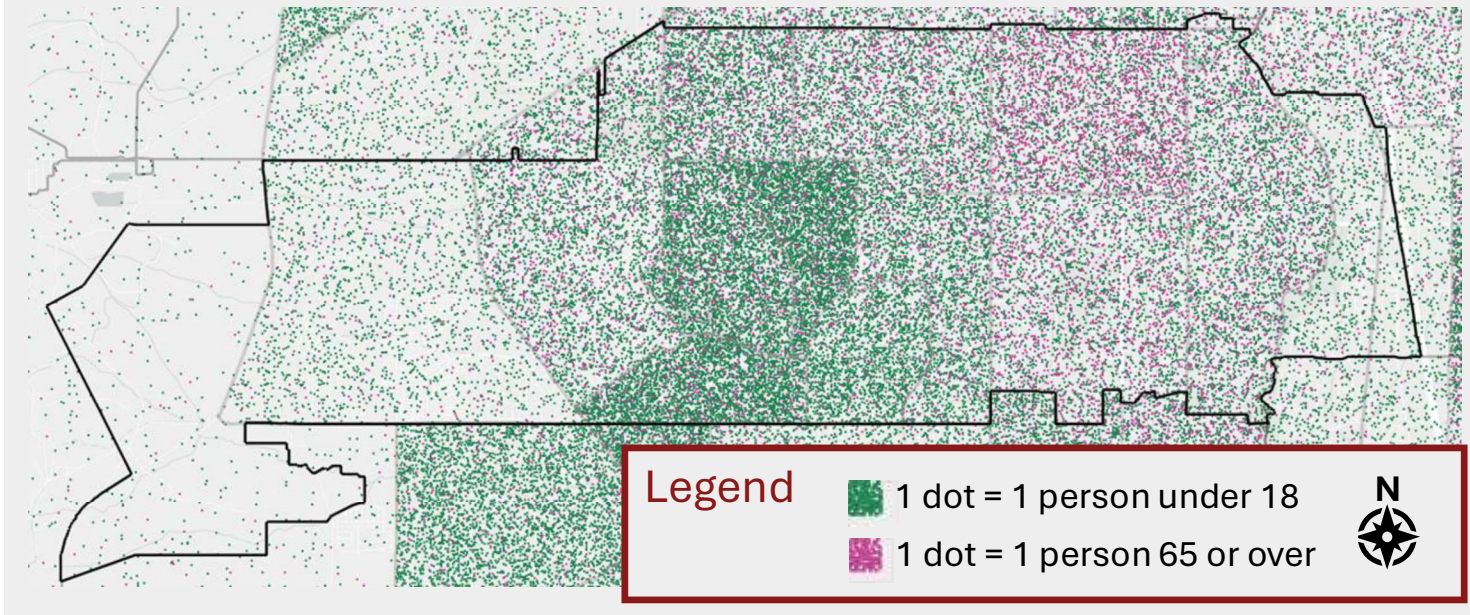
Figure 4: Population Pyramids, South Jordan and Salt Lake County, 2022



Source: U.S. Census Bureau 5-year ACS Data 2018-2022

The dependent population includes individuals who are not part of the workforce, such as those at the beginning or later stages of life, who rely on the support of others. While some people under 18 or over 65 are employed, these groups are generally considered as the dependent population. The map below shows the approximate residential locations of individuals in these groups.

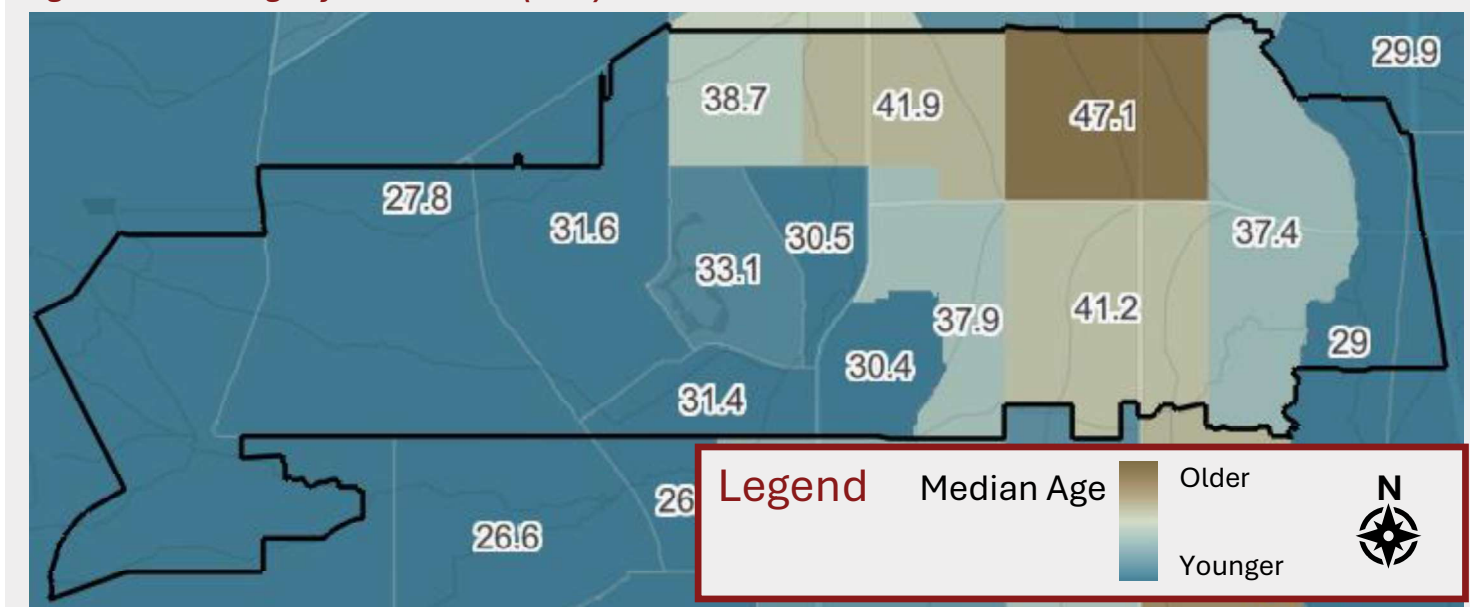
Figure 5: Dependent Population Dot Density (2022)



U.S. Census Bureau 5-year ACS Data 2018-2022; Utah Geospatial Resource Center; Esri

In South Jordan, minors below age 18 and older adults aged 65 or over comprise about 43 percent of the total population and are not evenly distributed throughout the City. While each area in the City is home to many children under 18, the central portion of the City has an especially high density of children compared to other areas. The eastern, especially north-eastern, portion of the City has a relatively higher density of older adults. In the map below, the darkest census tract indicates the area with the highest median age, 47 years, nearly 12 years older than the average median age of the City (about 35 years).

Figure 6: Median Age by Census Tract (2022)



Source: U.S. Census Bureau 5-year ACS Data 2018-2022; Utah Geospatial Resource Center; Esri

Income

The City's median household income is \$119,822 according to 2022 American Community Survey data — \$29,811 higher than the County median of \$99,011. The City's median income is comparable to that of most surrounding cities including Bluffdale, Herriman, and Riverton, but is significantly higher than that of West Jordan.

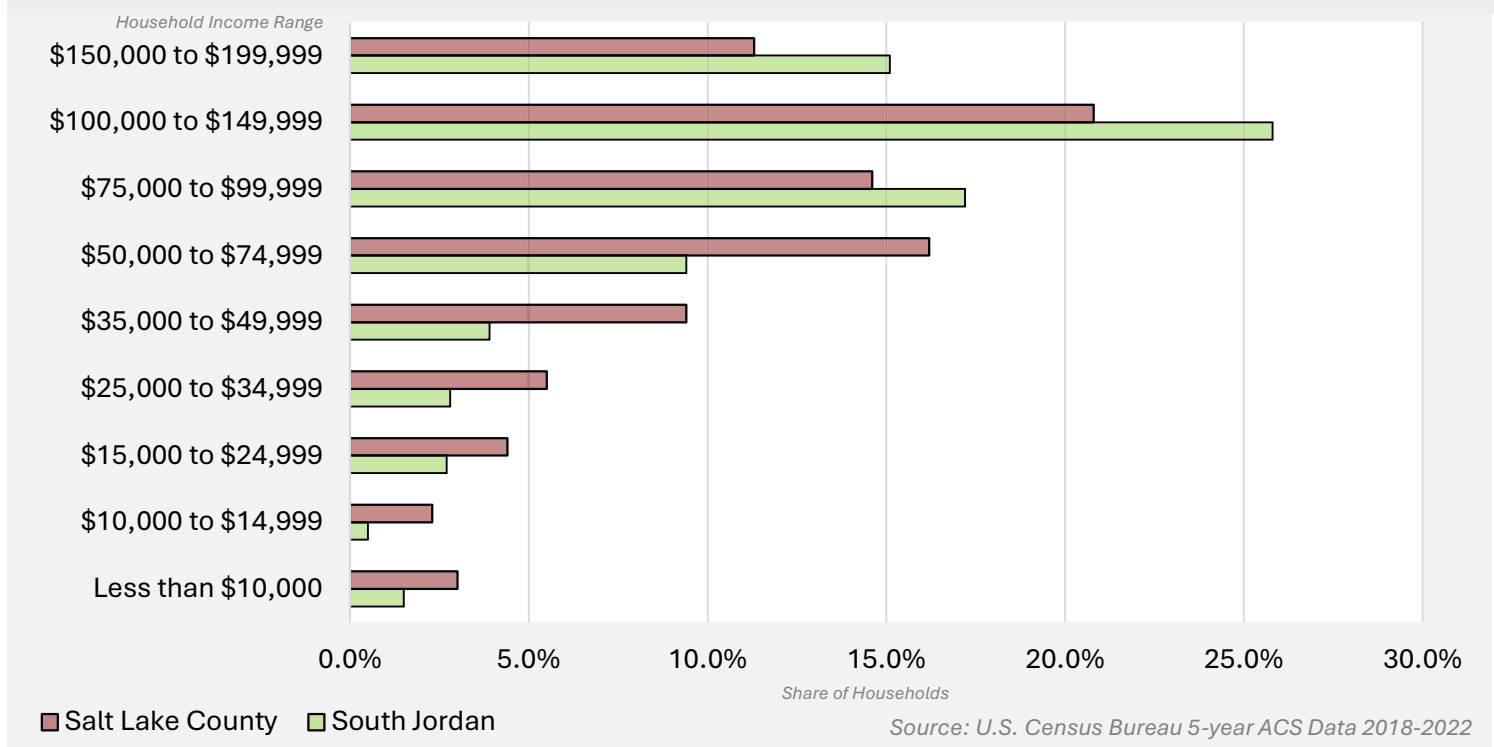
Figure 7: Median Household Income, Comparative (2022)

Bluffdale	Draper	Herriman	Riverton	Sandy	South Jordan	West Jordan	Salt Lake County
\$119,009	\$126,041	\$115,198	\$115,869	\$108,165	\$119,822	\$99,002	\$90,011

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Compared to Salt Lake County, the City has proportionately fewer households in all income ranges below \$75,000 per year and proportionately more households in all income ranges above \$75,000 per year. The figure below compares the share of households by income range in the City and the County.

Figure 8: Household Income Distribution, South Jordan and Salt Lake County (2022)



As previously discussed (Figure 3, page 4), South Jordan has relatively large household sizes. Additional persons in a household may or may not bring additional income, but generally bring additional expense. To analyze the income available on a per-person basis, per-capita incomes for the City and surrounding areas are provided in the table below. South Jordan has a per-capita income comparable to that of surrounding cities and higher than in the County.

Figure 9: Per-Capita Income, Comparative (2022)

Bluffdale	Draper	Herriman	Riverton	Sandy	South Jordan	West Jordan	Salt Lake County
\$43,491	\$52,914	\$37,331	\$39,442	\$47,480	\$47,443	\$34,765	\$40,969

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Employment

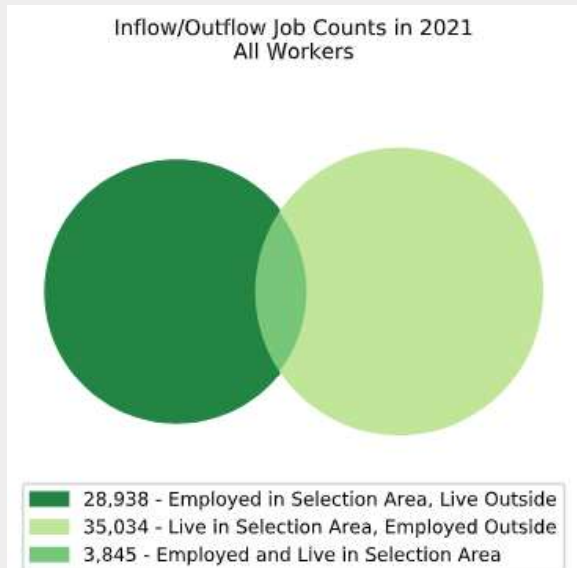
South Jordan has a strong employment base, but the City suffers from spatial mismatch. Most working residents commute to employment centers outside the City. Similarly, employers within the City mostly rely on commuters to fill their roles. Focusing on strategies to reduce spatial mismatch, such as the co-location of employment and housing opportunities, could facilitate a host of benefits to the City. Co-location may lead to reduced traffic congestion and infrastructure costs as well as reduced transportation costs for residents.

Rather than looking at employment and housing as separate issues, a two-pronged approach to reducing spatial mismatch can improve outcomes for the City's working residents and in-commuters alike. This involves creating new job opportunities suitable for existing resident workers, attracting employers that are well-suited to the existing employment base considering local characteristics such as educational attainment, industry participation, and incomes. Likewise, providing for appropriate and attainable new housing opportunities can facilitate commuters currently living outside the City to move into the City and closer to work.

The Venn diagram to the right visualizes employment in the City, including workers that commute to jobs in South Jordan and residents that commute to work elsewhere. Just 3,845 South Jordan residents work within the City, as visualized in the overlapping portion of the diagram. Another 35,034 residents work outside of City limits, while 28,938 workers enter the City from elsewhere.

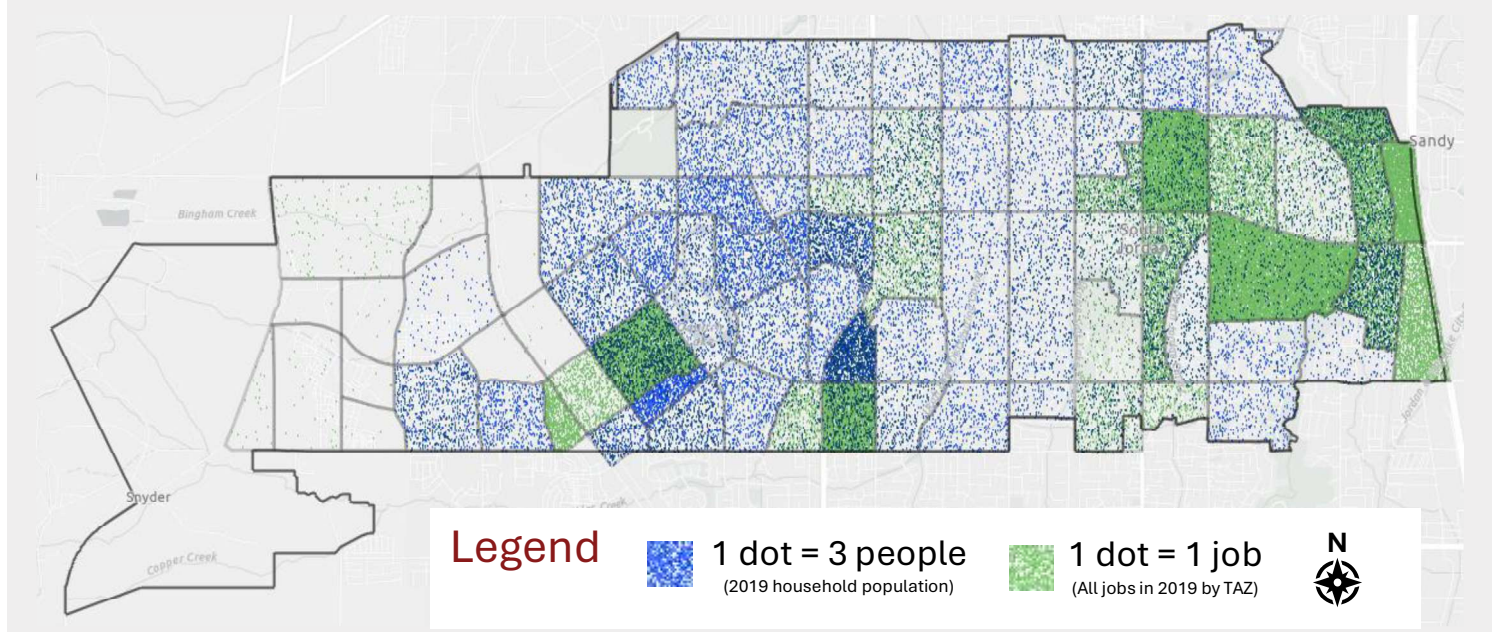
The map below depicts population and employment density across Traffic Analysis Zones (TAZs) in the City as of 2019. The green clusters represent the employment centers in South Jordan, while the blue clusters represent approximate residential locations for the City's household population. Some TAZs have a mix of green and blue, representing areas with a mix of jobs and employment.

Figure 10: Employment Inflow-Outflow



Source: U.S. Census Bureau OnTheMap/LEHD, 2021

Figure 11: All Jobs Employment and Population Dot Density by Traffic Analysis Zone (2019)



Source: WFRC Travel Demand Model RTP 2023

Affirmatively Furthering Fair Housing and Homeownership

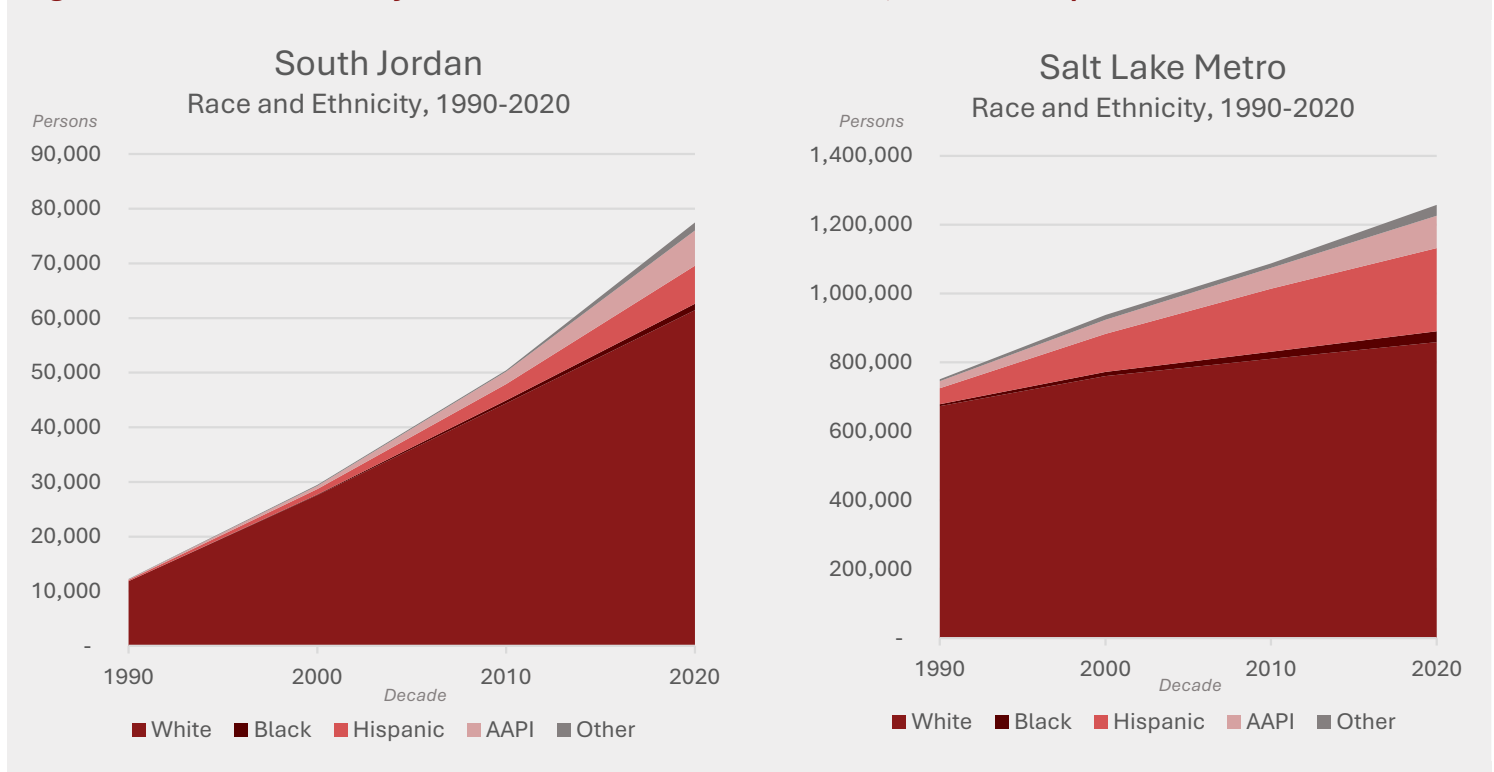
As a recipient of Community Development Block Grant (CDBG) funds, the City of South Jordan is committed to affirmatively furthering fair housing. According to the U.S. Department of Housing and Urban Development (HUD), and in relation to the federal Fair Housing Act, “affirmatively furthering fair housing” (“AFFH”) refers to “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics,” (HUD). “Protected characteristics” include “race, color, religion, sex, familial status, national origin, or handicap.” In addition to fulfilling HUD requirements for CDBG grantees including the Consolidated Plan, the Annual Action Plan, and citizen participation, the City takes voluntary steps to further fair housing, such as the procurement of additional data related to fair housing protected characteristics. This Housing Report includes data related to protected characteristics as a part of these voluntary steps to further fair housing.

Monthly costs, access to credit, ability to provide a downpayment, as well as access to employment and essential goods and services are key factors determining the suitability of various housing options for particular households and individuals. Disparities amongst racial and ethnic minorities and disabled individuals continue to limit access to homeownership (Center for Financial Security, University of Wisconsin-Madison). Familial status, or the presence of children, also affects the suitability and availability of housing options. Larger family sizes necessitate units with more bedrooms, which are less likely to be provided in multifamily rental complexes. Familial status may compound with other disparities, such as barriers to homeownership, making it difficult for such households to find attainable housing, whether for-sale or for-rent.

Race and Ethnicity

In terms of race and ethnicity, South Jordan’s population is relatively less diverse than the larger Salt Lake metropolitan (“metro”) area. Over time, the City has grown to house larger numbers and proportions of racial and ethnic minorities. *Race and ethnicity are federally protected characteristics under the Fair Housing Act.*

Figure 12: Race and Ethnicity in South Jordan and Salt Lake Metro, Historical Population Growth



Source: U.S. Census Bureau Decennial Census; Brown University’s Diversity and Disparities Project.

Note: Hispanic individuals of all races are included in the “Hispanic” category only. AAPI = Asian American and/or Pacific Islander.

The dissimilarity index reflects the extent to which a subpopulation is distributed throughout an area as compared to another group and is a common measure of residential segregation. It does not consider the count or proportion of any subpopulation, but rather looks at spatial distribution within a City or region. For the purposes of fair housing planning, this index can show if any groups might have unequal access to transportation and essential goods and services because of uneven spatial distribution of residential locations across races and ethnicities. The value for each pair of racial/ethnic categories measures the percentage of individuals that would need to re-locate to achieve a completely evenly distributed population with no spatial differences between the two racial/ethnic groups.

In South Jordan, the dissimilarity indices for all groups are below 20, which is considered low. This indicates that persons of all races and ethnicities are relatively evenly distributed throughout the City's neighborhoods. For South Jordan residents, spatial differences affecting access to transportation, essential goods and services, and neighborhood amenities are relatively equally distributed, regardless of one's race or ethnicity.

Figure 13: Dissimilarity Indices, South Jordan and Salt Lake Metro (2020)

Race/Ethnicity Pair Comparison	White-Black versus Black-White	White-Hispanic versus Hispanic-White	White-AAPI versus AAPI-White	Black-Hispanic versus Hispanic-Black	Black-AAPI versus AAPI-Black	Hispanic-AAPI versus AAPI-Hispanic
South Jordan	18.4	13.1	18.3	8.3	13.2	15.3
Salt Lake Metro	34.6	39.6	25.2	25.4	20.0	26.1

Source: U.S. Census Bureau Decennial Census; Brown University's Diversity and Disparities Project.

Note: Hispanic individuals of all races are included in the "Hispanic" category only. AAPI = Asian American and/or Pacific Islander.

Tenure by Race and Ethnicity

Across all races and ethnicities, the majority of South Jordan householders own their home, according to the 2018-2022 American Community Survey. However, racial and ethnic minority householders are more likely to rent as compared to the general population, with the exception of householders identifying as "some other race alone."

Figure 14: Percent of Households Renting by Race/Ethnicity, South Jordan (2022)

Race/Ethnicity of Householder	Overall	White (non-Hispanic)	Black	Native American	Asian	Hawaiian / Pacific Islander	Some Other Race	Two or More Races	Hispanic (of any Race)
% Renters (South Jordan)	15.8%	18.8%	35.3%	18.2%	19.4%	31.7%	9.5%	21.3%	28.2%
% Renters (S.L. County)	32.9%	28.0%	77.2%	49.2%	39.7%	50.8%	46.6%	44.3%	46.3%

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Across all races and ethnicities, residents of South Jordan are more likely to own their homes as compared to larger Salt Lake County. Increased levels of homeownership can help to build wealth and financial stability.

Whether by choice or circumstance, rental housing serves a large portion of racial and ethnic minority residents in Salt Lake County. While high levels of homeownership across all races and ethnicities is a positive indicator for fair housing, the continued support of rental housing development in the City can help to increase housing options for households unwilling or unable to purchase a home.

Residents with Disabilities and Special Housing Needs

Individuals with disabilities and special housing needs include those with vision difficulty, hearing difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty. Persons with one or more of these difficulties often find support through residential care facilities such as skilled nursing homes, long-term rehabilitation centers, and memory care units. However, some persons with disabilities may prefer to live in regular housing units. By providing a variety of residential care facilities and suitable, accessible housing units, the City can foster inclusive communities and further fair housing.

A comparison of disability characteristics across South Jordan’s population and the larger Salt Lake County population reveals areas of focus for providing housing opportunities for all persons. For persons living in regular housing units (rather than residential care facilities), 9.9 percent of Salt Lake County residents and 7.6 percent of South Jordan residents have one or more disabilities. Across all disability types, South Jordan has proportionately fewer disabled residents.

Relatively higher rents and home prices may contribute to lower attainability for disabled populations due to income and employment constraints. Additionally, access to essential goods and services, including medical care and transportation, may influence housing choices for disabled populations.

Figure 15: Disability Characteristics, Comparative (2022)

	South Jordan: Percent of Population	Salt Lake County: Percent of Population
Population with a Disability	7.6%	9.9%
Hearing Difficulty	2.4%	2.7%
Vision Difficulty	0.9%	1.7%
Cognitive Difficulty	3.1%	4.8%
Ambulatory Difficulty	3.3%	4.3%
Self-Care Difficulty	1.3%	1.7%
Independent Living Difficulty	3.8%	4.5%

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

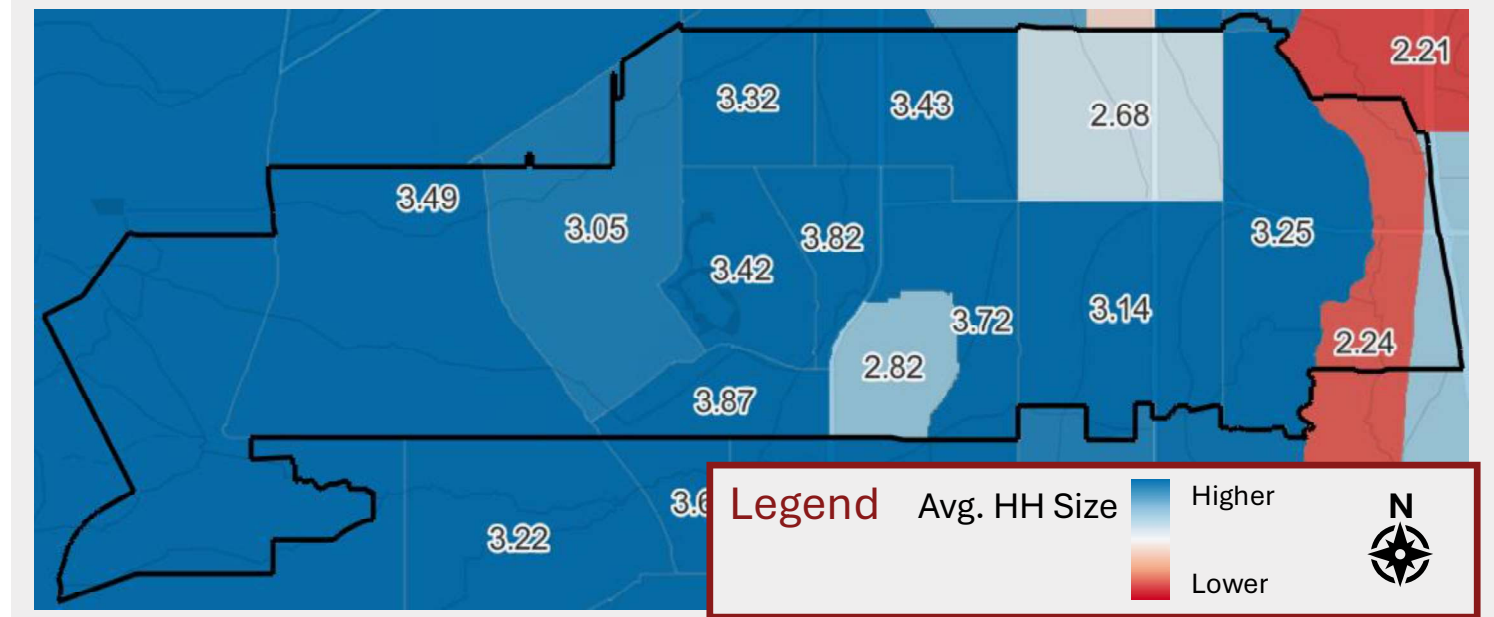
According to the 2020 Decennial Census, 2,809 Salt Lake County residents, or 0.2 percent of the total County population, live in nursing care facilities. In South Jordan, the nursing care population is 236 residents, or 0.3 percent of the total City population. South Jordan is home to 6.5 percent of Salt Lake County residents and 8.4 percent of nursing care residents; from this perspective, the City has a more-than-proportionate share of the County’s residential care population.

As the City’s population grows, accessible housing needs for disabled residents and those in need of residential care will grow as well. Assuming these groups grow at the same rate as the overall population, by 2030 South Jordan’s disabled population living in regular housing units will reach 7,295 residents while its nursing facility population will reach 309 residents. With 11 assisted living and nursing care facilities totaling 840 beds, the City currently has sufficient capacity for current and future residential care needs through 2030. *Handicap and disability status are federally protected characteristics under the Fair Housing Act.*

Household Size and Familial Status

Larger household sizes generally reflect the presence of children or intergenerational households. On the other hand, small household sizes often stem from young singles and newly established families – as well as older adults living alone or together without children. *Familial status is a federally protected characteristic under the Fair Housing Act.*

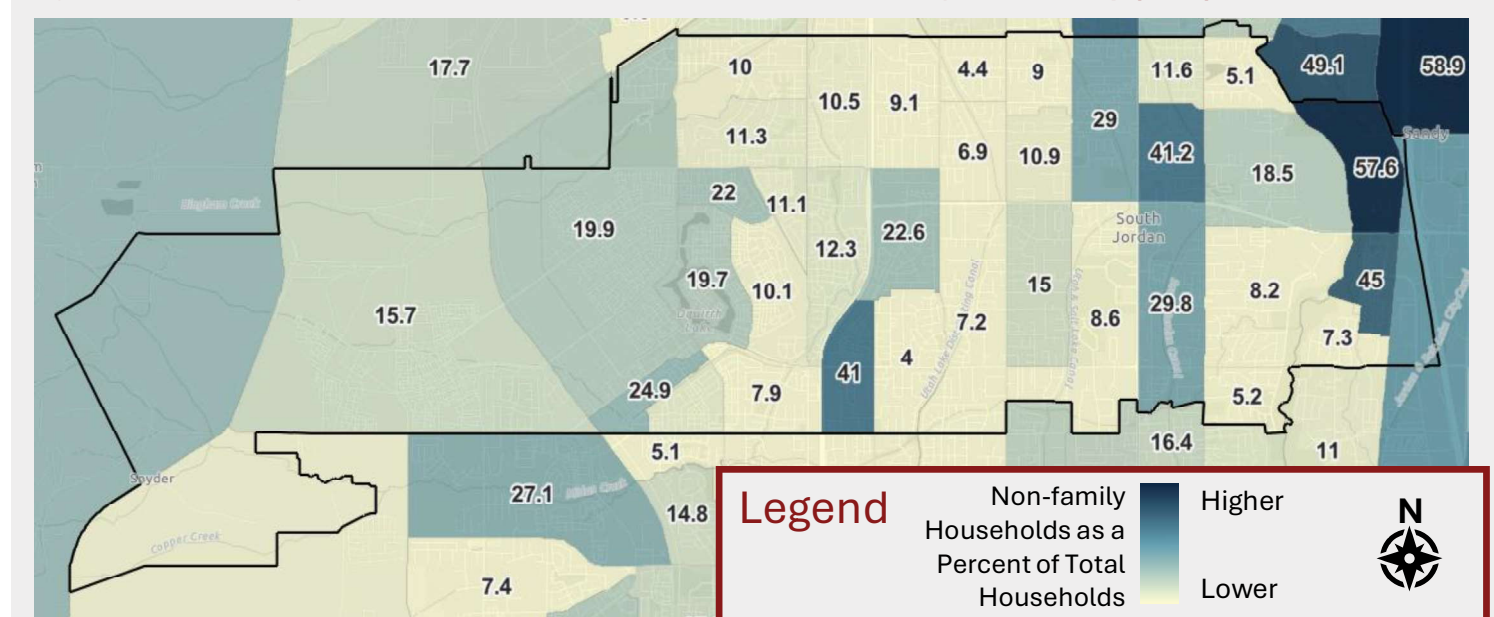
Figure 16: Average Household Size by Census Tract (2022)



Source: U.S. Census Bureau 5-year ACS Data 2018-2022; Utah Geospatial Resource Center; Esri

South Jordan is largely a city of families, with 79 percent of households consisting of related individuals (2018-2022 American Community Survey). In Salt Lake County, 68 percent of households consist of families. A few areas within the City have disproportionately more non-family households, particularly at the City's eastern edge. Smaller household sizes, the presence of older adults (as shown on Figure 5, page 5) and apartment complexes (as shown on the following page) are all geographically correlated with the incidence of non-family households, as shown below.

Figure 17: Non-family Households as a Percent of Total Households by Block Group (2020)



Source: U.S. Census Bureau 2020 Decennial Census; Utah Geospatial Resource Center; Esri

Current Housing Supply and Market Overview

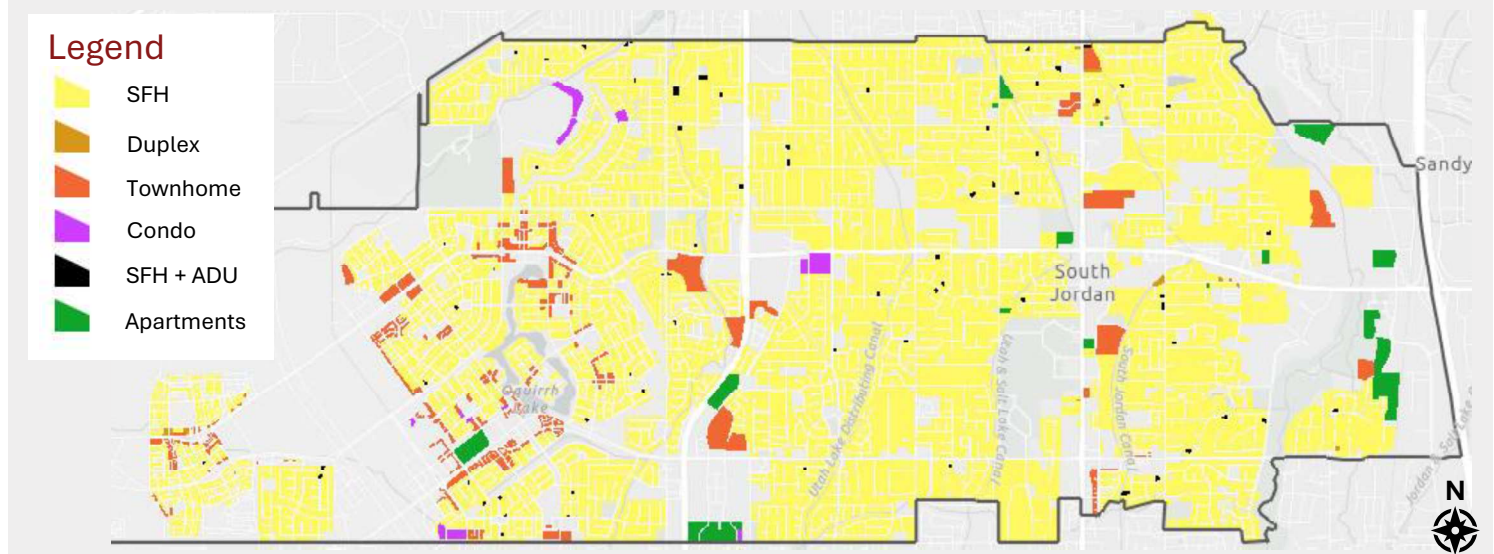
Most housing units in the City are owner-occupied, single-family homes with large lot sizes. The Utah Housing Unit Inventory, current as of the end of 2021, includes 25,985 housing units in South Jordan. Over 71 percent of those units are categorized as single-family detached residences (SFDs) while just over 16 percent are townhomes or attached single-family units. The median value for SFDs is \$675,700 and the median SFD lot size is 0.26 acres.

Figure 18: South Jordan Housing Unit Inventory (Current as of 2022)

Type	Count of Units	Percent of Total Units	Median Units per Acre	Median Value (2022 Dollars)	Med. Unit Size (Square Feet)	Estimated % Rental Units
Apartments (Total)	2,786	10.7%	25.12	\$273,147	1,084	100.0%
5-9 Unit Complex	17	0.1%	11.01	\$140,565	720	100.0%
50-99 Unit Complex	196	0.8%	14.93	\$272,163	845	100.0%
99+ Unit Complex	2,573	9.9%	22.86	\$291,095	1,186	100.0%
Condo	386	1.5%	16.32	\$406,679	1,277	0.0%
Duplex	66	0.3%	10.92	\$425,100	1,902	15.2%
Townhome	4222	16.2%	19.62	\$428,700	1,808	16.2%
Single-Family Detached	18,458	71.0%	3.00	\$675,700	3,690	2.5%
Detached ADU (Guesthouse)	67	0.3%	N/A	N/A	N/A	N/A
Overall Total or Median	25,985	100.0%	3.00	\$670,600	3,665	15.8%

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023); U.S. Census Bureau 5-year ACS Data 2018-2022

Figure 19: Housing Types (Current as of 2022)

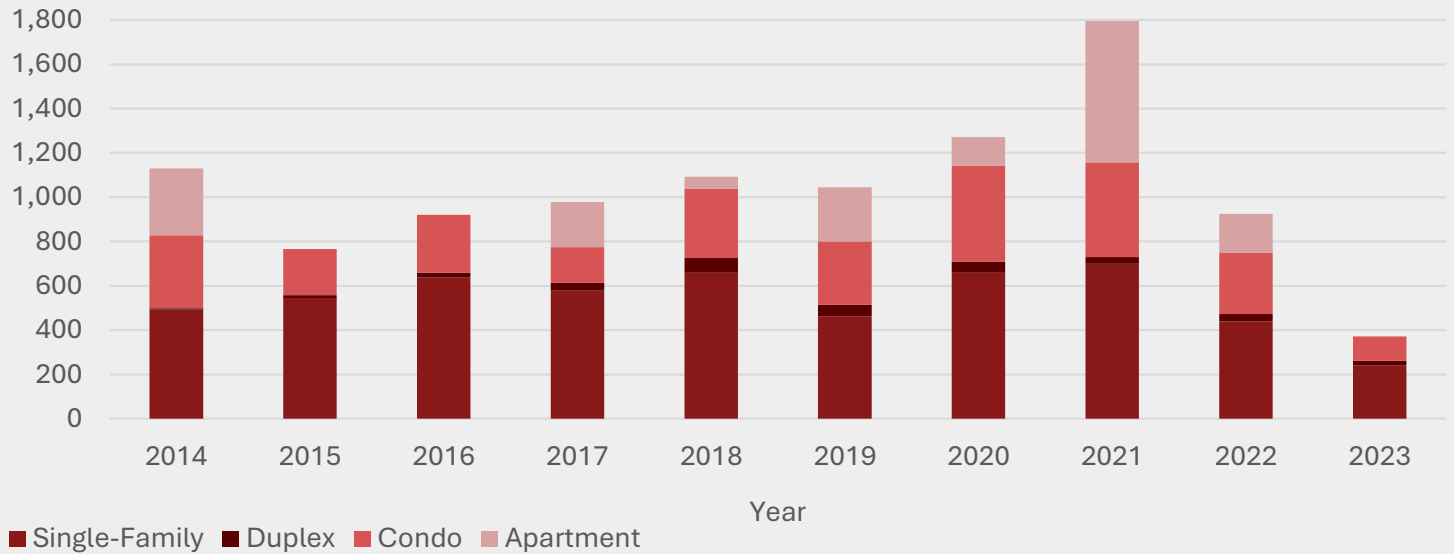


Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023); Utah Geospatial Resource Center

In addition to the 25,985 dwelling units already built and listed in Utah Housing Unit Inventory, the City issued 1,296 building permits in 2022 and 2023. In 2021, the City issued permits for 1,796 units, its highest level since 1994 (the oldest year of data available in the Ivory-Boyer Construction Database).

The following figure visualizes residential permit trends by year and housing type.

Figure 20: Units Permitted by Type and Year

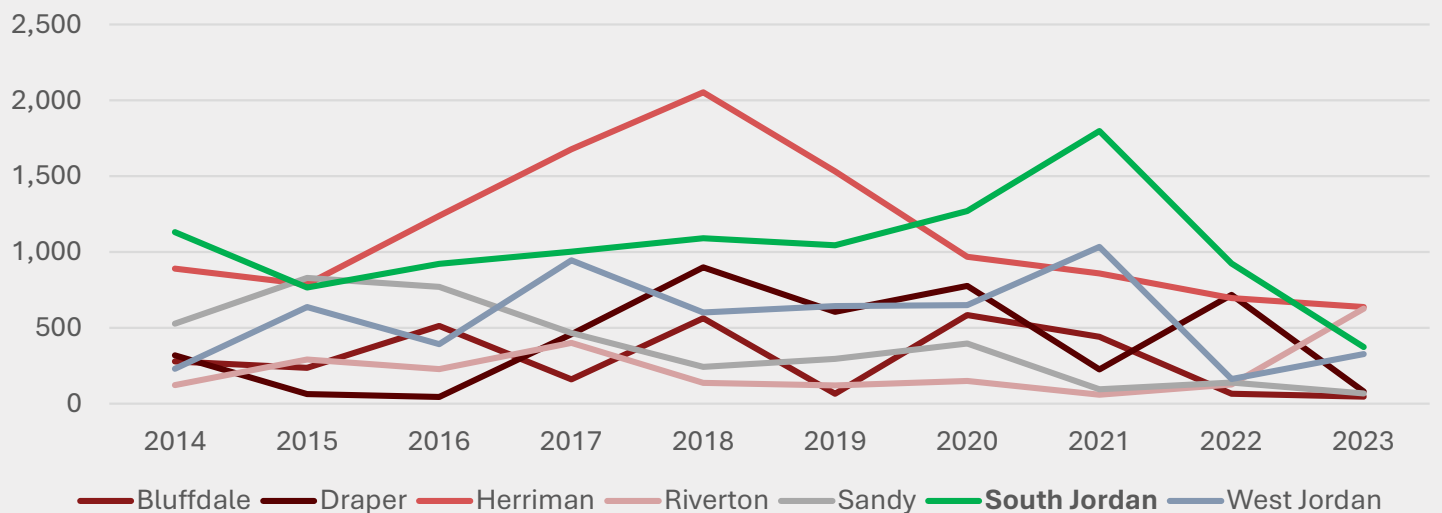


Source: Ivory-Boyer Construction Database (2024)

The chart below shows a comparison of the municipalities surrounding the City. The green line indicates the City's performance and shows that South Jordan, along with Herriman, has been the among the most consistent homebuilding municipalities in the area.

Recently, high interest rates, material costs, and labor costs have impacted homebuilding across the country, including in South Jordan and surrounding cities. In South Jordan, 2023 saw the lowest level of units permitted since 2000.

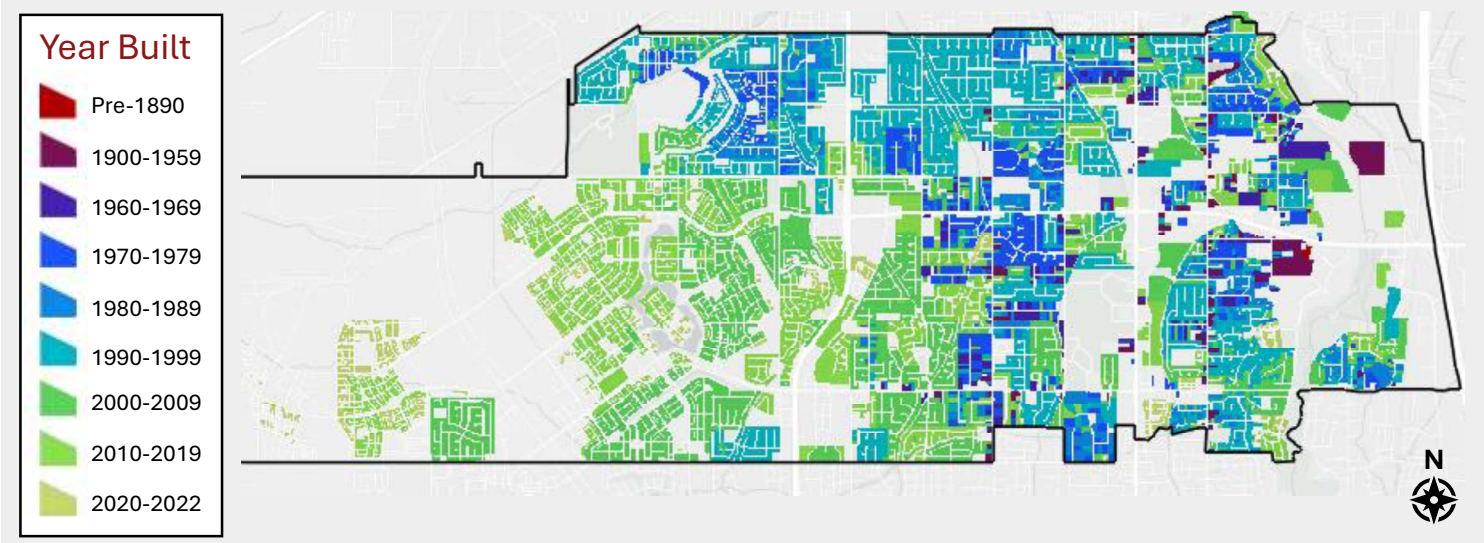
Figure 21: Units Permitted by Year, Comparative



Source: Ivory-Boyer Construction Database (2024)

Historical Growth Patterns

Figure 22: Residential and Multifamily Year Built, South Jordan and Regional Comparison (Current as of 2022)

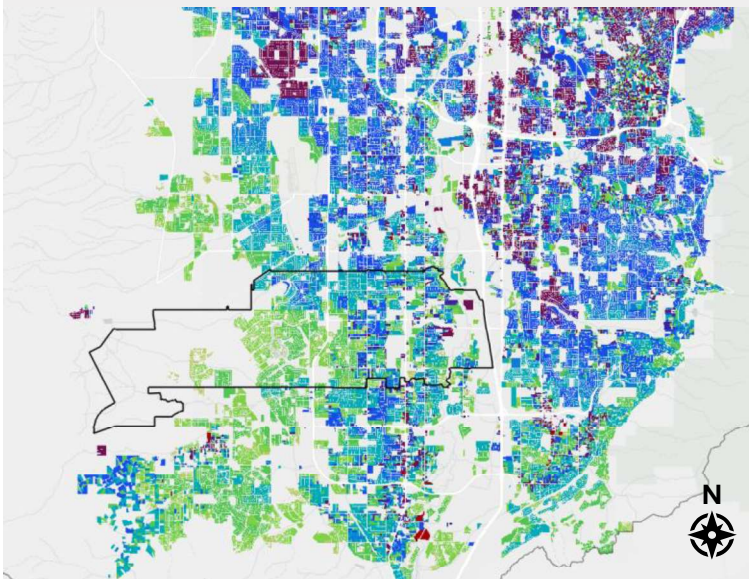


Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

With few and scattered farm estates built before 1960, residential growth in the City took off in the 1970s. This growth consisted largely of single-family homes built on large lots and continued northward through the 1990s. After 2000, growth headed west into Daybreak, and smaller lot sizes became more common. Today, growth is continuing westward.

The typical South Jordan home is substantially newer than counterparts in surrounding cities. According to the 2018-2022 American Community Survey, the median home in South Jordan was constructed in 2006, while the median home in Salt Lake County was constructed in 1984. The City’s history of large-lot development and relatively new housing stock contributes to its high home values. The following table outlines median home values by year built to illustrate how the age of homes affects prices in South Jordan and Salt Lake County.

Figure 23: Year Built, Regional Comparison



Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

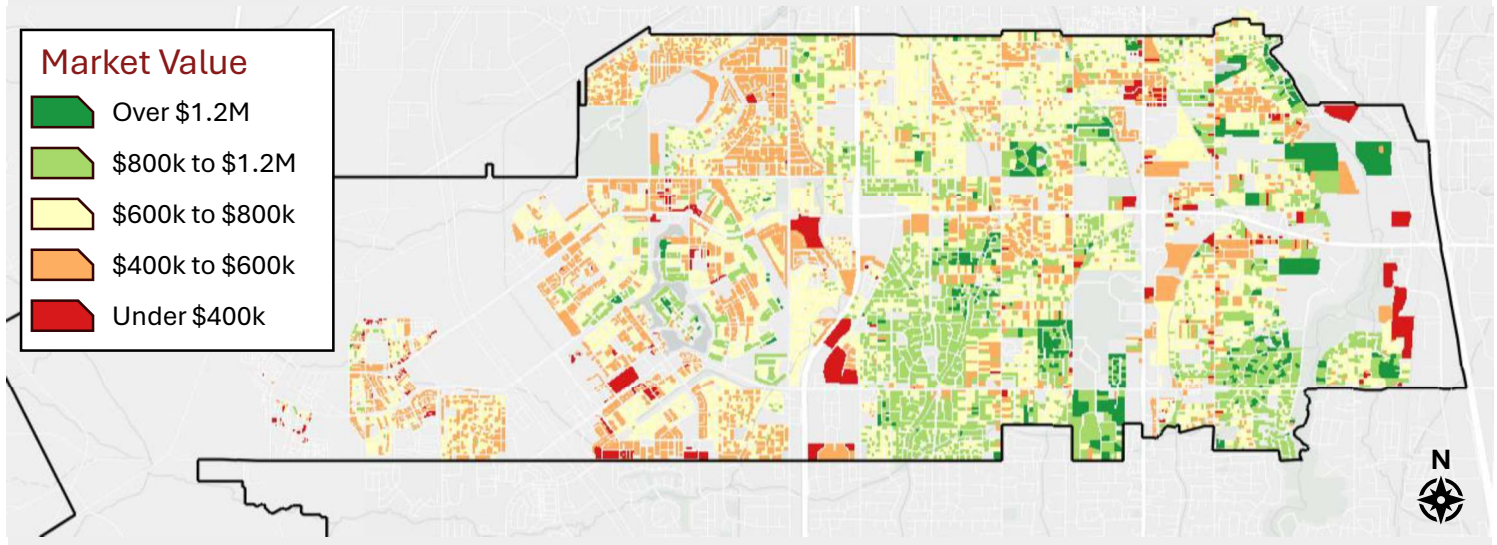
Figure 24: Median Owner-Occupied Home Value by Year Built, Comparative (2022)

Median Value	Before 1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2009-2009	2010-2019	2020-2022
In South Jordan	\$503k	-	-	\$515k	\$726k	\$639k	\$749k	\$742k	\$640k	\$617k
In S.L. County	\$564k	\$583k	\$522k	\$515k	\$473k	\$497k	\$594k	\$603k	\$636k	\$631k

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Home Values

Figure 25: Residential and Multifamily Market Value per Unit, South Jordan (2022)



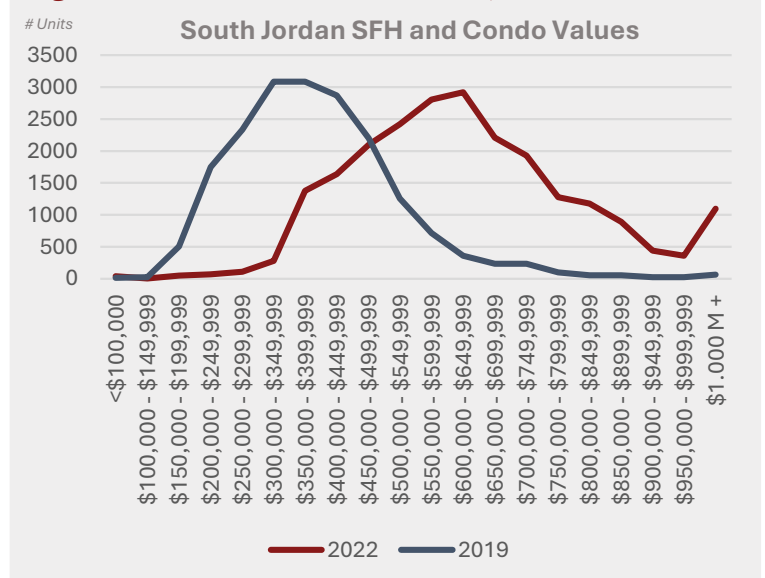
Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

Though each of South Jordan's neighborhoods have a variety of homes across price ranges, the majority of homes above \$800,000 are located to the east of the Bangerter Highway, as illustrated in the map above. Conversely, most homes below \$600,000 are located to the west of Bangerter. In many communities, older homes are generally more affordable. In South Jordan, however, new communities like Daybreak tend to offer smaller lot sizes and floorplans than seen in the City's older neighborhoods. Consequently, South Jordan's newer neighborhoods often have among the most affordable homes in the City.

Across all price ranges, home values have increased substantially since 2019, as shown in the figure to the right. Homes valued above \$1,000,000 increased from 62 units in 2019 to 1,093 units in 2022.

The figure below compares home values in South Jordan to those in larger Salt Lake County.

Figure 26: Home Value Distribution, 2019 vs. 2022



Sources: South Jordan Housing Report 2019; WFRC Utah Housing Unit Inventory (2023)

Figure 27: Single-Family Detached, Duplex, Townhome, & Condo Unit Value Distribution, Comparative (2022)

% of Units	Under \$200k	\$200k to \$299k	\$300k to \$399k	\$400k to \$499k	\$500k to \$599k	\$600k to \$699k	\$700k to \$799k	\$800k to \$899k	\$900k to \$999k	\$1.0M or more
In South Jordan	0.4%	0.7%	7.1%	16.1%	22.6%	22.1%	13.8%	8.9%	3.4%	4.7%
In S.L. County	3.5%	7.4%	22.6%	22.8%	17.0%	10.5%	5.9%	3.6%	2.0%	4.6%

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

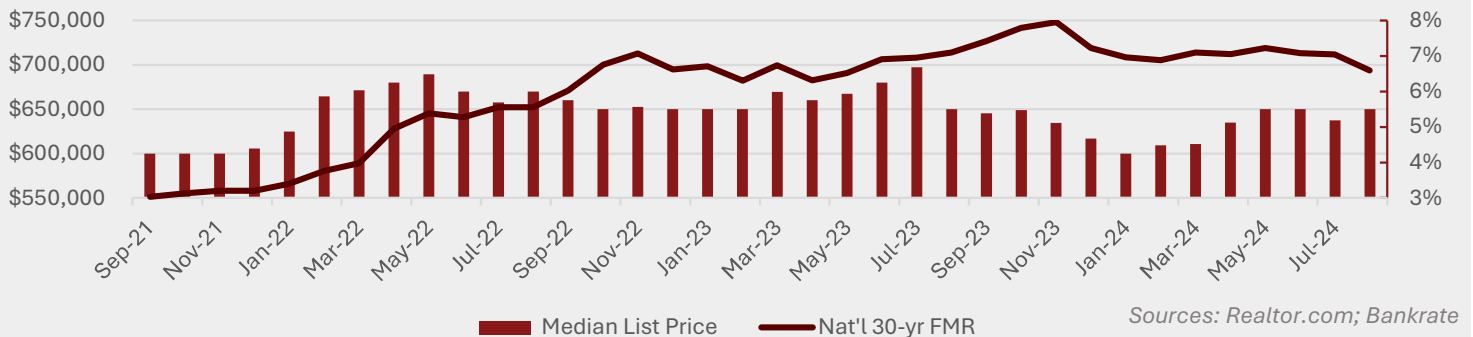
For-Sale Market

Housing market indicators such as median list price, monthly sales, and days on market have each been responsive to changing mortgage rates. As mortgage rates climbed above five percent in May 2022, list prices decreased and days on market increased by the following month, and sales trended downward after two months. As rates stabilized in the high-six- to low-seven-percent range, prices also stabilized, and turnover recovered. This pattern repeated when rates climbed to nearly eight percent in November 2023, with reduced prices, fewer sales, and longer days on market. As rates decline following the Federal Reserve Board's guidance in September 2024, inventory and turnover will likely increase. Prices may increase, but lower rates can increase overall affordability by lowering monthly payments.

Figure 28: South Jordan For-Sale Housing Market Snapshot, September 2021 to August 2024

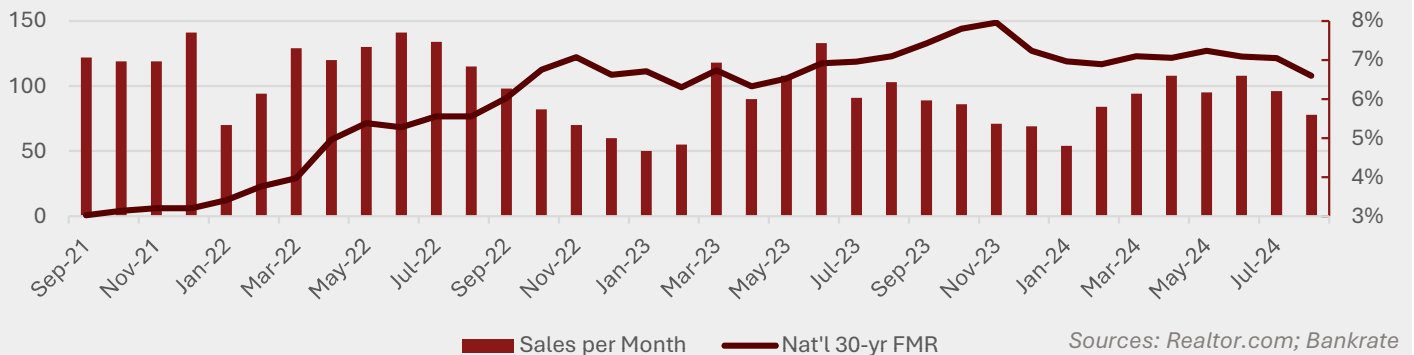
List Prices vs. Mortgage Rates

South Jordan, 9/2021 - 8/2024



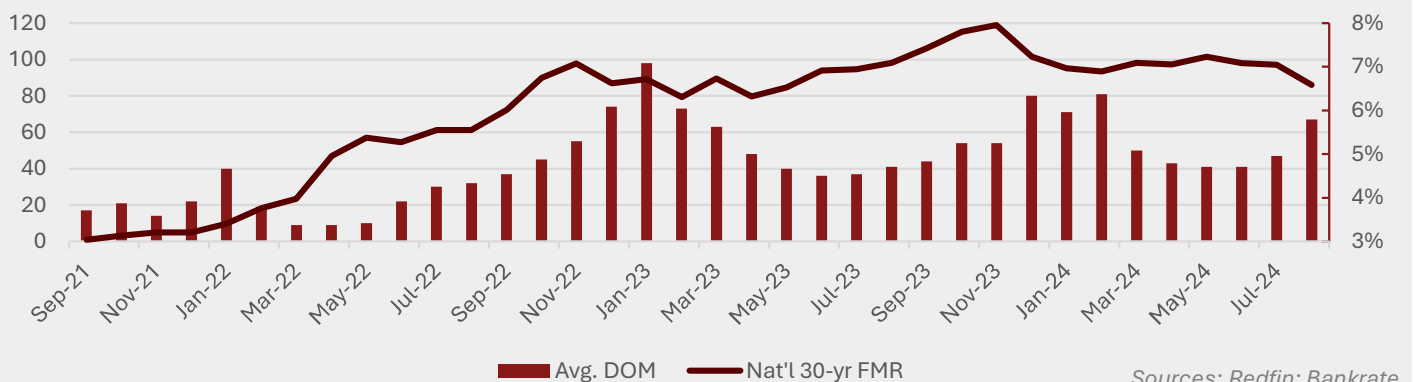
Monthly Sales vs. Mortgage Rates

South Jordan, 9/2021 - 8/2024



Days on Market vs. Mortgage Rates

South Jordan, 9/2021 - 8/2024



Rental Housing

South Jordan has relatively few renter households, with just under 16 percent of households paying monthly rent in the City, as compared to nearly 33 percent in the County, according to the 2018-2022 American Community Survey. In contrast to most of its peer cities, South Jordan's share of households renting their home decreased in recent years.

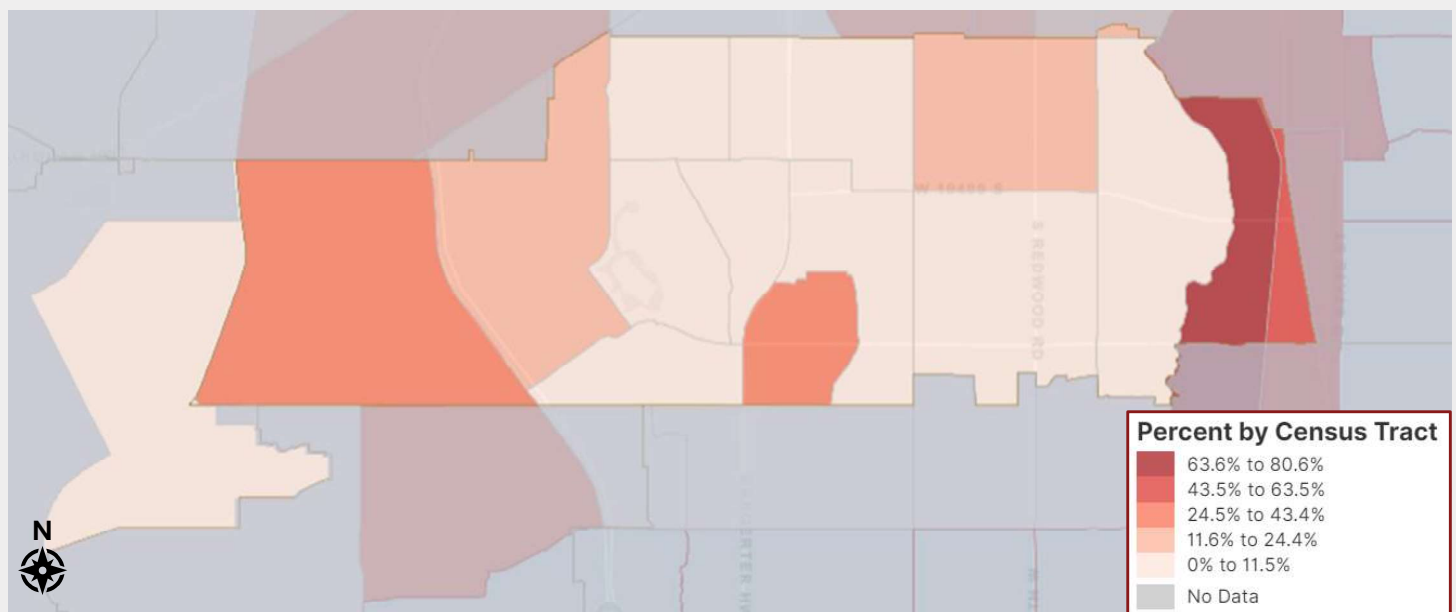
Figure 29: Renter Households as a Percent of Total Households, Comparative, Historical

Area	Bluffdale	Draper	Herriman	Riverton	Sandy	South Jordan	West Jordan	Salt Lake County
2017	17.0%	20.7%	20.0%	10.4%	23.2%	20.6%	25.1%	33.5%
2022	19.9%	27.0%	18.6%	13.7%	23.5%	15.8%	22.6%	32.9%

Source: U.S. Census Bureau 5-year ACS Data 2013-2017 and 2018-2022

Rentals are not evenly distributed throughout the City. The largest concentration of rentals within the City is located on its eastern edge near the Jordan River, due to the presence of large apartment complexes. The neighborhood surrounding "The District" shopping center in the central-southern portion of the City, as well as the Daybreak area in the western portion of the City, also have moderate concentrations of renter households.

Figure 30: Renters as a Percent of Total Households, by Census Tract (2022)



Source: U.S. Census Bureau 5-year ACS Data 2018-2022

According to the 2022 American Community Survey, there are 4,119 total rental units (occupied and for-rent) in South Jordan. Of these, a large majority are located within large apartment complexes, as shown in the table below.

Figure 31: Housing Types as a Percent of Total Rental Units in South Jordan (2022)

Housing Type	5-9 Unit Complex	50-99 Unit Complex	99+ Unit Complex	Rental Duplex	Rental Townhome	SFD Rental
% of Total Rental Units	0.4%	4.8%	62.7%	0.2%	16.7%	11.2%

Sources: Wasatch Front Regional Council, Utah Housing Unit Inventory; U.S. Census Bureau 5-year ACS Data 2018-2022; ZPFI Calculation

Multifamily Market Overview

After a multifamily construction boom from 2019 through 2021 led to sustained increases in vacancy and little appetite for new construction starts, indicators suggest the market is beginning to recover. CBRE Research reports that “[f]or the first time in almost two years, the SLC multifamily market occupancy rate has increased.” For Q2 2024, the metro market vacancy rate sits at 6.1 percent. Still, deliveries trended down last quarter amidst high construction costs. Net absorption is positive, but trending down, from 1,638 units in Q1 2024 to 1,073 units in Q2.

Average rents remain stable at \$1,555, though Marcus and Millichap report unusually high concessions, with 36 percent of units offering temporary rent discounts or incentives as of Q1 2024.

Figure 32: Salt Lake Metro Multifamily Market: Average Rents, Q2 2024

Category	Average Rent
By Bedrooms	
Studio	\$1,127
1 Bedroom	\$1,340
2 Bedroom	\$1,670
3 Bedroom	\$2,082
By Decade Built	
Built 1960-1969	\$1,356
Built 1970-1979	\$1,400
Built 1980-1989	\$1,420
Built 1990-1999	\$1,562
Built 2000-2009	\$1,595
Built 2010-2024	\$1,668

Source: CBRE Econometric Advisors, Q2 2024

Though brokers do not offer data specific to South Jordan, submarket indicators suggest that the City will see continued concessions and move-in incentives. While rents remain stable in the overall market, the southern and southwestern submarkets lead the region in year-over-year rent declines at around -2.0 percent. In contrast to the overall market, the southern and southwestern submarkets show continued year-over declines in occupancy, at roughly -0.3 to -0.8 percent, and may take longer to recover.

This Multifamily Market Overview contains data aggregated from the Salt Lake City Multifamily Market Snapshot, Q2 2024 by CBRE Research and the Salt Lake City Multifamily Market Report, 2Q 2024 by Marcus and Millichap.

Housing Affordability

The U.S. Department of Housing and Urban Development defines housing affordability as spending no more than 30 percent of household income towards housing costs, including rent, mortgage payments, utilities, taxes, insurance, and fees. Given the HUD definition of affordability, this section analyzes South Jordan’s housing stock and socioeconomic characteristics to illuminate affordable housing needs for low- to moderate-income households.

Cost Burden

Households that spend over 30 percent of income on housing are considered cost-burdened. Approximately 22.7 percent of South Jordan households are cost burdened,as compared to 28.9 percent of Salt Lake County households. Renters are substantially more likely to be cost-burdened, with 42.0 percent of South Jordan renters spending over 30 percent of household income on housing, versus 19.1 percent for homeowners. Disproportionately higher cost burden for renters is seen in the County as well; 47.3 percent of County renters are cost-burdened versus 20.2 percent of County homeowners.

Because owner-occupied cost burdens are similar in the City as in the County, the overall lower level of cost burden in South Jordan is largely explained by its lower share of renter households (15.8 percent, versus 32.9 percent in the County, per the 2018-2022 American Community Survey). Still, South Jordan renters are slightly less likely to be cost-burdened; 42.0 percent of South Jordan renters are cost-burdened versus 47.3 percent in Salt Lake County.

Figure 33: Housing Cost Burden by Tenure, Comparative (2022)

Percent of Monthly Income Spent on Housing	South Jordan: Percent of Households	Salt Lake County: Percent of Households
Owner-Occupied		
Less than 20 percent	61.2.%	58.8%
20 to 29 percent	19.5%	21.1%
30 percent or more (Cost Burdened)	19.1%	20.2%
Renter-Occupied		
Less than 20 percent	22.1%	26.0%
20 to 29 percent	31.7%	26.8%
30 percent or more (Cost Burdened)	42.0%	47.3%
Overall		
Less than 20 percent	55.0%	48.3%
20 to 29 percent	21.5%	22.9%
30 percent or more (Cost Burdened)	22.7%	28.9%

Source: U.S. Census Bureau 5-year ACS Data 2018-2022

Area Median Income (AMI)

The U.S. Department of Housing and Urban Development (HUD) sets “income limits” at various income levels based on a metropolitan area’s median family income. These exist to govern Section 8 eligibility; however, this “area median income” (“AMI”) measure has become popular among local and state governments, as well as the private and non-profit sectors, to analyze housing affordability. South Jordan falls within the Salt Lake County HUD Metro area, for which the median family income limits are provided in Figure 34. The row corresponding with a 3-person household is highlighted to reflect the average household size in South Jordan (3.20 persons) and Salt Lake County (2.86 persons). Within the Housing Affordability section, a household size of three persons will be used for all analyses.

Figure 34: Salt Lake City, UT HUD Metro FMR Area Income Limits by Family Size (2024)

Household Size	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
1 person	\$24,300	\$40,450	\$64,700	\$80,850
2 persons	\$27,750	\$46,200	\$73,950	\$92,400
3 persons	\$31,200	\$52,000	\$83,200	\$103,950
4 persons	\$34,650	\$57,750	\$92,400	\$115,500
5 persons	\$37,450	\$62,400	\$99,800	\$124,740
6 persons	\$41,960	\$67,000	\$107,200	\$133,980
7 persons	\$47,340	\$71,650	\$114,600	\$143,220
8 persons	\$52,720	\$76,250	\$122,200	\$152,460

Source: HUD 2024

Based on the income limits outlined in the table above, the following table shows the number and proportion of households in South Jordan falling into various area median income categories. Corresponding with the City’s relatively high median income, fewer than half (40.1 percent) of South Jordan households fall below the Salt Lake Metropolitan AMI. Low-income households (0 to 80 percent AMI) comprise 26.5 percent of South Jordan households.

Figure 35: South Jordan Household Count by Area Median Income Category (2022)

AMI Level	# of Households	Cumulative #	% of Households	Cumulative %
<30% of AMI	1,571	1,571	6.4%	6.4%
30% - 50% of AMI	1,400	2,971	5.7%	12.2%
50% - 80% of AMI	3,492	6,463	14.3%	26.5%
80% - 100% of AMI	3,332	9,784	13.6%	40.1%

Source: U.S. Census Bureau 5-year ACS Data 2018-2022; HUD; ZPFI

Affordable Housing Allowance by AMI

Based on the definition of housing affordability as spending no more than 30 percent of income on housing costs, the following table shows the maximum affordable monthly housing allowance by AMI category.

Figure 36: Affordable Monthly Housing Payments by AMI Categories

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Monthly Housing Allowance (Including \$300 in Utilities)	\$780	\$1,300	\$2,080	\$2,599
Monthly Housing Allowance (less \$300 in Utilities)	\$480	\$1,000	\$1,780	\$2,299

Source: ZPFI Calculation based on HUD 2024 Data

Affordable Home Prices

Based on the definition of housing affordability as spending no more than 30 percent of income on housing costs, which include utilities, the following table shows affordable home prices at various mortgage rates, assuming \$300 monthly utility costs and a 10 percent downpayment. Income ranges are supplemented with corresponding occupations and the number of workers per household, based on 2023 mean wage data for the Salt Lake metro area.

Figure 37: Affordable Home Price Range by Mortgage Rate, Household Income, and Occupation

Household Income Range	Occupations Corresponding with Household Income Range, by Number of Workers in Household		Affordable Home Price Range					
			5.5% Mortgage		6.5% Mortgage		7.5% Mortgage	
	1 worker	2 workers	Low	High	Low	High	Low	High
Less than \$14,999	1 full-time worker at \$7.25 hourly	2 half-time workers at \$7.25 hourly	-	\$13.0k	-	\$11.9k	-	\$10.8k
\$15,000 to \$24,999	1 full-time worker at \$12.00 hourly	1 full-time + 1 half-time at \$7.25 hourly	\$13.0k	\$56.6k	\$11.9k	\$51.5k	\$10.8k	\$47.0k
\$25,000 to \$34,999	Pre-K Teacher, Barber, Manicurist, Janitor, Lifeguard, Receptionist	2 full-time workers at \$7.25 hourly	\$56.6k	\$100k	\$51.5k	\$91.1k	\$47.0k	\$83.2k
\$35,000 to \$49,999	Housekeeper, Dental Assistant, Bus Driver, Veterinary Technician	2 full-time workers at \$12.00 hourly	\$100k	\$165k	\$91.1k	\$150k	\$83.2k	\$137k
\$50,000 to \$74,999	Electrician, Firefighter, Police, Paramedic; Avg. of All Occupations	Pre-K Teacher, Barber, Manicurist, Janitor, Lifeguard, Receptionist	\$165k	\$274k	\$150k	\$249k	\$137k	\$228k
\$75,000 to \$99,999	Dental Hygienist, Accountant, Nurse/RN, Physical Therapist	Housekeeper, Dental Assistant, Bus Driver, Veterinary Technician	\$274k	\$383k	\$249k	\$348k	\$228k	\$318k
\$100,000 to \$149,999	Scientist, Construction Manager, Physician Assistant, Lawyer	Electrician, Firefighter, Police, Paramedic; Avg. of All Occupations	\$383k	\$601k	\$348k	\$546k	\$318k	\$499k
\$150,000 to \$199,999	General Physician, Pathologist, IT Manager, Pediatrician	Dental Hygienist, Accountant, Nurse/RN, Physical Therapist	\$601k	\$819k	\$546k	\$744k	\$499k	\$680k
\$200,000 or more	Specialized Physician, Chief Executive, Airline Pilot, Psychiatrist	Scientist, Construction Manager, Physician Assistant, Lawyer	\$819k	-	\$744k	-	\$680k	-

Sources: Bureau of Labor Statistics' May 2023 Occupational Employment and Wage Estimates for the Salt Lake Metropolitan Area; ZPFI Calculation based on HUD Data and Definitions

According to the Zillow Home Value Index, a typical South Jordan home is valued at \$652,514 as of July 2024. According to the Bureau of Labor Statistics May 2023 Occupational Employment and Wage Estimates, the annual mean wage for all occupations in the Salt Lake Metro area is \$65,880 annually. At current prices and rates, the typical South Jordan home is unaffordable for households with two full-time income earners working average-paying jobs.

Based on the definition of housing affordability as spending no more than 30 percent of income on housing costs, the following table shows affordable home prices by mortgage rate for low- to moderate-income households, assuming \$300 monthly utility costs and a 10 percent downpayment. The AMI categories provided are based on the income limits provided by HUD for the Salt Lake Metro area and a household size of three persons, as previously discussed.

Figure 38: Affordable Home Price Range by Mortgage Rate and AMI Category

Household Income		Home Price Range					
		5.5% Mortgage		6.5% Mortgage		7.5% Mortgage	
AMI Category	Income Range	Low	High	Low	High	Low	High
< 30% of AMI	\$0 – \$31,200	-	\$83,612	-	\$76,030	-	\$69,437
30% to 50% of AMI	\$31,200 – \$52,000	\$83,612	\$174,192	\$76,030	\$158,397	\$69,437	\$144,660
50% to 80% of AMI	\$52,000 - \$83,200	\$174,192	\$310,062	\$158,397	\$281,946	\$144,660	\$257,495
80% to 100% of AMI	\$83,200 - \$103,950	\$310,062	\$400,425	\$281,946	\$364,114	\$257,495	\$332,537

Source: ZPFI Calculation based on HUD Data and Definitions

According to Freddie Mac’s Primary Mortgage Market Survey,[®] the national average rate for 30-year fixed mortgages was 6.35 percent as of September 5th, 2024, a 52-week low. The highest weekly average rate within the prior 52 weeks was 7.79 percent on October 26th, 2023. To roughly correspond with current rates, the affordability calculations herein use a 6.5 percent rate (highlighted above). However, mortgage rates vary for borrowers depending on credit scores, down payment amounts, loan to value ratios, loan lengths, rate buydowns, and property characteristics.

As demonstrated in the previous tables, mortgage rates are a significant factor in housing affordability; a one percent difference in annual percentage rate (APR) can affect a household’s home purchase budget by thousands or tens of thousands of dollars.

FICO credit scores are based on payment history, indebtedness, length of credit history, new credit, and credit mix. Credit scores are never calculated based on protected characteristics, such as disability, sex, or race. Nonetheless, credit scores correlate with income, age, and other demographic factors that overlap with affordable housing needs. Younger borrowers, for example, tend to have shorter credit history that can negatively impact credit scores, leading to higher interest rates and smaller purchase budgets.

The following table shows mortgage rates for various credit score ranges, based on national data for August 2024. Lenders generally consider a credit score of 620 as the minimum required to qualify for a conventional mortgage. Currently, the spread of mortgage rates between the least and most creditworthy borrowers is nearly 1.59 percent.

Figure 39: National Average Mortgage APR by FICO Credit Score (August 2024)

Credit Score	620 to 639	640 to 659	660 to 679	680 to 699	700 to 759	760 to 850
National Average Mortgage Rate	7.554%	7.008%	6.578%	6.364%	6.187%	5.965%

Source: FICO (August 2024). Assumes \$300,000 mortgage amount and 30-year fixed-rate mortgage.

Affordable Housing Inventory

Based on assessed housing values, the following table examines the number of existing (whether for-sale or occupied) single-family homes (including townhome), duplexes, and condo units in South Jordan that would be affordable for households at various levels of AMI to purchase today, given mortgage rates around 6.5 percent. A very small proportion (2.8 percent) of homes in South Jordan are currently affordable for households earning less than the Salt Lake Metro area median income. For low-income households (earning less than 80 percent of AMI), only 1.1 percent of South Jordan homes are affordable to purchase.

Figure 40: Affordable Single-Family, Duplex, and Condo Units by AMI (2022)

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Household Income Limit (3 persons)	\$31,200	\$52,000	\$83,200	\$103,950
Affordable Home Price (6.5% mortgage rate, \$300 utilities, 10% downpayment)	\$76,030	\$158,397	\$281,946	\$364,114
# of Affordable SF, Duplex, Condo Units	37	0	207	402
Cumulative Units	37	37	244	646
% of South Jordan SF, Duplex, Condo Units	0.2%	0.0%	0.9%	1.7%
Cumulative %	0.2%	0.2%	1.1%	2.8%

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory; HUD; ZPFI

Figure 41 examines the number of existing rentals (whether for-rent or occupied) in South Jordan that would be affordable for households at various levels of AMI to lease today. As previously discussed (page 17), most rentals in the City consist of apartments; however, townhomes, duplexes, and even single-family detached homes are available for rent. The following table considers affordability for all rental units in South Jordan, regardless of the housing type.

Figure 41: Affordable Rental Units by AMI (2022)

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Household Income Limit (3 persons)	\$31,200	\$52,000	\$83,200	\$103,950
Affordable Monthly Rent (incl. utilities)	\$780	\$1,300	\$2,080	\$2,599
# of Affordable Rentals (Rented and For-Rent Units)	161	521	2,491	587
Cumulative Units	161	682	3,172	3,760
% of South Jordan Rentals	3.9%	12.6%	60.5%	14.3%
Cumulative %	3.9%	16.5%	77.0%	91.3%

Source: U.S. Census Bureau 5-year ACS Data 2018-2022; HUD; ZPFI

The vast majority (91.3 percent) of rental units in South Jordan are affordable for households earning less than the Salt Lake Metro area median income. For low-income households (earning less than 80 percent of AMI), over three-quarters (77.0 percent) of rental units are affordable. However, affordable housing availability declines sharply for households earning less than 50 percent of AMI. For households earning less than 50 percent of AMI, 16.5 percent of rentals are affordable. For households earning less than 30 percent of AMI, just 3.9 percent of rentals are affordable. Additionally, low-priced units not restricted by income may be occupied by households with relatively higher incomes, further limiting access to housing for the lowest income groups.

Picture of Subsidized Households

Given the limited number of units affordable for very-low to extremely-low -income households, some South Jordan residents depend on federal subsidies to afford housing. In determining the affordable housing needs in the City, an examination of subsidized households reveals where some of these needs are already met through subsidies.

The U.S. Department of Housing and Urban Development provides assistance to households through three categories of programs: public housing, tenant-based subsidy, and privately-owned/project-based subsidy (including Low Income Housing Tax Credit, or LIHTC, units). The Housing Authority of Salt Lake County (also known as Housing Connect) provides public housing units throughout the County. Tenant-based subsidy refers to assistance administered by HUD directly to households in the form of vouchers for market-rate units. In South Jordan, households receiving subsidy fall into the tenant-based subsidy category, as the City does not have any public housing or LIHTC units. The following table outlines the economic and demographic characteristics of households receiving this tenant-based subsidy for market-rate units.

Figure 42: HUD Subsidized Households in South Jordan (2023)

Total HUD Subsidized Households	49
Total Population (all members of subsidized households)	120
Household Size	2.3
Avg. Monthly Housing Cost	\$1,501
Avg. Cost to Household	\$459
Avg. Cost to HUD	\$1,042
Avg. Income for Subsidized Households	\$17,686
Imputed Median Income for Subsidized Households	\$15,000
Avg. Percent of AMI	21%
Households below 30% of AMI	41
Households 30% to 50% of AMI	8
Households above 50% AMI	0
Percent Disabled (of all members of subsidized households)	32%
Percent Racial/Ethnic Minority	32%
Percent Households with Children	36%
Average Time Since Moved In	60 months
Percent Moved in Last Year	34%

Source: HUD 2023; ZPFI Calculation

This picture of HUD subsidized households does not necessarily include households receiving other forms of financial support or non-employment income, such as Social Security; pensions; 401k, Roth IRA, and other retirement account income; or aid from friends, family, non-profit, and religious organizations. However, the U.S. Census Bureau's American Community Survey captures sources of income from Social Security, Supplemental Social Security, retirement payments, disability benefits, and any cash public assistance or welfare payments from state and local entities. Therefore, the following "Housing Gap Analysis" fully accounts for households receiving subsidy.

Housing Gap Analysis

This subsection considers supply- and demand-side factors in the South Jordan housing market to calculate a “Housing Gap Analysis.” The supply-side encompasses South Jordan’s housing inventory, including the costs to rent or purchase units at current market values, mortgage rates, and rents. The demand side encompasses existing South Jordan households, examining current income levels and accounting for subsidies to determine what existing residents can afford in current market conditions.

This Housing Gap Analysis is designed to illuminate points of focus to plan for housing affordability, given the current market environment. Many of South Jordan’s current residents moved in amidst a different market environment, with lower interest rates, lower rents, and lower home prices. Therefore, the “surplus” or “shortage” numbers provided should not be interpreted to necessarily mean that the City needs a particular number of units at certain price ranges to meet the needs of current residents. (To examine housing affordability for current residents, refer back to the “Cost Burden” subsection on page XX). Instead, the Housing Gap Analysis highlights market segments that are tight and competitive with limited supply, as well as segments with excess capacity to help current and future demand.

Figure 43: South Jordan Housing Gap Analysis 2022

	Existing Households	Naturally Occurring Affordable Units	HUD Subsidized Households	Surplus (Shortage)
< 30% AMI	1,571	198	41	(1,332)
30-50% AMI	1,400	521	8	(871)
50-80% AMI	3,492	2,698	0	(794)
80-100% AMI	3,322	989	0	(2,333)
Total Below 100% AMI	9,784	4,406	49	(5,329)
Total Below 80% AMI	6,463	3,417	49	(2,997)

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory; HUD; U.S. Census Bureau 5-year ACS Data 2018-2022; ZPFI

Projected Housing Gap

Without the development of new units affordable for low- and moderate-income households, the demand for affordable units will outpace supply as the population grows. Assuming the share of population falling into each AMI category remains constant as total population grows, the following table projects the affordable housing gap into year 2030 based on the population projections shown previously on page 3.

Figure 44: South Jordan Housing Gap Analysis, 2030 Projected

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total Below 100% AMI	Total Below 80% AMI
Current Surplus (Shortage)	(1,332)	(871)	(794)	(2,333)	(5,329)	(2,997)
Additional by 2030 Surplus (Shortage)	(492)	(438)	(1,098)	(1,045)	(3,073)	(2,028)
Total Surplus (Shortage) by 2030	(1,824)	(1,309)	(1,892)	(3,378)	(8,402)	(5,025)

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory; HUD; U.S. Census Bureau 5-year ACS Data 2018-2022; ZPFI

Financial Tools and Affordability Mechanisms

First Home Investment Zones (FHIZ)

Utah Senate Bill 268 (SB268), passed in 2024, allows cities to use tax increment to create a town center, with owner-occupied units, in areas not covered by Housing and Transit Reinvestment Zones (HTRZs). There must be a minimum of ten acres and a maximum of 100 acres in a FHIZ. The approval process is similar to that of HTRZs, with HTRZ committee approval required.

There is a per-acre minimum residential density requirement of 30 units per acre, and 51 percent of the developable acres in the FHIZ zone must be residential. However, up to half of these homes can be outside the FHIZ zone. At least 25 percent of homes within the zone must be owner-occupied; outside the zone, all homes must be owner-occupied.

At least 12 percent of homes inside the FHIZ zone, and at least 20 percent of homes outside the zone must be affordable. Owner-occupied homes are defined to be affordable at 80 percent of the county median sales price; rental homes are affordable at 80 percent AMI.

New homes outside the FHIZ zone, but within the proposing city (“extraterritorial homes”), can count towards the requirement of 30 units per acre if they are owner-occupied for at least 25 years and meet other requirements: minimum of six units per acre, single-family owner-occupied, and 80 percent detached units.

If a FHIZ is approved, the municipality can receive up to 60 percent of property tax increment capture from all taxing entities inside the zone for 25 out of 45 years, with a maximum of three tax increment phases. Increment can be used for project and system infrastructure costs for the benefit of the FHIZ and related homes outside the zone.

Community Reinvestment Areas (CRA)

In a CRA area, ten percent of tax increment revenue to the local Redevelopment Agency exceeding \$100,000 per year must be set aside for affordable housing. These funds can be used anywhere in the City or transferred to housing agencies.

A CRA is a defined area, created under Utah Code 17C-5-104, that allows for the tax increment generated by new development, over a specified period of time, to be set aside to the City’s redevelopment agency for specific purposes within the CRA, including the creation of affordable housing. As the City creates additional CRA areas, it will also generate additional housing funds.

Figure 45: CRA Utah Code 17C-5-104 Requirements

Geographic Limitations	Limited to municipal boundaries (or any defined portion therein)
Funding Mechanism	Tax Increment Financing
Taxing Entity Participation	Beneficial to gain the support of the other taxing entities within the defined project area
State of Utah Participation	No
Governing Body	Municipal Redevelopment Agency
Committee Formation Required	No
State Approval Required	No, but documentation filing is required
Area of Expenditure	Within defined boundaries or for improvements that benefit the area
Zoning and Use Requirements	No requirements
Affordable Housing Requirements	10% affordable set-aside for CRAs generating more than \$100,000 in increment annually
Other Economic Development and Housing Tools	Can be used in combination with other tools

Source: ZPFI

Deed Restrictions

Deed restrictions are recorded covenants against a property that “run with the land,” remaining in effect upon repeated sale or transfer. Cities across Utah use deed restrictions to maintain affordable rents, limit property value growth, restrict ownership to certain levels of income, and control property uses (example: [Park City](#)). A City may record a deed restriction on land it owns, or through an agreement with a private landowner.

A deed restriction is a non-legislative requirement on landowners without the creation of new laws or changes to code. To record a deed restriction on private property, restrictions need to be counterbalanced with incentives for the landowner. Alternatively, the City could record deed restrictions against land it purchases or currently owns without the need for incentives. However, doing so could lower the asset value by reducing its income and/or profit potential. Once a deed restriction is recorded, the party filing the covenant (i.e., the City) bears the burden of enforcement. This involves dedicating personnel to track compliance and handle noncompliant landowners.

Deed restriction is a tool to ensure the affordability of a residential property in perpetuity, but it comes at a price: the cost of incentivizing acceptance of the covenant or mitigating loss of asset value, cost of tracking compliance, and cost of legal enforcement.

Home Ownership Promotion Zones (HOPZ)

HOPZs were enacted by the Utah Legislature in its 2024 session in SB168. The basic requirements for a HOPZ are as follows:

- Can be established directly by a municipality;
- Must be 10 acres or less;
- Must be zoned for at least 6 units per acre;
- 60 percent of the housing units must be affordable (less than 80 percent of the median county home price);
- Housing must be deed-restricted for at least five years;
- And more provisions are in the bill – details; and
- If created, the municipality can receive 60 percent of the tax increment for 15 years.

Appendix A: Moderate-Income Housing Goals and Strategies

As a community with fixed guideway transit (i.e., UTA TRAX), South Jordan is required to implement at least five of the following strategies as defined in Utah Code 10-9a-403(2)(b)(iii) but may voluntarily implement more than five strategies.

- A. rezone for densities necessary to facilitate the production of moderate-income housing;
- B. demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing;
- C. demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- D. identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate-income housing;
- E. create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- F. zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- G. 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;
- H. 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;
- I. amend land use regulations to allow for single room occupancy developments;
- J. implement zoning incentives for moderate income units in new developments;
- K. preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;
- L. reduce, waive, or eliminate impact fees related to moderate income housing;
- M. demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- N. implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- O. apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
- P. 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;

Continued on the following page.

- Q. create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- R. create a home ownership promotion zone pursuant to Part 10, Home Ownership Promotion Zone for Municipalities;
- S. eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
- T. create a program to transfer development rights for moderate income housing;
- U. ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- V. develop a moderate-income housing project for residents who are disabled or 55 years old or older;
- W. develop and adopt a station area plan in accordance with Section 10-9a-403.1;
- X. create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;
- Y. create a first home investment zone in accordance with Title 63N, Chapter 3, Part 16, First Home Investment Zone Act;
- Z. demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

South Jordan is required to “identify each moderate-income housing strategy recommended to the legislative body for implementation by restating the exact language used” in the preceding menu of strategy options.

Upon electronic submittal to the Utah Department of Workforce Services, Housing and Community Development Division (“Division”), due on or before August 1st, the Division will review the submission to verify that it contains the required number of listed strategies, that the City proposes specific timelines and measurable benchmarks for implementation within the five-year planning period (for initial reports) or that the City has progressed toward identified benchmarks and met previously provided timelines according to its implementation plan (for subsequent reports).

The Division will review reports within 90 days of receipt for compliance. In the event of a noncompliant determination, the City may submit a corrected report within 90 days from the date the notice of noncompliance was sent, after which the Division will review within 30 days. Noncompliance may result in daily fees and loss of program funds from the State Department of Transportation.

The City must choose at least five strategies from the preceding list, along with measurable and specific timelines and benchmarks for implementation. The City may opt to choose more than five strategies, in which case the City would qualify for priority consideration with regards to State Department of Transportation funds and/or projects.

The City of South Jordan has provided the following implementation strategies:

Strategy 1 (Option E):

Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Actions to Date:

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

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 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.

2024

- Work with Daybreak to draft a long-term ADU solution for Daybreak under the City's Planned Community (PC) Zone and Daybreak MDA.

Actions to implement:**2025**

- Approve the modified 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.
 - 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.

2026-2030, Annually

- City staff will continue to track and report ADU permit numbers by year.
- City staff will evaluate the effectiveness of changes made to the ADU ordinance and determine if further improvements are needed to further eliminate barriers.

Strategy 2 (Option G):

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.

Actions to Date:**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).

2024

- The City continued partnership with Daybreak to develop and implement plans for Downtown Daybreak and the Daybreak HTRZ.

Actions to implement:**2025**

- The City will continue collaboration with the Daybreak Developer to implement the HTRZ including review and approval of land use applications.
- 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.

2026-2030, Annually

- The City will facilitate ongoing coordination with the Daybreak Developer including:
 - Review and approval of City land use applications and permits required to build and implement the Downtown Daybreak plan, including the affordable housing aspects of the Daybreak HTRZ.
 - Collaborate to work through any identified barriers such as the various public infrastructure challenges a development of this size encounters.

Strategy 3 (Option H):

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.

Actions to Date:**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.

Actions to implement:**2025**

- City staff will evaluate how to further strengthen the existing parking reduction ordinance and clarify shared parking requirements.
- City staff will identify areas where parking reductions may be allowed administratively.
- 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 and follow up that discussion with a proposed text amendment.

2026-2030, Annually

- City staff will evaluate the effectiveness of changes made to the parking ordinance and determine if further improvements are needed to address additional barriers.

Strategy 4 (Option J):

Implement zoning incentives for moderate income units in new developments.

Actions to Date:**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.

Actions to implement:

2025

- 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.

2026-2030, Annually

- City staff will evaluate 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 and work together for solutions on any further barriers.

Strategy 5 (Option O):

Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

Actions to Date:

2023

- In September of 2023, the City renewed their participation in the HOME Consortium interlocal agreement with Salt Lake County through the end of fiscal year 2026. South Jordan has participated as a member of the consortium since 2014 but has yet to utilize these funds for projects within South Jordan.

Actions to Implement:

2025

- City Staff will research opportunities to utilize HOME funds for use in the home repair program.
- City Staff will explore the re-establishment of a rental assistance program with HOME funds.
- The city will work to expand education on resources available to moderate income residents.

2026

- The City will renew the HOME interlocal agreement.
- City Staff will implement any funding received into programs, as appropriate.
- City Staff will explore the viability of any additional interlocal agreements that would improve Moderate Income Housing in South Jordan.

2026-2030, Annually

- City staff will continue implementation of any relevant funded programs, as appropriate and will evaluate their effectiveness and identify any barriers to further implementation.

Strategy 6 (Option P):

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.

Actions to Date:**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.

2024

- The City continued partnership with Ivory Innovations to build the Senior Housing Project, worked toward identifying options for community concerns about the Senior Housing Project and explore all options for addressing those concerns.

Actions to Implement:**2025**

- 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.

- 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.

2026-2030, Annually

- City staff will evaluate new opportunities for Moderate Income Housing as additional RDA funds become available.

Strategy 7 (Option W):

Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

Actions to Date:

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:
 - 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.

2024

- City staff worked with WFRC to hire a consultant to finish all the required SAPs or SAP resolutions.
- City staff/City's consultant collected 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 drafted SAPs for red line stations.

Actions to Implement:**2025**

- City Staff will continue to partner with the City's Consultant to complete a SAP for the frontrunner station.
- 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.

2026-2030, Annually

- City Staff will continue the implementation of the SAPs and evaluate their progress for any shifts in strategy that may be needed to address barriers.

Appendix B: Additional Figures

The layout and content of this Housing Report has been updated since the previous report in 2019. To aid in comparisons across time, this appendix includes any additional, updated figures and tables corresponding to those provided in previous years' reports.

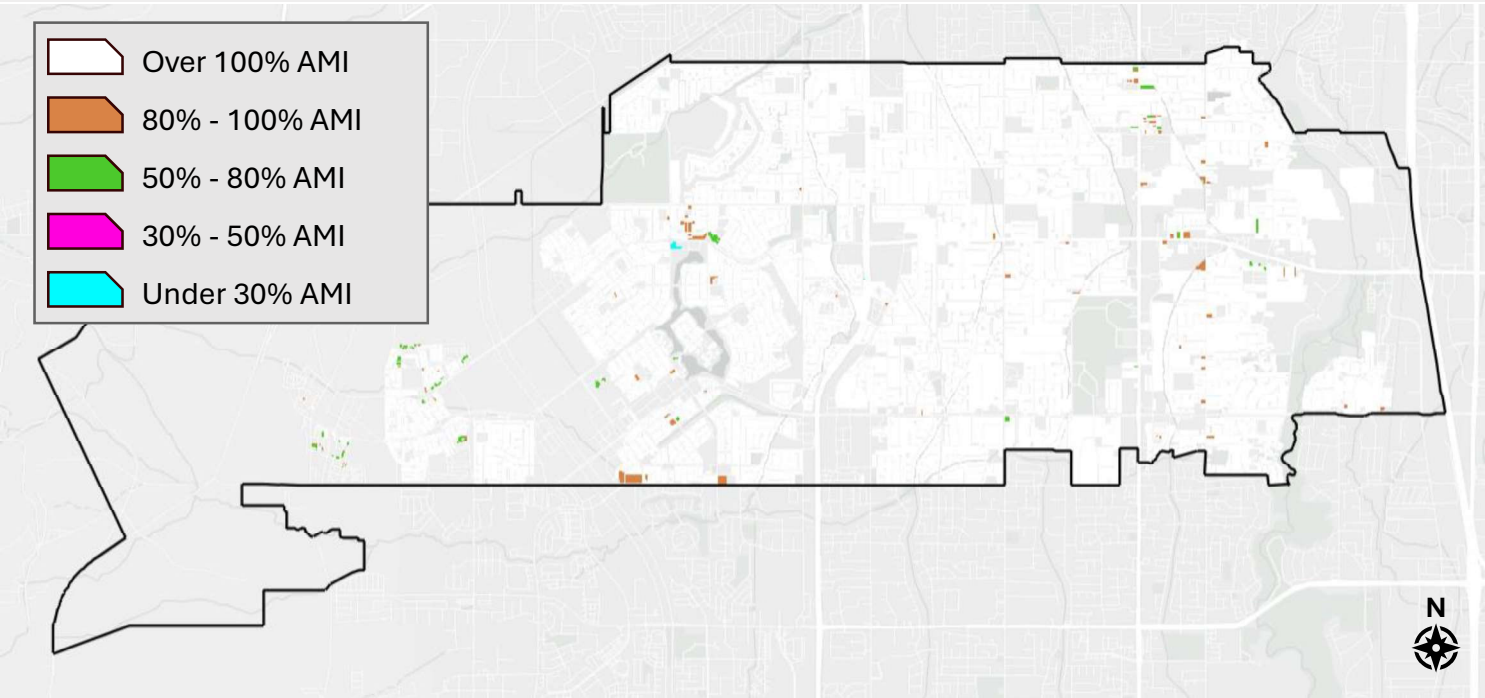
Figure B-1: South Jordan Home Value Distribution (Current as of 2022)

Home Value	SFH, Condo, Duplex, and Townhome Units	Percent of Units within Value Range	Cumulative Percent of Units
<\$100,000	97	0.37%	0.37%
\$100,000 - \$149,999	11	0.04%	0.42%
\$150,000 - \$199,999	49	0.19%	0.61%
\$200,000 - \$249,999	72	0.28%	0.88%
\$250,000 - \$299,999	1,702	6.57%	7.45%
\$300,000 - \$349,999	916	3.53%	10.98%
\$350,000 - \$399,999	1,605	6.19%	17.18%
\$400,000 - \$449,999	1,883	7.27%	24.44%
\$450,000 - \$499,999	2,095	8.08%	32.53%
\$500,000 - \$549,999	2,418	9.33%	41.86%
\$550,000 - \$599,999	2,803	10.81%	52.67%
\$600,000 - \$649,999	2,916	11.25%	63.92%
\$650,000 - \$699,999	2,204	8.50%	72.42%
\$700,000 - \$749,999	1,923	7.42%	79.84%
\$750,000 - \$799,999	1,275	4.92%	84.76%
\$800,000 - \$849,999	1,173	4.53%	89.29%
\$850,000 - \$899,999	889	3.43%	92.72%
\$900,000 - \$949,999	439	1.69%	94.41%
\$950,000 - \$999,999	355	1.37%	95.78%
\$1.000 M - \$1.499 M	990	3.82%	99.60%
\$1.500 M - \$1.999 M	70	0.27%	99.87%
\$2.000 M - \$2.499 M	14	0.05%	99.93%
\$2.500 M - \$2.999 M	8	0.03%	99.96%
\$3.000 M +	11	0.04%	100.00%

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

Map B-2 below shows affordable single-family detached, condo, duplex, and townhome units affordable at various levels of area median income, according to the income limits and affordability ranges outlined on page 22.

Figure B-2: South Jordan SFHs, Condo, Duplex, and Townhome Units by AMI Affordability (2022)



Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023); ZPFI Calculations according to HUD Definitions

Figure B-3: Comparative Home Price-to-Income (HPI) Ratios by Metro Area

Metro Area	2010	2015	2019	2022
Salt Lake - Tooele	3.6	3.9	4.6	6.8
Provo - Orem	4	4	4.9	6.7
Ogden - Clearfield	3.1	3	3.8	5.8
Logan, UT-ID	4	4	4.8	7.1
St. George	5.2	4.5	5.6	9.9
Las Vegas - Henderson - Paradise	2.6	4.1	5	7.4
Phoenix - Mesa - Scottsdale	2.7	3.9	4.2	6.1
Denver - Aurora - Lakewood	3.9	5.1	5.5	7.1
Colorado Springs	3.6	3.9	4.5	5.6
Boise City	3	3.5	4.5	6.6
San Francisco - Oakland - Hayward	7.2	8.7	8.7	11.3
Los Angeles - Long Beach - Anaheim	7.1	8.9	9	10.9

Source: Joint Center for Housing Studies of Harvard University (2024)

City of South Jordan, Utah

August 5, 2025

The City Council (the "Council") of the City of South Jordan, Utah, met in regular public session at the regular meeting place of the Council in South Jordan, Utah, on Tuesday, August 5, 2025, at the hour of 6:30 p.m., with the following members of the Council being present:

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

Also present:

Dustin Lewis	City Manager
Anna Crookston	City Recorder
Sunil Naidu	Chief Financial Officer
Ryan Loose	City Attorney

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this August 5, 2025, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Councilmember Jason T. McGuire and seconded by Councilmember Kathie Johnson, was adopted by the following vote:

AYE: Roll Call Vote 5-0 in favor.

Council Member Jason T. McGuire
 Council Member Kathie Johnson
 Council Member Patrick Harris
 Council Member Donald J. Shelton
 Council Member Tamara Zander

NAY:

The resolution is as follows:

RESOLUTION NO. R2025-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$45,000,000 AGGREGATE PRINCIPAL AMOUNT OF WATER REVENUE BONDS, SERIES 2025; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD AND SETTING OF A PUBLIC HEARING DATE; AUTHORIZING AND APPROVING THE EXECUTION OF AN INDENTURE, A PRELIMINARY OFFICIAL STATEMENT, AN OFFICIAL STATEMENT, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the "Council") of the City of South Jordan, Utah (the "Issuer") desires to (a) finance all or a portion of improvements to the Issuer's water system including, but not limited to, (i) a water tank to help meet current demand and support future growth on the west side of the Issuer, (ii) expansion of the Water Annex Building to increase storage space for inventory and equipment, and (iii) a new west side public works facility to alleviate space limitations, improve service level response times, and support the continued growth of the Issuer and the Public Works Department, and related improvements (collectively, the "Series 2025 Project"), (b) fund any necessary debt service reserve fund, and (c) pay costs of issuance with respect to the Series 2025 Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Water Revenue Bonds, Series 2025 (the "Series 2025 Bonds") (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer), pursuant to (a) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), (b) this Resolution, and (c) a General Indenture of Trust (the "General Indenture"), and a Supplemental Indenture (the "Supplemental Indenture" and together with the General Indenture, the "Indenture"), with such Indenture in substantially the form presented to the meeting at which this Resolution was adopted and which is attached hereto as Exhibit B; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity must (a) give notice of its intent to issue such bonds and (b) hold a public hearing to receive input from the public with respect to (i) the issuance of the bonds and (ii) the potential economic impact that the

improvement, facility or property for which the bonds pay all or part of the cost will have on the private sector; and

WHEREAS, the Issuer desires to call a public hearing for this purpose and to publish a notice of such hearing with respect to the Series 2025 Bonds, including a notice of bonds to be issued, in compliance with the Act; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase agreement (the “Bond Purchase Agreement”), in substantially the form attached hereto as Exhibit C to be entered into between the Issuer and the underwriter or the purchaser (the “Underwriter/Purchaser”) selected by the Issuer for any portion of the Series 2025 Bonds; and

WHEREAS, in the event that the Designated Officers (defined below) determine that it is in the best interests of the Issuer to publicly offer all or a portion of the Series 2025 Bonds, the Issuer desires to authorize the use and distribution of one or more of a Preliminary Official Statement (the “Preliminary Official Statement”) in substantially the form attached hereto as Exhibit D, and to approve one or more of a final Official Statement (the “Official Statement”) in substantially the form as the Preliminary Official Statement, and other documents relating thereto; and

WHEREAS, in order to allow the Issuer flexibility in setting the pricing date of the Series 2025 Bonds to optimize debt service costs to the Issuer, the Council desires to grant to any one of the Mayor, the City Manager, or the Chief Financial Officer (each a “Designated Officer”), the authority to (a) determine whether all or a portion of the Series 2025 Bonds should be sold pursuant to a private placement or a public offering; (b) approve the principal amounts, interest rates, terms, maturities, redemption features, and purchase price at which the Series 2025 Bonds shall be sold; and (c) make any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the “Parameters”);

NOW, THEREFORE, it is hereby resolved by the City Council of the City of South Jordan, Utah, as follows:

Section 1. For the purpose of (a) financing all or a portion of the Series 2025 Project, (b) funding a deposit to a debt service reserve fund, if necessary and (c) paying costs of issuance of the Series 2025 Bonds, the Issuer hereby authorizes the issuance of the Series 2025 Bonds which shall be designated “City of South Jordan, Utah Water Revenue Bonds, Series 2025” (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer) in the aggregate principal amount of not to exceed \$45,000,000. The Series 2025 Bonds shall mature in not more than thirty-one (31) years from their date or dates, shall be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, shall bear interest at a rate or rates of not to exceed six percent (6.0%) per annum, as shall be approved by the Designated Officers, all within the Parameters set forth herein.

Section 2. The Designated Officers are hereby authorized to specify and agree as to the method of sale, the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2025 Bonds for and on behalf

of the Issuer, provided that such terms are within the Parameters set by this Resolution. The selection of the method of sale, the selection of the Underwriter/Purchaser and the determination of the final terms and redemption provisions for the Series 2025 Bonds by the Designated Officers shall be evidenced by the execution of the Bond Purchase Agreement if the Series 2025 Bonds are sold at a private or negotiated underwriting sale in substantially the form attached hereto as Exhibit C. The form of the Bond Purchase Agreement is hereby authorized, approved and confirmed.

Section 3. The Indenture and the Bond Purchase Agreement in substantially the forms presented to this meeting and attached hereto as Exhibits B and C, respectively, are hereby authorized, approved, and confirmed. The Mayor and City Recorder are hereby authorized to execute and deliver the Indenture and the Designated Officers are hereby authorized to execute and deliver the Bond Purchase Agreement in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officers within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 5 hereof. The Designated Officers are hereby authorized to select the Underwriter/Purchaser.

Section 4. Should the Designated Officers determine to have the Series 2025 Bonds underwritten, the Issuer hereby authorizes the utilization of the Preliminary Official Statement in the form attached hereto as Exhibit D in the marketing of the Series 2025 Bonds and hereby approves the Official Statement in substantially the same form as the Preliminary Official Statement.

Section 5. The Designated Officers or other appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Indenture, the Preliminary Official Statement, the Official Statement, the Series 2025 Bonds, the Bond Purchase Agreement, or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2025 Bonds (within the Parameters set by this Resolution), to conform to any applicable bond insurance or reserve instrument or to remove the same, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

Section 6. The form, terms, and provisions of the Series 2025 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Mayor and the City Recorder are hereby authorized and directed to execute and seal the Series 2025 Bonds and to deliver said Series 2025 Bonds to the Trustee for authentication. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution. The Series 2025 Bonds shall recite that the Series 2025 Bonds are issued under the authority of the Constitution of the State of Utah, the Act, and other applicable law.

Section 7. The Designated Officers or other appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Trustee the written order of the Issuer for authentication and delivery of the Series 2025 Bonds in accordance with the provisions of the Indenture.

Section 8. Upon their issuance, the Series 2025 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2025 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2025 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 9. The Designated Officers and other appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including, without limitation, any bond insurance requirements permitted under the Indenture and post-issuance compliance procedures) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 10. After the Series 2025 Bonds are delivered by the Trustee to the Underwriter/Purchaser and upon receipt of payment therefor, this Resolution shall be and remain irrepealable until the principal of, premium, if any, and interest on the Series 2025 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 11. In accordance with the provisions of the Act, the Issuer directs its officers and staff to cause a “Notice of Public Hearing and Bonds to be Issued” (the “Notice”), to be published in substantially the form attached hereto as **Exhibit E**. The Issuer shall hold a public hearing on September 2, 2025, to receive input from the public with respect to the issuance of the Series 2025 Bonds and the potential economic impact that the improvements to be financed with the proceeds of the Series 2025 Bonds will have on the private sector, which hearing date shall not be less than fourteen (14) days after the Notice is published (a) as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended (“Utah Code”) (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the official website of the Issuer, and (iii) in a public location within the Issuer that is reasonably likely to be seen by residents of the Issuer and (b) as required in Section 45-1-101, Utah Code. The City Recorder shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the office of the City Recorder, for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the initial date of publication thereof.

Section 12. The Issuer hereby reserves the right to opt not to issue the Series 2025 Bonds for any reason, including without limitation, consideration of the opinions expressed at the public hearing.

Section 13. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this August 5, 2025.



By: Dawn R. Ramsey
Mayor

ATTEST:

By: Axma C. [Signature]
City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.



ATTEST:

By: 
Mayor

By: 
City Recorder

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

I, Anna Crookston, the duly appointed and qualified City Recorder of the City of South Jordan, Utah (the "City"), do hereby certify according to the records of the City Council of the City (the "City Council") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the City Council held on August 5, 2025, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on August 5, 2025, and that pursuant to the Resolution, a Notice of Public Hearing and Bonds to be Issued was posted no less than fourteen (14) days before the public hearing date (a) as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended (“Utah Code”) (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the City’s official website, and (iii) in a public location within the Issuer that is reasonably likely to be seen by residents of the City and (b) as required by Section 45-1-101, Utah Code.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this August 5, 2025.



By: Anna Crawford
City Recorder

EXHIBIT ACERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Anna Crookston, the duly qualified and acting City Recorder of the City of South Jordan, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice (the "Notice") of the agenda, date, time, and place of the August 5, 2025, public meeting held by the City Council of the City, by causing the Notice, in the form attached hereto as Schedule 1,

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

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

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

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

IN WITNESS WHEREOF, I have hereunto subscribed my signature this August 5, 2025.



By: Anna Crookston
City Recorder

To Be Attached:

SCHEDULE 1 --NOTICE OF MEETING

SCHEDULE 2 -- NOTICE OF ANNUAL MEETING SCHEDULE

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), that on August 5, 2025, the City Council (the “Council”) of the City of South Jordan, Utah (the “Issuer”), adopted a resolution (the “Resolution”) in which it authorized the issuance of the Issuer’s Water Revenue Bonds, Series 2025 (the “Series 2025 Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer), and called a public hearing to receive input from the public with respect to the issuance of the Series 2025 Bonds.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on September 2, 2025, at the hour of 6:30 p.m. at 1600 West Towne Center Drive, South Jordan, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of the Series 2025 Bonds and (b) any potential economic impact that the project to be financed with the proceeds of the Series 2025 Bonds may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE SERIES 2025 BONDS

The Series 2025 Bonds will be issued to (a) finance all or a portion of improvements to the Issuer’s water system including, but not limited to, (i) a water tank to help meet current demand and support future growth on the west side of the Issuer, (ii) expansion of the Water Annex Building to increase storage space for inventory and equipment, and (iii) a new west side public works facility to alleviate space limitations, improve service level response times, and support the continued growth of the Issuer and the Public Works Department, and related improvements; (b) fund any necessary debt service reserve fund; and (c) pay costs of issuance with respect to the Series 2025 Bonds.

PARAMETERS OF THE SERIES 2025 BONDS

The Issuer intends to issue the Series 2025 Bonds in the aggregate principal amount of not more than Forty-Five Million Dollars (\$45,000,000), to mature in not more than thirty-on (31) years from their date or dates, to be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed six percent (6.0%) per annum. The Series 2025 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General and a Supplemental Indenture (together, the “Indenture”) which were before the Council in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2025 Bonds will not exceed the maximums set forth above. The Issuer reserves the right to not issue the Series 2025 Bonds for any reason and at any time up to the issuance of the Series 2025 Bonds.

REVENUES TO BE PLEDGED

The Bonds are special, limited obligations of the Issuer payable from the net revenues of the Issuer’s water system (the “System”).

OUTSTANDING BONDS SECURED BY REVENUES

The Issuer currently has no bonds outstanding secured by the Revenues.

OTHER OUTSTANDING BONDS OF THE ISSUER

Additional information regarding the Issuer’s outstanding bonds may be found in the Issuer’s financial report (the “Financial Report”) at <https://reporting.auditor.utah.gov/searchreports/s/>. For additional information, including any information more recent than as of the date of the Financial Report, please contact Sunil Naidu, Chief Financial Officer at (801) 254-3742.

TOTAL ESTIMATED COST OF SERIES 2025 BONDS

Based on the Issuer's current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Series 2025 Bonds to be issued under the Act to finance the Project, if held until maturity, is \$78,238,000.

A copy of the Resolution and the Indenture are on file in the office of the City of South Jordan City Recorder, 1600 West Towne Center Drive, South Jordan, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 6:00 p.m. Monday through Thursday and 8:00 a.m. to noon on Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Indenture (but only as it relates to the Bonds), or the Bonds, or any provision made for the security and payment of the Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this August 5, 2025.

/s/ Anna Crookston
City Recorder

From: support@helpdesk.utah.gov
To: [Anna Crookston](#)
Subject: Public Notice for City Council
Date: Wednesday, August 6, 2025 12:09:41 PM

Utah Public Notice

City Council

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

Notice Date & Time: 9/2/25 6:30 PM -9/2/25 6:30 PM

Description/Agenda:

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REVENUES TO BE PLEDGED

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DATED this August 5, 2025.

/s/ Anna Crookston
City Recorder

Notice of Special Accommodations:

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Assistant City Manager at 801-446-HELP (4357) at least 24 hours prior to this meeting.

Notice of Electronic or telephone participation:

Only available when noticed as Electronic

Other information:

N/A

Location:

1600 W. Towne Center Drive , South Jordan, 84095

Contact information:

Anna Crookston , acrookston@sjc.utah.gov, (801)446-4357

City of South Jordan 2025 Council Study Meetings Start Time 4:30 PM	City of South Jordan 2025 City Council Meetings Start Time 6:30 PM
Tuesday, January 7, 2025 Tuesday, January 21, 2025 Tuesday, February 4, 2025 Tuesday, February 18, 2025 Tuesday, March 4, 2025 Tuesday, March 18, 2025 Tuesday, April 1, 2025 Tuesday, May 6, 2025 Tuesday, May 20, 2025 CANCELED Tuesday, June 3, 2025 Tuesday, June 17, 2025 Tuesday, July 15, 2025 Tuesday, August 5, 2025 Tuesday, August 19, 2025 Tuesday, September 2, 2025 Tuesday, September 16, 2025 Tuesday, October 7, 2025 Tuesday, October 21, 2025 Tuesday, November 18, 2025 Tuesday, December 2, 2025	Tuesday, January 7, 2025 Tuesday, January 21, 2025 Tuesday, February 4, 2025 Tuesday, February 18, 2025 Tuesday, March 4, 2025 Tuesday, March 18, 2025 Tuesday, April 1, 2025 Tuesday, May 6, 2025 Tuesday, May 20, 2025 CANCELED Tuesday, June 3, 2025 Tuesday, June 17, 2025 Tuesday, July 15, 2025 Tuesday, August 5, 2025 Tuesday, August 19, 2025 Tuesday, September 2, 2025 Tuesday, September 16, 2025 Tuesday, October 7, 2025 Tuesday, October 21, 2025 Tuesday, November 18, 2025 Tuesday, December 2, 2025

Item H.1.

City Council Study Meetings begin at 4:30 p.m. on the first and third Tuesday of each month. The Study meetings are generally held in the City Hall Council Work Room located at 1600 W. Towne Center Drive, South Jordan, Utah.

Regular City Council Meetings begin at 6:30 p.m. on the first and third Tuesday of each month. Meetings are held at South Jordan City Hall in the Council Chambers located at 1600 West Towne Center Drive, South Jordan, Utah.

All meetings are subject to change. Any changes will be noticed as required by law.

South Jordan City
 Anna Crookston, CMC
 City Recorder
acrookston@sjc.utah.gov

Cindy Valdez, CMC
 Deputy Recorder
cvaldez@sjc.utah.gov

801.446.4357 Phone
 801.254.3393 Fax

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

August 19, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Deputy City Recorder Ambra Holland

Absent:

Other (Electronic) Attendance:

Other (In-Person) Attendance: Cordelia Franklin, Jonathon Franklin

4:35 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – By Assistant City Manager, Don Tingey

Assistant City Manager Tingey offered the invocation.

Council Member Zander joined the meeting.

C. Mayor and Council Coordination

Mayor Ramsey reminded the council to have the upcoming Legislative Policy Committee (LPC) meeting on their radar and encouraged those planning to attend to ensure it is on their calendars. She mentioned she was not officially invited to LPC and did not initially have it on her calendar but added it after learning about the meeting. She noted that while she may need to join electronically due to a scheduling conflict, it is an important meeting with significant topics, and attending in person would be beneficial.

Council Member Zander shared that a community member had inquired about the possibility of South Jordan City hosting an interfaith choir concert.

Mayor Ramsey asked whether the community member was looking to organize an interfaith choir independently or if she was coordinating through the existing interfaith group.

Council Member Zander clarified that the group is not seeking to host the event themselves but would like the City to take the lead in order to maintain a non-denominational appearance. The group already has an interfaith choir organized and is requesting the City's assistance in coordinating with the school to secure a venue, specifically the auditorium at Bingham High School, similar to how Riverton City has supported a comparable event at Riverton High. They are also asking the City to help promote the event through its communication channels, including the newsletter and email. She expressed her support for the proposal, noting that if the City is going to invest time and effort, this would be a meaningful and worthwhile event to support during the Christmas season.

Mayor Ramsey noted that the City may have existing policies that do not fully permit this type of involvement and indicated that staff would need to review potential ways to work within or around those limitations.

City Manager Dustin Lewis noted that policies vary between cities and emphasized that coordination with the school district would be necessary. He pointed out that the request seems to involve City staff taking the lead and asked for clarification on whether the group expects the City to coordinate directly with the school and why they have not reached out to the school themselves. Council Member Zander clarified that the event would consist of multiple choirs and musical groups coming together for one evening in November or early December.

City Attorney Ryan Loose asked whether the group is requesting that the City cover the cost of using the school facility. Council Member Zander noted they have not asked for the City to pay. City Manager Lewis noted that the City would be responsible for paying the school district to use the facility if it were to coordinate the event. Council Member Zander explained that the group is hoping the event can be presented as a South Jordan City or City-hosted interfaith Christmas concert. She suggested that someone from the group could be directed to contact a staff member for further coordination.

Mayor Ramsey noted that additional information is needed and suggested that the individual could submit a formal proposal to clearly outline the City's expected role in the event.

City Manager Lewis suggested that the group could coordinate with the school district to schedule the event and potentially invite the Mayor to MC or host it. He noted that if the City were expected to handle all arrangements, cover fees, and manage advertising, it would create a significant burden. He added that the group could reach out to Assistant City Manager Don Tingey to provide more details about their request. He asked Council Member Zander if she wants the City to allocate funds or commit staff time to support the event.

Council Member Zander expressed that, in her opinion, the City should assist with facilitating the event if possible. She noted that allocating budget dollars may not be necessary and questioned what was previously spent on a similar interfaith event at the baseball stadium. Mayor Ramsey noted that the City did not spend any funds on the previous interfaith event, as the City was not involved in its coordination.

Council Member Zander suggested that the City could support the event by attending and showing approval, as well as connecting the group with relevant contacts to facilitate the event. She noted she will have the group contact Assistant City Manager Don Tingey.

D. Discussion/Review of City Council Meeting

Presentation Item:

- **South Jordan Senior Advisory Committee annual report.**

Action Items:

- Resolution R2025-50
- Resolution R2025-44
- Resolution R2025-45
- Resolution R2025-47
- Resolution R2025-48

Bess Dental Office Land Use Public Hearing Items:

- Resolution R2025-41
- Resolution R2025-42
- Zoning Ordinance 2025-06-Z

Public Hearing Item:

- Ordinance 2025-15

City Attorney Loose noted that the regular City Council meeting agenda can be amended to include Resolution R2025-50. He explained that while the City typically uses proclamations or motions for recognitions, adopting a formal resolution for fallen officers is an appropriate and commonly used approach. He referenced examples from Congress and various states, which often recognize groups of officers annually through resolutions naming those who have fallen that year.

Council Member Shelton shared that he attended a funeral and learned from a Tremonton community member that the recent officer fatalities deeply affected the local community, which is small and close-knit.

Mayor Ramsey noted that she had reached out and left a voicemail for the Mayor of Tremonton to express condolences and support following recent officer fatalities. She emphasized that South Jordan stands ready to offer assistance if needed and acknowledged the difficult and heartbreaking nature of the events.

Mayor, City Council, and staff reviewed the agenda for the upcoming regular City Council meeting. Key items include the Senior Advisory Committee report, multiple action items and resolutions, land use public hearing items, and a public hearing on an amendment to the City's e-bike ordinance to ensure compliance with state statute. Discussed recent incidents involving non-pedal motorized bikes, including accidents on the Jordan River Trail and interactions with residents, highlighting the ongoing public safety concerns.

The group discussed terminology for clarity, distinguishing between pedal-assist e-bikes and other motorized non-pedal bikes, and emphasized the importance of aligning with state statute while also using public education materials to inform residents. Staff described recent outreach efforts, including media events and coordination with bike retailers, to help educate purchasers about safety and compliance. Council members noted the potential need for legislative clarification at the state level and staff will follow up with regarding any developments.

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

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

E. Executive Closed Sessions:

- E.1. Discuss the purchase, exchange, or lease of real property.
- E.2. Discuss the character, professional competence, physical or mental health of an individual.

For the record, Item E.2. was not addressed during the meeting due to insufficient time remaining on the agenda.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

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

Council Member Johnson motioned to adjourn the August 19, 2025 City Council Study Meeting. Council Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The August 19, 2025 City Council Study Meeting adjourned at 6:27 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

August 19, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, CFO Sunil Naidu, Police Chief Jeff Carr, Fire Chief Chris Dawson, Deputy City/Transportation Engineer Jeremy Nielson, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Cook, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Deputy City Recorder Ambra Holland, Communications Manager/PIO Rachael Van Cleave, Planner Miguel Aguilera, Planning Commissioner Steve Catmull, Planning Commissioner Nathan Gedge, Community Center Manager Jamie Anderson

Absent:

Other (Electronic) Attendance: Brown & Seelye Attorneys, Ellen Brown, Abby Krout, Sheri Mattle, Sojo, Thomas Langholtz, Shari, Mattles, Hollie Poore, Adam Ferguson, Jason Brown, Carol Brown, Ryan's iPhone 16, Shannon Phillips

Other (In-Person) Attendance: Vivian Wilson, Krystal Hansen, LeeAnne Whitaker, Linda Walker, Marc Halliday, Scott Burnett, Midge Treglown, Leonard Browning, Beckstrom, Mark Richardson, Clayton Austin, Winslow Krout, Ron Van Bibber, Jim Gough, Renee Christiansen, Lisa Stowe, Tiffany Ryle, Kevin Phillips, Shannon Phillips, Stephanie Hurst, Dan Keiser, Camber Keiser, John-Thomas Lloyd, Suzanne Roskelly, Jane Walker, Eric Hansen, Ben Purdue, Alan Smith, Tiffany Pyle, Phil Dean, Ron Madsen, David Smith,

6:38 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – By Communications Manager, Rachael Van Cleave

Communication Manager/PIO Rachael Van Cleave offered the invocation.

C. Pledge of Allegiance – *By Director of Recreation, Janell Payne*

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

Council Member Shelton motioned to amend the August 19, 2025 City Council Meeting Agenda to add Resolution R2025-50, Honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department, as item D.1., and to renumber the remaining items accordingly. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.

D. Action Item:

- D.1. Resolution R2025-50, Honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department. (By Mayor, Dawn R. Ramsey)

Mayor Ramsey presented Resolution R2025-50, a resolution honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department. The resolution acknowledged the vital role of law enforcement officers in maintaining peace and enforcing laws with valor, dignity, and integrity. It recognized that the ultimate sacrifice an officer can make is the loss of life in the line of duty. Sergeant Sorensen and Officer Estrada were killed on August 17, 2025, while responding to a call for service. The City of South Jordan expressed its deep condolences to their families, the Tremonton-Garland Police Department, and the broader community. The resolution formally recognized their heroism and sacrifice.

Council Member Shelton motioned to approve Resolution R2025-50, Honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department. Council Member Johnson seconded the motion.

Council Member Shelton expressed sincere condolences and thanked those involved.

Council Member Johnson echoed condolences and emphasized the daily risks taken by law enforcement officers, including those in South Jordan. She recognized the invaluable service police officers provide to citizens across the state and noted that the loss of an officer is a shared burden. She expressed heartfelt gratitude for their commitment to protecting their communities.

Council Member Zander thanked Council Member Shelton for initiating the resolution earlier that day and expressed gratitude for his sensitivity. She echoed the sentiments shared by other council members and acknowledged the residents in attendance. She noted South Jordan's strong support for law enforcement, which is not always the case in every city or state. She encouraged the public to express gratitude to officers both on and off duty, recognizing the challenges and sacrifices involved in their service. She expressed deep appreciation for all officers and specifically honored those who have lost their lives in the line of duty.

Vote was 5-0, unanimous in favor.

Mayor Ramsey echoed the sentiments shared by the council and described the situation as devastating and unimaginable. She expressed appreciation for the South Jordan Police Department and asked Police Chief Jeff Carr to ensure his team knows how valued they are. She noted that it had been a particularly difficult day for the department, with many officers putting their lives on the line, and expressed gratitude that everyone remained safe.

E. Mayor and Council Reports:

Council Member Shelton reported on his role with the Governor's Commission for Housing Affordability, noting nearly 10,000 housing units are currently entitled in South Jordan. He also thanked staff for quickly responding to a graffiti issue on 4800 West.

Council Member Zander reported attending the ribbon cutting for the grand opening of Hires Big H near the Bees stadium, alongside other council members and the mayor. She noted it was her first time trying the restaurant and recommended the frosted mug of root beer. She expressed enthusiasm about South Jordan's ongoing growth, recognizing it as both a challenge and a reason to celebrate. She highlighted recent conversations with residents on the west side of the city regarding growth-related concerns and affirmed her appreciation for the opportunity to represent that area. Lastly, she thanked city staff for cleaning the pickleball courts at Highland Park, noting the improved condition during her recent visit.

Council Member Harris reported attending the senior volunteer appreciation dinner with Council Member Johnson and the mayor. He expressed gratitude for the contributions of the senior community and commended staff, particularly Community Center Manager Jamie Anderson and her team, for organizing a successful and enjoyable event. He also provided an update from the Jordan Basin Sewer District, noting that operations are going well. He attended a summer event hosted by the district to recognize the efforts of staff who ensure sewer services run smoothly. In addition, he shared that he has been actively engaging with residents on various issues over the past few weeks and has collaborated with Director of Planning & Economic Development Brian Preece and Assistant City Manager Jason Rasmussen to help address and resolve several of those concerns.

Council Member McGuire reported attending the Night Out Against Crime event, thanking Chief Carr and staff for their efforts in organizing it. He also attended the Hires Big H grand opening and highlighted South Jordan's strong economic development, noting high occupancy rates in commercial properties and retention of local businesses. He acknowledged receiving numerous emails regarding the rezoning discussion on tonight's agenda and confirmed that he reviewed each one. Additionally, he visited the Gale Museum before the study session, expressing appreciation for Museum Curator Maren Svare and her staff for maintaining the museum as a relevant community resource that highlights South Jordan's history. She encouraged residents to visit the museum.

Mayor Ramsey provided a summary of recent city activities and community engagement, noting that she had attended numerous meetings over the past weeks, which she described as productive and focused on advancing city initiatives. She highlighted several community events, beginning with the ribbon cutting for Hires Big H, expressing excitement about the new business. She

attended the senior volunteer appreciation dinner, thanking Community Center Manager Jamie Anderson and her team for organizing the event and recognizing the contributions of seniors who volunteer extensively in the city. She also encouraged residents to visit the South Jordan Farmers Market on Town Center Drive every Saturday through October 11, emphasizing the quality and variety of fresh produce brought by Utah farmers and the city's partnership with the Utah Farm Bureau. She highlighted the Salt Lake County Junior Livestock Auction at the Bastion Center, praising the dedication of young participants who raise animals throughout the season and noting the importance of the Bastion Center as a community resource. She also attended a large softball tournament, acknowledging city staff for maintaining organization and cleanliness during the busy and hot event. She mentioned that she was unable to attend the Dunkin' Donuts ribbon cutting due to a minor medical procedure and reminded residents to take precautions, including wearing sunscreen.

F. Presentation Item:

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

Community Center Manager Jamie Anderson introduced the Senior Advisory Committee and expressed appreciation for the committee members and their participation. She noted that one of the original presenters was unable to attend due to illness, and that she and Linda Walker would be presenting in his place, along with committee chair LeeAnne Whitaker. She reviewed prepared presentation (Attachment A) providing an overview of the committee's mission, emphasizing that it seeks to promote the interests of older adults and caregivers in the community, rather than specific programs, by connecting residents to resources and accurately representing their needs to the City Council. She introduced the committee members, including Chair Leanne Whitaker, Vice Chair Billy Lawrence, and members Midge Treglown, Erie Walker, Linda Walker, Kay Wadley, and Carrie Jansky, as well as the council liaison, Council Member Shelton, and herself as the staff liaison. She then invited Chair LeeAnne Whitaker to begin the presentation.

Senior Advisory Committee Chair Leanne Whitaker reviewed prepared presentation (Attachment A) providing an overview of the committee's activities over the past year. She reported that the committee distributed 200 Senior Center newsletters throughout the community and participated as volunteers in events such as Summer Fest and Light the Night. Committee members visited local businesses to solicit door prizes for banquets and special occasions, noting success in these efforts. They collaborated with the Arts Council to organize an upcoming senior art show and supported senior programs while serving as ambassadors to other seniors in the community, encouraging participation and engagement at the Senior Center. She highlighted a special project in which the committee partnered with students from the American Academy of Innovation on a bird connection service project, with further details to be shared later in the presentation.

Senior Advisory Committee Member Linda Walker reviewed prepared presentation (Attachment A) reporting on the committee's service activities. She noted that members participated in eight senior program banquets, purchased flowers for the Mother's Day tea, and distributed the traditional pocket calendar to senior program participants. The committee also served at the senior programs' holiday banquet and on Generation Day in August, with plans to continue

participation at upcoming events. She highlighted one of the interactive games played during these events, involving matching pictures of children to their adult counterparts, and invited a Director of Recreation Janell Payne, to engage with the activity. She continued the presentation by highlighting activities during Senior Center Month in September. Members participated in and supported all related events, including gathering donations and assisting with setup and judging for the senior art show. They organized a Senior Health and Wellness Fair, which included interactive activities such as a spinning wheel offering prizes and lunches. Committee members also participated in the Patriotic Lunch event and the fall banquet from the previous year, supporting seniors and helping facilitate these celebrations.

Senior Advisory Committee Chair Whitaker described the committee's Bird Connection project (Attachment B), a partnership with students from the American Academy of Innovation. Students built birdhouses, which committee members delivered to older adults who are homebound or living in care centers. She noted that the interaction and connection with birds had positive effects on senior mental health. She shared a personal anecdote about one recipient who sometimes remembers the birdhouse's origin and sometimes does not, illustrating the project's meaningful engagement.

Senior Advisory Committee Member Midge Treglown detailed additional Senior Center activities, including two clothing exchanges where participants could donate and select lightly used clothing. The committee also participated in the Earth Day boutique, assisted with setup and judging for the senior art show, and supported the Bingo Bonanza event at Summerfest, which drew many families and included prizes for winners. Committee members also rode in a parade, distributing candy to attendees. Additionally, the committee supported the AARP Tax-Aide program by making weekly reminder calls, helping 350 seniors complete their taxes at the center and reducing missed appointments compared to other program sites.

Community Center Manager Jamie Anderson reported on the growth of senior programs at the South Jordan Senior Center, noting a significant increase in overall attendance. She explained that attendance reflects the total number of visits to the center for any reason and highlighted that the current numbers surpass the previous high of 20,029 visits recorded in the 2017–2018 fiscal year. Lunch participation has increased proportionally, and demand for free transportation to and from senior programs has risen by 53% since 2023. The center also provides two-day trips per month and weekly transportation for a Gale Museum volunteer. Anderson emphasized the value of the Senior Center as an important community asset and expressed appreciation for the council's support in enhancing its programs and services.

Senior Advisory Committee Chair Whitaker highlighted the many benefits of the South Jordan Senior Center programs. She emphasized that the center provides a welcoming environment where seniors can socialize, find common interests, and gain support from peers. The programs include entertainment through banquets and parties, daily activities such as bingo, exercise and art classes, clubs, and card games. The center also provides hot meals through Salt Lake County Aging, which are delivered to homebound seniors by neighbors and friends. Food donations from organizations like Costco and Smith's are distributed on Tuesdays and Thursdays at no cost to participants. She shared examples of the tangible benefits of participation, including prizes won during bingo, which range from practical items like picture frames and pens to jewelry. She

noted that the combination of social engagement, activities, and supportive services makes the Senior Center a valuable and enjoyable resource for older adults in the community.

Community Center Manager Anderson outlined the Senior Advisory Committee's future goals for the fiscal year, emphasizing increased community outreach. She noted that over 10,000 residents in South Jordan are over age 60 and highlighted the importance of ensuring they are aware of city programs and resources available to their demographic. She emphasized intentionally considering aging needs in city planning and events to foster a more inclusive culture and challenge outdated perceptions of aging. She noted that September is Senior Center Month, which aligns with the National Council on Aging's theme for the year, "Powering Possibilities; Flip the Script," encouraging communities to confront ageism and promote active, engaged aging. She stressed that the committee plans to be more visible at city events, engage with schools, and provide support to older residents as they navigate decisions associated with aging. She emphasized the importance of celebrating aging as a natural part of life while offering opportunities for connection, resources, and engagement throughout the city.

Senior Advisory Committee Chair Whitaker invited council members and attendees to upcoming Senior Center programs. She highlighted the Senior Art Show running from August 27 through October 3, Generation Day on August 27, a Patriotic Lunch on September 11, the Fall Banquet on September 18 with door prizes for attendees, and the Senior Health and Wellness Fair on September 25 from 9:00 a.m. to 2:00 p.m. She encouraged participation in as many events as possible and welcomed questions from the council.

Council Member McGuire asked for clarification on the age range considered for participation in senior programs, noting that the slide referenced age 60, and inquiring whether that was the intended target age.

Manager Jamie Anderson clarified that the official age cutoff for senior programs, as set by Salt Lake County Aging, is 60 and older. However, the center is flexible and may assess individuals 55 and older for participation if it would be beneficial. Spouses or companions who are younger are also welcome to attend and support older participants in the programs.

Council Member McGuire expressed sincere gratitude to the Senior Advisory Committee and Community Center Manager Anderson for their efforts. He commended the committee for their involvement in a wide range of city events beyond senior-specific programs, noting that their service exemplifies giving back to the community. He also praised the quality of the senior programs in South Jordan, highlighting the variety of services offered compared to other communities, and acknowledged the positive impact of these programs on residents.

Community Center Manager Anderson emphasized that the South Jordan Senior Center offers unique opportunities and programs compared to other centers due to strong support from the city. She noted that while the center collaborates with other senior centers to enhance programming, the resources and backing provided locally allow South Jordan to offer a distinctive and comprehensive set of services for older adults.

Council Member McGuire acknowledged the efforts of Community Center Manager Anderson in going above and beyond, highlighting the example of providing transportation for seniors to attend a baseball game and ensuring their safe return. He thanked her for her dedication and the meaningful impact they have on the senior community.

Council Member Harris praised the Senior Advisory Committee and senior programs, noting that they not only meet participants' needs but also create an enjoyable and engaging environment. He observed high participation rates and highlighted the variety of activities offered, including Tai Chi, which he found impressive and appealing. He emphasized that the programs' success contributes to continued growth and excellence and affirmed the council's ongoing support for seniors, including consideration of future facilities and resources to enhance programming.

Council Member Shelton expressed gratitude to the Senior Advisory Committee, commending their hard work and the way responsibilities are shared among members. He noted that this collaborative approach creates a meaningful and well-organized experience at the Senior Center, and he praised the committee for the positive impact of their efforts on the community.

Mayor Ramsey expressed appreciation for the Senior Advisory Committee and participants in city senior programs, noting their extensive involvement in numerous city events and initiatives. She emphasized the committee's significant contributions and praised their dedication to supporting seniors throughout the community. She also highlighted the city's commitment to strengthening senior programming over the coming years and expressed pride in the quality and impact of South Jordan's senior programs.

G. Action Items:

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

Deputy City/Transportation Engineer, Jeremy Nielson presented the resolution regarding an interlocal agreement between South Jordan City and West Jordan City. He explained that earlier in the year, the two cities submitted a joint grant application to study Old Bingham Highway and develop a corridor plan. The grant, valued at approximately \$195,000, will be used to create detailed plans for the highway's future design, cost estimates, and right-of-way requirements. He noted that the grant requires a 10% local match, and the interlocal agreement outlines cost-sharing between the cities, with West Jordan contributing approximately \$10,000 to South Jordan for their portion.

Council Member McGuire motioned to approve Resolution R2025-44, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan for a Corridor Study on Old Bingham Highway between approximately 8100 West and 5600 West. Council Member Johnson seconded the motion.

Council Member Johnson commented on Old Bingham Highway, noting that during a recent visit she observed significant opportunities for development and improvement along the corridor, highlighting the potential benefits for the community.

Council Member Shelton thanked staff for securing the grant, noting that it was a significant effort and acknowledging the clear need for improvements along Old Bingham Highway. He expressed appreciation for the staff's work in obtaining funding to support the corridor study.

Council Member Harris emphasized the value of intercity collaboration, noting that partnering with other cities helps save taxpayer dollars and makes efficient use of resources.

Roll Call Vote

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0.

Mayor Ramsey acknowledged the approval of the grant and highlighted its significance, noting that the state budget was particularly tight last year. She emphasized that securing this grant for the Old Bingham Highway project was a substantial accomplishment and expressed appreciation for the work involved.

- G.2. Resolution R2025-45, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan regarding installation of a traffic signal at approximately 6200 West Old Bingham Highway. (By Deputy City/Transportation Engineer, Jeremy Nielson)

Deputy City/Transportation Engineer Jeremy Nielson explained that the resolution is straightforward, outlining the cost-sharing arrangement for the installation of the traffic signal. He noted that traffic studies indicate the signal is warranted due to safety concerns and traffic volume.

Council Member McGuire asked for clarification on the location of the traffic signal, inquiring whether it is at the intersection near the eBay data center. Engineer Nielson confirmed that the traffic signal will be installed at the intersection along Prosperity Road, located between the eBay and Rio Tinto facilities. Council Member McGuire said that the described location of the traffic signal aligns with his understanding from reviewing maps, noting that the approximate address of 6200 West matches the area he had in mind.

Council Member Shelton asked whether the traffic signal installation project would be bid out or if the city has a preferred contractor for the work. Engineer Nielson explained that the city is coordinating with Salt Lake County to have the county install the traffic signal. He noted that

using the county is generally more cost-effective than hiring private contractors and that the project has been scheduled on the county's list. He mentioned that an interlocal agreement with Salt Lake County for the installation will be signed soon. He provided the estimated cost for the traffic signal installation, noting that Salt Lake County has projected approximately \$285,000. He added that the county's estimates are typically on the higher side, and the final cost is usually lower.

Council Member Johnson motioned to approve Resolution R2025-45, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan regarding installation of a traffic signal at approximately 6200 West Old Bingham Highway. Council Member Harris seconded the motion.

Roll Call Vote

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0.

- G.3. Resolution R2025-47, Determining the appropriate number of parking places required for a new Seminary Building to be located at 1949 W. South Jordan Parkway, adjacent to Bingham High School. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece requested permission to defer the discussion to city planner, Miguel Aguilera. He noted that the applicant may also be participating remotely.

Planner Miguel Aguilera presented a prepared presentation (Attachment C). He discussed a parking reduction request for a new Bingham Seminary near Bingham High School. He explained that the existing building is proposed for demolition, and the new site plan is under review. Because the seminary's use is not specifically defined in the city code, it could be categorized as a high school or church, both of which would require more parking than the site can provide. After analysis, the city engineer determined that the proposed 15 parking stalls are sufficient based on similar institutions in the area, noting that the current site has approximately 20 stalls. Staff recommended approval of the parking reduction request.

Council Member Zander asked the applicant Adam Ferguson to clarify his role in relation to the seminary project. Adam Ferguson responded that he is the architect for the new seminary building. Council Member Zander asked when the building will be demolished as part of the new seminary project. Mr. Ferguson confirmed that the building is scheduled to be demolished within the next couple of weeks. Council Member Zander asked where the seminary students will be accommodated during the construction and demolition process. Mayor Ramsey explained that

the seminary students will be attending classes at the church located just west on 10400 South, during the construction and demolition.

Council Member Zander motioned to approve Resolution R2025-47, Determining the appropriate number of parking places required for a new Seminary Building to be located at 1949 W. South Jordan Parkway, adjacent to Bingham High School. Council Member Shelton seconded the motion.

Roll Call Vote

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

The motion passed with a vote of 5-0.

- G.4. Resolution R2025-48, Appointing Bryan Farnsworth to the South Jordan Planning Commission. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece explained that the resolution would complete the Planning Commission appointment process. The resolution recommends Bryan Farnsworth to fill Council Member McGuire's vacancy. He noted that Mr. Farnsworth was interviewed and if the resolution is passed Mr. Farnsworth will be appointed to the Planning Commission effective immediately, with a term through December 31.

Council Member McGuire expressed gratitude for Bryan Farnsworth's willingness to serve on the Planning Commission, noting that he has been actively involved in the community for nearly ten years and is well-informed about city matters.

Council Member McGuire motioned to approve Resolution R2025-48, Appointing Bryan Farnsworth to the South Jordan Planning Commission. Council Member Johnson seconded the motion.

Roll Call Vote

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

The motion passed with a vote of 5-0.

Mayor Ramsey congratulated Bryan Farnsworth and thanked him for his willingness to serve. She explained that the vacancy for the District 5 Planning Commission seat arose when the

previous commissioner moved out of state. She noted that Council Member McGuire conducted interviews and recommended Mr. Farnsworth, who was then interviewed by the full council. Mayor Ramsey noted that Mr. Farnsworth is highly qualified and well-informed, and the council looks forward to his service on the Planning Commission.

H. Bess Dental Office Land Use Public Hearing Items:

- H.1. Presentation on Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z, all related to the Bess Dental Land Use Project development. Shea Bess & Ben Purdue (Applicants). (By Director of Planning & Economic Development, Brian Preece)

By Director of Planning & Economic Development, Brian Preece reviewed prepared presentation (Attachment D). He noted the rezone application is for three parcels located at approximately 9828, 9822, and 9816 South Temple Drive, totaling approximately 1.1 acres. The current zoning includes Agricultural A-5 and Single-Family Residential R-2.5, with the current land use designated as Stable Neighborhood (SN). The applicant requests rezone to Professional Office, which would require a land use amendment to change the designation to Economic Center (EC). Surrounding zoning includes R-2.5 to the north and west, R-1.8 to the east, and R-3 to the south. The development agreement accompanying the application limits uses to office, utility services, medical and dental offices, and professional services, with secondary services (such as barbershops or massage) allowed only in conjunction with a primary permitted use. The building is limited to a single story in the southeast corner of the property, with lighting and signage controls to prevent light pollution to neighboring properties. The Planning Commission recommended approval of the development agreement, land use amendment, and zone change on August 12, 2025, with additional recommendations including restricting operating hours to 6:00 a.m. to 9:00 p.m. (except emergencies), requiring proper noticing for future amendments, and reviewing architectural renderings for consistency with the surrounding neighborhood. Staff reviewed the application and determined it is consistent with the General Plan and the City Council's strategic priorities. The parcels meet the minimum area requirements of the proposed zone, can accommodate the development, and the rezoning will not impair the development potential of the parcels or adjacent properties. Renderings show the building located in the southeast corner with the parking lot to the west and north. Staff recommends approval in alignment with the Planning Commission's recommendation.

Applicant Dr. Shae Bess stated, "It was 17 months ago when I walked into City Hall and had my first discussion about this property. I'm glad today has finally arrived. I'd like to thank members of the community for our meeting last week. I appreciated many community members stating that this is not personal, that my integrity is not in question, and that they oppose the zone change and not me personally or my success professionally. I shared a lot of information last week at our Planning Commission meeting; I'll try not to be redundant. It is my understanding that Mayor Ramsey and all City Council members have a full report on that meeting. One item I attempted to address last week is my absolute commitment to moving my practice to this location. At our first Planning Commission meeting many months ago, I was asked about selling the property for profit. I attempted to answer those questions last week and was again unsuccessful as I was asked about possibly selling the ground later in the meeting. If the zone change is approved

tonight, there will be about 2,000 square feet of office space that will be for sale or lease tomorrow. My space is not for sale. If someone would like to purchase the ground from me for top dollar, my answer is no, no exceptions. I want to practice dentistry here for the remainder of my career.” Dr. Bess stated that a resident attending the Planning Commission meeting told him to “hang in there that the silent majority of the community is on board with my office here.” He said, “I appreciate what this kind man said to me and the way he spoke to me in our meeting last week.” He addressed concerns regarding opposition to the zone change, stating, “One community member stated that if the Planning Commission voted in favor of the zone change, they would be going against what the community wants, in support of one man. I don’t think that statement is accurate. Since then, I’ve made a lot of compromises and provided the City and community with detailed plans that I did not have. Because of this, I believe it is a vocal minority that opposes my application. I will restate; I am unaware of any request from South Jordan City that I have not accommodated.” Regarding architecture, he explained, “One Commissioner talked extensively about the building architecture. One of the questions I asked several City officials months ago is, how can I match the architecture of the surrounding area when the homes vary from being built in the 1940s to 2025? I was told it was less about architectural design and more about the quality and types of materials. I hired an architect based on a referral from a person experienced with these things. I did not give the architect much direction. I gave him a drawing of the layout of the inside space for my office. I then asked him to match the surrounding area architecture as best he could. I like what he came up with. I think it looks nice. I personally like the roofline, but I’m not stuck on it. I have discussed a pitched roof with the architect. He said it can be done, but staying under 35 feet is a problem. What I care about is practicing dentistry here, not the roof or the garage-door-looking windows. If this Council wants changes, I’m ready and willing to make them, but I hope that architectural design will not be a deciding factor in the zone change.” Dr. Bess addressed residential concerns, stating, “The shape, size, and traffic exposure of the property make residential use impractical. Combining parcels was necessary to make the site usable. Higher-density housing would not be supported by the silent majority. The remaining lot by the water district was not available for purchase. This brings us back to one lot, 0.63 acres of expensive South Jordan ground in a weird shape and a difficult location for a house. It is easy to say someone should just build houses there, but that ignores the financial side. Developing the property for residential use is not financially viable.” He addressed safety and traffic concerns; “Multiple community members shared concern about the location of the entrance and exit. This concern is exaggerated if it were multiple residential driveways. The proposed design ensures clear sightlines for vehicles, pedestrians, and cyclists, and parking is sufficient to prevent cars on the street.” Regarding fencing, Dr. Bess noted, “I understand I am required to install a fence on the north side of my property along the property owned by the gas company. If the City requires it, I will gladly do it. However, coordinating with the gas company on a landscaping plan with no fence would make the area look nicer. If not required, and the gas company does not landscape their property, I would install a fence anyway to ensure it does not appear part of my property.” Dr. Bess summarized the benefits of his professional office; “We are quiet, have minimal traffic impact, positively affect property values, are not open late at night or on weekends, the lighting will not shine into yards, there will be no animated signs, and all businesses on the property are professional in nature.” He noted that right before the meeting, he was handed an adjustment to the development agreement by Jordan Valley Water Conservancy District (JVWCD) asking to add the LLC that owns the ground called Spectrum, and change it according to this. He confirmed and agreed with the proposed

adjustments to the development agreement. He stated that “I agree wholeheartedly to the adjustment adding the LLC that owns the ground”. Mayor Ramsey, City Council members, thank you for your time and effort. I respectfully request you approve my application to change the zoning to professional office and allow me to move my office here.”

Jordan Valley Water Conservancy District Right-of-Way and Property Manager Ben Perdue stated that the district is part of what’s being considered right now, inasmuch as we have property included in the rezone and the other items under consideration. The district does not oppose the rezone. We don’t oppose the change to the future land-use map. As Dr. Bess mentioned, there are some amendments we would like to make to the development agreement. To be honest, we thought after selling the property we would not need to be included, as we weren’t developing the property. City Planner Miguel Aguilera has been very helpful and clarified that we do indeed need to be part of this. As Dr. Bess mentioned, we just want to add some clarifying information so that it doesn’t appear that the district is going to be developing the building. I propose ten changes to this agreement that are not substantial. They don’t change the scope; they’re simply clarifying. The proposed changes are as follows; on the first page, first paragraph, after ‘The City of South Jordan, a Utah Municipal Corporation, the City and Spectrum LLC,’ we will add ‘(Spectrum)’ in parentheses and ‘Jordan Valley Water Conservancy District, the developers,’ replacing ‘developers’ with ‘the district.’ After the comma, we add in parentheses ‘together, the “developers.”’ In the second paragraph, toward the middle, which specifically describes the attached Exhibit A properties, we add ‘and Spectrum intends to develop the property consistent with the concept plan as such.’ In the fifth paragraph, ‘Whereas the developer desires to make improvements’ is changed to ‘Whereas Spectrum desires to make improvements to the property in conformity with this agreement,’ and ‘Developer desires a zone change’ remains to distinguish the parties. On the second page, item D1, zoning requirements: change ‘the developers agree’ to ‘Spectrum agrees to construct a development consistent with requirements.’ In D2, just under the concept plan; ‘Spectrum agrees to construct the project.’ In D3, just below that; ‘Any building constructed by Spectrum on the property shall be located as close to the corner of Shields Lane and Temple Drive as possible.’ This clarifies that the district is not constructing the building. In D4, architecture; ‘Spectrum agrees to construct a one-story office building,’ again creating the distinction that the district is not developing the building. Those are the only changes we propose to the agreement. The district believes these changes clarify the distinction between us, even though we are both involved to the extent necessary. As Dr. Bess mentioned, he has consented to these changes.

Mayor Ramsey stated that while the changes to the development agreement did not appear substantive, the council needed guidance from the city attorney before opening a public hearing. She noted that the situation was unexpected and requested clarification on whether the proposed revisions posed any legal or policy concerns.

City Attorney Ryan Loose explained that the proposed amendments clarify the responsibilities of each party without affecting the enforceability of the agreement. Legally, the agreement remains fully enforceable. From a policy perspective, he noted that the changes distinguish the obligations of Dr. Bess, Spectrum LLC, and the Jordan Valley Water Conservancy District (JVWCD), ensuring the district is not jointly responsible for Dr. Bess’s commitments. He indicated that he did not see any legal or policy concerns arising from these changes.

Director Preece noted that the key consideration is ensuring both parties are held to the use limitations outlined in the agreement. He confirmed that the proposed language achieves this.

City Attorney Ryan Loose stated that the changes do not affect vested rights, which remain tied to the uses outlined in the agreement. He recommended that any motion to approve the development agreement include the stated changes, noting that he would review the final typed version before signing to ensure it reads correctly. He confirmed that, on its face, the proposed amendment does not present legal concerns.

H.1. Resolution R2025-41 Public Hearing.

Mayor Ramsey opened the public hearing for Resolution R2025-41.

Clayton Austin (Resident) - I wish I had more than three minutes so we could go over Mr. Bess's testimony, because there are a bunch of lies in there. And once you start hearing that, I feel like I have to say something, even though I didn't plan to. I don't want the zone to change. But don't stand up here and say that no contractor would have bought the property and built something there. How can you say that when the city never listed it? It was never listed for sale. This wasn't an arm's-length transaction. We learned this about a year ago at the first meeting that someone just decided to sell it to somebody. You don't know what the highest bidder would have paid. And the high bidder would have paid based on the zoning that already existed. So, thank you for being so smart. Now, about my neighborhood, let me say this; the 'silent majority'? What does that mean? I haven't seen anyone come to ask me about this except for my neighbors. I don't know how many of us are here tonight, probably everyone or I'd say two-thirds of the neighborhood. There is no silent majority that wants this. What I actually hear is, 'Well, no, I don't want it, but they're going to railroad it through anyway.' That's what I hear. I haven't heard anybody say, 'Oh yeah, I want it.' I don't know where that's coming from. Do you have a list of names? Because I could give you a list of everyone in the neighborhood. Maybe there's somebody who wants it, but not from my neighborhood, and it's right there. Anyway, I don't have anything else to say. I just wish I could go through what he said, because there are too many damn lies in there.

Scott Burnett (Resident) - Thirty-nine years ago, after our first wedding anniversary, my wife and I were looking to buy a piece of property on YWorry Lane, right next to the temple. We were in the process of purchasing that land when, out of the blue, I got a call from my realtor who said, 'Hey, I've got this piece of property you might be interested in.' I drove past it twice and didn't even know what it was, it had an old condemned house and Chinese elm trees all over the place. Long story short, we decided to build on it. Over the years, we've had several opportunities to move within this great city of ours. Someone recently asked me, 'Are you still stuck on Lampton Road?' I told them, 'We've never been stuck anywhere. We've chosen to stay exactly where we are.' After 38 years of watching development and growth in our city, I'm very grateful for citizens like you, those willing to take on the responsibility of being elected officials on the Planning Commission and City Council and make these tough decisions. If I wanted to do what Dr. Bess is trying to do, I could try, but I appreciate you all and the hard decisions you have to make. That said, the citizens also have a say in what we want in our communities. We live in a stable neighborhood. Many of you have heard of Lampton Days, it's been going on for 40-some

years. That doesn't mean things around us don't change, and we're not opposed to change. But I want to propose something; a citizen-led city council development group in our community. Because, like the gentleman before me said, none of us knew about the plans for that parcel of land. It had been labeled as a park for years, none of us knew that changed. None of us knew it was for sale, and none of us knew it was being sold to Dr. Bess. At last week's Planning Commission meeting, the attorney mentioned it was 'probably listed on some obscure city website.' My encouragement to you as a city is to look more closely at how to engage citizens in each community, to actually find out what they want. Right now, I get three minutes to talk to you. I can send an email, but I can't have a discussion with you. I can't debate or explain what's going on. I get my three minutes and that's it. So I propose we create a way to have those real discussions, so you can fully understand our concerns. Going forward, that would allow for better decisions and more trust. I have nothing personal against Dr. Bess. I've known his family for many years. If you choose to approve this and put it in place, I'll support him. I'm not someone who will condemn him or be angry that he builds there. But I would like to see our city look a little further than just what's in front of us on a piece of paper to approve. I believe we can do better. Thank you."

Leonard Browning (Resident) - I live just a little bit kitty-corner from the proposed Bess Dental office. You're going to hear a lot from Mr. Bess. He's going to give you the song and dance, how everything's going to be fine with his building in that location. He'll try to make you believe it's all going to work out, which it will not. But he'll keep presenting it that way, just like he has all along. We are here to give you the facts. When I built my home, I was told 'no' to commercial zoning. Benjamin Childs was also told 'no' when he tried to get a commercial building approved. We had to have a notarized statement with our construction agreement that there would be no commercial buildings in our residential neighborhood. This is a residential neighborhood. No matter what kind of zone you apply or what kind of barrier you put in, this is still a residential area. If this building is allowed to go in, we will have to wake up and look at it every morning. We'll see the signage and commercial structure right in front of our homes. Mr. Bess won't have to look at that when he wakes up, we will. He says it won't affect the neighborhood because he closes at 9 p.m. But just down the street, there's a cul-de-sac where families are putting their children to bed at 8 p.m. for school. He wants to run a business late into the evening in a stable residential neighborhood, where mothers are trying to take care of their children and maintain a family routine. He should have even more restricted hours, not fewer. If this office is approved, it will bring a major nuisance to our neighborhood. It'll be in our backyards. It will increase traffic. He says it won't, but it will. We'll have safety concerns, light pollution, signage issues, and noise. This will break the peace and quiet of our neighborhood, one we've maintained for over 40 years. We don't want to step out our front doors and see this. We have a list of people who oppose this. We do not want to rezone and destabilize our backyards. Our peace, our solace, is at stake. Please listen to us. We have feelings too. This is not the place for his office. Mr. Bess doesn't care about us. If he did, he would actually hear what we're saying and consider doing something else with that property. There are people in the neighborhood, wealthy people, who could have easily put a home there. A decent house that fits the character of our community could have been built. That opportunity was taken from us. He can put the nicest building up with the best materials, but that won't change the fact that it brings nuisances, things that don't belong here. That's all I have to say. I hope the city denies this application. Because we have to live with it, we have to look at it every day. He doesn't. This

doesn't belong in our neighborhood. I hope you hear my voice. Don't let it go in one ear and out the other. It does not belong there. Thank you, City Council, for hearing my words."

Winslow Krout (Resident) - I am the direct homeowner that lives across the street to the south. I am the closest person to this proposed building, and I hope to be heard. The reason we're here is to balance the city's leadership and decision-making authority with citizen input, so that growth and governance reflect the community's needs. The zoning code is clear: a change should benefit the surrounding neighborhood and community. So far, I have not heard a single benefit for the local residents. In fact, there is strong opposition from the community. This proposal is inconsistent with the city's general plan, which promises to protect stable residential neighborhoods from commercial encroachment. This process has been nothing but shady from the get-go. When the doctor approached the city to buy the land, it was not listed for sale. During a recent meeting with my district representative, it was made very clear that they thought a dental office would be a great fit for the space, prior to the purchase of the land. This sets a precedent for future development deals and is unacceptable. Ironically, during that conversation, a comment was made about how a park wouldn't be allowed so close to the well owned by the water district, due to the potential harm to our drinking water. Yet, on July 27, this council approved an ordinance allowing a dentist office within a water source protection zone. That seems like a double standard to me, to say a park, which is good for the environment, isn't acceptable, but a commercial building is. As of now, there is no plan for stormwater retention. As you know, every home and building in South Jordan is required to retain all stormwater displaced by the structure. Based on the preliminary site plan, there's no space for that, and no current plan to address it. A lot of questions tonight have been about the proposed building—but in reality, we should be talking about the zoning of this land. There should be no development agreement, because without the building, this land wouldn't even be considered for rezoning. We are skipping essential steps in the due process. The citizens you represent are starting to question whether you are here for us as a community, or for a single person who approached the city and bought land with a verbal agreement in place. I was under the impression that this land was planned for city use, perhaps even as a park. Shields Lane received significant funding for surveys and studies about bike routes, yet no one asked the community what should be done with this parcel, land that sits right next to our homes. Instead, it was quietly sold, with the intent to rezone. Because it was owned by the city, that makes it public land, owned by the people. I ask you to consider not just policy and statistics, but the real daily impact on the families who live immediately next to this parcel. For those reasons, I respectfully urge you to deny this rezoning request and preserve the integrity of our neighborhood. Thank you."

Eric Hansen (Resident) - I'm actually going to speak about the development agreement. I wasn't planning on that, I was planning on talking about what most of the people here were, but it sounds like you're not done with that agreement yet. It doesn't sound like it's ready to execute. So, I think you need to table these resolutions until you get an agreement in order that you can actually sign once the resolution is passed. Because with everything going on, the emotion involved with the people in the neighborhood, you don't want this to go off and look sloppy, and look like you're just here to rubber stamp what you want to do. If you want to talk "big government," that's what big government does; they just decide, "We want to do this, to hell with the people." So, get your i's dotted and your t's crossed, and get an agreement that's in legal order, that doesn't require further legal review, before you enter into an agreement with anyone.

Camber Keiser (Resident) - I did send a letter, and I was not able to be here last week, so I thought that was my only option to give any kind of comments. So I wrote a letter to make sure my thoughts were heard, and I appreciate those that have responded to that. But I did, in this last week, have a thought come to my mind that was very strong, that I felt like I needed to add, and that is the historical aspect of this 1300 West area. This 1300 West area is probably one of the oldest areas of the city, and it was meant for farmlands at first, right? And then the farmlands were sold to make the temple. And then you've got all this other, my in-laws, who are in this room, who bought their home there, just like Burnett's, my in-laws are sitting right there, for a family. And they were told this would be a residential family area. My issue is, there are so many other farmlands that are still available on 1300 West right now, that people are still using, and what is that going to be for the future of those lands? If this goes in, and then 1300 West becomes some big old commercial whatever, because one step was taken, the first step, the first door was opened, and now there's a million other doors that are going to be opened for future things. This area, this historical area, there's the Holt Farm that's historical. All this area needs to stay as a family unit, a community of families that want this area to stay that way. That is all I had to say. Thank you.

Vivian Wilson on behalf of Sheri Mattle (Resident) - Read a letter from Sheri Mattle that was unable to attend the meeting in-person. "I'm a longtime resident of South Jordan, living at Lampton Road since 1992, and I'm writing to express my strong opposition to the proposed rezoning of the parcels at 9828, 9822, and 9816 South Temple Drive from residential to commercial office use. These properties sit within a well-established, cohesive residential neighborhood that has remained stable for decades. Like many of my neighbors, I chose this community because of its quiet character, family-friendly environment, and alignment with the South Jordan General Plan's vision of preserving high-quality, stable neighborhoods. Any shift toward commercial zoning would significantly alter the integrity of this area and erode the very qualities that drew us here. The canal west of the proposed parcels on Shields Lane has long served as a logical and effective boundary between commercial and residential zones. Altering this boundary not only disrupts the balance we've carefully maintained, but also sets a concerning precedent, potentially inviting similar rezoning pressures on nearby agricultural parcels. The residential feel of our neighborhood would be diminished, and the quality of life for families and longtime residents would suffer. Though not illegal, this whole process seems unfair. The city-owned parcel was sold without notice, and it is still listed on the Parks Master Plan. I respectfully urge the City Council to reject this rezoning proposal and continue prioritizing residential integrity and community values in future planning decisions. However, should the zoning change be approved despite community concerns, I ask that a development agreement include specific protections to preserve neighborhood character. In particular, I request that inverted roof designs and illuminated signage be prohibited. There are no homes with inverted roofs in our neighborhood."

Vivian Wilson (Resident) - I appreciate the opportunity to be able to speak with you. According to South Jordan, the purpose of the Professional Office Zone is to serve as residentially compatible buffers to heavier uses such as commercial and industrial businesses. This proposal does not meet that criteria. Building an office in the center of a stable residential neighborhood would not serve as a buffer; it would be an island in the middle of our neighborhood. The introduction of professional office or commercial use could negatively impact property values

and deter future homebuyers who are seeking quiet residential areas. We did not move into this neighborhood to have to look at businesses and their signs. Approving this change could set a concerning precedent that opens the door to further commercial encroachment into residential zones. Why would we consider that? Businesses should remain in designated business districts. The South Jordan General Plan emphasizes the importance of monitoring and preserving the quality of existing stable neighborhoods. Allowing an office building in the middle of this neighborhood would contradict that guidance and ignore the preferences of the majority of residents, who wish to maintain a residential environment. This is where we call home. This piece of land could support one or more homes, adhering to South Jordan's General Plan. Homes could absolutely be built here—this has never been fully analyzed. People would pay a premium to live on this corner; they could have a farm, animals, and enjoy the agricultural space. The potential for residential use has been overlooked, and it should not be dismissed. The overwhelming majority of residents oppose this project. As residents who contributed input to the General Plan, we expect the city council to respect that plan and the community's voice. Approving this rezoning would set a negative precedent. I urge the city council to stand with your constituents, preserve the residential zoning of our neighborhood, and protect the character and stability of our community. Maintaining residential zoning is essential to preserving our stable neighborhood. I respectfully urge the city council to deny this application and protect our community from incompatible development. Thank you.

Phil Dean (Resident) – Hello, Mayor Ramsey and members of the council. It's great to be with you tonight. I live just to the east of the neighborhood under discussion. I want to correct something that was just said. I have a neighbor one street over with an inverted roof. They're probably not common, but they do exist. I am in a quite different position than many of my neighbors, and I encourage you to support the application. I have three reasons for that. First, I am a very strong proponent of private property rights. Private property rights underlie freedom. I am not saying there should be no constraints, but personally, I have a very high threshold for interfering with someone else's use of their property unless externalities are overwhelmingly incompatible. Second, regarding this property; I've lived in my home for a couple of decades, and that corner has been an eyesore for all that time. It has never been in good condition and stands out because it does not match the surrounding area. What is being proposed is a dentist's office, not a bar or a hog farm. A dentist's office is something neighborhood residents can use, and I believe it adds value to the area. Third, considering neighborhood impacts like lighting or traffic; it was clear at the Planning Commission last week that Dr. Bess has made significant efforts to address these concerns. In my view, he has bent over backwards to work with the neighborhood to mitigate potential externalities from this potential rezone. Finally, I want to highlight why I personally took the time to come tonight. I attended last week and returned tonight despite being busy because of some of the rhetoric surrounding this project. Planning commissioners were personally attacked regarding their integrity and motives, and I wanted to show support. The commissioners care deeply about the community. I have also received comments suggesting that I do not care about the community; on the contrary, I care deeply about it. Because of all these factors, I encourage you to support the application. Thank you.

David Smith (Resident) - I want to start by thanking the mayor, city council, and staff for addressing some of the concerns raised tonight. If this plan goes forward, it will permanently change the look and feel of our neighborhood. Precedence has already been set by the city in

denying opportunities for others to create professional or commercial businesses on similar properties nearby. I conducted a quick survey using the map shown earlier. With the current property combined as it is, you could fit houses on it quite easily. For example, if you pull the three adjacent houses across the easement from King of Benjamin's Court and place them on this property, they will fit. It might be tight, but it works. You could place two large houses with large yards, three moderate houses with smaller yards, or even four smaller houses if you wanted to be aggressive. However, we do not want that density. Within a mile radius of this corner, there are already seven dental offices. We do not need another one in our neighborhood. Regarding land rights, I am a believer in land rights, but Dr. Bess only has them because the city went back on its word to create a park on this property and sold it without notifying neighbors. That should not have happened. One quick story; I know of a city similar to South Jordan that was growing rapidly. The city wanted to implement what they thought would be a beneficial change and installed a median on a major thoroughfare. Businesses opposed it because they knew it would impact their operations, but the city went ahead anyway. Within three months, the revenue of one affected business dropped to half, and after several more months, it dropped further. The business had to relocate at significant expense. This shows that well-intentioned city actions can have serious consequences for those directly affected. For these reasons, I respectfully urge you to consider the concerns expressed tonight and vote against the rezoning. Thank you.

Stephanie Hurst (Resident) - Hello, Mayor, and City Council. I live on Costello Court. I'm probably the newest South Jordan resident in this group. I live across the street in the new cul-de-sac, the first one built. I just wanted to share my thoughts. My husband and I really wanted to live in this area and raise our children here. We had been looking at houses in this neighborhood for five years, and we found the most gorgeous, brand-new house. We absolutely love it. We accepted that it's on a busy road and decided to move forward and purchase it. I do think that if the dental office had already been built, I probably would not have even gone to see the house. I am concerned about my property value and the future resale of my home. Both Shields Lane and 1300 West are not getting any less busy by the day, and adding commercial development could destabilize the neighborhood. I also want to note that this is not personal toward Dr. Bess. He has been very respectful, and I've spoken with him personally. My concern is strictly about the impact on the neighborhood and future residents' choices. For these reasons, I urge you to deny this request and maintain the stability of our neighborhood. Thank you for listening.

John-Thomas Lloyd (Resident) - Hello, Mayor, and City Council. I live on YWorry Lane. Similar to Dr. Bess, I came to the city interested in acquiring a piece of city-owned property, 10244 South Temple Drive, which was less than one acre in size. I approached the city, spoke to Brian Preece. He talked and communicated with the city manager and communicated with him last year via phone and text message. I was assured that this transaction would not require city approval, but would only require approval from the city manager. Since it was less than one acre, I was told the city would require an appraisal, which I was willing to do. But instead, the city paid for the appraisal. After several months of no communication, I reached out to Brian Priest, and early this year, after again receiving no communication, Brian Preece said that the city manager would not be approving the deal. I know from personal experience that the city manager does have the ability to approve property sales that are less than one acre. I would like to know why he said no to my request and not to Mr. Bess or Dr. Bess. I want to know why the city manager was so willing to approve the sale of this property so many years ago. Was it because

he knowingly knew that it was going to be developed as a business, and my request to buy a 0.18-acre lot was going to be used for residential, and it didn't make money for the city? So why would it be approved? There's a little bit of hypocrisy, a little bit of irony with this experience. I've lived here my entire life, born and raised in South Jordan, and experienced the same issue with the corner of 10400 South and 1300 West, development of the South Jordan Elementary School. The elementary school was moved to commercial. The whole north side of 10400, even the south side of 10400 South, looks like an industrial area. That is the effect of rezoning. That was a residentially zoned area, and now it's kind of partial commercial, partial this, partial that. The point was made about majority and minority. I would request a referendum. Put it to the city. Put it to the residents of the city. Put it to a vote and find out what is the majority. I think that's the responsibility you have as City Council. Put it to the city. Put it to the residents to find out, not just take Dr. Bess's word for it that it's a majority, or our word for it. Put it to a vote. Request a referendum. Thank you.

Krystal Hansen (Resident) - I love the city. I have served the city as a Youth Council Director for eight years, so I know how hard these decisions are. I first learned about the sale of this land from Sheri Mattle texting me and calling me in a panic, saying, "Hey, have you heard about this?" She thought I knew everything that goes along with the city, which I'm like, I'm so not involved in the city anymore, so I don't know everything. I said, "No, I don't know anything," and she quickly told me everything that was going on. I couldn't make that planning meeting because I had another meeting, but I asked my husband to attend the Planning Commission Zoom meeting and take notes for me. I don't know Dr. Bess personally. I'm sure he's a great, wonderful man. I feel bad for him that he bought this land that wasn't zoned. I plead and beg you to just listen to your constituents, because you all represent us. From the majority of people here tonight, and from what I heard and saw in the notes, a majority of the people are not happy, including myself, to have that land rezoned as a business. Listen to us. Please do not vote to rezone that area as a business. Again, I'm really sorry that he bought the land and wants to build there. But my kids, while most of them are grown, I do still have some younger ones, we like to walk around there. 9800 South is becoming so busy as it is already. I'm afraid with a business, we're going to start to see more accidents. Maverick was built up on Redwood and 9800 South, and we see accidents there daily because that area has become more commercial. While everybody else has said the same thing, I want to emphasize that starting with one new rezone can have a domino effect. I would hate to see 1300 West turn into that way. I love the city. We've lived here almost two decades. I want to keep 1300 West and Shields Lane as the nice, beautiful, little neighborhood and family area that it is. So please, again, I plead with you to vote no on this. I've seen the agenda, and I'm pretty sure that you all are going to say yes because of the way it's built, but I'm hoping some of you will say no so it doesn't pass, or at least, as the previous speaker said, maybe table it, take it to the city, and see what the majority of the city says, not just all of us here, or listen only to Dr. Bess. Thank you.

Ron Madsen (Resident) - When I moved into this place, the roads didn't go across 1200 West, or 1300 West. They didn't go across the canal. That's why I bought it, it was easy access from one road. The people that came up and down that road lived on that road. Now you guys have opened it up from the mountains to the mountains. You know what's right in the middle? The shopping mall. Do any of you live on this road? Do any of you drive on this road? I'll bet you all do. When I moved, you guys put on a counter in '08, and there were over 10,000 cars a day

going by my house because of the roads being opened up. Then you decided to put in a big old condo, 380 units. We didn't get notified until two years later, when the attorney showed up and said, "All right, we'll concede, but you guys would have to pay all of the concessions that you have made them do to comply with all the rules," before we were even notified. It's the same thing with this dentist. I don't have anything against him. I'm not going to call him a liar or any other kind of name. But I have a problem. I've been a builder all my life, so I deal with you guys all the time. There's a lot of stuff that's not cool going on behind the scenes. From the conversation I've been listening to, it seems like you've all been okay with everything, and we haven't even been involved. We've had a few meetings. None of us around here want it. Mr. Madsen turned to the audience and asked "How many of you live by this place? How many of you want it? How many of you want that?"

Mayor Ramsey reminded Mr. Madsen to direct his comments to the City Council and maintain order during the public hearing, emphasizing that the purpose of the hearing is to hear from the public in an orderly manner.

Mr. Madsen continued by questioning "How many of you live there? None. How many have to fight the traffic that goes up and down my street? It's gotten better since 10600 South and 9000 South have been finished. But you know what hasn't gotten better? The speed. And we call the police all the time to come over and patrol it. They won't. I've got people I can sit out there and watch that photo thing that measures their speed, and every one of them, well, not everyone, a lot of them, are over the speed limit. We have an officer that has written tickets for 100 miles over the speed limit. There will be times when jobs are being done on there, and the roads have been narrowed down with the control. They don't stop; they don't slow down. And now you've put in a million-square-foot building on the corner of Redwood Road and Shields. How many people is that going to bring on our road? There's another subdivision just down the street; it's in West Jordan. How many homes are going in there? How is that going to compound the problem around that intersection? That road has already been widened. And every time we talk about people coming to the traffic being on this thing, they say, 'Well, it's only another 30 people; that's not going to impact it much.' Well, what about the time when we were talking about the apartments, 380 units going in there? And every time you guys bring up one little issue, you say, 'Well, it's not going to impact that much, right there anyway, because it's only 30 people.' Well, it's not 30 people; it's 30 more people on the 380 people that lived down the road. So I understand that somebody can sell the property because it's under a certain amount, but I don't understand why all of the commissioners and all of the people that are involved in agreeing with all of this, before we even have meetings, you guys have had how many meetings with him that we're not involved with? You're making concessions with him so that he can get what he wants. And I'll bet that when he bought that, concessions were made that he could put that building on there." You stage. "Maybe not, but it sure seems like it, because all of the work has been going on behind the scenes to make this thing happen. That's all I got to say."

Marc Halliday (Resident) - Good evening, there seems to be, within the city, a lot of changes to ordinances or to what a developer or person could do. I'm trying to do some changes on some land that I own in South Jordan, and I'm getting nowhere. I've had permit canceled when we thought it was approved. I've been trying to get something worked out, and I seem to go nowhere. But yet, the developers seem to get changes as to ordinances, changes to the quantity of

buildings, changes to where they put them. I don't know why he bought a piece of land that had so much required to build a building on it. If you're a good business or a good restaurant, people will come to you. I travel great distances to get good service, and I'm sure his people would too. I don't know why he didn't pick a piece of land that was more suitable with fewer issues. That's a different point. There on 9400 South and Redwood Road. The city has a really nice little green park there, and another one that Riverton has down on 12300 South and Redwood, everybody loves that. The senior community west of me walks their dogs down there. They walk through that little grass. They love it. That's what I thought the city had planned for this piece. To see that it went to different ownership, like several said, I don't know for sure about the notification, but it sounds like the public was misinformed and would have liked to have seen that. That would have been a great use for that small piece of land, where you could have a walkway down to the riverfront. My other concern is I'm not sure what wells are on that property or what they're used for, but I know that they came through and drilled tons of wells across the west for Kennecott to meter the cyanide levels from the leaching ponds and how far they traveled from Kennecott. I don't know if this is a recharge well, a usage well from the aquifer, or a test well for levels of pollution within our water. I'd like some explanation from the water department on what that's for. The other thing is, I believe there is a big gas line that runs in there. I've seen those things explode. I've seen them bleed. I've seen them bled off. It can be disastrous. I hope that doesn't happen for anybody there. When you talk about putting in a masonry wall there, how close is that to the gas? What's best? When those things blow, that brick wall could become a projectile. What kind of safety measures are put in for that? Is it best to have a block wall, or is it best to have something that's an open fence that will allow the vapors and fumes to go upwards around it? I don't know how that works, but I know that's a huge amount of pressure. I mean, that's almost like a sewer line. I've seen them put one in on 1300 West, further north. I just hope that you consider what's been said here. I think people are concerned about how many changes you are making with our land use, and maybe it's time we pull back a little bit. It's okay to say no. Thank you."

Mayor Ramsey closed the public hearing.

H.2. Resolution R2025-42 Public Hearing.

Mayor Ramsey opened the public hearing for Resolution R2025-42.

Leonard Browning (Resident) - "Thanks again, City Council, for letting me come back up and get something off my paper here that I didn't have time to. This has to do with the definition. I have nothing against Mr. Bess, but it's just the location. I looked up the definition of a dentist office. A dentist office is considered commercial real estate because it is a business establishment that provides services to the public and is typically subject to zoning regulations and billing codes for commercial properties. When a dentist leases or purchases space for their practice, they are engaging in commercial real estate practices. Spot zoning is not inherently illegal, but it is highly scrutinized and can be invalidated by courts if it is deemed arbitrary, capricious, or unreasonable. It is generally defined as the practice of rezoning a small parcel of land for a use classification different from the surrounding area, which is residential, often for the benefit of a specific property owner and to the detriment of others. Spot zoning involves singling out a particular piece of property for a zoning classification that differs from the

surrounding area. This can lead to legal challenges, particularly if it benefits one landowner at the expense of the community and is contrary to the comprehensive plan. The City Council should consider whether the primary benefit serves a single property owner rather than the broader public interest. If the rezoning creates an unfair burden or benefit for one landowner over another, it may be considered discriminatory and illegal. Any changes should generally align with the community's overall plan for land use; spot zoning that contradicts this plan may be deemed illegal. I think that's all I need to talk about regarding spot zoning. Thank you for having me bring up the clarification on that."

Mayor Ramsey closed the public hearing.

H.3. Zoning Ordinance 2025-06-Z Public Hearing.

Mayor Ramsey opened the public hearing for Zoning Ordinance 2025-06-Z. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Shelton stated that he had a question regarding the development agreement. He expressed concern about last-minute changes to the agreement, even if they are cursory, and requested that City Attorney Ryan Loose provide further explanation.

Attorney Loose addressed Council Member Shelton's concern regarding last-minute changes to the development agreement. He explained that if the Council wished, a printed version of the changes could be provided for review rather than relying on notes. He noted that in past instances, development agreements have been approved subject to final review by the Planning Director and City Attorney, whether changes were cursory or somewhat more substantive. He emphasized that if any submitted changes deviated from what was agreed upon in the recorded minutes, the agreement would be brought back to the Council for review before final signature. He further explained that tabling the item would not require another public hearing, as the public hearing requirements had already been satisfied under state law. He suggested tabling the agreement to the next Council meeting, scheduled for September 2, to allow time for the hard copy to be prepared and published with the standard agenda notice, ensuring proper review without additional public hearing or separate notice requirements.

Council Member Shelton stated that due to the unique nature of the rezone, it is important to ensure the development agreement is accurate before moving forward.

Council Member Shelton motioned to table Resolution R2025-41 to the next City Council meeting.

Attorney Loose advised that from a legal perspective, if the development agreement is tabled, it would be appropriate to table all three related items. He recommended not approving a land use amendment or rezone without the accompanying development agreement, as granting the zone or land use amendment first would allow the property owner to proceed regardless of the agreement. This was presented as his legal recommendation.

Council Member Shelton stated he is willing to amend his motion but first wants to gauge the position of his fellow council members before proceeding.

Mayor Ramsey stated there is a motion to table Resolution R2025-41, authorizing the Mayor to enter into a development agreement with Spectrum LLC and Jordan Valley Water Conservancy District for the properties located at 9828, 9822, and 9816 South Temple Drive, and confirmed the tabling would be set for a time certain of September 2. She then called for a second to the motion.

Council Member Shelton amended his motion to table Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z, all related to the Bess Dental land use item, to the next City Council meeting on September 2, pending completion of the final copy of the development agreement. Council Member McGuire seconded the amended motion.

Council Member McGuire stated that the last-minute changes presented to the development agreement felt off, noting that the city staff had not reviewed them and the council had not been fully presented with the amendments. He acknowledged that minor adjustments are sometimes made after public comment, such as fence styles, but expressed concern about considering an agreement that had not been fully reviewed by staff.

Council Member Zander asked Attorney Loose to clarify his earlier comment regarding the changes to the development agreement, noting that he had referred to them as “cursory changes.”

Attorney Loose explained that the changes to the development agreement are technical rather than policy-related. He noted that the changes clarify which party, Jordan Valley Water Conservancy District or Spectrum LLC, has specific obligations, as Jordan Valley does not want to assume the same duties as Spectrum in certain areas. He confirmed that Dr. Bess, representing Spectrum, agreed to these changes during the applicant’s presentation. He added that this was the first he had seen the changes and he was unsure whether staff in his office or the planning department had reviewed them prior to presentation. He further noted that the changes are technical in nature and not substantive. They do not affect elements such as roof pitch, building height, or other typical planning considerations. He acknowledged that while attorneys often focus on these details, the changes are not significant from a planning perspective, though it would be appropriate for staff and the council to review them.

Council Member Zander commented that while she does not view the changes as substantive, she respects the concerns expressed by Council Members Shelton and McGuire. She appreciated Mr. Hansen’s reminder not to rubber-stamp items. Noting that the changes were received just minutes before the meeting, she stated that, out of respect for the process, she is comfortable supporting the motion to table.

Attorney Loose noted that, typically, applicants’ attorneys do not bring changes in this manner; normally, changes have been previously discussed. He explained that the council and staff had not actually seen the changes, only heard them read aloud, and that a redline version would be what they would review if provided. Mayor Ramsey added that she had also never seen the proposed changes and stated that, in terms of best practices, this was not the proper procedure.

Council Member Johnson expressed concern that tabling the item might inconvenience community members who came to speak tonight, as they may not be able to have their questions addressed directly until the next meeting. She acknowledged, however, that she was willing to defer to the council's direction.

Council Member Harris commented that he shares concern about the large number of community members present and the time they invested attending meetings and sending emails. He acknowledged that tabling the item is inconvenient but noted that if any concerns arise after staff review, there is always a pathway to bring it back for further consideration.

Attorney Loose confirmed that if the development agreement is not exactly as presented, he would not sign it and would request that it be placed back on the council agenda for review. He noted that the council has the recording and his contemporaneous notes to verify the agreement line by line.

Council Member Harris proposed a substitute motion to proceed with a vote on Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z as it currently reads, without further amendments or tabling.

Attorney Loose explained that the substitute motion affects the original motion and could make the voting process for the three items more complicated. He noted that if the substitute motion were to vote not to table, the council could then separate the items and vote on each individually, as usual. He clarified that the substitute motion essentially attempts to undo the original motion, so the vote outcome would ultimately be the same, but the process would be slightly unique.

Mayor Ramsey announced that there is a substitute motion by Council Member Harris to not table any of the three items and to proceed with debate and vote on them during the current meeting. She then asked if there was a second for the substitute motion. She noted that without a second, Council Member Harris's substitute motion would fail. Seeing no second, Mayor Ramsey confirmed that the substitute motion did not pass, and the council reverted to the original motion by Council Member Shelton, seconded by Council Member McGuire, to table Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z until September 2, pending a finalized copy of the development agreement including the amendments presented during the meeting. Mayor Ramsey then asked if there was any further discussion before calling for a roll call vote.

Council Member Shelton acknowledged the concerns of the public who had invested time to attend the meeting and recognized the conflicting interests at play. He stated that while he would be willing to move forward with the vote tonight, he felt the unique circumstances of the property and its surroundings made it important to ensure the details were correct before considering the rezone. For that reason, he supported tabling the item.

Council Member Zander addressed the audience, acknowledging the respectful comments received and expressing appreciation for their input. She noted that she had extensive notes from the public hearing and assured attendees that their concerns had been carefully considered,

emphasizing that tabling the item did not diminish the council's awareness or consideration of their feedback.

Council Member Johnson addressed the public, expressing gratitude for their participation and emphasizing that all comments, emails, and feedback had been carefully reviewed and considered. She assured attendees that the council had documented their input and would continue to weigh it heavily, noting that when the item returns, the public hearing portion would not reopen, but their concerns had been fully acknowledged.

City Recorder Anna Crookston led the council in a roll call vote.

Roll Call Vote

Council Member Shelton - Yes

Council Member McGuire - Yes

Council Member Harris - No

Council Member Johnson - Yes

Council Member McGuire - Yes

The motion passed with a vote of 4-1.

The following items were tabled to the September 2 City Council Meeting.

- Resolution R2025-41, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Spectrum, LLC (Shea Bess) and Jordan Valley Water Conservancy District (Ben Purdue) pertaining to property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive.
- Resolution R2025-42, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Stable Neighborhood (SN) to Economic Center (EC) on property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive; Shea Bess & Ben Purdue (Applicants).
- Zoning Ordinance 2025-06-Z, Rezoning property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive from R-2.5 (Single-Family Residential) & A-5 (Agricultural) Zones to P-O (Professional Office) Zone. Shea Bess & Ben Purdue (Applicants).

Mayor Ramsey concluded the discussion by noting that the motion to table the three items, due to unexpected changes in the development agreement, passed by a vote of four to one. She acknowledged the public's frustration at not receiving a decision that evening and explained that the process had been complicated by last-minute changes, which were not best practice and had caught both the council and Dr. Bess off guard. Mayor Ramsey emphasized that the council had not pre-decided the outcome and reiterated the body's commitment to carefully considering all perspectives. She thanked the public for their participation, noting that all comments, emails, and correspondence received would be included in the minutes as part of the public record (Attachment F). Mayor Ramsey expressed that, despite the inconvenience, tabling the items was the appropriate course of action to ensure that any future consideration would be thorough and accurate. She thanked Mr. Hansen and agreed with his comments, noting that from the first

mention of the amendment, she recognized it was out of the ordinary and emphasized the importance of following protocol. She confirmed that the discussion had been tabled until the next council meeting, invited the public to attend in person or online.

I. Public Hearing Item:

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

Assistant City Manager Don Tingey presented the amendment to address inconsistencies between the city code and state law regarding e-bikes. The amendment removes references to “motor driven cycle,” aligning city regulations with state code and enabling police to enforce the rules effectively. He noted the widespread use of e-bikes, some legal and some not, and emphasized that the amendment will support both public education and enforcement efforts.

Mayor Ramsey opened the public hearing for Ordinance 2025-15. There were no comments. Mayor Ramsey closed the public hearing.

Council Member McGuire asked for clarification regarding whether more stringent e-bike regulations, as requested by some residents, would require changes at the state level. Assistant City Manager Tingey confirmed that any stricter regulations would indeed require coordination with state legislators. He added that aligning the e-bike regulations with state law would make enforcement more consistent, not only within South Jordan but across the state, particularly on regional trails that connect multiple communities.

Attorney Loose reported that he had consulted with Justin Lee, Legislative Director at the Utah League of Cities and Towns, regarding potential changes to e-bike legislation. Mr. Lee had not heard of any updates yet but noted that, given ongoing reports about related issues, it would not be surprising if local law enforcement associations or legislators introduced a bill. He offered to work more closely with the League on this matter if the Council desired.

Council Member Zander clarified that the city cannot enact regulations that are more stringent or more lenient than state law regarding e-bikes. Attorney Loose explained that while the city can adopt more stringent regulations, doing so may create enforceability challenges due to varying definitions of e-bikes. He noted that different types of e-bikes (pedal-assist versus throttle-powered) complicate enforcement. He added that aligning city code with state law ensures clarity and enforceability, but the city could explore more in-depth options if desired, with input from qualified police officers to draft enforceable provisions.

Police Chief Jeff Carr noted that having inconsistent local regulations creates enforcement challenges, citing past experiences with patchwork curfew laws in the county. He emphasized the importance of uniform rules to ensure consistent and effective enforcement of e-bike regulations.

Council Member Zander expressed support for the ordinance changes aligning with state law but voiced concern that waiting for the state legislature, scheduled to meet next year, could delay enforceable regulations for up to a year. Chief Carr stated that the city already has an adequate framework to address E-bike issues, emphasizing that the main concern is with electronic motorcycles without pedals. He noted that the proposed ordinance changes will not affect enforcement regarding those vehicles, and that the city is already coordinating regionally on these issues. Council Member Zander asked if this gives Chief Carr sufficient support. Chief Carr confirmed that the proposed ordinance provides sufficient support for enforcement and achieves the intended purpose.

Assistant City Manager Tingey noted that the police department's educational approach this year has been effective, highlighting a recent media advisory at Hangar 15 organized with the communications team. He emphasized that outreach extends to cycle shops to educate buyers, creating an integrated community effort. Council Member Zander emphasized that the city's goal is to promote safer neighborhoods. She clarified that enforcement will target accelerated electric motorcycles, not standard pedal-assist e-bikes. Chief Carr added that the primary concern continues to be electronic motorcycles, although some e-bikes can also pose safety risks. He noted an incident on the Jordan River Trail involving a collision with a woman, likely involving an e-bike, which can reach speeds up to 28 miles per hour. Overall, however, the majority of safety issues stem from electronic motorcycles.

Council Member Johnson noted that this ordinance amendment should be viewed as a first step focused on education, with the hope that future legislative action could provide more effective solutions.

Council Member Harris emphasized safety, noting that electric bikes should be properly licensed and insured, and operated by individuals with the appropriate motorcycle license if required. He stressed that some of these bikes are not suitable for children and reiterated appreciation for police education efforts.

Mayor Ramsey added that the city experiences incidents involving electric bikes several times per week, highlighting the ongoing safety concerns.

Council Member Harris motioned to approve Ordinance 2025-15, Amending the South Jordan Municipal Code § 10.28.090 B. relating to electronic bikes. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0.

J. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Tiffany Pyle (Resident) - I am in District 2, and I want to talk about baseball tonight. I have two boys who have been enrolled in baseball since 2021, and I am very grateful for your husband's efforts. Since being in baseball has transitioned over to Parks and Rec, I have a couple of concerns and just want to go over the main things; the organization, the facilities, and then a different proposal that I have. I have some observations, I have some concerns, and then I have some recommendations. I'm not here to complain. I'm here for change, and this change is such that my oldest is not playing because of the dysfunction that's been happening. When Dan Ramsey was in there, there were about 450 individuals from South Jordan who would play spring ball. In the spring, things were taken over by Parks and Recreation, and Recreation Program Coordinator Chet Wanlass was put in charge of that. Communication was the main problem. We did not receive a lot of communication. Opening day was kind of a little bit of a bust. There were a couple of food trucks there. We showed up. The facility was not clean, and we were hopeful that things would get a little bit better. I walked up to talk to Mr. Wanlass, and it took about five minutes for him to put away these big speakers that he had, and he had 10 people, I counted them, 10 individuals that work with him, stood there and watched him put these speakers away. Then he turned his attention to us, and I asked about uniforms. They had games that started that night, and no one had uniforms. It was not a surprise. In the fall, that spring opening day occurred again. For fall ball, my son showed up, and he is 12 years old, wears a men's medium, and they put him in a youth large. We asked Mr. Wanlass why, and he said, "Well, I had to order the uniforms before everyone signed up." I said, "Well, it sounds like you need to learn how to do that differently, find a local vendor or something." Communication has been a big problem. My concern is that he doesn't have a communication specialist, he doesn't have a uniform specialist, and he doesn't have a schedule specialist. Demosphere is being used. The Demosphere only shows two weeks of games. I only have games through the end of this week that are planned. Out of the four games that we've had, we've had three changes already. I'm missing my son's game tonight to be here to propose some of these changes, because so many families can't come and do this because they've left the city to go to other facilities in other cities to have their kids play baseball. I know of two city employees that are not having their children play here this year, which makes me really sad. We're losing families. We're losing revenue. The other two areas are the facilities. These are pictures (Attachment E). These are pictures that I took on Saturday after our game. This is how the facilities have been the entire time that we've been with South Jordan Baseball. We've talked to people. We've even offered, my family has offered, to come and clean and bring our blowers and things to clean up, because other cities say, "We hate coming to play here, because it's always dirty." The snack bar was open, and now it's not open at all. This is my other concern. This is the women's bathroom, and those are like prison toilets. I know that seats can go on them because there's a seat at Glenmore Park that I've used. We have little girls that are falling in toilets. There's never soap in the bathrooms. It's sad that I have to come to a city council to talk about sanitation at a public facility that should be well taken care of. This one right here, that's not water, that's stain. This is how our facilities are being seen. We talked to Mr. Wanlass. I said, "Chet, how can I help you have pride in your job? How can I help you do your job?" We've proposed, I mean, I'm even open for a family clean night that we will come and help before the spring and fall seasons. We're happy

to do that. The other thing that I had a thought is we are the only city in the state that has a Triple-A baseball team and stadium. Why are we not having a South Jordan Baseball Night? But that would take a communication specialist that we don't have to talk to their communication specialist to set that up. Junior Jazz has figured it out. Why can't we figure that out? So that would bring in revenue, and every kid that signed up would get a free ticket to a ball game night. I remember watching you on opening night, and I just thought, "Great, we're going to get the kids involved," things like that. And I don't see that happening. So my suggestions that I've put forward, we don't have time to go through them, but I had those suggestions to help foster change. I just hope that change can happen because we have someone in there that is not, I don't know if he doesn't know how, or I don't know if he doesn't have the people, but you guys do so well with communication and all of that, but it's not happening in baseball. We're losing entire families to other cities that we want to keep here. And now we were at the top, and we're at the very bottom now, and that's really sad, because we can do better in South Jordan. So thank you for your time tonight.

Marc Halliday (Resident) - One of the things I heard you talking about was the Bingham High seminary being changed. I understand the church is further west and that they will be utilizing that location. One of my concerns is traffic safety, as I drive up there quite often. I know there is a crosswalk further south on 2200 West, I believe it is 2200 West, and I would recommend that it be used as much as possible. Currently, students only have two directions to look when crossing, but several times I have sat there and watched cars coming off of 10600 South, and they run the turn arrow. You have to watch the left-turn arrow and the right-hand turns simultaneously. There is a lot going on, and safety is a concern for those kids. I hope that is taken into consideration for how they get back and forth across that walkway. Additionally, thank you, Council Member Harris, for your work on E-bikes. I have noticed many of those in the area as well. Regarding state laws, bicycles are not considered motorized vehicles, so I appreciate your attention to licensing and registration issues for E-bikes. That's all I had. Thank you very much.

Krystal Hansen (Resident) - I just have one quick comment. I wanted to give you all kudos and thank you for the farmer's market. I figured you don't get kudos very often, so I wanted to give a pat on the back for hosting it. I'm sure it takes a significant portion of the city's budget to host the farmer's market and all the other events you organize, such as Summer Fest, Light the Night, and other city activities. Thank you for voting to include these events in the city's budget.

Dan Beckstrom (Resident) - I've lived here for eight years and truly love this community. My kids have both participated in youth council, and my youngest now works at Mulligan's. I'm here tonight because I am dealing with an extremely difficult neighbor situation. I've spent thousands of dollars defending false allegations from this neighbor and addressing issues in civil court. While I have obtained a civil order with provisions my neighbor is not complying with, I have made police reports and met with prosecutors and the city attorney seeking resolution. Under state statute, I have rights under the Victims' Bill of Rights, specifically the right to be treated fairly. I feel those rights have not been fulfilled, as I have been prosecuted aggressively by the city over matters that have even been described as questionable discretion by officers. I have provided the police department with probable cause regarding stalking, voyeurism, and privacy violations by my neighbor, all submitted at the beginning of this year. I also met with City Attorney Ryan Loose a few months ago and provided four pages of detailed explanation

about how the city has failed to act fairly and consistently. While I have had communication with Mr. Loose, I have not received an official reply, even though months have passed. I've been told he is working with the deputy chief, but if the deputy chief is assisting with my allegations, I have not been contacted. Victims have the right to information and protection from harassment, which I am not receiving. This neighbor has called the police dozens of times over three years with false accusations against my family. Finally, victims have the right to a speedy disposition, which I also have not received. I am here to request accountability from the mayor and city council. I did not want to bring this personal and emotional matter to public comment, but the city has the tools to address it, and it is taking too long. Thank you.

Ron Van Bibber (Resident) - I live on the opposite side of the neighborhood from Mr. Beckstrom. This is my first time attending a council meeting. I recently had a 45-minute discussion with City Attorney Ryan Loose regarding issues I am experiencing with a neighbor. Some context; I previously paid a \$200 fine related to my dog, and instead of paying, my wife and I completed community service at a food bank. Over the past year, I have had multiple conflicts with this neighbor, including incidents involving privacy violations. I have security cameras at my home, including some on the corners of my property, but this neighbor has cut tree limbs into my yard, scattered lawn debris onto the street, and engaged in retaliatory behavior, including calling the police and reporting code violations against me. My concern is privacy and the increasing use of technology such as Ring cameras, which can capture images of neighbors and private areas. I am requesting that the City Council consider an ordinance to address privacy protections for residents, ensuring that cameras on neighboring properties do not infringe on personal privacy. This is becoming a significant issue in our neighborhood, and I believe some regulatory guidance could help mitigate these conflicts. Thank you for your time and consideration.

Attorney Loose addressed an ongoing neighbor dispute previously raised during a Council meeting. He noted that the neighbor between Mr. Van Bibber and Mr. Beckstrom had presented a photo of one of his cameras, and the city is actively working on the matter. He highlighted that the Beckstroms have been cooperative in providing information, and the city has reviewed differing interpretations of law and probable cause in consultation with the prosecutor. He clarified that certain prior cases, including a dog-related incident, were not refiled as it was determined to be an inappropriate use of prosecutorial discretion. He stated that some matters, such as a civil order, are beyond the city's enforcement authority, but other issues are being actively addressed. Deputy Police Chief Rob Hansen has assigned a detective to review all relevant incidents and submit them to the prosecutor for screening. He emphasized that any privacy concerns related to residential cameras are governed by existing state statutes, which provide the legal framework for review and enforcement.

Mayor Ramsey closed the public comment portion of the meeting.

Mayor Ramsey thanked attendees for their time, participation, and civility during a lengthy meeting. She expressed appreciation for community input and emphasized the value of public engagement in the Council's decision-making process.

K. Minute Approval:

- K.1. July 15, 2025 City Council Study Meeting
- K.2. July 15, 2025 City Council Meeting
- K.3. August 5, 2025 City Council Study Meeting
- K.4. August 5, 2025 City Council Meeting

Mayor Ramsey noted that the minutes had been distributed for review, with one recommended amendment correcting a title from “Mayor McGuire to Council Member McGuire,” which had been amended.

Council Member McGuire motioned to approve the July 15, 2025 City Council Study Meeting minutes; the July 15, 2025 City Council Meeting; the August 5, 2025 City Council Study Meeting as published; and the August 5, 2025 City Council Meeting Minutes with an amendment to page 6 name correction. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.

Mayor Ramsey reminded the Council that a Mayor Pro Tempore needs to be appointed for the period of her absence at the next meeting. She clarified that the appointment would generally cover only the meetings she is unable to attend, but in this case, the Mayor Pro Tempore would be empowered from September 2 until the following Council meeting to handle any necessary items, including signing documents.

Council Member Harris motioned to appoint Council Member Don Shelton as Mayor Pro Tempore, effective September 2 through September 15, covering the Mayor’s absence until her return. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.

L. Staff Reports and Calendaring Items:

City Manager Dustin Lewis noted that all council members should have received an invitation to the opening dinner for the new Trans-Jordan Landfill. He requested confirmation of who has responded so that appropriate public notices can be arranged. He clarified that the event date is August 24. Council Member Johnson confirmed she’ll be attending. No other Council Members are able to attend.

Council Member Zander motioned to adjourn the August 19, 2025 City Council Meeting. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The August 19, 2025 City Council Meeting adjourned at 9:57 p.m.