

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, APRIL 07, 2026 at 6:30 p.m.**



Notice is hereby given that the South Jordan City Council will hold a City Council meeting at 6:30 p.m. on Tuesday, April 7, 2026. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The agenda may be amended, and an executive session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

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

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

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

Join South Jordan City Council Meeting Virtually:

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

Regular Meeting Agenda: 6:30 p.m.

- A. **Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey
- B. **Invocation:** By Council Member, Kathie Johnson
- C. **Pledge of Allegiance:** By Director of Public Works, Raymond Garrison
- D. **Minute Approval:**
 - [D.1.](#) February 17, 2026 City Council Study Meeting
 - [D.2.](#) February 17, 2026 City Council Meeting
- E. **Mayor and Council Reports: 6:35 p.m.**

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

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

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

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

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

H. Action Item: 7:20 p.m.

H.1. **Resolution R2026-08**, Approving an agreement for installation of sewer improvements at the intersection of Highway U-111 and 11800 South on behalf of Jordan Basin Improvement District. *(By Director of Engineering & City Engineer, Brad Klavano)*

I. Public Hearing Items: 7:30 p.m.

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

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

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

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

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

J. Staff Reports and Calendaring Items: 8:30 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 April 3, 2026.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

FEBRUARY 17, 2026

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Associate Director of Finance Katie Olson, Director of Planning & Economic Development Brian Preece, Director of Engineering/City Engineer Brad Klavano, Director of Public Works Raymond Garrison, PIO/Communication Manager Rachael Van Cleave, CTO Matthew Davis, Senior System Administrator Phill Brown, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance:

Other (In-Person) Attendance: TyAnne Crook, Nate Shipp, Kyrene Gibb, Tatiana Gilchrist

4:42 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

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

Director Preece offered the invocation.

C. Mayor and Council Coordination

City Attorney Ryan Loose provided a legislative update, noting that the session has been slower than usual but is expected to become very active in the final 14 days. He indicated that several significant infrastructure-related bills have recently been numbered or are still pending, some containing concerning provisions. He expressed appreciation for council members’ outreach efforts and ongoing engagement with legislators.

Mayor Ramsey acknowledged the significant effort being made during the legislative session, noting that City Attorney Ryan Loose is consistently present and serving as a trusted resource. She thanked council members and staff for their time and engagement on issues related to their areas of responsibility.

D. Discussion/Review of City Council Meeting

Presentation Item:

- South Jordan Arts Council Annual Report.

Public Hearing Item:

- Ordinance 2026-04, Amending Section 17.130.130.030 (Prohibitions in the ADU Floating Zone) of the South Jordan Municipal Code to clarify Development Standards.

Mayor Ramsey reviewed the upcoming regular meeting agenda, stating she looks forward to the annual report from the Arts Council. She confirmed that Shan Lloyd is currently serving as chair of the Arts Council and will be presenting the report. She also noted there is one public hearing scheduled regarding amendments to a section of the code related to prohibitions in the ADU floating zone, which will be presented by Long-Range Planner Joe Moss. She mentioned that the city has received word that members of the public may attend to comment on an issue related to secondary water shares, although that item is not on the agenda. She indicated that there may be some misinformation circulating and that Assistant City Manager Jason Rasmussen is speaking with individuals to help clarify and provide accurate information.

City Manager Dustin Lewis explained that the city owns several secondary water shares and has the option each year to lease some or all of those shares. In response to requests from the Governor and state legislature to support conservation efforts for the Great Salt Lake, the city has explored the possibility of leasing some shares for that purpose. While the city's application is under review, it has temporarily paused, leasing its shares to determine if they may qualify for the Great Salt Lake initiative. He clarified that the city has not prohibited residents from leasing or purchasing shares. Individuals may lease or buy shares from other private owners, and staff have assisted property owners in finding alternative shares to lease. If the city's application is not approved, it will resume leasing shares to individuals as it has in previous years. He noted that the exact number of shares the city owns is not readily available, as they are distributed across multiple canals, but confirmed the city retains them for potential future needs, including drinking water, while currently putting them to productive use.

Council Member Zander asked for clarification regarding secondary water, specifically whether residents who do not currently own secondary water shares can request to lease some on a yearly basis.

City Manager Lewis explained that owners of water shares do not need to lease shares. Residents who do not own water shares may choose to lease from the city in a given year, or they may lease from other sources. There is no obligation for the city to lease shares to anyone, nor for residents to lease specifically from the city.

Mayor Ramsey noted that a resident had communicated that the watermaster announced the city was removing the ability for residents to lease secondary water shares, which has caused frustration. She acknowledged that there may be strong public reactions during the meeting and emphasized the city's intention to provide assistance where possible.

Council Member Johnson asked whether there is a clearinghouse or some entity that supervises, regulates, or helps residents manage secondary water shares.

City Manager Lewis responded that, to his knowledge, there is no central clearinghouse for secondary water shares. He explained that if a resident owns shares and another wants to lease them, arrangements can be made directly between the parties.

Director of Public Works Raymond Garrison noted that while water brokers exist, they primarily facilitate the purchase of water shares. He added that the city was able to locate a majority of shares in all but one canal to assist residents, with only one canal still lacking available shares.

City Manager Lewis added that the city has not yet received a response on its application, but it is possible that a decision could come before water is distributed in the canals, allowing the city to act accordingly.

E. Presentation Item:

E.1. Y2 Analytics – Community Survey Results. (By Assistant City Manager, Don Tingey)

Assistant City Manager Don Tingey noted that the survey was completed earlier in the year and introduced Kyrene Gibb and Tatiana Gilchrist with Y2 Analytics to present the results from the survey.

Kyrene Gibb reviewed prepared presentation (Attachment A). She explained the results of the annual resident survey, highlighting overall high levels of satisfaction among South Jordan residents with their quality of life and the direction of the city. She noted that while there were minor shifts in perceptions, particularly after municipal election cycles or panel refreshes, there were no major concerns. Approval ratings for the City Council increased significantly, up 10 points from last year. Residents continue to rate city services highly, with an average score of 73 on a 0–100 scale, though a few services remain lower-rated. Key areas of resident concern were growth and traffic impacts, with some attention to housing and development. About 30–31% of residents directly contacted the city, primarily regarding public works, with code enforcement inquiries increasing and police-related inquiries decreasing. She outlined the survey methodology; fielded from January 5–19, with 1,112 residents starting and 807 completing the survey. She noted increasing survey fatigue and suggested potentially splitting the survey in future years to reduce the burden, keeping core questions in January and additional questions later in the year to maintain data quality while easing respondent fatigue.

Council Member Zander asked for clarification of the 807 residents who completed the survey, had they also been invited to participate the previous year, asking if the responses came from a consistent panel rather than a newly sampled group.

Ms. Gibb explained that the survey largely included the same panel of residents as the previous year, though about a third of invitations were sent to newly sampled households from last year's utility list. She noted that the 807 completed surveys represent a three-percentage-point margin of error, providing a robust and comprehensive sample overall. She added that the survey was slightly shorter than in prior years, and the lower completion rates are likely due to general survey fatigue among residents.

Mayor Ramsey noted that some residents who completed the survey indicated it was too long. They expected it to be quicker and reported feeling fatigued by the end, which may have affected the generosity of their responses.

Assistant City Manager Tingey noted that many of the verbatim survey responses were lengthy, indicating that residents wanted to provide detailed feedback rather than just brief answers.

Ms. Gibb noted that the city has an engaged group of residents who provide detailed feedback in the surveys, which can extend interview times. She suggested considering adjustments to the survey methodology in the future to make participation less burdensome for respondents.

Council Member Johnson asked whether responses from residents who did not complete the full survey were still counted in the analysis, and if partial responses were included in the data. Ms. Gibb confirmed that partial responses are still included in the survey analysis.

Ms. Gibb continued to review prepared presentation (Attachment A), reviewing the survey methodology and results. She explained that the survey begins with broad benchmark questions to gauge overall city health, followed by more specific items. Respondents were distributed across council districts, with 140–200 panelists per district. Key findings included that 57% of residents feel the city is headed in the right direction, 27% declined to respond either way, and 15% feel the city is headed in the wrong direction. The “don’t know/unsure” category declined slightly from last year, indicating increased resident engagement. When removing neutral responses, 79% of residents expressing an opinion feel the city is headed in the right direction, which is lower than in recent years. She noted that fluctuations may relate to municipal election cycles, panel refreshes, or the perspectives of longer-tenured residents. Overall, she indicated that no major shift in attitudes or quality of life was evident, though there was slightly more polarity in responses, reflecting broader regional trends rather than city-specific issues.

Mayor Ramsey asked whether residents’ concerns about federal or state government might be influencing survey responses. Ms. Gibb responded that, yes, some of residents’ concerns about higher levels of government appear to be influencing their survey responses.

Council Member Zander asked whether other municipalities are seeing similar shifts. Ms. Gibb explained that several cities are seeing statistically significant changes, so South Jordan’s seven-point dip is not unusual. She noted that if such a decline were observed in consecutive years, it would be concerning, but historically similar dips have rebounded quickly. She emphasized that overall quality of life remains stable, with an average rating of 81 on a 0–100 scale, consistent with the past five years, indicating no significant change in residents’ overall perception of the city.

Ms. Gibb continued to review prepared presentation (Attachment A), reporting that overall approval ratings for city elected officials remain strong, with 62% of residents indicating they approve of their performance. Ratings by council district are generally consistent with prior years, though districts one and two showed the most positive movement, while district four experienced a slight decline. Regarding perceptions of the city compared to five years ago, approximately one-third of residents feel conditions are about the same, 40% feel things have improved, and 24% feel things have worsened. Only 10% indicated they had not been in the city long enough to respond. Overall trends remain consistent with prior years, showing stability in resident sentiment.

Residents continue to cite the sense of community, safety for raising a family, accessible location, and recreational trails as key strengths of South Jordan. She added that 70% of residents rated overall value for their tax dollars as excellent or good, with district one showing a slight increase in satisfaction, though no changes were statistically significant. When asked about recommending the city as a place to live, nine out of ten residents indicated they would do so, reflecting high overall satisfaction and positive word-of-mouth perceptions. Across specific city services and priorities, residents gave the highest ratings for opportunities to participate in city events, community safety, and accessible recreation, with more than a third giving “excellent” rating. Areas such as establishing orderly laws, developing reliable utilities and transportation, and communicating effectively received about a quarter of residents rate them as excellent. Long-term growth continues to be the area of most concern, though a majority still rated the city’s response positively. When asked about the most important issues facing the city today and over the next three to five years, residents consistently cited growth, traffic congestion, housing, infrastructure, and water as top priorities. These responses indicate ongoing resident awareness of issues interconnected with city growth and development. She noted that when residents were asked about the most important aspects of life in South Jordan, traffic flow was the highest priority, with 28% identifying it as the most important issue, followed by quality of life at 18%. Safety was also noted as important, reflecting residents’ interest in maintaining the community’s existing standards rather than initiating major changes. Residents indicated that housing options, public transit, economic development, and environmental concerns were of comparatively lower importance. City service ratings remained strong overall. Fire and emergency medical services, along with garbage collection, received the highest ratings at 86 on a zero-to-100 scale. Police services scored 80, parks 79, and a three-way tie for community events, city parks, and drinking water followed closely. Services with the lowest ratings were city code enforcement at 63 and planning, zoning, and building at 58, which she noted may reflect resident frustration with growth and development management.

Council Member Zander asked for clarification on the ranking of police services. Ms. Gibb confirmed that police services ranked third, following fire and emergency medical services and garbage collection. Council Member Zander noted that it was encouraging to see police rated so highly, reflecting strong resident appreciation for public safety personnel.

Ms. Gibb noted that South Jordan’s city service ratings have consistently ranked emergency responders and trash collection at the top, with scores above 80 on a 0–100 scale, reflecting strong resident approval. She explained that residents’ comments about city services have historically been scattered, making traditional word clouds less effective. Using AI tools, the city categorized responses and conducted sentiment analysis, finding that the largest volume of comments came from planning and zoning (56) and police (40). Overall, sentiment was positive, with only minor negative feedback for services like snow removal, which represented a very small number of comments. She added that city code enforcement has become the service area residents most frequently contact, alongside public works. She noted that this may reflect a broader catch-all category for neighborhood-related frustrations. She indicated interest in tracking whether the type or sentiment of code enforcement contacts shifts over time, emphasizing that this new analytical lens will help the city monitor trends and improve responses moving forward.

Assistant City Manager Tingey noted that each department receives the verbatim survey responses relevant to their division. Departments review the comments, identify those that pertain to their services, such as police, water, or streets, and respond accordingly. Many of the comments are straightforward, such as reporting streetlights that are out or similar service issues.

Ms. Gibb continued to review prepared presentation (Attachment A), reporting on communication patterns and resident preferences, noting that most residents currently receive city information through email or the city newsletter, with a strong preference for these digital formats. About 10% of residents indicated they would prefer text message alerts, presenting a potential opportunity for more direct engagement. Residents generally prefer one monthly email, with some indicating interest in more targeted or less frequent communications. Two-thirds of residents felt the current level of communication was appropriate, while about one-third suggested slightly less communication would be acceptable. Regarding city services, most residents visit the city website for utility payments, program registration, garbage services, or reporting problems, with high satisfaction overall. Smaller shares use the site for dog licensing, facility reservations, or permit applications, where satisfaction varied slightly. Social media engagement is limited, with Facebook being the most followed platform, followed by Instagram and X (formerly Twitter); users reported high satisfaction with content. Direct outreach to the city remains low at 31%, primarily concerning public works, code enforcement, and utility billing, with fewer police-related contacts compared to prior years. Most resident inquiries were resolved on first contact; about 20% required multiple interactions, and roughly 10% reported unresolved issues. Residents were aware of multiple contact channels, with the “Contact Us” form being most used. Overall, residents reported being treated with courtesy and professionalism, with satisfaction slightly lower than previous years (80 compared to 83 in 2025). Ms. Gibb suggested the decrease may reflect a smaller, more polarized cohort of residents reaching out with complex issues rather than a decline in service quality.

Council Member Zander noted that residents are generally resolving issues online through the city’s digital channels. She added that those who do escalate to direct contact tend to have more complex or unresolved issues, which may contribute to the slightly lower satisfaction rating. Ms. Gibb responded that as the overall number of residents reaching out directly to the city continues to decline, it is unsurprising that the interactions they do have are more emotional. She noted that awareness of the Urban Center development project in downtown Daybreak has increased, reflecting the project’s completion and full functionality.

Mayor Ramsey noted that 17% of residents are still not aware of the Urban Center development project in downtown Daybreak and expressed surprise at that level of unawareness.

Council members and staff discussed that it was noted that some residents may not realize the Urban Center development is within the city. Residents were provided the same preamble as in previous years, explaining the area around the ballpark, but the survey question itself asked only whether they were aware of the downtown Daybreak Urban Center development.

Ms. Gibb continued to review prepared presentation (Attachment A), reporting that residents’ primary concerns regarding the downtown Daybreak Urban Center development continue to focus on traffic, followed by housing, crime, and parking, all largely related to increased congestion.

When asked about the development's impact on the city, approximately two-thirds of residents expect a positive effect on quality of life, 62% anticipate improvements to public transit, and 53% expect positive impacts on infrastructure. Traffic flow was the only area where a majority of residents predicted a negative impact. Over the past three years, the share of residents who believe downtown Daybreak will positively impact quality of life increased from 59% to 67%, representing the only statistically significant change observed. Ms. Gibb concluded the presentation and noted that additional details are available for follow-up questions.

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

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

F. Executive Closed Session: 5:15 p.m.

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

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

Council Member Harris motioned to adjourn the executive closed session and move back to the City Council Study Meeting. Council Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.

Council Member McGuire motioned to adjourn the February 17, 2026, City Council Study Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The February 17, 2026 City Council Study Meeting adjourned at 6:36 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

FEBRUARY 17, 2026

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

Absent:

Other (Electronic) Attendance: Ben Crockett, Brown & Seelye Attorney's, Jodee Packer, dt2dt, Mark Thomas

Other (In-Person) Attendance: Troy Teeples, Cody Christensen, Val Brown, Bruce Moffat, Josh Hunsaker, Andrew Ives, Dave Ruecket, Ann Ruecket, Loc Quach, Jacob Jorgensen, Brad Wardle, Greg Jarvies, Pam King, Wayne King, Umu Tafisi, Sophia Cowley, Stacia Peoples, John Moran, Reed Motzkus, Mike Powell, Charles Kimberly, Mike Bellows, Shan Lloyd

6:30 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation - By Council Member, Don Shelton

Council Member Shelton offered the invocation.

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

Communications Manager/PIO Rachael Van Cleave led the audience in the Pledge of Allegiance.

D. Minute Approval:

D.1. January 7, 2026 City Council Budget Meeting

Council Member McGuire motioned to approve the D.1. January 7, 2026 City Council Budget Meeting as published. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

E. Mayor and Council Reports:

Council Member Shelton reported on activities since the last Council meeting, including conducting the Jordan River Commission meeting as chair and participating in initial planning efforts for a 9/11 memorial project kickoff. He also attended legislative policy committee meetings at the State Capitol through the Utah League of Cities and Towns, where he engaged with legislators on issues impacting the city. Additionally, he met with individuals regarding a potential project they are interested in bringing to the community in the near future.

Council Member Zander reported on recent community and legislative engagement. She highlighted the South Jordan Race Series event held on February 14, noting strong attendance and emphasizing the inclusive nature of the program, which accommodates participants of varying activity levels. She commended city staff for their organization, customer service, and positive interactions with residents during the event. She also reported participating in outreach to state legislators regarding pending bills, noting responsiveness from those contacted. Additionally, she met with individuals considering candidacy for upcoming elections and expressed appreciation for those willing to serve in public office.

Council Member Harris reported attending a Jordan Basin Sewer District meeting, noting that operations are running well and that he has been selected as vice chair of the board. He highlighted the low number of sewer backups in the South Valley as an indicator of effective system management. He also attended the South Valley Chamber “State of the Chamber” event alongside other council members and the mayor, commending the Chamber for its support of local businesses. Additionally, he participated in planning efforts for the 9/11 memorial anniversary, noting strong community support for the project.

Council Member Johnson acknowledged members of the Youth Council in attendance and reminded them of their upcoming meeting scheduled for Thursday.

Council Member McGuire reported attending several meetings similar to other council members, including an Arts Council meeting. He noted that the Council would receive an annual report from the Arts Council Chair, including a recap of the past year and information on upcoming events, such as the 2026 play selection. He also referenced the South Valley Chamber “State of the Chamber” event, highlighting the Chamber’s strong support of the community, particularly its willingness to assist with needs related to the upcoming 9/11 memorial event, including accommodations for visitors. Additionally, he encouraged residents to stay informed about legislative activity, particularly housing-related bills that may impact local authority and development decisions and urged the public to engage with elected officials to share their perspectives.

Mayor Ramsey reported on recent activities, including meetings with local small business owners to celebrate anniversaries, welcome new businesses, and discuss their experiences in the city. She also met with residents on various community matters and expressed appreciation for those interactions. She highlighted a recent visit from the Federal Transit Administrator, hosted in collaboration with Congressman Owens, as part of ongoing efforts to influence the federal surface transportation bill currently being developed. She explained that state and local leaders are advocating for funding opportunities to support transit expansion in fast-growing areas, including potential extensions in South Jordan, and emphasized the importance of modifying federal funding formulas to better accommodate such growth. She noted this is a coordinated effort among local, state, and federal partners. She provided an update on legislative activity, noting a significant number of bills impacting local government and ongoing coordination with other cities and the Utah League of Cities and Towns. She clarified that the upcoming America 250, 9/11 memorial project will be supported entirely through volunteer efforts and community partnerships, with no city funds being used. She noted strong support from organizations such as the South Valley Chamber, including assistance with accommodation for visiting participants, and indicated that additional information will be shared as planning progresses.

F. Public Comment:

Mayor Ramsey noted that she had received information prior to the meeting indicating that several residents intended to speak regarding water shares. She asked those in attendance whether they preferred to designate a spokesperson or speak individually, and it was determined that individuals would provide their own comments. Mayor Ramsey also indicated that some of the information circulating may not be entirely accurate and requested that the Assistant City Manager Jason Rasmussen provide clarifying context prior to opening the public comment period.

Assistant City Manager Rasmussen reported that the city has temporarily paused leasing secondary water shares while awaiting a response from the Great Salt Lake Commissioner's Office regarding a proposal to lease unused shares to support efforts to restore the Great Salt Lake. He explained that multiple cities and large shareholders were invited to submit proposals for leasing shares for a period of one to five years; however, no agreements or obligations are currently in place. He noted that if the proposal is accepted, the matter would return to the Council for consideration. He added that a response is expected in the spring, potentially before water is available in the canals. In the meantime, staff have been assisting residents by identifying alternative sources for leasing shares, though the city is not obligated to provide this service.

Mayor Ramsey opened the public comment portion of the meeting.

Troy Teeples (Resident) - For over 20 years, I've leased shares with the city, as well as many, many people. I didn't get my letter. I called the city and talked to Mr. Rasmussen. I was very surprised to hear that they were not going to lease shares. When was the city going to let us know this? I still haven't really been informed. It just kind of all happened. Then I asked who made this decision, and Mr. Rasmussen said staff. Are you kidding? A decision of this magnitude that's going to affect this many people, and you folks aren't taking a vote on this, Mayor, where is our water? Then Mr. Rasmussen told me to go to ksl.com and buy a share. I went and looked, there are none. They're over \$5,000. I've got a neighbor who leases three shares. He's retired. What is

he supposed to do? Your own website says the city offers an annual lease of shares to private water users, users that have access to the water via ditches and other private systems. We've also learned that there is an eBay data center in South Jordan that uses approximately 19.5 million gallons of water between October 2024 and September 2025. What is the city's responsibility? The City Council's responsibility, it seems to me, is to protect the citizens. For years, city developers have had to turn their water shares over to the city, and then residents should be the ones to benefit, not the Great Salt Lake. Now my question is; how many shares does the city have? And of those shares, how many have been leased? What is the cost that the city is getting for these shares? Now Mr. Rasmussen told me that whatever cost it was, they're going to put that aside into some sort of a fund to offset future water increase costs. That kind of reminds me of the Social Security fund that's got a great big IOU in it. So we need more answers, and we need them quicker. Those of us that have leased for so many, many years want to continue leasing. Thank you.

Bruce Moffat (Resident) - When we moved here, my wife, our family, we bought a property. It's about 1.2 acres in a subdivision. We looked at doing water shares, and back then it was \$5,000. It didn't make any sense purchasing any when I could lease it for \$30 a year, and it was less than that. Anyway, if I have to go to a different system, I'm probably looking at several thousand dollars that I would have to use to convert over to culinary because I can't use the existing system, because I stand a chance of contaminating the water. It's a fairly big financial amount of money for somebody who's retired. I'm also on the board of the Taxpayers Irrigation. I have to pay them money every year whether I use the water or not, and right now it's about \$300. I would have to drop out of that, but I use that to do irrigation with my sprinkler system. For us, I spent \$500 last year getting my system set up so that it would function properly this year, and that money is all now gone to waste. I would encourage you to rethink that. I've been leasing shares for 15 to 20 years since I moved here, and I would like to continue doing that. I agree it's not fair to just spring this on us, because now we will have to make changes to our system, which can be very costly and time-consuming. I encourage you to rethink this.

Jacob Jorgensen (Resident) - My wife and I moved here specifically looking for a property where we could get water shares. And I'm not speaking on behalf of my job, but I work for Salt Lake City Public Utilities. I set the rates and do the rate proposals, and I'm working with the state commission on the pilot programs for what you guys have been talking about. I'm very familiar with what cities do and what municipalities do. We buy up water shares because we want to secure our own water resources. You mentioned, and I'm glad you gave us the insight, you answered a lot of my questions. One of the issues, though, is that you see this as unused water. It's not unused. We all use it. We use it for a purpose. You have farmers here. You have people like me. I just have an urban garden. My neighbor has horses. He uses it for that. We use it. I understand the city wants to try to contribute. If you, as a city, don't want to use these shares, sell them to us. I know my wife and I would be willing to secure our water future and have those rights secured. If the city sees this as a resource that you don't want to hold on to, that you want to let go of, let it go to us. Let us make that decision on what we can use, because we have uses for this. As was mentioned on irrigation, my system would also cost thousands to convert over, and then thousands more each year in water use and culinary water use, because I don't have access to pressurized secondary water. Lastly, I just want to mention I know all of you care about this. I know you want to do the right thing, and I'm sure a lot of you are surprised by the decision that was made. I know there are a lot of other considerations. I know the state's considerations. I just hope you'll consider the

considerations of those of us who grow, who participate in the economic development and in the food that we eat and share. Most of my urban garden, my wife and I laugh about this, over half of it, we donate to people who can't afford food. It is a great public service of what many of us are doing.

Umu Tafisi (Resident) - I come here as a trained attorney, but more importantly, as a resident of this great city. I have been a resident for eight years and counting. I am speaking tonight as a resident concerned about secondary irrigation access, including for those who need to lease water shares like myself. Many of us appreciate and rely on those lease shares annually and depend on that water to maintain our properties. While those leases may be renewed year by year, our families make long-term landscaping and financial decisions based on the reasonable expectation of continued access. If the city redirects leased irrigation water to the Great Salt Lake, even for an important environmental purpose, that decision directly impacts residents who depend on that supply, residents like myself and my fellow residents here tonight. I want to be clear; supporting the Great Salt Lake and protecting residents' water stability are not mutually exclusive. Participation in water leasing for environmental purposes should be voluntary, transparent, and structured so residents are not disproportionately affected. For many residents, leased irrigation water is not a luxury. It is built into the design, value, and livability of our homes. Property values in South Jordan reflect our green space, which we love, my five children included, maintained landscaping, and neighborhood standards. If irrigation availability becomes difficult to obtain, uncertain, or significantly reduced, that has real financial consequences for homeowners. If reallocation of water leads to significant infrastructure changes or higher rates, those costs will fall directly on families already managing rising expenses. We can support efforts to stabilize the Great Salt Lake, but we must be honest; shifting water away from residential use has economic ripple effects. Reduced irrigation access can impact property values, resale potential, and overall neighborhood appeal. I respectfully ask this Council; what formal economic impact analysis has been conducted specific to South Jordan residents? How will property value impacts be mitigated if irrigation access changes? What guarantees can you provide that residents will not bear disproportionate costs? Will the City hold public workshops outlining impacts before final decisions are made? Residents respectfully request predictability, transparency, and protection of water access. I urge this Council to move forward carefully, with clear communication and better understanding and planning for residents' needs, so we can support the lake without destabilizing the families who live here. Thank you for your time. I appreciate this representative form of government and the time you give to hear us. I hope we can have more transparency going forward. Thank you.

John Moran (Resident) - One of the things that seems very reasonable in this situation is that the water department sends out notices every year that leases are available. I find it odd that nothing was sent out this year, when that list obviously exists, and we could have been notified that there was some kind of a change, that the possibility of leasing water might not happen. I use four shares on my land. One of the reasons I have four shares is not because I have an extraordinary amount of water, but because I have to pump uphill from the ditch at the bottom of my property. I think this is a small ask, just to say something of this importance, especially when a mechanism is already in place to notify the people most affected. It seems, I'm not sure of the word, and I don't want to say anything insulting, but it seems like somebody dropped the ball, and Mr. Rasmussen, not necessarily yourself, but it would have been well to use the letters you already have. The

addresses are there, and I'm sure the postage was already budgeted. Instead of sending letters saying leases are available at this time and for this amount, the city could have notified us that something might be changing. Obviously, water is important to us. Last year, my water was about \$50 per share. When I first started leasing in 2008, I think it was about \$22. It's important to us. You have a mechanism to reach us, let us know. That would make city government feel a lot less distant by bringing us into the conversation. Thank you for your time. It's nice to have a meeting like this and be able to air our concerns. Thank you.

Mike Bellows (Resident) - I would just like to add my concurrence with what has been expressed so far, especially by the speaker who spoke earlier about the concerns she raised. I have lived in my residence for 45 years and have two water shares. Over those 45 years, you can imagine the expense I've incurred to landscape my property, which is just under an acre, including gardens and related improvements. I don't believe I use anywhere near the full amount of water from the shares I have leased, but any excess water has already been going to other uses or ultimately to the Great Salt Lake. When I first moved in, there was an open irrigation ditch. It was about chest deep and, in some places, as wide as from here to that counter, and it posed a danger to the neighborhood and to children. I bore the expense of installing a 15-inch corrugated culvert, professionally installed, along with a weir and a head gate that allows for pumping. At that time, I wasn't even using the water, but I made that investment for safety and functionality. Since then, I have invested further in the infrastructure, pipes, pumps, and all the necessary components to make the system work for my property. Because of that, I have a significant amount of sunk costs, in the thousands of dollars. You can imagine my shock when I learned that there may not be any water available, and that I may not be able to use the water I have relied on for all these years. I am concerned that there was no notification about this change. It seems the communication was dropped somewhere along the way. I'm not here to accuse anyone, but I do believe this is something that should be addressed in your meetings going forward. The communication from this body to residents should be more clear, more concise, and more timely. Thank you for your time and your service. Have a good evening.

Charles Kimberly (Resident) - I came here not to talk, but to listen. I am very interested in how this happened. I was especially interested in what this gentleman said about pausing unused shares. I think if everyone in this room who came here tonight had a chance to express how that water is being used, you would hear that their gardens, their lawns, the thousands of dollars invested in landscaping, their orchards, and their trees all depend on that water. It also provides cooling during the summer months. All of those uses show that the water is essential. Without it, by August, everything will turn brown. I did take heart in what was said, because it sounds like you still have the option to unpause the leases. One last comment; the Utah Lake distribution canal was built three years after the pioneers arrived. They arrived in 1847, and the canal was built in 1850. For 176 years, it has fulfilled its purpose. It was never intended to keep the Great Salt Lake full. The people who settled here understood that this valley is a desert, it always has been and always will be. Water is essential to live here. In my view, no one has made a strong enough case regarding the Great Salt Lake to justify this change. I won't go further than that. Thank you for listening. I do believe you can unpause this just as easily as it was paused. Please consider doing that.

Reed Motzkus (Resident) - As I've been listening to what has been said, I've given some thought to the fact that people have been leasing for decades and have made significant investments in their

properties to take care of these systems. What I'm hearing today is that, if water is sent to the Great Salt Lake, we may end up using culinary drinking water to maintain properties that were previously supported by secondary water. As you consider this decision, I would ask that you take that into account. We may end up using significantly more drinking water than we otherwise would have needed if secondary water remains available. Thank you.

Andrew Ives (Resident) - I appreciate the information that you've presented regarding the water shares. My question is; what does "unused" mean? Does it mean unused to the City? If I am on a pressurized irrigation system, then I am unaffected by this pause. We do use the water, it is not unused. I would be willing to send any water I do not use down Midas Creek to the Jordan River, which then feeds into the Great Salt Lake. I would be willing to share my unused water with the Great Salt Lake. This decision does affect my family. We grow the food we eat, whether that is beef or vegetables. In addition, it helps beautify our city. Without this flood irrigation, my lawn will be yellow this year. I know I will probably receive a summons or a ticket, but I cannot afford to switch to culinary water. The house was built in 1974 with flood irrigation in mind. It is designed and set up for that use. I would have loved to make the change to pressurized or culinary water; however, the lack of communication has put us in a difficult position. I have looked into purchasing shares, which are about \$10,000 per share, if you can find them. At this time, none are available for sale. If the City does have a surplus, and if it is legally and feasibly possible, please consider making those shares available for sale. You have a room full of buyers here. Thank you.

Mike Powell (Resident) - Even though I live on Horseshoe Circle, I grew up in South Jordan, just up across from the high school. I grew up using the water from this canal. One share used to water the acre we had. There are 19 lots in our neighborhood, and they are two-acre lots. I believe we collectively own about 30 shares, and those shares used to water our lots. I know a few people own a few additional shares, and we've had to rent some shares just to get the gate open enough to allow the water to flow. The ground will absorb all the water if we flood without a sufficient head of water behind it. About a year and a half ago, the State indicated that we were using more water than our shares allowed. I don't know if that is accurate, but that is what we were told, and it required us to rent additional shares in order to continue watering our lawns. Now, we don't even have that option available to us in time. We can all adjust, and there may be better ways to water than flood irrigation, but this is something we should be able to work on together. We would also like the ability to buy additional shares, if at all possible. At times, this feels like a bureaucratic decision where we don't matter. It feels like money and larger priorities matter more than the people who live here. For us, this impacts the value and usefulness of our property. It feels like there is a preference for development over homes with land and property. For our part, we would greatly appreciate the ability, at least for now, to continue renting or purchasing water shares. Thank you.

Wayne King (Resident) - I'd like to address a couple of issues. It goes to water access. I moved here in 1992. When I moved here, I bought two acres of land and two shares of water. Over time, I have become aware of several pieces of ground around me. The one most immediately close to me was a place called Jackson Downs. When the buyers purchased that ground from Lee Jackson, I was told there was a ruling in South Jordan that mandated any developer who bought land had to contribute water shares to the city. I do not know if that is true; I believe it to be true, but it is hearsay. The fact is, I do not believe the city has ever paid for that water taken on consignment.

Another issue is that water has not been fluid over the years. By that, I mean it has not been possible to move water from the east side to the west side or elsewhere. The water has been dedicated to specific ground. I have received notices from the canal company asking me to confirm that my two shares were still serving my property, and I had to affirm that because I had no right to transfer that water elsewhere. Over time, the price of water shares has remained unreasonably high. If it is true that the city has taken developer shares, it has created an artificial price. Previously, the canal company allowed transfers of water shares from Salt Lake County to other areas, such as Lehi, where developers could drill wells. That practice has contributed to maintaining higher prices on this canal. When the City refers to unused water, I respectfully disagree. I have always used my shares and have leased additional shares from the city to make irrigation feasible. There has never been a fluid market for shares because excess shares have been absorbed, and water historically had to remain tied to the land. Only in recent years has state law allowed more flexibility for leasing water. Additionally, I am aware that the city provides pressurized secondary water in some subdivisions. I observed properties with both culinary and irrigation meters, indicating continued service in those areas. From my perspective, this water is being used and has always been used. We have paid fair market value and relied on it. I ask the Council to consider that this water has not been freely marketable due to past policies and laws, and to reconsider whether this is the appropriate source for reallocating water. In my view, water has consistently flowed through the canal system toward the Great Salt Lake. We need this water. While I would like to say we have a right to it, I understand we may not be entitled to it. Thank you for your time

Josh Hunsaker (Resident) - My wife and I moved from Saratoga two years ago. We were looking for an acre of ground somewhere within this valley, and South Jordan was our number one choice because it is a beautiful city. We like the area and enjoy being part of the community. The house we purchased was advertised as coming with two shares of water. I repeatedly asked whether that meant two owned shares, similar to owning a car with a title or certificate. I was told yes, all the way through closing. When I asked how the transfer of the water shares would occur, I was told that the owners would simply direct us to go to the city and pay for it. I understood that is not how water shares work. The price of the home reflected two water shares, valued at approximately \$10,000 to \$12,000 each. I went through a dispute over this issue, incurred legal fees, and ultimately lost out financially. Although I was upset, I understood that I could continue leasing shares through the city at what I felt was a reasonable cost. Having only been here for two years, it is very disappointing to now face the possibility of making changes to our property due to this decision, particularly to contribute additional water to the Great Salt Lake. Treatment plants along this corridor already contribute significant amounts of water to the lake. For example, the Central Valley plant alone contributes approximately 45 to 55 million gallons per day to the Jordan River, which flows to the Great Salt Lake. Additional contributions come from Jordan Basin, South Valley, Salt Lake, and northern Davis County treatment plants. Despite these contributions, the lake continues to face challenges. I question whether impacting residents in this way will make a meaningful difference. An acre-foot of water is approximately 325,000 gallons, and when considering the total number of shares, I am not sure the impact justifies the burden placed on residents. Thank you for your time.

Mayor Ramsey closed the public comment portion of the meeting.

Mayor Ramsey expressed appreciation to those in attendance for their participation. She thanked residents for their thoughtful and respectful input and noted that the Council had taken extensive notes. She stated that further discussions would be held regarding the concerns raised and acknowledged that the next steps had not yet been determined but confirmed that follow-up communication from the City would be provided once additional conversations had taken place.

G. Presentation Item:

G.1. South Jordan Arts Council Annual Report. (By Director of Recreation, Janell Payne)

Director of Recreation Janell Payne introduced Arts Council Chair Shan Lloyd who would be presenting. Director of Recreation Janell Payne introduced Shan Lloyd, Chair of the Arts Council, to present the annual report. She expressed appreciation for the Arts Council's efforts and noted that Mr. Lloyd has provided strong leadership over the past year. Director Payne also stated that he was recently voted to continue serving as Chair for the upcoming year.

Shan Lloyd, Chair of the Arts Council, presented the 2025 annual report and provided an overview of Arts Council activities and accomplishments (Attachment A). He explained that the Arts Council's mission is to promote and expand access to the arts throughout the South Jordan community. He reported that 2025 was a highly successful year, highlighted by two theater productions, including *Annie*, which received strong community support and an additional performance run at the Eccles Theater, and *Forever Plaid*, which also drew strong attendance. He noted that theater productions continue to attract both local participants and regional audiences. He reviewed various art programs and competitions held throughout the year, including events for youth, amateur, and professional artists. These programs featured a variety of artistic mediums such as painting, photography, pottery, and jewelry. Annual events included the art show, quilt show, and gingerbread house displays, all of which experienced strong participation. He also highlighted public art initiatives, including installations at TRAX stations, murals, utility box wraps, and trail enhancements. He emphasized the importance of maintaining access to the arts, particularly as arts programs face reductions in some school settings. Additional programming included year-round art displays at City Hall and the Gale Center, youth art classes, summer camps, historical dance events, and community art activities. He noted that these programs provide opportunities for residents of all ages to engage in creative expression and discover artistic talents. He reviewed special events such as the Art Swap Gala, Arts in the Park, Summerfest activities, dueling pianos, and family-oriented art programs. He also introduced the new Arts Champion Award, with the inaugural recognition awarded to Erin Grimshaw for her contributions to the arts in the community. Looking ahead to 2026, he outlined planned programming, including a series of consecutive art events, public art competitions, and the spring theater production of *Guys and Dolls*. Additional initiatives include continued public art installations and collaboration on the Bingham Creek Trail mural project. Mr. Lloyd also noted his appointment to represent South Jordan on the South Valley Performing Arts group to help advocate for the City's arts interests at a regional level. He concluded by expressing appreciation to the City Council and staff for their continued support of the Arts Council.

Council Member Shelton expressed appreciation to the Arts Council and staff for their efforts and the comprehensive report. He commented positively on the variety of arts programming and activities taking place in the community. He inquired about the location of the planned Bingham Creek Trail mural. Mr. Lloyd confirmed that the mural is planned near 4800 West, and Council Member Shelton noted it would be a valuable addition to the area.

Mayor Ramsey expressed appreciation for the presentation and the work of the Arts Council. She noted the positive progress and strong functionality of the Arts Council compared to prior years and commended the contributions of volunteers and staff. She stated that the Arts Council provides a significant benefit to the community and contributes positively to the quality of life in the city.

Mr. Lloyd expressed appreciation on behalf of the Arts Council for the opportunity to serve the community. He emphasized the importance of supporting and retaining local artistic talent within the city while also attracting participation from outside the community. He noted that the Arts Council is committed to promoting the arts as an important component of the city's future and overall quality of life.

Mayor Ramsey noted that annual resident surveys consistently indicate that the arts are important to the community. She expressed appreciation for the Arts Council's efforts in providing a wide range of arts opportunities for residents with varying interests and abilities, including those who may not be traditional visual artists.

Mr. Lloyd stated that the Arts Council strives to offer programs that appeal to a wide range of interests and encourages residents to participate in various activities, noting that individuals may discover new talents through participation. He thanked the Council and stated he would relay their appreciation to the Arts Council.

H. Public Hearing Item:

- H.1. Ordinance 2026-04, Amending Section 17.130.130.030 (Prohibitions in the ADU Floating Zone) of the South Jordan Municipal Code to clarify Development Standards. (By Long-Range Planner, Joe Moss)

City Attorney Ryan Loose reported that there is a typographical error in both the staff report and the ordinance, specifically a reference to code section 17.130.030.030. He clarified that the error was minor and would be corrected, and he apologized for the oversight. He stated that the City is implementing process improvements to prevent similar errors in future ordinance approvals. He noted that the error does not affect the validity of the noticing, and that the information could still be reasonably identified through a review of the City's code. He further explained that the ordinance had been previously considered by the City Council as part of a broader set of amendments but was pulled for additional review related to accessory dwelling units (ADUs). The current version reflects those requested adjustments. He added that the item had also been reviewed during a public hearing and by the Planning Commission, and that there had been no public comments raised on this issue. He stated that the legal risk associated with adopting the ordinance, despite the typographical error, is very low.

Council Member Zander sought clarification from City Attorney Loose regarding whether the amended ordinance had been reviewed by the Planning Commission. She asked if the Planning Commission had reviewed the current version of the ordinance in its edited and amended form.

City Attorney Loose clarified that the Planning Commission reviewed the ordinance as part of a larger, comprehensive set of amendments during the prior consideration. He noted that the provision in question was not separated out at that time but was included within the broader ordinance package previously reviewed by the Planning Commission and City Council.

Long-Range Planner Moss stated that the ordinance being presented was an amended version that reflects changes made based on feedback and direction provided by the City Council on the previous version.

City Attorney Loose added that it is typical for ordinances to be revised based on City Council direction without being returned to the Planning Commission for additional review, particularly when the changes are minor and consistent with prior feedback.

Long-Range Planner Moss reviewed prepared presentation (Attachment B). He explained that the ordinance was intended to clarify regulations regarding accessory dwelling unit (ADU) entrances, specifically to address ambiguity in how visibility from the street is interpreted. He noted that the existing ordinance aims to maintain the appearance of a single-family home by limiting ADU entrances that are visible from the street. He stated that the prior version of the ordinance would have prohibited ADU entrances on front elevations or on side elevations of corner lots. Based on feedback from the City Council, the amended version introduces additional flexibility in two circumstances. He explained that ADU entrances would be permitted if they are below grade, defined as at least 75 percent below finished grade, or if they are screened by a six-foot opaque fence. He provided an example illustrating how a side entrance could be placed behind a fence and comply with the updated ordinance. He concluded by noting that the revisions were made in response to Council feedback and that he was available to answer any questions.

Mayor Ramsey opened the public hearing for Ordinance 2026-04. There were no comments. Mayor Ramsey closed the public hearing.

Council Member McGuire questioned the necessity of additional restrictions on accessory dwelling unit (ADU) entrances beyond prohibiting entrances on the primary front elevation. He expressed that he understands the intent to avoid a duplex-like appearance but questioned why regulations should extend to side or upper-level entrances, particularly if they align with the home's architectural design. He noted that similar configurations already exist in various areas of the city and asked for clarification on why further limitations on ADU access are needed.

Long-Range Planner Moss responded that the current ordinance prohibits ADU entrances from being visible from the street in all cases. He explained that under existing rules, even a basement or second-story entrance could be restricted if it is visible from a public street, particularly on corner lots. He stated that the proposed amendment is intended to clarify where ADU entrances are permitted while maintaining the ordinance's original intent to preserve the appearance of single-family homes. Under the revised language, certain side entrances may be allowed, including

on interior lots, while corner lots would have more limitations. Additional flexibility is provided through options such as below-grade entrances or entrances screened by a fence. He emphasized that the changes are meant to balance maintaining neighborhood character with providing clearer and more practical guidance for ordinance enforcement.

Council Member McGuire confirmed that the intent of the proposed changes is to bring the ordinance into better alignment and improve clarity in how it is applied.

Long-Range Planner Moss explained that the proposed amendment is not intended to create a significant policy change. Instead, it is meant to formalize and clarify how the current ordinance has been interpreted and applied in practice, providing clearer guidance moving forward.

Council Member Johnson suggested that both conditions, below-grade entrances and entrances screened by a six-foot opaque fence, should be required together, rather than allowing either option independently.

Long-Range Planner Moss responded that the intent of the ordinance is not to require both conditions simultaneously. He explained that if an entrance is behind a six-foot opaque fence, it meets that requirement, and if it is below grade, it would also be permitted. He noted that the language allows for flexibility, and that a below-grade entrance would not be prohibited even without a fence. He emphasized that the ordinance does not require both conditions to be met together.

Council Member Zander expressed appreciation for Long-Range Planner Moss and staff, noting that they responded professionally to council feedback and returned with a revised proposal that addressed concerns. She stated that the amended version was acceptable and commended staff for their responsiveness and effective resolution of the issue.

Council Member Zander motioned to approve Ordinance 2026-04, Amending Section 17.130.130.030 (Prohibitions in the ADU Floating Zone) of the South Jordan Municipal Code to clarify Development Standards. Council Member Shelton seconded the motion.

Council Member Shelton expressed support for adding flexibility to the ordinance's entrance requirements. He suggested that, in addition to a six-foot opaque fence or below-grade access, other elements such as landscaping or architectural features could be considered if they effectively obscure the entrance. He noted that the current language may be too restrictive and stated a preference for allowing additional design approaches, while acknowledging that further changes at this stage may add complexity.

Council Member Harris stated that the purpose of the ordinance amendment is to clarify the existing regulations rather than make significant policy changes. He expressed support for the approach taken and noted that the revisions align with how he envisions the ordinance functioning. He also raised a concern about future ADU development, particularly how both new construction and modifications to existing homes may be impacted as ADUs become more common. He suggested that broader, more in-depth discussions may be needed in the future to address long-

term planning considerations but concluded that the current amendments effectively provide needed clarification.

Council Member Johnson expressed concern that expanding the ordinance to include subjective features such as general “design” or “features” could create too much interpretation and inconsistency. She stated that more clearly defined standards, such as requiring a fence, would be easier to administer and enforce, whereas broader language could lead to uncertainty and differing interpretations.

Council Member McGuire concurred with Council Member Harris, emphasizing that the intent of the current action is solely to clarify the existing ordinance rather than make substantive policy changes. He noted that while future ADU growth might warrant a more comprehensive review and updated standards, the current amendment appropriately codifies the city’s historical interpretation and enforcement.

Council Member Zander indicated agreement with prior comments and suggested that staff may bring future discussions back to the council to explore ADU-related issues more thoroughly. She noted that while the current item is not the appropriate place for broader changes, there is an acknowledgment that additional consideration of ADU policies will be needed moving forward.

Council Member McGuire agreed, referencing examples within the Daybreak community where ADUs are incorporated through architectural and design standards rather than fences or visual barriers. He noted that such approaches can successfully integrate ADUs while maintaining neighborhood character. However, he emphasized that the current discussion is focused on clarifying the existing ordinance rather than making broader policy changes.

Mayor Ramsey stated that the topic presents an opportunity for future discussion, should the Council choose to pursue it.

Director of Planning & Economic Development Brian Preece indicated that future legislative developments would likely prompt the Council to revisit the topic, providing an opportunity to evaluate ADU regulations in a more holistic manner.

City Attorney Loose referenced recent legislative activity, noting that a related bill did not pass and another was considered the previous week. He explained that one of the bills addressed automatic permitted uses and included provisions related to accessory dwelling units (ADUs), particularly those that are external. He indicated that this legislative activity may be relevant to how ADUs are addressed moving forward.

Council Member Harris asked the Mayor whether, in light of current legislative activity, there was a recommendation to proceed with adoption of the ordinance at this time.

Mayor Ramsey stated that while she does not cast a formal vote, she recommends adoption of the ordinance at this time. She expressed support for the proposal, noting that it provides clarity and consistency in how ADU standards are applied. She added that the ordinance balances flexibility for residents with clear, objective standards that are easy to understand and enforce.

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 in favor.

Mayor Ramsey expressed appreciation for the work completed on the ordinance, noting the additional effort taken to refine the proposal and bring it back for consideration. She thanked staff for their time and efforts.

I. Staff Reports and Calendaring Items:

City Manager Dustin Lewis reminded the council to stay alert for action alerts from the League during the legislative session. He emphasized that these alerts are time-sensitive and should be responded to as quickly as possible. He encouraged members to reach out to City Attorney Ryan Loose or himself if they need additional background or clarification on any alerts. He noted that the alerts will be distributed either via email or text message.

Council Member Zander motioned to adjourn the February 17, 2026 City Council Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The February 17, 2026 City Council Meeting adjourned at 8:12 p.m.



*** OFFICIAL PROCLAMATION ***

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Dawn Ramsey, Mayor of the City of South Jordan, do hereby proclaim April 18th as **ARBOR DAY** In the City of South Jordan, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS _____ day of _____, _____
Mayor _____

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: April 7, 2026

Issue: **Resolution R2026-08**, approving the *Agreement for Installation of Sewer Improvements at the Intersection of Highway U-111 and 11800 South* between Jordan Basin Improvement District and the City of South Jordan and authorizing the Mayor to sign said agreement.

Submitted By: Brad Klavano, P.E.
Director of Engineering Services/City Engineer

Department: Engineering

Staff Recommendation (Motion Ready): Staff recommends APPROVAL of the *Agreement for Installation of Sewer Improvements at the Intersection of Highway U-111 and 11800 South* between Jordan Basin Improvement District and the City of South Jordan and APPROVAL of Resolution R2026-08 authorizing the Mayor to sign said agreement.

BACKGROUND:

Utah Department of Transportation (“UDOT”), is actively realigning Highway U-111 from South Jordan Parkway to Herriman Boulevard to manage growth in the community. This new realignment creates a new intersection at Highway U-111 and 11800 South, which is currently scheduled for paving in early Spring 2026.

The City of South Jordan (“City”) has contracted with Red Pine Construction to furnish and install a 42-inch HDPE transmission pipeline for Zone 7 & 8 from approximately 12124 South on Bacchus Highway to 7028 West and 11800 South, including the construction of a meter vault. Jordan Basin Improvement District (“JBID”) also proposes to construct a 24-inch sewer pipeline at the new Highway U-111 and 11800 South Intersection (the Sewer Improvements) to avoid cutting new asphalt and minimize traffic impacts to the residents. Consequently, JBID desires to utilize Red Pine Construction to construct the Sewer Improvements before UDOT paves the intersection. The City intends to do a contract amendment with Red Pine Construction to include the construction of the Sewer Improvements under the City’s contract. The purpose of this two-party agreement is to receive compensation from JBID for the work that Red Pine Construction to construct the sewer improvements.

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS:

This agreement establishes terms for JBID to compensate the City for the Sewer Improvements on new Highway U-111 and 11800 South Intersection. Allowing Red Pine Construction to construct the Sewer Improvements is a benefit for all the agencies (the City, UDOT, and JBID) since Red Pine Construction is ready to mobilize to complete the JBID Sewer Improvements before UDOT paves the Highway U-111 and 11800 South intersection.

CONCLUSIONS:

Approval of this agreement is necessary to amend Red Pine Construction contract with the City to install the sewer improvements that are to be paid by JBID.

RECOMMENDATION:

Approve the Agreement for Installation of Sewer Improvements at the Intersection of Highway U-111 and 11800 South and Approve Resolution R2026-08

FISCAL IMPACT:

JBID will pay 100% of the construction costs to install the Sewer Improvements at the Intersection of Highway U-111 and 11800 South and any additional costs incurred for the completion of the Sewer Improvements due to unexpected circumstances that arise during construction.

ALTERNATIVES:

Not approve this Agreement and not approve Resolution R2026-08.

SUPPORT MATERIALS:

None

RESOLUTION R2026-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPROVING AN AGREEMENT FOR INSTALLATION OF SEWER IMPROVEMENTS AT THE INTERSECTION OF HIGHWAY U-111 AND 11800 SOUTH ON BEHALF OF JORDAN BASIN IMPROVEMENT DISTRICT

WHEREAS, Jordan Basin Improvement District (“JBID”), wants to install a new sewer main at the intersection of Highway U-111 and 11800 South (the “JBID Improvements”); and,

WHEREAS, The City of South Jordan (“City”) has an existing contract with Red Pine Construction for the installation of a 42-inch HDPE transmission pipeline for Zones 7 & 8 from approximately 12124 South on Bacchus Highway to 7028 West and 11800 South and for construction of a meter vault; and

WHEREAS, For reasons of convenience the City wants to amend the existing contract with Red Pine Construction to add to its scope of work construction of the JBID Improvements; and

WHEREAS, JBID is willing to reimburse the City fully for the costs incurred for construction of the JBID Improvements.

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

Section 1. That the City may enter into a contract with JBID to perform the JBID Improvements and the Mayor is authorized to execute an Agreement with JBID in substantially the same form as that in the attached exhibit A.

Section 2. **Effective Date.** This resolution will be effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

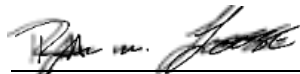
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2026, BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

AGREEMENT FOR INSTALLATION OF SEWER IMPROVEMENTS AT THE INTERSECTION OF HIGHWAY U-111 AND 11800 SOUTH

This Agreement is made as of _____, 2026 (the “Effective Date”), between the Jordan Basin Improvement District, a wastewater collection and treatment district organized and existing under Utah law (the “District”), and the City of South Jordan, a municipality organized and existing under Utah law (the “City”).

RECITALS:

- A. The District is a wastewater collection and treatment district organized and existing pursuant to the laws of the State of Utah for the purposes, among others, of the collection and distribution of sewage effluent within the entities of Bluffdale, Draper, Riverton, South Jordan, Herriman, southern portion of Sandy, a small portion of West Jordan City, Copperton, and the unincorporated portions in the southwest area of the Salt Lake Valley;
- B. The City is a municipality organized under the laws of the State of Utah;
- C. Utah Department of Transportation, UDOT, is actively realigning Highway U-111 from South Jordan Parkway to Herriman Boulevard to accommodate future growth in the community. The new realignment creates a new intersection at Highway U-111 and 11800 South that is currently scheduled to be paved in the beginning of Spring 2026;
- D. The District intends to install approximately 241 feet of sewer pipeline at the new intersection of Highway U-111 and 11800 South (hereinafter referred to as the “Sewer Improvements”) prior to UDOT paving said intersection;

- E. The City has contracted with Red Pine Construction to furnish and install the Zone 7 & 8 42-inch Transmission Pipeline and Meter Vault, (hereinafter referred to as “City Improvements”), along 11800 South from approximately 7028 W to the new Zone 7 & 8 Water Tank at approximately 12124 South on Bacchus Highway;
- F. The District desires to have the City amend its contract with Red Pine Construction to add construction of the Sewer Improvements to Red Pine Construction’s scope of work to avoid cutting the new asphalt, minimize traffic impacts, and meet construction schedules. If the City can amend the contract with Red Pine Construction to add installation of the Sewer Improvements to Red Pine Construction’s scope of work the cost of constructing and installing the Sewer Improvements as shown on District construction plans, shall be paid for by the District. The District will provide its own engineering inspection during the construction of the District’s Sewer Improvements.

TERMS:

The parties agree as follows:

1. The City will prepare and negotiate a contract amendment with Red Pine Construction to construct the Sewer Improvements in addition to the City Improvements. Plans and specifications for the proposed Sewer Improvements are attached as Exhibit A and are incorporated in this contract by this reference
2. The District shall compensate the City the lump sum amount of Two Hundred Thirty Two Thousand Eight Hundred Sixty Dollars and Zero Cents (\$232,860.00) for the Sewer Improvements. This sum reflects the additional amount charged by Red Pine Construction of the greater scope of work as reflected in the Red Pine Construction

amended contract, a copy of which is attached as Exhibit B to this Agreement and is incorporated by this reference. The District shall pay this sum within thirty business days following the execution of this Agreement. If any additional costs are incurred during the construction of the Sewer Improvements, the District shall reimburse the City such expenditures once the City submits invoices to the District.

3. All Sewer Improvements installed on City Right-of-Way property shall be owned, operated, maintained, repaired, and replaced in accordance with City's policies, rules, and regulations.

4. To the extent this Agreement is governed by the Utah Interlocal Cooperation Act, Utah Code Ann. §§ 11-13-101 et seq. (the "Act"), the parties represent that they have complied with all applicable provisions of the Act, including but not limited to:

(a) Each party's governing body has authorized this Agreement by resolution;

(b) Each party has obtained the approval of this Agreement by its authorized attorney; and,

(c) Each of the parties agrees to file a copy of this Agreement with the keeper of records for that party and to comply with any notice or publication requirements of the Act.

5. This Agreement, including exhibits, attachments, and references to incorporated documents, specifically including the District's Plans and Specifications, constitute the entire agreement between the parties and supersedes all prior understandings, representations, or agreements of the parties regarding the subject matters contained in this Agreement.

6. The parties shall perform those acts and/or sign all documents required by this Agreement or which may be reasonably necessary to effectuate the terms of this Agreement.

7. Neither party may assign this Agreement, or any of its rights, duties, or obligations under this Agreement, without the prior written consent of the other, which consent shall not be withheld unreasonably, except that either party may make an assignment to its successor in interest. Any assignment made in violation of this paragraph or in violation of law shall be void. Notwithstanding the foregoing, either party may pledge or assign this Agreement as security for its bonding or other financing activities.

8. This Agreement does not create any kind of joint venture, partnership, agency, or employment relationship between the parties.

9. The parties shall comply with all applicable federal, state, and local laws and ordinances in the performance of this Agreement. Any terms which the parties as governmental entities are mandated by law to include in this Agreement shall be considered part of this Agreement.

10. This Agreement cannot be amended except by a written instrument signed by the parties.

11. If any legal action is brought to enforce this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs incurred in that action, in addition to any other relief to which it may be entitled.

12. In the event a court, governmental agency, or regulatory agency with proper jurisdiction determines that any provision of this Agreement is unlawful, that provision shall terminate. If a provision is terminated, but the parties can legally, commercially, and

practicably continue to perform this Agreement without the terminated provision, the remainder of this Agreement shall continue in effect.

13. Neither party shall be deemed in violation of this Agreement if it is prevented from performing any of its obligations by reason of earthquakes or other natural disaster; strikes or other labor unrest; power failures; civil or military emergencies; acts of legislative, judicial, executive, or administrative authorities; or any other circumstances which are not within its reasonable control.

14. Any notice, communication, or payment required or allowed by this Agreement shall be mailed or hand-delivered to each party as follows:

If to the District, to:

Jordan Basin Improvement District
Attn: Engineering Department Manager
1253 W. Jordan Basin Lane
Bluffdale, UT 84065

If to the City of South Jordan, to:

City of South Jordan
Attn: City Manager
1600 West Towne Center Drive
South Jordan, Utah 84095

With a copy to:

City of South Jordan
Attn: City Engineer
1600 West Towne Center Drive
South Jordan, Utah 84095

Each party may change the designation of the addressee or the address for that party by providing written notice of the change.

15. Each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entities identified.

16. The parties intend that this Agreement benefit only them, and they do not intend there to be any third-party beneficiaries.

“District”:

APPROVED:

Jordan Basin Improvement District

By: _____
As Authorized Attorney for
the Jordan Basin Improvement
District

By: _____

Its: Chair

“City”:

APPROVED:

City of South Jordan

By: _____
As Authorized Attorney for
City of South Jordan

By: _____

Its: _____

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____ as Chair of the Jordan Basin Improvement District.

Commission expires: _____

NOTARY PUBLIC
Residing in _____

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____ as _____ of _____.

Commission expires: _____

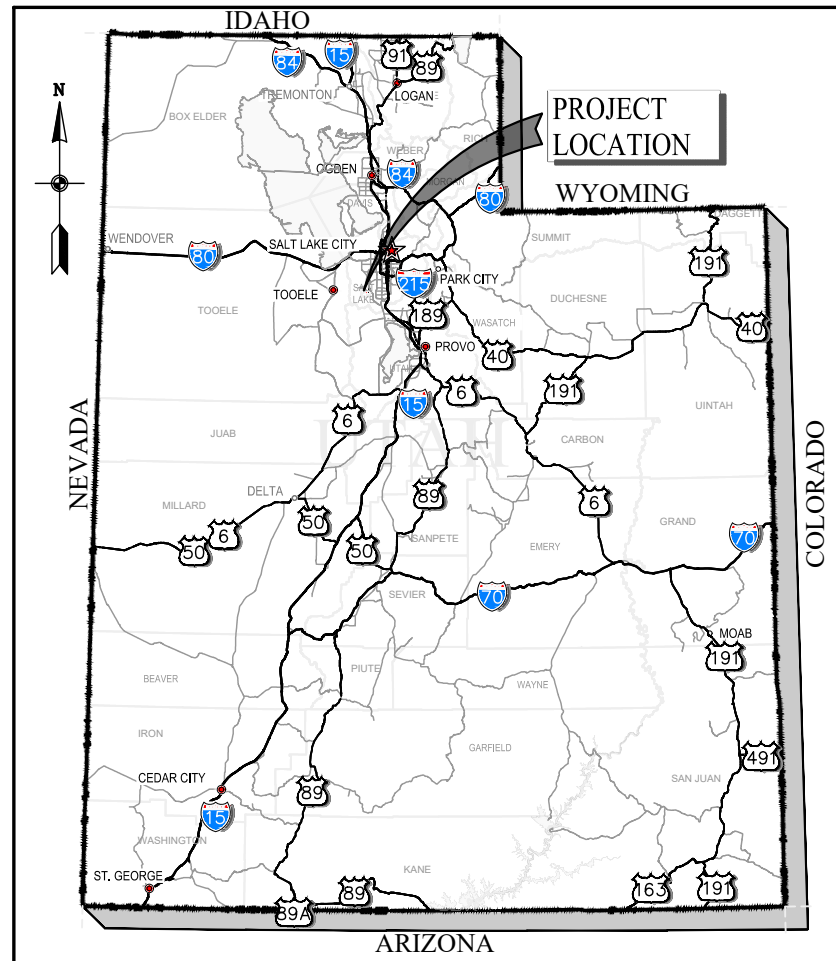
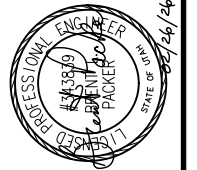
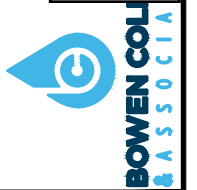
NOTARY PUBLIC
Residing in _____

EXHIBIT A

Plans and specifications for the proposed Sewer Improvements

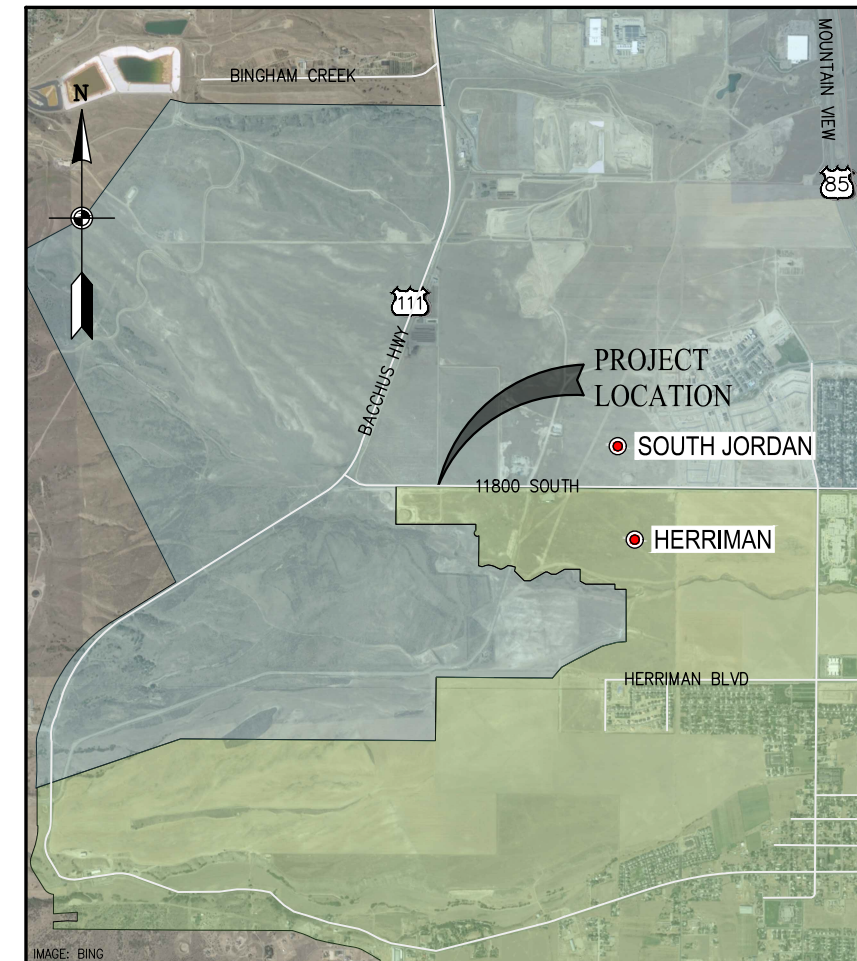
DRAWINGS FOR CONSTRUCTION OF THE 11800 SOUTH & HIGHWAY 111 CROSSING 11800 SOUTH & HIGHWAY 111 SOUTH JORDAN, UTAH

Item H.1.



PROJECT LOCATION MAP

| INDEX OF DRAWINGS | | |
|------------------------------|----------|---|
| SHT NO. | DWG. NO. | DESCRIPTION |
| GENERAL | | |
| 01 | G-01 | INDEX OF DRAWINGS, PROJECT LOCATION AND VICINITY MAPS |
| 02 | G-02 | ABBREVIATIONS |
| 03 | G-03 | SYMBOLS |
| 04 | G-04 | GENERAL NOTES |
| CIVIL | | |
| 05 | C-01 | PLAN AND PROFILE |
| GENERAL CIVIL DETAILS | | |
| 06 | GC-01 | GENERAL CIVIL DETAILS - 1 |
| 07 | GC-02 | GENERAL CIVIL DETAILS - 2 |



PROJECT VICINITY MAP

| NO. | DATE | REV. BY | DESCRIPTION |
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JORDAN BASIN IMPROVEMENT DISTRICT
11800 SOUTH & HIGHWAY 111 CROSSING
11800 SOUTH & HIGHWAY 111 SOUTH JORDAN, UTAH

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|---------------------|-----------------------|---------------------|---|
| DESIGN J. BOOHER | CHECKED J. BOOHER | REVIEW B. PACKER | VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING |
| DRAWN J. BLACK | APPROVED B. PACKER | | |

CIVIL
**INDEX OF DRAWINGS,
PROJECT LOCATION AND
VICINITY MAPS**

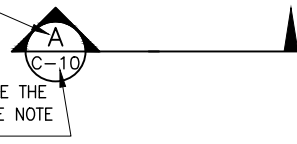
DATE: FEBRUARY 2026 PROJECT NUMBER: 060-25-05

DRAWING NO.
G-01

SHEET 01 of **38**

SECTION IDENTIFICATION

(1) SECTION CUT SHOWN ON DRAWING AS:
SECTION LETTER



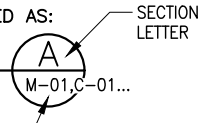
DRAWING NUMBER WHERE THE SECTION IS SHOWN (SEE NOTE A)

(2) THIS SECTION IS IDENTIFIED AS:

SECTION

SCALE: AS DESIGNATED

DRAWING NUMBER WHERE THE SECTION CUT IS SHOWN (SEE NOTE A)



DETAIL IDENTIFICATION

(1) DETAIL IDENTIFICATION SHOWN ON DRAWING AS:

DETAIL NUMBER
DRAWING NUMBER WHERE THE DETAIL IS SHOWN

THE DETAIL NAME IS OPTIONAL AND LOCATED HERE, FOLLOWING DETAIL CALLOUT

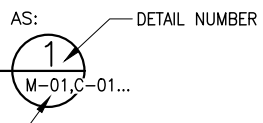


(2) THIS DETAIL IS IDENTIFIED AS:

DETAIL

SCALE: AS DESIGNATED

DRAWING NUMBER WHERE THE DETAIL IS SHOWN (SEE NOTE A)



TYPICAL DETAIL IDENTIFICATION

TYPICAL DETAIL

NTS

TYPICAL DETAIL NUMBER, SEE INDEX OF DRAWINGS FOR LOCATION OF GENERAL DRAWINGS



DRAWING IDENTIFICATION SYSTEM

| LETTER | DISCIPLINE |
|--------|---------------------------------|
| G | GENERAL |
| C | CIVIL |
| CP | CORROSION PROTECTION |
| L | LANDSCAPE |
| A | ARCHITECTURAL |
| S | STRUCTURAL |
| M | MECHANICAL |
| E | ELECTRICAL |
| I | INSTRUMENTATION |
| GC | GENERAL CIVIL DETAILS |
| GA | GENERAL ARCHITECTURAL DETAILS |
| GS | GENERAL STRUCTURAL DETAILS |
| GM | GENERAL MECHANICAL DETAILS |
| GE | GENERAL ELECTRICAL DETAILS |
| GI | GENERAL INSTRUMENTATION DETAILS |

S-02
INDIVIDUAL DRAWING NUMBER
DISCIPLINE

NOTES:

- A. IF PLAN AND SECTION (OR DETAIL CALL-OUT AND DETAIL) ARE SHOWN ON SAME DRAWING, DRAWING NUMBER IS REPLACED BY A HORIZONTAL LINE.
- B. ELECTRICAL SYMBOLS SHOWN ON ELECTRICAL DRAWINGS. FOR WELDING SYMBOLS USE AMERICAN WELDING SOCIETY STANDARD SYMBOLS. SEE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL.

- 1 COORDINATE IDENTIFICATION
- ELEVATION INDICATOR
- SECTION CORNER
- BENCH MARK
- MONUMENT INDICATOR
- POT HOLE
- TEST HOLE
- BORING HOLE
- SECTION LINE
- PROPERTY LINE
- EASEMENT
- PARCEL
- R/W RIGHT-OF-WAY
- FUTURE RIGHT-OF-WAY
- NEW ASPHALT
- EXISTING ASPHALT
- CENTERLINE
- 4500 CONTOUR LINE, FINISHED GRADE
- 4500 CONTOUR LINE, EXISTING GRADE
- 4500.20 FINISHED ELEVATION
- 4500.20 EXISTING ELEVATION
- CUT OR FILL SLOPE TO BE CONSTRUCTED
- SILT FENCE
- FENCE
- RAILING
- DITCH
- CULVERT
- RIPRAP
- TREE LINE/VEGETATION
- EXISTING STRUCTURE OR FACILITY
- NEW STRUCTURE OR FACILITY
- FUTURE STRUCTURE OR FACILITY
- NEW PIPELINE (CIVIL SHEETS)
- NEW PIPELINE 10" DIA AND SMALLER (CIVIL SHEETS)
- EXISTING UTILITY PIPELINE
- ATMS ATMS
- CTV CABLE
- C(ug) COMMUNICATION BURIED
- COMM COMMUNICATION OVERHEAD
- P(ug) ELECTRICAL BURIED
- OHP ELECTRICAL OVERHEAD
- FO FIBER OPTICS OVERHEAD
- FO(ug) FIBER OPTICS UNDERGROUND
- G GAS
- IRR IRRIGATION
- PETRO PETROLEUM LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- T(ug) TELEPHONE BURIED
- TEL TELEPHONE OVERHEAD
- W WATERLINE
- CABLE BOX
- CATCH BASIN
- ELECTRICAL BOX
- HYDRANT
- GAS MANHOLE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE

- WM WATER METER
- POWER POLE
- TELEPHONE BOX
- LIGHT POLE ONE LUMINAIRE
- LIGHT POLE TWO LUMINAIRES
- LIGHT POLE
- STREET LIGHT WITH BRACKET
- TO BE REMOVED OR ABANDONED
- MASONRY
- STEEL
- INSULATION
- GRAVEL
- CONCRETE
- EARTH
- SAND
- ALUMINUM OR METAL DECKING
- CHECKERED PLATE
- GRATING
- PLASTIC, RUBBER OR NEOPRENE
- WOOD (ROUGH FRAMING) OR, OPENING OR DEPRESSION IN SLAB OR WALL
- FHC FIRE HOSE CABINET
- FE FIRE EXTINGUISHER
- UNIT HEATER
- PCOTG PRESSURE CLEANOUT TO GRADE
- WCO WALL CLEANOUT
- FCO FLOOR CLEANOUT
- COTG CLEANOUT TO GRADE
- BLOW OFF ASSEMBLY
- HUB DRAIN
- FLOOR DRAIN
- FLOOR SINK
- DRAIN TRAP
- CHANGE IN PIPING MATERIAL
- 24" RCP-RW PIPE SIZE AND TYPE/FLUID ABBREVIATION (USE FOR EXISTING PIPE CALLOUT)
- 10" PW (2) PIPE CALLOUT (SEE PIPING SCHEDULE)
- ME-2 EQUIPMENT NUMBER (SEE EQUIPMENT SCHEDULE)
- STOP GATE
- SLIDE GATE
- SLUICE GATE
- GATE VALVE
- HOSE BIBB (H/B)
- REDUCER OR INCREASER
- LIQUID SURFACE EL

- REVISION WORK
- REFERENCE TO NOTE
- COLUMN LINE GRID
- WINDOW TYPE
- DOOR NUMBER
- ROOM NUMBER

Item H.1.

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JORDAN BASIN IMPROVEMENT DISTRICT
11800 SOUTH & HIGHWAY 111 CROSSING
11800 SOUTH & HIGHWAY 111 SOUTH JORDAN, UTAH

DESIGN: J. BOOTHER
CHECKED: J. BOOTHER
APPROVED: B. PACKER

REVIEW: J. BOOTHER
CHECKED: J. BOOTHER
APPROVED: B. PACKER

VERIFY SCALE: 1" = 100'

BAR IS ONE INCH ON ORIGINAL DRAWING

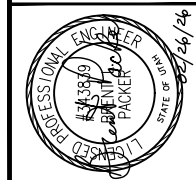
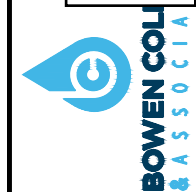
CIVIL

SYMBOLS

DATE: FEBRUARY 2026
PROJECT NUMBER: 060-25-05

DRAWING NO. **G-03**

SHEET **03** OF **40**

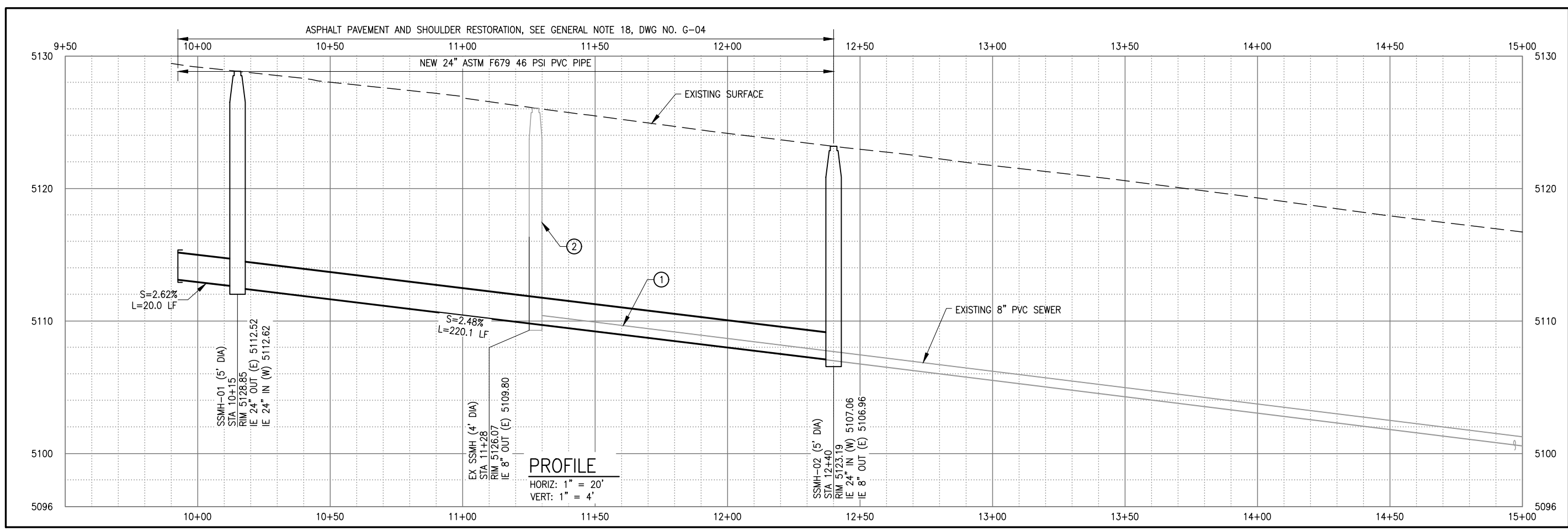
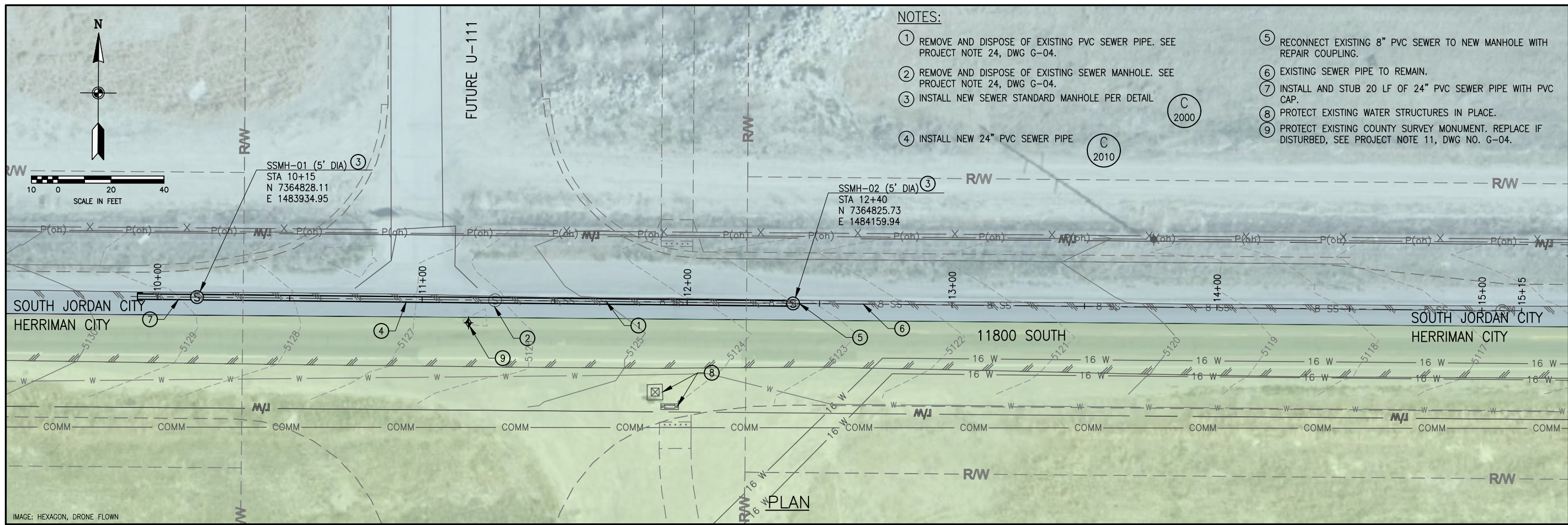


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JORDAN BASIN IMPROVEMENT DISTRICT
11800 SOUTH & HIGHWAY 111 CROSSING
 11800 SOUTH & HIGHWAY 111 SOUTH JORDAN, UTAH
 VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN: J. BOOTHER
 DRAWN: J. BLACK
 REVIEW: J. BOOTHER
 CHECKED: J. BOOTHER
 APPROVED: B. PACKER

CIVIL
PLAN AND PROFILE
 DATE: FEBRUARY 2026
 PROJECT NUMBER: 060-25-05



IN PAVED AREAS SET COLLAR AROUND MH RING 3/8" LOWER THAN FINISH GRADE AT OUTER EDGE AND INNER EDGE. IN UNPAVED AREAS, SET SMH LID 6" ABOVE EXISTING GROUND OR AS DIRECTED

PROVIDE WHIRLYGIG OR PRECAST RINGS TO BRING COVER TO PROPER ELEV. (RINGS CANNOT BE USED TO ADJUST MH COVER MORE THAN 1 FOOT)

GROUT RINGS IN PLACE WITH CONCRETE AND SEAL WITH RUBBERIZED SEAL (KENT SEAL, RAM NECK OR EQUIVALENT)

D&L A-1180 30" MANHOLE RING AND COVER TO BE 1/8" BELOW TOP OUTER EDGE OF CONCRETE OR ASPHALT COLLAR

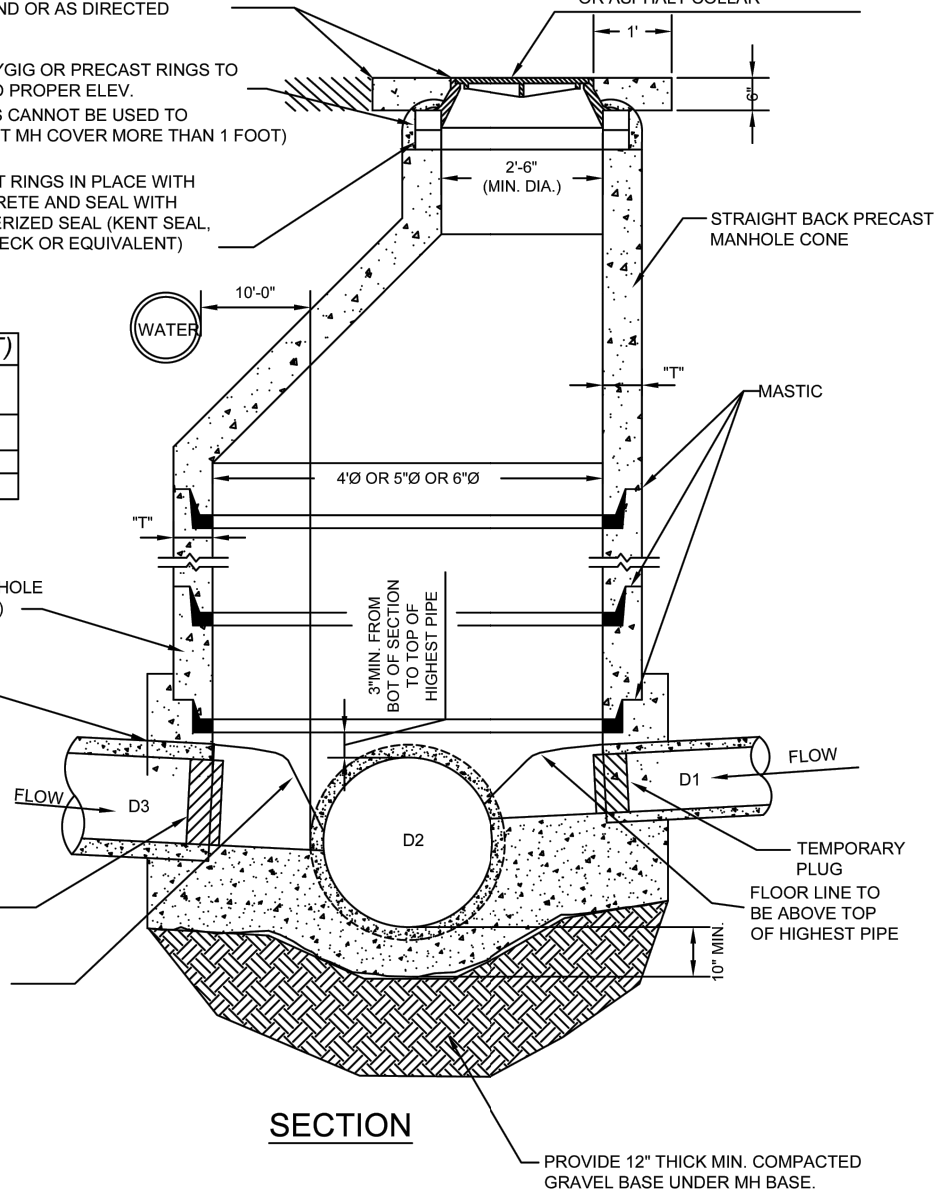
| WALL THICKNESS (T) | |
|--------------------|------------|
| SMH DIA | T (INCHES) |
| 4' | 5" |
| 5' | 6" |
| 6' | 7" |

STANDARD PRECAST MANHOLE SECTIONS (DEPTH VARIES)

FLEXIBLE BOOT RQD.

TEMPORARY PLUG

LIP OF GROUT CHANNEL



SECTION

NOTES:

- IF GRADE ALLOWS, INVERTS OF D1 & D3 SHALL MATCH THE 0.75 DEPTH POINT OF D2. OTHERWISE AS APPROVED BY DISTRICT.
- AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE, REMOVE DEBRIS AND TEMPORARY PLUGS OR PLYWOOD FROM INSIDE OF MANHOLES. SET MANHOLE FRAME AND COVER TO 1/8" BELOW FINISH GRADE AFTER FINAL STREET GRADING IS COMPLETE.
- IS COMPLETE.
- PLUG OUTLET OF DOWNSTREAM MANHOLE UNTIL CONSTRUCTION IS COMPLETE.

NO SCALE

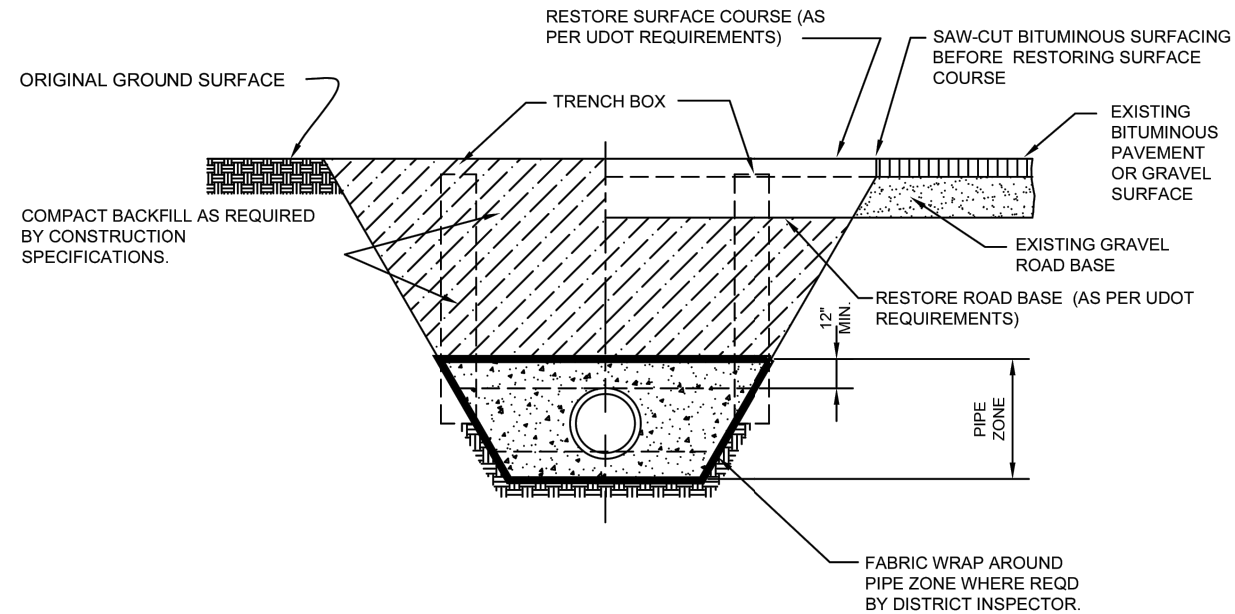
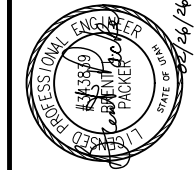
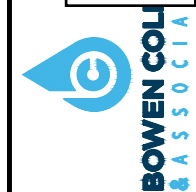


STANDARD MANHOLE DETAIL

| | | | |
|----------|------------|---------------|-----------|
| DRAWN: | DESIGNED: | CHECKED: | APPROVED: |
| DATE: | FILE NAME: | DRAWING NAME: | |
| AUG 2024 | | SS-2A | |

STANDARD MANHOLE DETAIL **C**
SCALE: NTS 2000

Item H.1.



CROSS-SECTION: TYPICAL TRENCH

NOTES:

- ALL SEWER LINES TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED SEWER EASEMENT UNLESS OTHERWISE APPROVED BY SOUTH VALLEY SEWER DISTRICT.
- THE DISTRICT RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE DISTRICT ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.
- TESTING: ALL NEW SANITARY SEWERS TO BE "TELEVISED" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. ALL LINES SHALL BE PRESSURE TESTED TO 4.0 psi MIN. FOR 5 MINUTES. A MANDRAL OR BALL CAN BE USED TO VERIFY DEFORMATION OF A PIPE AS DETERMINED FROM THE VIDEO UNLESS SPECIFIED OTHERWISE. ALL SEWER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS FOR ASTM F1417-98 AND UBPPA UNI-B-6.
- ASPHALT RESTORATION SHALL MATCH EXISTING TO A MAXIMUM OF 6" AND SHALL INCLUDE A 6" UNTREATED BASE COURSE AND 12" GRANULAR BORROW COURSE AS PER UDOT STANDARDS.

NO SCALE



STANDARD SEWER TRENCH DETAIL

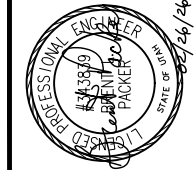
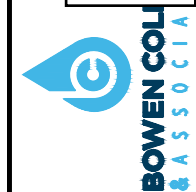
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| DRAWN: | DESIGNED: | CHECKED: | APPROVED: |
| DATE: | FILE NAME: | DRAWING NAME: | |
| AUG 2024 | | SS-1A | |

STANDARD SEWER TRENCH DETAIL **C**
SCALE: NTS 2010

| NO. | DATE | REV. BY | DESCRIPTION |
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| DESIGN | | DRAWN | | CHECKED | | APPROVED | |
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| | |
|--|------------------------------------|
| JORDAN BASIN IMPROVEMENT DISTRICT | 11800 SOUTH & HIGHWAY 111 CROSSING |
| 11800 SOUTH & HIGHWAY 111 SOUTH JORDAN, UTAH | GENERAL CIVIL DETAILS - 1 |
| DATE: FEBRUARY 2026 | PROJECT NUMBER: 060-25-05 |



| NO. | DATE | REV. BY | DESCRIPTION |
|-----|------|---------|-------------|
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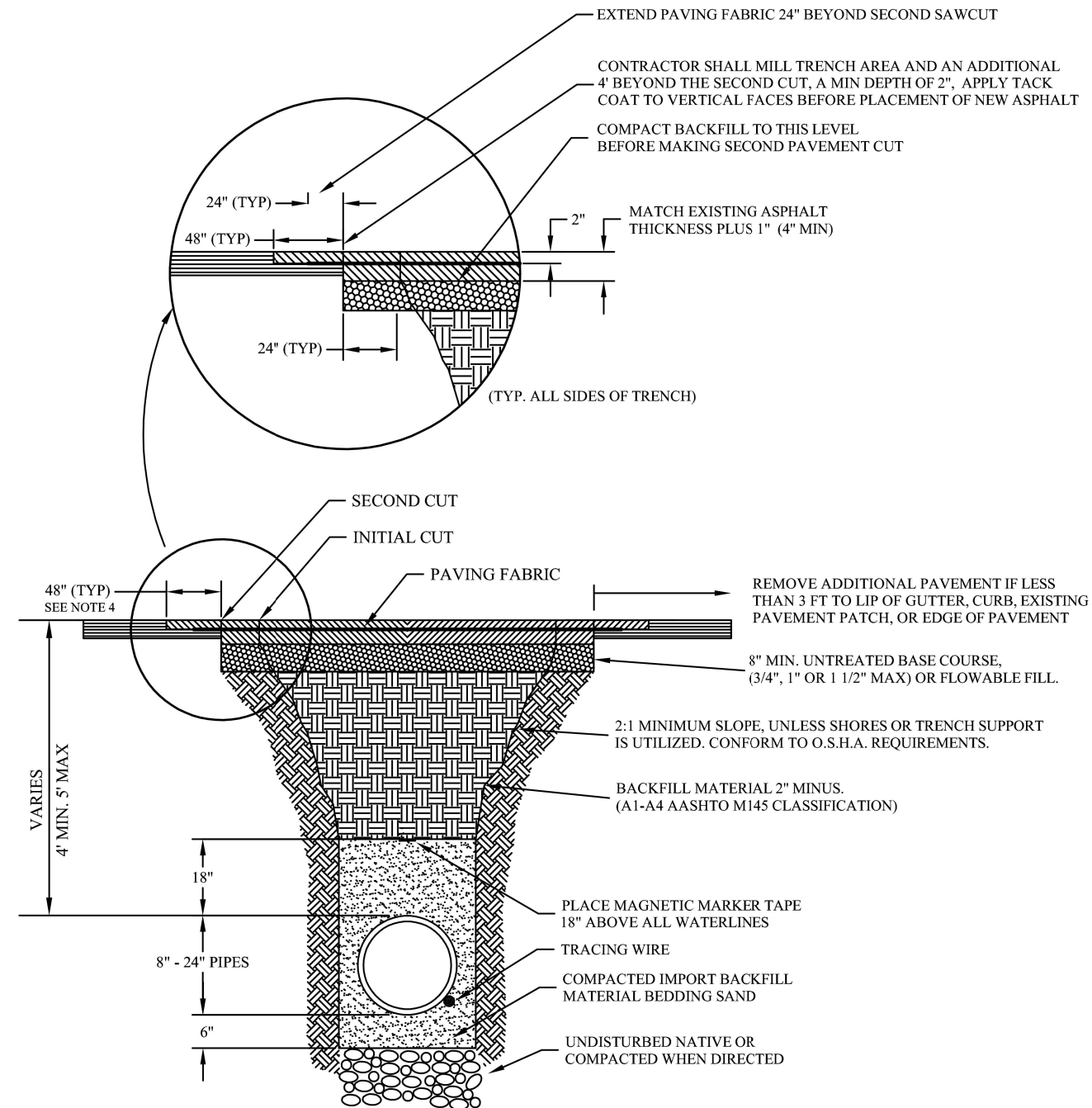
JORDAN BASIN IMPROVEMENT DISTRICT
11800 SOUTH & HIGHWAY 111 CROSSING
 11800 SOUTH & HIGHWAY 111 SOUTH JORDAN, UTAH

| | | |
|--------|----------|--------|
| DESIGN | CHECKED | REVIEW |
| DRAWN | APPROVED | |

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING

CIVIL
GENERAL CIVIL DETAILS - 2
 DATE: FEBRUARY 2026 PROJECT NUMBER: 060-25-05

DRAWING NO.
GC-01
 SHEET 07 OF 44



- NOTES:
1. NO SAW CUTS TO END UP IN THE WHEEL PATH
 2. AFTER THE SECOND CUT, PATCH TRENCH UP TO THE EXISTING ROAD SURFACE THEN MILL THE TRENCH AREA AND AN ADDITIONAL 4 FT BEYOND THE SECOND CUT OR AS DIRECT BY THE CITY ENGINEER ACCORDING TO CITY STANDARDS.
 3. PAVING FABRIC PER APWA STANDARD ROADWAY PAVEMENT GEOTEXTILE, NON-WOVEN
 4. IF THE OCI RATING OF THE ROAD IS BETWEEN 80 AND 100, THE 48" WILL BE INCREASED TO FULL WIDTH OF ROAD, OR AS DETERMINED BY THE CITY ENGINEER OR DESIGNER.



PREPARED BY: _____
SOUTH JORDAN CITY

| | | | | |
|-------|-----------|-----|-------|---------------------------------|
| DATE | REVISIONS | BY | DRAWN | STANDARD DRAWING 3010 |
| 04/11 | | JRF | KS | |
| | | | DATE | |
| | | | 1/06 | |

TRENCH CROSS SECTION TERMINOLOGY & STANDARD SIZES

STANDARD ASPHALT T-PATCH DETAIL **C**
 SCALE: NTS 2030

Exhibit B

Red Pine Construction Cost Estimate for Sewer Improvements
at the New Intersection of Highway U-111 and 11800 South

CHANGE ORDER FORM

CHANGE ORDER #: 1 CURRENT CONTRACT #: 2025-0216

PROJECT: ZONE 7 & 8 TRANSMISSION PIPELINE AND METER VAULT

CONTRACTOR: Red Pine Construction

DATE: March 3, 2026

Final Contract to Purchasing: Yes N/A CIP/Project Strings: Yes N/A *Amf*

OWNER:
*South Jordan City
1600 West Towne Center Drive
South Jordan, UT 84095*

GL Account/Project String: CW-22104-C100-WTRFUND Amount: \$ 232,860.00
\$ _____
\$ _____
\$ _____

Project Manager/Engineer: Ana M. Paz
You are directed to proceed promptly with the following change(s) in the Contract Documents.

Project Description:
Installation of sewer improvements at new Highway U-111 and 11800 South intersection. Jordan Basin Improvement District will reimburse the City for the costs.

Purpose of Change Order:
Sewer improvements need to be placed before UDOT paves the intersection.

Attachments (list documents supporting change):
Contractor's cost estimate.

CHANGE IN CONTRACT PRICE:

| | | |
|--|----|---------------------|
| Original Contract Price | \$ | <u>7,127,517.00</u> |
| Previous Change Orders No. - to No. - | \$ | <u>N/A</u> |
| Contract Price Prior to this Change Order | \$ | <u>7,127,517.00</u> |
| Net (Increase/Decrease) of this Change Order | \$ | <u>232,860.00</u> |
| Contract Price with all Approved Change Orders | \$ | <u>7,360,377.00</u> |

CHANGE IN CONTRACT TIME:

| | |
|---|------------|
| Original Contract Time | <u>N/A</u> |
| Net Change from Previous Change Orders | <u>N/A</u> |
| Contract Time Prior to this Change Order | <u>N/A</u> |
| Net (Increase/Decrease) of this Change Order | <u>N/A</u> |
| Contract Time with all Approved Change Orders | <u>N/A</u> |

Article I. CITY APPROVAL:
RECOMMENDED Ana M Paz
Ana M Paz (Mar 4, 2026 14:05:45 MST)
Project Owner / Project Manager Signature

Brad Klavano
Brad Klavano (Mar 5, 2026 17:41:42 MST)
Department Director Signature

APPROVED: N/A
Contractor Signature

Anna Creston
City Recorder Signature

Office of City Recorder Only:
CHANGE ORDER CONTRACT #: 2025-0216 (CO #1)



| | |
|--|--------------------|
| To: Jordan Basin Improvement District | Contact: |
| Address: Bluffdale, UT | Phone: |
| | Fax: |
| Project Name: U111 Sewer Crossing | Bid Number: |
| Project Location: | Bid Date: |

| Item # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |
|--------|---|--------------------|------|-------------|--------------|
| | Mobilization | 1.00 | LS | \$16,250.00 | \$16,250.00 |
| | Bond If Needed | 1.00 | LS | \$3,000.00 | \$3,000.00 |
| | Survey | 1.00 | LS | \$2,000.00 | \$2,000.00 |
| | Compaction Testing | 1.00 | LS | \$4,900.00 | \$4,900.00 |
| | Traffic Control | 1.00 | LS | \$17,500.00 | \$17,500.00 |
| | Remove And Dispose Of Manhole And 8" Pipe | 1.00 | LS | \$6,600.00 | \$6,600.00 |
| | Install 24" Sewer | 240.00 | LF | \$455.00 | \$109,200.00 |
| | Tie Into Existing With SSMH 02 | 1.00 | EACH | \$17,700.00 | \$17,700.00 |
| | Install SSMH 01 | 1.00 | EACH | \$14,500.00 | \$14,500.00 |
| | Patching | 2,320.00 | SF | \$7.50 | \$17,400.00 |
| | Fabric And Overlay | 3,480.00 | SF | \$5.75 | \$20,010.00 |
| | Backfill Edge Of Asphalt | 1.00 | LS | \$3,800.00 | \$3,800.00 |

Total Bid Price: \$232,860.00

Notes:

- Bid does not include permit fees, bonds, testing, or surveying.
- Bid does not include rock removal, winter conditions, dewatering, monuments, disposal of unknown elements or traffic control unless listed above.
- Water for compaction and dust control will be available on site free of charge.
- Bid is for items listed specifically above and is conditioned on acceptance of all items.
- Bid is based on current prices of materials and fuel. Any increases will be passed on to owner.
- All invoices shall be paid within 30 days of invoice date. All amounts not paid within the 30 days are subject to a 2% monthly interest charge for unpaid balances.

| | |
|---|--|
| <p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p> | <p>CONFIRMED: Red Pine Construction</p> <p>Authorized Signature: _____</p> <p>Estimator: _____</p> |
|---|--|

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: April 7, 2026

FILE OVERVIEW

| | |
|--------------|--|
| Item Name | RESOLUTION R2026-06 – APPROVING THE 2026–2027 ANNUAL ACTION PLAN FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND AUTHORIZING THE CITY TO ENTER INTO A GRANT AGREEMENT FOR THE USE OF CDBG FUNDS. |
| Staff Author | Katie Olson, Associate Director of Finance |

STAFF RECOMMENDATION – MOTION READY

Approve Resolution No. R2026-06, approving the 2026–2027 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds and authorizing the City to enter into a grant agreement for the use of CDBG funds.



BACKGROUND

The Community Development Block Grant (CDBG) program is administered by the U.S. Department of Housing and Urban Development (HUD) to support the development of viable urban communities with the goals of providing decent housing, a suitable living environment, and expanded economic opportunities. Funds are allocated to projects by recipient communities on an annual basis according to an Annual Action Plan (AAP) with the intent to meet needs and accomplish goals identified in a five-year strategic plan (Consolidated Plan) for the program year. The AAP requires City Council approval and a public hearing.

The City of South Jordan is an annual grantee of CDBG funds. The 2026–2027 program year represents the City’s fifteenth year as a grantee. Projects and project funding included in the 2026–2027 AAP reflect the recommendation of the City’s CDBG Committee (Staff Working Group) based on the set allocation and the objectives and goals of the 2025–2029 Consolidated Plan. The stated goals of the plan are:

- Correct accessibility deficiencies
- Provide improvements in deficient neighborhoods
- Support services for vulnerable populations
- Maintain existing housing

The City anticipates receiving approximately \$235,000 for the 2026–2027 program year, based on the typical allocations the City has received in the past. HUD has not yet released final allocations. When those are released, funding will be adjusted as allocated in the AAP. The City of South Jordan will submit its AAP with Salt Lake County as a participant of the HOME Consortium.

2026-2027 ANNUAL ACTION PLAN FUNDING SUMMARY

The 2026–2027 AAP will be released for public comment on April 7, 2026. Upon recommendation from HUD, the City has shifted the public hearing to happen at the beginning of the public comment period, rather than in the middle as in times past. At the time of this staff report, HUD has not yet announced final grant allocation amounts. Because of this, amounts listed for projects and activities are based on an estimated \$235,000 grant allocation (the average of the City’s past five allocations). After HUD announces final allocations, the CDBG Coordinator will adjust the estimated amounts according to the contingency plan listed beneath the tentative allocations. The plan identifies eight activities that meet two goals. The total estimated grant amount is \$235,000 plus 40 cents leftover from a 2022 activity.

Public Services Table 1



Four public service activities are planned, which address the goal of “supporting services for vulnerable populations.” HUD caps public services at 15% of the total grant. The tentative allocations use 13.6% of the estimated total grant.

| Activity and Provider | Amount |
|---|----------|
| Domestic violence victim shelter and services (South Valley Sanctuary) | \$14,000 |
| Homeless shelter and services (The Road Home) | \$5,000 |
| Domestic violence legal support services (Legal Aid Society of Salt Lake) | \$8,000 |
| Healthcare Services (Community Health Centers, Inc.) | \$5,000 |
| Total | \$32,000 |

Infrastructure Improvements Table 2

Two infrastructure improvements activities are planned, which address the goal of “correcting accessibility deficiencies.” There is no cap on these types of activities. ADA Ramp Upgrade activity includes 40 cents, amended from a past 2022 activity in addition to \$116,000 of 2026 program year funding.

| Activity and Provider | Amount |
|--|--------------|
| ADA Ramp Upgrades (City of South Jordan) | \$116,000.40 |
| Audible Pedestrian Push Buttons (City of South Jordan) | \$40,000 |
| Total | \$156,000.40 |

Planning and Administration Table 3

Two planning and administration activities are planned. These are capped at 20% of the grant amount, and the City intends to use the full 20%. These activities benefit the furtherance of all goals and are required to administer the program.

| Activity and Provider | Amount |
|---|----------|
| Program Administration (City of South Jordan) | \$21,650 |
| Eligible Planning (City of South Jordan) | \$25,350 |
| Total | \$47,000 |

Contingency Plan

- If the final grant amount is higher than the \$235,000 estimate, the City will do one of the following options:
 - If there are enough funds available, the City will fund a Critical Home Repair Program through Habitat for Humanity. The program will be funded at most \$30,000 and at least \$20,000. If additional funds remain after funding this program, they will go to ADA Ramp Upgrades.
 - If there is additional funding but less than the \$20,000 needed, that additional funding will go to the ADA Ramp Upgrades. The Critical Home Repair Program will not be funded.
- If the final grant amount is lower than the \$235,000 estimate, public services and admin funds will be reduced according to their percentages to maintain the caps HUD places on funds for those services. The Critical Home Repair Program will not be funded. All other amounts will stay the same.

FINDINGS AND RECOMMENDATION

Findings

- The City of South Jordan has previously been approved as a grantee of CDBG funds and is expected to receive approximately \$235,000 in CDBG funds in the 2026–2027 program year.
- Grantees are required to have a Consolidated Plan, which is a 5-year strategic plan, and an Annual Action Plan in place to guide the annual use of HUD program (CDBG, HOME, ESG, HOPWA) funds. In 2025, the City approved the 2025–2029 Consolidated Plan based on a needs assessment and market analysis that includes a strategic plan to address identified community needs. The 2026–2027 Annual Action Plan, the second year of the Consolidated Plan, identifies projects and funding allocations for the program year in accordance with the strategic plan of the 2025–2029 Consolidated Plan.
- The 2026–2027 Annual Action Plan was prepared, as required, in HUD’s online template, the Integrated Disbursement & Information System (IDIS).
- To prepare the 2026–2027 program year projects and allocation recommendations, the City’s CDBG committee evaluated all applications submitted during the application window. The process followed the City’s Citizen Participation Plan.

Conclusion

The 2026–2027 Annual Action Plan is consistent with HUD requirements and the strategies of the 2025–2029 Consolidated Plan.

Recommendation

Based on the Findings and Conclusions listed above, staff recommends that the City Council take public comments and approve Resolution R2026-06—approving the 2026–2027 Annual Action Plan and authorizing the City to enter into a grant agreement for the use of CDBG funds—unless facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT

It is anticipated that the City will receive approximately \$1,100,000 in CDBG funds during the term of the 2025-29 Consolidated Plan.

ALTERNATIVES

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

SUPPORTING MATERIALS

- Resolution No. R2026-06
- Program Year 2026 Annual Action Plan

RESOLUTION R2026 - 06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPROVING THE 2026-2027 ANNUAL ACTION PLAN FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND AUTHORIZING THE CITY TO ENTER INTO A GRANT AGREEMENT FOR THE USE OF CDBG FUNDS.

WHEREAS, the Department of Housing and Urban Development (HUD) has developed the CDBG program, as authorized under Title I of the Housing and Community Development Act of 1974, to provide funds to address community 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 for CDBG funds directly from HUD, and the 2026 program year is the City’s fifteenth year as a CDBG grantee; and

WHEREAS, it was determined through a needs assessment and market analysis that needs do exist within the City that are eligible for the use of CDBG funds; and

WHEREAS, a five-year strategic plan (2025-2029 Consolidated Plan) to guide annual spending has previously been approved by the City, and an annual action plan (2026-2027 Annual Action Plan) outlining projects and funding has been prepared in a manner consistent with HUD requirements; and

WHEREAS, the City is required to provide the 2026-2027 Annual Action Plan to Salt Lake County, to be submitted in May; and

WHEREAS, the City Council finds it in the best interest of the health and welfare of South Jordan citizens to approve the 2026-2027 Annual Action Plan and authorize the City to enter into a grant agreement for the use of CDBG Funds.

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

SECTION 1. Approval. The South Jordan City Council hereby approves the 2026-2027 Annual Action Plan, as indicated in Exhibit “A”, and authorizes the City to enter into grant agreements for the use of CDBG funds.

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

[SIGNATURE PAGE FOLLOWS]

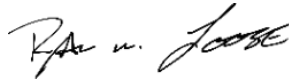
APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

Exhibit “A”

2026-2027 Annual Action Plan

The City of South Jordan

2026-27 Annual Action Plan

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

Second year of the
2026-2027 Consolidated Plan

Contact Information

Katie Olson

Associate Director of Finance

1600 W. Towne Center Dr.

South Jordan City, Utah 84095

Phone: 801-254-3742

Email: kolson@sjc.utah.gov



Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of South Jordan, in partnership with the U.S. Department of Housing and Urban Development (HUD), is required to submit an Annual Action Plan (AAP) as a grantee of funding for the Community Development Block Grant (CDBG) program. The AAP sets forth the projects, including funding amounts, to be started that program year. These projects are based on the needs, strategic objectives, and expected beneficiaries set forth in the 2025-2029 Consolidated Plan.

The 2026 program year is the City of South Jordan's fifteenth year as a CDBG grantee. In 2012, HUD approved the City as a grantee for the CDBG program. In order to achieve some of the City's housing objectives, the 2012-2016 Consolidated Plan recommended that the City "apply to participate in the Salt Lake County HOME Consortium" (2012-2016 Consolidated Plan, page 52). The City joined the HOME Consortium in 2014. As a member of the HOME Consortium, HUD has directed the City to participate in the update of the County's consolidated plan, resulting in the 2015-2019 Consolidated Plan.

The 2025-2029 Consolidated Plan will be the city's third consolidated plan under the Consortium.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

See table.

| Goal | Needs Addressed | Category | National Objective | Outcome |
|---|---|---|---|--|
| Correct accessibility deficiencies | Neighborhood improvements, remove barriers to accessibility, and public infrastructure improvements | Non-housing community development | Suitable living environment Expanded economic opportunities | Accessibility and availability |
| Support services for vulnerable populations | Homeless services and prevention, services for those experiencing domestic violence, and essential needs services | Homeless and non-homeless special needs | Suitable living environment, expanded economic opportunities, and decent housing | Sustainability, affordability, and accessibility |

Table 1 - Objectives and Outcomes

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Since becoming a grantee, the City has received one of the lowest annual allotments of all CDBG grantees in a seven-state region (Region VIII). The City's annual allocation reflects a relatively small, but rapidly growing, population, and the lack of community concerns, at least at a lower scale, that many other communities face. The City's modest allocation of CDBG funding requires a simple program and careful project selection. The City strives to address the unique and specific existing concerns in the community in a way that is also preventative of those concerns becoming larger future problems.

The City has undergone several staffing changes. Currently, the City is training a second person in CDBG to increase redundancy and improve coverage and knowledge so that administration of the program can continue to improve.

In the 2020-2024 Consolidated Plan, the City identified increasing public outreach and generating more resident input as a key area of improvement. Since 2020, the City has definitely made improvements in this area. Hearings are now publicized on social media and through the City's email newsletters, in addition to traditional noticing requirements. The City has worked to identify residents living in low- and moderate-income qualified areas, significantly strengthening direct contact with those the grant is intended to benefit. Outreach for the 2025-2029 Consolidated Plan included a public survey sent out to residents within low/mod income areas within the city. LMI residents were well-represented in the survey responses. The City plans to continue greater outreach efforts along these lines, potentially moving from a staff-led committee to including residents in the CDBG Committee.

Moving into the 2026 program year, the City has identified some areas in which to improve upon in the future. The City will continue to increase public outreach efforts. The City is working to increase knowledge around the environmental review process. During the 2025-2026 program year, staff has met with EPA representatives to better understand South Jordan's unique needs. The City intends to continue training in this area.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The process used to prepare the Consolidated Plan followed the City's Citizen Participation Plan (attached). The City's Citizen Participation Plan was adopted in March 2012 and last updated in April 2022 to guide the development of the Consolidated Plans, Annual Action Plans, and amendments to those plans. The Citizen Participation Plan ensures that the community has the opportunity to work in partnership with the City to identify needs and to allocate CDBG funds. The Citizen Participation Plan established the following standards for citizen involvement:

1. All citizen participation is to be done openly.
2. Involvement of low- and moderate-income persons, minorities, project area residents, elderly, handicapped and others is to be evident.
3. Reasonable efforts to ensure continuity of involvement of citizens throughout all stages of the CDBG program are to be evident.
4. Timely and adequate information is to be given to citizens.
5. Citizens are encouraged to submit their views and proposals regarding the Consolidated Plan and use of CDBG funds.

In the process of conducting the Needs Assessment and Market Analysis for the Consolidated Plan, the City relied upon input from a wide range of sources through meetings, interviews, phone calls, emails, reports, research, funding request applications, public hearings, and site visits. The City relied on information from public service providers, housing providers, Salt Lake County, other local municipalities, regional agencies, residents, and City departments. A public hearing was held on September 2, 2025, to address community needs (along with the PY24 CAPER). A second public hearing was held on April 7, 2026. The 2026 Annual Action Plan was available for review during the public comment period from April 7, 2026, through May 11, 2026, a total of 33 days. The City followed guidance from the HUD regional office in shifting the public hearing to come before the comment period, rather than in the middle of the comment period.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Section to be completed following close of public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

Section to be completed following close of public comment period.

7. Summary

While more input from residents would be beneficial and modest funding amounts limit some project types, the City is confident that CDBG funds are being used to effectively address needs and benefit residents.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|-----------------------|--------------|-------------------|
| Lead Agency | SOUTH JORDAN | |
| CDBG Administrator | SOUTH JORDAN | Finance |
| HOPWA Administrator | | |
| HOME Administrator | | |
| HOPWA-C Administrator | | |
| | | |

Table 2 – Responsible Agencies

Narrative

South Jordan City has administered the Community Development Block Grant (CDBG) program since becoming a grantee for CDBG funds in 2012. The City’s Finance Department is responsible for oversight of the program. The CDBG Coordinator is responsible for administration of the program, including preparation of plans and reports, processing draw requests, coordination of the City’s CDBG Committee, and monitoring subrecipients. CDBG administration is performed through the Finance Department; prior to 2024, duties were divided between the Planning Department and the Office of the City Manager.

Salt Lake County’s Community Resources and Development Department is the lead agency for a local Home Investment Partnership Program (HOME) Consortium. South Jordan City joined the HOME Consortium in 2014. The City’s CDBG Coordinator represents the City on the Consortium. The City intends to allow the Consortium to administer the City’s portion of HOME funds but is pursuing applying for HOME funds in future years. As the lead agency for the Consortium, Salt Lake County is also the lead agency for the Salt Lake County 2025-2029 Consolidated Plan, which includes the HOME program.

The City does not participate in the Emergency Shelter Grants (ESG) program or the Housing Opportunities for Persons with AIDS (HOPWA) program.

Consolidated Plan Public Contact Information

Katie Olson
Associate Director of Finance
Finance Department
South Jordan City
1600 W. Towne Center Drive
South Jordan, UT 84095
kolson@sjc.utah.gov
801-446-4357, ext. 2001

Public Comment Draft

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

South Jordan City first became a grantee for a HUD program (CDBG) in 2012. In many cases, the preparation of the 2012-2017 Consolidated Plan initiated the City's relationship with many housing and public service providers in the region. Like several cities in Salt Lake County, South Jordan lacks service providers located directly in the City. Providers are physically spread throughout the County, providing their unique type of services to residents from all cities in the county. In the following years, the City has worked to build relationships and reach out to others, particularly with those located closest to the City. The City has sought input from many of those agencies in the preparation of this plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The CDBG committee annually reviews all funding request applications and strives to regularly meet with providers and tour their facilities. During the 2025-2026 program year, the Committee toured one subrecipient facility, Community Health Centers Inc. The CDBG Coordinator works with providers funded by the City, including regular phone and email communications and reviews of quarterly reports. The City holds two public hearings each year to address the use of CDBG funds, which are routinely attended by public service providers. In preparation for the 2025-2029 Consolidated Plan, a significant effort was made to continue contact with our current and past program providers. The Consolidated Planning process included a survey to residents within low- and moderate-income areas of the city to gather further information regarding community needs and concerns. This survey data will continue to drive planning through 2029. Despite staffing changes, the CDBG coordinator and committee are striving to continue grow communication with our providers while keeping administrative costs as low as possible in order to maximize the City's small grant amount.

As a relatively small grantee and receiving a modest amount of CDBG funding, the City has sought to address housing issues through other resources. In 2014, the City joined the local HOME Consortium. Participating in the HOME Consortium has introduced the City to a wider range of housing providers in the community. It has also strengthened the City's relationship and coordination with the County, as the lead agency of the HOME Consortium, and other municipalities in the region, as fellow members of the Consortium. Currently down payment assistance is provided through the City's Redevelopment Agency. The City is beginning to explore using more HOME funds for housing-related activities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

There are three Continuums of Care organized in Utah. The local Continuum of Care serves Tooele and Salt Lake County and is overseen by the Salt Lake Valley Coalition to End Homelessness (SLVCEH). It receives approximately \$12.8 million annually from HUD for project funding and collaboration. Salt Lake County provides staffing support to the Salt Lake Valley Coalition to End Homelessness (SLVCEH) whose goal is to establish a strong and effective homeless system structure that:

- Supports a community wide commitment to make homelessness rare, brief, and non-recurring.

- Unites communities and service providers in profoundly new ways.

- Informs funding and policy decisions through a variety of mechanisms, including a report released annually.

- Aligns multiple funding streams for efforts to quickly rehouse homeless individuals and families while minimizing trauma and dislocation caused to homeless individuals, families, and communities.

- Promotes access to and effective utilization of mainstream programs by homeless individuals and families.

- Optimizes self-sufficiency among individuals and families experiencing homelessness

- Reinforces an overall system planning effort which includes all resources, stakeholders, and funding.

- Provides multiple opportunities for client input and feedback.

The SLVCEH convenes eight core function groups (Community Engagement, Client Focus, Crisis Response, Education, Employment, Health and Wellness, Housing, and Legal Rights & Safety) which inform the work of the Steering Committee that fulfills the responsibilities of the Continuum of Care Board. The Coalition is made up of members that represent public, private and nonprofit organizations and individuals interested in issues related to homelessness or provide services to those experiencing homelessness.

South Jordan coordinates with the Continuum primarily through County meetings.

More directly the City has established relationships with The Road Home, South Valley Services, and the Inn Between, three non-profits which provide shelter-related services. In years past, the City has funded small grants to these organizations using CDBG public service funds. Funding varies each year, but communication continues.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City does not receive ESG funds and does not administer the HMIS program.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 3 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | SALT LAKE COUNTY |
| | Agency/Group/Organization Type | Other government - County |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The County is the lead agency for the Consolidated Plan, the HOME Consortium, and the Continuum of Care. Meetings were held to address all three of those roles. |
| 2 | Agency/Group/Organization | SOUTH JORDAN |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City's CDBG Committee contains representatives from Planning, Engineering, Recreation and Senior Programming, Parks, Finance, and the City Manager's Office. The Committee scores applications for funds and informs the group on trends and needs in their areas of expertise. |

| | | |
|---|--|--|
| 3 | Agency/Group/Organization | THE ROAD HOME |
| | Agency/Group/Organization Type | Services - Housing Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Quarterly reports and funding applications provided by the agency and public comment at need hearings. |
| 4 | Agency/Group/Organization | Community Health Centers, Inc |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Quarterly reports and funding applications provided by the agency. A site visit was also conducted with members of the CDBG committee. |
| 5 | Agency/Group/Organization | Legal Aid Society of Salt Lake |
| | Agency/Group/Organization Type | Services-Children Services-Victims of Domestic Violence Services - Victims |

| | | |
|---|--|---|
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Quarterly reports and funding applications provided by the agency. |
| 6 | Agency/Group/Organization | South Valley Sanctuary |
| | Agency/Group/Organization Type | Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Quarterly reports and funding applications provided by the agency. |
| 7 | Agency/Group/Organization | Salt Lake Valley Habitat for Humanity |
| | Agency/Group/Organization Type | Housing Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Funding applications and meetings to discuss current program. |

| | | |
|---|--|---|
| 8 | Agency/Group/Organization | Utah Community Action |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Funding applications addressing needs for rental assistance. |

Identify any Agency Types not consulted and provide rationale for not consulting

Due to internal turnover, outreach was primarily conducted with internal and existing partners. Readily available materials, such as area studies and surveys regarding needs in Salt Lake County, were prioritized over interviews with directors. In the past, interviews were time-consuming for all parties and often resulted in duplicated information that was already available in other formats. No agency was intentionally not consulted with.

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|----------------------|---|
| Continuum of Care | Salt Lake County | The primary role of the Continuum of Care is to reduce homelessness in the region, with the goal of functionally ending homelessness. The role of the Continuum of Care aligns with the City's goal to support programs providing essential services. |
| 2019 General Plan | City of South Jordan | Plan includes Transportation Master Plan and Housing Plan. Goals align with preserving stable neighborhoods, facilitate growth of safe and well-planned neighborhoods, ensuring well-designed moderate income housing, and enhancing public spaces. |
| South Jordan Moderate Income Housing Plan | City of South Jordan | The City adopted a Moderate Income Housing Plan in June of 2024. 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. |

Table 4 - Other local / regional / federal planning efforts

Narrative

The City's involvement with the HOME Consortium and other regional councils and agencies puts the City in contact with other public entities and units of government. The City is currently sharing a ZoomGrants subscription with Sandy and Taylorsville, which has resulted in increased communication about best practices between the three cities. The CDBG Coordinator works closely with the City's long-range planner, who is responsible for all housing reporting to the State.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The process used to prepare the Annual Action Plan followed the City's Citizen Participation Plan. The City's Plan was adopted in March 2012 and last updated April 2022 to guide the development of the Consolidated Plans, Annual Action Plans, and amendments to those plans. The Citizen Participation Plan ensures that the community can work in partnership with the City to identify needs and to allocate funds. The Citizen Participation Plan is included as an attachment

Selection of this year's activities was guided by the survey completed during the 2025-2029 Consolidated Planning process. The survey was fielded in February 2025 and was emailed directly to residents living in LMI areas. In the survey, residents listed these as the most needed projects: street improvements, parks and recreational facilities, sidewalk improvements, tree planting, and mental health facilities. LMI respondents, as well as for those living in Eligible Block Groups, had the same top four requests. Providing improvements to streets and sidewalks is represented in this year's activities with ADA ramp upgrades and, a new activity for the city, upgrading audible pedestrian push buttons.

The full survey report is available in the 2025 Consolidated Plan as an attachment.

This year, the City shifted the timing of its public hearing in relation to the public comment period for the AAP. After meeting with two HUD representatives from Region VIII on January 21, 2026, they clarified that the preference was for the City to hold the public hearing and then release the plan. Previously, the City had released the plan for thirty days of public comment and held the public hearing around day 15 of the public comment period. This practice has been corrected and brought into alignment with counsel from HUD.

A public hearing was held on September 2, 2025, to address community needs generally (along with the PY24 CAPER), and a second public hearing was held on April 7, 2026, to receive comments regarding the AAP. The 2026 Annual Action Plan was available for review during a public comment period from April 7, 2026, to May 11, 33 days. Notices for the public hearings and public comment period were published in the two largest regional newspapers, published on Utah's public notice website, published on the City's website, posted outside of City Hall, emailed to residents in the City's eNewsletter, emailed to public service and housing providers, and posted on the City's social media sites.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|---|---|--|---|--|---------------------|
| 1 | Public Meeting | Non-targeted/broad community | Held on 9/2/2025. 1 comment | 1 comment encouraging future resident representation on committee | Accepted. Working to implement next year. | |
| 2 | Newspaper Ad | Non-targeted/broad community | Public notices published in 2 main papers. | None | n/a | |
| 3 | Press Release | Non-targeted/broad community | Sent to 170 news outlets | Two press entities reached out for more information | N/A | |
| 4 | Internet Outreach | Persons with disabilities Non-targeted/broad community | Emailed to all City Residents via City newsletter, which is in an accessible format. | None | N/A | |
| 5 | Direct email to all past providers and applicants | CDBG Mailing List | Invited to comment or attend public hearing. | None | N/A | |
| 6 | Internet Outreach | Non-targeted/broad community | Social media post announcing hearing | None | N/A | |

Table 5 – Citizen Participation Outreach

Public Comment Draft

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City participates in both the CDBG program, as a grantee, and the HOME program, as a member of the Salt Lake HOME Consortium. The 2026 program year marks the City’s fifteenth year as a CDBG grantee and the twelfth year as a member of the HOME Consortium. The City currently does not receive grantee funds in regards to the HOME program but is considering applying for funds during the duration of this plan. The City does not participate in other HUD programs.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|------------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 235,000.00 | 0.00 | 0.40 | 235,000.40 | 705,000.00 | Estimated \$235,000 yearly for the remaining three years of the con plan. |

Table 6 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

The City does not have match requirements of the program funding or anticipated projects funded to serve community needs. The majority of community development projects directly managed by the City are generally leveraged through staff time and other resources funded by the general fund. As indicated, housing activities typically use the City’s RDA fund, due to its size rather than the City’s CDBG grant. Because most non-profits and similar agencies provide services to all residents of Salt Lake County, funds provided by the City are leveraged by other municipalities, Salt Lake County, the State, other Federal grants, and charitable donations. The City has demonstrated that it seeks for and takes advantage of additional opportunities to leverage CDBG funds, and the City will continue to do so.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

During the Consolidated Planning process, the CDBG Coordinator consulted with the City’s Economic and Planning Director, Long-Range Planner, and Assistant City Manager that oversee the City’s land holdings. All but a few pieces of city-owned land are planned for parks and open space. The City has experienced significant resident pushback around rezoning any land zoned for open space. The City does not use CDBG funds for housing development on city-owned property because the City’s allocation is too small to make improvements. The City instead relies on RDA funds and partnerships with private entities to secure affordable housing. The City is committed to being innovative in this realm through these public-private partnerships, rather than involving federal funding. The ADA improvements scheduled in this plan will be built on City-owned property, such as sidewalks, open space, and parks, in neighborhoods that qualify for funding through the low- and moderate-income area benefit national objective. Improving accessibility of public property remains a key focus of CDBG funds and is supported by right-of-way holdings.

Discussion

The City uses an average of the past five years in order to plan for funding until final allocations are received from HUD. The plan was released for public comment with an estimated \$235,000 allocation and a contingency plan detailed under AP-35. Note that the City has \$0.40 in prior year resources which will be amended to the ADA ramp activity. This was due to 2022 admin funds that were overdrawn and paid back by the City, resulting in an excess of 40 cents, that had been underdrawn on another activity.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-------------------------------------|-----------------|---|-----------------------|--|
| 1 | Correct Accessibility Deficiencies | 2025 | 2029 | Non-Housing Community Development | | Neighborhood improvements Remove barriers to accessibility Public infrastructure improvements | CDBG: \$156,000.40 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted |
| 2 | Support Services for Vulnerable Populations | 2025 | 2029 | Homeless Non-Homeless Special Needs | | Homeless services & prevention Services for those experiencing domestic violence Essential needs services | CDBG: \$32,000.00 | Public service activities other than Low/Moderate Income Housing Benefit: 285 Persons Assisted Homeless Person Overnight Shelter: 39 Persons Assisted |

Table 7 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|------------------------------------|
| 1 | Goal Name | Correct Accessibility Deficiencies |
| | Goal Description | |

| | | |
|---|-------------------------|---|
| 2 | Goal Name | Support Services for Vulnerable Populations |
| | Goal Description | |

Public Comment Draft

AP-35 Projects - 91.420, 91.220(d)

Introduction

As a relatively small CDBG grantee, the City maintains a simple program. The City intends to use the allowable funding (15%) for public services. The City's non-housing community development will focus on public infrastructure and accessibility improvements during the 2026-2027 program year.

The 2026–2027 AAP was released for public comment on April 7, 2025, prior to HUD's announcement of official grant allocation amounts. Because of this, the Consolidated Plan was released for public comment using the contingency language below. This was included in all public notices.

“Since HUD has not yet announced official grant allocation amounts, amounts listed for projects and activities are based on an estimated \$235,000 grant allocation and are tentative. The City prepares a contingency plan for how the plan will be adjusted once final allocations are received. The proposed allocations are as follows:

- Hard Cost Projects
 - ADA Ramp Upgrades: \$116,000
 - Audible Pedestrian Push Buttons, \$40,000
- Admin and Planning
 - Long-Range Planning: \$25,350
 - Administrative Funds: \$21,650
- Public Services
 - Domestic Violence Shelter and Services, South Valley Sanctuary: \$14,000
 - Homeless Shelter and Services, The Road Home: \$5,000
 - Domestic Violence Victim Legal Assistance, The Legal Aid Society of Salt Lake: \$8,000
 - Healthcare Access, Community Health Centers Inc.: \$5,000
- Contingency
 - If the final grant amount is higher, the City will fund
 - Critical Home Repair Program, Habitat for Humanity: to be funded at most \$30,000 and at least \$20,000 if that actual allocation allows that much extra funding
 - If not, additional funding will go to the ADA Ramp Upgrades
 - If the final grant amount is lower, services and admin funds will be reduced according to their percentages to maintain the caps HUD places on funds for those services. The Critical Home Repair Program will not be funded.”

The public comment version of the full plan with the contingency language is available at sjc.utah.gov/CDBG; contingency project amounts originally published in the notices and the public hearing are available in the attachments.

Prior year resources are included, per SP-35, in the amount of \$0.40. These are 2022 program year funds. The City overdrew on admin funds by \$0.40 and under drew on an infrastructure project by \$0.40. This resulted in a \$0.40 payback from the City to HUD to cover the admin funds that exceeded the 20% statue cap and a credit from HUD of the \$0.40 that were under drawn. This \$0.40 came back into the line of credit and is now being amended in this plan to the 2026 ADA ramp activity to be spent.

| # | Project Name |
|---------|----------------------------------|
| 2026.01 | Public Services 2026 |
| 2026.02 | Infrastructure Improvements 2026 |

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding requests for the 2026-2027 program year exceeded CDBG funds to be received by the City. The Staff Working Group has the responsibility to review funding requests and make allocation recommendations to the City Council. All projects were determined to be eligible for use of CDBG funds and beneficial to South Jordan residents. The Staff Working Group evaluated funding requests based on consistency with the goals of the Consolidated Plan, the number of residents projected to benefit, the type and scale of the project, and the capacity of the organization to carry out a project.

Public Comment Draft

AP-38 Project Summary

Project Summary Information

| | | |
|---|--|--|
| 1 | Project Name | Public Services (2026) |
| | Target Area | |
| | Goals Supported | Support services for vulnerable populations |
| | Needs Addressed | Homeless services & prevention Services for those experiencing domestic violence Essential needs services |
| | Funding | CDBG: \$32,000 |
| | Description | This project will include all public services funded during the 2026-27 program year. |
| | Target Date | 6/30/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | Based on the applications by subrecipients, 285 people are expected to benefit from services, in addition to 39 people expected to receive overnight shelter. These activities report on individuals, but their services often benefit family members as well, particularly those experiencing domestic violence who also have children. Only the individuals directly receiving services will be reported, however. |
| | Location Description | All public services will be given at the subrecipient's location. |
| | Planned Activities | Homeless shelter and services (Road Home: \$5,000), Matrix Code 3T. Domestic violence victim shelter and services (South Valley Sanctuary: \$14,000), Matrix Code 5G. Domestic violence victim legal support services (Legal Aid Society: \$8,000), Matrix Code 5G. Healthcare services (Community Health Centers, Inc.: \$5,000), Matrix Code 05M. |
| 2 | Project Name | Infrastructure Improvements (2026) |
| | Target Area | |

| | | |
|----------|--|---|
| | Goals Supported | Correct accessibility deficiencies |
| | Needs Addressed | Neighborhood improvements Remove barriers to accessibility Public infrastructure improvements |
| | Funding | CDBG: \$156,000.40 |
| | Description | The purpose of this project is to provide infrastructure improvements throughout the City that improve accessibility. |
| | Target Date | 6/30/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | Based on past accomplishments from ADA activities and adjusting for rising construction costs, it's estimated that 200 residents with disabilities will be served. |
| | Location Description | Locations will be determined as past ADA ramp projects wrap up. |
| | Planned Activities | ADA Ramp Upgrades (\$116,000.40), Matrix Code 3L. This includes amended funds from 2022 (0.40 overpayment) in addition to \$116,000 from 2026 funds. Audible Pedestrian Push Buttons (\$40,000) Matrix Code 03K. |
| 3 | Project Name | Administration & Planning (2026) |
| | Target Area | |
| | Goals Supported | Correct accessibility deficiencies Support services for vulnerable populations |

| | |
|--|--|
| Needs Addressed | Homeless services & prevention Services for those experiencing domestic violence Essential needs services Neighborhood improvements Remove barriers to accessibility Public infrastructure improvements |
| Funding | CDBG: \$47,000 |
| Description | This project includes expenses related to program administration of the CDBG program and eligible planning activities. Funds will be used to support employee costs of providing admin and eligible planning activities, related plans, training, travel, public notices and other advertising costs, and grant software fees. |
| Target Date | 6/30/2027 |
| Estimate the number and type of families that will benefit from the proposed activities | HUD assumes for admin and planning activities that LMI residents benefit in the same proportion as other activities. The total number of beneficiaries from all activities is included below. No beneficiaries will be reported uniquely for this project. |
| Location Description | South Jordan City Hall 1600 W Towne Center Drive South Jordan, UT 84095 |
| Planned Activities | The City intends to use the full 20% of its grant for planning and admin. Funds may be shifted between the two activities to meet needs. Program Administration, Matrix Code 21A, \$21,650 Eligible Planning, Matrix Code 20, \$25,350 |

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City does not have designated target areas. The City has ten Census block groups that qualify as low- and moderate-income; eight of which have a majority of land within South Jordan’s city boundaries. Locations have yet to be determined for PY26 ADA ramp improvements, but the City has focused efforts on LMI tracts first.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| | |

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See above.

Discussion

HUD has granted an area benefit exception to the City each year since 2014. The 2024 exception allows projects to qualify for the low- and moderate-income national objective in Census block groups where at least 25.40% of the residents are low- or moderate-income. The following block groups have been determined to be eligible at the time that the Consolidated Plan was prepared:

- Tract 1128.24 Group 2, LMH 49.50%
- Tract 1128.25 Group 2, LMH 44.20%
- Tract 1130.25 Group 2, LMH 40.80%
- Tract 1128.24 Group 4, LMH 29.00%
- Tract 1130.08 Group 4, LMH 28.80%
- Tract 1130.10 Group 5, LMH 28.70%
- Tract 1142.00 Group 2, LMH 28.30%
- Tract 1130.11 Group 2, LMH 26.30%
- Tract 1130.10 Group 1, LMH 25.90%
- Tract 1130.23 Group 1, LMH 25.40%

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City adopted a Moderate Income Housing Plan in June of 2024, which is included as amended Appendix A in the City’s 2020 General Plan. This section is taken from that Moderate Income Housing Plan. The full plan is available at <https://www.sjc.utah.gov/DocumentCenter/View/6411/Amendment-to-the-Moderate-Income-Housing-Implementation-Plan-July-2024>.

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.

A housing study completed in 2024 shows South Jordan has 25,985 dwelling units in the City. The majority (71%) of dwelling units are single-family residences (SFRs) with a median lot size of 0.26 acres. In addition to housing units, the City has 11 assisted living and nursing home facilities with a total of 840 beds. Although assisted living and nursing home beds are important housing resources for residents, they are reserved for special needs and not available to most households as a housing choice. These facilities are included in the analysis where appropriate, but generally are not included in market affordability considerations. The City has a strong predominance of SFRs in the City.

According to the 2022 American Community Survey, there were 4,119 total occupied and for-rent units in South Jordan accounting for 15.85 percent of the total dwelling units in the City. This is a drop in rental households as compared to 2017 when 20.6 percent of units were renter occupied.

A multifamily construction boom from 2019 to 2021 has continued to concentrate the majority (62.7%) of South Jordan’s rental options in large apartment complexes with 99 or more units. Townhomes are the second most popular type of rental housing (16.7%) in the City. SFRs account for 11.2 percent of occupied for-rent units in the City. In 2014 about 9.4 percent of SFRs were rentals, compared to 2.5 percent in 2022.

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 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. The following table shows the estimated number of cumulative units at each affordability threshold of all housing types – SFR, condo, duplex and apartments – and how those units match up with current supply of dwelling units within the City. 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.

Actions it planned 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

The State of Utah requires the City to select from a menu of strategies to improve housing affordability within the City. Appendix A of the Housing Plan details the menu options and the City's selected strategies. South Jordan is currently working on the following strategies. See the full plan for more details.

- Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- Implement zoning incentives for moderate income units in new developments.
- Develop and adopt a station area plan in accordance with Section 10-9a-403.1.
- 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.
- 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.
- 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.
- 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.

Discussion

See above.

Public Comment Draft

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Due to the amount of CDBG funds and current City demographics, the City maintains a simple CDBG program and meets most needs using funds other than CDBG.

Actions planned to address obstacles to meeting underserved needs

Limited funding and high housing costs are primary obstacles to addressing underserved needs. The City will continue to seek programs and activities to more efficiently meet community needs through leveraging funds, better coordination with and awareness of local organizations, and seeking to meet needs with resources other than CDBG funding.

Actions planned to foster and maintain affordable housing

As the population and number of households continues to rise, the City will have greater need to provide housing that meets the needs of residents and those interested in moving to the City. The current shortage plus that additional need each year means that (assuming current distributions of household incomes) the City will have an expected shortage of 5,025 affordable housing units by 2030. According to the City's Housing Study, "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 (p. 23)." Despite best efforts by the City—housing affordability is a major statewide issue presenting challenges for all communities. While the low amount of the City's CDBG allocation restricts efforts possible through CDBG funds, the City is evaluating further ways to use CDBG toward housing activities, such as the home repair program.

Actions planned to reduce lead-based paint hazards

According to the Housing Plan, the City has 25,985 units. Of these, the Department of Environmental Quality reports 2,523 units built prior to 1978, representing 9.7% of the City's housing stock. Lead-based paint is not considered a widespread concern in the City. For similar reasons, the Salt Lake County Health Department has discontinued testing and mitigation programs. The Health Department is now focused on education. It is recommended that city residents in housing units built prior to 1978 become familiar with the dangers of lead-based paint and actions that can be taken to reduce those hazards. Information is available from the Salt Lake County Health Department. Construction and rehabilitation projects are required to comply with HUD regulations regarding lead-based paint.

Actions planned to reduce the number of poverty-level families

The goals of the Consolidated Plan were created to support the underlying objectives of the City's CDBG

program, specifically the objective to support family and individual stability, self-reliance, and prosperity. The City has traditionally expended the full 15% of each grant eligible for public services. Services granted funds typically focus on preventing homelessness and supporting residents through emergency shelter, case management, and domestic violence prevention and recovery resources. According to the American Community Survey 2024 5-year data, South Jordan's poverty rate is 3.7%. As such, South Jordan's goals are citywide in nature, focused on providing a great city for all residents. The City Council's Strategic Priorities include a goal of fiscal responsibility, a goal of sustainable growth in the form of development that contributes to quality of life for residents, a goal of desirable amenities and open space that would support safe and valued neighborhoods, and a goal of operational excellence to include fair prices to residents for services. Affordable housing will be the most important front for bringing and keeping residents out of poverty. The City's Moderate Income Housing Plan sets the following goal: "ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City."

Actions planned to develop institutional structure

The City is constantly striving to most effectively utilize the limited funds received to address needs within the community. The City intends to seek more effective outreach methods to the public in order to incorporate more community input. The effort began with outreach visits and phone calls to all of our service providers during the creation of the 2020 Con Plan. Now that in-person relationships have been better established, we are seeking to communicate updates more frequently through email. The advertising for the Con Plan community survey resulted in an increased awareness of the program among residents and City staff. The CDBG Coordinator is committed to increasing awareness of the CDBG program among City staff and to coordinate the goals of the Consolidated Plan with potential projects, resources, and capacity of individual departments. The City is working to train additional staff on CDBG, so that there is increased coverage and knowledge among employees. Staff will be attending the All-Grantee meeting with HUD's region VIII office in addition to other remote trainings.

Actions planned to enhance coordination between public and private housing and social service agencies

The Staff Working Group will continue to build relationships with service providers. The CDBG Coordinator will focus on increasing contact and on-site visits on a more regular basis. The CDBG Coordinator will continue to serve on the HOME Consortium and coordinate with housing providers.

Discussion

See above.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City does not have any programs with program income.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

Discussion

The City does not use funds for urgent needs or slum/blight.

Public Comment Draft

**SOUTH JORDAN CITY COUNCIL
STAFF REPORT**

MEETING DATE: APRIL 7, 2026

FILE OVERVIEW

| | |
|-----------------------|---|
| Item Name | Daybreak Village 9 Plat 7 Arranmore Dr ROW Vacation |
| Address | Approx. 11025 South 6710 West |
| File Number | PLRWV202600013 |
| Applicant | Larry H Miller Real Estate |
| Property Owner | VP Devco LLC |
| Staff Author | Greg Schindler (City Planner) |
| City Engineer | Chris Clinger (Senior Engineer) |
| Presenter | Brian Preece |

ITEM SUMMARY

The applicant is requesting to vacate a portion of unconstructed Arranmore Drive right-of-way that runs east of future Bingham Rim Road. Staff is recommending approval.

TIMELINE

- On February 4, 2026, the applicant submitted a complete right-of-way vacation application to Staff for review. The application was reviewed once by staff and no corrections were required. The application was reviewed by the following departments:
 - Planning
 - Engineering

REPORT ANALYSIS

The applicant, Larry H. Miller Real Estate, has petitioned the City to vacate a portion of unconstructed Arranmore Drive right-of-way that runs east of future Bingham Rim Road. The area proposed for vacation is approximately 0.212 acre. This portion of Arranmore Drive right-of-way was originally dedicated to South Jordan with the recordation of the Daybreak West Villages Roadway Dedication Plat. Recently a preliminary subdivision plat (Village 9 Plat 7) was approved by the Planning Commission. The subdivision plat shows a slightly different connection location of Arranmore Dr to Bingham Rim Road. Prior to recording the subdivision plat, the original right-of-way must be vacated.

FINDINGS AND RECOMMENDATION

Findings:

- Utah Code § 10-20-813(4) provides standards of approval for vacating a public right-of-way or easement:
The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:
 - (a) good cause exists for the vacation; and
 - (b) neither the public interest nor any person will be materially injured by the vacation.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#).
- Staff finds that there is good cause for vacating the right-of-way for the following reasons:
 - The portion of right-of-way that is currently not developed but, proposed to be vacated, intersects at a slight angle with Bingham Rim Road, also not developed. If the ROW vacation is approved, it will be replaced by right-of-way of the same width and length being dedicated with the Daybreak Village 9 Plat 7 subdivision intersecting at 90 degrees.
 - No public interest or any person will be materially injured by the vacation since the relocated right-of way will be dedicated to the City with future subdivision recordation.

Planning Staff Recommendation:

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

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is a legislative decision to be decided by the City Council.

Standard of Approval:

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

- (a) good cause exists for the vacation; and
- (b) neither the public interest nor any person will be materially injured by the vacation.

Motion Ready:

I move that the City Council approves:

1. Ordinance 2026-02 vacating a portion of Arranmore Drive running east from Bingham Rim road.

Alternatives:

1. Approve with conditions.
2. Deny the request.
3. Schedule the item for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Ordinance 2026-02
 - a. Exhibit A, Street Vacation Exhibit
2. Attachment B, Aerial Map

WHEN RECORDED RETURN TO:

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

ORDINANCE 2026-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING A PORTION OF ARRANMORE DRIVE RIGHT-OF-WAY EAST OF BINGHAM RIM ROAD.

WHEREAS, Utah Code §§ 10-20-811, 812, and 813 require that any vacation of some or all of a public street, right-of-way, or easement, including those recorded by subdivision plat, within the City of South Jordan (the “City”) may only be approved by the City Council of the City of South Jordan (the “City Council”); and

WHEREAS, Larry H. Miller Real Estate (the “Applicant”), petitioned the City to vacate a portion of Arranmore Drive right-of-way (ROW) that runs east of Bingham Rim Road for approximately 147 Ft. (0.212 ac.); and

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

WHEREAS, pursuant to Utah Code § 10-20-812(3), the City Council finds that there is good cause to vacate the ROW and that neither the public interest nor any person will be materially injured by vacating the ROW.

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

SECTION 1. Grant of Petition to Vacate. The City Council hereby grants the Applicant’s petition to vacate the portion of Arranmore Drive ROW that runs east of Bingham Creek Road for 147 Ft. as more particularly shown on the attached **Exhibit A**.

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

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

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

[SIGNATURE PAGE FOLLOWS]

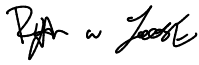
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____

Approved as to form:

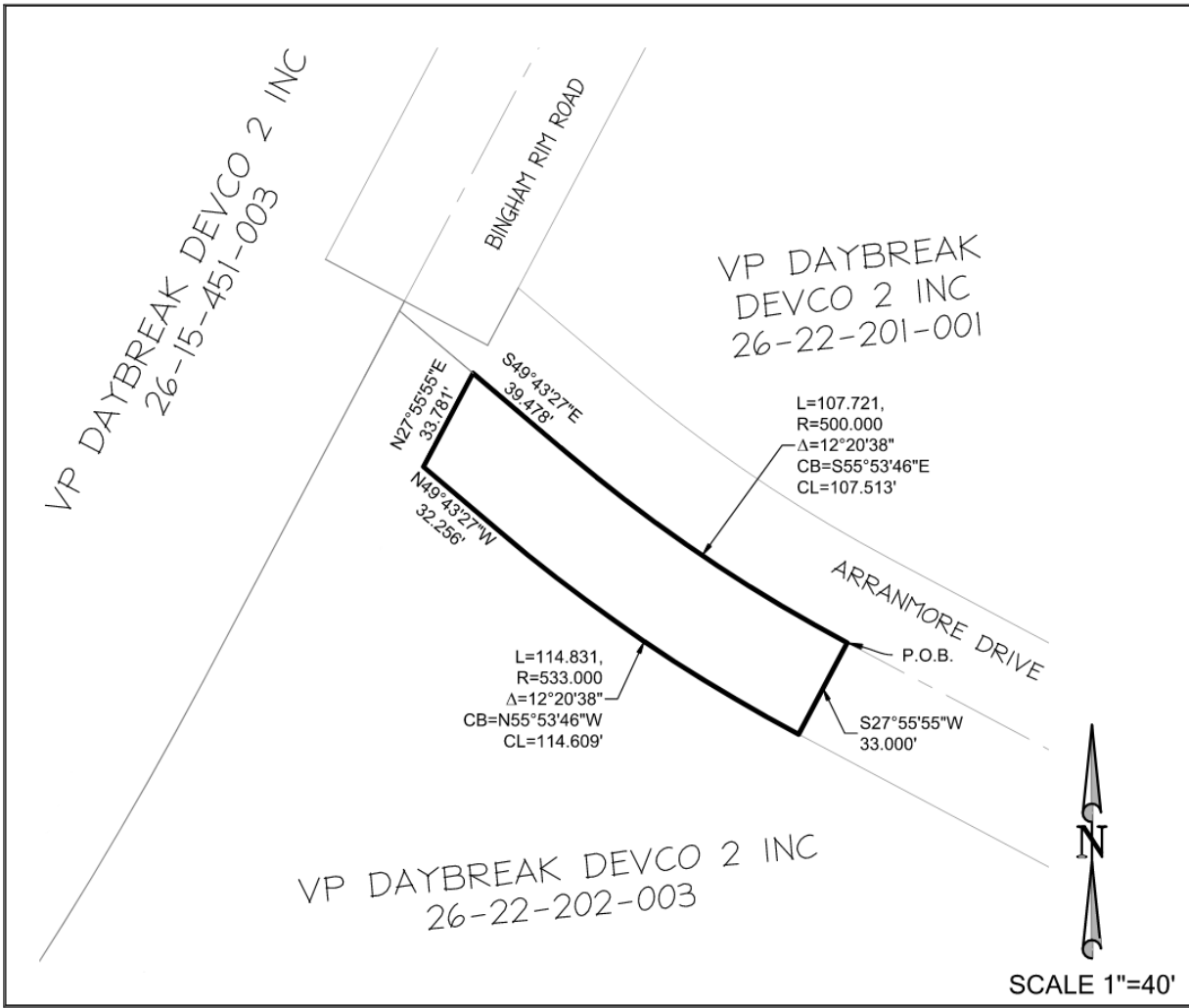


Office of the City Attorney

Exhibit A**DAYBREAK VILLAGE 9 PLAT 7
ARRANMORE DRIVE RIGHT-OF-WAY VACATION****Devco2 26-22-202-003 - Right-of-Way Vacation**

Beginning at a point on the centerline of Arranmore Drive, said point lies South $89^{\circ}56'37''$ East 3479.433 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 4963.394 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South $27^{\circ}55'55''$ West 33.000 feet to the Southerly Right-of-Way Line of said Arranmore Drive and a point on a 533.000 foot radius non tangent curve to the right, (radius bears North $27^{\circ}55'55''$ East, Chord: North $55^{\circ}53'46''$ West 114.609 feet); thence along said Arranmore Drive the following (2) courses: 1) along the arc of said curve 114.831 feet through a central angle of $12^{\circ}20'38''$; 2) North $49^{\circ}43'27''$ West 32.256 feet to the Easterly Right-of-Way Line of Bingham Rim Road; thence along said Bingham Rim Road North $27^{\circ}55'55''$ East 33.781 feet to said centerline of Arranmore Drive; thence along said centerline the following (2) courses: 1) South $49^{\circ}43'27''$ East 39.478 feet to a point on a 500.000 foot radius tangent curve to the left, (radius bears North $40^{\circ}16'33''$ East, Chord: South $55^{\circ}53'46''$ East 107.513 feet); 2) along the arc of said curve 107.721 feet through a central angle of $12^{\circ}20'38''$ to the point of beginning.

Property contains 0.111 acres, 4856 square feet.



VP DAYBREAK DEVCO 2 INC
26-15-451-003

BINGHAM RIM ROAD

VP DAYBREAK DEVCO 2 INC
26-22-201-001

ARRANMORE DRIVE

P.O.B.

VP DAYBREAK DEVCO 2 INC
26-22-202-003

SCALE 1"=40'

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
WEST JORDAN, UT 84088
WWW.PERIGEECONSULTING.COM
PHONE: 801.488.8888 FAX: 801.488.8888

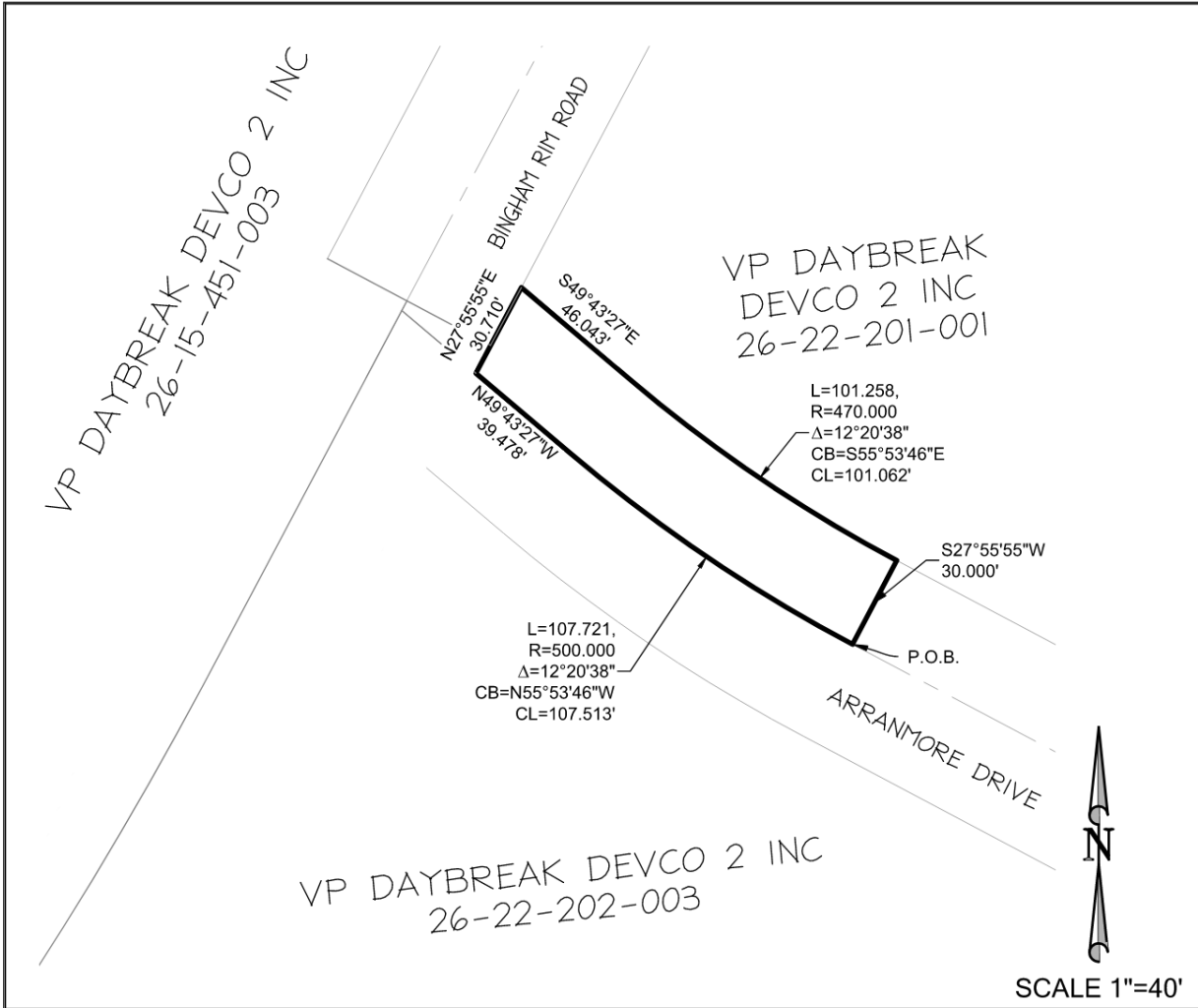
VP DAYBREAK DEVCO 2 PARCEL 26-22-202-001
ROW VACATION EXHIBIT VILLAGE 9 PLAT 7

PREPARED FOR: MILLER FAMILY REAL ESTATE

Investco 7 26-22-201-001 - Right-of-Way Vacation

Beginning at a point on the centerline of Arranmore Drive, said point also being a point on a 500.000 foot radius non tangent curve to the right, (radius bears North 27°55'55" East, Chord: North 55°53'46" West 107.513 feet), said point lies South 89°56'37" East 3479.433 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 4963.394 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said centerline of Arranmore Drive the following (2) courses: 1) along the arc of said curve 107.721 feet through a central angle of 12°20'38"; 2) North 49°43'27" West 39.478 feet to the extension of the Easterly Right-of-Way Line of Bingham Rim Road: thence along said Bingham Rim Road extended North 27°55'55" East 30.710 feet to the Northerly Right-of-Way Line of said Arranmore Drive; thence along said Arranmore Drive the following (2) courses: 1) South 49°43'27" East 46.043 feet to a point on a 470.000 foot radius tangent curve to the left, (radius bears North 40°16'33" East, Chord: South 55°53'46" East 101.062 feet); 2) along the arc of said curve 101.258 feet through a central angle of 12°20'38"; thence South 27°55'55" West 30.000 feet to the point of beginning.

Property contains 0.101 acres, 4417 square feet.



VP DAYBREAK DEVCO 2 PARCEL 26-22-201-001
 ROW VACATION EXHIBIT VILLAGE 9 PLAT 7

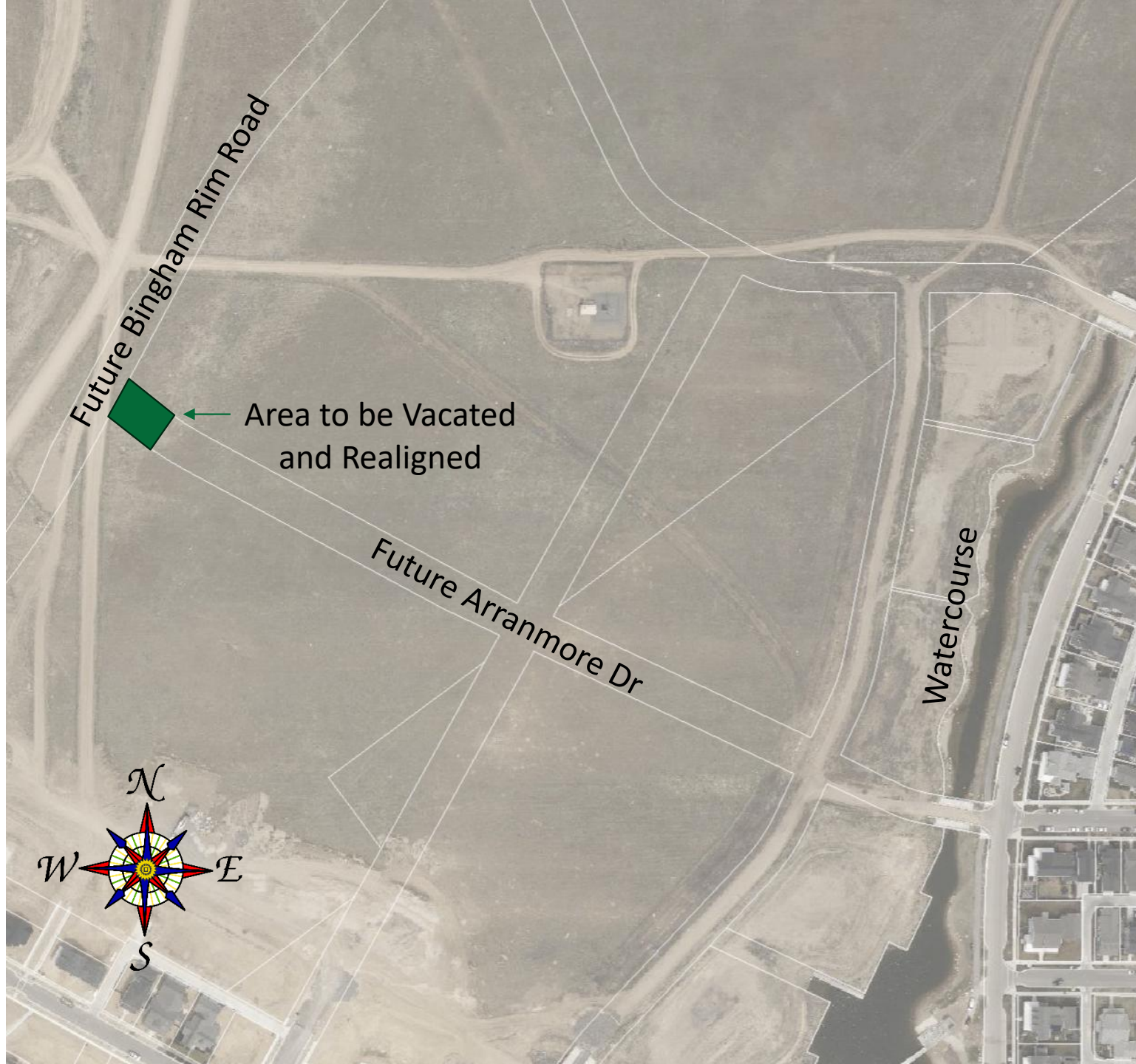
PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

WEST JORDAN, UT 84088
 800 SOUTH 900 WEST, SUITE 100
 OGDEN, UT 84242

PREPARED FOR: MILLER FAMILY REAL ESTATE

WEST JORDAN, UT 84088
 975.728.8100
 WWW.PERIGEECONSULTING.COM

Location Map



SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: APRIL 7, 2026

FILE OVERVIEW

| | |
|-----------------------|--|
| Item Name | Daybreak South Station Multi Family #9 Storm Drain Easement Vacation |
| Address | 5343 W Center Field Drive |
| File Number | PLRWV202600025 |
| Applicant | Larry H Miller Real Estate |
| Property Owner | VP Daybreak Operations LLC |
| Staff Author | Greg Schindler (City Planner) |
| City Engineer | Chris Clinger |
| Presenter | Brian Preece |

ITEM SUMMARY

The applicant is requesting vacation of a public storm drain easement located at 5343 W Center Field Drive. Staff is recommending approval.

TIMELINE

- On February 17, 2026, the applicant submitted a complete right-of-way/easement vacation application to Staff for review. The application was reviewed twice by staff. The application was reviewed by the following departments:
 - Planning
 - Engineering

REPORT ANALYSIS

The applicant, Larry H. Miller Real Estate, has petitioned the City to vacate a Storm Drain Easement located on Lot 123 of the Daybreak South Station Multi Family #9 subdivision (5343 W Center Field Drive). The area proposed for vacation is approximately 686 sq. ft. The reason for the proposed vacation is that the storm drain line has been removed and relocated.

FINDINGS AND RECOMMENDATION

Findings:

- Utah Code § 10-20-813(4) provides standards of approval for vacating a public right-of-way or easement:
The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:
 - (a) good cause exists for the vacation; and
 - (b) neither the public interest nor any person will be materially injured by the vacation.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#).
- Staff finds that there is good cause for vacating the right-of-way for the following reasons:

- The Storm Drain Easement is no longer necessary since the Storm Drain Line formerly located in the easement has been removed and relocated.
- No public interest or any person will be materially injured by the vacation since the Storm Drain Line has been relocated.

Planning Staff Recommendation:

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

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is a legislative decision to be decided by the City Council.

Standard of Approval:

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

- (a) good cause exists for the vacation; and
- (b) neither the public interest nor any person will be materially injured by the vacation.

Motion Ready:

I move that the City Council approves:

1. Ordinance 2026-08 vacating a storm drain easement located at 5343 W Center Filed Drive.

Alternatives:

1. Approve with conditions.
2. Deny the request.
3. Schedule the item for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Ordinance 2026-08
 - a. Exhibit A Storm Drain Vacation Exhibit
2. Attachment B, Aerial Map

WHEN RECORDED RETURN TO:

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

ORDINANCE 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING A STORM DRAIN EASEMENT LOCATED ON LOT 123 OF THE DAYBREAK SOUTH STATION MULTI FAMILY PLAT 9 SUBDIVISION.

WHEREAS, Utah Code §§ 10-20-811, 812, and 813 require that any vacation of some or all of a public street, right-of-way, or easement, including those recorded by subdivision plat, within the City of South Jordan (the “City”) may only be approved by the City Council of the City of South Jordan (the “City Council”); and

WHEREAS, Larry H. Miller Real Estate (the “Applicant”), petitioned the City to vacate a storm drain easement located on lot 123 of the Daybreak South Station Multi Family Plat 9 subdivision; and

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

WHEREAS, pursuant to Utah Code § 10-20-812(3), the City Council finds that there is good cause to vacate the Easement and that neither the public interest nor any person will be materially injured by vacating the Easement.

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

SECTION 1. Grant of Petition to Vacate. The City Council hereby grants the Applicant’s petition to vacate the storm drain easement located on lot 123 of the Daybreak South Station Plat 9 subdivision, as more particularly shown on the attached **Exhibit A**.

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

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

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

[SIGNATURE PAGE FOLLOWS]


PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____

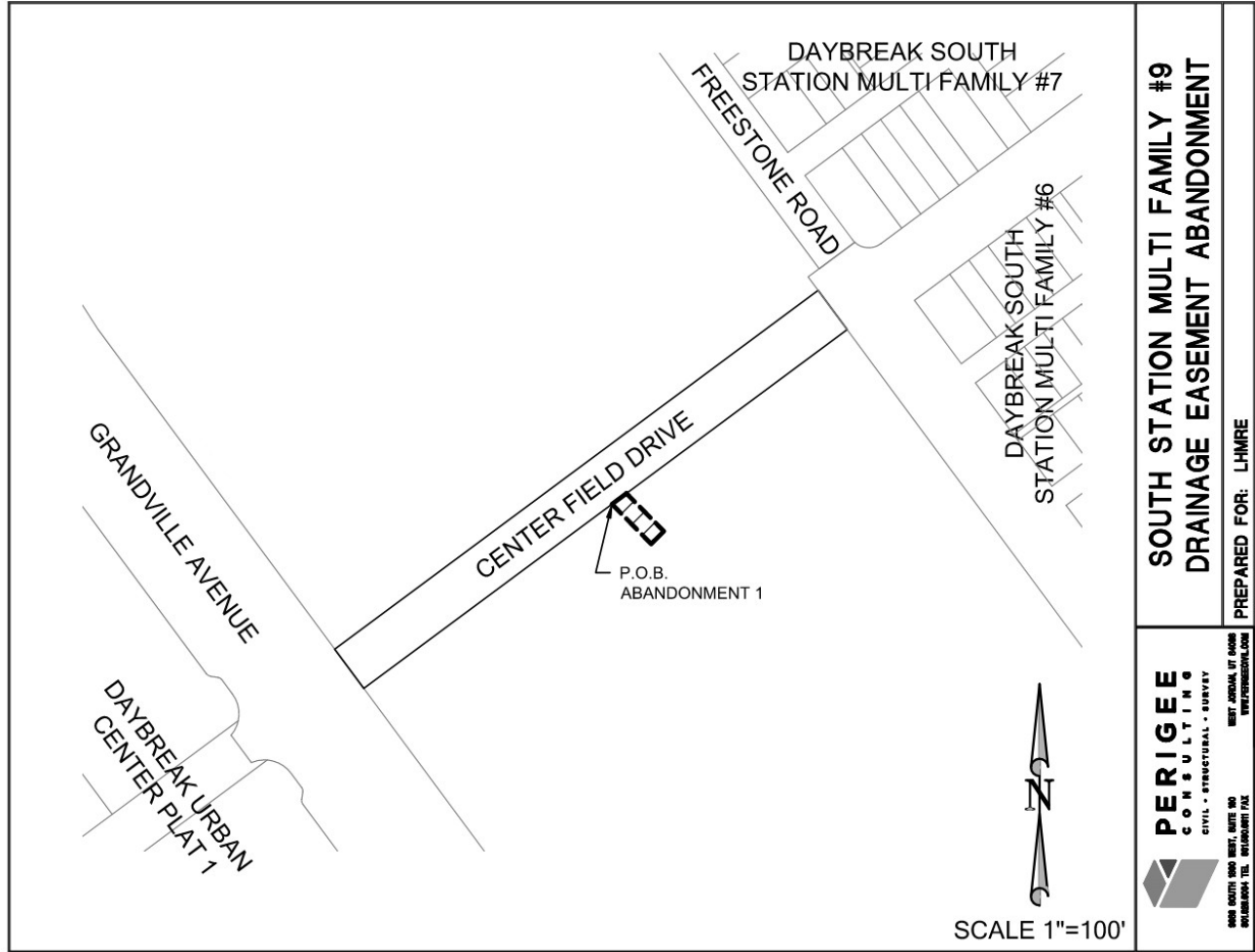
Approved as to form:



Office of the City Attorney

Exhibit A

SOUTH STATION MULTI FAMILY #9 STORM DRAIN EASEMENT VACATION



Abandoning all of Easement Line 1 recorded in Entry No. 14292132 in Book 11520 at Page 3845 in the Office of the Salt Lake County Recorder, said abandonment more particularly described as follows:

A fifteen (15) foot wide storm drain easement, located in the Northwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at a point that lies South 89°55'30" East 1732.560 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4702.376 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 15.149 feet; thence South 44°35'44" East 44.694 feet; thence South 45°24'16" West 15.000 feet; thence North 44°35'44" West 46.815 feet to the point of beginning.

Property contains 0.016 acres, 686 square feet.

Easement Vacation Location

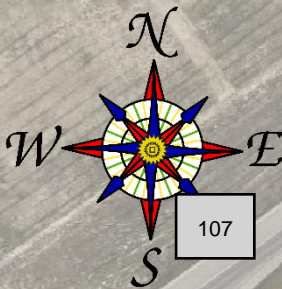


Item I.3.

Grandville Avenue

Center Field Drive

Lot 123
(Easement Location)



SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: APRIL 7, 2026

FILE OVERVIEW

| | |
|--------------|--|
| Item Name | Personal and Professional Uses in the MU-R&D Zone Text Amendment |
| Address | 1682 W Reunion Ave #4A South Jordan, UT 84095 |
| File Number | PLZTA202600019 |
| Applicant | Chloe Judd |
| Staff Author | Miguel Aguilera |

ITEM SUMMARY

Applicant Chloe Judd submitted an application requesting the city amend the uses code to allow personal services as a permitted use in the Mixed-Use Research and Development zone. With this application, staff is also including Professional services to be added as a permitted use in the zone. Staff is **recommending approval** of the application.

TIMELINE

- **February 9, 2026**, the applicant submitted a complete text amendment application to Staff for review.
- **February 24, 2026**, the Planning Commission reviewed the application at a public hearing and unanimously recommended approval.

REPORT ANALYSIS

Application Summary: The applicant has requested to amend the uses code found in chapter [§17.18](#) to allow personal services as a permitted use in the Mixed-Use Research and Development zone (MU-R&D). The property she leases is in this zone and is also part of the Cambridge Village Office Condominium Office Park subdivision located along Redwood Road. The applicant has stated the intention to open a beauty salon on the property if the text amendment is approved by the City Council. A beauty salon falls under the category of personal uses, according the definitions found in [§17.18](#).

The personal uses category includes the following uses: beauty and barber shops, clothing rental and tailoring, laundry/dry cleaning, massage therapy, portrait and photography, tanning salon, and tattoo parlor. This text amendment proposes excluding two of the listed personal uses from being permitted in the MU-R&D zone. The excluded uses would be massage therapy and tattoo parlor. This exclusion would be stated in chapter [§17.54.100](#).

In addition to personal services, staff recognized that professional services are also not permitted in the MU-R&D zone. Professional uses include, but are not limited to, advertising, legal, insurance, real estate, finances, accounting, architecture, and engineering. Some of the uses at the Cambridge Village Office Condominium Office Park could fall under the professional services category. Staff is recommending that this application include professional services to also be a permitted use in the MU-R&D zone.

FINDINGS AND RECOMMENDATION

General Plan Conformance

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

- **WORK GOAL 1:** Attract local businesses to bring in unique and exciting attractive employment, shopping, and dining options:
 - **WG1.1.** Evaluate the City’s current development code for regulations that could be a barrier to development of small and local businesses
- **WORK GOAL 2:** Expand South Jordan’s economic base by utilizing major corridors and high traffic areas to provide more employment.
- **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
- ED-1. Expands, attracts, and retains a diverse mix of high-quality employers to contribute to the community's economic sustainability and offer opportunities for employment

Findings:

- Personal services and professional services would all be permitted outright and no conditional uses for these two use categories would apply.
- Excluded personal services will be massage therapy and tattoo parlors. The zoning layer in the city's municipal code will state what the excluded personal services are.
- Although professional services are not currently permitted in the MU-R&D zone, existing uses that could fall under this category likely also fall under general office uses. Office uses are permitted in the MU-R&D zone.

Conclusions:

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

Planning Staff Recommendation:

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

CITY COUNCIL ACTION

Required Action:

Decision by the City Council

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:

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

Motion Ready:

I move that the City Council approve of:

1. Ordinance 2026-05, Personal and Professional Uses in the MU-R&D Zone Text Amendment.

Alternatives:

1. Denial of the application.
2. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Ordinance 2026-05
 - a. Exhibit A

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTIONS 17.18.020 (USES) AND 17.54.100 (MIXED USE-RESEARCH AND DEVELOPMENT ZONE) OF THE CITY OF SOUTH JORDAN MUNICIPAL CODE TO ALLOW PERSONAL SERVICES AND PROFESSIONAL SERVICES AS PERMITTED USES.

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

WHEREAS, the updated zoning code will enable the City to more effectively administer the development code; and

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

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

WHEREAS, the City Council finds that the proposed text amendment will enhance the public health, safety and welfare in the City.

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

SECTION 1. Amendment. Sections 17.18.020 and 17.54.100 of the South Jordan Municipal Code, as set forth in the attached **Exhibit A**, are hereby amended.

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

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

[SIGNATURE PAGE FOLLOWS]

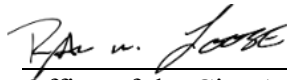
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

EXHIBIT A

(Proposed Amendment)

Key:

P = Permitted

C = Conditional

| Category | Uses | Zones | | | | | | | | | | | | | | | | | | | | | |
|---------------------|--------------------------------|----------|-------|----|----|----|----|----|---------------|-----|-----|-----|-----|-----|-----|----------|--------|----------|----------|---------|---------|----------|-----------------|
| | | A-1, A-5 | BH-MU | CC | CC | CC | CC | CI | MU-TC, MU-TOD | P-C | R-1 | R-2 | R-3 | R-4 | R-5 | MUN-GATE | MUR-&D | MUC-HITY | MUC-HIST | MUC-OMM | MUSO-UT | MUS-GATE | P-C (See 17.72) |
| Agricultural | Animal husbandry | P | | | | | | | | | | | | | | | | | | | | | |
| | Horticulture | P | | | | | | | | | | | | | | | | | | | | | |
| | Plant nursery | C | C | C | C | | | | | C | | | | | | | | | | | | | |
| | Public agricultural facility | C | | | | | | | | C | | | | | | | | | | | | | |
| Residential: | | | | | | | | | | | | | | | | | | | | | | | |
| Group living | Community residential facility | | C | | | | | | C | | C | | | | | | C* | | | | | | |
| | Dormitory | | | | | | | | | | | | | | | | | | | | | | |
| | Institutional facility | | | | | | | | | | | | | | | | | | | | | | |
| Household | Live-work | | C | | | | | | | | | | | | | | | | | | | | |
| | Multi-family | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | | | | |
|---------------------------|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|----|---|---|---|---|
| | Neighborhood residential facility | P | | | | | | | | | P | P | P | | | | | | |
| | Single-family, attached | | | | | | | | | | | | P | P | C* | | | | |
| | Single-family, detached | P | | | | | | | | | P | P | P | P | C* | | | | |
| Public: | | | | | | | | | | | | | | | | | | | |
| Civic and community | Cemetery | | | | | | | | | | | | | | | | | | |
| | Community services | C | C | C | P | P | C | P | C | C | C | C | C | C | | C | C | C | C |
| | Public safety | C | C | C | C | C | C | C | C | C | C | C | C | C | | C | C | C | C |
| | Religious assembly and worship | C | C | C | C | C | C | C | C | C | C | C | C | C | | C | C | C | C |
| Education | Elementary/secondary education | C | C | C | C | | | | P | C | C | C | C | C | | C | C | C | C |
| | University/college | | C | C | C | | | | C | P | C | | | C | | C | C | C | C |
| | Vocational/professional | | C | C | C | | | | C | P | C | | | C | | C | C | C | C |
| Open space | Natural open space | | | | | | | | | | | | | C | | C | C | C | C |
| | Park open space | | C | | | | | | C | | | | | C | | C | C | C | C |
| Utility and communication | Energy conversion | C | | | | C | C | | | | | | | | | | | | |
| | Telecommunication facility | C | | C | C | C | C | C | | C | C | C | C | C | | | | | |
| | Utility services | P | | P | P | P | P | P | | P | P | P | P | C | | | | | |
| Commercial: | | | | | | | | | | | | | | | | | | | |
| Services | Animal services | | | C | C | C | C | | | | | | | | | | | | |
| | Business support | | P | C | P | P | | P | P | P | | | | C | | P | C | | C |
| | Daycare | P | P | P | P | P | P | P | C | P | P | P | C | C | C | C | | C | C |
| | Financial institution | | P | P | P | | C | P | P | P | | | | | C | | | | C |

| | | | | | | | | | | | | | | | | | | |
|-------------------------|----------------------------------|--|---|---|---|---|---|---|---|---|--|---|-----------|----|---|----|---|---|
| | Hospital | | C | C | | | | | C | | | | | | | | | |
| | Light service and repair | | C | C | C | P | C | P | | | | | C | | | | | |
| | Lodging | | P | C | P | | C | P | P | C | | | C | P* | | C | | |
| | Medical/dental office or clinic | | P | P | P | | P | P | P | P | | C | P | | | | | |
| | Mortuary/funeral home | | | C | | | | | | P | | | | | | | | |
| | Office | | P | P | P | | P | P | P | P | | C | P | P | C | P | P | P |
| | Personal services | | P | P | P | | P | P | P | P | | | <u>P*</u> | P | | C | P | |
| | Professional services | | | P | P | | P | P | P | P | | C | <u>P</u> | P | C | P | P | P |
| | Restaurant | | P | P | P | | P | P | P | P | | | C | P | | | P | |
| | Self-storage | | | C | C | C | | | | C | | | C* | | | C* | | |
| | Vehicle repair | | | | | C | | C | | | | | C* | | | C* | | |
| | Vehicle services | | C | C | C | P | | P | C | | | | C* | | | C* | | |
| Recreation and assembly | Arts and recreation | | P | P | P | P | | P | P | P | | | C | C | P | C | | |
| | Convention/reception center | | | C | C | | | C | C | C | | | | | | | | |
| | Instruction and training | | | P | C | P | P | P | | C | | | C | | | C | | |
| | Outdoor recreation | | C | C | C | | | C | | | | | C | | | C | | |
| | Stadium/ theater/ auditorium | | C | C | C | | | C | C | | | | C | | | C | | |
| Retail | Gas station | | C | C | C | C | C | C | C | | | | C | | | | | |
| | General retail | | P | P | P | P | P | P | P | | | | P | P | P | P | | |
| | Kiosk, freestanding | | P | C | C | | | | | P | | | C | | | | | |
| | Shopping center/department store | | P | C | C | | | C | P | | | | P | | P | P | | |
| | Vehicle sales and rental | | C | | C | | | C | | | | | | | | | | |
| Industrial: | | | | | | | | | | | | | | | | | | |
| Manufacturing | Assembly | | | | | P | | P | | | | | | | | | | |
| | Fabrication | | | | | C | | C | | | | | | | | | | |

| | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-----------------------------|--|--|---|---|---|--|---|---|---|--|--|---|--|--|--|--|--|--|
| and product ion | Manufacturing | | | | | C | C | | | | | | | | | | | | | |
| | Mining | | | | | | | | | | | | | | | | | | | |
| Sales and service | Commercial service and repair | | | | | C | C | | | | | | | | | | | | | |
| | Food and drink preparation | | | | | C | C | | | | | | | | | | | | | |
| | Heavy equipment sales and rental | | | | | C | C | | | | | | | | | | | | | |
| | Office /warehouse flexible space | | | | | P | P | | | | | | | C | | | | | | |
| | Research and development | | | | | P | P | | C | | | | | P | | | | | | |
| | Storage yards | | | | | C | | | | | | | | | | | | | | |
| | Wholesale and warehouse | | | | | P | P | | | | | | | | | | | | | |
| | Transpo rtation | Aircraft transp ortation | | | | | | | | | | | | | | | | | | |
| | | Parking facility | | | | | | | | | | | | C | | | | | | |
| Passenger terminal/statio n | | | | | C | C | C | | C | C | C | | | | | | | | | |
| Railroad facility | | | | | | C | | | | | | | | | | | | | | |
| Waste | Refuse | | | | | | | | | | | | | | | | | | | |
| | Salvage | | | | | C | C | | | | | | | | | | | | | |

*See zoning district for limitations on use

17.54.100: MIXED USE-RESEARCH AND DEVELOPMENT (MU-R And D) ZONE

1. Purpose: The Mixed Use-Research and Development Zone (MU-R&D) is established to encourage primarily office, commercial and high tech laboratories and manufacturing development in a well landscaped campus environment. This zone will establish a visible area in the City for business and research facilities which promotes the use, open space and architectural standards of the community.
2. Single-family residential uses must comply with the following:
 1. Attached dwellings may not be stacked.
 2. Maximum density of five (5) units per acre.
 3. Minimum development size of twenty (20) acres.
3. **Personal services that include massage therapy and tattoo parlors are not permitted in the MU-R&D zone.**

ORDINANCE NO. 2026 - 07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SOUTH JORDAN MUNICIPAL CODE CHAPTER 15.08 TO ADD A NEW SECTION ADOPTING THE INTERNATIONAL FIRE CODE AND CERTAIN OF ITS APPENDICES AS SECTION 15.08.050 AND RENUMBERING THE REMAINDER OF THE CHAPTER.

WHEREAS, the Utah State Legislature adopts and amends statewide construction codes, including the International Fire Code as found in Utah Code § 15A (State Construction and Fire Codes Act); and

WHEREAS, Utah Code § 15A-5-203 authorizes municipalities to adopt fire code appendices, including Appendix B relating to fire-flow and fire protection systems, subject to compliance with State law; and

WHEREAS, the City of South Jordan has not previously adopted the International Fire Code or any of its appendices; and

WHEREAS, the South Jordan City Council finds it in the best interest of the health, safety, and welfare of the citizens of South Jordan to adopt the most recent version of the International Fire Code along with certain appendices as identified in Exhibit A.

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

SECTION 1. Amendment and Renumbering. South Jordan Municipal Code Chapter 15.08 “Construction Codes Adopted” is hereby amended adopting the International Fire Code, including certain appendices as section §15.08.050 and renumbering current sections 050 through 070 to the new sections 060 through 080 as shown on attached Exhibit A to Ordinance 2026-07.

The adoption and enforcement of Appendix B, including any provisions relating to automatic fire sprinkler systems or fire-flow requirements, shall be interpreted and applied in a manner consistent with and in compliance with Utah Code § 15A-5-203, as amended. Nothing in this ordinance shall be construed to impose fire sprinkler requirements or fire-flow standards beyond those authorized under Utah Code.

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

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

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PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 7TH DAY OF APRIL 2026 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

Exhibit A – Ordinance 2026-07

CHAPTER 15.08 CONSTRUCTION CODES ADOPTED

- 15.08.010: DEFINED
 15.08.020: INTERNATIONAL BUILDING CODE
 15.08.030: NATIONAL ELECTRICAL CODE
 15.08.040: MANUFACTURED HOME INSTALLATIONS CODE
15.08.050: INTERNATIONAL FIRE CODE
 15.08.0560: COPIES OF CODES
 15.08.0670: VIOLATION; PENALTY
 15.08.0780: CONFORMANCE WITH OTHER ORDINANCES

15.08.010: DEFINED

The codes adopted in this chapter shall be referred to collectively as the construction codes for the city. Unless otherwise provided, the adoption of each code shall only include the adoption of appendices required to be adopted by the state and those otherwise specifically adopted in this chapter.

15.08.020: INTERNATIONAL BUILDING CODE

The most recent version adopted by the state (building, residential, plumbing, mechanical, administrative, energy conservation, fuel gas and existing building code), and the following appendices: chapter 3 division II and IV, chapter 18, chapter 19, chapter 29, chapter 31 division I and III, and all appendices of the residential code, are adopted as the building code of the city.

15.08.030: NATIONAL ELECTRICAL CODE

The most recent version of the national electrical code published by the National Fire Protection Association, including the uniform administrative code provision for the national electrical code, and adopted by the state, is adopted as the electrical code of the city.

15.08.040: MANUFACTURED HOME INSTALLATIONS CODE

The most recent version of NCS BCS A225.1 "Manufactured Home Installations", published by the National Conference Of States On Building Codes And Standards and adopted by the state, is adopted as the manufactured home installations code of the city.

15.08.050: INTERNATIONAL FIRE CODE

The most recent version of the International Fire Code and certain Appendices as listed below are hereby adopted as the City of South Jordan Fire Code:

- A. Appendix B – Fire-Flow Requirements for Buildings
- B. Appendix C – Fire Hydrant Locations and Distribution
- C. Appendix D – Fire Apparatus Access Roads
- D. Appendix E – Hazard Categories
- E. Appendix F – Hazard Ranking
- F. Appendix G – Cryogenic Fluids-Weight and Volume Equivalent

- G. Appendix H – Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions
- H. Appendix I – Fire Protection Systems—Noncompliant Conditions
- I. Appendix L – Requirements for Fire Fighter Air Replenishment Systems
- J. Appendix N – Indoor Trade Shows and Exhibitions

15.08.0560: COPIES OF CODES

One copy of each of the above adopted codes shall be filed in the city recorder's office for use and examination by the public during regular business hours.

15.08.0670: VIOLATION; PENALTY

- A. **Violation Of Codes:** It is unlawful for any person, firm or corporation to perform, authorize or acquiesce in any work, use or maintenance of any building or structure, or portion thereof, in violation of any of the provisions of the construction codes or this title.
- B. **Failure To Comply With Order:** It shall be unlawful for any person, firm or corporation to fail to comply with a lawful order of the building official enforcing the provisions of the construction codes or this title.
- C. **Penalty:** Unless otherwise provided, any person violating the provisions contained herein shall be guilty of a separate offense for each and every day or portion thereof during which any violation occurs or continues.

15.08.0780: CONFORMANCE WITH OTHER ORDINANCES

Any construction, alteration or improvement of any building or structure within the city shall also comply with other relevant city ordinances and regulations, including, but not limited to, subdivision, zoning and fire provisions. The provisions of this title are intended to be interpreted and administered in conformance with such other ordinances, rules and regulations, and whenever a conflict exists between any of these provisions, the more restrictive standard or provision shall prevail.