

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, JUNE 16, 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, June 16, 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, Tamara Zander

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

D. Minute Approval:

[D.1.](#) May 5, 2026 Combined City Council & Redevelopment Agency Meeting

[D.2.](#) May 19, 2026 City Council Study Meeting

[D.3.](#) May 19, 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. Salt Lake County recent accomplishments. *(By Salt Lake County Council Member, Carlos Moreno)*
- G.2. Victim Advocate update. *(By Police Chief, Jeff Carr)*

H. Action Item: 7:15 p.m.

H.1. **Resolution R2026-23**, Increasing the amount of the City Portion of the employer “Pick-Up” of Public Safety Employee Retirement Contributions. *(By Director of Human Resources, Teresa Robinson)*

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

- I.1. **Resolution R2026-12**, Amending the FY 2025-26 budget for South Jordan City. The appropriation authority shall apply to the fiscal year ending June 30, 2026. RCV *(By CFO, Sunil Naidu)*
- I.2. **Zoning Ordinance 2026-05-Z**, Rezoning property located at 9585 S. Temple Drive and 9633 S. Temple Drive from A-5 (Agriculture) to R-2.5 (Single-Family Residential) Zone. Derek Rindlisbacher (Applicant). RCV *(By Planner II, Migeul Aguilera)*

J. Staff Reports and Calendaring Items: 8:00 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City’s website at www.sjc.utah.gov. Published and posted June 12, 2026.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

MAY 5, 2026

Present: Mayor Dawn R. Ramsey, 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, Community Center Manager Jamie Anderson, Parks Manager Jason Miller, Recreation Manager Kaitlin Youd, Grant/Sponsorship Coordinator Kelsey Nelson, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance: Council Member Patrick Harris, John Gust, Matt Ence, Ashley Spencer, Michael, Rachel Ivers, User, Azure Briggs, Jerald, Bert, Hayden, Duece

Other (In-Person) Attendance: Glenda Robretson, Jonathan Robertson, Aaron Zupenick, Morson Gibson, Logan Guncalves, Braelee Swan, Erie Walker, Linda Walker, Billie Lawrence, Midge Treglown, Amy Holgate, LeeAnn Powell, Kevin Schmidt, Jackson Pingroe, John Miller, Tomas Langholtz, Jordyn Bates, David Cannon, Joe Anderson

6:43 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation - By Council Member, Tamara Zander

Council Member Zander offered the invocation.

C. Pledge of Allegiance – By Police Chief, Jeff Carr

Police Chief Carr led the audience in the Pledge of Allegiance.

D. Minute Approval:

D.1. March 4, 2026 City Council Budget Meeting

Council Member Shelton reported that he had corresponded with City Manager Dustin Lewis and City Recorder Anna Crookston regarding a minor amendment to the meeting minutes. He noted that the revision clarified a comment made by City Manager Lewis and expressed appreciation for the update.

Council Member Shelton motioned to approve the March 4, 2026 City Council Budget Meeting with an amendment to page 2, last paragraph. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

E. Mayor and Council Reports:

Mayor Ramsey stated that, due to the meeting starting later than scheduled and time constraints, the Mayor and Council Reports portion of the agenda would be skipped. She explained that this agenda item is typically used to provide updates on activities and projects being addressed by elected officials. Mayor Ramsey noted that significant work is underway throughout the city and encouraged residents to stay informed through city communications, community observations, social media, and the city newsletter. She emphasized that city officials and staff continue to work diligently on a variety of initiatives and projects.

F. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting. There were no comments. Mayor Ramsey closed the public comment portion of the meeting.

G. Presentation Items:

- G.1. The APWA Utah Chapter -Transportation Project of the Year award for Grandville Avenue (from Lake Ave to Old Bingham). (By Joe Anderson, PE.)

Mayor Ramsey introduced Item G, recognizing the Utah Chapter of the American Public Works Association (APWA) Transportation Project of the Year Award for the Granville Avenue project between Lake Avenue and Old Bingham Highway. She noted that the project was a significant undertaking involving multiple partners and extended coordination efforts and welcomed Joe Anderson to present the award.

Joe Anderson representing APWA Utah Board and a South Jordan resident, congratulated the city on receiving the award. He highlighted the complexity of the Granville Avenue project, describing it as a major multimodal transportation corridor that incorporates multi-use trails, on-street parking, the TRAX line, proximity to the baseball fields, and nine signalized intersections. He stated that the project represented a significant engineering accomplishment and commended Director of Engineering/City Engineer Brad Klavano and city staff for their work in successfully completing the project.

Director of Engineering/City Engineer Brad Klavano noted the complexity of the Granville Avenue project, noting that planning efforts began in 2019. He stated that the project required extensive coordination among numerous agencies and partners, including UTA, UDOT, Rocky Mountain Power, West Jordan City, Jordan Valley Water Conservancy District, and multiple signal system stakeholders. He also acknowledged the assistance of the city's legislative advocates in securing project funding and emphasized the importance of partnerships with both Daybreak developers and Larry H. Miller Real Estate. He noted that those partners contributed financially toward portions of the project and played a significant role in coordinating development and infrastructure improvements. He concluded by expressing appreciation that the lengthy and complex project had been successfully completed.

Mayor Ramsey congratulated Director Klavano, Deputy City/Transportation Engineer Jeremy Nielson and the many staff members and partners involved in the Granville Avenue project. She acknowledged the extensive coordination required with numerous landowners and agencies throughout the process and stated that the completed project turned out exceptionally well. Mayor Ramsey noted that the APWA Utah Chapter Transportation Project of the Year Award was well deserved and thanked Joe Anderson for attending the meeting and presenting the recognition.

G.2. Utah Recreation and Parks Association (URPA) and the Sports Fields Management Association (SFMA) professional category awards and outstanding facility award. (By LeAnn Powell & Kevin Schmidt)

LeeAnn Powell introduced herself as a representative of the Utah Recreation and Parks Association (URPA), noting that she was attending in place of McKell Christensen, who was unable to be present. She explained that URPA represents approximately 2,000 parks and recreation professionals throughout Utah and annually recognizes outstanding work through a statewide awards program. She stated that the association received more than 90 submissions across 11 categories this year. She outlined the three core pillars used in evaluating award nominations: promoting health and wellness through recreation opportunities and open space, supporting conservation and sustainability efforts, and ensuring recreation opportunities are accessible to all members of the community. She noted that the projects and facilities being recognized reflected those principles. She also highlighted the leadership involvement of several South Jordan parks and recreation professionals within the association, including Parks Manager Jason Miller, Recreation Manager Kaitlin Youd, Community Center Manager Jamie Anderson, and Director of Recreation Janell Payne, who currently serve in various leadership roles on the URPA Board of Directors. She commended South Jordan staff for their professionalism, leadership, and contributions to parks and recreation across the state. She expressed appreciation to the Mayor and City Council for their continued support of parks, recreation, arts, culture, trails, and community programming, noting that such accomplishments are made possible through the city's ongoing investment and support.

Kevin Schmidt announced multiple award recipients recognized by the Utah Recreation and Parks Association and the Sports Field Management Association. He stated that Mulligans Greenskeeper Rocky Miller received the Parks Professional of the Year award and invited him forward for recognition. He also announced that the South Jordan baseball and softball fields received the Sports Field Management Association Sports Complex of the Year award, noting the strong collaboration between parks and recreation staff and commending South Jordan as an example of

effective teamwork between the disciplines. He further recognized Community Center Manager Jamie Anderson as the Outstanding Active Aging Professional of the Year and Grant/Sponsorship Coordinator Kelsey Nelson as the Outstanding Administrative Professional of the Year. He added that Coordinator Nelson also assists with the association's auction supporting student and professional scholarships. He expressed appreciation for her contributions and the city's continued excellence in parks and recreation services.

Mayor Ramsey expressed appreciation for the award recipients and commended the city's parks and recreation team for their efforts, noting that the recognition was well deserved. She stated that the staff's work is a key contributor to the city's overall success and character as a community, and extended congratulations to all honorees. She invited attendees to join in a round of applause in recognition of the recipients. She expressed appreciation to Kevin Schmidt and LeeAnn Powell for attending and presenting the awards and thanked them for their time and contributions.

G.3. Water Conservation & Drought Mitigation. (By Associate Director of Public Works, Colby Hill)

Associate Director of Public Works Colby Hill reviewed prepared presentation (Attachment A). He presented the city's drought response and water conservation strategy for parks and open space. He explained that the city is currently experiencing drought conditions and noted that parks are among the largest municipal water users, making conservation efforts necessary while still maintaining essential services. He referenced recent action by the Jordan Valley Water Conservancy District (JVWCD) implementing a Level 2 water reduction, which encourages a 10% voluntary reduction in water use and imposes a 25% surcharge on usage exceeding 110% of contracted allocations. He noted that the city has historically operated near or slightly above its contracted water volume (Between 105% and 107%) in recent years, making conservation planning particularly important. He outlined coordination between culinary and secondary water systems, noting that reduced canal deliveries could require greater reliance on culinary water for irrigation, increasing operational costs and impacting overall water demand. He stated that staff developed a drought response plan beginning in December, guided by the principle of preserving resources that cannot be replaced, sustaining community-serving spaces, and reducing irrigation in areas that can recover more easily. He described a tiered system for park irrigation management, replacing the term "priority" to better reflect balanced community needs. Tier 1 includes trees, newly planted landscaping, and athletic fields; Tier 2 includes high-use turf and gathering spaces; Tier 3 includes low-use turf areas; and Tier 4 includes park strips and natural or undeveloped open spaces. He explained the recommended irrigation reductions based on evapotranspiration (ET) rates, including maintaining 70–90% ET for athletic fields, 70–80% for high-use turf (with expected summer dormancy), 50–60% for lower-use turf, and 20–30% for Tier 4 areas, with fire mitigation measures as needed. He noted that staff would also hand-water trees where necessary to preserve long-term assets. He discussed anticipated impacts, including potential turf dormancy, reduced usability of some park areas, and visible brownout conditions during peak summer months. He also recommended operational reductions for splash pads, including limiting operating days and reducing hours during peak evaporation periods, while noting that these systems are recirculating but still experience significant water loss. He reviewed past conservation efforts such as turf to xeriscaping conversions and centralized irrigation controls, current efforts including ongoing landscape conversions, such as the park strips along 11400 South and Redwood Road, staffing dedicated to irrigation management, and future initiatives such as further xeriscaping,

expanded system automation, and potential conversion of select athletic fields to artificial turf. He concluded by presenting a GIS-based prioritization map (URL Hyperlink: [MAP](#)) used to guide irrigation decisions across city properties and stated that staff will use it operationally to adjust watering strategies as conditions evolve. He noted the plan is intended to reduce water usage responsibly while maintaining critical community assets and invited Council feedback or direction.

Council Member Zander noted her support for the proposed drought response measures, particularly prioritizing the preservation of trees. She emphasized the importance of maintaining the city's tree canopy and expressed appreciation for the plan to hand-water trees if necessary. She then asked for clarification regarding the city's decorative water features and splash pads, referencing Attachment A and inquiring specifically about the locations of the existing water features, including the one at the cemetery and any other similar installations.

Associate Director Hill responded that the city has decorative water features located at multiple sites. He identified one fountain feature in front of the Public Safety Building, Gale Center and the Cemetery.

Council Member Zander stated that she supports preserving the city's decorative water features for their aesthetic value but is also open to temporary reductions in operation if necessary for water conservation, including potentially keeping some features dry during drought conditions. She then asked whether the city had analyzed usage data for splash pads, specifically whether attendance patterns had been reviewed to identify lower-use days that could be targeted for reduced operation or temporary closures as part of the conservation strategy.

Associate Director Hill responded that the city does not currently have usage data for splash pads or water features to determine peak or low-attendance days. He noted that staff could obtain that information and would likely coordinate with Director of Recreation Janell Payne and her team, who have tools capable of tracking and analyzing usage. He added that the proposed reduction days are somewhat arbitrary and based on operational judgment rather than specific data analysis.

Council Member Johnson confirmed that there are two splash pads in the city and suggested that if operational reductions are implemented, both facilities should not be closed on the same days. She recommended alternating closure schedules so that at least one splash pad remains available to residents at all times. She emphasized that splash pads provide an important recreational and cooling resource for families, particularly those with young children during the summer months, and noted that maintaining at least partial access would be beneficial to the community.

Mayor Ramsey expressed concern about ensuring continued access to splash pad amenities, emphasizing the importance of maintaining at least one operational facility for residents, particularly families during the summer months. She noted that the city has invested significantly in providing these recreational features, including recirculating systems designed to improve water efficiency. She stated that closure schedules should not be based on arbitrary decisions and emphasized the importance of maintaining consistent community access where possible while still achieving water conservation goals.

Council Member Johnson supported the idea of alternating splash pad operations rather than closing both facilities simultaneously. She noted that while alternating closures could result in

reduced total availability days, it would ensure that residents still have access to at least one splash pad at any given time during the season, preserving an important community recreation opportunity.

Council Member Zander suggested adjusting splash pad operating hours as an additional conservation measure, noting the current schedule of 10:00 a.m. to 8:00 p.m. She proposed reducing hours to approximately 11:00 a.m. to 7:00 p.m., stating that this change would likely have minimal impact on families while still preserving access for children during peak use times. She also observed that reducing operating hours could help address water loss during the hottest part of the day, when evaporation rates are highest, while still maintaining the recreational benefit of the splash pads for residents.

Associate Director Hill responded that the city does not currently have specific data and that his observations were anecdotal. He noted that splash pad usage appears to be high during the morning hours, while attendance tends to decrease during the hottest part of the day. He suggested that many parents may be limiting outdoor activities during peak heat to reduce sun exposure to their children.

Council Member Zander expressed agreement with the proposed approach to splash pad operations and conservation measures, noting support for maintaining access for residents while still implementing necessary water reductions. She endorsed Council Member Johnson's suggestion to ensure that both splash pads are not closed simultaneously, emphasizing the importance of always preserving at least one available facility.

Council Member McGuire expressed concern regarding fire risk at Sunrise Mountain Park and Hillside Park, noting that both areas were identified as lower-priority (Tier 4) irrigation zones under the proposed drought response plan. He acknowledged the water conservation rationale but raised concerns about wildfire risk even in non-drought years due to dry vegetation conditions. He requested clarification on the city's fire mitigation strategy for these areas, specifically whether regular vegetation management such as mowing or clearing would continue throughout the year to reduce fuel loads and minimize wildfire risk, even with reduced irrigation levels.

Associate Director Hill responded that the draft drought response plan includes continued vegetation management for lower-priority park areas to reduce fire risk. He stated that even with reduced irrigation, the city would maintain mowing operations approximately two to three times per year in those locations. He added that due to the dry conditions and use of heavy equipment in these areas, staff would coordinate closely with the fire department in advance of maintenance activities. This coordination would include notifying fire officials of planned work schedules to ensure appropriate safety precautions are in place.

Council Member Johnson suggested exploring additional operational adjustments for splash pad management during peak heat periods, including the possibility of temporarily closing facilities for a few hours during the hottest part of the day to allow for more efficient scheduling of open hours. She also recommended implementing immediate public communication measures, such as posting signage at facilities, to inform residents in advance of any changes, clearly explaining the reasons for adjustments and ensuring transparency so that the community is aware of conservation efforts before they take effect.

Mayor Ramsey responded that if any modifications are made to splash pad operations, she would prefer that the facilities remain open daily. She suggested a consistent daily schedule with defined operating hours and a midday closure period, rather than full-day closures, in order to preserve predictable access for residents while still supporting water conservation efforts.

Council Member McGuire suggested establishing a consistent daily closure window during peak heat hours as a potential conservation strategy. He proposed a model in which splash pads remain open every day, but are closed for a set period, such as approximately 2:00 p.m. to 5:00 p.m., to reduce usage during the hottest part of the day while still maintaining daily access for residents.

Council Member Harris expressed shared concern regarding splash pad operations and noted their high community usage, particularly during hot summer months when residents rely on them for cooling and recreation. He acknowledged the importance of water conservation efforts but questioned the overall water savings achieved through proposed operational reductions, given that splash pads use recirculating systems. He asked whether limiting splash pad operations would result in a significant reduction in water use compared to other irrigation uses, such as turf watering, and whether the conservation benefit justified potentially reduced access for residents. He emphasized the importance of ensuring that any restrictions provide meaningful water savings before impacting heavily used community amenities.

Mayor Ramsey responded that Council Member Harris accurately articulated her concerns regarding splash pad operations. She agreed that the key consideration is whether proposed restrictions would result in meaningful water conservation relative to the impact on a highly utilized community amenity and reiterated her concern about balancing conservation efforts with maintaining valuable recreational services for residents.

Council Member Zander added that splash pads serve an important equity function in the community, noting that they are free, publicly accessible amenities frequently used by families who may not have the means to pay for alternative recreational facilities. She emphasized the importance of maintaining access to these spaces to ensure that all residents, particularly lower-income families, continue to have opportunities for safe and affordable summer recreation.

Mayor Ramsey expressed strong support for the city's drought mitigation efforts while acknowledging the importance of balancing conservation with community amenities. She noted that the city invested in recirculating systems specifically to reduce water use and emphasized her overall support for the proposed conservation measures, while expressing hope for improved precipitation conditions in the future. She stated that her primary concern is preserving access to the city's splash pads for residents, as she believes their water use impact is relatively minimal compared to other irrigation demands. She emphasized that the city is already taking significant conservation actions and expressed a desire to maintain operation of the splash pads to continue serving residents, particularly during hot summer months.

Council Member Shelton raised questions regarding the proposed splash pad limitations, stating that if operational reductions are necessary, limiting use by a few hours during the afternoon would be preferable to closing facilities for entire days. He also inquired about the city's park irrigation infrastructure, specifically asking whether parks currently served by secondary water are fully equipped to switch to culinary water if needed during drought conditions, and whether such a

transition is operationally feasible. Associate Director Hill responded yes, the city's parks system does have the capability to switch irrigation to culinary water if necessary.

Council Member Shelton reiterated and clarified his understanding that any park currently irrigated with secondary water could be switched over to culinary water if required, emphasizing the flexibility of the city's irrigation system in responding to drought conditions.

Associate Director Hill clarified that, with the exception of Calendar Square and Hillside Park in Daybreak, the city can convert parks from secondary irrigation water to culinary water if necessary. He explained that those two parks were originally constructed with connections to the Daybreak secondary water system and were not plumbed for culinary water access. He added that all other city parks do have the capability to switch water sources, though the systems are separate and switching would involve operational adjustments.

Mayor Ramsey stated that she would like to invite the City Manager Dustin Lewis to provide input and perspective on the discussion.

City Manager Lewis responded that he agreed with the importance of splash pads as community amenities and suggested maintaining their current operating schedules while monitoring usage and water impacts. As an alternative conservation measure, he proposed shutting off or suspending operation of the city's decorative water features, including the fountain at the Public Safety Building, Cemetery and Gale Center, which operate continuously and represent a more consistent water use. He recommended beginning with those reductions to achieve water savings without immediately limiting splash pad access, noting that preserving recreational options could help avoid unintended increases in residential sprinkler use. He suggested implementing this approach temporarily while collecting better usage data and evaluating water conditions as the summer progresses.

The Mayor and Council expressed agreement with City Manager Lewis's proposed approach.

Council Member Zander asked for clarification regarding the map showing Hillside Park and Calendar Park in yellow, with surrounding areas shown in red, and confirmed that the red areas represented natural grasses. She further noted that Hillside Park and Calendar Park were identified as locations that could not receive culinary water and asked whether there were concerns that the secondary water system could be depleted during the summer, resulting in a loss of access to secondary water.

Assistant City Manager Rasmussen responded that the Daybreak Secondary Water Company has storage capacity in Oquirrh Lake, which provides additional resilience compared to canal systems that rely more directly on Utah Lake. He explained that because of this storage, the system is generally able to sustain irrigation longer into the season even if canal systems are reduced or shut down due to drought conditions. He stated that he does not have major concerns about the availability of secondary water in that area this summer. He also noted that the water company, in which the city is a shareholder, is expected to continue emphasizing conservation practices across Daybreak's green spaces to help ensure that available water supply lasts throughout the irrigation season.

Council Member Shelton expressed appreciation for the city’s internal water conservation efforts and raised a question about broader community engagement. He asked whether the city has a plan in place to educate and encourage residents to reduce water use, noting that residential consumption may exceed municipal usage. He inquired whether the city intends to implement a resident-focused conservation outreach strategy in addition to its tiered water use plan for city-owned properties.

City Manager Lewis invited Communications Manager/PIO Rachael Van Cleave to provide an update on the city’s public education and outreach efforts related to water conservation and resident engagement.

Communications Manager/PIO Rachael Van Cleave reported that the city has already begun public outreach efforts related to water conservation. She noted that informational articles were released earlier in the year in anticipation of drought conditions and that additional messaging is currently underway. She stated that postcards with key water conservation information are scheduled to be delivered to all households in the city. These materials also direct residents to the city’s updated “Water Smart SoJo” webpage, which serves as a central resource for drought-related information, watering guidance, and conservation updates. She explained that the webpage is regularly updated by the city’s Water Conservation Coordinator Connor Oswald and includes weekly watering recommendations, drought level information, and reservoir status updates. She added that the resource is designed to help residents understand current conditions and make informed decisions about water usage throughout the season.

Mayor Ramsey provided an informational update noting that water planning is being discussed at the Wasatch Front Regional Council (WFRC) Regional Growth Committee for the first time at a substantive level during her tenure on the committee. She stated that she participated in a pre-meeting to help identify key areas for discussion at the upcoming session. She emphasized the importance of integrating water supply realities with long-term land use and development planning, noting that these areas have historically been addressed separately. She expressed support for the increased coordination between water planning and growth planning at the regional level, describing it as a positive and significant step toward more aligned decision-making.

Council Member McGuire raised a question regarding city assets not fully addressed in the drought mitigation discussion, specifically referencing the city’s joint partnership in Bingham Creek Regional Park. He asked what the water conservation and management plans are for that site, noting the significant acreage involved and the potential impact of irrigation needs on overall water usage.

Associate Director Hill responded that he serves on the Bingham Creek Regional Park board along with Assistant City Manager Don Tingey. He explained that in a recent board meeting, the city’s draft drought response plan was shared with county staff responsible for maintaining the park, and they indicated interest in reviewing it to potentially align their own practices with the city’s approach. He noted that the board’s intent is to provide direction to park management on appropriate water conservation measures. He added that, due to its high level of athletic and recreational use, the sports field portions of Bingham Creek Regional Park would be treated similarly to the city’s Tier 1 assets, while other less intensively used areas would likely fall into Tier 2 or lower categories for reduced irrigation.

Council Member Harris asked for clarification on the irrigation schedule for Mulligans, requesting confirmation of the watering timing and schedule previously referenced for that facility.

Associate Director Hill responded that Mulligans is classified as a Tier 1 asset, meaning it is among the city's highest irrigation priorities. He added that, as with any operational plan, the city's drought response strategy will remain flexible and subject to adjustment based on evolving conditions. He noted that staff will conduct weekly briefings to review weather trends, soil conditions, and overall park health to determine whether operational changes are needed. He stated that any necessary adjustments will be communicated to City Manager Lewis, Assistant City Manager Rasmussen, and Assistant City Manager Tingey to ensure timely updates are provided to the City Council. He also indicated that informational signage will be placed in parks to notify the public about water conservation efforts. He explained that the messaging will clarify that reduced irrigation is intentional.

Mayor Ramsey acknowledged the difficulty of balancing conservation decisions with community expectations, noting that the situation requires careful judgment. She stated that given the significantly low precipitation and limited snowpack conditions, the region is facing an unusually dry year and may be on track for record dryness. She emphasized that, in light of these conditions, the city must respond appropriately and take necessary actions to manage water responsibly while adapting to ongoing drought impacts.

City Manager Lewis added that the city will continue to monitor and follow guidance from JVVCD, as well as recommendations from Salt Lake County and the Governor's Office. He stated that if drought conditions or official directives change, the city will adjust its water conservation strategies accordingly to remain aligned with regional and state-level guidance.

Council Member Zander suggested the possibility of establishing a public hotline or similar communication channel for residents during the summer conservation period. She proposed that such a resource could allow residents to ask questions about park conditions, understand ongoing water restrictions, and report concerns such as trees or landscaping showing signs of stress or decline. She noted that this type of system could improve transparency and responsiveness by enabling the city to provide timely updates and reassurance that reported issues are being monitored and addressed by staff.

City Manager Lewis responded that the city already has communication systems in place to support that need. He noted that residents can currently use the 446 helpline to report issues such as streetlight outages, concerns about trees, or questions regarding watering restrictions and park conditions. He explained that staff are available to receive those calls and route residents to the appropriate departments for answers and follow-up.

Council Member Zander asked whether it would be beneficial to include the city's 446 helpline number on the park signage being developed for water conservation messaging, so residents would know where to call with questions or concerns.

City Manager Lewis responded that the city could include the 446 helpline number on the park signage as well as on the city's website. He stated this would help ensure residents know where to direct questions or report concerns related to water conservation and park conditions.

Director Hill added that, in addition to the phone helpline, the city also has an online reporting system available for residents. He explained that submissions through this platform go directly to Public Works.

Mayor Ramsey summarized the council discussion, stating that there appears to be general support for the proposed drought response plan as presented, with the exception of maintaining current splash pad operations rather than reducing or closing them at this time. She noted that the intent is to proceed with the rest of the conservation measures while continuing to monitor conditions on a weekly basis and adjust as needed. She then asked Council Member Harris to confirm whether her summary accurately reflected his position.

Council Member Harris agreed with the Mayor's summary of the council's direction. He added a recommendation that, as the city continues monitoring conditions through the summer, staff should also consider increasing outreach to residents to encourage additional voluntary water reductions if needed. He emphasized the importance of maintaining alignment between municipal water conservation efforts and residential usage, suggesting that broader community reductions may be necessary before significantly scaling back city water use further.

Mayor Ramsey acknowledged Council Member Harris's input as a valid point and expressed appreciation for the collaborative discussion. She confirmed that staff had what they needed from the council at this stage and thanked all contributing departments for their work on the drought response plan, and concluded the discussion item.

H. So Jo Marketplace PID Public Hearing Item:

- H.1. Resolution R2026-13, Providing for the creation of So Jo Marketplace Public Infrastructure District (The "District") as an independent district; authorizing and approving a governing document; appointing a board of trustees, authorizing other documents in connection therewith; and related matters. (By Assistant City Manager, Don Tingey)

Assistant City Manager Don Tingey presented a proposal related to the creation of a new Public Infrastructure District (PID). He identified the project area as approximately 17 acres located on the north side of South Jordan Parkway, between Grandville Avenue and Mountain View Corridor. He provided a map (Attachment B) and explained that the city had received an initial letter of intent from Arbor Commercial approximately one year earlier and that the proposal had since undergone review and discussion by the City's PID review committee. He noted that the City Council had previously accepted the letter of intent earlier in the year. He stated that the matter before the Council included consideration of the public hearing, resolution, and associated documents necessary for establishment of the PID. He further explained that the proposed development is intended to support retail and commercial uses within the project area.

Applicant John Gust thanked the Council for considering the proposal and explained that the project has been in development for several years. He noted the applicant's long history of development work in South Jordan, including involvement in the District and Towne Center projects where the city offices are located. He stated that the applicant team, including Doug

Young, Cory Gust, and others, have been coordinating with the University of Utah, the Utah power corridor, and the Miller group to maximize land use opportunities and improve the surrounding area. Mr. Gust stated he is excited to move the project forward and has already begun discussions with prospective tenants. He indicated that Matt Ence was also available to provide additional information regarding the project and the proposed PID financing structure.

Mayor Ramsey opened the public hearing for Resolution R2026-13.

David Cannon - I am speaking on behalf of my employer, Larry H. Miller Real Estate, and I am also a resident. Thank you, Mayor, Council, and staff, for your service. We are generally supportive of Public Infrastructure Districts (PIDs) and economic development efforts. As a neighboring developer of the Daybreak community and Downtown Daybreak, we support continued economic activity and development in the area. I will defer to the Council and staff regarding the merits of the proposed PID. My comments relate specifically to the master plan image included in the meeting packet, which depicts the project area. I would like to emphasize the importance of transportation planning and connectivity. The plan references coordination with the University of Utah regarding transportation needs, and I believe it is critical that public infrastructure be designed to connect these developments effectively. One of the hallmarks of the vision for this area has been the creation of a strong transportation network and interconnected street grid. High-quality transportation infrastructure and connectivity are important components of successful development and contribute to recognition for effective transportation planning. Connections extending from the signalized intersection through the SoJo Marketplace property and into the future University of Utah site to the north will help support that vision. These improvements are also consistent with the City's Transportation Master Plan, which promotes a fine-grained transportation network serving not only automobiles but also pedestrians and cyclists. I appreciate the collaboration that has taken place with city staff, the University of Utah, and the SoJo Marketplace development team, and I encourage continued emphasis on providing public infrastructure connections throughout the area. Thank you for your service to the community and for your efforts in managing the city's growth and development.

Mayor Ramsey closed the public hearing.

Council Member McGuire asked for clarification regarding the City's obligations associated with Public Infrastructure Districts (PIDs). He referenced recent discussions from the State Auditor's Office concerning PIDs and inquired whether there had been any rulings or determinations indicating that a city could become responsible for PID debt or liabilities if a district were to fail financially.

City Attorney Loose responded that the State Auditor's Office has taken the position in some circumstances that PIDs may be considered "component unit" of a city, depending on the governing language used in the district documents. He explained that, under that interpretation, PID debt liabilities could potentially be counted together with a city's own debt obligations. He stated that discussions are ongoing regarding language that may clarify when a PID would or would not be treated as a component unit and noted that the State Auditor may issue additional guidance or a formal declarative statement on the matter. He also indicated that at least one city is currently engaged in discussions with the auditor regarding whether PID debt should be attributed to the municipality. He stated that, in this particular case, the approximately \$5 million in proposed

PID debt could potentially be treated as part of the City's debt obligations if the auditor's interpretation were ultimately applied. However, he noted that the issue remains unresolved and uncertain at this time. He added that many legislators involved in adopting the PID statute around 2020–2021 did not intend for PID debt to be treated as municipal debt, and he acknowledged that there continues to be ongoing debate and discussion on the issue.

Council Member Johnson asked whether the city was currently bound to or committed to the existing language being used in the PID documents.

City Attorney Loose responded that by approving the resolution, the Council would be approving the PID governing documents, which include the language currently drafted for the district. He stated that, based on input from the applicant's counsel and the City's legal counsel, the City believes the current language is intended to comply with anticipated requirements from the State Auditor's Office. He explained, however, that no formal or final declarative guidance has been issued by the State Auditor, and therefore there remains uncertainty regarding how PID debt will ultimately be classified for audit purposes. He noted that the city is proceeding based on the best available information at this time, but without absolute certainty. He further stated that if the State Auditor ultimately determines that certain PID language results in the district being treated as a component unit, then the City's auditors would be required to evaluate the approved governing documents accordingly and take appropriate accounting action based on that determination. He clarified that this remains an evolving issue and that final interpretation has not yet been established.

CFO Naidu explained that, under the current statutory framework, the State Auditor's Office is interpreting the issue in accordance with Governmental Accounting Standards Board (GASB) rules. He stated that, absent changes to state law, the auditor is unlikely to alter that interpretation or opinion. He noted that legislative action would be required to clarify the statutes and determine that the entity should not be treated as a component unit of the jurisdiction for reporting purposes.

Mayor Ramsey asked whether there were ongoing efforts through the Legislature to address the issue. She expressed concern that the current situation has created uncertainty regarding the City's authority and responsibilities, noting that the lack of clarity makes it difficult to determine what actions and approvals are appropriate under the existing framework.

City Attorney Ryan Loose reported that discussions regarding the issue are actively underway at the state level. He stated that multiple meetings involving legislators, developers, cities, and other stakeholders have been held since the end of the legislative session to explore potential solutions. He noted that he had heard discussions about possible language that could be incorporated into governing documents to address concerns raised by the State Auditor but emphasized that no definitive guidance or formal determination has yet been issued. He explained that, until either legislative changes are enacted or the State Auditor provides clear direction, there remains a risk that the proposed PID debt could be treated as a component unit of the city and reflected in the City's audit and debt calculations. He noted that the City's existing PID may also be subject to similar treatment, although it functions differently and is funded primarily through sales tax revenues rather than property taxes.

Council Member Johnson asked whether there was any way, if the Council chose to move forward with approval, to include language in the motion that would provide protections or safeguards to the City related to the PID structure and potential financial or audit implications.

City Attorney Loose responded that he could not provide legal assurance that any specific motion language would protect the City from potential PID accounting or audit implications. He stated that, if the Council chose to table the item rather than act on it, all current public hearing requirements would still be satisfied. He further explained that, if future clarification is provided by the State Auditor or through legislative action, the matter could be brought back for Council consideration without repeating the full noticing and public hearing process, assuming applicable statutes remain unchanged. He added that, under current conditions, there is no way to eliminate the risk of the PID being treated as a component unit through motion language alone, and he indicated that no party could guarantee a different accounting outcome based solely on Council action at that time.

Council Member Harris asked CFO Sunil Naidu to explain the City's bonding considerations and whether the potential approximately \$5 million in PID-related debt would create concerns when the city approaches the bond market.

CFO Naidu stated that the impact of the approximately \$5 million in PID-related debt on the City's bond issuance would depend on the specific financing instrument used and may not result in an immediate effect on the City's ability to issue bonds. However, he explained that, depending on State Auditor guidance, the PID could be reported in the City's financial statements as a component unit. He further explained that, if treated as a component unit, the PID's financial activity would be reflected within the City's broader financial reporting, alongside funds such as the general fund and water fund. He noted that while the \$5 million amount may not be significant in isolation to bond markets, it would still be considered in overall financial evaluation. He stated that if the PID is classified as a component unit, the City could ultimately face financial exposure in the event of default or insolvency within the district, potentially making the City responsible for repayment of outstanding obligations to bondholders.

Council Member Harris asked whether PID-related debt could negatively impact the City's AAA bond rating and how rating agencies might view it.

CFO Naidu stated that credit rating agencies consider a range of financial, political, and social factors when evaluating a municipality's credit rating, and that PID-related obligations could become part of that review. He noted that the extent of any impact would vary by rating agency, as each uses its own methodology to assess risk and debt exposure. He explained that PID debt may be viewed differently because it is not tied to traditional collateral that the city directly controls. He stated that, under the State Auditor's interpretation, if a district were to default, bondholders could potentially look to the city for repayment depending on how the PID is classified. He added that the city would not have direct control over the underlying assets or infrastructure financed by the district, limiting its ability to liquidate those assets to satisfy debt obligations. He stated that credit rating agencies would evaluate the PID-related obligations in different ways depending on their respective methodologies. He noted that, while the inclusion of such obligations would likely have some impact on the City's credit evaluation, the extent of that impact is uncertain and would vary by rating agency.

Matt Ence, representing Snow Jensen & Reece, stated that two separate issues were being conflated in discussions surrounding PIDs; whether a PID should be reported as a component unit of a city for accounting purposes and whether a city could be held liable for PID debt obligations. He explained that component unit determinations are based on GASB accounting standards and affect only how financial information is reported in audits and financial statements. He emphasized that this accounting classification does not create legal liability for a city regarding PID bond obligations. He noted that PIDs are independent governmental entities, and any debt issued by a PID remains the responsibility of the district itself rather than the creating municipality. He further explained that PID bonds are typically purchased by sophisticated institutional investors who understand that repayment is limited to the specific revenue stream pledged to the bonds, such as property tax revenues generated within the district. He stated that bondholders have no recourse against the City if revenues fall short of projections and can only rely on the revenue source established for repayment. He also noted that the Utah Legislature had recently taken actions intended to address concerns related to component unit reporting and that the governing documents presented for approval had been drafted to reflect current statutory requirements while maintaining as much separation as possible between the City and the PID. He acknowledged ongoing disagreement with the State Auditor's interpretation but stated that recent legislative changes were intended to reinforce the independent nature of PIDs. He expressed appreciation for the Council's consideration of the proposal, reiterated his view that PID debt would not create legal liability for the City, and offered to answer any questions.

City Attorney Loose stated that he did not dispute the legal distinctions raised by Mr. Ence regarding liability and component unit structure. However, he clarified that his concern was not direct legal liability, but rather the potential accounting treatment of the PID as a component unit in the City's financial statements. He explained that such classification could still have practical implications for the City, including how the PID is reflected in the City's audit and financial reporting. He noted that this remains an unresolved issue, with at least one other municipality currently navigating similar discussions with the State Auditor's Office. He stated that, as of recent discussions, there is not yet clear consensus or confirmation from the State Auditor that the current governing language fully resolves the component unit concern. He indicated that unless and until the State Auditor issues definitive guidance or accepts the revised language, there remains uncertainty regarding how the PID will be treated in the City's financial reporting.

Mayor Ramsey asked for clarification regarding the potential risks associated with approving the proposed PID. She stated that her primary concern was whether South Jordan could experience consequences similar to those faced by another Utah city that reportedly had funding withheld following a State Auditor interpretation related to a PID. Mayor Ramsey asked whether approval of the proposed PID could expose South Jordan to a similar situation or whether the issue remains unresolved and uncertain due to the lack of definitive guidance from the State Auditor and the Legislature.

CFO Naidu stated that the situation could potentially occur depending on how the State Auditor interprets the PID requirements. He reiterated that, from a legal and intent standpoint, the City agrees with prior counsel that PIDs were not intended to create City liability or component unit treatment; however, he noted that the State Auditor may interpret the requirements differently. He explained that the State Auditor has authority to enforce compliance through audit determinations and could withhold state-distributed funds if reporting requirements are not met. He stated that

these funds could include revenues distributed through the State Tax Commission, such as property tax distributions, sales tax revenues, in-lieu fees, and telecommunications-related taxes. He added that he does not intend to report the PID as a component unit; however, he acknowledged that doing so against the State Auditor's interpretation could create financial risk to the City in terms of withheld state revenues.

City Attorney Loose clarified that, in reference to prior comments about withholding funds, the State Auditor's action would not directly withhold revenues but would instead require compliance through audit reporting requirements. He explained that the effect described by CFO Naidu relates to the potential consequences of noncompliance with the State Auditor's interpretation of component unit reporting. He reiterated that the issue is tied to audit treatment and required financial reporting standards, which could in turn affect the City's receipt or certification of certain state-distributed revenues if compliance is not met.

CFO Naidu stated that under the State Auditor's current interpretation, the City's receipt of certain state-distributed revenues could be impacted if the City does not comply with required PID reporting treatment. He explained that compliance may be necessary to ensure continued receipt of revenue streams administered through the State Tax Commission until there is legislative clarification or formal guidance clearly defining PIDs as separate legal entities for reporting purposes. He further stated that, in the absence of statutory or regulatory clarification, the city cannot predict with certainty whether enforcement actions would occur. He noted that the issue remains unresolved and subject to interpretation by the State Auditor's Office.

Mayor Ramsey asked the Council to provide their views on the proposed PID, separate from the discussion regarding potential State Auditor interpretations or related audit and compliance considerations.

Council Member Shelton requested clarification before providing input on the PID proposal. He asked to confirm that no residential development was planned for the project area.

City Attorney Loose responded that the property is currently zoned for commercial use and does not include residential entitlements. He stated that any proposal for residential development would require rezoning approval by the City Council.

Assistant City Manager Tingey confirmed that all residential references have been removed from the governing documents and that the proposal reflects commercial use only.

City Attorney Loose stated that the governing documents would effectively prohibit residential development, as the district would not be able to levy assessments on residential property. He added that any change to allow residential use would require a rezoning action by the City Council.

Mayor Ramsey expressed appreciation for the clarification provided and stated that the issue of residential use had been a lingering concern. She reiterated her understanding that no residential development is included in the current proposal.

Council Member Shelton asked to confirm that the proposal is strictly for commercial development. He further inquired that, if the PID were approved, how soon the project would be expected to proceed to the bond market.

Cory Gust stated that the project application is valid through October and that the first phase of development has completed the City's approval process, including construction plans and site plan approval. He indicated that all required plans for the first phase have been reviewed and approved by City departments. He reported that the applicant is currently finalizing a traffic agreement with Larry H. Miller Real Estate related to a future signal at the main intersection connecting properties across South Jordan Parkway, to be implemented when warranted by traffic conditions. He clarified that only the first phase of the project has been fully designed, consisting of approximately six to nine acres, while the second phase has not yet been planned in detail. He described the current action item as the financing component of the project, stating that once completed, the applicant intends to finalize remaining requirements and proceed to construction later in the summer.

Assistant City Manager Tingey stated that, following Council approval of the PID resolution, the district must be submitted to the Lieutenant Governor's Office for approval within 30 days. He noted that the State review is required before the PID can move forward. He further provided reference to a prior example, stating that the Downtown Daybreak PID was approved by Council at the first meeting in December and subsequently issued bonds approximately in February or March, illustrating the typical timeline for bond issuance following approval.

Council Member Shelton asked for clarification from CFO Naidu and City Attorney Loose regarding the timeline for PID bond issuance and whether approval of the PID would require the City to include the associated debt on its next financial statements in accordance with the State Auditor's guidance. CFO Naidu clarified that if the debt has not yet been issued, it would not appear on the City's financial statements at that time. Council Member Shelton clarified his question by asking whether, once the PID bonds were issued following approval, the associated debt would then be reflected in the City's financial statements. CFO Naidu stated that the debt would need to be issued before June 30 to appear in the current fiscal year's financial statements. Council Member Shelton clarified that, based on the anticipated timeline, the debt would likely not appear in the current fiscal year but rather in the following year's financial statements. CFO Naidu clarified that the debt itself would not appear in the current fiscal year, but the PID could still be reflected as a component unit in the City's financial statements. Council Member Shelton asked whether the PID itself would appear in the City's financial statements as a component unit even if no associated debt had yet been issued or reported. CFO Naidu confirmed that the PID would appear in the City's financial statements as a component unit.

City Attorney Loose stated that, under the State Auditor's current interpretation, the City and its legal advisors have attempted to update governing document language to reflect the most recent guidance and discussions with counsel, including input from outside legal representatives. He explained that while efforts have been made to align the language with anticipated requirements, there is no guarantee that the State Auditor will interpret or apply it in the same manner. He further stated that, at this time, any expectation of a definitive outcome remains uncertain and would be based on interpretation rather than confirmed approval or guidance.

Council Member Shelton asked whether inclusion of the PID in the City's financial statements could affect the City's bonding capacity or credit position, or whether the impact is uncertain.

CFO Naidu stated that he was uncertain to what extent the inclusion of the PID as a component unit would affect the City's bonding capacity or credit rating. He explained that rating agencies apply their own evaluation formulas and that the impact could vary depending on how the PID is treated in the City's financial reporting. He noted that the effect could range from minimal to more significant, but that the exact outcome cannot be determined in advance.

Council Member Shelton asked Cory Gust whether the project currently has executed lease agreements or commitments in place with future tenants.

Cory Gust stated that the applicant has been in discussions with potential tenants and that some have met with City staff; however, no lease agreements have been finalized at this time. He explained that leasing commitments have not been executed pending finalization of the project's financing and approvals.

Council Member McGuire questioned the necessity of the proposed PID, noting that significant development and infrastructure already exist in the area. He observed that the project site does not appear to require extensive new public infrastructure extensions compared to undeveloped areas. He asked what would occur if the PID were not approved and expressed curiosity about how the development might proceed without the district. He also questioned whether approving the PID could establish expectations for similar financing requests in the future as additional areas of the city are developed.

Cory Gust responded that they had not yet reached that stage in the process and therefore could not fully address what the long-term outcome would be if the PID were not approved or implemented at this time. He added that the project has been in development for approximately two years.

Council Member McGuire stated he is seeking to better understand the full scope and implications of the proposal in order to make an informed decision.

John Gust stated that the PID structure is necessary for ongoing lease negotiations, explaining that PID-related obligations must be disclosed and incorporated into lease terms. He noted that tenants require clarity on the project's financing structure in order to evaluate lease terms and payment capacity, and that this directly affects negotiation outcomes. He further stated that lease discussions have been placed on hold pending resolution of the PID issue, which has been under consideration for approximately two years. He added that the PID is considered essential to finalizing leases with current and future tenants, including larger prospective tenants and institutional partners, as it provides financial structure and certainty needed for continued development.

Council Member McGuire asked Applicant John Gust to clarify whether he was referring to multiple PIDs and whether there were plans to establish additional PIDs within the project area.

John Gust clarified that he was referring to only one PID. He also stated that there would be no housing component included in the development.

Council Member Harris stated that he was seeking clarity regarding the State Auditor's position in order to determine whether the PID should be approved or rejected. He noted that while he understood the perspectives provided by the applicant, City Attorney, and CFO, he believed

additional clarification from the State Auditor was needed to fully resolve outstanding concerns. He stated that, in his view, the most prudent course of action would be to table the item rather than take immediate action, despite the completion of the public hearing process. He added that tabling the item could allow time to seek clarification from the State Auditor's Office before proceeding further.

Council Member Johnson stated that she is generally comfortable with the idea of tabling the item but expressed concern about timing constraints related to the applicant's approval and expiration deadlines. She noted uncertainty about how long the Council could delay action without negatively impacting the applicant's process and stated a desire to avoid creating unintended consequences for the project timeline.

Council Member Zander stated that she is generally supportive of the proposed economic development and noted enthusiasm for advancing commercial development in the area, referencing related projects such as Downtown Daybreak and SoJo Marketplace. She stated that while she initially intended to support moving the project forward, further discussion with staff and consideration of the issue raised concerns. She stated that, after reviewing the complexity and potential risks associated with the proposal, she agreed with the idea of tabling the item. She expressed concern about exposing the city to unnecessary risk and indicated that, although she supports the project conceptually, she believes delaying action would be the more prudent approach to allow additional review and coordination.

Cory Gust responded that tabling the item appeared to be the most reasonable course of action.

Mayor Ramsey stated that she was unsure of the Council's decision but asked whether tabling the item would be helpful. She further inquired about the procedural implications of tabling the item.

Cory Gust asked if tabling the item would require an additional public hearing.

Mayor Ramsey stated that tabling the item would not require an additional public hearing. She further suggested that the applicant seek clarification from the State Auditor's Office regarding the issue, noting concern about the uncertainty created by the current interpretation and indicating that the City may be among the first jurisdictions addressing this situation.

Cory Gust stated that the legislature had attempted to clearly define its intent regarding the issue through recent statutory actions.

Mayor Ramsey stated that the Council should consider the State Auditor's determination and its implications as part of their decision-making process.

Mr. Ence acknowledged the Council's concerns regarding the uncertainty surrounding PIDs and the State Auditor's interpretation. He stated that, in his opinion, the uncertainty itself may be influencing decisions regarding new PIDs. He expressed skepticism that delaying action would necessarily provide greater clarity, noting that he was uncertain whether the City would be in a materially different position if the matter were revisited at a later date. He further stated his belief that the State Auditor has expressed concerns about the use of PIDs as a development financing tool and is taking actions that make approval of new districts more challenging for local

governments. He emphasized that this was his personal opinion and perspective on the situation and wanted the Council to consider that possibility as part of its deliberations.

City Attorney Loose stated that he generally agreed with the prior comments and noted that the primary challenge with tabling the item is the need to set a specific return date to provide clarity and manage expectations. He explained that the Council would typically want certainty regarding when the item would be returned for consideration. He further stated that, in this case, obtaining that clarity would depend on direction from the State Auditor, which he characterized as uncertain. He added that he believed Mr. Ence accurately summarized the current situation regarding that uncertainty.

Council Member Shelton stated that, in his view, meaningful clarity would likely need to come from legislative action rather than the State Auditor's Office. He expressed concern that such changes would require strong legislative intervention, potentially through a special session, and noted that absent that, clarity may not be achieved for an extended period.

City Attorney Loose stated that while a special legislative session may not be necessary, interim legislative committees could potentially address the issue. He noted that Senator McKay and others have been actively engaged with the State Auditor in an effort to develop language that would be acceptable to all parties. He further stated that, at present, he agreed with prior comments that the uncertainty surrounding PIDs appears to be a central issue in the ongoing discussion.

Mayor Ramsey stated that the Council could not risk potential financial impacts to the City, referencing concerns about the possibility of the State Auditor withholding state-distributed revenues similar to what has occurred in another municipality in Utah. She emphasized that such an outcome would not be acceptable given the City's reliance on state revenue streams, including sales tax distributions. She noted that, while she did not view the situation as ideal for the applicant or the city, tabling the item appeared to be the most prudent course of action while seeking additional clarity from legislative and state-level stakeholders. She emphasized the need for clear direction from the State regarding PIDs so that both municipalities and developers can proceed with certainty.

Applicant John Gust acknowledged the difficulty and uncertainty surrounding the current PID discussions for all parties involved. He referenced a prior project in Coalville, stating his view that the financing structure there ultimately functioned as intended, with another developer stepping in and bond obligations continuing to be paid. He stated that uncertainty surrounding the current proposal could delay the project timeline and affect ongoing tenant discussions and convention-related meetings scheduled in the coming weeks. He further explained that financing conditions remain challenging and noted that, while the development team intends to provide a significant amount of self-financing, the scale of the project still requires careful financial planning and additional financing mechanisms.

Mayor Ramsey stated that she appreciated the applicant's comments and expressed concern that the Council could not fully evaluate the merits of the project independently from the uncertainty surrounding the State Auditor's interpretation. She stated that the unresolved situation creates concern that the city could become involved in a broader political or regulatory dispute if the item were approved without additional clarity. She further stated that the potential financial

consequences to the City are significant and emphasized that the City cannot risk jeopardizing its ability to operate or receive critical state-distributed revenues. She acknowledged that neither the City nor the applicant created the current situation and noted that PIDs were established by the legislature several years ago as a financing tool intended to help cities and developers fund infrastructure needed for economic development projects. She explained that the legislation creating PIDs included safeguards intended to protect cities, including considerations related to debt service and bonding capacity, and noted that organizations such as the Utah League of Cities and Towns were involved in shaping those protections. She characterized the current circumstances as unusual and stated that the State Auditor's independent authority has created uncertainty despite widespread disagreement with the interpretation. She concluded by stating that legislative clarification may ultimately be necessary to resolve the issue, but that PIDs currently remain one of the financing tools available to cities and developers for infrastructure and economic development projects.

Council Member Johnson asked for clarification regarding the nature of the City's potential risk associated with the PID. She questioned whether the risk would arise if the development or district were to fail financially and asked at what point the city could become responsible for associated debt obligations.

Mayor Ramsey responded that there are multiple concerns associated with the PID, but stated that the primary concern is not necessarily the City assuming the district's debt obligations. Rather, she explained that the greater concern is the State Auditor's interpretation of the PID structure and the possibility that the State Auditor could withhold state-distributed revenues from cities that approve and report PIDs in a manner consistent with existing legislative direction.

Council Member Johnson clarified her understanding that the concern is not necessarily related to the developer or project failing financially or being unable to repay obligations.

Mayor Ramsey clarified her understanding that the concern is tied to the City's approval of the PID itself, rather than whether the development ultimately succeeds or fails financially.

City Attorney Loose stated that the risk of the city ultimately assuming responsibility for the district's debt is likely very low, if it exists at all. He explained that the more immediate concern relates to the State Auditor's treatment of PIDs as component units for audit purposes. He stated that, under the current interpretation, the City may be required to acknowledge the PID as a component unit in its financial audits in order to continue receiving certain state-distributed revenues. He further explained that failure to comply with that reporting treatment could result in those revenues being withheld.

Council Member Johnson asked what consequences could result from identifying the PID as a component unit in the City's financial documents. She questioned whether doing so could create liability for the City related to the project beyond potential impacts to interest rates or bonding capacity and asked for clarification regarding the actual risks involved.

CFO Naidu stated that, with respect to liability, the PID bonds would be issued as non-rated bonds and would not rely on the City's credit rating. He explained that bondholders are made aware of

the associated risks at the time of purchase, and that the structure is intended to isolate liability from the City. He stated that, in his view, the primary issue is not liability but whether the PID is required to be included as a component unit in the City's financial reporting. He noted uncertainty regarding how rating agencies might interpret that inclusion and whether it could have an impact on the City's credit rating. He further stated that the key risk is related to compliance with the State Auditor's reporting expectations, explaining that failure to report the PID as a component unit, consistent with the current interpretation used by other cities, could result in the State withholding certain revenue distributions to the city.

Council Member Johnson asked whether staff felt comfortable including the PID as a component unit in the City's audit.

CFO Naidu stated that he does not feel comfortable including the PID as a component unit in the City's financial statements.

City Attorney Loose stated that, under the current interpretation, the PID would appear within the City's financial reporting as a component unit. He reiterated that the city would have no operational control over the PID board or its actions. He further noted that, while legal liability may not ultimately transfer to the City, the concern is the financial reporting treatment and how the PID would appear on the City's financial statements, even in the absence of direct city control or execution authority over the district.

Applicant John Gust stated that there are likely numerous PIDs across the state, involving many cities and counties in similar situations. He questioned whether the State Auditor would withhold funds broadly across all affected jurisdictions and suggested that a statewide resolution or clarification would ultimately be necessary given the scale of the issue. He added that the State has PIDs, including projects at Point of the Mountain, and referenced efforts involving the ballpark and downtown development. He expressed the view that PIDs are an important financing tool for ongoing development projects across the state.

Council Member Zander stated that she supports the project and expressed encouragement for its continued development and tenant recruitment efforts. However, she stated that the responsible action would be to table the item rather than take final action at the current meeting. She proposed tabling the item with a set return date and asked for input from City Attorney Loose regarding an appropriate timeframe for reconsideration, suggesting either 30 or 60 days for the Council's review.

City Attorney Loose stated that he could attempt to obtain updates within the next week or two regarding whether any interim legislative or regulatory action was being considered but indicated he could not confidently project a resolution timeline of 30 or 60 days. He noted that, at that time, there did not appear to be a clearly formulated solution that would resolve the issue within that timeframe, and he deferred further input to Mr. Ence.

Mr. Ence stated that he could not provide a more definitive timeline for resolution and expressed doubt that the situation would materially change within 30 days. He indicated that, in his view, the Council would likely be in a similar position if the matter were reconsidered in that timeframe.

Council Member Zander stated that she did not support tabling the item indefinitely and emphasized the importance of setting a specific date to revisit the matter on a future agenda.

City Attorney Loose stated that if the current site plan expires in October, the Council could choose to revisit the item prior to that expiration date.

Council Member Zander suggested setting a specific timeframe to revisit the item, proposing approximately 60 days and asking whether that would be appropriate for scheduling the matter back on the agenda.

Cory Gust asked for clarification on whether the proposed return date would be aligned with the subdivision or site plan expiration timeline.

City Attorney Loose stated that the item could be brought back at any point prior to the subdivision or site plan expiration date and that it would not necessarily need to be scheduled exactly on that date.

Mayor Ramsey stated that the Council would conclude discussion due to a motion being formulated. She then directed the meeting to proceed and invited CFO Naidu to speak.

CFO Naidu requested that the revisit date be set to July 1, stating that this would provide additional time, at least through the next reporting cycle, to work toward resolution with the State Auditor and the Legislature.

Council Member Zander motioned to table Resolution R2026-13 for 90 days. Council Member Johnson seconded the motion.

Mayor Ramsey confirmed the motion to table the item for 90 days and stated that the Council would revisit the item at the beginning of August.

Council Member Shelton asked for clarification on the Council's meeting schedule, noting that there is only one scheduled meeting in July.

Mayor Ramsey noted that July does not represent a full 90-day period.

Council Member Shelton referenced that CFO Naidu had indicated he would be comfortable with a July 1 timeframe for revisiting the item.

Mayor Ramsey stated that there is a current motion and second to table Resolution R2026-13 for 90 days. She noted that the Council may continue discussion or propose an alternative motion if desired but clarified that the governing motion at that point is the 90-day tabling motion.

Council Member Zander made a substitute motion to table Resolution R2026-13 to the first City Council meeting in August.

Mayor Ramsey stated that there was a motion to table Resolution R2026-13 until the first Council meeting in August and noted that she considered that timeframe to be more specific and definitive for scheduling purposes.

Council Member Zander amended her motion to table Resolution R2026-13 to July 21, 2026, City Council meeting. Council Member Johnson seconded the motion.

Mayor Ramsey stated that there was a motion and a second to table Resolution R2026-13 to the July 21, 2026 City Council meeting and opened the floor for discussion on the motion.

Council Member Shelton stated that he was genuinely frustrated with the situation and expressed strong support for the proposed project. He indicated that he would vote in favor of the PID and noted that, while he is generally not supportive of PIDs, he is comfortable with this proposal due to its commercial nature and the requirement for property tax and related obligations to be disclosed in lease agreements. He stated that he is disappointed the Council is being placed in a position where uncertainty between the State Auditor and the Legislature is impacting the ability to move forward with a project, he considers beneficial. He expressed concern that this conflict is effectively forcing the Council to delay action in order to act prudently in the City's best interest.

Mayor Ramsey stated that there was a motion and a second on the table to table the item until the July 21 Council meeting. She clarified that the intent of the motion was to allow time for potential clarification from the State Auditor, Legislature, or other relevant authorities so the City can make a more informed decision.

Roll Call Vote

Council Member Zander - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member McGuire - Yes

Council Member Harris - Yes

The motion passed with a vote of 5-0 in favor.

Mayor Ramsey addressed the SoJo Marketplace team, stating that the Council would not have chosen to table the item under different circumstances but felt it was necessary due to unresolved uncertainty and potential financial implications involving the State Auditor's interpretation. She emphasized that the City did not create the situation and does not control the outcome but must act in the City's best financial interest. She encouraged the applicant to engage with the State Auditor's Office and state legislators to seek greater clarity, noting that broader input may help prompt a resolution. She stated that the Council supports the project but requires clarity before proceeding due to potential financial risks. She concluded by thanking the applicant for their patience and stated that the Council would revisit the item at a future meeting.

I. Action Items:

- I.1. Resolution R2026-09, Appointing members to the Arts Council. (By Director of Recreation, Janell Payne)

Director of Recreation Janell Payne stated that Jordan Hintze is an applicant to the Arts Council and noted that Council Members had the opportunity to meet him during the April 7 study session and learn about his background and interest in serving.

Council Member McGuire motioned to approve Resolution R2026-09, Appointing members to the Arts Council. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

- I.2. Resolution R2026-10, Adopting a Tentative Budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2026 and ending June 30, 2027. (By CFO, Sunil Naidu)

CFO Sunil Naidu presented the proposed Fiscal Year 2026–2027 tentative budget and noted that, while the budget is typically adopted earlier in the process, the Council was being asked to adopt the tentative budget and make it available for public review. He emphasized that the budget was the result of extensive collaboration among city leadership and department staff and encouraged residents to review the document and contact him with any questions prior to final adoption. He stated that the budget reflects the City's commitment to maintaining high-quality services through a productive and efficient workforce. He explained that departments continuously evaluate programs, prioritize needs, reallocate resources where appropriate, and seek cost-saving opportunities while requesting only those resources necessary to meet service demands. He noted that continued city growth requires ongoing investment in personnel and infrastructure to maintain service levels and address aging assets. The proposed budget includes funding for 12 new positions, 11 of which are dedicated to police and fire services. He reported that the overall budget is balanced and that the General Fund utilizes approximately \$1.3 million in one-time fund balance reserves to support 911-related services. He also noted the addition of a new park fee to provide a dedicated funding source for park maintenance, operations, and capital improvements identified in the Parks Master Plan. Adjustments to employee insurance benefits were also made to reduce costs for the City. He emphasized that the budget does not propose an increase to the City's property tax rate. He noted that South Jordan's portion of the overall property tax bill represents approximately 15 percent of the total taxes collected by various taxing entities and stated that the City's property tax rate is the fourth lowest in the Salt Lake Valley. The budget also appropriates funding for a variety of capital improvement projects intended to maintain and extend the life of public infrastructure and facilities. These investments include parks, roads, city facilities, water infrastructure, storm drainage systems, Mulligans Golf Course, public safety equipment, and fleet services. He concluded by stating that the proposed budget advances many of the City's goals and priorities established by the Council and provides funding to maintain service levels while addressing critical infrastructure needs. He thanked Council Member Shelton for his email (Attachment C) with detailed review of the budget document and offered to answer questions from the Council and the public as the budget process moves forward.

Council Member McGuire clarified for the public that the proposed park fee discussed during the budget presentation had been reviewed in detail during a prior work study session and stated that the fee would help accomplish goals identified in the Parks and Recreation Master Plan. He also pointed out a typographical error on page 310 of the budget document related to the water meter fee for a three-quarter-inch meter, noting that a comma had been used instead of a decimal point

and suggesting that staff correct the error. He further expressed appreciation for the extensive work involved in the budget process, noting that budget discussions and planning began months earlier during priority based budget sessions. He stated that the public may not fully recognize the length and complexity of the process and thanked City staff, department directors, the Mayor, and Council Members for their collaborative work in identifying City priorities and organizational needs. He stated that he believes the proposed budget reflects the priorities of both the Council and South Jordan residents, specifically highlighting investments in public safety and long-term improvements identified in the Parks and Recreation Master Plan. He concluded by stating that he believes the budget is fiscally sound and thanked everyone involved in its preparation.

Council Member Johnson stated that the budget process has been particularly challenging given that other governmental entities are increasing taxes and fees. She stated that the Council has tried to remain mindful of residents' financial circumstances and the impact on families. She expressed hope that the proposed approach would benefit residents while also allowing the city to maintain its level of services, particularly in older areas of the community where continued infrastructure and service support remain important.

Council Member McGuire further noted that the proposed budget utilizes reserve funds to help offset current costs rather than immediately increasing the financial burden on residents. He stated that the City maintains reserve or "rainy day" funds as authorized by state statute and that the Council is using a portion of those funds while evaluating longer-term funding solutions. He stated that this approach reflects an effort to responsibly use existing resources before seeking additional revenue from residents, particularly at a time when other cities are announcing significant property tax increases. He also noted that the Legislature has encouraged municipalities to appropriately utilize reserve funds when necessary.

Mayor Ramsey thanked staff and the Council for the extensive work involved in preparing the tentative budget, noting that the process is effectively year-round and begins again each July. She emphasized that the tentative budget represents a substantial amount of work and clarified that the Council would still consider and adopt a final balanced budget later in the fiscal process.

Council Member Shelton thanked Council Member McGuire for highlighting the City's use of reserve funds to help cover 911 service costs within the proposed budget. He also expressed support for the City's increased transparency and commitment toward funding parks and public spaces, noting that parks have historically competed with public safety priorities during budget discussions. He stated that the proposed funding structure allows the city to continue supporting both parks and public safety in a balanced and sustainable way. He further thanked CFO Naidu and staff for their work on the budget and expressed appreciation for what he described as a fiscally conservative and responsible approach to managing City resources.

Council Member Shelton motioned to approve Resolution R2026-10, Adopting a Tentative Budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2026 and ending June 30, 2027. Council Member McGuire seconded the motion. Vote was 5-0, unanimous in favor.

Roll Call Vote

Council Member Shelton - Yes

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Zander - Yes

Council Member Harris - Yes

The motion passed with a vote of 5-0 in favor.

Council Member Zander motioned to recess the City Council Meeting and move to the Redevelopment Agency Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

- I.3. Resolution RDA 2026-01, Adopting a Tentative Budget for the fiscal year 2026-27. (By CFO, Sunil Naidu)

CFO Sunil Naidu provided comments regarding the City's redevelopment-related financial activities, drawing a comparison between current concerns related to Public Infrastructure Districts and prior challenges the City experienced with Salt Lake County regarding redevelopment agencies. He noted that, despite past opposition, redevelopment efforts have resulted in numerous completed projects that have benefited the city. He stated that the city continues to manage several active redevelopment-related obligations, including redevelopment agencies, Community Reinvestment Areas (CRA), Community Development Area (CDA), Housing and Transit Reinvestment Zones (HTRZ), and other similar districts. He explained that the current budget includes funding to track incoming tax increment revenues and to fulfill existing commitments made to developers through these agreements.

Board Member Shelton stated that it is commonly understood that certain Redevelopment Agency (RDA) projects have been completed and are no longer actively collecting revenue through the RDA structure, with tax increment revenue instead flowing back into the City's General Fund. He asked for confirmation of his understanding regarding the status of RDA revenue collection and distribution.

CFO Naidu stated that there had previously been discussion regarding whether property values associated with completed Redevelopment Agency (RDA) areas should be treated as "new growth" once those areas close and roll back into the City's tax base. He explained that this interpretation had historically been disputed by Salt Lake County, which did not consider such increases as new growth. He indicated uncertainty regarding the current status of that interpretation and deferred to staff for further clarification on whether the County continues to treat those values as new growth for revenue purposes.

Director of Planning & Economic Development Brian Preece stated that the County does treat the post-RDA property value increases as new growth; however, he explained that in order for the City to capture those revenues, a formal budget amendment or similar administrative action is required to properly incorporate the additional revenue into the City's budget.

CFO Naidu stated that there is a formal closing process for the Redevelopment Agency (RDA), which includes action by the City Council acting as the RDA Board. He explained that the process

would require an official resolution to dissolve and close out the RDA, along with the necessary administrative steps to finalize its obligations and financial structure.

Director Preece stated that City staff recently met with Salt Lake County and discussed the status of remaining redevelopment project areas. He explained that the County has encouraged municipalities to formally close out certain older project areas, largely due to administrative and system limitations related to maintaining long-term records. He indicated that staff anticipates bringing forward resolutions in the summer to formally close additional project areas. He noted that closing these areas would not negatively impact the city and suggested there may be minor administrative advantages to keeping them open, though he characterized those benefits as limited.

CFO Naidu explained that when redevelopment project areas are formally closed, there are two possible outcomes regarding how Salt Lake County may treat the resulting property value. He stated that, ideally, the County would classify the returned value as “new growth,” allowing it to be added to the tax roll as additional revenue beyond the City’s existing baseline. He noted that this would be the preferred outcome from the City’s perspective, as it would generate increased revenue compared to prior levels. He further explained that an alternative outcome is that the County may instead merge the value into the City’s existing tax base without classifying it as new growth. In that scenario, overall taxable value would increase, which would result in a reduction of tax rates in order to collect the same total amount of revenue as before.

Board Member Shelton mentioned that we will have to get it to be new growth.

Director Preece expressed frustration with the County’s handling of redevelopment-related processes, noting that staff has encountered ongoing challenges in working through County interpretations and administrative requirements. He stated that the County has historically been resistant to redevelopment mechanisms and has made it more difficult for municipalities to utilize them effectively.

Board Member Zander motioned to approve Resolution RDA 2026-01, Adopting a Tentative Budget for the fiscal year 2026-27. Board Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.

Roll Call Vote

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

The motion passed with a vote of 5-0 in favor.

Board Member Zander motioned to adjourn the Redevelopment Agency Meeting and move to the City Council Meeting. Board Member McGuire seconded the motion. Vote was 5-0, unanimous in favor.

- I.4. Resolution R2026-14, Prohibiting the use of an ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials, in certain areas. (By Fire Chief, Chris Dawson)

Fire Chief Chris Dawson presented the annual fireworks resolution designating permitted fireworks areas within the city. He noted that only minor adjustments had been made to the map (Attachment D) in the previous year based on Council input and stated that no changes were recommended for the current year as the map remains consistent with state law requirements. He also provided a public safety update, noting current environmental conditions may contribute to an elevated wildfire risk. He explained that recent precipitation combined with dry winter conditions has contributed to increased vegetation growth followed by low moisture levels in larger vegetation, creating conditions conducive to spreading fire. He stated that this combination may result in a more challenging fire season than usual. He concluded by stating that the proposed fireworks map adequately reflects allowable areas under state law and recommended Council approval of the resolution.

Council Member Shelton referenced prior years in which fire department personnel distributed informational notices in neighborhoods discouraging the use of fireworks in restricted areas. He stated that he found the outreach helpful and asked whether similar public education or notification efforts could be implemented again to inform residents of designated fireworks restrictions.

Chief Dawson explained that the outreach Council Member Shelton referenced was part of the City's "Ready, Set, Go" wildfire preparedness program. He stated that the program has been deployed in high-risk areas at various times throughout the year to encourage residents to create defensible space around their homes and to increase awareness of wildfire risk conditions. He noted that the City will be reevaluating and likely expanding these outreach efforts this year due to anticipated elevated fire risk conditions. He further stated that staff expect to conduct additional public education and neighborhood outreach, including distribution of notices and safety information to residents.

Council Member Zander requested clarification on the difference between City-designated and County-restricted fireworks zones, specifically asking whether the area where Council Member Shelton resides falls within a County-restricted zone.

Chief Dawson explained that certain areas are designated as restricted under County ordinance and are identified separately on the fireworks map using different color coding. He clarified that these County-restricted zones are distinct from City-designated restrictions and are specifically outlined in the map for reference and compliance purposes.

Council Member Zander asked about the County's role in fireworks regulation and noted that, while County-restricted areas exist, the City still maintains jurisdiction over the designation and enforcement of fireworks zones within its boundaries. Chief Dawson Confirmed.

Council Member McGuire asked whether the City's fireworks map needs to be updated, noting that the Bastian Agricultural Center property appears to still be marked as a county fireworks restriction area. He questioned whether the designation is still accurate or whether it reflects outdated County mapping information.

Mayor Ramsey noted that the map shows a County fireworks restriction on the Bastian Center property despite the County not owning it.

Council Member Johnson motioned to approve Resolution R2026-14, Prohibiting the use of an ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials, in certain areas. Council Member McGuire seconded the motion. Vote was 5-0, unanimous in favor.

- I.5. Resolution R2026-15, Authorizing the Mayor Dawn R. Ramsey to enter into an Interlocal Agreement MOU to participate in the Salt Lake Area Gang Project. (By Police Lieutenant, Adrian Montelongo)

Police Lieutenant Adrian Montelongo presented the proposed interlocal agreement for the Salt Lake Area Gang Project involving the City of South Jordan. He clarified at the outset that South Jordan does not currently have a gang problem but stated the agreement would allow the city to participate proactively in regional gang prevention and enforcement efforts. He explained that while officers already collaborate informally with surrounding jurisdictions, this agreement would formalize participation in the regional task force. He stated the purpose of the partnership is to proactively identify and address potential gang activity, support diversion efforts for individuals seeking to exit gang involvement and strengthen investigative coordination across agencies. He noted the agreement would provide access to shared databases, analytical resources, interagency communication, and specialized training to improve early identification and response to gang-related activity. He expressed confidence in the City's investigative staff and stated the city could select an appropriate representative for participation. He also referenced prior participation in similar initiatives, noting that the city previously assigned both full-time and part-time personnel to the gang project in earlier years. He stated that, given current operational needs, a part-time participation model would be most appropriate.

Mayor Ramsey thanked Lieutenant Montelongo for the presentation and noted that the city has participated in the Salt Lake Area Gang Project previously, describing it as a regional collaborative effort among multiple jurisdictions. She reiterated that South Jordan does not currently have a gang problem and stated that the intent of participation is proactive prevention and staying ahead of potential public safety issues. She emphasized the City's broader approach of anticipating and managing growth and public safety needs rather than reacting after issues develop.

Council Member Johnson stated her support for the City's participation in the Salt Lake Area Gang Project, describing it as a valuable opportunity for learning, collaboration, and interagency partnership. She compared the concept to regional cooperative efforts such as SWAT coordination, emphasizing the importance of building relationships across jurisdictions. She stated that she believes participation in the program will enhance officer training, awareness, and overall public safety. She also expressed appreciation for the Police Department's proactive approach to addressing emerging and less visible public safety concerns.

Council Member Zander asked Lieutenant Montelongo to elaborate on his comments regarding support and diversion programs for individuals seeking to leave gang involvement.

Lieutenant Montelongo explained that the Gang Project includes programs aimed at helping individuals transition out of gang involvement. He stated that these resources focus on supporting integration and providing alternatives for those seeking to leave gang activity. He noted that he did not have full details on all program components but emphasized that such diversion and support options are part of the initiative's overall approach to reducing gang involvement and assisting individuals in exiting that lifestyle.

Council Member Zander requested that a follow-up report be provided to the Council at a later date, expressing interest in receiving information on outcomes and efforts related to assisting individuals who leave gang involvement. She stated that such information would be valuable to share with residents as an example of proactive public safety efforts and expressed support for continued updates on the program's impact.

Police Chief Jeff Carr provided historical context on the Salt Lake Area Gang Project, noting his prior involvement as governing board chair in 2001 while serving for the Sheriff's Office. He stated that the program has historically included services such as tattoo removal to assist individuals in exiting gang involvement by improving their ability to obtain employment and transition away from that lifestyle.

City Manager Lewis asked Council Member Zander whether the Salt Lake Area Gang Project discussion could be incorporated into the City's semiannual Victim Advocate report, noting that the report is produced twice a year and suggesting it as a consistent opportunity to provide related updates.

Council Member Zander expressed support for receiving follow-up updates, stating that the issue is likely to continue arising within the community. She emphasized the importance of proactively addressing public safety concerns and stated that receiving information on the City's preventative efforts would be valuable and beneficial to residents.

Council Member McGuire motioned to approve Resolution R2026-15, Authorizing the Mayor Dawn R. Ramsey to enter into an Interlocal Agreement MOU to participate in the Salt Lake Area Gang Project. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

J. Public Hearing Items:

- J.1. Ordinance 2026-09, Vacating a public utility and drainage easement, a municipal water line easement, and an emergency access easement located generally within and along New Day Drive between Grandville Avenue and Parkline Drive. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment E). He explained that the request involves New Day Drive, which is a private street, and clarified that the city is not vacating the roadway itself. He stated that the ordinance would vacate an existing water easement and public utility easement to allow future development in the area, with the utilities to be relocated elsewhere as part of the project.

Mayor Ramsey opened the public hearing for Ordinance 2026-09. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Shelton motioned to approve Ordinance 2026-09, Vacating a public utility and drainage easement, a municipal water line easement, and an emergency access easement located generally within and along New Day Drive between Grandville Avenue and Parkline Drive. Council Member Johnson seconded the motion.

Roll Call Vote

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

The motion passed with a vote of 5-0 in favor.

- J.2. Ordinance 2026-10, Vacating a storm drain easement and an access easement located within Lot M-101 of the Daybreak South Station Multi Family #6 Subdivision. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment F). He explained that the proposed easement vacation is located near the Lake Run and Freestone Lake Ave area within the Daybreak development. He stated that the ordinance would vacate an existing drainage easement and the associated access easement to allow development of the property. He further explained that the drainage infrastructure would be relocated to a landscaped median or island area within the development. He noted that the affected property would remain under ownership and maintenance responsibility of the Daybreak Association, while the adjacent streets would remain public streets. He clarified that the City would not maintain the relocated drainage facilities, as they would remain part of the private Daybreak drainage system.

Mayor Ramsey opened the public hearing for Ordinance 2026-09. There were no comments. Mayor Ramsey closed the public hearing.

Council Member McGuire asked for clarification regarding the relocation of the drainage infrastructure into the landscaped median area and whether that median was intended to remain open space along Lake Avenue. He also referenced future plans for recreational amenities in the Bramble area and sought confirmation that the easement relocation would align with those planned improvements.

City Engineer Klavano clarified that the drainage facility would consist of underground storage infrastructure.

Council Member McGuire asked whether the planned recreational amenities for the area could still be constructed despite the underground infrastructure.

Director Preece confirmed that the planned amenities could still proceed as intended.

Council Member Zander motioned to approve Ordinance 2026-10, Vacating a storm drain easement and an access easement located within Lot M-101 of the Daybreak South Station Multi Family #6 Subdivision. Council Member Johnson seconded the motion.

Roll Call Vote

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

The motion passed with a vote of 5-0 in favor.

- J.3. Ordinance 2026-12, Amending Section 10.04.020 (Definitions) and Chapter 10.24 (Truck Parking and Truck Routes) of the City of South Jordan Municipal Code to prohibit dynamic braking. (By Director of Engineering/City Engineer, Brad Klavano)

Director of Engineering/City Engineer Brad Klavano presented the proposed ordinance amendments related to “dynamic braking.” He explained that the amendments would add a definition of dynamic braking to the City Code and formally prohibit its use within the city. He stated that enforcement authority previously existed through Salt Lake County Health Department regulations; however, the County removed those provisions from its health code the previous year without the City’s knowledge. He noted that after receiving resident complaints regarding dynamic braking activity in various parts of the City, staff investigated the issue and determined that the City would need its own ordinance language in order for the Police Department to enforce the restriction locally. He described the amendments as straightforward and intended primarily to restore enforceability of the restriction within City limits.

Mayor Ramsey opened the public hearing for Ordinance 2026-12. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Zander expressed appreciation to staff and the City Manager for responding quickly to resident concerns regarding dynamic braking. She referenced concerns raised by former Council Member Steve Barnes, noting that his home is located near a major roadway where the issue had become noticeable. She thanked staff for acting promptly to bring the ordinance forward and commended the City’s responsiveness and ability to address resident concerns efficiently.

Council Member Zander motioned to approve Ordinance 2026-12, Amending Section 10.04.020 (Definitions) and Chapter 10.24 (Truck Parking and Truck Routes) of the City of South Jordan Municipal Code to prohibit dynamic braking. Council Member Johnson seconded the motion.

Roll Call Vote

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

Council Member McGuire - Yes
Council Member Harris - Yes

The motion passed with a vote of 5-0 in favor.

K. Staff Reports and Calendaring Items:

City Manager Dustin Lewis stated that one item needing attention was the designation of a Mayor Pro Tempore to cover upcoming meetings and responsibilities due to scheduled travel by the Mayor. He requested that the Council appoint a Mayor Pro Tempore to serve through May 19 and handle any related duties that may arise during that period.

Mayor Ramsey explained that at the next Council meeting, she, City Manager Lewis, and Director Preece would be attending a regional economic development conference. She noted that the conference is one of the largest economic development events in the western United States. She stated that a Mayor Pro Tempore would therefore need to be appointed for the upcoming May 19, 2026 City Council meeting and indicated that, according to the Council's rotation, it was Council Member Zander's turn to serve in that role. She further explained that because of upcoming City-related obligations outside the city, the appointed Mayor Pro Tempore may need to sign plats or other documents in her absence. She noted that the authority to sign such items would be delegated temporarily to avoid delaying approvals and stated that staff would provide guidance on the process if needed.

Mayor Ramsey requested a motion to appoint Council Member Zander as Mayor Pro Tem for the May 19 meeting. She explained that the appointment would also authorize Council Member Zander to sign plats or other documents on the Mayor's behalf if needed during periods when the Mayor may be temporarily unavailable due to City-related travel obligations.

Council Member Johnson motioned to appoint Council Member Tamara Zander as Mayor Pro Tempore through May 19, 2026. Council Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.

City Manager Lewis noted that Police Week will take place from May 10 through May 16 and encouraged recognition and appreciation of law enforcement officers for their service. He also stated that Public Works Week will follow from May 17 through May 23 and encouraged similar acknowledgment of Public Works staff for their contributions. He further informed the Council that Director of Recreation Janell Payne would provide an update at the May 19 meeting regarding Summerfest activities, including final logistics for Council.

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

ADJOURNMENT

The May 5, 2026 Combined City Council & Redevelopment Agency Meeting adjourned at 9:30 p.m.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

MAY 19, 2026

Present: Mayor Pro Tempore Tamara Zander, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Jason McGuire, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Police Lieutenant Adrian Montelongo, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Fire Chief Chris Dawson, Director of Recreation Janell Payne, CFO Sunil Naidu, Senior Accountant Abigail Patonai, City Planner Greg Scindler, Long-Range Planner Joe Moss, Planner III Damir Drozdek, Director of Engineering/City Engineer Brad Klavano, Director of Public Works Raymond Garrison, PIO/Communication Manager Rachael Van Cleave, Senior System Administrator Phill Brown, CTO Matthew Davis, City Recorder Anna Crookston

Absent: Mayor Dawn R. Ramsey, City Manager Dustin Lewis, Director of Planning & Economic Development Brian Preece

Other (Electronic) Attendance: Planner III Damir Drozdek

Other (In-Person) Attendance:

4:36 P.M.

REGULAR MEETING

A. Welcome, Roll Call, and Introduction - By Mayor Pro Tempore Tamara Zander

Mayor Pro Tempore Zander welcomed everyone present and introduced the meeting.

B. Invocation – By Council Member Jason McGuire

Council Member McGuire offered the invocation.

C. Mayor and Council Coordination

Council Member Shelton informed the Council that Riverton City had issued a boil order for culinary water due to concerns related to cross contamination involving secondary water systems. He noted that after hearing about Riverton City, he had spoken with City Manager Dustin Lewis and stated that City Manager Lewis indicated that Director of Public Works Raymond Garrison could provide information regarding a neighborhood where four residents have cross connections that are currently being addressed.

Director of Public Works Raymond Garrison explained that South Jordan City had previously identified water quality concerns in a private secondary water system serving subdivisions near

Redwood Road. He stated that the city conducted inspections after receiving failed water quality samples and identified several cross connections between culinary and secondary water systems. He explained that most residents in the affected area had worked with the City to correct the issues, but four properties remained noncompliant despite repeated attempts by City staff to contact the property owners through certified mail, emails, and door-to-door outreach.

City Attorney Ryan Loose explained that improper cross connections can create a significant risk of contaminating the culinary water system and noted that state plumbing code requirements mandate proper backflow prevention devices. He stated that the City was preparing to issue final notices advising the noncompliant property owners that culinary water service could be disconnected if compliance efforts were not initiated. He clarified that the City's intent was to protect the public water system and avoid broader impacts such as boil orders or do-not-drink notices affecting larger portions of the community.

Council Member Johnson asked whether the residents had been cooperative during the compliance process. City Attorney Loose stated that the remaining property owners had not responded to the City's communications efforts. Council Member Johnson offered to assist with outreach efforts if needed.

Director Garrison referenced a prior incident involving a private water system in Stirling Village that resulted in a do-not-drink order due to failed backflow prevention protections. He emphasized the importance of enforcing compliance to protect the culinary water supply.

Mayor Pro Tempore Zander asked whether the city remained at risk for additional cross contamination. Director Garrison explained that the City had implemented measures to reduce the risk, but complete elimination of the risk required all affected properties to become compliant.

City Attorney Loose emphasized that the city was willing to disconnect water service to eliminate even small risks that could jeopardize the public water system. He stated that concerns regarding cross connections may be brought to council members and emphasized that the city is not attempting to be overly strict or unnecessarily shut off residents' water service. He explained that the goal is to prevent situations that could require water service to be shut down to large portions of the city or the entire community.

Mayor Pro Tempore Zander asked whether there was any additional business to address and thanked Director Garrison for the update.

Council Member Harris raised concerns regarding increased use of electric motorcycles and similar motorized bikes throughout the community. He requested an update regarding enforcement efforts.

Police Chief Jeff Carr stated that the Police Department had been actively enforcing regulations involving electric motorcycles and had impounded more than 50 vehicles since enforcement efforts began. He clarified that the primary concern involved electric motorcycles without pedals, which require registration, insurance, and a licensed operator and are prohibited from operating on sidewalks and trails.

Chief Carr explained that the Police Department was using grant funding provided by the State to support additional enforcement efforts. He noted that officers had experienced challenges because some riders flee from law enforcement, though officers have successfully identified riders and contacted parents in many cases.

Council Member Johnson referenced complaints regarding electric motorcycles operating within Jordan Ridge Park. Chief Carr stated that one reported incident involved a mountain bike team and that staff had addressed the issue, though other concerns may still exist in the area.

Council Member Harris suggested additional public education and social media outreach regarding the updated State law governing electric motorcycles and e-bikes. Chief Carr stated that the city had already released educational information and would continue additional outreach efforts.

Mayor Pro Tempore Zander asked how elected officials and residents should report unsafe or illegal operation of electric motorcycles. Chief Carr advised that concerns should be reported through the non-emergency dispatch line unless an emergency exists.

D. Discussion/Review of City Council Meeting

Presentation Item:

- Sandbox Theater cast performance for Guys & Dolls upcoming show June 19-26.

Consent Action Items:

- Resolution R2026-16, Determining the parking requirements for the Almond Dental Phase 2 project located at 10433 S. 2200 W.
- Resolution R2026-19, Authorizing the Mayor Pro Tempore to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for road maintenance on U-111.
- Resolution R2026-20, Entering into an Interlocal Agreement to participate in the Home Investment Partnership Program for Federal Fiscal Years 2027 through 2029.

Public Hearing Items:

- Ordinance 2026-11, Amending Chapters 17.16.010 (Planning Commission), and 17.18.030.010 (General Use Regulations) of the South Jordan City Municipal Code to comply with changes in State Legislation.
- Zoning Ordinance 2026-04-Z, Rezoning property located at 10981 S Temple Drive from A-1 (Agricultural) to R-2.5 (Single-Family Residential) Zone. Zerine Dixon Brewer (Applicant).

Assistant City Manager Jason Rasmussen reviewed the consent agenda items.

Regarding Resolution R2026-16, staff explained that the applicant for the Almond Dental Phase 2 project requested a reduction in required parking stalls associated with the dental office and dance studio expansion. He stated that City staff conducted parking analysis and site observations and determined a reduction of ten parking stalls was appropriate based on the proposed uses. Council Member Johnson asked how future ownership or tenant changes would affect parking requirements. City Planner Greg Sheindler explained that future changes in use would require additional review to ensure adequate parking remained available. Director of Engineering/City Engineer Brad Klavano explained that applicants were required to pay associated fees and noted

that the city retained a traffic consultant to conduct a detailed analysis. He stated that the consultant performed on-site observations and other evaluations, and that considerable effort was invested in determining what traffic-related requirements or improvements could be reduced.

Council Member Harris asked whether the proposal would allow the business to expand its operations and stated that this appeared to be the primary purpose of the request. Staff confirmed that the applicant was seeking to expand the business to include additional services and operations. City Planner Schindler explained that the existing development currently includes a dental office, a dance studio, and an original building of approximately 9,000 square feet. He stated that the dance studio intends to expand into a new 4,000-square-foot building and will occupy space in both buildings. He noted that the dental office and dance studio will remain on site, while the expansion will free up space in the original building for additional tenants, which could include office or retail uses.

Assistant City Manager Rasmussen shared a map (Attachment A). and reviewed Resolution R2026-19 involving an interlocal agreement with Salt Lake County for maintenance of portions of U-111 located within the annexed area of South Jordan City. Staff explained that although Salt Lake County retains ownership of portions of the roadway, City snowplows and maintenance crews already travel the corridor to maintain adjacent City-owned sections. Director of Engineering/City Engineer Brad Klavano stated the agreement would also allow the city to receive associated gas tax funding for maintenance responsibilities.

Senior Accountant Abigail Patonai reviewed Resolution R2026-20 regarding continued participation in the Home Investment Partnership Program consortium through Salt Lake County for Federal Fiscal Years 2027 through 2029. She explained the interlocal agreement with Salt Lake County to continue the city's participation in the county consortium for an additional three fiscal years, extending the agreement from 2027 through 2030. She explained that the city currently serves on the consortium board and provides input regarding the allocation of HOME funds throughout the county. She emphasized the importance of maintaining participation, noting that the consortium supports initiatives focused on housing stability, homelessness prevention, preservation of affordable housing, and assistance for vulnerable populations. She stated that funding is commonly used for homebuyer assistance, homeowner rehabilitation, affordable multifamily housing construction, homeownership opportunities, and tenant-based rental assistance. She further noted that all consortium partners have a voice in funding decisions and reported that recent staffing changes at both the city and county levels have brought new perspectives on coordinating Community Development Block Grant (CDBG) and HOME funds to maximize their effectiveness throughout the valley.

City Attorney Ryan Loose provided additional background on the consortium, explaining that it administers federal homelessness-related grant funding that is allocated to participating cities. He noted that the funding is more effectively managed through a regional consortium than by individual cities acting independently. He explained that several cities, including Herriman, West Valley City, Sandy, and others, pool their funding and participate on a governing board that makes allocation decisions. He further reported that recent discussions had emerged among consortium members regarding governance and oversight. He stated that the city attorneys for Herriman and West Valley City had expressed interest in seeking greater control and influence over consortium

operations and decision-making. While the specifics of the proposed changes remained unclear, he indicated that the county was interested in obtaining approval of the agreement in a timely manner so that consortium activities and funding allocations could continue without interruption.

Senior Accountant Patonai advised that the consortium agreement required a decision by June 2 and noted that, if the city chose not to participate, it would need to notify the U.S. Department of Housing and Urban Development (HUD) by June 15.

City Attorney Loose explained that withdrawing from the consortium would require the city to independently identify and administer eligible programs and projects for the funding. He informed the Council that discussions were occurring among attorneys from participating cities regarding consortium governance and the level of control exercised by the county. He acknowledged concerns that participating cities have limited influence over funding decisions and that a proportional share of the funding may not be spent directly within South Jordan. However, he noted that it is unclear whether South Jordan residents are receiving services through programs funded elsewhere in the county. He stated that there is a balance between geographic distribution of funds and meeting the needs of eligible residents throughout the region. From a legal standpoint, he stated that the agreement is consistent with prior agreements, follows the same framework used in previous years, and has not presented any legal concerns or issues for the city in the past.

Senior Accountant Patonai explained that continued participation in the consortium provides an advantage because member jurisdictions receive priority consideration when seeking funding for eligible projects. She noted that any remaining funds are then made available through requests for applications submitted by nonprofit organizations, making continued membership beneficial for the city. She stated that she has been involved with the consortium since December, primarily to observe operations and gain a better understanding of the process. She acknowledged that there had been confusion regarding procedures and recognized concerns about whether participating cities are receiving an equitable share of funding and opportunities for involvement. She explained that staffing changes had led to adjustments in the review process, including greater involvement by a citizen committee in evaluating funding applications before recommendations are forwarded to the consortium. She reported that, during the most recent funding cycle, approximately \$7.28 million in requests were submitted while only \$1.6 million was available for distribution. She noted that requests from West Valley City and Taylorsville were fully funded, while other applications were evaluated and prioritized by the citizen committee. When the recommendations reached the consortium, members determined that fully funding only a few projects would significantly reduce the number of organizations receiving assistance. As a result, the consortium collectively adjusted funding allocations to distribute resources among a larger number of applicants. She stated that 15 applications were considered during the funding cycle and that she participated directly in the review process. She further reported that training and discussions with other agencies have helped identify ways to improve fairness for communities such as South Jordan, which historically have not submitted many funding requests. She stated that ongoing discussions are focused on better serving local communities while coordinating funding strategies and avoiding duplication of services already supported through Community Development Block Grant (CDBG) funds.

CFO Sunil Naidu explained that South Jordan City would not independently qualify to administer Home Investment Partnership Program funds outside of the consortium arrangement and noted that participation ensures the City maintains a voice in allocation discussions.

Council Member Johnson encouraged staff to continue monitoring the program and advocate for equitable use of the funds.

Long-Range Planner Joe Moss reviewed Ordinance 2026-11, which proposed amendments to the municipal code regarding Planning Commission appointments and removals to comply with recent State legislation. He explained that Senate Bill 284 modified requirements governing removal of Planning Commissioners and prohibited removal solely based on deliberations involving land use applications.

City Attorney Loose explained that the ordinance established reasons for removal consistent with State law and clarified the City's authority regarding Planning Commission appointments. Council Members discussed the relationship between Planning Commissioner terms and the appointing Council Member's term of office, including whether a newly elected Council Member could appoint a different commissioner at the expiration of a term. Council Members agreed to continue the discussion during the regular City Council meeting.

Assistant City Manager Rasmussen briefly reviewed Zoning Ordinance 2026-04-Z and stated the request appeared straightforward and was not expected to be controversial.

E. Presentation Items:

E.1. Crypto Machines. *(By Police Lieutenant, Adrian Montelongo)*

Police Chief Jeff Carr explained that cryptocurrency and cryptocurrency ATM scams have become a growing concern and acknowledged that he was previously unaware that cryptocurrency ATMs existed. He stated that several such ATMs operate within the city and noted that at least one municipality, Layton City, had recently adopted an ordinance prohibiting cryptocurrency ATMs. He indicated that the purpose of the discussion was to provide education and raise awareness regarding emerging fraud issues associated with cryptocurrency transactions.

Police Lieutenant Adrian Montelongo provided a presentation (Attachment B) regarding cryptocurrency kiosks and related fraud trends affecting South Jordan residents. He explained that cryptocurrency is a digital form of currency commonly used through online transactions and digital wallets. He reviewed common scams involving cryptocurrency kiosks, including customer support scams, impersonation scams, malware scams, and investment or romance-related fraud schemes. He explained that scammers frequently direct victims to deposit funds into cryptocurrency kiosks under false pretenses. He informed the Council that South Jordan currently has five cryptocurrency kiosks capable of facilitating cryptocurrency purchases and sales. He explained that kiosks are commonly located within convenience stores and other retail businesses.

Council Member Zander asked where the kiosks were located throughout the city. Lieutenant Montelongo stated they are distributed throughout several retail locations in South Jordan. He explained that kiosk fees previously ranged between 20% and 40% of the transaction amount,

though recently adopted State legislation now limits fees to 3% and establishes daily transaction caps. He continued to review (Attachment B), reporting statistics involving cryptocurrency-related scams. He stated that, during the previous 15 months, South Jordan residents lost more than \$110,000 through scams involving kiosks located within South Jordan and more than \$122,000 through scams involving kiosks located outside the city. He further stated that cryptocurrency investment and romance scams resulted in approximately \$3 million in reported losses involving South Jordan residents during the same period. He shared several examples involving elderly victims who were manipulated into withdrawing funds from personal bank accounts and depositing money into cryptocurrency kiosks after being threatened or deceived by scammers impersonating government agencies or technical support personnel. He explained that the Police Department had partnered with the Utah Attorney General's Office to improve blockchain investigation capabilities and had successfully frozen and recovered some fraudulently transferred funds before they left the country. He stated that staff were also preparing educational outreach materials and coordinating efforts to educate senior residents regarding cryptocurrency scams.

Council Members discussed the possibility of prohibiting cryptocurrency kiosks within South Jordan City. Council Member Shelton expressed support for banning the kiosks, stating that most legitimate cryptocurrency users conduct transactions online rather than through kiosks. Lieutenant Montelongo stated that training and research indicate approximately 90% of kiosk transactions are associated with fraudulent activity.

City Attorney Loose explained that other municipalities, including Layton City, had adopted ordinances prohibiting cryptocurrency kiosks. He stated that the City could explore adopting a similar ordinance, though legal challenges from the industry were possible.

Council Members expressed support for staff continuing to research potential ordinance options, including a possible ban on cryptocurrency kiosks within the city.

Mayor Pro Tempore Zander thanked Lieutenant Montelongo and the Police Department for their efforts to educate and protect residents from fraud.

E.2. Summerfest preview. *(By Director of Recreation, Janell Payne)*

Director of Recreation Janell Payne provided an overview of the upcoming Summerfest events and activities scheduled throughout the first week of June. She reviewed activities scheduled for the Parade Preview event at Highland Park, including the kite festival, public works equipment displays, and community activities. She also reviewed plans for the Mulligan's Bash, carnival activities, concerts, food vendors, and the Summerfest parade. She explained that Saturday activities would include the 5K race, children's run, parade breakfast, parade festivities, entertainment performances, demonstrations, and fireworks following the evening concert.

Council Members discussed logistics involving parade participation, breakfast vouchers, and the Veterans float. Assistant City Manager Rasmussen requested that Council Members provide names of veterans who would like to participate in the float as soon as possible.

Council Members also discussed participation in the Summerfest 5K race and coordination with parade staging.

Council Member McGuire identified a website issue involving the interactive map feature for Summerfest. Communications Manager/PIO Rachael Van Cleave stated that the GIS team was currently updating the map and the map will be available soon.

City Attorney Loose reminded the Council that agenda items had already been discussed in detail and noted that the first three resolutions on the regular meeting agenda were listed as consent items. He explained that the Council could choose to remove any item from the consent agenda for individual discussion or approve multiple consent items through a single motion, a practice that has been used periodically in the past. He emphasized that the decision was entirely at the discretion of the Council. He further clarified that individual items could be removed from the consent agenda while the remaining items could still be approved together through a consent motion.

Council Member McGuire motioned to adjourn the May 19, 2026 City Council Study Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The May 19, 2026 City Council Study Meeting adjourned at 5:54 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

MAY 19, 2026

Present: Mayor Pro Tempore Tamara Zander, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Jason McGuire, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Police Lieutenant Adrian Montelongo, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Fire Chief Chris Dawson, Director of Recreation Janell Payne, CFO Sunil Naidu, Senior Accountant Abigail Patonai, City Planner Greg Scindler, Long-Range Planner Joe Moss, Planner II Miguel Aguilera, Director of Engineering/City Engineer Brad Klavano, Director of Public Works Raymond Garrison, PIO/Communication Manager Rachael Van Cleave, Senior System Administrator Phill Brown, CTO Matthew Davis, City Recorder Anna Crookston

Absent: Mayor Dawn R. Ramsey, City Manager Dustin Lewis, Director of Planning & Economic Development Brian Preece

Other (Electronic) Attendance: Brown & Seelye Attorneys, Justin Willis, Michael, BLZGB, BHONE

Other (In-Person) Attendance: Tomas Langholtz, Jordyn Bates, Jean Perschon, Maddie Clements, Zerine Brewer, Jill Brewer

6:30 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction - By Mayor Pro Tempore Tamara Zander

Mayor Pro Tempore Zander welcomed everyone present and introduced the meeting.

B. Invocation - By Council Member, Patrick Harris

Council Member Harris offered the invocation.

C. Pledge of Allegiance – By CFO, Sunil Naidu

CFO Naidu led the audience in the Pledge of Allegiance.

D. Minute Approval:

- D.1. March 3, 2026 City Council Study Meeting
- D.2. March 3, 2026 City Council Meeting
- D.3. March 17, 2026 City Council Budget Meeting

- D.4. April 7, 2026 City Council Study Meeting
- D.5. April 7, 2026 City Council Meeting

Council Member McGuire motioned to approve the March 3, 2026 City Council Study Meeting, March 3, 2026 City Council Meeting, March 17, 2026 City Council Budget Meeting, April 7, 2026 City Council Study Meeting, and the April 7, 2026 City Council Meeting as published. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

E. Mayor and Council Reports:

Council Member McGuire reported attending a planning meeting with the Major Brent Taylor Foundation regarding the upcoming September 11 memorial event to be held in South Jordan. He also attended the ribbon cutting for Rockwell Ice Cream and met with the Arts Council. He noted the success of recent arts programming, including Art on the Town, and highlighted upcoming community events.

Council Member Johnson reported that the South Jordan Youth Council held its final meeting of the year. She advised that at the next City Council meeting, the incoming Youth Council members would be sworn in, and the outgoing Youth Council Mayor would present an annual report.

Council Member Harris reported spending time meeting with residents regarding community issues and concerns. He also attended the grand opening event at the Bastion Center and expressed appreciation for the facility and its services.

Council Member Shelton reported meeting with the Executive Director of the Jordan River Commission to discuss commission business. He attended several ribbon cuttings throughout the city and noted the significant number of new business openings occurring in South Jordan. He announced he would be speaking at the Senior Center's Memorial Day luncheon and thanked staff for their work advancing agreements related to the future senior center and senior housing project.

Mayor Pro Tem Zander reported attending several recent ribbon cuttings and expressed appreciation for the city's business-friendly environment and continued economic growth. She highlighted the upcoming Major Brent Taylor Foundation 9/11 Memorial Event at the Bastion Center and encouraged residents to participate in America250 activities, including neighborhood gatherings associated with America's Potluck initiative. She emphasized the importance of community engagement and neighborhood connections.

F. Public Comment:

Mayor Pro Tempore Zander opened the public comment portion of the meeting.

Joseph Anderson (Resident) - I live in Glenmoor Villas by the golf course. I came to a meeting a while ago and asked a question, and I was told someone would get back to me. However, when I have called the city since then, no one has been able to find any information regarding my inquiry. I thought I would come back and ask again. My question concerns the golf course adjacent to our neighborhood. When the homes were built, there was a description of the development and the

amenities that would be included. One of those items was protective netting intended to prevent golf balls from striking the homes. When golf balls are hit too close to the houses, they can cause damage, and I understand that a golf ball is considered a projectile under state law. I have not received an answer regarding who is responsible for maintaining that netting. My concern is that, when the homes were constructed, gutters and drainage systems were installed near the netting. Water has accumulated in those areas, causing damage and deterioration because of the proximity to the netting. The resulting repairs have been costly. Currently, the homeowners are being required to pay for those repairs rather than the golf course. My question is; Who is responsible for those costs? From my understanding, the golf course is privately owned, possibly by stockholders or another ownership group, and I do not understand why the residents should be responsible for paying for repairs related to the protective netting. Thank you.

Mayor Pro Tempore Zander closed the public comment portion of the meeting.

G. Presentation Items:

- G.1. Sandbox Theater cast performance for Guys & Dolls upcoming show June 19-26. (By Karen Tucker, Sandbox Theater)

Karen Tucker with Sandbox Theater thanked the City Council for its continued support and welcomed the opportunity to provide an update on the upcoming production. She reported that the show would open in one month and described it as a well-loved, family-friendly production featuring a talented cast. She explained that a portion of the cast was present to perform a scene from the musical, which takes place in a New York City sewer and features a gambling sequence, followed by a well-known, high-energy musical number. She invited residents and their families to attend the performance and expressed appreciation for the City's ongoing support of the arts.

H. Consent Action Items:

- H.1. Resolution R2026-16, Determining the parking requirements for the Almond Dental Phase 2 project located at 10433 S. 2200 W. (By City Planner, Greg Schindler)
- H.2. Resolution R2026-19, Authorizing the Mayor Pro Tempore to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for road maintenance on U-111. (By Director of Engineering/City Engineer, Brad Klavano)
- H.3. Resolution R2026-20, Entering into an Interlocal Agreement to participate in the Home Investment Partnership Program for Federal Fiscal Years 2027 through 2029. (By Senior Accountant, Abigail Patonai)

Council Member McGuire motioned to approve Resolution R2026-16, Determining the parking requirements for the Almond Dental Phase 2 project located at 10433 S. 2200 W; Resolution R2026-19, Authorizing the Mayor Pro Tempore to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for road maintenance on U-111; and Resolution R2026-20, Entering into an Interlocal Agreement to participate in

the Home Investment Partnership Program for Federal Fiscal Years 2027 through 2029. Council Member Johnson seconded the motion.

Council Member Shelton stated that the parking requirements associated with the Almond Dental Phase Two project had been thoroughly evaluated by city staff and independent engineers before the recommendation was presented to the Council. He emphasized that the proposal had undergone extensive review despite being considered as part of the consent agenda. He also noted that the agreement related to maintenance of U-111 had been carefully studied and explained that South Jordan would assume responsibility for maintaining the roadway within city limits while continuing to receive associated gas tax revenues. Regarding participation in the Home Investment Partnerships Program consortium, he explained that the program involves federal funding distributed through Salt Lake County and participating municipalities. He stated that, based on information provided by staff, South Jordan would have limited ability to independently qualify for and administer the funding. He noted that participation in the consortium allows the city to have a voice in how funds are allocated to support affordable housing initiatives and homelessness mitigation efforts throughout the county. He concluded by expressing appreciation for the expertise of city staff and their efforts to provide well-researched recommendations to the Council.

Mayor Pro Tempore Zander thanked Council Member Shelton for the clarification and asked whether any other council members had comments. She noted for the record that the Council conducts a study session prior to each City Council meeting, during which agenda items are discussed in detail for approximately an hour and a half. She emphasized that the items under consideration had been thoroughly reviewed, vetted, and presented by staff before reaching the regular meeting agenda.

Roll Call Vote

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

The motion passed with a vote of 5-0 in favor.

I. Public Hearing Items:

- I.1. Ordinance 2026-11, Amending Chapters 17.16.010 (Planning Commission), and 17.18.030.010 (General Use Regulations) of the South Jordan City Municipal Code to comply with changes in State Legislation. (By Long-Range Planner, Joe Moss)

Long-Range Planner, Joe Moss reviewed prepared presentation (Attachment A). He explained the ordinance addresses provisions of Senate Bill 284 that became effective on May 6. He explained that the bill contains numerous requirements, but the proposed ordinance focuses only on provisions currently in effect, specifically those related to Planning Commission appointments, terms, and general land use regulations. He explained that, under the city's existing process, when a proposed land use is not currently identified in the zoning code, adding that use typically requires

a legislative text amendment reviewed first by the Planning Commission and then by the City Council. He noted that state law has changed this process for unlisted uses. Under the new requirements, amendments related solely to adding a new use that is not currently addressed in the code may no longer be reviewed by the Planning Commission and must instead proceed directly to the City Council for consideration.

Council Member Johnson asked why the new process no longer requires review by the Planning Commission and inquired about the state's rationale for directing unlisted land use determinations to the City Council without first obtaining a recommendation from the Planning Commission.

Long-Range Planner Moss responded that he believed the intent of the legislation was to promote a more efficient development review process. He explained that adding a new and unlisted land use still requires a formal text amendment, but the state appears to have streamlined the process by eliminating the Planning Commission review step for those specific amendments. He noted that, based on discussions within the planning profession, the change is generally understood to be aimed at reducing timelines and improving the efficiency of application processing. However, he clarified that he could not definitively speak to the Legislature's motives and was offering his interpretation of the law's intent. He emphasized that, regardless of the reasoning, the legislation now prohibits cities from sending requests involving new and unlisted land uses to the Planning Commission before they are considered by the City Council.

Council Members discussed the changes and expressed concern regarding the loss of Planning Commission review for certain land-use matters. Council Members Johnson and Shelton noted the value of receiving Planning Commission input before matters reach the Council.

Long-Range Planner Moss explained that the second component of the proposed ordinance addresses Planning Commission membership requirements and recusal standards in response to Senate Bill 284. He stated that the legislation requires Planning Commission members to complete ethics training as part of their annual training requirements and requires municipalities to establish criteria outlining when commissioners must recuse themselves from participating in matters due to ethical conflicts. He further explained that the legislation modifies the circumstances under which a Planning Commission member may be removed. He noted that the city's current ordinance allows removal for any reason, but state law now prohibits removal based on a commissioner's participation in discussions regarding a land use application with applicants, staff, council members, or other parties involved in the process. He stated that the proposed ordinance retains existing removal provisions, such as moving out of the appointing council member's district, while incorporating language intended to comply with the new state requirements and preserving appropriate flexibility for the Council. He indicated that staff had reviewed the proposed language to ensure consistency with state law and stated that staff was recommending approval of the ordinance. He offered to answer any questions regarding the specific provisions of the legislation.

Mayor Pro Tempore opened the public hearing for Ordinance 2026-11. No public comments were received. Mayor Pro Tempore closed the public hearing.

Council Member Shelton asked whether the proposed ordinance addresses situations involving redistricting. He specifically inquired how the ordinance would apply if district boundaries were adjusted and a Planning Commission member subsequently resided outside the district of the

council member who originally appointed them. He asked what would occur under that circumstance and whether the ordinance provides guidance for handling such situations.

Long-Range Planner explained that the proposed ordinance uses the term "relocation out of the council district of the city council member who appointed that seat" as a potential basis for removal. He noted that interpretation of that provision may ultimately be a legal determination, but his understanding is that a Planning Commission member affected by redistricting could likely continue serving for the remainder of their appointed term because the change in residency would result from a boundary adjustment rather than the member relocating. He further explained that the ordinance provides flexibility by identifying circumstances under which a commissioner may be removed but does not necessarily limit removal solely to those listed circumstances. He stated that, because redistricting is not one of the causes for removal prohibited under the new state law, the City would retain some discretion to address Planning Commission appointment there were a desire to realign representation following a redistricting process. He indicated that the proposed language was intended to provide sufficient flexibility while remaining compliant with state requirements.

City Attorney Ryan Loose reported that, following the work session, he had consulted with representatives from the Utah League of Cities and Towns regarding the proposed ordinance language. He explained that the League's legal staff indicated that the ordinance may include required causes for removal while also using language such as "including but not limited to" to preserve additional discretion for the City. He stated that he agreed with Long-Range Planner Moss's interpretation that redistricting could likely be addressed under the proposed language, even though a commissioner may not have physically relocated. He noted that, following redistricting, a commissioner could no longer reside within the district from which they were appointed. He further suggested that the language could be refined in the future to reference a commissioner no longer residing in the appointing district rather than relocation from the district. He explained that the intent was not to require cities to list every possible cause for removal in their ordinances. Instead, municipalities must include the causes specified by state law while retaining the ability to identify additional circumstances as needed. He added that if a future removal situation arose that was not clearly addressed in the ordinance and could be controversial, the city could amend the ordinance to specifically include that circumstance before taking action. He concluded that the proposed language provides sufficient flexibility while remaining consistent with the requirements of the new state legislation.

Council Member Shelton asked whether the proposed ordinance would allow a newly elected or appointed City Council member who assumes office midterm to appoint a different Planning Commission representative if the current commissioner had been appointed by a predecessor. He inquired whether the ordinance provides flexibility for a council member to select their own appointee under those circumstances.

City Attorney Loose responded that he believes the proposed ordinance would allow for such a change because the removal criteria are described as "including, but not limited to" the listed causes. He explained that the Council retains the ability to modify the ordinance if a specific circumstance arises that is not clearly addressed. He encouraged council members to consult with staff before pursuing the removal of a Planning Commission member under circumstances not expressly identified in the ordinance. He noted that if a proposed action could be legally complex,

controversial, or subject to challenge, the simplest approach would be to amend the ordinance to specifically include that circumstance as a permissible cause for removal. He emphasized that the city retains control over the list of removal criteria, provided the ordinance remains consistent with state law and does not include any prohibited grounds for removal. He further stated that the intent of the ordinance language is to preserve flexibility rather than limit the Council strictly to the listed causes. He noted that if future situations arise that warrant additional clarity, the Council could amend the ordinance accordingly.

Council Member Shelton asked whether the Planning Commission had reviewed the proposed ordinance before it was presented to the City Council. Long-Range Planner Moss confirmed that the Planning Commission had reviewed the proposed ordinance. He noted that staff made some revisions to section D of the ordinance following the Planning Commission's review in order to better align the language with state legislation and guidance from the City Attorney. He explained that the revisions did not substantially change the intent of the ordinance, which is primarily focused on ensuring compliance with the requirements of Senate Bill 284 rather than making broader policy changes.

City Attorney Ryan Loose clarified that the Planning Commission reviewed the portions of the ordinance directly required by state statute but did not review the additional removal provisions included in subsections D, E, and F. He explained that those provisions address circumstances such as no longer residing within the appointing district, failure to attend meetings, or other conduct-related issues. He stated that he did not believe those provisions would be surprising to current Planning Commission members, as they generally reflect reasonable expectations for service and accountability. He noted that while one provision references insubordination, the intent is to provide the City with the ability to address situations in which a commissioner is unable or unwilling to fulfill the responsibilities of the position.

Council Member Shelton commented that the discussion regarding reasons for removing Planning Commission members was somewhat unusual given his positive view of the commission. He expressed appreciation for the service provided by Planning Commission members and noted that recruiting qualified and dedicated individuals to serve in those roles can be challenging. He stated that he values the contributions of the current commissioners and found it somewhat ironic to focus on removal provisions while recognizing the important work they perform on behalf of the community.

Mayor Pro Tempore Zander expressed support for maintaining flexibility within the ordinance's removal provisions. She noted that she appreciated the service of the current Planning Commission and did not anticipate any issues but believed the City should retain the ability to act promptly if a commissioner engaged in inappropriate conduct. She observed that the term "insubordination" is commonly associated with employment matters and suggested adding "unprofessional behavior" as an additional basis for removal under the ordinance. She stated that the City's previous ordinance allowed removal for any reason and that, while the proposed ordinance appropriately narrows and clarifies the grounds for removal, the Council should preserve sufficient discretion to address unforeseen circumstances. She proposed amending the ordinance to include "unprofessional behavior" within the applicable removal provision and asked whether there were any comments regarding that suggestion.

City Attorney Loose agreed that adding "unprofessional behavior" as a basis for removal was reasonable. He explained that staff had considered broader language during the drafting process but felt the proposed wording would better communicate expectations to Planning Commission members while still providing the Council with sufficient flexibility. He noted that including unprofessional behavior would allow the Council to address conduct that may not rise to the level of insubordination but would nevertheless be inappropriate for a public official, such as disruptive or confrontational behavior during meetings. He stated that the proposed language helps establish clear standards of conduct for commissioners while preserving the Council's ability to respond to problematic situations. He added that such issues had not occurred during his tenure with the City but acknowledged the value of having appropriate provisions in place should they ever become necessary.

Council Member Shelton motioned to approve Ordinance 2026-11, Amending Chapters 17.16.010 (Planning Commission), and 17.18.030.010 (General Use Regulations) of the South Jordan City Municipal Code to comply with changes in State Legislation with an amendment to the proposed Section 17.16.010 D. 2. F. adding "Unprofessional Behavior". Council Member Harris seconded the motion.

Roll Call Vote

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member McGuire - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0 in favor.

- I.2. Zoning Ordinance 2026-04-Z, Rezoning property located at 10981 S Temple Drive from A-1 (Agricultural to R-2.5 (Single-Family Residential) Zone. Zerin Dixon Brewer (Applicant). (By Planner II, Miguel Aguilera)

Planner II Miguel Aguilera reviewed prepared presentation (Attachment B). He explained the request is to rezone approximately 0.87 acres located at 10981 South Temple Drive from A-1 Agricultural to R-2.5 Single-Family Residential. He explained that the property is currently nonconforming under the existing agricultural zoning because it is less than one acre in size. The proposed zoning would be consistent with surrounding residential development and would allow the property to be divided into a maximum of two residential lots.

Applicant Zerin Brewer stated that the proposed rezone would allow for the creation of an additional residential lot while remaining compatible with the surrounding neighborhood. He explained that access and easement issues would be addressed through a future subdivision process if the rezone were approved.

Mayor Pro Tempore Zander asked Mr. Brewer if he currently resided in the home facing Temple Drive. Applicant Brewer responded that he owns the property but does not live there and currently rents the home to tenants. Mayor Pro Tempore Zander then asked about the applicant's plans if the requested rezoning and lot division were approved. Applicant Brewer explained that he intends to

create one additional lot and construct a single home on the newly created one-third-acre parcel. When asked about access to the proposed lot, Mr. Brewer stated that access would be provided from Cody Circle. He explained that there is an existing private lane extending from that area and that he is working with legal counsel to verify that easements established as part of earlier subdivisions also apply to his property. He noted that the current request is limited to rezoning the property from agricultural zoning to R-2.5 and that any subdivision proposal would be pursued separately if the rezoning is approved.

Mayor Pro Tempore Zander opened the public hearing for Zoning Ordinance 2026-04-Z. There were no comments. Mayor Pro Tempore Zander closed the public hearing.

Council Members indicated that the request was consistent with surrounding development and appeared reasonable.

Council Member Harris motioned to approve Zoning Ordinance 2026-04-Z, Rezoning property located at 10981 S Temple Drive from A-1 (Agricultural to R-2.5 (Single-Family Residential) Zone. Zerine Dixon Brewer (Applicant). Council Member Johnson seconded the motion.

Roll Call Vote

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

The motion passed with a vote of 5-0 in favor.

J. Staff Reports and Calendaring Items:

Assistant City Manager Jason Rasmussen reminded the Council and the public that the city's Memorial Day program would be held on Memorial Day at 11:30 a.m. at the city cemetery and encouraged attendance. He also noted that Summerfest would take place the following weekend, during the first weekend of June, and expressed appreciation for the community's participation and support for the event.

Council Member Johnson motioned to adjourn the May 19, 2026 City Council Meeting. Council Member Harris seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The May 19, 2026 City Council Meeting adjourned at 7:17 p.m.

RESOLUTION R2026 – 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, INCREASING THE AMOUNT OF CITY PORTION OF EMPLOYER “PICK-UP” OF PUBLIC SAFETY EMPLOYEE RETIREMENT CONTRIBUTIONS.

WHEREAS, Utah Code Ann. §49-23-301(2)(c) and Internal Revenue Code § 414(h)(2) allow the City of South Jordan as the employer to “pick-up” part of employee’s contribution to qualifying retirement plan; and

WHEREAS, pursuant to Resolution R2024-37 (attached hereto), the South Jordan City Council elected to exercise the “pick-up” option at the then allowed rate of 4.73% of compensation for each employee for only the Police Department Employees and maintain the 2.59% rate for Fire Department Employees; and

WHEREAS, the allowed rate of 4.73% was increased by Utah Retirement Systems to 5.98% which would not go into effect for City employees unless the City Council elects to increase the City’s contribution; and

WHEREAS, the increase from 4.73% to 5.98% shall be for Police and increase from 2.59% to 5.98% for Fire Department employees; and

WHEREAS, the South Jordan City Council finds it in the best interest of the City to increase the City’s contribution of the allowed “pick-up” to 5.98% of compensation for each eligible employee.

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

SECTION 1. Approval of Contribution Increase. Beginning July 1, 2026, the City of South Jordan shall prospectively “pick-up” and pay required employee contributions for all eligible City employees who are participating members in the Tier II Hybrid and Defined Contribution Plan, under the New Public Safety Tier II Contributory Retirement Act, Subject to a maximum of 5.98% of compensation for each employee.

SECTION 2. Acknowledgment of City of South Jordan Resolution R2024-37. All other provisions of Resolution R2024-25 remain unchanged.

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

<< SIGNATURES ON FOLLOWING PAGE >>

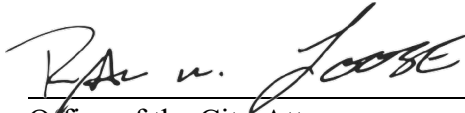
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 16th DAY OF JUNE, 2026 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

RESOLUTION R2024 – 37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, INCREASING THE AMOUNT OF CITY PORTION OF EMPLOYER “PICK-UP” OF PUBLIC SAFETY EMPLOYEE RETIREMENT CONTRIBUTIONS.

WHEREAS, Utah Code Ann. §49-23-301 and Internal Revenue Code § 414(h)(2) allow the City of South Jordan as the employer to “pick-up” part of employee’s contribution to qualifying retirement plan; and

WHEREAS, pursuant to Resolution R2022-30 (attached hereto), the South Jordan City Council elected to exercise the “pick-up” option at the then allowed rate of 2.59% of compensation for each employee; and

WHEREAS, the allowed rate of 2.59% was increased by Utah Retirement Systems to 4.73%, which would not go into effect for City employees unless the City Council elects to increase the City’s contribution; and

WHEREAS, the increase from 2.59% to 4.73% shall be for Police Department employees only; and

WHEREAS, the South Jordan City Council finds it in the best interest of the City to increase the City’s contribution of the allowed “pick-up” to 4.73% of compensation for each eligible employee.

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

SECTION 1. Approval of Contribution Increase. Beginning July 1, 2024, the City of South Jordan shall prospectively “pick-up” and pay required employee contributions for all eligible City employees who are participating members in the Tier II Hybrid and Defined Contribution Plan, under the New Public Safety Tier II Contributory Retirement Act, Subject to a maximum of 4.73% of compensation for each employee.

SECTION 2. Acknowledgment of City of South Jordan Resolution R2024-37. All other provisions of Resolution R2022-30 remain unchanged.

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

<< SIGNATURES ON FOLLOWING PAGE >>

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 18 DAY OF June, 2024 BY THE FOLLOWING VOTE:

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

Mayor: *Dawn R. Ramsey*
Dawn R. Ramsey

Attest: *Anna Crookston*
City Recorder

Approved as to form:

R.A. v. Loose
Office of the City Attorney





Utah Retirement Systems
 PO Box 1590
 Salt Lake City, UT 84110-1590
 801-366-7318 | 800-753-7318
 www.urs.org

Item H.1.

Employer Election To Pick-Up Member Contributions Tier 2 Public Safety and Firefighter

Instructions:

1. This form is designed to notify Utah Retirement Systems (URS) of an Employer’s formal election to “pick-up” retirement contributions.
2. This form and accompanying documentation must be returned to URS for processing.
3. A pick-up election is subject to federal law, resulting in tax and legal consequences, including limitations about the ability to modify or revoke the election. For information regarding employer pick-up contributions, please refer to federal law and guidance, including Internal Revenue Code Section 414 and IRS Revenue Ruling 2006-43.
4. An Employer should consult its legal, financial, and tax advisors if it has any questions concerning the consequences of Member contribution “pick-ups” and submitting this form.

SECTION A » EMPLOYER INFORMATION

Employer Name	Employer Number	Date
City of South Jordan	476	6/18/2024
Desired Effective Date: <u>7/1/2024</u> (The effective date must be after the date that the pick-up election was formally adopted as provided in the attached documentation.)		

SECTION B » PICK-UP AMOUNT(S)

The above-named Employer certifies that it has taken formal action to provide that the contributions on behalf of its covered employees in the following URS System, although designated as employee contributions, will be paid by the employer in lieu of employee contributions. (Please check the box and fill in the portion of employee contributions picked-up for each class of employees below. For example, mark “ALL” for a pick-up of all employee contributions for that system or a percentage of salary for a pick-up of a portion of employee contributions.)

Please also attach written documentation to this form that provides evidence that the Employer formally elected to prospectively pick-up specified employee contributions. (For example, ordinance, resolution, governing body meeting minutes, etc.)

Note: If you are picking-up contributions for both public safety and firefighter employees, check both boxes

- Tier 2 Public Safety and Firefighter Contributory Retirement System, with the following pick-up election that will be paid by the Employer in lieu of employee contributions for members serving as a **Public Safety Officer**:
 - ALL _____; **OR**
 - 4.73 % of salary.

- Tier 2 Public Safety and Firefighter Contributory Retirement System, with the following pick-up election that will be paid by the Employer in lieu of employee contributions for members serving as a **Firefighter**:
 - ALL _____; **OR**
 - 2.59 % of salary.

SECTION C » CERTIFICATION AND SIGNATURE

- I acknowledge and certify the following:
- I represent and have the authority to sign and submit this form on behalf of the participating employer;
 - That Employer has taken all appropriate and necessary actions to make a formal Employer pick-up regarding employee contributions on behalf of its employees;
 - The election to pay for the Employee contributions shall constitute an Employer pick-up of designated contributions pursuant to Internal Revenue Code Section 414;
 - From and after the date of the pick-up election, an Employee may not: 1) have a cash or deferred election right with respect to designated Employee contributions; 2) be permitted to opt out of the pick-up; or 3) have the option of choosing to receive or receiving the contributed amounts directly instead of having them paid by the Employer to the specified system/plan;
 - In order for contributions to be considered paid by the employer, and therefore not subject to Social Security and Medicare tax (FICA), the Employer contributions: 1) Must be mandatory for all Employees covered by the retirement system; and 2) Must be a salary supplement and not a salary reduction—In other words, the Employer must not reduce employee salary to offset the amount designated as employee contributions;
 - Future modifications to this Employer election may be disallowed or limited;
 - The election authorized to be taken by the foregoing is not contrary to any governing provisions of the Employer;
 - I understand that URS is not providing the Employer legal, financial, or tax advice relating to making a “pick-up” election or submitting this form; and
 - The information provided on this form and attached documentation is correct and can be relied upon by URS.

Printed Name of Employer Representative (Binding Official)	Signature of Binding Official	Title
Teresa Cook	<i>Teresa Cook</i>	Director of Human Resources

RESOLUTION R2026 - 12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FY 2025-26 BUDGET FOR SOUTH JORDAN CITY. THE APPROPRIATION AUTHORITY SHALL APPLY TO THE FISCAL YEAR ENDING JUNE 30, 2026.

WHEREAS, the City Council wishes to amend the FY 2025-26 budget to reflect actual revenues and expenditures for activities that have occurred during the course of the year; and

WHEREAS, funding for the appropriations include various revenue sources and fund balances; and

WHEREAS, a public hearing to consider the appropriation has been noticed and held and all interested persons were heard, for or against the appropriation; and

WHEREAS, the City Council finds this action in the best interest of the public’s health, safety, and general welfare.

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

SECTION 1. Budget Amendment. The FY 2025-26 budget is hereby amended as reflected in Exhibit “A” (attached).

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

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 16TH DAY OF JUNE, 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

City of South Jordan
State of Utah

Fiscal Year
2025-2026

Final Amended Budget



Item I.1.

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2025-2026 Final Amended Budget

ii

City of South Jordan, Utah

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Elected and Appointed Officials

Elected Officials:



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

Appointed Officials:

- Dustin Lewis City Manager
- Ryan Loose City Attorney
- Michael Boehm Municipal Court Judge
- Sunil K. Naidu Chief Financial Officer/Budget Officer
- Chip Dawson City Treasurer
- Anna Crookston..... City Recorder

Budget Letter

To the Mayor and Members of the City Council

The final amended budget for the fiscal year 2025-2026 has been prepared and hereby submitted for review and adoption. The final amended budget documents the various proposed changes made to the original budget. These changes are summarized below:

GENERAL FUND

Revenues and Expenditures:

During the 2025-2026 fiscal year, General Fund revenues and related expenditures were adjusted to reflect the increased cost of services provided as summarized in the table below:

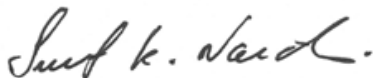
Line Item Changes	Expenditures	Revenues
Gale Center ZAP Grant	1,500	
Seniors Creative Aging Grant	1,800	
America250 Grant	2,700	
<i>Intergovernmental Revenues</i>		6,000
SWAT School	4,000	
<i>Charges for Services</i>		4,000
Police Overtime Reimbursements	416,692	
Fire Overtime Reimbursements	144,394	
K-9 Donation	5,000	
Senior Meal Program Donation	2,500	
<i>Miscellaneous Revenue</i>		568,586
Total Changes to General Fund Revenues & Expenditures	578,586	578,586

The net effect of all the above changes resulted in an increase of total General Fund budget by \$578,586.

Acknowledgement

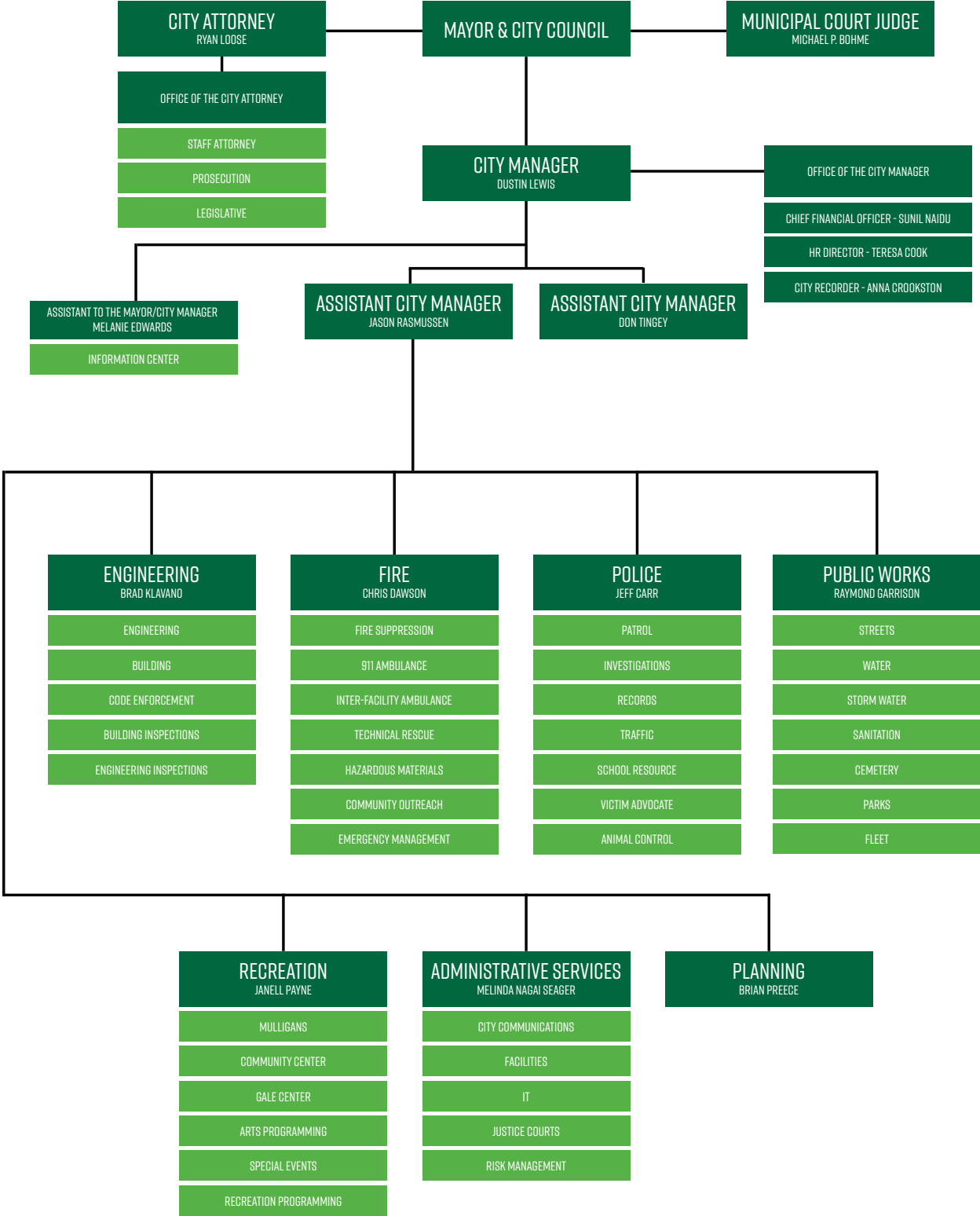
The preparation of the final amended budget on a timely basis could not have been accomplished without the dedication and efforts of the Finance Department staff, as well as the accountability and oversight of City staff for City resources.

Respectfully submitted,



Sunil K. Naidu
CFO/Budget Officer

Organization Chart



General Fund Summary

	Adopted Budget FY 25-26	Jul-Jun Adjustments	Final Budget FY 25-26
REVENUES			
Sales Taxes	\$25,640,439	\$0	\$25,640,439
Property Taxes	17,153,345	0	17,153,345
Franchise Taxes	6,262,707	0	6,262,707
Transient Room Tax	200,000	0	200,000
Cable TV Fees	405,000	0	405,000
Motor Vehicle Fees	810,000	0	810,000
Penalties & Interest	10,000	0	10,000
Licenses & Permits	2,464,729	0	2,464,729
Intergovernmental Revenues	518,000	6,000	524,000
Administration Fees	5,649,042	0	5,649,042
Charges for Services	3,458,900	4,000	3,462,900
Recreation Revenues	202,650	0	202,650
Fines and Forfeitures	480,000	0	480,000
Miscellaneous Revenue	4,606,898	568,586	5,175,484
Total General Fund Revenue	67,861,710	578,586	68,440,296
TRANSFERS IN AND USE OF FUND BALANCE			
Transfers In	1,375,000	0	1,375,000
Use of Fund Balance	607,842	0	607,842
Total Transfers In and Use of Fund Balance	1,982,842	0	1,982,842
Total Rev, Trans in, and Use of Fund Balance	69,844,552	578,586	70,423,138
EXPENDITURES			
Wages and Benefits	53,626,481	561,086	54,187,567
Operating Expenditures	12,816,743	(77,500)	12,739,243
Total General Fund Expenditures	66,443,224	483,586	66,926,810
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE			
Transfers Out	3,401,328	95,000	3,496,328
Contribution to Fund Balance	0	0	0
Total Transfers Out and Contribution to Fund Balance	3,401,328	95,000	3,496,328
Total Exp, Trans Out, and Cont to Fund Balance	69,844,552	578,586	70,423,138

Notes to the General Fund Summary

Intergovernmental - \$1,500 ZAP Grant / \$1,800 Creative Aging Grant / \$2,700 America250 Grant

Charges for Services - \$4,000 SWAT School Revenue

Miscellaneous - \$416,692 Police Overtime Reimb. / \$144,394 Fire Overtime Reimb. / \$5,000 K-9 Donation / \$2,500

Senior Meal Program Donation

General Fund

The General Fund is the City of South Jordan's primary operating fund. It accounts for all financial resources of the general government except for those required to be accounted for in other funds. The services provided by General Fund departments are primarily paid for through property and sales taxes.

Office of the City Manager

Executive

South Jordan operates under a Manager form of Government, by Ordinance, and is a City of the second class. It is governed by a six member Council comprised of five elected Council Members and elected Mayor. The City Manager is hired by the Mayor and Council to manage all day to day operations of the City. The City Manager is the Chief Administrative Officer (CAO) of the City. The Executive Department budget is the City Manager and Mayor's budget.

Administrative Services

Court

The Justice Court Judge exercises authority over matters within the court's jurisdiction and conducts proceedings, hearings and trials. The Justice Court staff supports the administration of justice by handling all public inquiries, maintaining files and permanent records.

Recreation

Gale Center

The Gale Center division provides preservation and education of South Jordan City and local history. Programs include educational lectures and art series, as well as hands-on exhibits and display space for historical museum items, artwork, and educational exhibits.

Seniors

The Senior division provides programs for Seniors at the Community Center. The Community Center also hosts other community programs and meeting space for both public and private events. The Community Center is "home base" for the South Jordan Youth Council.

Fire

Fire

As leaders in fire, rescue, and pre-hospital emergency medicine the South Jordan Fire Department provides innovative, high-quality, and efficient service with unwavering professionalism and reliability. Operating out of four stations, calls range from structure fires and emergency medical calls to specialized hazardous materials and technical rescue calls, as well as, inter-facility transfers between the South Jordan Health Center and the main University of Utah campus in Salt Lake City.

General Fund

Police

Police

The Police Department is fully dedicated to providing an environment of safety, security, confidence, and well-being for all citizens who reside, conduct business, recreate or travel through or within the community. Police services are rendered with an emphasis on best practices and ongoing officer training in areas such as preservation of human life, crime prevention, criminal investigation and prosecution, traffic management, data collection and maintenance, public education, fiscal prudence, and creative problem solving. The Police Department also houses and provides administrative support for the Animal Control division.

Public Works

Facilities

The Facilities division provides preventative and routine maintenance as well as custodial services to all city owned facilities. They also evaluate utility related equipment to effectively conserve power or natural gas costs.

General Fund, All Departments

	Adopted Budget FY 25-26	Jul-Jun Adjustments	Final Budget FY 25-26
<u>Office of the City Manager</u>			
Executive			
Wages and Benefits	1,608,117	0	1,608,117
Operating Expenditures	375,808	2,700	378,508
Total Executive	1,983,295	2,700	1,986,625
\$2,700 grant for America250			
<u>Administrative Services</u>			
Court			
Wages and Benefits	608,419	0	608,419
Operating Expenditures	148,593	(40,000)	108,593
Total Court	757,012	(40,000)	717,012
\$40,000 transferred to CIP for Community Center A/C Replacement			
<u>Recreation</u>			
Gale Center			
Operating Expenditures	45,582	1,500	47,082
Total Gale Center	45,582	1,500	47,082
\$1,500 Additional ZAP Grant Revenue			
Seniors			
Wages and Benefits	308,741	0	308,741
Operating Expenditures	75,260	4,300	79,560
Total Seniors	384,001	4,300	388,301
\$1,800 Creative Aging Grant / \$2,500 Meal Program Donation			
<u>Fire</u>			
Fire			
Wages and Benefits	12,423,270	144,395	12,567,665
Operating Expenditures	1,192,023	0	1,192,023
Total Fire	13,615,293	144,395	13,759,688
\$144,395 overtime reimbursements			

General Fund, All Departments

	Adopted Budget FY 25-26	Jul-Jun Adjustments	Final Budget FY 25-26
Police			
Police			
Wages and Benefits	13,682,020	416,692	14,098,712
Operating Expenditures	1,831,928	9,000	1,840,928
Total Police	15,513,948	425,692	15,939,640
\$416,692 overtime reimbursements / \$5,000 K-9 donation / \$4,000 SWAT School revenue			
Public Works			
Facilities			
Wages and Benefits	904,988	0	904,988
Operating Expenditures	716,906	(55,000)	661,906
Total Facilities	1,621,894	(55,000)	1,566,894
\$55,000 transferred to CIP for Community Center A/C replacement			
Total General Fund All Departments	66,443,224	483,586	66,926,810

Special Revenue Fund

South Jordan's special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes. South Jordan currently maintains five special revenue funds.

Community Development Block Grant (CDBG)

The City administers Community Development Block Grant (CDBG) Funds received from the U.S. Department of Housing and Urban Development (HUD). With the population reported by the Census, the City became eligible to receive CDBG funds directly from HUD. Annual funds received are determined by a formula which accounts for such things as total population, growth and poverty.

Special Revenue, CDBG

	Adopted Budget FY 25-26	Jul-Jun Adjustments	Final Budget FY 25-26
Revenues			
CDBG Grant	\$220,000	\$33,648	\$253,648
Total Revenues	220,000	33,648	253,648
Transfer From Other Funds			
Use of Fund Balance	162,911	0	162,911
Total Trans From Other Funds	162,911	0	162,911
Total Revenues and Transfers	382,911	33,648	416,559
Operating Expenditures			
Public Facilities	297,859	0	297,859
The Road Home	5,000	0	5,000
South Valley Sanctuary	14,000	0	14,000
Legal Aid Society of Utah	9,500	0	9,500
Habitat for Humanity	0	30,000	30,000
Community Health Clinic	9,500	0	9,500
Administrative Charges	47,052	3,648	50,700
Total Operating Expenditures	382,911	33,648	416,559
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	0	0	0
Total Expenditures	382,911	33,648	416,559

Notes to CDBG Fund

\$33,648 Subrecipient Grants Allocation

Enterprise Fund

South Jordan's special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes. South Jordan currently maintains five special revenue funds.

Water

The City administers Community Development Block Grant (CDBG) Funds received from the U.S. Department of Housing and Urban Development (HUD). With the population reported by the Census, the City became eligible to receive CDBG funds directly from HUD. Annual funds received are determined by a formula which accounts for such things as total population, growth and poverty.

Water CIP

This fund is used to record the receipt of impact fees, transfers from, and other resources of revenue to be used for major water capital acquisition and construction projects. The fund is also used to account for the expenditure of funds towards these projects.

Enterprise Fund, Water

	Adopted Budget FY 25-26	Jul-Jun Adjustments	Final Budget FY 25-26
Revenues			
Water Sales - Base Rate	\$10,384,608	\$0	\$10,384,608
Water Sales - Consumption	12,705,964	0	12,705,964
Finance Charges	226,179	0	226,179
Investment Earnings	232,288	0	232,288
Water Meter Sets	207,000	0	207,000
Commercial/Landscape Meters	15,000	0	15,000
Sale of Capital Assets	170,000	0	170,000
Miscellaneous Revenue	0	801,923	801,923
Total Revenues	23,941,039	801,923	24,742,962
Transfer From Other Funds			
Transfer from Water CIP	1,400,000	0	1,400,000
Use of Fund Balance	63,720	167,500	231,220
Total Trans From Other Funds	1,463,720	167,500	1,631,220
Total Revenues and Transfers	25,404,759	969,423	26,374,182
Operating Expenditures			
Wages and Benefits	2,775,404	0	2,775,404
Operating Expenditures	16,565,840	738,203	17,304,043
Capital Expenditures	717,000	0	717,000
Total Operating Expenditures	20,058,244	738,203	20,796,447
Transfers Out			
Transfer to Water CIP	2,455,000	231,220	2,686,220
Contribution to Fund Balance	2,891,515	0	2,891,515
Total Transfers Out	5,346,515	231,220	5,577,735
Total Expenditures	25,404,759	969,423	26,374,182

Notes to Water Fund

\$801,923 Water Conservation Grant (State Reimbursement Grant)

\$167,500 Water Annex

Enterprise Fund, Water CIP

	Adopted Budget FY 25-26	Jul-Jun Adjustments	Final Budget FY 25-26
Revenues			
Water Impact Fees	\$350,000	\$0	\$350,000
Donations and Reimbursements	0	430,306	430,306
Total Revenues	350,000	430,306	780,306
Transfer From Other Funds			
Transfer from Water Operations	2,455,000	231,220	2,686,220
Water Impact Fee Use of Fund Balance	78,755	0	78,755
Use of Fund Balance	17,435,055	0	17,435,055
Total Trans From Other Funds	19,968,810	231,220	20,200,030
Total Revenues and Transfers	20,318,810	661,526	20,980,336
Operating Expenditures			
Water Projects	18,288,736	661,526	18,950,262
Secondary Water Projects	280,074	0	280,074
Total Operating Expenditures	18,568,810	661,526	19,230,336
Transfers Out			
Transfer to Water Operating Fund	1,400,000	0	1,400,000
Contribution to Fund Balance Impact Fees	350,000	0	350,000
Contribution to Fund Balance	0	0	0
Total Transfers Out	1,750,000	0	1,750,000
Total Expenditures	20,318,810	661,526	20,980,336

Notes to Water Fund

\$430,306 Transite Reimbursement (Jordan Basin Improvement)

Transfer from Water - \$2,000 Water Master Plan Update / \$61,720 Town Meadows Drive connection / \$167,500 Water Annex

Capital Projects Fund

Capital Projects funds are used to track the acquisition and construction of major projects as well as large equipment purchases. The City maintains three capital project funds.

Capital Projects

This fund is used to record the receipt of impact fees, transfers from, and other resources of revenue to be used for major capital acquisition and construction projects. The fund is also used to account for the expenditure of funds towards these projects. This fund is split into Infrastructure Maintenance and Operations & Maintenance.

Capital Projects, Infrastructure Maintenance

	Adopted Budget FY 25-26	Jul-Jun Adjustments	Final Budget FY 25-26
Revenues			
Road Impact Fees	\$450,000	\$0	\$450,000
Park Impact Fees	250,000	0	250,000
Storm Drain Impact Fees	150,000	0	150,000
Fire Impact Fees	100,000	0	100,000
Police Impact Fees	75,000	0	75,000
Local Transit Tax	2,300,694	0	2,300,694
Class C Road Funds	4,372,510	0	4,372,510
Investment Earnings	130,000	0	130,000
Other Donations/Reimbursements	0	2,233,032	2,233,032
Total Revenues	7,828,204	2,233,032	10,061,236
Transfer From Other Funds			
Transfer from Gen Local Transit	0	5,000	5,000
Transfer from Sanitation	730,000	0	730,000
Transfer from Storm Impact Fees	0	401,206	401,206
Park Impact Fee Use of Fund Balance	288,847	0	288,847
Storm Drain Impact Fee Use of Fund Balance	177,205	401,206	578,411
Road Impact Fee Use of Fund Balance	642,403	0	642,403
Fire Impact Fee Use of Fund Balance	65,000	0	65,000
Police Impact Fee Use of Fund Balance	60,000	0	60,000
Gen Local Transit Use of Fund Balance	3,750,556	5,000	3,755,556
Class C Road Funds Use of Fund Balance	634,993	0	634,993
Use of Fund Balance	15,000,644	0	15,000,644
Total Trans From Other Funds	21,349,648	812,412	22,162,060
Total Revenues and Transfers	29,177,852	3,045,444	32,223,296
Project Expenditures (By Funding Source)			
General Projects	459,483	0	459,483
Parks Projects	453,847	0	453,847
Transportation Projects	8,468,501	2,171,817	10,640,318
Class C Projects	3,691,993	0	3,691,993
Facilities Projects	784,534	0	784,534
Storm Drain Projects	3,209,633	(50,000)	3,159,633
Total Project Expenditures	17,067,991	2,121,817	19,189,808

Capital Projects, Infrastructure Maintenance

	Adopted Budget FY 25-26	Jul-Jun Adjustments	Final Budget FY 25-26
Transfers Out			
Transfer to General Fund	1,100,000	0	1,100,000
Transfer to General Debt Service Fund	469,710	0	469,710
Transfer to Gen Local Transit	0	5,000	5,000
Transfer to Capital Equipment	6,755,512	0	6,755,512
Transfer to General CIP	0	401,206	401,206
Transfer to CP Bond Proceeds	1,753,435	0	1,753,435
Transfer to General CIP Maint	835,000	116,215	951,215
Contribution to Fund Balance Gen Local Transit	500,694	0	500,694
Contribution to Fund Balance Class C Road Funds	215,510	0	215,510
Contribution to Fund Balance Impact Fees	480,000	0	480,000
Contribution to Fund Balance	0	401,206	401,206
Total Transfers Out	12,109,861	923,627	13,033,488
Total Expenditures	29,177,852	3,045,444	32,223,296

Notes to Capital Projects Fund

Other Donations/Reimbursements - \$453,082 Bangerter Sound Wall Reimbursement (UDOT) / \$6,400 Traffic Study (Almond Dental) / \$189,500 Riverfront Parkway (Salt Lake County Preservation) / \$1,533,082 Bingham Rim Road (HB488) / \$50,968 Jordan River Pedestrian Bridge Environment Study (Altitude Developer)
 Transfers In - \$5,000 Jordan Gateway Median / \$401,206 Storm Impact Fee Reimbursement

Capital Projects, Maintenance & Operations

	Adopted Budget FY 25-26	Jul-Jun Adjustments	Final Budget FY 25-26
Revenues			
Other Grants/Donations	\$0	\$0	\$0
Total Revenues	0	0	0
Transfer From Other Funds			
Transfer from General Fund	0	95,000	95,000
Transfer from CDA	1,000,000	0	1,000,000
Transfer from General CIP	835,000	116,215	951,215
Use of Fund Balance	2,930,412	0	2,930,412
Total Trans From Other Funds	4,765,412	211,215	4,976,627
Total Revenues and Transfers	4,765,412	211,215	4,976,627
Operating Expenditures			
Transportation Projects	2,456,500	0	2,456,500
Parks Projects	717,987	0	717,987
Facilities Projects	302,693	211,215	513,908
Storm Drain Projects	1,000,000	0	1,000,000
Miscellaneous Projects	288,232	0	288,232
Total Operating Expenditures	4,765,412	211,215	4,976,627
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	0	0	0
Total Expenditures	4,765,412	211,215	4,976,627

Notes to Water Fund

\$211,215 Community Center A/C Replacement

City of South Jordan

1600 W. Towne Center Drive • South Jordan, UT 84095
Tel: (801) 254-3742 • Fax: (801) 253-5250
www.sjc.utah.gov



SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: JUNE 16, 2026

FILE OVERVIEW

Item Name	The Reserve Residential Rezone
Address	9585 S Temple Drive & 9633 South Temple Drive
File Number	PLZBA202600048
Applicant	Derek Rindlisbacher
Property Owner	LUDWIG S & MARTHA M BLAIMER FAMILY TRUST & AMY GONZALES REVOCABLE TRUST
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	12.94 Acres
Recorded Subdivision	Unplatted Land
Current Zone	A-5 (Agriculture 5 Acres) & R-2.5 (Single-Family)
Proposed Zone	R-2.5 (Single-Family Residential 2.5 du/a)
Current Land Use	Stable Neighborhood (SN)
Property to the North	Zone A-5, Current Land Use (SN)
Property to the East	Zone R-1.8, Current Land Use (SN)
Property to the South	Zone R-1.8, Current Land Use (SN)
Property to the West	Zone R-2.5 & Zone R-3, Current Land Use (SN)

ITEM SUMMARY

The applicant is requesting the City approve a rezone to change the zoning of two properties from agriculture to single-family residential. Their application includes a proposed new subdivision concept. Staff is recommending approval of the application.



TIMELINE

- **March 19, 2026** the applicant submitted a complete rezone application to Staff for review. The application was revised a total of 1 time to address all staff comments.
- **April 28, 2026**, the Planning Commission voted to recommended approval of the application.

REPORT ANALYSIS

Summary: Located at approximately 9633 S. Temple Drive, the subject area comprises two parcels (27-11-101-064 and 27-11-101-065) with a total 12.94 acres. Both properties currently have split-zoning designations of Agricultural (A-5) and Single-Family Residential (R-2.5). This zoning configuration is uncommon but likely a is the result of property line adjustments that diverged from established zoning boundaries.

Concept: The applicant has submitted a concept plan for a 32-lot residential subdivision, yielding a gross density of approximately 2.47 units per acre. Access to the development is proposed via two new residential streets connecting to 1300 West. The plan includes an emergency access link on the north side and terminates the internal streets in stubs at the northern property line for future integration with adjacent developments.

Uses Summary:

Uses allowed in both [A-5] and [R-2.5]:

- Neighborhood residential facility
- Single-family, detached
- Community services*
- Public safety*
- Religious assembly and worship*
- Elementary/secondary education*
- Telecommunication facility *
- Utility services
- Daycare

Uses allowed in [A-5] that are prohibited in [R-2.5]:

- Animal Husbandry
- Horticulture
- Plant Nursery*
- Public Agriculture Facility*
- Energy conversion (only with conditional use permit)

Uses allowed in [R-2.5] that are prohibited in [A-5]:

- None

Space Limits Comparison:

- Minimum Lot Size: A-5: 5 acres. R-2.5: 12,000 sq. ft.
- Maximum Density: A-5: One single family primary dwelling per parcel. R-2.5: 2.5 du/a.
- Minimum Lot Width: A-5: 100'. R-2.5: 90'.
- Maximum building coverage: A-5: 20%. R-2.5: 40%.
- Front Setback: A-5: 30'. R-2.5: 25'.
- Rear Setback (interior): A-5: 25'. R-2.5: 25'.
- Rear Setback (corner): A-5: 10'. R-2.5: 10'.
- Side Setback (interior): A-5: 10'. R-2.5: 10'.
- Side Setback (corner): A-5: 25'. R-2.5: 25'.
- Maximum Height: A-5: 35'. R-2.5: 35'.

FINDINGS AND RECOMMENDATION

General Plan Conformance

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

- LIVE GOAL 3: Facilitate the growth of new, safe, and well-planned neighborhoods within the City

Strategic Priorities Conformance:

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

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

Findings:

- There is no development agreement associated with this application.
- Both subject properties are already partly zoned R-2.5. This application would clean up the split-zoning allowing the zone to be consistent across both properties and consistent with the residential neighborhood to the west.
- The concept proposes a 32-lot subdivision with new residential streets connected to Temple Drive.
- The proposed gross density with the proposed 32 lots on 12.94 acres is approximately 2.47 units/acre. This is nearly at the maximum 2.5 units/acre and no additional lots would be permitted in the subdivision.

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:

Final Decision

Scope of Decision:

This is a legislative item. The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

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

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

Motion Ready:

I move that the City Council approves of:

1. Ordinance 2026-05-Z, The Reserve Residential Rezone, rezoning property from Agriculture Minimum 5 Acres (A-5) to Single-Family Residential 2.5 units/acre (R-2.5).

Alternatives:

1. Approve with conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Notice Aerial Map
4. Attachment D, Existing Site Pictures
5. Attachment E, Concept Plan
6. Ordinance 2026-05-Z
 - a. Exhibit A

ORDINANCE NO. 2026-05-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 9585 S TEMPLE DRIVE AND 9633 S TEMPLE DRIVE FROM A-5 (AGRICULTURE) TO R-2.5 (SINGLE-FAMILY RESIDENTIAL) ZONE. DEREK RINDLISBACHER (APPLICANT).

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

WHEREAS, the Applicant, Derek Rindlisbacher, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A**; and

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

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

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

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

SECTION 1. Rezone. The property described in Application PLZBA202600048 filed by Derek Rindlisbacher, located at 9585 S Temple Drive & 9633 S Temple Drive, are hereby reclassified from the A-5 (Agricultural) Zone to the R-2.5 (Single-Family Residential) Zone, on property described in the attached **Exhibit A**.

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

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

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

[SIGNATURE PAGE FOLLOWS]

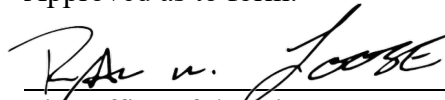
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

	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:



The Office of the City Attorney

EXHIBIT A

(Property Description)

A-5 to R-2.5 Zone**Parcel: 27-11-101-064**

BEG S 00°03'45" E 1056.25 FT & E 40 FT FR NW COR SEC 11, T3S, R1W, SLM; S 00°03'45] E 385.28 FT; E 285.05 FT; N 57°59'41] E 28.85 FT; N 16°33'32] E 78.25 FT; E 151.01 FT; NE'LY ALG A 125 FT RADIUS CURVE TO L 89.15 FT; N 77°34'07] E 77.69 FT; N 86°21'22] E 225.77 FT; N 35°51'08] E 107.72 FT; N 07°02'03] E 147.26 FT; W 947.93 FT TO BEG. 6.47 AC. 9458-2058 9458-2059 09630-6520

Parcel: 27-11-101-065

BEG S 00°03'45] E 1056.25 FT & E 40 FT & S 00°03'45] E 385.28 FT FR NW COR SEC 11, T3S, R1W, SLM; E 285.65 FT; N 57°59'41] E 28.85 FT; N 16°33'32] E 78.25 FT; E 151.01 FT; NE'LY ALG A 125 FT RADIUS CURVE TO L 89.15 FT; N 77°34'07] E 77.69 FT; N 86°21'22] E 225.77 FT; N 35°51'08] E 107.72 FT; N 07°02'03] E 147.26 FT; E 238.38 FT; S 00°39'24] W 180.65 FT; S 63°30'00] W 1322.13 FT; N 00°03'45] W 385.28 FT TO BEG. 6.46 AC. 9458-2058 9593-2919 10192-4643 10192-4645

Attachment A

The Reserve Rezone Location

Item I.2.

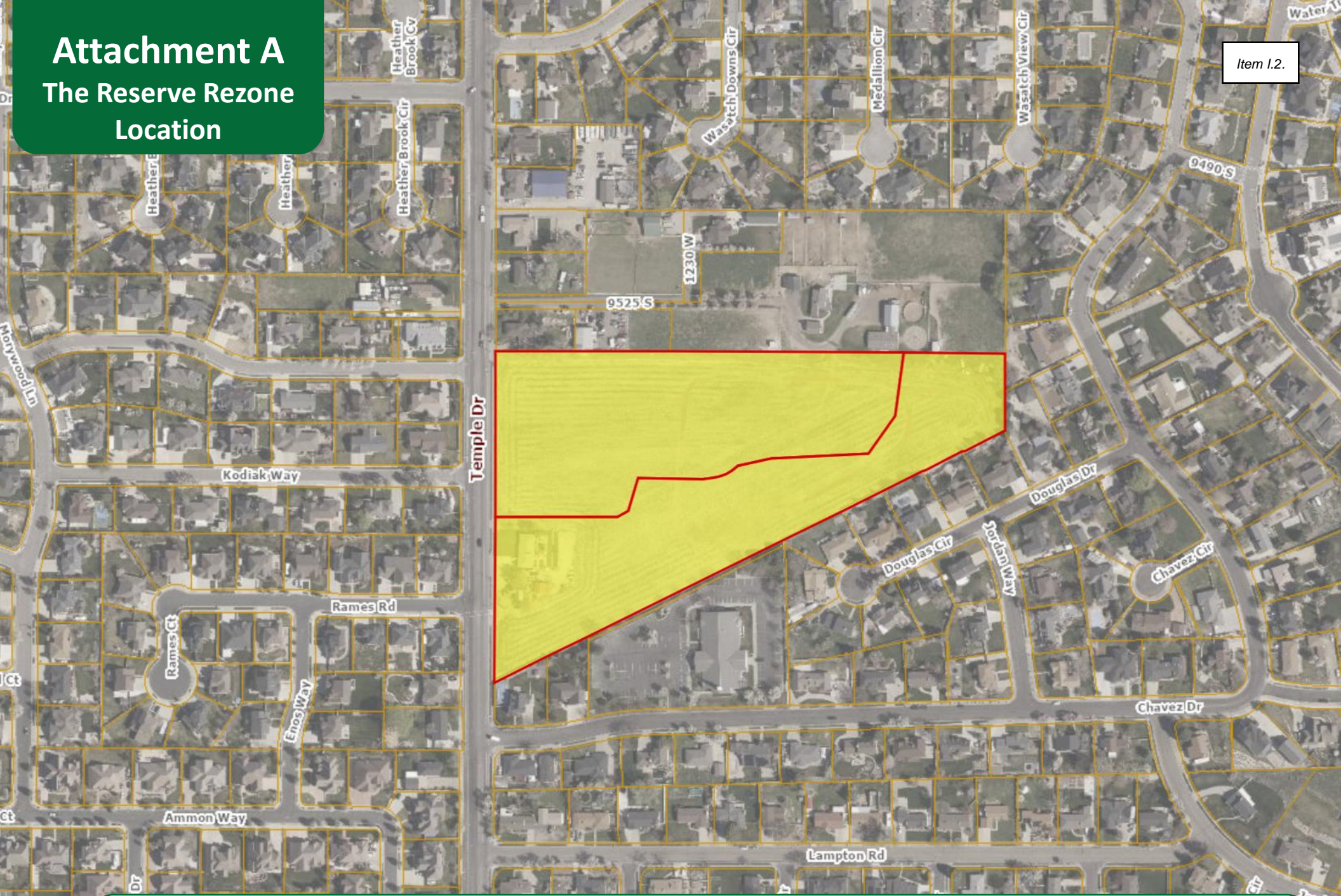


Image Description: The map shows two adjacent, irregularly shaped land parcels highlighted in yellow, located on the east side of Temple Drive. The northern parcel is rectangular, while the southern parcel is triangular. The subject area is bordered by Temple Drive to the west, an agricultural lot to the north, and existing low-density residential neighborhoods with cul-de-sacs to the east and south. A north arrow in the bottom-left corner indicates that Temple Drive runs north-south.

Attachment B

The Reserve Rezone Zone Map

Item I.2.

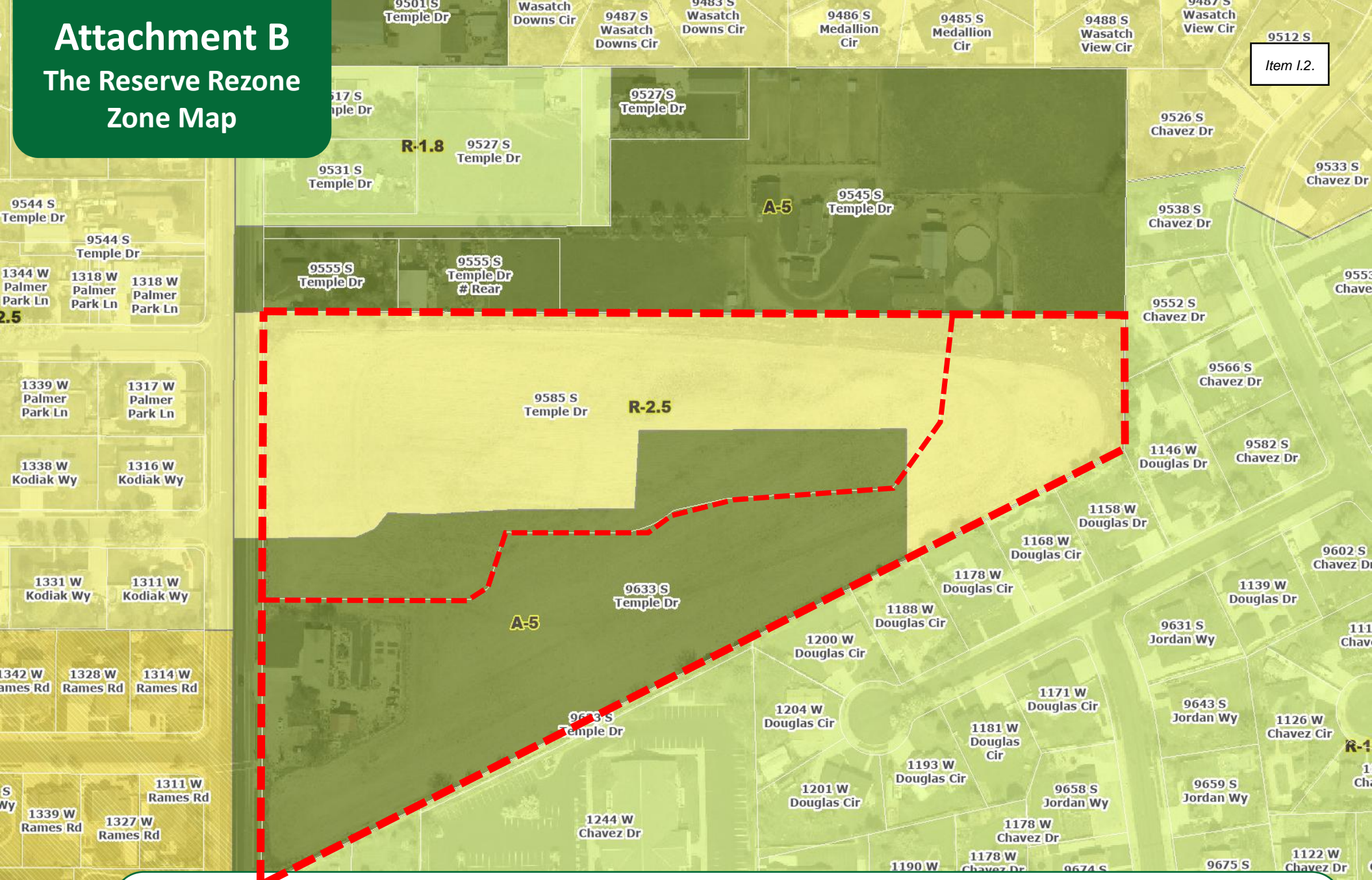


Image Description: The image shows two subject parcels outlined with a red dashed line. A color overlay indicates the current zoning districts, which do not align perfectly with the property lines. The northern parcel (9585 S Temple Dr) and the southern parcel (9633 S Temple Dr) are both "split-zoned." The lighter yellow overlay represents the R-2.5 (Single-Family Residential, 2.5 units/acre) zone, while the darker green overlay represents the A-5 (Agricultural, 5 Acres) zone. Both parcels contain portions of both zones. The map is bordered by Temple Drive to the west, with surrounding residential lots to the north, east, and south also displaying their respective R-2.5, R-1.8, or A-5 zoning designations.



Attachment C

The Reserve Rezone Notice Area

Item I.2.

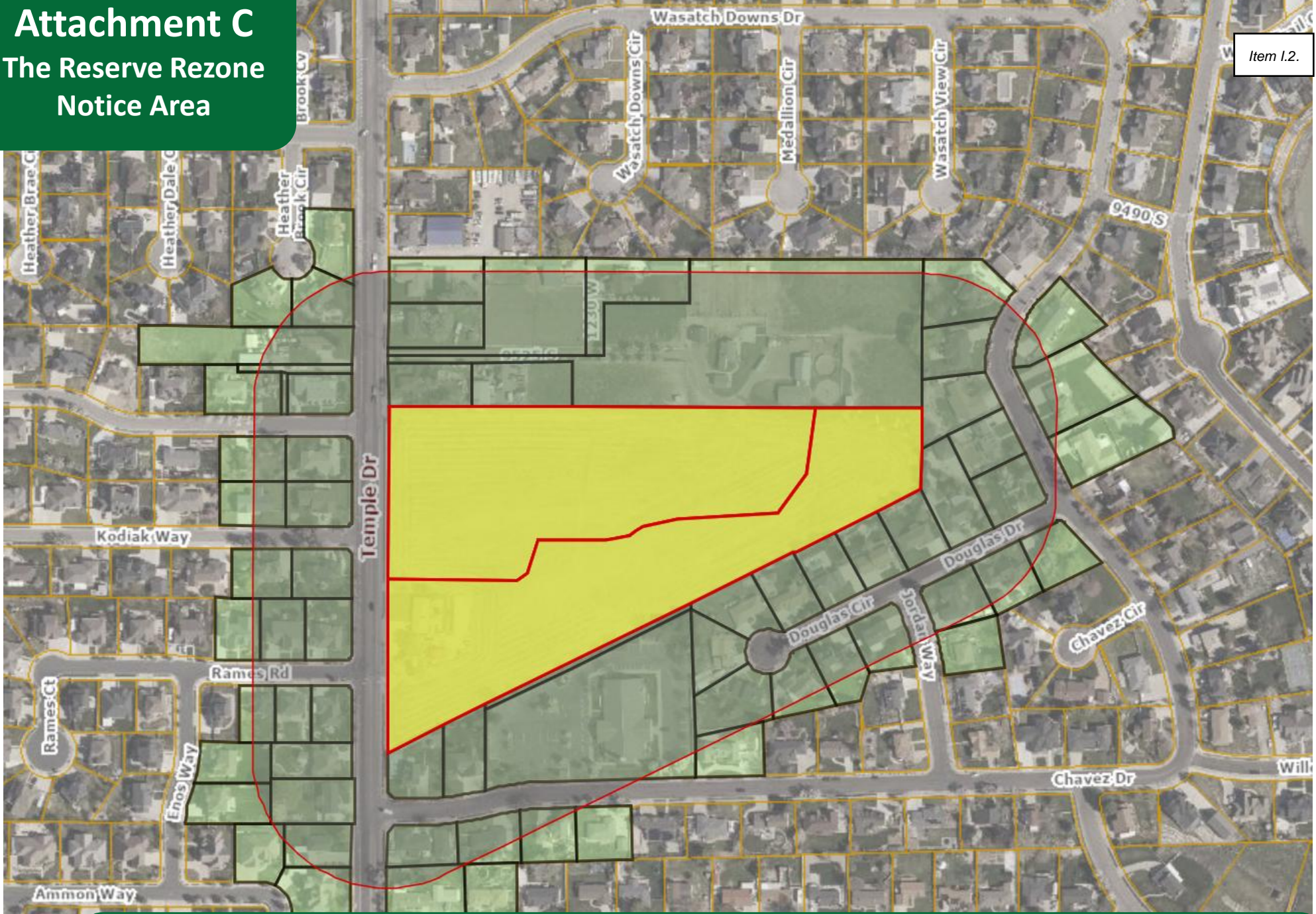


Image Description: The map illustrates the public notification boundary for the rezone application. The two subject parcels are highlighted in yellow in the center of the map. A red circular line indicates a 300-foot buffer extending outward from the perimeter of these yellow parcels. Every property that falls partially or entirely within this 300-foot red buffer is shaded in green, signifying that the owners of these properties were mailed a public notice. The notice area covers residential lots to the west across Temple Drive, agricultural land to the north, and residential homes along Douglas Cir, Douglas Dr, and Jordan Way to the east and south.



Attachment D

The Reserve Rezone

Existing Site

Item I.2.



Image Description 1: A street-level photograph looking east from the sidewalk of Temple Drive. In the foreground is a concrete sidewalk and a row of rectangular concrete blocks acting as a curb. A chain-link fence separates the sidewalk from a large, flat, undeveloped agricultural field with low-lying vegetation. In the background, a wide mountain range is visible under a blue sky with light clouds.



Image Description 2: A street-level photograph taken from a position further south along the Temple Drive sidewalk, looking east. The view is similar to the first image, showing the sidewalk, concrete curb blocks, and chain-link fence. The interior of the vacant parcel shows visible rows of tilled earth or low-growth crops, confirming the current agricultural use of the land. The mountain range remains visible in the distance.

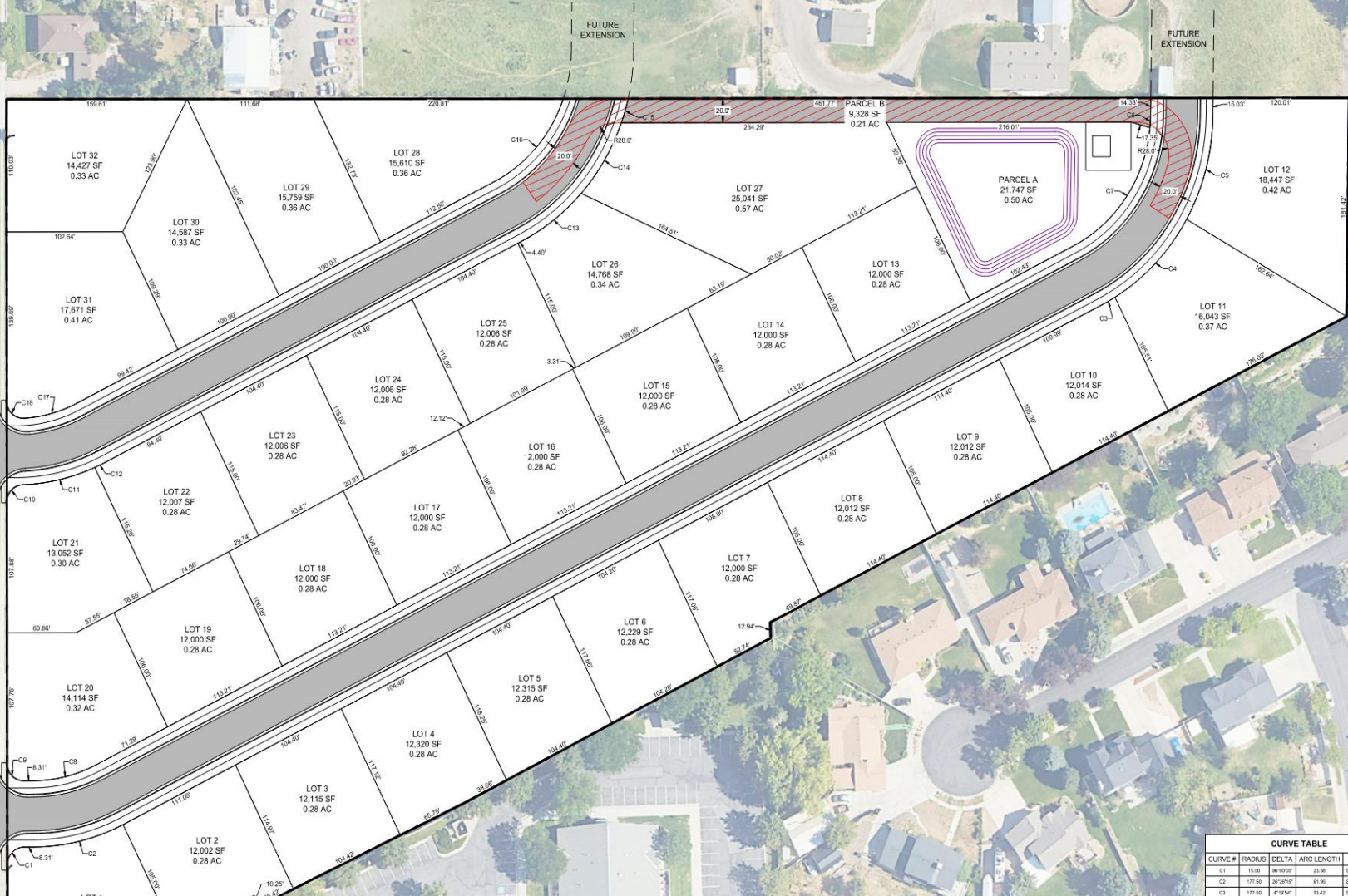


Image Description 3: A street-level photograph looking east across the asphalt of Temple Drive toward a portion of the subject property. A small, older one-story building with a dark brick façade and a gabled roof sits on the lot. A large white freight truck is parked on the dirt area directly in front of the building. To the left of the building, a mature deciduous tree is visible, and a utility pole stands near the street.

Attachment E

The Reserve Rezone Concept Plan

Item I.2.



CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	15.50	90°00'00"	25.56	24.99197W 31.21
C2	177.50	20°29'10"	61.90	S74°42'00"W 81.18
C3	177.50	4°18'54"	14.42	S81°29'00"W 13.43



Image Description: The Reserve Rezone Concept Plan" depicting a proposed 32-lot single-family residential subdivision. The layout features two new internal streets that enter from Temple Drive to the west and curve northeast, ending in "future extension" stubs at the northern property boundary with a connecting emergency access alley. The subdivision includes a mix of rectangular and irregular lots, with a typical size of approximately 12,000 square feet (0.28 acres), and a dedicated detention basin (Parcel A) located in the northeast corner.