

SOUTH JORDAN CITY
CITY COUNCIL MEETING

APRIL 7, 2026

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, Police Chief Jeff Carr, Fire Chief Chris Dawson, Director of Administrative Services Melinda Seager, Associate Director of Human Resources Corinne Thacker, Director of Recreation Janell Payne, Arts Program Coordinator Tiffany Parker, Museum Curator Maren Svare, Associate Director of Finance Katie Olson, Director of Planning & Economic Development Brian Preece, Long-Range Planner Joe Moss, Director of Public Works Raymond Garrison, Deputy City/Transportation Engineer Jeremy Nielson, PIO/Communication Manager Rachael Van Cleave, CTO Matthew Davis, Senior System Administrator Phill Brown, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance: City Attorney Ryan Loose, Fred Philpot

Other (In-Person) Attendance: Leslie Schow, Joseph Anderson, Luane Jensen, Erie Walker, Linda Walker, Maddie Clements, Barrett Lyle, Stan Wells, Jaxon Rose, Brighton Bird, Kevin Ferreira, Alejandro Rosas, Menli A'alona, Gracie Thomsen, Daniela Estrada, Skyler Jensen, Kimberly Carter, Mannix Drage, Dylan McHenry, Sean McHenry, Mindy Kirton, Elena Kirton, Thomas Godfrey, Braden Kartchner, Jayda Ridge, Steven Burt, Chloë Judd, Robin Pierce, Charlee Nielson

6:37 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation - By Council Member, Kathie Johnson

Council Member Johnson offered the invocation.

C. Pledge of Allegiance – By Director of Public Works, Raymond Garrison

Director Raymond Garrison led the audience in the Pledge of Allegiance.

D. Minute Approval:

- D.1. February 17, 2026 City Council Study Meeting
- D.2. February 17, 2026 City Council Meeting

Council Member Shelton motioned to approve the February 17, 2026 City Council Study and the February 17, 2026 City Council Meeting Minutes as published. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

E. Mayor and Council Reports:

Council Member Shelton reported attending several meetings and community events since the previous Council meeting, including meetings with the Jordan River Commission executive director and board members. He also participated in the groundbreaking ceremony for the Miller Performing Arts Center at the Daybreak Library and attended the Wasatch Adaptive Sports annual ski race and related dinner event. Additionally, he attended a Senior Advisory Committee meeting and recognized the service of the committee chair and spouse. He also expressed appreciation for staff involvement in community outreach efforts, specifically noting a presentation by Community Center Manager Jamie Anderson regarding senior programs and assistance from Parks staff in coordinating a youth service project at Skye Park planned for April.

Council Member Zander reported attending the groundbreaking ceremony for the Miller Performing Arts Center at the Daybreak Library. She noted appreciation for the generous contribution made by the Gail Miller family, which was recognized as a significant factor in accelerating the project timeline. She also attended the Daybreak Easter Trail Hop community event, where local businesses and residents participated in activities throughout the area. In addition, she shared that she has continued meeting with residents regarding development and open space interests within the city. She highlighted a recent discussion with representatives of St. Andrew's Catholic Church regarding plans for a future parish in the Daybreak area. She noted that the project is intended to include community-oriented amenities such as a food pantry and expressed appreciation for the organization's collaborative approach and community involvement goals.

Council Member Harris reported attending a meeting with the South Valley Chamber and expressed appreciation for the organization's continued support of local businesses within the city. He also attended a meeting with Jordan Basin regarding wastewater operations and noted that systems are functioning well. He also attended opening night for the Bees and commented positively on having the team located within the community. He also participated in the groundbreaking event for the Miller Performing Arts Center and noted ongoing involvement in various other meetings and community activities in service to City residents.

Council Member Johnson reported attending a Youth Council event in Logan and expressed appreciation for the level of engagement and participation demonstrated by the youth representatives from South Jordan. She noted that it was a valuable experience to spend time with the students and observe their involvement and leadership.

Council Member McGuire reported attending a meeting regarding a planned mural project for the Bingham Creek tunnel located beneath 4800 West. He explained that the City is partnering with the Bingham Creek Regional Park Authority Board on the project, which is intended to help discourage graffiti and enhance the appearance of the area. He also met with residents in the Rushton Meadows and Daybreak neighborhoods to discuss parking concerns. While acknowledging that parking discussions can be challenging, he expressed appreciation for the opportunity to engage directly with residents and hear their concerns. He additionally attended several other community events previously mentioned.

Mayor Ramsey reported on several activities and meetings that took place since the previous Council meeting. She noted that she met with members of Utah's federal delegation regarding a grant application submitted on behalf of South Jordan for public safety equipment funding. She expressed appreciation for the support received and stated that the grant would provide significant regional benefit if awarded. She also highlighted participation in the Jordan School District Outstanding Educator of the Year presentations at schools throughout the city, recognizing local teachers and their contributions. She additionally attended the groundbreaking ceremony for the Miller Performing Arts Center and noted that the project has been years in development and will include both performing and visual arts space for the community. Other activities included meetings with residents, business leaders, and students, as well as speaking at the statewide municipal clerk's conference in Cedar City. She shared that she received letters from elementary students as part of a classroom project about local government and expressed appreciation for the students' ideas and engagement. She also attended opening events for the Bees baseball season and noted the continued success and positive reception of the venue within the community.

F. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Maddie Clements – I am here as a representative from Congressman Owens' office as the new Community Outreach Representative, replacing Alex Johnson. I am excited to work with the City of South Jordan.

Mayor Ramsey welcomed the new representative from Congressman Owens' office and expressed appreciation for Congressman Owen's support of the City's federal funding request. She noted that the request had been submitted as a top priority and stated that the city is grateful for the partnership and advocacy provided by the congressional office.

Joseph Anderson (Resident) - I live in Glenmoor Villas. I have a question that I've been trying to get answered. When we moved there, there was a law that says that you can't shoot projectiles too close to homes. So, when they redeveloped it up there, the Glenmoor Villas were right close to the golf course. They did put in the screen nets so the golf balls being shot by projectiles wouldn't hurt the houses. Well, they put them in so close to where the drains were from the homes that they tipped, and now they want us to pay to get it repaired. My question would be, do we have to pay for that again when it's a clubhouse or a golf course that is charging us to repair so they can have people go golf and make money? So why should we have to pay for it? Thank you.

Mayor Ramsey responded that Glenmoor Golf Course is privately owned and noted that this was the first time she had heard of the issue. She stated that staff would obtain Mr. Anderson's contact information and follow up to better understand the situation and determine what information or assistance the city may be able to provide.

Leslie Schow - I'm here as the manager of the Daybreak Library. I just wanted to tell you a couple things happening at the library. On Saturday, we had a very successful program presented by the fire department, and we were so happy to be able to invite them out. The kids loved it. They loved seeing the trucks. They really enjoyed it. We had one mom say that her children went to an Easter egg hunt earlier that morning. They did not care about the Easter eggs. They just wanted the fire trucks. And I wanted to invite all of you to stop by the Daybreak Library sometime between April 20 and July 4. As part of our America 250 celebration, we will be creating an American flag out of sticky notes. And on the sticky notes, we are inviting people to write down acts of service that they have performed or that have been performed for them. I did an activity similar to this at the Herriman Library a number of years ago, and it was very successful, and people stopped and read the service that other people were performing to give them ideas. And so I would like to invite you to contribute to our flag, which will be starting, like I said, on April 20. Thank you.

Mayor Ramsey closed the public comment portion of the meeting.

G. Presentation Items:

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

Mayor Ramsey read the Arbor Day Proclamation (Attachment A).

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

Museum Coordinator Maren Svare reviewed prepared presentation (Attachment B). She presented the Gale Museum's 2025 annual report and highlighted the museum's continued growth, community engagement, and preservation efforts. The museum's mission is to preserve and celebrate South Jordan's culture and heritage while providing educational opportunities for visitors of all ages. She reported that the museum welcomed more than 18,000 visitors during the year and maintained a 66% visitor retention rate, indicating strong repeat attendance. Approximately 44% of first-time visitors learned about the museum through word-of-mouth referrals. The museum continues to serve a wide range of community members, including families with young children and adult respite care groups for individuals with physical and developmental disabilities. She recognized the support the museum receives through city funding and external grants. Grants from Zoos, Arts, and Parks (ZAP) and the Utah Division of Arts and Museums supported educational programming and the purchase of new display cases. She acknowledged the contributions of museum staff, volunteers, recreation staff, custodial staff, and city departments that assist with museum operations and maintenance. Recognition was given to the museum's part-time assistant, Carlie Breeze, for her work supporting exhibits, tours, educational programming, and daily operations. The museum expanded its collections during 2025 through nine donations totaling 20 artifacts. She also discussed the successful digitization of a large historical document collection

originally assembled by the Historic Preservation Committee. The digitized archive includes historically significant materials, such as correspondence related to the 1939 bus crash and personal writings from early South Jordan residents. She noted that these records provide important historical documentation, including confirmation of the origin of the name “Gale” associated with the former post office. Three major exhibits were featured during the year, including “Bingham Canyon: Copper and Community,” developed in partnership with Rio Tinto Kennecott through a \$3,000 sponsorship. Additional exhibits highlighted South Jordan’s historic wooden water pipe system and local art displays. She highlighted the 10 artists on display throughout the year, as well as the South Jordan art show. The museum also hosted educational tours, scavenger hunts, and children’s programming, including museum craft kits, which increased by 14% over the previous year. Tour attendance totaled 508 participants. She reported that the museum increased community visibility by participating in recreation events and professional conferences, including the Utah Museum Association Conference. She stated that other museum professionals expressed admiration for the level of support South Jordan provides to its museum operations. Volunteer participation remained strong, with more than 1,600 volunteer service hours donated during the year. Volunteers provided over 1,000 hours of front desk coverage, allowing staff to focus on programming and collections management. She also addressed ongoing operational challenges related to the museum’s aging 46-year-old building, including maintenance issues, limited storage space, and recurring basement leaks. She noted that city facilities and custodial staff have been responsive in assisting with repairs and maintenance. Additional safety improvements, including the installation of a panic button system, are being explored. Looking ahead, she outlined upcoming exhibits and events planned for 2026, including the “Votes for Women” Smithsonian poster exhibit, the “Antique SoJo: What’s in Our Attic” exhibit featuring historical artifacts and archival materials, and displays commemorating America’s 250th anniversary. She also announced that the Gale Museum will celebrate its 20th anniversary in July and invited councilmembers to share ideas for the celebration. She concluded by thanking the City Council for their continued support of the museum and its programs.

Council Member McGuire expressed appreciation on behalf of the Arts Council for the museum’s continued support of the Artists on Display program and the South Jordan Art Show. He commended the improvements made to the museum over the years, noting that the enhancements have allowed the art show to continue growing despite the limited space available. He thanked museum staff for their ongoing efforts and partnership.

Mayor Ramsey expressed appreciation to Museum Curator Svare and asked that her thanks be shared with all museum staff, volunteers, and members of the Historic Preservation Committee, including Luanne Jensen, for their many years of work preserving and gathering historical materials. She stated that she was looking forward to the museum’s upcoming exhibit and thanked everyone involved for their contributions.

H. Action Item:

- H.1. Resolution R2026-08, Approving an agreement for installation of sewer improvements at the intersection of Highway U-111 and 11800 South on behalf of Jordan Basin Improvement District. (By Deputy City/Transportation Engineer, Jeremy Nielson)

Deputy City/Transportation Engineer Jeremy Nielson explained UDOT is actively constructing improvements along Highway U-111 and 11800 South and is progressing quickly with paving on 11800 South. He explained that the Jordan Basin Improvement District did not have sufficient time to contract separately for the installation of a sewer line beneath the roadway. As a result, the improvement district requested that the city's existing contractor, already working in the area, complete the sewer installation work. He stated that the proposed agreement would allow the improvement district to reimburse the city for the costs associated with the sewer line installation.

Mayor Ramsey responded that the approach would save costs by coordinating the work, so the road only needs to be excavated once, allowing the sewer installation and roadway work to be completed simultaneously, which benefits both efficiency and overall project expense.

Engineer Nielson agreed, noting that completing the work in coordination would reduce traffic impacts and lower overall costs. He stated that the coordinated approach benefits all parties involved by improving efficiency and minimizing disruption.

Council Member Harris motioned to approve Resolution R2026-08, Approving an agreement for installation of sewer improvements at the intersection of Highway U-111 and 11800 South on behalf of Jordan Basin Improvement District. Council Member McGuire seconded the motion. The motion passed with a vote of 5-0 in favor.

I. Public Hearing Items:

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

Associate Director of Finance Katie Olson reviewed prepared presentation (Attachment C). She provided an overview of the Community Development Block Grant (CDBG) program and the city's annual action plan process. She explained that CDBG funds are designed to primarily benefit low- and moderate-income residents by supporting projects that promote decent housing, suitable living environments, and expanded economic opportunities. While the program also allows funding for urgent needs and slum and blight activities, she noted these uses are limited locally and the city primarily focuses on low- and moderate-income projects. She described CDBG as a federally allocated formula-based grant program, with funding distributed to entitlement communities based on factors such as poverty levels, population, housing conditions, housing overcrowding, and population growth trends. She noted that the city became an entitlement community in 2012 and is approaching approximately 15 years of participation in the program. She reviewed comparative funding data for similar entitlement cities in Utah, explaining that allocation levels are determined strictly by the federal formula and vary based on community characteristics, particularly age of housing stock. She indicated that the city receives a relatively lower allocation compared to other jurisdictions due in part to these factors. Finally, she explained that CDBG funds must be used for eligible capital projects within designated low- to moderate-income areas. She noted that updated census data has expanded and refined the city's qualifying areas, allowing for improved planning and broader project eligibility moving forward.

Mayor Ramsey noted, while referencing the displayed map (Attachment C, slide 5), which the city's boundaries expanded significantly approximately two years prior. She invited students in attendance to observe the map to better understand the city's current geographic extent. She explained that the red-shaded area represents South Jordan's municipal boundary, emphasizing that the city now extends from I-15 to the Copper Mine area. She added that although portions of the newly incorporated area have not yet been developed, they are officially part of South Jordan's city limits.

Associate Director Olson acknowledged that the boundary change represented a significant shift and noted that the map clearly illustrates the update. She explained that the blue line reflects the former city boundary as defined by previous census tract data, helping to show how the city's limits have expanded in relation to updated geographic and demographic reporting. She continued to review prepared presentation (Attachment C). She explained that the CDBG program remains dependent on federal approval, noting that HUD funding has not yet been received as Congress continues to finalize the budget and allocations. She emphasized that the city's annual plan is therefore based on tentative funding assumptions, and that past delays in federal agreement approvals have resulted in program implementation lagging behind the start of the program year. She noted the ongoing uncertainty surrounding federal funding levels, stating that the program has historically faced periodic review and potential reductions at the national level. She summarized results from the city's community needs survey conducted as part of the five-year planning process. She noted that the survey was not statistically scientific and underrepresented renters and some low-income populations. Despite limitations, respondents identified crime awareness and prevention as a top priority, though she noted many related public safety needs are already addressed through existing city services. Housing repair assistance and cost of living concerns were also identified as notable issues among respondents. She explained that these survey results were used to develop the city's current five-year CDBG goals, which include improving accessibility, maintaining existing housing, enhancing conditions in underserved neighborhoods, and supporting services for vulnerable populations. She reported that 10 applications were received for the current program year, requesting approximately \$457,000 in funding, an increase from the prior year. She noted that all applications were evaluated through an eligibility and scoring process involving representatives from multiple city departments, with emphasis placed on program eligibility and community benefit. She outlined the selected projects for the annual action plan, which focus on accessibility improvements and support for vulnerable populations. Planned activities include continued installation and upgrades of ADA-compliant curb ramps and improvements to audible pedestrian crossing signals to enhance accessibility and transit safety. She also highlighted ongoing funding partnerships with service providers such as domestic violence shelters, community health centers offering medical and mental health services on a sliding fee basis, Legal Aid Society, and The Road Home, all of which support low- and moderate-income residents. She presented the proposed funding allocation, noting adjustments based on updated grant projections. She explained federal restrictions on spending categories, including limits on public services and administrative costs, with remaining funds directed toward infrastructure and accessibility improvements. She concluded with a brief administrative note regarding minor prior-year adjustments required by federal reconciliation processes and stated that the plan reflects compliance with all program requirements while prioritizing community needs. She added that the city tried this year to allocate as much funding as possible within the public services category to support a broad range of community partners. She noted that two applications

were not funded. The first was Utah Community Action, which provides rental assistance; she explained that the organization's internal minimum funding requirement of \$25,000 exceeded the typical award amounts available through the city's allocation process. The second unfunded application was from Habitat for Humanity, which she indicated would be addressed further in her presentation. She stated that the funding levels awarded to remaining public service providers were generally consistent with prior years' allocations.

Mayor Ramsey asked for clarification regarding the planned audible pedestrian push button upgrades, expressing support for the accessibility improvements. She requested information on how many intersections or units could be completed with the proposed \$40,000 allocation and asked for an estimate of the typical cost per installation.

Deputy City/Transportation Engineer Jeremy Nielson clarified that the \$40,000 allocation would likely fund approximately four to five audible pedestrian push button installations, rather than eight. That each intersection is about \$8,000 to \$10,000 each.

Associate Director Olson added that the city is approaching the audible pedestrian push button upgrades through two funding sources, noting that the project is also included in the Capital Improvement Program (CIP) for the year. She explained that combining CDBG funding with CIP resources will allow the city to significantly increase the total number of installations completed, effectively doubling the amount of work that can be accomplished.

Council Member Zander asked how many audible pedestrian push button installations currently exist throughout the city.

Engineer Nielson explained that the city has been installing audible pedestrian push buttons for approximately two years and has completed about eight installations to date. He stated that the city has prioritized locations with high pedestrian activity, including school crossings, areas near the hospital, and locations near TRAX stations, as these areas are considered the highest priority for accessibility improvements.

Associate Director Olson then reviewed the city's contingency plan, explaining that because the final HUD grant allocation has not yet been received, all proposed funding amounts remain estimates. She stated that HUD requires the city to publish a contingency plan outlining how adjustments will be made once actual funding levels are confirmed, allowing the city to continue meeting deadlines and prepare projects for implementation. She explained that if the city receives a higher-than-estimated allocation, additional funding would be directed toward Habitat for Humanity's critical home repair program. She noted that the city is already coordinating with Habitat for Humanity but has not yet formally launched the program due to prior HUD funding delays and environmental review requirements. She stated that Habitat for Humanity originally requested between \$100,000 to \$150,000 in funding; however, the city intends to begin with a smaller pilot allocation of approximately \$20,000 to \$30,000 to evaluate program demand, effectiveness, and the number of qualifying residents in need of home repairs. Any remaining additional funds would then be directed toward ADA ramp improvements. She further explained that if the city's final allocation is lower than anticipated, funding levels across projects and services would need to be proportionally reduced to remain within federal program requirements.

She also noted that the city adjusted the timing of its public comment process this year at HUD's request, moving the public hearing to the beginning of the comment period rather than the middle. The annual action plan was made available for public review today, beginning a public comment period of 30 days. She stated that residents are encouraged to provide feedback regarding unmet community needs, which may either be incorporated into the current plan or considered during future funding cycles. Finally, she reviewed the organizations currently receiving CDBG funding and noted that, although the Habitat for Humanity repair program is not yet fully operational, residents in need of assistance may still contact participating agencies for available services.

Mayor Ramsey opened the public hearing for Resolution R2026-06.

Steven Burt (Resident) - I have the pleasure of having Council Member McGuire represent me. Wanted to speak in favor of this plan. It's a tremendously well done and thoughtful plan. I am an attorney by training, and I'm also a candidate for the U.S. House seat here in District Four, and I have the designation of being the only person that's on the ballot for sure in November, running as an unaffiliated candidate. I've gathered my signatures, and one of my goals is going to be prioritizing exactly what you mentioned at the beginning, Mayor Ramsey, which is ensuring that the cities in District Four are getting what they're entitled to from the federal government. I realize that the CDBG grants are allocated based on a formula, but that doesn't mean that we shouldn't cross our I's and dot our T's, so to speak. And that was deliberate. It's a little joke my grandpa taught me to ensure that we are getting the funds that we're entitled to. One of the things I have a real pleasure of doing is serving on the board of the Youth Special Olympics of Utah. The accessibility issues here mean a lot to me for a lot of reasons, including having had disabled people in my family. It's hard to overstate the impact addressing these accessibility deficiencies can have on people's lives, not just the quality of life, which is one of the goals of the CDBG grant program, but also the economic opportunities. There are folks who are sort of dissuaded from making efforts to get jobs at places because they simply don't see a ramp out front and they can't get to work if they have a difficult time getting across the street. The things that we've prioritized here are exactly the right kinds of things. I think that's really great. I'm also really impressed to see so many students here, and I realize you're probably here because your teachers are incentivizing you to be here. But one thing I wanted to mention to those folks back there is I was born and raised in South Jordan. I lived in Glenmoor growing up. If you want to have an impact on your community and your way of life, this is the place to be. The TV may talk about Congress, which is a weird thing to mention since that's what I'm running for, but that's not where most of the impact on your community happens. It happens here. So, I hope at least some of you get the extra credit you're trying to get and then come back and try to impact your community further. Because if you want to have an impact, city government is the place to have it. Thank you very much.

John Russell - I represent Habitat for Humanity, the Greater Salt Lake area, and we cover Salt Lake County, Davis County and Layton County. We just want you guys to know that we appreciate the relationships that we've had, and we know there's never enough CDBG money. Our focus is critical repairs for low- to moderate-income people who can't afford to maintain roofs, windows, furnaces, water heaters, things that threaten their stability in housing. The big topic is housing affordability, but there's also a significant issue with keeping people in the homes that they have because they can't sell and buy another one. We just wanted to come in and represent and thank you guys for your consideration, and we look forward to working with you in the future.

Mayor Ramsey closed the public hearing for Resolution R2026-06.

Public Comment received via email (Attachment D).

Council Member Shelton asked how the LMI area is determined. Associate Director Olson explained that the determination of low- to moderate-income (LMI) areas is based on U.S. Census data, which is fully updated every 10 years, with interim updates informed by American Community Survey data. She noted that HUD uses this information to calculate income eligibility thresholds and determine the percentage of households within each census tract that falls at or below the threshold of the Area Median Income. She added that for South Jordan, a family of four currently qualifies as low- to moderate-income at approximately \$98,000 annually. HUD applies these income thresholds and demographic calculations at the census tract level to determine the proportion of qualifying households in each area. She further explained that HUD evaluates each census tract by comparing the number of households below the income threshold to those above it, which is then used to designate eligible LMI areas. She noted that the city also operates under certain HUD-approved exceptions in applying these designations for program purposes.

Mayor Ramsey noted that the income reference appears to be based on a broader community aggregate measure rather than a strictly county-wide figure.

Associate Director Olson clarified that the income figures are not based on county-wide data alone but instead use the Area Median Income (AMI) for the broader Salt Lake City metropolitan area. She explained that HUD uses this metro-area benchmark rather than a single county or city average when determining income eligibility thresholds for CDBG programs. Mayor Ramsey reiterates county-wide, referenced the Area Median Income (AMI) figure, noting that a family of four earning approximately \$98,000 would fall within the low- to moderate-income category. Associate Director Olson added that the income threshold increases with household size, estimating that for a family of five it is approximately \$111,000. She noted the adjustment reflects higher household costs as family size increases, making it more expensive to meet basic living expenses.

Council Member Shelton asked for clarification on whether HUD is the entity that establishes those income threshold amounts.

Associate Director Olson confirmed that HUD sets the income limits used to determine eligibility. She explained that, under standard HUD rules, a census tract typically must have at least 51% of households qualifying as low- to moderate-income to be designated as eligible. However, she noted that South Jordan operates under an approved exception because the city does not have census tracts that meet the standard threshold. As a result, a lower percentage threshold, approximately 25–26%, is used to maintain eligibility as an entitlement community. She added that the updated census data resulted in changes to the city's LMI map, with some census tracts now trending closer to the higher 51% threshold, particularly along the city's outer edges. She noted that while these areas are improving in terms of eligibility, the city is not yet at the level where standard thresholds are broadly met.

Council Member Shelton asked whether the city has any input or influence in determining those HUD income thresholds or eligibility criteria.

Associate Director Olson responded that the city does not have input into the calculation of those income thresholds or formulas. She explained that HUD independently runs the data and applies the standardized formula used to determine eligibility.

Council Member Shelton asked for clarification on whether CDBG-funded projects are required to take place specifically within low- to moderate-income areas.

Associate Director Olson confirmed that, for projects to qualify under the LMI benefit category, they must generally be located within designated LMI areas. She explained that the primary exception to this requirement is accessibility-related improvements, such as ADA ramp upgrades, which are permitted to be completed anywhere in the city regardless of LMI designation because they serve a broader public accessibility need.

Council Member Zander referred to the map presented (Attachment C, slide 5) and asked for clarification on the percentage breakdown shown within different neighborhood areas. She noted that the yellow-shaded areas were identified as having higher low- to moderate-income concentrations and requested help in better understanding what those percentages represented across the mapped regions.

Associate Director Olson explained that the yellow areas on the map represent census tracts that are eligible for area-based CDBG projects because they meet LMI criteria. She noted that projects located within these areas can qualify by demonstrating that they benefit residents who live within or near those eligible neighborhoods. She provided an example, explaining that the city previously used this eligibility designation to install a flashing trail beacon on Shields Lane near the San Marino Apartments. She pointed to that location on the map as an example of a small, targeted LMI-qualified area where a project was completed to improve pedestrian safety and accessibility for nearby residents. She continued by explaining that, in that example, the city calculated a service area to determine how many people would reasonably be expected to use the improvement. She noted that although one side of the area boundary was classified as low- to moderate-income and the other was not, the city was still able to demonstrate to HUD that the project would primarily serve LMI residents based on pedestrian movement and access patterns. She added that this type of “area of benefit” analysis allows the city to qualify certain projects by showing they serve a predominantly low- to moderate-income population, particularly where residents must cross between qualifying and non-qualifying areas to access key destinations such as trails or public facilities. She stated that while the city has not frequently used this method in recent years, it has generally focused on accessibility-related improvements because they are broadly beneficial and provide flexibility by serving the entire community regardless of income designation.

Council Member Zander asked how frequently the LMI map is updated. Associate Director Olson responded that the LMI map is typically updated about every five years. She explained that the current map was updated as part of the city’s 2025 five-year planning cycle. Council Member Zander asked to revisit the slide showing the five organizations receiving funding and requested clarification, specifically referencing the green slide and noting Habitat for Humanity as one of the listed recipients. Mayor Dawn Ramsey clarified that Habitat for Humanity would not be funded in the current allocation unless additional or unanticipated CDBG funds become available later in the year.

Council Member Zander asked whether any of the listed service providers have facilities within South Jordan and whether residents can access those services locally without leaving the city.

Associate Director Olson explained that none of the CDBG-funded service providers are physically located within South Jordan city limits. She noted that the closest facilities include South Valley Services, whose shelter is in West Jordan, and Community Health Centers, which operate clinics in Midvale and other nearby locations to the north. She clarified that South Jordan residents do not need in-city facilities to access these services and are instead served at nearby regional locations. She explained that the city evaluates provider effectiveness by reviewing data on how many South Jordan residents they have served, since there are no comparable in-city providers offering these types of services. She added that funding decisions are based in part on service utilization and geographic proximity, noting that The Road Home has received reduced funding over time due to its greater distance and lower proportion of South Jordan clients served. In contrast, organizations such as South Valley Services and Legal Aid Society continue to serve a higher number of residents. She further noted that Legal Aid services are available at the Matheson Courthouse in West Jordan, which is relatively close and provides accessible legal support services for residents, including protective order assistance in domestic violence situations.

Council Member Zander asked whether the city tracks and studies how many South Jordan residents are receiving services from the funded organizations.

Associate Director Olson explained that the city only reimburses or allocates CDBG funding for services provided to eligible South Jordan residents. She said that, in most cases, organizations are required to document the number of individuals served and demonstrate that those clients are from the city. She added that funding is typically structured as a public service allocation, which may include staffing or program delivery costs, but providers must still report service data and time spent delivering eligible services. She noted that for direct assistance programs such as rental or housing support each household must individually qualify based on program eligibility requirements before assistance is provided.

Council Member Zander motioned to approve Resolution R2026-06, Approving the 2026-2027 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds and authorizing the City to enter into a grant agreement for the use of CDBG funds. Council Member Johnson seconded the motion.

Roll Call Vote

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

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

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

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment E). He explained that the item relates to a small right-of-way adjustment in the Daybreak area. He noted that, many years ago, the original property owners dedicated various roadway alignments as part of a broader planning effort. As development has progressed, adjustments are now needed where certain previously dedicated rights-of-way no longer align with current roadway design. He stated that the proposal involves vacating a small portion of existing right-of-way and then rededicating it within the alignment of Arranmore Drive. He described the change as minor and procedural, indicating that the affected area will be removed from its current designation and incorporated back into the intended roadway configuration. He also noted that Tyson Taft of Larry H. Miller Daybreak was present to answer any questions from the Council.

Mayor Ramsey opened the public hearing for Ordinance 2026-02. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Johnson motioned to approve Ordinance 2026-02, Vacating a portion of Arranmore Drive right-of-way East of Bingham Rim Road. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Johnson - Yes

Council Member McGuire - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

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

- I.3. Ordinance 2026-08, Vacating a storm drain easement located on lot 123 of the Daybreak South Multi Family Plat 9 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 item involves a water easement currently located in the middle of a proposed lot within the subdivision. He stated that the easement will be relocated into Centerfield Drive when the subdivision plat is recorded. He noted that the existing easement no longer serves a practical purpose in its current location and is preventing development progress, making the relocation a straightforward solution.

Mayor Ramsey opened the public hearing for Ordinance 2026-08. There were no comments. Mayor Ramsey closed the public hearing.

Council Member McGuire motioned to approve Ordinance 2026-08, Vacating a storm drain easement located on lot 123 of the Daybreak South Multi Family Plat 9 subdivision. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

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

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

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment G). He explained that the item relates to a zoning correction within the Mixed-Use Redwood zone. He stated that applicant Chloe Judd entered into a lease for a space intended for a beauty salon within an office condominium development but was subsequently denied a business license because personal services were not listed as an allowed use in that zoning district. He noted that staff, in reviewing the zoning ordinance, identified that certain uses, such as professional and personal services, appear to have been unintentionally omitted during prior amendments, despite indications that they were historically permitted. He also noted that some related uses, including accounting and professional office services, are likewise not currently listed as allowed uses despite existing businesses in similar categories. He explained that the proposed ordinance would correct this oversight by adding personal services and professional services back into the permitted uses for the zone. However, he clarified that certain uses, specifically massage therapy and tattoo parlors, would be excluded from the definition of personal services within this zoning district. He stated the intent of the amendment is to restore intended uses, resolve the applicant's situation, and correct what appears to be an inadvertent gap in the zoning regulations.

Chloe Judd (Applicant) - Stated she had no additional comments beyond expressing appreciation to the City of South Jordan for its assistance throughout the process. She shared that she was born and raised in South Jordan, later moved to West Jordan, and is now returning to establish a business in South Jordan. She explained that when she encountered the zoning issue, she contacted the city's licensing department and was directed to the planning department, and described the process as smooth, supportive, and helpful. She noted that city staff were responsive and made the experience significantly less stressful, and she expressed gratitude to all departments involved for their assistance in helping resolve the matter.

Director Preece added that he had spoken with George Frioux with Merit Medical, the property ownership group, and confirmed that they are in support of the proposed ordinance amendment. He noted that the group is the majority property owner in the affected area.

Mayor Ramsey opened the public hearing for Ordinance 2026-05. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Harris motioned to approve Ordinance 2026-05, Amending sections 17.18.020 (Uses) and 17.54.100 (Mixed Use-Research and Development Zone) of the City of South Jordan Municipal Code to allow Personal Services and Professional Services as permitted uses. Council Member Zander seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member Zander - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member McGuire - Yes

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

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

Fire Chief Dawson explained that the proposed ordinance would update the city's fire code adoption to include specific appendices of the International Fire Code. He noted that under Utah State law (Title 15A), municipalities adopt the most current International Fire Code; however, the state does not automatically adopt all appendices, as not all are applicable to every jurisdiction. He stated that after review, the fire department identified certain appendices that are relevant to South Jordan and will become increasingly important as the city continues to grow. These include provisions related to fire flow requirements for buildings, sprinkler system standards, fire hydrant placement, and hazardous materials occupancy and storage. He explained that adopting these appendices would provide clearer enforcement authority for the fire department to ensure compliance with established safety standards. He emphasized that the provisions are consistent with industry standards and current practices already being used and stated that the ordinance would formalize and strengthen the city's ability to enforce these requirements moving forward.

Mayor Ramsey opened the public hearing for Ordinance 2026-07. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Shelton motioned to approve Ordinance 2026-07, Amending South Jordan Municipal Code Chapter 15.08 to add a new section adopting the International Fire Code and certain of its appendices as Section 15.08.050 and renumbering the remainder of the Chapter. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Shelton - Yes

Council Member McGuire - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Zander - Yes

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

J. Staff Reports and Calendaring Items:

Director of Recreation Janelle Payne provided an update on the city's upcoming Spring Spectacular event scheduled for April 18. She stated that the day will begin with the Earth Day 5K, 10K, kids run, and ruck event, followed by the Spring Spectacular celebration at East Riverfront Park from 10:00 a.m. to 4:00 p.m. She outlined several planned activities, including a baby animal petting zoo, a dunk team, spring-themed character meet-and-greets, firetrucks, and photo opportunities. She also noted the addition of educational and interactive components such as master gardeners offering spring planting consultations, a tree planting demonstration led by the city's arborist, tree and plant raffles, and a new plant cutting exchange. Additional features will include food trucks and vendor booths. She highlighted that, in recognition of America 250, the event will include the distribution of 250 tree saplings donated by Tree Utah, along with seeds provided by Healthy South Jordan. She also noted that children's activities will include a modified egg hunt designed to reduce crowding and improve the overall experience for families. She concluded by encouraging participation and noted that fire trucks would also be present as part of the event attractions.

City Manager Dustin Lewis thanked Director Payne for the update. He noted that there have been recent questions and ongoing discussion related to water conditions and asked Director of Public Works Raymond Garrison to share current information and anticipated outlooks for the coming days and weeks.

Director of Public Works Raymond Garrison reported on regional water conditions following his attendance at the Jordan Valley Water Conservancy District (JVWCD) drought contingency meeting. He stated that current reservoir levels are approximately 73% of capacity; however, when including larger regional systems such as Lake Powell and Flaming Gorge, overall storage drops to roughly 39%. He noted that while reservoir levels remain generally stable, the primary concern is the below-average snowpack and dry winter and spring conditions. He explained that, based on a recent committee vote, regional stakeholders were split between classifying current conditions as moderate to severe drought. That recommendation will be presented to the JVWCD Board for further direction. He added that current messaging encourages residents to delay irrigation until around May 15 and to practice water conservation and efficient watering methods. He also reported that canal water delivery will not begin until May 1, with discussions underway about potentially shortening the irrigation season from the typical end date of October 15 to as early as September 15, depending on summer conditions. He noted that extreme drought conditions tied to Utah Lake levels could result in full shutdown of canal systems under existing policy thresholds. He stated that city staff, including the Parks Division, are developing a contingency watering plan prioritizing critical assets such as athletic fields and high-use parks, while reducing irrigation in lower-priority areas if drought conditions persist. He indicated he would continue to provide updates as additional information becomes available. He added that they would continue to monitor conditions and keep the Council updated, noting that if dry conditions continue into the summer, staff will return with a more detailed plan for direction on how to proceed.

Council Member Zander expressed concern regarding water conditions. She stated her support for prioritizing tree preservation over turf irrigation, noting that grass can recover more quickly than mature trees in the event of drought stress. She asked how the proposed prioritization would be implemented operationally, specifically whether city crews would be responsible for hand-watering trees if lawn irrigation were reduced, and whether existing irrigation systems are capable of separately controlling water distribution to trees versus turf areas.

Director Garrison responded that the irrigation systems are not designed to independently separate tree watering from turf watering at that level of precision. He explained that, if reductions in lawn irrigation were implemented, the city would instead rely on supplemental methods to maintain tree health. He noted that staff have prepared by acquiring tree watering devices commonly referred to as “treegators,” which are slow-release water bladders placed at the base of trees. These devices allow water to gradually seep into the root zone. He stated that city crews would need to manually fill these devices throughout the summer to ensure trees receive adequate hydration if broader irrigation reductions are necessary.

Council Member Zander asked whether city staff would be assigned to install the watering bladders on trees, fill them, and maintain them throughout the season in order to support tree health and ensure their survival under reduced irrigation conditions.

Director Garrison responded that the city does have treegator’s in stock but they have not yet deployed them. He noted that given the large number of trees throughout the city, there may not be enough units on hand to cover all locations at once. He explained that staff would need to rotate and relocate the treegator’s as needed and develop an operational plan to prioritize and maintain key trees in order to prevent loss during drought conditions.

Council Member Zander asked for clarification on governance of the canal water system, specifically which entity has authority over decisions regarding timing and duration of water deliveries from Utah Lake into the canal systems. She asked who the decision-making body is, responsible for setting when water is released and withdrawn from the canals.

Director Garrison explained that each canal system is governed by its own board and president, and that the presidents of the various canals collectively participate on a broader coordinating board that oversees operations tied to Utah Lake and the Jordan Narrows pump station. He stated that this group is responsible for making decisions regarding canal water delivery timing and duration. He noted that current discussions are only preliminary and involve the possibility of shortening the irrigation season due to dry conditions, even though the preferred operating window typically runs through October 15. He added that final decisions are driven by Utah Lake water levels, and if the lake reaches certain threshold levels, canal deliveries may be shut down entirely under established policy. He also referenced that similar shutdowns have occurred in previous drought years.

Council Member Zander asked a follow-up question seeking clarification on the governance structure of the canal system decision-makers, specifically whether the individuals serving on the canal boards and related coordinating board are elected officials or appointed representatives.

Director Garrison explained that the canal governance structure is a mix of representatives rather than a single elected body. He stated that many members are either elected representatives from agricultural shareholders, farmers, or individuals who hold water shares in the canal systems. He also noted that some seats are filled by city representatives and regional entities, including Jordan Valley Water Conservancy District. He added that South Jordan City has representation on three of the canal systems, with designated city-appointed members participating in those boards. He emphasized that the majority of decision-making authority is held by shareholder-based representatives, with additional input from municipal and regional partners.

Council Member Harris asked when the city anticipates communicating any potential water restrictions to residents.

Director Garrison explained that the timing of any public communication depends on the outcome of the upcoming drought contingency committee meeting. He stated that after the meeting, the committee will reconvene to coordinate a unified messaging plan so that all participating agencies and districts communicate consistent information to avoid public confusion. He anticipated that a coordinated update and potential public notification would likely occur within the next couple of weeks, depending on the decisions and guidance issued from the meeting.

Mayor Ramsey clarified that the initial determination regarding drought level classification and associated messaging will be made at the Jordan Valley Water Conservancy District Board meeting scheduled for the following day. She explained that, following the board's decision, the matter will be referred back to the drought contingency committee, which includes member agencies and various water users within the JWCD system, for coordination and implementation of a unified regional messaging plan.

Council Member Harris asked how residents will be notified once a drought level decision is finalized, specifically whether the city would issue its own communications and how the overall notification process would be handled.

Mayor Ramsey explained that the specific public notification approach has not yet been finalized and will be determined after the JWCD Board meeting. She stated that once the drought level and associated messaging are established, the information will be returned to the drought contingency committee for coordination. From there, the committee and JWCD will provide recommendations to each member municipality regarding how and when to communicate with residents.

City Manager Lewis stated that once final guidance is received, the city will use all available communication channels to share information with residents. He noted this would include social media platforms and the city's website, with the specific approach depending on the final messaging and level of urgency. He added that the city may also coordinate with local publications and other outlets to broaden public awareness and emphasized that staff would utilize all available resources to ensure the message is effectively distributed to the community.

Council Member Johnson commented that she anticipated local news media would also report on the drought messaging.

Mayor Ramsey noted that media representatives are likely to attend the upcoming JVVCD meeting due to increased public interest in current water conditions. She commented that water issues typically receive limited attention until shortages arise, despite reservoir levels currently being around 73% capacity. She emphasized that the primary concern is the lack of snowpack, which limits the ability to replenish reservoirs during the summer months. She added that the situation will be closely monitored and that the outcome of the meeting will be important in determining next steps.

Council Member Zander stated that early public messaging regarding drought conditions would likely improve compliance and conservation outcomes. She noted that establishing expectations at the outset of the season, rather than later in the summer, would help encourage residents to adjust watering behavior earlier. She emphasized that proactive communication would reduce the need for more restrictive measures during peak summer months, when water demand is typically highest.

Council Member Johnson commented that she is already receiving frequent inquiries from residents in her neighborhood regarding the anticipated severity of potential water restrictions. She stated that, in her view, the public is already engaged and preparing for possible conservation measures.

City Manager Lewis thanked Director Garrison and provided several administrative updates. He reminded the Council of the upcoming field trip scheduled for Thursday, noting that it will begin at City Hall and include multiple site visits throughout the day. He also announced the retirement of Division Chief Michael Richards after a long career with the City of South Jordan. He noted that Division Chief Richards will be honored at an open house celebration scheduled for Friday and invited Council members and senior staff to attend. He acknowledged Richards' approximately two decades of service and expressed appreciation for his contributions, stating the city wishes him well in retirement.

Council Member Johnson motioned to adjourn the April 7, 2026 City Council Meeting. Council Member Harris seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The April 7, 2026 City Council Meeting adjourned at 8:11 p.m.