

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

October 21, 2025

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, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Fire Chief Chris Dawson, Police Chief Jeff Carr, Deputy City Engineer Jeremy Nielson, CFO Sunil Naidu, Director of Human Resources Teresa Cook, Director of Planning & Economic Development Brian Preece, Associate Director of Public Works Colby Hill, Community Center Manager Jamie Anderson, Systems Administrator Ken Roberts, IS Specialist Ashley Pope, Communications Specialist Joshua Timothy, City Planner Greg Schindler, GIS Coordinator Matt Jarman, Planner III Damir Drozdek, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance: Matt Ence (SJ&R)

Other (In-Person) Attendance: Jared Payne

4:37 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

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

Director Preece offered the invocation.

C. Mayor and Council Coordination

Council Member Shelton reported receiving a call from a resident concerned about potential changes to state fuel tax policy. The resident noted that the Speaker of the House had discussed raising taxes on gas exported from Utah, currently exempt, as a way to reduce the gas tax for in-state consumers. The resident's primary concern was how this proposed adjustment might affect the city's B and C road funds.

Mayor Ramsey stated that she had also seen the social media post regarding the Speaker's comments but clarified that potential impacts to B and C road funds have not been discussed with the city, the Legislative Policy Committee (LPC), or other relevant groups. She noted that the conversation has not progressed beyond the Speaker's indication that the goal may be to close a

funding gap and reduce gas prices for Utah residents by shifting more of the burden to exported fuel. She emphasized that this is the extent of the information available at this time.

D. Discussion/Review of City Council Meeting

Presentation Item:

- Notice of Proposed Tax Increase for South Salt Lake Valley Mosquito Abatement District.

Appeal Item:

- Village at High Ridge Appeal.

Action Item:

- Resolution R2025-56, Authorizing the City of South Jordan Mayor to sign a Franchise Agreement with XO Communications Services, LLC.

Public Hearing Items:

- Ordinance 2025-18, Adopting an amended updated Storm Water Facilities IFFP and IFA.

- Ordinance 2025-19, Amending Title 5.38.030: Preschools - Additional Requirements.

- Resolution R2025-55, Amending the South Jordan Fee Schedule.

Council Member Jason McGuire joined the meeting.

E. Discussion Item:

- E.1. Horizon Fieldstone Homes. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece introduced Jared Payne with Fieldstone Homes.

Jared Payne reviewed prepared presentation (Attachment A). He provide background information on changes made from the last work session meeting after hearing council members input. He noted the revisions made following the council's prior discussion about increasing usable open space. He explained that three residential units near the private drive, previously shown as a grass play area, had been removed to create an expanded play area. He noted that the existing dog park will remain as open space, and additional open space has been added beyond what was originally proposed. The plan now includes relocating the dog park to a lower section of the site, with existing sidewalks providing access for apartment residents and new stairs planned to provide access for residents of the proposed development.

Council Member Jason McGuire asked for clarification regarding the existing dog park, confirming that it is part of the Jordan Station apartments. He then asked whether the applicant planned to partner with Jordan Station, sharing the dog park between both projects. Mr. Payne confirmed that they have an agreement to share the dog park amenity. He explained that the current dog park is not heavily used, so combined use by both properties is not expected to create a burden. He added that a maintenance agreement is included as part of their purchase agreement with Jordan Station.

Mayor asked for clarification regarding the total number of units proposed, confirming that the number being discussed was 33 now. Mr. Payne confirmed that the development would consist of 33 townhome units and provided details on the site layout and massing. Mr. Payne continued to review prepared presentation (Attachment A). He explained that the buildings would step down the slope to match the grade, using retaining foundations for engineering purposes. This design allows upper floors to maintain views over the units below. He described the unit configurations, the three-story units (shown in white) would have garages on the main level, while the other units (shown in purple) would have mid-level garage access with walkout basements below. Front doors would be positioned next to garages for the wider units, while other units would be rear-loaded with front entrances facing the street. Payne emphasized that the design addresses grading requirements while minimizing visual impact on neighboring properties across the river, ensuring the development is aesthetically compatible with the surrounding area.

Council Member Zander complimented the presentation, stating that the rendering provided a clear and effective way to visualize how the development lays on the land.

Council Member Harris stated that the applicant has addressed the council's prior concerns, particularly regarding open space for residents. He noted that all units are for sale and praised the creative approach to the dog park near the neighboring property. He indicated that he had no objections to the current plan.

Council Member Johnson noted a concern raised in Architectural Review Committee (ARC) previously regarding the limited walkable sidewalks within and around the property. She acknowledged that, given the relatively small number of units, this may not be a significant issue but wanted to bring it up for discussion. She also observed that some sidewalk space was likely reduced to provide more open space.

Mr. Payne explained that the site's slope limits sidewalk and pedestrian connectivity in certain areas. He noted that north-south pedestrian access is feasible in the flatter sections of the site, while the steeper areas make continuous sidewalks challenging. He added that residents entering from the mid-level of rear-loaded units can access some pedestrian paths, but crossing the road is necessary to reach parks on the opposite side, and there is insufficient space to create continuous pedestrian connections throughout the sloped areas.

Council Member Zander asked whether the grass play area would be level, and inquired about the landscaping for the surrounding green areas, asking whether it would consist of natural vegetation and what type of landscaping is planned. Mr. Payne confirmed that the grass play area would be level. Regarding landscaping, he stated that the project will follow all applicable ordinances and requirements for the site's landscaping. Council Member Zander suggested that trees be added to the site. Mr. Payne stated that a development agreement is in progress and confirmed that the project will comply with all applicable landscaping ordinances.

Council Member Zander asked whether the project would return to the council for further review as part of the development agreement process. She suggested that when it does, it would be helpful to show potential tree placement and landscaping to provide a clearer visual of the site, noting that the added green space is appreciated. Mr. Payne confirmed that a landscape plan will be required as part of the development agreement.

Council Member McGuire expressed concern about the lack of sidewalk connectivity in the development. He noted that in other high-density subdivisions in the area, limited sidewalks have led to residents walking in the middle of the street, which poses safety issues. Mr. Payne acknowledged the concern and agreed that sidewalk connectivity should be extended in the flatter section of the site. He confirmed that pedestrian ingress and egress will be provided and that the pathways will be connected around the development to address the concern. Council Member McGuire suggested extending sidewalk connectivity on the other side of the development as well, if feasible, to allow residents to create a continuous loop for pedestrian access, while noting the potential challenge posed by the hillside. Mr. Payne explained that extending connectivity on the hillside would require a significant elevation change, approximately 50 feet, making a continuous pedestrian path impractical. He noted that while straight stairs could be an option, it would result in a very long series of steps, and the slope presents a major challenge for creating a standard pathway.

Council Member McGuire encouraged adding as much pedestrian connectivity as feasible to keep residents out of the roadway, noting that the connections shown are helpful but could be extended. He also asked for clarification on the driveways, confirming that they are stub entryways.

Council Member Johnson noted that during prior discussions in ARC, it was unclear, but it is now confirmed that all units will have two-car garages, whereas previously that may not have been the case.

Council Member Zander asked whether a car could be parked in the driveway in addition to the garage. Mr. Payne confirmed that cars can be parked in the driveways of Units One and Two. He added that the remaining units have driveways approximately six feet. Council Member Zander asked whether parking would be permitted along the north side of the property adjacent to the commercial building, seeking clarification on allowable parking in that area. Mr. Payne explained that the east side of the property is owned by the adjacent commercial building and functions as a fire access lane. The city has striped half of it, and vehicles park on the remaining half, though it remains private property. He noted that the development will use the commercial property's secondary fire access lane for connectivity.

Council Member Shelton noted that he had previously suggested including condos in the development but observed that the applicant decided not to incorporate them. Mr. Payne explained that incorporating condos into the development is challenging due to difficulties with financing for buyers and high insurance costs for developers, citing past lawsuits that have made condo projects less profitable. He noted that while legislation is being considered to ease some of these burdens, the current plan focuses on single-family attached and detached units. He added that although a stacked flat project would be appealing, the high cost of land makes it economically unfeasible at this time.

Mayor Ramsey noted that the legislature is aware of the challenges related to condo development and is working on potential solutions, but some factors are beyond state control due to national regulations and market conditions. Mr. Payne clarified that legislative efforts are primarily focused on assisting with mortgage financing, while high insurance costs continue to deter many developers from pursuing condo projects.

Council Member McGuire asked what the starting price for the units in the development would be. Mr. Payne stated that the units are currently being modeled with a starting price of \$550,000. Council Member McGuire noted the units would qualify for the first-time homebuyer program. Mr. Payne explained that, due to current market demand, he expects unit prices to ultimately reach the mid-\$600,000 range. He noted that buyers are attracted to the location for its proximity to transit, amenities, and freeway access.

Council Member Zander asked what the square footage of the units. Mr. Payne stated that the units will range from approximately 1,700 to 2,100 square feet, with the exact size varying depending on their location on the slope. He added that currently all units are planned as three-bedroom homes. He noted that while this site could be suitable for two-bedroom units, the lot sizes, particularly on the downhill lots, support larger three-bedroom layouts.

Mr. Payne stated that the project will be submitted to staff and then presented to the Planning Commission, with the goal of having the process completed by the end of the year.

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

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

F. Executive Closed Sessions:

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

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

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

Council Member McGuire motioned to adjourn the October 21, 2025 City Council Study Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The October 21, 2025 City Council Study Meeting adjourned at 6:21 p.m.