

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

September 16, 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 Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Director of Engineering & City Engineer Brad Klavano, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, Associate Director of Recreation Brad Vaske, CTO Matthew Davis, Senior System Administrator Phill Brown, Deputy City Recorder Ambra Holland, City Planner Damir Drozdek, Senior Code Compliance Inspector Audrey Cullimore

Absent:

Other (Electronic) Attendance:

Other (In-Person) Attendance: Rena Vanzo

4:34 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 Council Member, Patrick Harris

Council Member Harris offered the invocation.

C. Mayor and Council Coordination

Mayor Ramsey led a discussion regarding the upcoming National League of Cities (NLC) conference, which will be held in Salt Lake City from November 20–22. She noted that while Salt Lake City is the host location, conference details are determined by the national organization. A local Utah discount will be available for attendees, and staff will be reaching out to council members to gauge interest in attending, whether for the full conference or selected days. She shared that the Utah League is organizing a “Utah Night,” a tradition when the NLC conference is hosted by a state, and expects higher-than-usual participation from Utah, possibly exceeding the typical 100 attendees. Volunteers may be needed to assist with the event, and the mayor offered to pass along names of those interested in helping. In response to a question, it was confirmed that the NLC conference will follow a similar format to the Utah League of Cities and Towns conference, with a large general session followed by breakout sessions. The event is expected to be held at the Salt Palace Convention Center, which is one of the few venues large enough to accommodate it.

Council members briefly discussed past experiences at NLC conferences, noting that they often include keynote speakers of national significance, such as U.S. presidents, authors, and other prominent figures. Mayor Ramsey encouraged attendance, emphasizing the value of connecting with municipal peers from across the country and experiencing a high-quality professional development event held locally.

D. Discussion/Review of City Council Meeting

Presentation Items:

- Proclamation of the City of South Jordan in recognition of Sawyer Cole and Copeland Cole.
- Proclamation of the City of South Jordan Constitution Week 2025.

Action Item:

- Resolution R2025-5, Adopting the Salt Lake County Hazard Mitigation Plan.

E. Discussion Item:

E.1. Update on commercial vehicle in residential zone - Boob Bus, (PLZTA202400081). (By Director of Engineering/City Engineer, Brad Klavano)

- Clarification of Motion “at least one year” – Staff
- Request for extension – Applicant Rena Vanzo

Director of Engineering/City Engineer, Brad Klavano introduced Rena Vanzo.

Applicant Rena Vanzo, a resident of South Jordan District 1 and co-founder and CEO of the Boob Bus Mobile Mammogram Screening Facility, provided an update on her compliance efforts regarding the City’s parking regulations. She provided a handout (Attachment A) and explained that her commercial vehicle exceeds 8,000 pounds, placing it out of compliance with city code. Last year, she requested an amendment to the code that would allow an exemption or special use permit; however, the request was denied by a 3–2 vote. The Council granted a one-year grace period to find a compliant solution. She reported that she researched more than a dozen local storage facilities but found that most either lacked sufficient clearance for the vehicle or did not provide access to electricity, which is required to maintain the mammography equipment within a controlled temperature range. She noted that many facilities only offer dry storage and consider electrical access a liability. She stated that her business is currently at a crossroads and is pursuing partnerships or a potential acquisition with two local hospital systems, which would include relocating the Boob Bus to a hospital site. She requested a one-year extension of the grace period, through Labor Day of the following year, to allow sufficient time to finalize these negotiations and permanently relocate the vehicle.

Council Member Zander thanked Ms. Vanzo for the update and expressed appreciation for her efforts. She stated that she had previously supported the request and was interested in understanding how the Boob Bus service had been received within the community. Council Member Zander asked Ms. Vanzo to provide an overview of how the service has benefited residents, how it has been utilized, and whether there has been any feedback from neighbors or the public regarding its operation since the last meeting.

Ms. Vanzo reported that since beginning operations in February 2024, the Boob Bus has served nearly 2,500 women, averaging 150–200 per month. While the service travels throughout Salt Lake and Utah counties and has even reached St. George and a Wyoming Indian Reservation, 75 of the women served have South Jordan zip codes. She noted that some local facilities and the higher socioeconomic status in South Jordan may reduce demand for the mobile service. Approximately 40% of Boob Bus clients have no insurance, and the program partners with a state voucher program to cover mammogram costs. She highlighted community engagement efforts in South Jordan, including participation in a Jordan School District teachers' health and safety event and local events at Costco. She emphasized that feedback from the community has been largely positive, with residents appreciating the service and many clients returning for annual mammograms. She also noted that her immediate neighbors have expressed support for the program.

Council Member Zander inquired whether the Boob Bus program has been generating positive cash flow. Ms. Vanzo responded that the program has not yet been financially profitable. She explained that the Boob Bus faces financial challenges due to insurance reimbursement rates. While preventative mammograms should be covered annually, she noted limitations with certain insurance networks, including United Healthcare and some Intermountain-affiliated plans, which restrict patients to specific facilities. She described the effort required to become in-network with multiple insurers and highlighted that Medicare and other insurers set billing rates that often necessitate negotiation. She stated that, after expenses, the program currently nets approximately \$220 per mammogram, which covers variable costs but does not offset fixed costs, underscoring the need for a hospital partnership to achieve long-term sustainability.

Mayor Ramsey noted that the one-year grace period has concluded and acknowledged that Ms. Vanzo is actively pursuing partnerships with hospital systems. She clarified that the Council's decision centers on whether to extend the temporary allowance for Ms. Vanzo to park the Boob Bus at her property.

City Attorney Ryan Loose provided procedural guidance for the Council's deliberation. He explained that the previous motion allowing a one-year grace period was open-ended and suggested two options; the Council could either make a decision during the current study meeting or provide direction for staff to draft a resolution for consideration at the next regular meeting. He noted that, since the original motion pertained to an ordinance amendment, the Council could clarify the intent and timeline through a separate motion, either by amending the prior motion or by directing staff to prepare appropriate documentation to formalize the extension.

Mayor Ramsey stated that the original one-year period did not feel indefinite and was intended to provide a reasonable timeframe, with perhaps a short grace period of a week or two. She emphasized, however, that staff requires clear direction from the Council on how to proceed.

City Attorney Loose noted that, even if the original one-year timeframe was clear, the applicant has returned with a request for additional time and provided justification. He advised that it is appropriate for the Council to deliberate based on that request, as the decision now depends on whether the Council is willing to grant an extension beyond the original period.

Mayor Ramsey acknowledged the applicant's request for an extension and reflected that, a year ago, she had not anticipated revisiting the issue at this time. She noted the difficulty in describing the original timeframe but emphasized that the discussion is now necessary.

Council Member Shelton expressed support for amending the agenda at the next meeting to address the extension. He acknowledged that the applicant is actively working to find a solution and noted that, given the challenges her business is facing, the Council should avoid placing additional burdens on her during this process.

City Attorney Loose clarified that the Council could choose to deliberate on the extension either during the current meeting or at the next regular meeting. He noted that since the item was placed on the agenda for this meeting, it is appropriate for discussion now, and members of the public would expect to see the discussion if they attended.

Council Member Zander asked whether the Council has any willingness to reconsider granting the applicant a variance, noting that the previous vote on the matter was 3–2 against approval. She inquired if the Council might revisit the decision in light of the applicant's current request.

City Attorney Ryan Loose clarified that the request is not technically a variance. He explained that the issue involves a potential amendment to the city code, which would apply generally and not solely to the applicant. Any change would affect all future applicants in similar circumstances.

Council Member Zander asked whether there is any interest among Council members in revisiting the code amendment, noting that opinions may have shifted since the vote a year ago. She inquired if any members are now more open to considering the change.

Council Member Johnson stated that she is not and that revisiting the code amendment could have broader implications beyond the applicant, including potential impacts on city infrastructure such as roads, and expressed caution for that reason.

Council Member Shelton stated that he would not be comfortable revisiting the code amendment.

City Manager Dustin Lewis noted that he had received a complaint that day regarding a commercial vehicle being continuously parked in front of a resident's home, highlighting that the issue could have broader community implications.

Council Member Zander referenced the previous discussion, stating the prior discussion included language specifying that any allowance or variance would apply only for a medical-related situation.

Council Member Johnson responded that including such language would effectively broaden the allowance, as many situations could be considered "special," making it difficult to limit the provision to a specific case.

Council Member Zander concluded that there does not appear to be interest among the Council to revisit or broaden the code amendment for this situation.

Mayor Ramsey redirected the discussion to the matter at hand, noting that the applicant has requested an extension of the grace period through Labor Day of the following year. She emphasized that the Council needs to express their position and decide how to proceed.

Council Member Shelton expressed support for granting the extension, noting that the applicant is actively working toward a resolution. He observed that viable storage options are limited and that requiring alternative arrangements would place additional strain on a business that is not yet financially sustainable. He indicated he is open to facilitating the applicant's efforts.

City Attorney Loose explained that the Council could establish a specific extension period, such as a set number of months, and include the option for the applicant to return for further discussion if warranted. He noted that the exact timeline is uncertain but suggested one year as a reasonable period. He also clarified that, beyond the Council's direction, staff has discretion in enforcement and typically would allow a reasonable timeframe before pursuing any formal action.

Council Member Johnson suggested the option of having the applicant return in six months to provide an update before granting a full one-year extension. She expressed concern about creating a recurring cycle of extensions and emphasized the need to monitor progress while remaining supportive.

Council Member Harris expressed support for Council Member Johnson's suggestion.

City Attorney Loose stated that a formal motion at the next meeting may not be necessary. He explained that the Council has provided sufficient direction to staff, and the discussion can be documented in the minutes. Staff can then place the item back on a future agenda as needed.

Council Member Zander respectfully disagreed with the six-month update suggestion and stated support for granting the full extension through Labor Day, or even until October 31. She emphasized that negotiating with businesses is challenging, the applicant has indicated she cannot complete the process in six months, and there have been no complaints from neighbors. She expressed that imposing a tighter timeline would unfairly burden a small business and affirmed her preference to honor the applicant's request fully to allow the business to succeed.

City Attorney Ryan Loose informed the Mayor and Council that, according to code enforcement, there has been a recent complaint regarding the applicant's commercial vehicle.

Council Member Zander inquired whether the recent complaint came from a neighbor or from someone passing by.

Senior Code Compliance Inspector Audrey Cullimore clarified that the complaint was not recent and occurred during the initial period. She explained that it was more related to a personal dislike of the situation rather than a formal code violation.

Council Member Zander acknowledged that the complaint occurred long ago, during the initial discussion of the issue.

Mayor Ramsey responded to Council Member Zander's comments, noting that the City has not hindered the applicant. She emphasized that although parking the bus at her property is not ordinarily allowed, the City has sought to support a workable solution rather than enforce immediate restrictions. She explained that even a six-month extension would result in a total of a year and a half of temporary allowance, highlighting the City's intent to be flexible. She then asked the applicant how optimistic she is about forming partnerships with the hospitals to establish a permanent solution.

Ms. Vanzo emphasized the urgency of securing a hospital partnership, stating that without it, her business would not survive. She noted that other large vehicles, such as school buses, regularly park in her neighborhood and expressed concern about being singled out. She explained that she has been transparent and diligent in following city procedures and reiterated her request for a one-year extension. She emphasized that the request is not a tactic to delay compliance but a necessary step to ensure the business can continue operating.

Council Member Zander asked the Council to clarify whether they are willing to grant the applicant the requested extension through next year.

Council Member Harris stated that the critical factor for the applicant's business is securing a hospital partnership, not the specific length of the extension. He noted that whether the extension is six months or a year will not affect the ultimate outcome, as the business's viability depends on forming that partnership. He expressed support for granting the requested 12 month extension, acknowledging that the next period will be decisive for the applicant's business.

Council Member McGuire asked the applicant how long she has been in discussions with the hospitals regarding a potential partnership.

Ms. Vanzo stated that discussions with the hospitals began in May, indicating she has been actively pursuing a partnership for several months. She also explored other options, including purchasing a property zoned for commercial use, but determined that rezoning for mixed use was not possible. She emphasized her desire to remain in South Jordan for her family and confirmed that the hospitals have been reviewing her business's tax returns and plans as part of the due diligence process.

Council Member McGuire confirmed that he now has an accurate understanding of the timeline and expressed support for granting the full one-year extension.

Council Member Shelton and Council Member Johnson indicated their agreement and support for the one-year extension.

City Attorney Ryan Loose confirmed that the Council has provided clear direction for a one-year extension. He noted that the Council could specify the end date as requested by the applicant, establishing the extension through Labor Day 2026.

Council Member McGuire clarified that his support for the extension is based on the applicant actively being in the due diligence process with the hospitals, allowing negotiations to proceed and potentially lead to a sustainable solution for her business.

Mayor Ramsey expressed full support for the applicant and appreciation for the work she is doing. She emphasized that the Council's discussion is not intended to be discriminatory and acknowledged the importance of the Boob Bus program. She also asked whether the extension would be brought back as a formal resolution at a future meeting or if it would be handled differently.

City Attorney Ryan Loose explained that, since the Council specified a one-year extension, staff has discretion to implement it. He noted that with the clarified end date provided by the Council, the extension is clearly defined and can be managed administratively without needing further formal action at this time.

Mayor Ramsey confirmed that, with the Council's direction and clarified end date, the extension does not need to be brought back for a formal vote at another meeting. She thanked the applicant and wished her success with the business, noting its importance and the impact of such matters on the community.

Council Member Johnson motioned to recess the City Council Study Meeting and move to Executive Closed Session to discuss the character, professional competence, physical or mental health of an individual. 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: 5:10 p.m.

- F.1. Discuss the character, professional competence, physical or mental health of an individual.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

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

Council Member Johnson motioned to adjourn the September 16, 2025 City Council Study Meeting. Council Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The September 16, 2025 City Council Study Meeting adjourned at 6:32 p.m.