

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

June 3, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Fire Chief Chris Dawson, Deputy Police Chief Rob Hansen, Chief Financial Officer Sunil Naidu, City Engineer Brad Klavano, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Director of Planning & Economic Development Brian Preece, Director of Human Resources Teresa Cook, Communications Manager/PIO, Rachael Van Cleave, CTO Matthew Davis, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Long-Range Planner Joe Moss, Streets Manager Logan Nickel, Streets Supervisor Dillon Underwood, Streets Supervisor Porter Mecham, Associate Director of Public Works Rawlins Thacker, Graphic Design Content Coordinator Tyson Cole, Planning Commissioner Sam Bishop

Absent: Council Member Jason McGuire

Others: Shawn Seager, Erie Walker, Linda Walker, Zeynep Kariparduc

4:36 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. Mayor and Council Coordination

City Manager Dustin Lewis provided an update regarding Summerfest event logistics. He noted that council members would receive a packet containing their shirt, hat, and breakfast tickets. He emphasized that the location of the breakfast has changed and will no longer be held at the fire station. Instead, it will take place at the corner of the park. A map is included in the packet for reference. Council members may park at the Public Works yard. He advised not to block any doors or equipment when parking in that area. He stated that if anyone forgets their access card, they may park in one of three designated yellow lots and walk to the breakfast site, where parade drivers will pick them up. He noted that the carnival has also been relocated to a larger area, allowing for more activities and improved safety.

Mayor Ramsey expressed enthusiasm for the upcoming Summerfest events, noting her excitement about the city float, which she described as impressive and uplifting. She mentioned the float preview would take place that evening and anticipated a good turnout. She asked if there was anything additional that needed to be coordinated for the event and emphasized that Summerfest is the primary focus for the week. She also acknowledged that graduation ceremonies for both Bingham High School and Herriman High School would be held the following day. She plans to attend both ceremonies and noted she typically receives a personal invitation from the senior class officers to participate. She highlighted graduation day as another significant event for the community.

D. Discussion/Review of Regular Council Meeting:

Presentation Items:

- Annie Cast Theater preview.
- City Youth Council end of year report.
- Oath of Office Ceremony City Youth Council.
- South Valley Chamber of Commerce annual update.

Action Item:

- Resolution R2025-30, Regarding certain parcels owned by the dissolved Glenmoor Special Service District and authorizing the Mayor to sign Quit Claim Deed transferring ownership of those parcels.

Public Hearing Items:

- Resolution RDA 2025-02, Adopting a final budget for the Redevelopment Agency of the City of South Jordan, Utah, for the fiscal year 2025-2026.
- Resolution R2025-21, Adopting a final budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2025 and ending June 30, 2026 and determining the rate of tax, and levying taxes upon all real and personal property within South Jordan City, Utah made taxable by law for year 2025.
- Resolution R2025-31, Stating proposed compensation increase for specific City officers.
- Ordinance 2025-13, Fixing the compensation for the South Jordan elective and statutory officers.
- Ordinance 2025-04, Vacating a portion of Linger Lane right-of-way between Easy Bee Road and Lake Avenue.

Assistant City Manager Don Tingey provided an update on Resolution R2025-30 regarding the Glenmoor Special Service District property. He explained that although the city had previously assumed maintenance responsibilities for all parks in the area, ownership of the park properties was never formally transferred to the city when the Glenmoor Service District was dissolved. The issue came to light during the preparation of a grant application, which required proof of ownership. This action will provide the city with the necessary deeds, allowing for proper recording and the transfer of five parks and 12 associated properties into the city's name. He noted that while the matter had not previously been a priority, it became one in the context of the grant submission process.

Mayor Ramsey addressed the topic of employee compensation adjustments. She explained that the city is implementing a modest salary increase compared to neighboring cities, based on what is financially sustainable. While the increase is smaller, it reflects a responsible approach that avoids overextending the city's budget. The adjustment includes a 1% increase for all employees, excluding those on the step plan, which follows a separate structure. Mayor Ramsey expressed confidence that this approach will not create financial challenges in the future.

City Manager Dustin Lewis clarified the nature of the salary adjustment is a 1% merit-based increase, not a cost-of-living adjustment (COLA). Only employees who meet performance expectations will receive the increase. No general COLA will be applied this year.

E. Presentation Items:

E.1. South Jordan Art's Council member appointment. (*By Director of Recreation Janell Payne*)

Director of Recreation Janell Payne introduced Zeynep Kariparduc.

Zeynep Kariparduc expressed appreciation for the opportunity to speak and introduced herself as a Turkish American citizen and South Jordan resident of eight years. She shared that they are a professional visual and performing artist, with deep involvement in interfaith and multicultural initiatives. She expressed a desire to contribute to South Jordan's arts and cultural programs and bring a unique perspective to the community. She noted current service on the advisory board for the Living Traditions Festival and a nomination to the Utah Division of Arts and Museums advisory board. She has organized numerous arts and cultural events, including a recent multicultural ethnic dance festival at The Gateway, and mentioned ongoing discussions about potentially relocating that festival to South Jordan or Herriman. Additionally, she highlighted her role as chair of the Emerald Hills Institute, through which she has organized and taught a variety of cultural and educational art programs. These include Turkish marbling, Native American reading classes, Japanese origami, and other world arts workshops. She expressed interest in further contributing to South Jordan through these experiences and programs.

Council Member Harris inquired about the type of artwork the Ms. Kariparduc creates.

Ms. Kariparduc shared that she has taught Turkish folk dance for 10–15 years, including performances of whirling dervish traditions. Their dance groups have performed at various venues and events throughout the valley, such as the Living Traditions Festival, the Parliament of the World's Religions, and other cultural programs. In addition to performing arts, the applicant creates Turkish crochet and evil eye jewelry.

Mayor Ramsey reflected on her long-standing acquaintance with Ms. Kariparduc, recalling their first in-depth conversation during the planning of South Jordan's first Interfaith Day of Service. Mayor Ramsey remarked on the applicant's consistent presence at community and interfaith events, including the Utah Governor's inauguration devotional. She praised the applicant's active

volunteerism and community involvement, stating that she sees her participating across many venues and initiatives. Mayor Ramsey acknowledged the applicant's strong reputation and respect throughout the state. She expressed appreciation for the applicant's interest in serving on the city's Arts Council, emphasizing the Arts Council's importance within the community. Mayor Ramsey outlined the next steps in the appointment process, noting that the council members would discuss the application and that Ms. Kariparduc could expect to be contacted by staff in the near future.

E.2. South Jordan Senior Advisory member appointment. *(By Director of Recreation Janell Payne)*

Director of Recreation Janell Payne introduced Kaye Wadley.

Kaye Wadley shared her recent experience as a new resident and senior community member. Having moved to the area a year and a half ago, she began attending the Senior Center to connect with others and was impressed by the center's management and the respectful treatment of its members. Inspired by a conversation with a retired gentleman in St. George who described feeling "invisible" after transitioning to a new stage in life, she expressed her commitment to helping seniors feel seen and valued. Ms. Wadley emphasized the importance of recognizing seniors who may feel overlooked and highlighted her goal to ensure their voices are heard. She recounted a moment when Mayor Ramsey personally greeted seniors on a bus trip to a Bees game, an act that inspired her to want to serve the senior community.

Mayor Ramsey inquired about Ms. Wadley's previous residence prior to moving to the city, specifically asking if she came from St. George.

Ms. Wadley shared that she and her husband previously lived in Connecticut before moving to St. George, where they resided for 30 years. After the passing of her husband and, shortly thereafter, one of her daughters, she relocated to South Jordan to be closer to her remaining two daughters. She expressed appreciation for the community and its offerings, noting that she enjoys living in South Jordan and might have moved sooner if circumstances had allowed.

Mayor Ramsey thanked Ms. Wadley for attending and expressing interest in serving the community. She acknowledged the strength of the Senior Center team and expressed pride in the city's offerings and residents. Mayor Ramsey outlined that the selection process would continue with internal discussion among council members, and that Ms. Wadley could expect to be contacted by staff in the near future.

E.3. Sidewalk maintenance update. *(By Director of Public Works, Raymond Garrison)*

Director of Public Works Raymond Garrison introduced Streets Maintenance Supervisor Porter Mecham, Streets Maintenance Supervisor Dillon Underwood, Streets Manager Logan Nickel, and Associate Director of Public Works Rawlins Thacker.

Director Garrison reviewed prepared presentation (Attachment A), providing an update on the city's sidewalk maintenance program. He highlighted that the city currently maintains

approximately 475 miles of sidewalks, which increased by over 18 miles in the past four years. The recent approval of an additional crew in 2022 has significantly improved sidewalk replacement efforts. He explained the process for addressing sidewalk concerns, noting that tree roots are the most common cause of trip hazards. Arborists are involved to minimize tree damage during repairs, aiming to preserve tree health while ensuring sidewalk safety. Other causes include poor compaction during installation or utility work, water leaks, and settling. The department is actively pursuing preventative strategies, such as selecting appropriate tree species and using root barriers, to reduce recurring trip hazards. Reported hazards are marked with spray paint for visibility until repairs can be made. Current repair methods include concrete pumping, effective for settling issues, and grinding, which smooths uneven surfaces but serves as a temporary fix, especially in cases involving tree roots.

Council Member Shelton requested additional information about the concrete pumping repair method and how it functions.

Director Garrison explained the concrete pumping process used for sidewalk repairs. He described how small holes are drilled into the displaced concrete, and a specialized pump injects a cement-based slurry mixture into the voids beneath.

Streets Manager Logan Nickel noted this mixture is thinner than standard concrete and does not contain aggregate, which allows it to flow easily and avoids clogging the pump. As the slurry fills the space, it lifts the concrete slab back to the proper level. The material then hardens, providing a stable and even surface.

Director Garrison continued reviewing prepared presentation (Attachment A). He noted that while the city previously focused heavily on full sidewalk tear-outs and replacements, the growing volume of requests led to a shift in strategy. Although full replacements are still the most permanent solution, especially for areas affected by tree root damage, the department has increasingly incorporated more temporary methods, such as concrete pumping and grinding, to address immediate needs and maximize efficiency. He explained that when a sidewalk trip hazard is reported, the team inspects not only the reported location but also surrounding areas to identify and address additional hazards. This cluster approach improves efficiency and reduces costs by allowing concrete crews to address multiple work orders in a single area. He reviewed a bar graph from the presentation, indicating that while a significant number of sidewalk work orders are being completed (represented by gray bars), the volume of incoming requests (blue bars) continues to exceed completions. On average, the city handles about 100 sidewalk work orders per year. He noted that prioritization is based on a combination of first-come, first-served, and hazard severity. He acknowledged the challenge of balancing ongoing sidewalk hazards with available resources, but emphasized that the city is adapting its strategies to more effectively address the backlog.

Council Member Zander expressed support for the city's approach of addressing sidewalk issues in surrounding areas once a request is received. She inquired about the level of engagement with residents during the assessment process, specifically, whether staff communicate directly with

homeowners, such as by knocking on doors, or if the evaluation is limited to the condition of the sidewalk itself.

Director Garrison responded that staff typically assess the surrounding area for trip hazards without direct engagement unless residents are present. He noted that many homeowners are not home during assessments, so crews usually drive through and visually inspect nearby sidewalks. However, residents often approach the crews during active tear-out work to report additional hazards, which the team then evaluates on-site.

Council Member Zander asked what the best method is for residents to report sidewalk trip hazards or engage with the city regarding related concerns.

Director Garrison responded that residents can report sidewalk trip hazards through the city's website using the work order system. Once submitted, the issue is entered into the city's internal work order system for follow-up. He referred to a slide (Attachment A) showing a visual example where a single reported hazard (marked in blue) led to the identification of additional hazards in the surrounding area (marked in red), demonstrating the city's strategy of addressing clusters of issues for efficiency. He then reviewed two graphs comparing square footage of sidewalk removal and replacement completed by in-house crews versus contracted services. He noted that with Public Works now fully staffed, including a second sidewalk crew, the amount of work completed internally is expected to increase significantly in the coming months. He also shared that a shift in strategy was prompted by a field observation; some sidewalks that had been replaced just a few years prior were already lifting again due to developing tree roots. This led to the decision to expand the use of concrete grinding as a short-term mitigation approach. A contractor was hired to grind 66 locations, successfully removing 300 trip hazards. This strategy has allowed city crews to remain focused in designated areas without being pulled citywide for individual requests, improving efficiency in hazard elimination.

Mayor Ramsey expressed support for the sidewalk grinding strategy, noting that it helps the city catch up on repairs and buys time before full replacements are needed, allowing tree roots to develop naturally in the meantime.

Director Garrison concluded his presentation by showing photos illustrating the results of sidewalk grinding. He pointed out areas where grinding had successfully reduced trip hazards, as well as sections where voids beneath the sidewalk indicated that grinding would not be effective, requiring root or tree removal instead. He reported that year-to-date, the city has eliminated 685 trip hazards through a combination of grinding, pumping, and full sidewalk replacements. Looking ahead, he noted that the city has ordered its own concrete grinder, which will significantly enhance responsiveness. The goal is to address new trip hazard work order requests within 24 hours of submission. He emphasized that the grinder will be a "game changer," allowing one crew to perform grinding citywide while another focuses on full replacements in designated areas, greatly improving efficiency and workflow management.

Mayor Ramsey expressed appreciation for the Public Works team and acknowledged the difficulty of their work. She reflected on her own brief experience assisting with sidewalk repairs

and recognized the physical effort required to break up and replace concrete. She commended the department's dedication and high-quality work, emphasizing that their efforts significantly contribute to the city's appeal and residents' quality of life.

Manager Nickel highlighted the significant contributions of the city's in-house crews in sidewalk repair work. Referring to the presented graphs, he noted that while contractors completed approximately 8,800 square feet of concrete removal and replacement this year, the city's crews handled about 52,000 square feet combined, around 25,000 square feet each. He emphasized that contractors typically manage overflow or additional work beyond the city crews' capacity.

Council Member Johnson asked whether the city will discontinue using contractors for sidewalk grinding once the new grinder is operational.

Manager Nickel responded the city will continue to use contractors for larger or overflow projects, the acquisition of the new grinder will enable crews to address sidewalk grinding requests more quickly and efficiently. He emphasized that the main focus is to improve response times and maintain crew efficiency across different areas.

Council Member Shelton inquired whether the sidewalk work currently underway on 4000 West is being performed by city crews or contracted out.

Manager Nickel confirmed that the sidewalk work currently underway on 4000 West is being performed by a contractor. He explained that longer stretches of sidewalk, such as this project, are typically assigned to contractors to avoid tying up city crews for extended periods, allowing crews to focus on other areas.

Council Member Zander asked about contractor identification during sidewalk repair work. She inquired whether residents can distinguish between city crews and contracted workers, such as through uniforms or vests, to know who is performing the work. Director Garrison noted staff has logo uniforms. Council Member Zander acknowledged the positive impact of the city's public works employees on residents. She emphasized that the presence and respectful demeanor of South Jordan staff frequently receive praise from the community. She thanked the crews for their professionalism and noted that their courteous interactions contribute significantly to residents' positive perceptions of city services.

E.4. City communications update. *(By Communications Manager, Rachael Van Cleave & Director of Administrative Services, Melinda Seager)*

Director of Administrative Service Melinda Seager noted it had been some time since the team last reported to the Council. She expressed appreciation for the talented professionals on her team and explained that the presentation would provide updates on current communication trends, metrics, and initiatives.

Communication Manager Rachael Van Cleave reviewed prepared presentation (Attachment B). Handout (Attachment C). She introduced the team, which remains small but highly active, and highlighted the addition of an intern. She acknowledged Graphic Design Content Coordinator Tyson Cole, a team member and published cartoonist whose work has significantly elevated the

quality of the city's visual materials. His contributions include custom illustrations for events such as Summerfest and ongoing projects like the "Dine with Dawn" cartoon and the city's coloring page series. She reported that the team has received multiple awards for their work, including a national Silver Anvil Award for the public relations efforts surrounding the Pure SoJo project, and three Golden Spike Awards at the state level. One of these included top recognition in crisis communications for their creative response to the "Barbie Land" issue. She noted the division remains professionally active, with several team members holding or having held leadership roles in state public information and communications associations. She noted she currently serves as Vice President of the Utah Public Information Officers Association and will assume the role of President later this year. Communications Specialist Josh Timothy, recently completed service as President of the Utah Association of Government Communications and continues to assist with the city's drone program and related legislative monitoring. She outlined the Communications Division's primary goals; to position South Jordan as a leader in social media presence and engagement, to promote the city as a top location to grow or start a business, and to be recognized by peers as a leader in government communications. She noted that South Jordan was identified as the top municipal organization in a recent peer survey conducted by the statewide Public Information Officers Association, reflecting strong progress toward that objective. She emphasized that although the Communications team is small, they are deeply dedicated and tie all their work to the strategic priorities established by the City Council. She noted that the division operates under its own communications strategic plan, aligned with broader city goals. As the fiscal year draws to a close, she provided updates on several focus areas, beginning with social media. The team concentrated on growth, engagement, and improvement, and exceeded all key metrics for the year. For example, Instagram followers grew by 26%, surpassing the 25% target, and average account reach for Facebook and Instagram increased by 52%, with Instagram alone increasing by 95%. These results reflect a strategic emphasis on platforms that have proven especially effective in community engagement. She also reviewed efforts to support economic development, noting that it had been a significant area of focus over the past year. Key initiatives included the "Dine with Dawn" video series, promotional content tied to the Salt Lake Bees partnership, and other media supporting local businesses. The team tracked outcomes through newsletter engagement and social media reach, exceeding industry benchmarks. She explained that one of the more ambitious goals for the year was to positively impact public sentiment, something she acknowledged is one of the most difficult outcomes to achieve in a public relations campaign. She noted significant success in some areas while recognizing room for improvement in others. On social media, the team set a target for at least 60% of post engagement, such as comments and reaction emojis, to be positive. The actual results far surpassed this, with 99.8% of interactions on both Facebook and Instagram being positive. She highlighted this as a notable achievement, especially given the often critical or polarized nature of online platforms. However, she pointed out that results from the city's annual resident survey did not meet two sentiment-related goals. These lower marks were tied to perceptions around public safety and traffic, particularly as they relate to the urban center project. She noted that traffic issues are especially challenging to influence because many contributing factors, such as regional construction and state-controlled roads, are outside of the city's control. She added that the goals may have been overly ambitious given those external

variables, but emphasized that the feedback still provides important direction for future outreach efforts.

Mayor Ramsey observed that the sentiment reflected in the survey likely coincided with the months leading up to the opening of the new ballpark, a time marked by public uncertainty and concern. She noted that many residents expressed apprehension about potential issues such as traffic congestion, parking availability, and public safety, much of which was based on hypothetical or anecdotal fears. Now that the ballpark has opened and many of those anticipated problems have not materialized, Mayor Ramsey expressed confidence that public perception will improve going forward, as residents gain firsthand experience with the actual impact of the project.

Manager Van Cleave continued to review prepared presentation (Attachment B) by emphasizing the increasing demand placed on the Communications team due to the rising number of media inquiries. Since they began formally tracking in November 2022, the monthly volume has more than doubled by fiscal year. She attributed this growth to two main factors: first, the team's sustained efforts to build strong relationships with local media outlets through consistent responsiveness and proactive outreach like newsroom visits; and second, a surge in high-profile incidents. She then distinguished between "key outreach" efforts, planned initiatives such as public awareness campaigns, and "media drivers", unplanned events that require immediate response. She explained how the team has to be flexible, often putting aside scheduled work to manage emergent communications.

Director Seager continued by expressing sincere gratitude to the Council and the Mayor for their support and collaboration, noting that many of the media-related challenges faced by other cities have been avoided in South Jordan thanks to the consistent professionalism and coordination between elected officials and the communications team. She emphasized how valuable it is to have a trusted working relationship where the communications team is kept in the loop on operational developments, allowing them to align messaging effectively and avoid confusion or misrepresentation. She concluded by highlighting that the city's strong, unified approach to public messaging has protected its reputation and allowed staff to focus more on serving residents rather than managing preventable media crises.

Manager Van Cleave provided a training segment to the City Council on media relations, highlighting examples from other jurisdictions to emphasize the importance of coordination and caution in public communications. She shared anonymous examples, collected from colleagues locally and nationwide, of situations where elected officials unintentionally created confusion or controversy. These included instances such as a council member endorsing a political candidate using city letterhead, elected officials releasing city-related information before official messaging was approved, and officials sharing personal opinions in public forums that were interpreted as official city stances. She noted that such actions can blur the line between personal opinion and official city messaging, erode public trust, and force the city into reactive communication strategies. She emphasized that trust in government communication is essential and best maintained through coordinated, timely, and accurate messaging. To avoid confusion,

the city typically relies on the Mayor as the primary spokesperson, especially given Mayor Ramsey's willingness and effectiveness in public-facing roles. If the Mayor is unavailable or if the situation pertains to technical or incident-related matters, she, as the Public Information Officer (PIO), steps in. Additionally, subject matter experts may be called upon for specific topics. She expressed gratitude to the Council for their professionalism and collaboration, which has helped the city avoid the types of communication missteps experienced elsewhere.

Mayor Ramsey clarified that in the case of public safety incidents involving police or fire, she does not serve as the spokesperson. Instead, those communications are handled directly by the designated Public Information Officers (PIOs) for the Police or Fire Departments. This ensures accurate, timely, and appropriate messaging from subject matter experts during such incidents. She added that if the matter involves an ongoing investigation, she also does not serve as the spokesperson, allowing the appropriate officials and PIOs to handle communications to maintain the integrity of the investigation.

Manager Van Cleave clarified that for incident communications, the mayor or council members are generally not involved unless there is a public need for reassurance, where the mayor often serves as a more personal community presence rather than discussing case details. She emphasized the communication process; when council members are contacted by media, they should immediately notify City Manager Lewis, who will then inform her, or vice versa. This ensures they remain coordinated. She explained that while she focuses on preparing key messaging related to inquiries, City Manager Lewis is aware of political or situational dynamics that might affect communication strategy, so their close coordination is essential. She added that the same communication process applies to city staff. If staff are contacted by media, they are instructed to direct inquiries to her first. This ensures messaging aligns with the overall city communications strategy and any ongoing situations. She can then guide staff on how to respond appropriately, maintaining consistent and coordinated messaging across the city.

City Manager Lewis emphasized the importance of safety when media crews arrive unexpectedly at incidents like major water leaks. The priority is to keep media personnel safe and out of the active work area. Once the situation is secure, media can be directed to interview the appropriate subject matter experts without interfering with ongoing operations.

Manager Van Cleave explained that regular Public Information Officer (PIO) trainings are conducted with city staff to ensure consistent and clear communication. These trainings emphasize the importance of using prepared key messages and carefully chosen wording to maintain clarity, prevent confusion about who is speaking for the city, and uphold public trust. She provided the council with a one-page reminder sheet (Attachment C) encouraging them to reach out to her with any media inquiries so she can help prepare talking points or determine the best spokesperson for each situation. She also acknowledged and appreciated council members who proactively communicate with the communications team about upcoming media contacts, even when the topics fall outside the city's official messaging.

City Manager Lewis added that if any council members are invited to speak at events, the communications team is a valuable resource for preparation. They regularly assist by providing

bullet points, speaking notes, background on the hosting organization, and relevant key messaging that ties back to the city.

Mayor Ramsey expressed her appreciation to the communications team for the significant progress made since the City Council requested a more strategic approach to communications approximately two years ago. She acknowledged that the request has been fulfilled and emphasized the results of the team's efforts. She noted her own involvement in biweekly meetings with the communications staff to review analytics, evaluate data, discuss messaging plans, and ensure alignment on upcoming initiatives. Mayor Ramsey praised the team's hard work and effectiveness, remarking that the city's communications are among the best, as reflected in peer recognition and public feedback.

F. Discussion Item:

F.1. FrontRunner Station Area Plan. (*By Long-Range Planner, Joe Moss & Wall Consultant Group, Shawn Seager*)

Mayor Ramsey noted that the City has made strong progress on its Station Area Plans (SAPs) along the TRAX station, which have already been certified, and the city is also advancing well on the statewide SAPs that must be certified this year. She acknowledged that there is still significant work ahead but expressed confidence in the progress and efforts so far. As the chair of the Wasatch Front Regional Council, the certifying body for these plans, she shared her appreciation for the positive developments and highlighted South Jordan's leadership and accomplishments in this area.

Long-Range Planner Joe Moss provided a brief introduction to the FrontRunner Station Area Plan project, emphasizing the city's proactive approach in aiming to complete and certify the plan before the legislative deadline at the end of the year. He noted that the team is intentionally working ahead of schedule to avoid the congestion and delays that often occur during end-of-year meetings with the Wasatch Front Regional Council (WFRC), the certifying agency. He introduced Wall Consultant Group (WCG) Senior Planner Shawn Seager.

Mr. Seager, representing WCG and working in partnership with WFRC, provided an overview of the Station Area Plan process and South Jordan's progress. He praised the collaboration with city staff and noted the strategic effort to get four TRAX station area plans approved prior to opening the Central Station and the ballpark. This effort stems from a 2022 legislative requirement that mandated the creation of station area plans to align with the state's significant investments in public transit infrastructure, including FrontRunner, light rail, and BRT systems. The focus of this particular plan is the South Jordan FrontRunner Station, primarily on the west side of I-15, both north and south of 10600 South. Sandy City has completed a corresponding plan for the east side. Mr. Seager reviewed prepared presentation (Attachment D). He explained how this plan fits into the broader statewide effort, highlighting the progress made by WFRC and MAG in certifying other station area plans and the coordination efforts with Sandy City to ensure consistency across municipal boundaries. Mr. Seager continued his presentation by explaining how the South Jordan Station Area Plan was coordinated to align with Sandy City's adjacent plan, particularly emphasizing the proposed pedestrian bridge over I-15. He noted that while the

bridge may benefit Sandy more directly, it remains an important connection for regional mobility. To meet legislative requirements, WFRC provides a checklist for plan compliance, which the South Jordan plan fulfills. As part of the public engagement process, he and the planning team conducted multiple one-on-one stakeholder interviews and distributed quarter-page postcards with QR codes for survey participation. Every apartment unit and business within the project area received a survey card, resulting in 260 responses during the month-long survey period from March to April. Survey themes reflected common transit concerns; requests for later and Sunday FrontRunner service, more food options near the station, better first- and last-mile pedestrian connectivity (particularly across I-15), improved access to the Jordan River, availability of restrooms, and the need for shelters or warm waiting areas during cold weather. The plan includes several key recommendations, with a particular focus on improving east-west connectivity across I-15, whether through pedestrian infrastructure or enhanced transit links. While I-15 remains a physical barrier, he noted that the station benefits from excellent automobile access, which continues to serve the area well.

Mayor Ramsey shared an update regarding the WFRC's ongoing "Transit Fresh Look" project, which has been underway for the past nine months. With only one meeting remaining, preliminary data indicates that the preferred alternative for improving transit connectivity between the FrontRunner and the TRAX station, potentially through a dedicated bus rapid transit (BRT) lane along South Jordan Parkway, is the most prepared transit corridor in all of northern Utah County and southwest Salt Lake County. She emphasized that South Jordan may be the first to successfully implement such a connection, and the city will prioritize advancing this project.

Mr. Seager continued to review prepared presentation (Attachment D). He expressed enthusiasm about the city's transit progress and continued with a summary of key recommendations for the FrontRunner Station Area Plan. He emphasized the need for increased bicycle visibility, noting that while bike lanes exist, they aren't highly visible. He recommended using green paint for better lane definition, an inexpensive and effective strategy successfully used in places like Saratoga Springs and along Redwood Road. He also mentioned enhancing awareness of existing bicycle facilities, such as lockers, which are currently hard to locate without signage. Implementing wayfinding signs would help users navigate to these resources more easily. Additionally, he encouraged the continued preservation of the Jordan River corridor through thoughtful development agreements as the area to the north is built out. He also recommended shared parking improvements to support activity and vibrancy near the station. With more residents moving into the area, there is an opportunity to foster community engagement through amenities like food trucks or other activations that encourage public use of the space.

Council Member Zander inquired about the proposed pedestrian bridge over I-15, seeking clarification on what it entailed.

Mr. Seager confirmed that the pedestrian bridge concept has been in discussion for quite some time. He noted that the WFRC has played a key role in exploring funding options for the project, which would connect the South Towne Mall area in Sandy, crossing over I-15 and the FrontRunner line, and linking into South Jordan near 10200 South.

Council Member Zander asked about the cost of the pedestrian bridge over UVU. Mr. Seager confirmed it was approximately \$33 million. Mr. Seager shared that he was the planning director at MAG when the \$33 million pedestrian bridge project was funded. He explained that the funding was secured through partnerships with UDOT and the state legislature, who had an interest in UVU. He noted that the upcoming bridge would have a shorter span than the UVU bridge but would still be significant, estimating its cost to be around \$20 million.

Director of Planning & Economic Development Brian Preece added that the original plan for the bridge included BRT, pedestrian, and equestrian uses, but over time the scope narrowed to pedestrian-only. He noted that the project's cost has steadily increased and that the idea has been under discussion for quite some time. He added that Sandy City has met with them and that South Jordan has been supportive of the bridge project all along, though it is not a top priority for them. He explained that a bus circulator could address many transit needs, and that the high cost of the bridge has actually been an impediment to launching that circulator.

Mr. Seager shared a story illustrating the challenges of transit connectivity near the FrontRunner station. He recounted encountering a recent amputee and para-Olympian, who was a former professional rock climber trying to reach a climbing gym near REI. The man was attempting to use UTA's on-demand service, which was too busy during peak hours, and was hesitant to spend money on an Uber. Seeing his difficulty, Mr. Seager and a colleague offered to drive him there, highlighting the real-life impact of transit access limitations and reinforcing the importance of improved first- and last-mile connections in the station area plan. Mr. Seager concluded by outlining the recommendations included in the station area plan's implementation strategy. He emphasized that while the city is not expected to complete all items within the next five years, it is important to report progress regularly, highlighting studies, evaluations, and whether the initiatives align with city needs.

City Manager Lewis outlined the next steps, stating that the plan will be sent to the Planning Commission for their review before returning to the City Council for final adoption.

Director Preece noted that since this is a draft, now is the appropriate time for council members to provide any comments, suggestions, or requests for changes or additions to the plan.

Council Member Shelton expressed concern about the limited availability of land within the designated areas, questioning whether there is sufficient space for development or projects as outlined in the plan.

Mr. Seager acknowledged Council Member Shelton's observation, noting that the draft map on page 46 (Attachment E) highlights limited available land, much of which consists of newer buildings unlikely to be redeveloped. The yellow parcels on the map indicate potential development sites, primarily older properties near 100 South and by I-15, including some hotel properties. However, these parcels are currently owner-occupied and in use. The map provides a broad overview of parcels that might be available for future development. He noted that they had a positive meeting with Ultradent, who shared some infield projects they have planned. He mentioned that some parking lots may be developed as part of these projects, indicating potential future changes in land use.

Council Member Shelton asked if the infield projects discussed by Mr. Seager involved more manufacturing-type facilities.

Director Preece explained that Ultradent purchased one of the first office buildings in the area and they may need more office space as they expand. The city has encouraged them to focus on developing more office buildings and higher-intensity uses rather than manufacturing. While manufacturing is valued, it may not represent the highest and best use of the property.

Mayor Ramsey confirmed that five station area plans have been certified so far. One plan, shared with West Jordan, required no changes due to the area being fully developed with homes. Another plan presented on the same day involved significant changes, offering a contrast between the two. Afterward, four additional plans were certified together, making a total of five completed plans. The current plan under discussion is the last remaining one to be certified.

Council Member Johnson motioned to recess the City Council Study Meeting and move to City Council Executive Closed Session to discuss the character, professional competence, physical or mental health of an individual. Council Member Shelton seconded the motion; vote was 4-0 unanimous in favor. Council Member McGuire was absent from the vote.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

G. Executive Closed Sessions:

- G.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 City Council Executive Closed Session and move back to the City Council Study Meeting. Council Member Zander seconded the motion; vote was 4-0 unanimous in favor. Council Member McGuire was absent from the vote.

Council Member Harris motioned to adjourn the June 3, 2025 City Council Study Meeting. Council Member Zander seconded the motion. Vote was 4-0 unanimous in favor. Council Member McGuire was absent from the vote.

ADJOURNMENT

The June 3, 2025 City Council Meeting adjourned at 6:33 p.m.