

SOUTH JORDAN CITY  
CITY COUNCIL STUDY MEETING

August 5, 2025

**Present:** Mayor Dawn 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, CFO Sunil Naidu, Police Sergeant Adrian Montelongo, Fire Chief Chris Dawson, Director of Engineering & City Engineer Brad Klavano, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Long-Range Planner Joe Moss, Graphic Design Content Coordinator Tyson Cole, Planning Commissioner Sam Bishop

**Absent:**

**Other (Electronic) Attendance:**

**Other (In-Person) Attendance:** Bryan Farnsworth

4:37 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, Patrick Harris***

Council Member Harris offered the invocation.

**Council Member McGuire motioned to amend the August 5, 2025 City Council Study Meeting agenda to add Item G. Executive Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Council Member Zander seconded the motion. Vote was 4-0, unanimous in favor. Council Member Shelton absent from the vote.**

**C. Mayor and Council Coordination**

Council Member Zander reported receiving recent emails from residents near the America First Square baseball stadium expressing concerns about event parking spilling into their neighborhoods. Residents noted that stadium parking fees, ranging from \$10 to \$20, lead some attendees to park on nearby streets to avoid charges. Comparisons were made to the former

Megaplex Theater, which offered free parking. One resident suggested implementing a resident-only parking program, similar to Herriman City, with permits and enforcement during events. She noted that Saturdays, Sundays, and Mondays are reported as the most problematic days.

City Manager Dustin Lewis stated that the city has been in discussions with Larry H. Miller (LHM) about the issue since March and has been monitoring the first season to identify problem areas. Possible solutions include permit-only parking or restrictions during certain hours or events, each with pros and cons, and enforcement would require additional resources. Police have provided educational outreach in affected areas. He explained that the original stadium plans did not include paid parking, and LHM's decision to charge, made earlier in the spring, has created operational challenges such as the lack of vehicle queuing space. He observed that the stadium does not typically host games on Mondays, suggesting parking issues on that day may be due to concerts or other events.

Council Member McGuire noted that inconsistent parking fee practices, with charges applied at some events and not at others, may cause confusion and lead attendees to choose street parking.

Council Member Zander concluded that she would inform residents the city is aware of the issue, is actively monitoring it, and is working toward solutions.

City Manager Lewis noted that implementing permitted or restricted parking often shifts the problem to other areas. Staff are considering how such changes might affect surrounding neighborhoods to address the issue comprehensively.

Council Member Zander referenced a successful permitted parking program implemented in her neighborhood to address similar parking overflow from local events. She noted that, despite initial resistance, the program has effectively managed parking, prevented blocking driveways, and improved access for residents.

City Manager Lewis explained that previous permitted parking programs pushed parking issues into new neighborhoods, spreading the problem rather than eliminating it. He noted that many residents have requested similar measures, but the city is carefully monitoring the current season as more development and parking infrastructure, such as a planned parking structure, are expected. With upcoming venues like the performing arts center, the city anticipates ongoing challenges but remains attentive and committed to finding effective solutions.

Council Member Zander emphasized the importance of clear and proactive communication with residents regarding any forthcoming solutions. She suggested using a public meeting, social media, or other outreach methods to ensure the community understands that the city is actively addressing the issue, acknowledging that some residents may remain dissatisfied.

City Manager Lewis stated that staff will collaborate with the communications team to share clear information with residents once solutions are finalized.

Council Member Harris noted that the Utah League of Cities and Towns conference is approaching soon.

Mayor Ramsey confirmed the Utah League of Cities and Towns conference scheduled for October 1st and 2nd, with a board meeting on September 30th. She also shared that the National League of Cities (NLC) conference, originally planned for Salt Lake City in 2021 but postponed due to COVID-19, will now be hosted locally November 20–22. The current NLC president is the mayor of Cordova, California, and the past president is from Tacoma. Mayor Ramsey, who previously served as Utah League president during the canceled 2021 conference, noted discounted rates will be available for Utah members and encouraged council members to consider attending.

City Attorney Ryan Loose noted the conference's flexibility, allowing attendees to participate in select sessions relevant to South Jordan. He acknowledged that some sessions may not apply locally but highlighted that many valuable topics will be offered. He committed to sharing the agenda once available to assist council members in selecting sessions.

#### **D. Discussion/Review of City Council Meeting**

##### **Action Items:**

- Resolution R2025-34
- Resolution R2025-43

##### **Public Hearing Items:**

- Resolution R2025-37
- Zoning Ordinance 2025-05-Z
- Ordinance 2025-14

Mayor Ramsey provided a brief overview of the regular meeting agenda. She highlighted Resolution R2025-34, which authorizes issuing up to \$45 million in water revenue bonds secured by the water fund to finance infrastructure needs. She emphasized the city's strong financial track record, noting the water fund's historical solvency and the city's ability to repay bonds, often ahead of schedule. The resolution sets parameters including a maximum interest rate of 6% and delegate's authority to city leadership to proceed with necessary actions. The resolution's format differs from typical city resolutions due to requirements from credit rating agencies and bond reviewers, and it has undergone extensive review by financial and legal experts. She also discussed Resolution R2025-43, an interlocal cooperation agreement with Sandy City for an overlay project on a shared border road. South Jordan will perform the work, with Sandy reimbursing its portion of approximately \$28,000. This coordinated approach allows the entire road to be resurfaced at once, improving aesthetics and durability while achieving cost efficiencies for both cities. The agenda includes three public hearing items. First, an updated city fee schedule will be presented by City Engineer Brad Klavano, incorporating finalized engineering fees to ensure accurate charges. Second, a unique zoning ordinance request involves downgrading a property's zoning classification from professional office back to residential, following the relocation of a business that previously required the zoning change. Lastly, a correction to the South Jordan City Recorder's compensation ordinance will be addressed to formally include a 1% raise that was inadvertently omitted in prior adjustments, ensuring compliance with city-wide employee pay increases. She noted the agenda is relatively brief, allowing time for the council to potentially convene outdoors afterward for National Night out against Crime.

City Manager Dustin Lewis noted that City Engineer Brad Klavano has a brief update on 9800 South and recommended, if time allows at the end of the work session, that the update be presented. He also reported that during the last Planning Commission meeting, microphone and speaker issues occurred due to aging equipment installed during the pre-COVID remodel. Some hardware components, including four switches, have reached the end of their life and are being replaced. While the IT team is confident that the microphones and speakers will function properly for the current meeting, there may be intermittent monitor failures until the new equipment arrives. All replacement hardware is expected by Friday and will be installed promptly, ensuring full functionality by the next Planning Commission meeting and, at the latest, the next City Council meeting.

**E. Presentation Item:**

**E.1. Planning Commission Board Appointment. (By Director of Planning & Economic Development, Brian Preece)**

Director of Planning & Economic Development Brian Preece introduced Bryan Farnsworth who submitted an application for the Planning Commission. He noted that Commissioner Laurel Bevans has resigned and relocated, creating a vacancy.

Council Member McGuire added that he had the opportunity to meet with Mr. Farnsworth to discuss the commission's role and responsibilities, and that Mr. Farnsworth understood the commitment involved.

Mayor Ramsey thanked Bryan Farnsworth for his willingness to serve on the Planning Commission and expressed appreciation for his commitment to take on such an important and often thankless role. She emphasized the value of service to the community and invited him to share more about himself and his interest in serving on the commission.

Mr. Farnsworth introduced himself, noting that he and his family have lived in South Jordan for 14 years. They have resided in the Daybreak community since moving to the city, first in East Lake and now on the island. Professionally, he works as a bank regulator for the State of Utah, overseeing a portfolio of 15 industrial banks. His role often requires delivering both good and bad news, which he noted has made him accustomed to difficult conversations. He shared that about 10 years ago, he developed an interest in city government and began regularly listening to City Council and Planning Commission meetings, often at double speed. This has allowed him to stay informed and discuss city matters with his neighbors. Mr. Farnsworth expressed his interest in serving on the Planning Commission to give back to the community, help guide future growth, and ensure that proposals align with the vision set by the Council. He emphasized the importance of thoughtful planning, noting that growth remains one of the community's top concerns.

Council Member Zander expressed appreciation for Mr. Farnsworth's engagement, noting how valuable it is that he is already sharing accurate information with residents and neighbors. She encouraged him to continue doing so, emphasizing the importance of having more informed voices in the community.

Council Member McGuire noted his appreciation that Mr. Farnsworth comes into the role with an existing understanding of what is happening in the city. He highlighted that, rather than needing to catch up on the city's direction, Mr. Farnsworth is already informed and prepared to contribute.

Council Member Johnson observed that Mr. Farnsworth is likely very familiar with the deliberation process, given his experience listening to City Council and Planning Commission meetings over the years. She noted that this background would be beneficial as he joins in decision-making.

Mayor Ramsey explained that Council Member McGuire had brought forward Mr. Farnsworth as his recommendation for the Planning Commission. She noted that multiple individuals had applied and that Council Member McGuire had met with each of them before making his recommendation. Mayor Ramsey stated that the Council would discuss the appointment among themselves and that Mr. Farnsworth would receive follow-up, likely later that evening.

**F. Discussion Item: 5:00 p.m.**

- F.1. Discuss pending Legislative required planning items. *(By Director of Planning & Economic Development, Brian Preece & Long-Range Planner, Joe Moss)*

Director of Planning & Economic Development Brian Preece said that addressing the current code adjustments should be relatively straightforward, as the major challenges occurred during the legislative session. He added that much of the existing code already aligns with recent recommendations. He noted that the last major revision of the city code occurred in 2005 when the Land Use Development Management Act underwent significant changes. At that time, he was in his current position and was responsible for rewriting most of the code.

Long-Range Planner Moss added that while there are not major changes needed, several minor adjustments are required to ensure full compliance. Most of the code is already largely consistent, but updates are needed for terminology and procedures to align with recent changes in state legislation.

City Attorney Loose noted that most land use compliance issues stem from terminology differences rather than substantive problems. While developers often perceive cities as not updating their codes, the essence of the regulations is generally compliant. He commended staff for their attention to detail, as South Jordan's code is largely in line with state requirements.

Long-Range Planner Joe Moss reviewed prepared presentation (Attachment A). He provided an overview of recent legislative changes affecting the city's land use code. He highlighted Senate Bill 181, which prohibits requiring a garage for single-family homes only if the unit is both deemed affordable and owner-occupied. While the city's current code mandates garages for all single-family homes, adjustments are needed to comply with this specific provision. The bill also sets maximum parking sizes for both covered and uncovered parking. He emphasized that the city may still require on-site, off-street parking for all residential units, including affordable, owner-occupied homes, and the change represents a narrow, specific circumstance.

Council Member Johnson asked who determines if a property is considered affordable. Long-Range Planner Moss responded that affordability is determined by the property being deed-restricted at 80% of the Area Median Income (AMI) for a minimum of five years and being owner-occupied. Director Preece added that the property owner or developer could still choose to provide parking, similar to previous projects, but it cannot be required under this new provision.

Long-Range Planner Moss continued reviewing prepared presentation (Attachment A). He explained that tandem parking spaces could no longer be prohibited, meaning two tandem garage spaces would still count toward the parking minimum requirement. Overall, the impact on the development code is minimal. Some minor adjustments are needed in architectural requirements for residential zones and in the Redwood mixed-use zone, including updates to maximum dwelling sizes. Regarding Senate Bill 104, he noted that it primarily updates terminology and clarifies procedures, such as replacing “lot line adjustment” with “simple boundary adjustment,” ensuring the city’s code aligns with state definitions and maintains consistency in process. He added that the updates are not a major reorganization. The most significant change is consolidating various procedural elements scattered throughout the code into a more cohesive, easy-to-understand section. Regarding Senate Bill 179, although it primarily addresses business licensing, it affects the zoning ordinance by requiring a clearly defined procedure for new or unlisted uses. The code must now establish timelines for maximum decision-making, outline an appeal process for new uses, and provide a method for the Planning Director to determine if a proposed use is sufficiently similar to existing uses in the current table. He added that most uses have been consolidated into a single “Uses” chapter; however, some uses remain in the Redwood Mixed Use zones and the Planned Community zone. The code needs to either reference the new procedures established in the Uses chapter within those sections or, more ideally, fully unify all uses into a single location. He noted that the Uses chapter was never fully completed when initially formatted, so consolidating or uniformly organizing these sections would improve code maintenance and clarity.

Long-Range Planner Moss noted that House Bill 368 is extensive, but most of it does not apply to the city. A few minor adjustments are needed regarding noticing for zoning cases. While the majority of cases are ministerial in nature and follow existing procedures, the bill adds an additional mail notice requirement for cases that fall outside that category. The city is already largely following these practices, but the code needs to explicitly reflect them. City Attorney Ryan Loose clarified that the term “ministerial” in the bill is equivalent to what he typically refers to as “administrative” actions.

Long-Range Planner Moss explained that recent legislative changes provide an opportunity to update terminology related to appeal authorities, particularly as public hearings are no longer required for certain appeals. These updates will clarify the code and ensure consistent language. He then shifted to general plan updates, noting that SB 110 (2022) requires integrating a water element into the city’s general plan. Since the plan predates the bill, updates will be completed by year-end in coordination with the Division of Natural Resources Water Division. He highlighted that existing water planning is strong, so the process will focus on compiling and organizing information. He also noted that the general plan, now five years old, will undergo a review to assess completed items, ongoing initiatives, and outdated elements. Updates will include future land use maps aligned with newly adopted stationary plans and incorporating

recently annexed areas. Finally, he mentioned minor technical edits, such as clarifying requirements for monument signs, to ensure ordinance language is easier to understand without changing the intent.

City Attorney Ryan Loose acknowledged the complexity and volume of work involved in implementing the recent legislative updates, particularly HB 368. He commended the planning staff for their efforts in managing these changes effectively, noting that their work often goes unrecognized despite the challenges and technical demands of the process.

City Manager Dustin Lewis expressed confidence in the planning department team, highlighting Director Preece's experience with code updates and Long-Range Planner Moss's technical expertise. He noted that many of the legislative-driven changes are required by the end of the year and that council members will see draft updates in upcoming packets. He encouraged council members to review the drafts, reach out with questions, and provide input on any additional considerations, emphasizing that this team is well-equipped to make the necessary code revisions efficiently.

Director Preece added that even with mandatory code changes, the council is welcome to suggest alternative approaches. As long as the revisions meet the intent of state law, the team is open to considering different methods for implementation.

Mayor Ramsey noted that the 2022 bill sponsored by Representative Ryan Wilcox and Senator Michael McKell requires incorporating a water element into the general plan by the end of the year. She clarified that while the water plan and select updates, such as those related to Redwood Road, will be included, the goal is not a full overhaul of the five-year-old plan but rather targeted updates to meet the statutory requirements. Director Preece added that the updates are expected to take six to nine months and emphasized that no additional items would be added beyond the planned revisions. He also noted that City Manager Lewis will address whether funding for any further work should be considered in the next fiscal year.

City Manager Lewis added that, as part of the strategic planning discussion, the Council will need to determine how much of the work should be done internally versus by consultants, how much should be budgeted, and what the overall objectives are, so that this can be incorporated into next year's budget request. Mayor Ramsey added that while some updates are necessary, she is reassured that the entirety of the general plan will not be expected to be completed by the end of the year.

Long-Range Planner Moss noted that the implementation component of the general plan may be updated to incorporate elements from the new water component, ensuring state requirements are met. He added that this could also provide an opportunity to adjust or remove items from the implementation tables as appropriate.

Council Member Zander asked which state body supervises or oversees the required updates to the general plan and what the consequences would be if the city did not achieve compliance by the December 2025 deadline. Director Preece explained that oversight and consequences depend on the specific ordinance. In some cases, the state could withhold funding, such as Class C road funds, as a punitive measure.

City Attorney Loose explained that consequences for noncompliance vary depending on the specific requirement. They may include peer pressure, public scrutiny, or legal challenges. For example, some cities face disputes with developers over adoption of subdivision changes. In certain cases, such as station area plans, failure to comply could result in ineligibility for specific funding, including through programs like WFRC. He added that when discussing legislation with state representatives, it's important to highlight the downstream costs of compliance. Even seemingly minor changes, such as updating terminology, require significant time, energy, and money, often without additional funding, essentially unfunded mandates. He emphasized that legislative changes should be implemented thoughtfully, allowing time to measure the actual impact before introducing further adjustments. He cited examples like ADUs and station area plans, noting that it can take three to five years for changes to manifest in housing and community planning, and urged a measured, deliberate approach rather than rapid, consecutive modifications.

City Manager Lewis emphasized the city's proactive involvement in legislative matters, noting the participation of the mayor during the legislative session, the city attorney on various committees, and council members in LPC meetings. He highlighted that South Jordan's existing code is often used as a standard reference, which underscores the importance of the city's engagement in reviewing bills, providing informed feedback, and understanding potential impacts. He encouraged continued involvement to ensure the city can effectively advocate for its interests and make informed decisions.

City Attorney Loose noted that the city's consistent involvement provides credibility when communicating with legislators. Because the mayor, city attorney, and council are well-informed and actively engaged, legislators cannot easily dismiss the city's perspective. This credibility ensures that the city's input is taken seriously, and in many cases, legislators listen attentively to the concerns and recommendations presented.

Mayor Ramsey reported that the city has completed its station area plans on schedule. These plans will be reviewed by the Regional Growth Committee within the week and subsequently recommended to the full Wasatch Front Regional Council later this month for approval. She noted that South Jordan will verify all station area plans as part of this process. She expressed appreciation for the city's progress and suggested that she suggested to have City Engineer Brad Klavano to discuss an update on 9800 South during the work session to instead of the next meeting to allow staff and council to participate in the Night out against Crime event.

City Engineer Klavano provided an update on the 9800 South project. The main line is largely completed with concrete, with only small sections on the outside remaining. The median barrier in the center still needs to be installed. Traffic is planned to be shifted back to the main line under the bridge around August 21, allowing the bridge deck to be finalized and connections to the sides completed. The roadway work is expected to be fully open by October 18, with any remaining landscaping occurring afterward. The traffic signal at the entrance to Elk Ridge Middle School is functional except for pedestrian buttons, which have recently been installed and are being programmed. Adjustments will be made to provide protected permissive movements for northbound and westbound traffic when the pedestrian buttons are pressed, ensuring safer crossings for students, as requested by the school district. He noted similar safety modifications

were implemented near Smith's Marketplace on Daybreak Parkway. Overall, the project is on track to be completed on schedule. He noted with recent traffic shifts on 13400 South that has improved traffic as well.

Council Member Shelton inquired about the traffic signals at the interchange, asking whether there would be a signal at the interchange itself as well as at adjacent intersections. City Engineer Klavano explained that the off-ramps at the interchange will have traffic signals allowing drivers to go straight, turn left, or turn right on red. Additionally, a signal installed at the entrance to the middle school was installed to improve safety for students, who previously had to cross near the seminary building without signal control. With the new signals and crossing guards, students will be able to safely cross and use the bridge to access the elementary school. He added that although the signals are somewhat close to each other, they will be synchronized and fiber-connected. Traffic modeling was completed and appears to function effectively, though he noted that school traffic will inherently be congested for brief periods, similar to a sporting event twice a day for much of the school year.

City Engineer Klavano also provided an update on Granville Avenue, noting that it is now completed up to Bingham Rim Road, with all signals operational and functioning in both directions. The road remains closed just north of Bingham Rim Road. He added to fully connect the roadway to Old Bingham, the signal at 10200 South, located on the city border with West Jordan, and still needs to be completed. Some delays have occurred due to coordination issues with Jordan Valley Water Conservancy District and Rocky Mountain Power, as well as West Jordan's involvement. He added that as these coordination issues are resolved, the signal is currently being installed, with the goal of completing it by the end of the month to fully open Granville Avenue to Old Bingham Highway. He noted that obtaining authorization from UTA for signal activation has been challenging, so while the target is the end of the month, the exact commissioning date cannot be guaranteed. Once completed, the full connectivity to Old Bingham Highway will be established.

Mayor Ramsey noted that the ribbon-cutting ceremony for Hires is scheduled for Friday.

Council Member Shelton expressed appreciation for the talking points for a previous event, specifically acknowledging the communication team.

**Council Member Johnson motioned to recess the City Council Study Meeting and move to Executive Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Council Member McGuire seconded the motion. Vote was 5-0, unanimous in favor.**

#### *RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION*

##### **G. Executive Closed Sessions:**

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

*ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING*

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

**Council Member McGuire motioned to adjourn the August 5, 2025 City Council Study Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.**

**ADJOURNMENT**

The August 5, 2025 City Council Study Meeting adjourned at 5:50 p.m.