

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

January 16, 2024

**Present:** Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, Council Member Kathie Johnson, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Commerce Brian Preece, Director of Strategy & Budget Don Tingey, Battalion Chief Michael Richards, Director of Administrative Services Melinda Seager, Director of Public Works Raymond Garrison, Director of Recreation Janell Payne, CFO Sunil Naidu, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Police Chief Jeff Carr, Communications Manager Rachael Van Cleave, Senior Systems Administrator Phill Brown, IT Director Jon Day, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun; Planning Commission Members Michele Hollist, Laurel Bevans, Nathan Gedge; Water Conservation Coordinator Connor Oswald,

**Absent:** Council Member Tamara Zander

**Others:** Payton Bullock, Ric Skinner, Shari Harris, Marwan Farah, Brian Atkinson, Brittany Kidd, John Warnick

6:37 P.M.  
REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the meeting, excusing Council Member Zander who was absent.

**B. Invocation – *By Council Member, Don Shelton***

Council Member Shelton offered the invocation.

**C. Pledge of Allegiance – *By Police Chief, Jeff Carr***

Chief Carr led the audience in the Pledge of Allegiance.

**D. Minute Approval**

**D.1.** January 2, 2024 City Council Study Meeting

**D.2.** January 2, 2024 City Council Meeting

**Council Member Shelton motioned to approve the January 2, 2024 City Council Study Meeting minutes and the January 2, 2024 City Council Meeting minutes as published. Council Member Johnson seconded the motion; vote was 4-0 unanimous in favor. Council Member Zander was absent from the vote.**

### **E. Mayor and Council Reports**

Council Member Don Shelton:

- Younger brother ran for City Council in West Jordan and won. He attended the Oath of Office Ceremony.
- Attended LPC Meeting for the Utah League of Cities and Towns.
- Attended a Jordan River Commission Executive Committee Meeting for strategic planning.

Council Member Patrick Harris:

- Met with a legislator and candidates running for various offices.
- Had general meetings with residents on several issues. City staff has been great working with him on those issues.

Council Member Kathie Johnson had nothing to report at this time.

Council Member Jason McGuire:

- Attended an Art's Council Meeting and shared about the upcoming Art Swap.
- Discussed the Daybreak Barbieland meeting and how they can coordinate better next year.
- Attended the Town Hall for Senator Fillmore and Representative Teuscher, which was very well attended.
- Attended LPC Meeting.

Mayor Dawn Ramsey:

- Attended LPC Meeting.
- Attended Unified Economic Opportunity Commission Meeting, finalizing proposals going into this current session.
- Many long hours in meetings with Jordan Valley Water Conservancy District.
- Many pre-legislative meetings.
- Attended State Drinking Water Board Meeting.
- Attended Olene Walker Affordable Housing Loan Fund Meeting.
- Envision Utah Executive Committee Meeting.
- Attended Major Brent Taylor Foundation Board Meeting.

### **F. Public Comment**

Mayor Ramsey opened the public comment portion of the meeting; there were no comments and public comment was closed.

**G. Presentation Items:**

**G.1.** Proclamation in recognition of Religious Freedom Day. *(By Mayor, Dawn Ramsey)*

**G.2.** Utah Department of Transportation update for 9800 South Bangerter Project. *(By UDOT)*

**Marwan Farah** reviewed his prepared presentation (Attachment A) updating the city on the 9800 South Bangerter Project. He introduced his team in attendance, Brian Atkinson with Project Management and Brittany Kidd who is the Bangerter Highway Public Information Coordinator.

**G.3.** Annual water conservation update. *(By Water Conservation Coordinator, Connor Oswald)*

Due to a technology delay, the council moved on to Item H, Consent Action Items, while staff worked on getting the issue fixed.

**H. Consent Action Items:**

**H.1. Resolution R2024-06,** Appointing members to the Art's Council. *(By Director of Recreation, Janell Payne)*

**H.2. Resolution R2024-07,** Appointing members to the Senior Advisory Committee. *(By Director of Recreation, Janell Payne)*

**H.3. Resolution R2024-09,** Reappointing Nathan Gedge, Michele Hollist, and Steve Catmull to the South Jordan Planning Commission. *(By Director of Planning, Steven Schaefermeyer)*

**H.4. Resolution R2024-12,** Approving the appointment of Kathie L. Johnson to the Board of Trustees of the South Salt Lake Mosquito Abatement District. *(By City Manager, Dustin Lewis)*

**H.5. Resolution R2024-13,** Authorizing the dissolution of the City of South Jordan Municipal Justice Court. *(By City Attorney, Ryan Loose)*

**Council Member Johnson** motioned to approved all Consent Action Items above to include Resolution R2024-06, R2024-07, R2024-09, R2024-12, and R2024-13 with the requirement that the City Attorney's Office keep the Council updated on Resolution R2024-13, regarding the dissolution of the City of South Jordan Municipal Justice Court. Council Member McGuire seconded the motion.

**Roll Call Vote**

**Yes – Council Member Harris**

**Yes – Council Member McGuire**

**Yes – Council Member Shelton**

**Yes – Council Member Johnson**

**Absent – Council Member Zander**

**Vote was 4-0 in favor. Council Member Zander being absent from the vote.**

**G.3.** Annual water conservation update. *(By Water Conservation Coordinator, Connor Oswald)*

Water Conservation Coordinator Connor Oswald reviewed his prepared presentation (Attachment B).

Council Member Johnson asked about the cost savings from all the transitions.

Coordinator Oswald responded that he will have to gather those numbers for the next report, but he noted that it does depend on the project and that over time they will save more and more.

**I. Public Hearing Items:**

**I.1. Resolution R2924-04,** Authorizing the Mayor to sign the First Amendment to a Development Agreement, dated July 20, 2021, pertaining to Parcel No. 27-14-102-016-000. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report.

Mayor Ramsey opened the public hearing for comments; there were no comments and the hearing was closed.

Council Member Shelton asked to confirm that Phase 1 was originally approved with the 7 foot setbacks, but was then amended in the future.

Director Schaefermeyer responded that is correct, that there was some miscommunication with those who entitled Phase 2. When the development agreement was put together for Phase 2, that amendment was not looked at, only the original development agreement.

Council Member Johnson asked if that was standard, not to take the amended portions and include them in future agreements.

Director Schaefermeyer responded that there was no entitlement given with Phase 1 for the other piece of property, so that original development agreement was only used as a reference, not necessarily as a guide. There were many changes with Hidden Village with threats of lawsuits, many private roads that became public, etc.

**Council Member Harris motioned to approve Resolution R2024-04, Authorizing the Mayor to sign the First Amendment to a Development Agreement. Council Member McGuire seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Harris**

**Yes – Council Member McGuire**

**Yes – Council Member Shelton**

**Yes – Council Member Johnson**

**Absent – Council Member Zander**

**Vote was 4-0 in favor. Council Member Zander being absent from the vote.**

**I.2. Resolution R2024-05**, Amending the Transportation Master Plan for South Jordan City. *(By Director of Engineering, Brad Klavano)*

Director Klavano reviewed background information from the Council Report.

Mayor Ramsey opened the public hearing for comments; there were no comments and the hearing was closed.

Council Member McGuire acknowledged that this tackles the annexed area, but he was curious about the land owned by Mr. Young since he wants to cross Bacchus as well, and whether an alignment will be needed for that.

Director Klavano responded no, since the city doesn't have much information from that project yet. He also believes that Mr. Young is negotiating with UDOT for the right-of-way in that area.

**Council Member McGuire motioned to approve Resolution R2024-05, Amending the Transportation Master Plan for South Jordan City. Council Member Shelton seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Harris**

**Yes – Council Member McGuire**

**Yes – Council Member Shelton**

**Yes – Council Member Johnson**

**Absent – Council Member Zander**

**Vote was 4-0 in favor. Council Member Zander being absent from the vote.**

**I.3. Zoning Ordinance 2024-01-Z**, Rezoning property, generally located at 2560 West 10950 South, from the A-5 (Agriculture) Zone to the R-1.8 (Residential) Zone; Robbie Pope (Applicant). *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report.

Council Member Johnson shared her concerns about setting a precedent regarding “spot zoning,” doing just a single lot. Salt Lake City had a real problem with that, having to go back and clean it all up at a later date.

Director Schaefermeyer explained his understanding of spot zoning, and how this lot was different since this lot is joining the larger R-1.8 zone around it.

Council Member Johnson asked if it was subdivisions in that same A-5 zone.

Director Schaefermeyer explained that the entire street has both R-1.8 zoning and A-5 zoning, and his understanding is that this lot was never a part of the surrounding subdivisions.

Attorney Loose noted that from a spot zoning legal perspective, he thinks this sort of zoning would be completely defensible since it adjoins the zone being requested on 3 out of the 4 sides.

Council Member Johnson shared that she expects to see more of these in the same neighborhood.

Attorney Loose noted that it makes sense on the A-5 lots since none of the lots are actually 5 acres. This was most likely a holding zone and was subdivided within that holding zone to smaller lots without being rezoned to the more appropriate zone, the R-1.8, for these sized lots.

Council Member Johnson believes that the lots should be rezoned to that more appropriate R-1.8 zone.

Attorney Loose noted that there isn't an application for that. However, the City Council on its own motion, with proper notice, could do that, but it's not the city's typical practice to do that to other people's property unless requested. If the City Council wanted the city to entertain that, they could notify all the neighbors of the potential changes.

**Council Member Shelton motioned to approve Zoning Ordinance 2024-01-Z, Rezoning Property from the A-5 Zone to the R-1.8 Zone. Council Member Harris seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Harris**

**Yes – Council Member McGuire**

**Yes – Council Member Shelton**

**Yes – Council Member Johnson**

**Absent – Council Member Zander**

**Vote was 4-0 in favor. Council Member Zander being absent from the vote.**

**I.4. Ordinance 2024-02**, Amending section 17.130.050 (Planned Development Floating Zone) of the South Jordan City Municipal Code to add a limit for residential density. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report.

Mayor Ramsey opened the public hearing for comments; there were no comments and the hearing was closed. She then asked if this had any impact on HTRZ Zones.

Director Schaefermeyer responded that was correct.

Council Member Johnson asked how the eight (8) unit max was determined.

Director Schaefermeyer responded that it was based on prior approvals from this Council.

Council Member Shelton discussed how density was one of the big issues he discussed during his first and second campaign for office. The mixed-use wasn't welcomed because of the way it had been used in the city, and it seems like very little commercial was attached to those projects as they were mostly residential density. When the council chose to throw out a bunch of tools to include the mixed-use, it seemed like there needed to be some kind of tool that allowed for more density, but also allowed the council to have much more control in the process.

**Council Member Shelton motioned to approve Ordinance 2024-02, Amending above Sections of the South Jordan City Municipal Code. Council Member McGuire seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Harris**

**Yes – Council Member McGuire**

**Yes – Council Member Shelton**

**Yes – Council Member Johnson**

**Absent – Council Member Zander**

**Vote was 4-0 in favor. Council Member Zander being absent from the vote.**

**I.5. Ordinance 2024-03**, Vacating a segment of Flying Fish Drive between Lake Avenue and Meadow Grass Drive. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report.

Mayor Ramsey invited the applicant forward to speak.

**John Warnick (Applicant)** – confirmed the information in the Council Report.

Mayor Ramsey opened the public hearing for comments; there were no comments and the hearing was closed.

**Council Member Johnson motioned to approve Ordinance 2024-03, Vacating a segment of Flying Fish Drive between Lake Avenue and Meadow Grass Drive. Council Member Shelton seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Harris**

**Yes – Council Member McGuire**

**Yes – Council Member Shelton**

**Yes – Council Member Johnson**

**Absent – Council Member Zander**

**Vote was 4-0 in favor. Council Member Zander being absent from the vote.**

**J. Glenmoor Land Use Items:**

**J.1.** Presentation on Resolution R2024-02, Resolution R2024-03, and Zoning Ordinance 2024-02-Z, all related to the Glenmoor Golf Club development. Applicant, Kirk Young. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report. He also shared an image of the Landscape Buffer Plan mentioned in the previous meetings (Attachment C) for information only, noting it is not included as part of tonight's Resolution.

**J.2.** Resolution R2024-02 Public Hearing.

Mayor Ramsey opened the public hearing for comments; there were none and the hearing was closed.

**J.3.** Resolution R2024-03 Public Hearing.

Mayor Ramsey opened the public hearing for comments; there were none and the hearing was closed.

**J.4.** Zoning Ordinance 2024-02-Z Public Hearing.

Mayor Ramsey opened the public hearing for comments; there were none and the hearing was closed.

**J.5. Resolution R2024-02,** Authorizing the Mayor to sign the November 2023 Glenmoor Golf Club Development Agreement pertaining to property located at approximately 9800 South 4800 West with corrected Exhibit A; Kirk Young (applicant). *(By Director of Planning, Steven Schaefermeyer)*

**Council Member McGuire motioned to approve Resolution R2024-02, Authorizing the Mayor to sign the November 2023 Glenmoor Golf Club Development Agreement pertaining to property located at approximately 9800 South 4800 West with corrected Exhibit A; Kirk Young (applicant). Council Member Harris seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Harris**



**Yes – Council Member McGuire**

**Yes – Council Member Shelton**

**Yes – Council Member Johnson**

**Absent – Council Member Zander**

**Vote was 4-0 in favor. Council Member Zander being absent from the vote.**

**J.6. Resolution R2024-03**, Amending the Future Land Use Map of the General Plan of the City of South Jordan from Open Space (OS) (North Parcel) and Stable Neighborhood (SN) (South Parcel) to Economic Center (EC) on properties located at approximately 9800 South 4800 West; Kirk Young (applicant). *(By Director of Planning, Steven Schaefermeyer)*

**Council Member Harris motioned to approve Resolution R2024-03, Amending the Future Land Use Map of the General Plan of the City of South Jordan from Open Space (OS) (North Parcel) and Stable Neighborhood (SN) (South Parcel) to Economic Center (EC) on properties located at approximately 9800 South 4800 West; Kirk Young (applicant). Council Member Johnson seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Harris**

**Yes – Council Member McGuire**

**Yes – Council Member Shelton**

**Yes – Council Member Johnson**

**Absent – Council Member Zander**

**Vote was 4-0 in favor. Council Member Zander being absent from the vote.**

**J.7. Zoning Ordinance 2024-02-Z**, Rezoning property located at approximately 9800 South 4800 West from the Open Space-Parks (OS-P) Zone (North Parcel) and the Residential-Multiple-6 Planned Development (R-M-6 (PD)) Zone (South Parcel) to the Commercial-Community Planned Development (C-C (PD)) Zone; Kirk Young (applicant). *(By Director of Planning, Steven Schaefermeyer)*

**Council Member Shelton motioned to approve Zoning Ordinance 2024-02-Z, Rezoning property located at approximately 9800 South 4800 West from the Open Space-Parks (OS-P) Zone (North Parcel) and the Residential-Multiple-6 Planned Development (R-M-6 (PD)) Zone (South Parcel) to the Commercial-Community Planned Development (C-C (PD)) Zone; Kirk Young (applicant). Council Member McGuire seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Harris**

**Yes – Council Member McGuire**

**Yes – Council Member Shelton**

**Yes – Council Member Johnson**

**Absent – Council Member Zander**

**Vote was 4-0 in favor. Council Member Zander being absent from the vote.**

**K. Staff Reports and Calendaring Items**

Attorney Loose will be sending proposed meeting times to the council members for meeting with some of our representatives, including Senator Fillmore.

**Council Member Johnson motioned to adjourn the January 16, 2024 City Council Meeting. Council Member Harris seconded the motion; vote was 4-0 unanimous in favor. Council Member Zander was absent from the vote.**

**ADJOURNMENT**

The January 16, 2024 City Council Meeting adjourned at 8:52 p.m.