

SOUTH JORDAN CITY
CITY COUNCIL MEETING

August 19, 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 Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, CFO Sunil Naidu, Police Chief Jeff Carr, Fire Chief Chris Dawson, Deputy City/Transportation Engineer Jeremy Nielson, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Cook, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Deputy City Recorder Ambra Holland, Communications Manager/PIO Rachael Van Cleave, Planner Miguel Aguilera, Planning Commissioner Steve Catmull, Planning Commissioner Nathan Gedge, Community Center Manager Jamie Anderson

Absent:

Other (Electronic) Attendance: Brown & Seelye Attorneys, Ellen Brown, Abby Krout, Sheri Mattle, Sojo, Thomas Langholtz, Shari, Mattles, Hollie Poore, Adam Ferguson, Jason Brown, Carol Brown, Ryan's iPhone 16, Shannon Phillips

Other (In-Person) Attendance: Vivian Wilson, Krystal Hansen, LeeAnne Whitaker, Linda Walker, Marc Halliday, Scott Burnett, Midge Treglown, Leonard Browning, Beckstrom, Mark Richardson, Clayton Austin, Winslow Krout, Ron Van Bibber, Jim Gough, Renee Christiansen, Lisa Stowe, Tiffany Ryle, Kevin Phillips, Shannon Phillips, Stephanie Hurst, Dan Keiser, Camber Keiser, John-Thomas Lloyd, Suzanne Roskelly, Jane Walker, Eric Hansen, Ben Purdue, Alan Smith, Tiffany Pyle, Phil Dean, Ron Madsen, David Smith,

6:38 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 Communications Manager, Rachael Van Cleave

Communication Manager/PIO Rachael Van Cleave offered the invocation.

C. Pledge of Allegiance – *By Director of Recreation, Janell Payne*

Director of Recreation Payne led the audience in the Pledge of Allegiance.

Council Member Shelton motioned to amend the August 19, 2025 City Council Meeting Agenda to add Resolution R2025-50, Honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department, as item D.1., and to renumber the remaining items accordingly. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.

D. Action Item:

- D.1. Resolution R2025-50, Honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department. (By Mayor, Dawn R. Ramsey)

Mayor Ramsey presented Resolution R2025-50, a resolution honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department. The resolution acknowledged the vital role of law enforcement officers in maintaining peace and enforcing laws with valor, dignity, and integrity. It recognized that the ultimate sacrifice an officer can make is the loss of life in the line of duty. Sergeant Sorensen and Officer Estrada were killed on August 17, 2025, while responding to a call for service. The City of South Jordan expressed its deep condolences to their families, the Tremonton-Garland Police Department, and the broader community. The resolution formally recognized their heroism and sacrifice.

Council Member Shelton motioned to approve Resolution R2025-50, Honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department. Council Member Johnson seconded the motion.

Council Member Shelton expressed sincere condolences and thanked those involved.

Council Member Johnson echoed condolences and emphasized the daily risks taken by law enforcement officers, including those in South Jordan. She recognized the invaluable service police officers provide to citizens across the state and noted that the loss of an officer is a shared burden. She expressed heartfelt gratitude for their commitment to protecting their communities.

Council Member Zander thanked Council Member Shelton for initiating the resolution earlier that day and expressed gratitude for his sensitivity. She echoed the sentiments shared by other council members and acknowledged the residents in attendance. She noted South Jordan's strong support for law enforcement, which is not always the case in every city or state. She encouraged the public to express gratitude to officers both on and off duty, recognizing the challenges and sacrifices involved in their service. She expressed deep appreciation for all officers and specifically honored those who have lost their lives in the line of duty.

Vote was 5-0, unanimous in favor.

Mayor Ramsey echoed the sentiments shared by the council and described the situation as devastating and unimaginable. She expressed appreciation for the South Jordan Police Department and asked Police Chief Jeff Carr to ensure his team knows how valued they are. She noted that it had been a particularly difficult day for the department, with many officers putting their lives on the line, and expressed gratitude that everyone remained safe.

E. Mayor and Council Reports:

Council Member Shelton reported on his role with the Governor's Commission for Housing Affordability, noting nearly 10,000 housing units are currently entitled in South Jordan. He also thanked staff for quickly responding to a graffiti issue on 4800 West.

Council Member Zander reported attending the ribbon cutting for the grand opening of Hires Big H near the Bees stadium, alongside other council members and the mayor. She noted it was her first time trying the restaurant and recommended the frosted mug of root beer. She expressed enthusiasm about South Jordan's ongoing growth, recognizing it as both a challenge and a reason to celebrate. She highlighted recent conversations with residents on the west side of the city regarding growth-related concerns and affirmed her appreciation for the opportunity to represent that area. Lastly, she thanked city staff for cleaning the pickleball courts at Highland Park, noting the improved condition during her recent visit.

Council Member Harris reported attending the senior volunteer appreciation dinner with Council Member Johnson and the mayor. He expressed gratitude for the contributions of the senior community and commended staff, particularly Community Center Manager Jamie Anderson and her team, for organizing a successful and enjoyable event. He also provided an update from the Jordan Basin Sewer District, noting that operations are going well. He attended a summer event hosted by the district to recognize the efforts of staff who ensure sewer services run smoothly. In addition, he shared that he has been actively engaging with residents on various issues over the past few weeks and has collaborated with Director of Planning & Economic Development Brian Preece and Assistant City Manager Jason Rasmussen to help address and resolve several of those concerns.

Council Member McGuire reported attending the Night Out Against Crime event, thanking Chief Carr and staff for their efforts in organizing it. He also attended the Hires Big H grand opening and highlighted South Jordan's strong economic development, noting high occupancy rates in commercial properties and retention of local businesses. He acknowledged receiving numerous emails regarding the rezoning discussion on tonight's agenda and confirmed that he reviewed each one. Additionally, he visited the Gale Museum before the study session, expressing appreciation for Museum Curator Maren Svare and her staff for maintaining the museum as a relevant community resource that highlights South Jordan's history. She encouraged residents to visit the museum.

Mayor Ramsey provided a summary of recent city activities and community engagement, noting that she had attended numerous meetings over the past weeks, which she described as productive and focused on advancing city initiatives. She highlighted several community events, beginning with the ribbon cutting for Hires Big H, expressing excitement about the new business. She

attended the senior volunteer appreciation dinner, thanking Community Center Manager Jamie Anderson and her team for organizing the event and recognizing the contributions of seniors who volunteer extensively in the city. She also encouraged residents to visit the South Jordan Farmers Market on Town Center Drive every Saturday through October 11, emphasizing the quality and variety of fresh produce brought by Utah farmers and the city's partnership with the Utah Farm Bureau. She highlighted the Salt Lake County Junior Livestock Auction at the Bastion Center, praising the dedication of young participants who raise animals throughout the season and noting the importance of the Bastion Center as a community resource. She also attended a large softball tournament, acknowledging city staff for maintaining organization and cleanliness during the busy and hot event. She mentioned that she was unable to attend the Dunkin' Donuts ribbon cutting due to a minor medical procedure and reminded residents to take precautions, including wearing sunscreen.

F. Presentation Item:

F.1. Senior Advisory Committee annual report. (By Chair, LeAnn Whitaker)

Community Center Manager Jamie Anderson introduced the Senior Advisory Committee and expressed appreciation for the committee members and their participation. She noted that one of the original presenters was unable to attend due to illness, and that she and Linda Walker would be presenting in his place, along with committee chair LeeAnne Whitaker. She reviewed prepared presentation (Attachment A) providing an overview of the committee's mission, emphasizing that it seeks to promote the interests of older adults and caregivers in the community, rather than specific programs, by connecting residents to resources and accurately representing their needs to the City Council. She introduced the committee members, including Chair Leanne Whitaker, Vice Chair Billy Lawrence, and members Midge Treglown, Erie Walker, Linda Walker, Kay Wadley, and Carrie Jansky, as well as the council liaison, Council Member Shelton, and herself as the staff liaison. She then invited Chair LeeAnne Whitaker to begin the presentation.

Senior Advisory Committee Chair Leanne Whitaker reviewed prepared presentation (Attachment A) providing an overview of the committee's activities over the past year. She reported that the committee distributed 200 Senior Center newsletters throughout the community and participated as volunteers in events such as Summer Fest and Light the Night. Committee members visited local businesses to solicit door prizes for banquets and special occasions, noting success in these efforts. They collaborated with the Arts Council to organize an upcoming senior art show and supported senior programs while serving as ambassadors to other seniors in the community, encouraging participation and engagement at the Senior Center. She highlighted a special project in which the committee partnered with students from the American Academy of Innovation on a bird connection service project, with further details to be shared later in the presentation.

Senior Advisory Committee Member Linda Walker reviewed prepared presentation (Attachment A) reporting on the committee's service activities. She noted that members participated in eight senior program banquets, purchased flowers for the Mother's Day tea, and distributed the traditional pocket calendar to senior program participants. The committee also served at the senior programs' holiday banquet and on Generation Day in August, with plans to continue

participation at upcoming events. She highlighted one of the interactive games played during these events, involving matching pictures of children to their adult counterparts, and invited a Director of Recreation Janell Payne, to engage with the activity. She continued the presentation by highlighting activities during Senior Center Month in September. Members participated in and supported all related events, including gathering donations and assisting with setup and judging for the senior art show. They organized a Senior Health and Wellness Fair, which included interactive activities such as a spinning wheel offering prizes and lunches. Committee members also participated in the Patriotic Lunch event and the fall banquet from the previous year, supporting seniors and helping facilitate these celebrations.

Senior Advisory Committee Chair Whitaker described the committee's Bird Connection project (Attachment B), a partnership with students from the American Academy of Innovation. Students built birdhouses, which committee members delivered to older adults who are homebound or living in care centers. She noted that the interaction and connection with birds had positive effects on senior mental health. She shared a personal anecdote about one recipient who sometimes remembers the birdhouse's origin and sometimes does not, illustrating the project's meaningful engagement.

Senior Advisory Committee Member Midge Treglown detailed additional Senior Center activities, including two clothing exchanges where participants could donate and select lightly used clothing. The committee also participated in the Earth Day boutique, assisted with setup and judging for the senior art show, and supported the Bingo Bonanza event at Summerfest, which drew many families and included prizes for winners. Committee members also rode in a parade, distributing candy to attendees. Additionally, the committee supported the AARP Tax-Aide program by making weekly reminder calls, helping 350 seniors complete their taxes at the center and reducing missed appointments compared to other program sites.

Community Center Manager Jamie Anderson reported on the growth of senior programs at the South Jordan Senior Center, noting a significant increase in overall attendance. She explained that attendance reflects the total number of visits to the center for any reason and highlighted that the current numbers surpass the previous high of 20,029 visits recorded in the 2017–2018 fiscal year. Lunch participation has increased proportionally, and demand for free transportation to and from senior programs has risen by 53% since 2023. The center also provides two-day trips per month and weekly transportation for a Gale Museum volunteer. Anderson emphasized the value of the Senior Center as an important community asset and expressed appreciation for the council's support in enhancing its programs and services.

Senior Advisory Committee Chair Whitaker highlighted the many benefits of the South Jordan Senior Center programs. She emphasized that the center provides a welcoming environment where seniors can socialize, find common interests, and gain support from peers. The programs include entertainment through banquets and parties, daily activities such as bingo, exercise and art classes, clubs, and card games. The center also provides hot meals through Salt Lake County Aging, which are delivered to homebound seniors by neighbors and friends. Food donations from organizations like Costco and Smith's are distributed on Tuesdays and Thursdays at no cost to participants. She shared examples of the tangible benefits of participation, including prizes won during bingo, which range from practical items like picture frames and pens to jewelry. She

noted that the combination of social engagement, activities, and supportive services makes the Senior Center a valuable and enjoyable resource for older adults in the community.

Community Center Manager Anderson outlined the Senior Advisory Committee's future goals for the fiscal year, emphasizing increased community outreach. She noted that over 10,000 residents in South Jordan are over age 60 and highlighted the importance of ensuring they are aware of city programs and resources available to their demographic. She emphasized intentionally considering aging needs in city planning and events to foster a more inclusive culture and challenge outdated perceptions of aging. She noted that September is Senior Center Month, which aligns with the National Council on Aging's theme for the year, "Powering Possibilities; Flip the Script," encouraging communities to confront ageism and promote active, engaged aging. She stressed that the committee plans to be more visible at city events, engage with schools, and provide support to older residents as they navigate decisions associated with aging. She emphasized the importance of celebrating aging as a natural part of life while offering opportunities for connection, resources, and engagement throughout the city.

Senior Advisory Committee Chair Whitaker invited council members and attendees to upcoming Senior Center programs. She highlighted the Senior Art Show running from August 27 through October 3, Generation Day on August 27, a Patriotic Lunch on September 11, the Fall Banquet on September 18 with door prizes for attendees, and the Senior Health and Wellness Fair on September 25 from 9:00 a.m. to 2:00 p.m. She encouraged participation in as many events as possible and welcomed questions from the council.

Council Member McGuire asked for clarification on the age range considered for participation in senior programs, noting that the slide referenced age 60, and inquiring whether that was the intended target age.

Manager Jamie Anderson clarified that the official age cutoff for senior programs, as set by Salt Lake County Aging, is 60 and older. However, the center is flexible and may assess individuals 55 and older for participation if it would be beneficial. Spouses or companions who are younger are also welcome to attend and support older participants in the programs.

Council Member McGuire expressed sincere gratitude to the Senior Advisory Committee and Community Center Manager Anderson for their efforts. He commended the committee for their involvement in a wide range of city events beyond senior-specific programs, noting that their service exemplifies giving back to the community. He also praised the quality of the senior programs in South Jordan, highlighting the variety of services offered compared to other communities, and acknowledged the positive impact of these programs on residents.

Community Center Manager Anderson emphasized that the South Jordan Senior Center offers unique opportunities and programs compared to other centers due to strong support from the city. She noted that while the center collaborates with other senior centers to enhance programming, the resources and backing provided locally allow South Jordan to offer a distinctive and comprehensive set of services for older adults.

Council Member McGuire acknowledged the efforts of Community Center Manager Anderson in going above and beyond, highlighting the example of providing transportation for seniors to attend a baseball game and ensuring their safe return. He thanked her for her dedication and the meaningful impact they have on the senior community.

Council Member Harris praised the Senior Advisory Committee and senior programs, noting that they not only meet participants' needs but also create an enjoyable and engaging environment. He observed high participation rates and highlighted the variety of activities offered, including Tai Chi, which he found impressive and appealing. He emphasized that the programs' success contributes to continued growth and excellence and affirmed the council's ongoing support for seniors, including consideration of future facilities and resources to enhance programming.

Council Member Shelton expressed gratitude to the Senior Advisory Committee, commending their hard work and the way responsibilities are shared among members. He noted that this collaborative approach creates a meaningful and well-organized experience at the Senior Center, and he praised the committee for the positive impact of their efforts on the community.

Mayor Ramsey expressed appreciation for the Senior Advisory Committee and participants in city senior programs, noting their extensive involvement in numerous city events and initiatives. She emphasized the committee's significant contributions and praised their dedication to supporting seniors throughout the community. She also highlighted the city's commitment to strengthening senior programming over the coming years and expressed pride in the quality and impact of South Jordan's senior programs.

G. Action Items:

- G.1. Resolution R2025-44, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan for a Corridor Study on Old Bingham Highway between approximately 8100 West and 5600 West. (By Deputy City/Transportation Engineer, Jeremy Nielson)

Deputy City/Transportation Engineer, Jeremy Nielson presented the resolution regarding an interlocal agreement between South Jordan City and West Jordan City. He explained that earlier in the year, the two cities submitted a joint grant application to study Old Bingham Highway and develop a corridor plan. The grant, valued at approximately \$195,000, will be used to create detailed plans for the highway's future design, cost estimates, and right-of-way requirements. He noted that the grant requires a 10% local match, and the interlocal agreement outlines cost-sharing between the cities, with West Jordan contributing approximately \$10,000 to South Jordan for their portion.

Council Member McGuire motioned to approve Resolution R2025-44, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan for a Corridor Study on Old Bingham Highway between approximately 8100 West and 5600 West. Council Member Johnson seconded the motion.

Council Member Johnson commented on Old Bingham Highway, noting that during a recent visit she observed significant opportunities for development and improvement along the corridor, highlighting the potential benefits for the community.

Council Member Shelton thanked staff for securing the grant, noting that it was a significant effort and acknowledging the clear need for improvements along Old Bingham Highway. He expressed appreciation for the staff's work in obtaining funding to support the corridor study.

Council Member Harris emphasized the value of intercity collaboration, noting that partnering with other cities helps save taxpayer dollars and makes efficient use of resources.

Roll Call Vote

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0.

Mayor Ramsey acknowledged the approval of the grant and highlighted its significance, noting that the state budget was particularly tight last year. She emphasized that securing this grant for the Old Bingham Highway project was a substantial accomplishment and expressed appreciation for the work involved.

- G.2. Resolution R2025-45, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan regarding installation of a traffic signal at approximately 6200 West Old Bingham Highway. (By Deputy City/Transportation Engineer, Jeremy Nielson)

Deputy City/Transportation Engineer Jeremy Nielson explained that the resolution is straightforward, outlining the cost-sharing arrangement for the installation of the traffic signal. He noted that traffic studies indicate the signal is warranted due to safety concerns and traffic volume.

Council Member McGuire asked for clarification on the location of the traffic signal, inquiring whether it is at the intersection near the eBay data center. Engineer Nielson confirmed that the traffic signal will be installed at the intersection along Prosperity Road, located between the eBay and Rio Tinto facilities. Council Member McGuire said that the described location of the traffic signal aligns with his understanding from reviewing maps, noting that the approximate address of 6200 West matches the area he had in mind.

Council Member Shelton asked whether the traffic signal installation project would be bid out or if the city has a preferred contractor for the work. Engineer Nielson explained that the city is coordinating with Salt Lake County to have the county install the traffic signal. He noted that

using the county is generally more cost-effective than hiring private contractors and that the project has been scheduled on the county's list. He mentioned that an interlocal agreement with Salt Lake County for the installation will be signed soon. He provided the estimated cost for the traffic signal installation, noting that Salt Lake County has projected approximately \$285,000. He added that the county's estimates are typically on the higher side, and the final cost is usually lower.

Council Member Johnson motioned to approve Resolution R2025-45, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan regarding installation of a traffic signal at approximately 6200 West Old Bingham Highway. Council Member Harris seconded the motion.

Roll Call Vote

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0.

- G.3. Resolution R2025-47, Determining the appropriate number of parking places required for a new Seminary Building to be located at 1949 W. South Jordan Parkway, adjacent to Bingham High School. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece requested permission to defer the discussion to city planner, Miguel Aguilera. He noted that the applicant may also be participating remotely.

Planner Miguel Aguilera presented a prepared presentation (Attachment C). He discussed a parking reduction request for a new Bingham Seminary near Bingham High School. He explained that the existing building is proposed for demolition, and the new site plan is under review. Because the seminary's use is not specifically defined in the city code, it could be categorized as a high school or church, both of which would require more parking than the site can provide. After analysis, the city engineer determined that the proposed 15 parking stalls are sufficient based on similar institutions in the area, noting that the current site has approximately 20 stalls. Staff recommended approval of the parking reduction request.

Council Member Zander asked the applicant Adam Ferguson to clarify his role in relation to the seminary project. Adam Ferguson responded that he is the architect for the new seminary building. Council Member Zander asked when the building will be demolished as part of the new seminary project. Mr. Ferguson confirmed that the building is scheduled to be demolished within the next couple of weeks. Council Member Zander asked where the seminary students will be accommodated during the construction and demolition process. Mayor Ramsey explained that

the seminary students will be attending classes at the church located just west on 10400 South, during the construction and demolition.

Council Member Zander motioned to approve Resolution R2025-47, Determining the appropriate number of parking places required for a new Seminary Building to be located at 1949 W. South Jordan Parkway, adjacent to Bingham High School. Council Member Shelton seconded the motion.

Roll Call Vote

**Council Member Zander - Yes
Council Member Shelton - Yes
Council Member Harris - Yes
Council Member Johnson - Yes
Council Member McGuire - Yes**

The motion passed with a vote of 5-0.

- G.4. Resolution R2025-48, Appointing Bryan Farnsworth to the South Jordan Planning Commission. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece explained that the resolution would complete the Planning Commission appointment process. The resolution recommends Bryan Farnsworth to fill Council Member McGuire's vacancy. He noted that Mr. Farnsworth was interviewed and if the resolution is passed Mr. Farnsworth will be appointed to the Planning Commission effective immediately, with a term through December 31.

Council Member McGuire expressed gratitude for Bryan Farnsworth's willingness to serve on the Planning Commission, noting that he has been actively involved in the community for nearly ten years and is well-informed about city matters.

Council Member McGuire motioned to approve Resolution R2025-48, Appointing Bryan Farnsworth to the South Jordan Planning Commission. Council Member Johnson seconded the motion.

Roll Call Vote

**Council Member McGuire - Yes
Council Member Johnson - Yes
Council Member Harris - Yes
Council Member Shelton - Yes
Council Member Zander - Yes**

The motion passed with a vote of 5-0.

Mayor Ramsey congratulated Bryan Farnsworth and thanked him for his willingness to serve. She explained that the vacancy for the District 5 Planning Commission seat arose when the

previous commissioner moved out of state. She noted that Council Member McGuire conducted interviews and recommended Mr. Farnsworth, who was then interviewed by the full council. Mayor Ramsey noted that Mr. Farnsworth is highly qualified and well-informed, and the council looks forward to his service on the Planning Commission.

H. Bess Dental Office Land Use Public Hearing Items:

- H.1. Presentation on Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z, all related to the Bess Dental Land Use Project development. Shea Bess & Ben Purdue (Applicants). (By Director of Planning & Economic Development, Brian Preece)

By Director of Planning & Economic Development, Brian Preece reviewed prepared presentation (Attachment D). He noted the rezone application is for three parcels located at approximately 9828, 9822, and 9816 South Temple Drive, totaling approximately 1.1 acres. The current zoning includes Agricultural A-5 and Single-Family Residential R-2.5, with the current land use designated as Stable Neighborhood (SN). The applicant requests rezone to Professional Office, which would require a land use amendment to change the designation to Economic Center (EC). Surrounding zoning includes R-2.5 to the north and west, R-1.8 to the east, and R-3 to the south. The development agreement accompanying the application limits uses to office, utility services, medical and dental offices, and professional services, with secondary services (such as barbershops or massage) allowed only in conjunction with a primary permitted use. The building is limited to a single story in the southeast corner of the property, with lighting and signage controls to prevent light pollution to neighboring properties. The Planning Commission recommended approval of the development agreement, land use amendment, and zone change on August 12, 2025, with additional recommendations including restricting operating hours to 6:00 a.m. to 9:00 p.m. (except emergencies), requiring proper noticing for future amendments, and reviewing architectural renderings for consistency with the surrounding neighborhood. Staff reviewed the application and determined it is consistent with the General Plan and the City Council's strategic priorities. The parcels meet the minimum area requirements of the proposed zone, can accommodate the development, and the rezoning will not impair the development potential of the parcels or adjacent properties. Renderings show the building located in the southeast corner with the parking lot to the west and north. Staff recommends approval in alignment with the Planning Commission's recommendation.

Applicant Dr. Shae Bess stated, "It was 17 months ago when I walked into City Hall and had my first discussion about this property. I'm glad today has finally arrived. I'd like to thank members of the community for our meeting last week. I appreciated many community members stating that this is not personal, that my integrity is not in question, and that they oppose the zone change and not me personally or my success professionally. I shared a lot of information last week at our Planning Commission meeting; I'll try not to be redundant. It is my understanding that Mayor Ramsey and all City Council members have a full report on that meeting. One item I attempted to address last week is my absolute commitment to moving my practice to this location. At our first Planning Commission meeting many months ago, I was asked about selling the property for profit. I attempted to answer those questions last week and was again unsuccessful as I was asked about possibly selling the ground later in the meeting. If the zone change is approved

tonight, there will be about 2,000 square feet of office space that will be for sale or lease tomorrow. My space is not for sale. If someone would like to purchase the ground from me for top dollar, my answer is no, no exceptions. I want to practice dentistry here for the remainder of my career.” Dr. Bess stated that a resident attending the Planning Commission meeting told him to “hang in there that the silent majority of the community is on board with my office here.” He said, “I appreciate what this kind man said to me and the way he spoke to me in our meeting last week.” He addressed concerns regarding opposition to the zone change, stating, “One community member stated that if the Planning Commission voted in favor of the zone change, they would be going against what the community wants, in support of one man. I don’t think that statement is accurate. Since then, I’ve made a lot of compromises and provided the City and community with detailed plans that I did not have. Because of this, I believe it is a vocal minority that opposes my application. I will restate; I am unaware of any request from South Jordan City that I have not accommodated.” Regarding architecture, he explained, “One Commissioner talked extensively about the building architecture. One of the questions I asked several City officials months ago is, how can I match the architecture of the surrounding area when the homes vary from being built in the 1940s to 2025? I was told it was less about architectural design and more about the quality and types of materials. I hired an architect based on a referral from a person experienced with these things. I did not give the architect much direction. I gave him a drawing of the layout of the inside space for my office. I then asked him to match the surrounding area architecture as best he could. I like what he came up with. I think it looks nice. I personally like the roofline, but I’m not stuck on it. I have discussed a pitched roof with the architect. He said it can be done, but staying under 35 feet is a problem. What I care about is practicing dentistry here, not the roof or the garage-door-looking windows. If this Council wants changes, I’m ready and willing to make them, but I hope that architectural design will not be a deciding factor in the zone change.” Dr. Bess addressed residential concerns, stating, “The shape, size, and traffic exposure of the property make residential use impractical. Combining parcels was necessary to make the site usable. Higher-density housing would not be supported by the silent majority. The remaining lot by the water district was not available for purchase. This brings us back to one lot, 0.63 acres of expensive South Jordan ground in a weird shape and a difficult location for a house. It is easy to say someone should just build houses there, but that ignores the financial side. Developing the property for residential use is not financially viable.” He addressed safety and traffic concerns; “Multiple community members shared concern about the location of the entrance and exit. This concern is exaggerated if it were multiple residential driveways. The proposed design ensures clear sightlines for vehicles, pedestrians, and cyclists, and parking is sufficient to prevent cars on the street.” Regarding fencing, Dr. Bess noted, “I understand I am required to install a fence on the north side of my property along the property owned by the gas company. If the City requires it, I will gladly do it. However, coordinating with the gas company on a landscaping plan with no fence would make the area look nicer. If not required, and the gas company does not landscape their property, I would install a fence anyway to ensure it does not appear part of my property.” Dr. Bess summarized the benefits of his professional office; “We are quiet, have minimal traffic impact, positively affect property values, are not open late at night or on weekends, the lighting will not shine into yards, there will be no animated signs, and all businesses on the property are professional in nature.” He noted that right before the meeting, he was handed an adjustment to the development agreement by Jordan Valley Water Conservancy District (JVWCD) asking to add the LLC that owns the ground called Spectrum, and change it according to this. He confirmed and agreed with the proposed

adjustments to the development agreement. He stated that “I agree wholeheartedly to the adjustment adding the LLC that owns the ground”. Mayor Ramsey, City Council members, thank you for your time and effort. I respectfully request you approve my application to change the zoning to professional office and allow me to move my office here.”

Jordan Valley Water Conservancy District Right-of-Way and Property Manager Ben Perdue stated that the district is part of what’s being considered right now, inasmuch as we have property included in the rezone and the other items under consideration. The district does not oppose the rezone. We don’t oppose the change to the future land-use map. As Dr. Bess mentioned, there are some amendments we would like to make to the development agreement. To be honest, we thought after selling the property we would not need to be included, as we weren’t developing the property. City Planner Miguel Aguilera has been very helpful and clarified that we do indeed need to be part of this. As Dr. Bess mentioned, we just want to add some clarifying information so that it doesn’t appear that the district is going to be developing the building. I propose ten changes to this agreement that are not substantial. They don’t change the scope; they’re simply clarifying. The proposed changes are as follows; on the first page, first paragraph, after ‘The City of South Jordan, a Utah Municipal Corporation, the City and Spectrum LLC,’ we will add ‘(Spectrum)’ in parentheses and ‘Jordan Valley Water Conservancy District, the developers,’ replacing ‘developers’ with ‘the district.’ After the comma, we add in parentheses ‘together, the “developers.”’ In the second paragraph, toward the middle, which specifically describes the attached Exhibit A properties, we add ‘and Spectrum intends to develop the property consistent with the concept plan as such.’ In the fifth paragraph, ‘Whereas the developer desires to make improvements’ is changed to ‘Whereas Spectrum desires to make improvements to the property in conformity with this agreement,’ and ‘Developer desires a zone change’ remains to distinguish the parties. On the second page, item D1, zoning requirements: change ‘the developers agree’ to ‘Spectrum agrees to construct a development consistent with requirements.’ In D2, just under the concept plan; ‘Spectrum agrees to construct the project.’ In D3, just below that; ‘Any building constructed by Spectrum on the property shall be located as close to the corner of Shields Lane and Temple Drive as possible.’ This clarifies that the district is not constructing the building. In D4, architecture; ‘Spectrum agrees to construct a one-story office building,’ again creating the distinction that the district is not developing the building. Those are the only changes we propose to the agreement. The district believes these changes clarify the distinction between us, even though we are both involved to the extent necessary. As Dr. Bess mentioned, he has consented to these changes.

Mayor Ramsey stated that while the changes to the development agreement did not appear substantive, the council needed guidance from the city attorney before opening a public hearing. She noted that the situation was unexpected and requested clarification on whether the proposed revisions posed any legal or policy concerns.

City Attorney Ryan Loose explained that the proposed amendments clarify the responsibilities of each party without affecting the enforceability of the agreement. Legally, the agreement remains fully enforceable. From a policy perspective, he noted that the changes distinguish the obligations of Dr. Bess, Spectrum LLC, and the Jordan Valley Water Conservancy District (JVWCD), ensuring the district is not jointly responsible for Dr. Bess’s commitments. He indicated that he did not see any legal or policy concerns arising from these changes.

Director Preece noted that the key consideration is ensuring both parties are held to the use limitations outlined in the agreement. He confirmed that the proposed language achieves this.

City Attorney Ryan Loose stated that the changes do not affect vested rights, which remain tied to the uses outlined in the agreement. He recommended that any motion to approve the development agreement include the stated changes, noting that he would review the final typed version before signing to ensure it reads correctly. He confirmed that, on its face, the proposed amendment does not present legal concerns.

H.1. Resolution R2025-41 Public Hearing.

Mayor Ramsey opened the public hearing for Resolution R2025-41.

Clayton Austin (Resident) - I wish I had more than three minutes so we could go over Mr. Bess's testimony, because there are a bunch of lies in there. And once you start hearing that, I feel like I have to say something, even though I didn't plan to. I don't want the zone to change. But don't stand up here and say that no contractor would have bought the property and built something there. How can you say that when the city never listed it? It was never listed for sale. This wasn't an arm's-length transaction. We learned this about a year ago at the first meeting that someone just decided to sell it to somebody. You don't know what the highest bidder would have paid. And the high bidder would have paid based on the zoning that already existed. So, thank you for being so smart. Now, about my neighborhood, let me say this; the 'silent majority'? What does that mean? I haven't seen anyone come to ask me about this except for my neighbors. I don't know how many of us are here tonight, probably everyone or I'd say two-thirds of the neighborhood. There is no silent majority that wants this. What I actually hear is, 'Well, no, I don't want it, but they're going to railroad it through anyway.' That's what I hear. I haven't heard anybody say, 'Oh yeah, I want it.' I don't know where that's coming from. Do you have a list of names? Because I could give you a list of everyone in the neighborhood. Maybe there's somebody who wants it, but not from my neighborhood, and it's right there. Anyway, I don't have anything else to say. I just wish I could go through what he said, because there are too many damn lies in there.

Scott Burnett (Resident) - Thirty-nine years ago, after our first wedding anniversary, my wife and I were looking to buy a piece of property on YWorry Lane, right next to the temple. We were in the process of purchasing that land when, out of the blue, I got a call from my realtor who said, 'Hey, I've got this piece of property you might be interested in.' I drove past it twice and didn't even know what it was, it had an old condemned house and Chinese elm trees all over the place. Long story short, we decided to build on it. Over the years, we've had several opportunities to move within this great city of ours. Someone recently asked me, 'Are you still stuck on Lampton Road?' I told them, 'We've never been stuck anywhere. We've chosen to stay exactly where we are.' After 38 years of watching development and growth in our city, I'm very grateful for citizens like you, those willing to take on the responsibility of being elected officials on the Planning Commission and City Council and make these tough decisions. If I wanted to do what Dr. Bess is trying to do, I could try, but I appreciate you all and the hard decisions you have to make. That said, the citizens also have a say in what we want in our communities. We live in a stable neighborhood. Many of you have heard of Lampton Days, it's been going on for 40-some

years. That doesn't mean things around us don't change, and we're not opposed to change. But I want to propose something; a citizen-led city council development group in our community. Because, like the gentleman before me said, none of us knew about the plans for that parcel of land. It had been labeled as a park for years, none of us knew that changed. None of us knew it was for sale, and none of us knew it was being sold to Dr. Bess. At last week's Planning Commission meeting, the attorney mentioned it was 'probably listed on some obscure city website.' My encouragement to you as a city is to look more closely at how to engage citizens in each community, to actually find out what they want. Right now, I get three minutes to talk to you. I can send an email, but I can't have a discussion with you. I can't debate or explain what's going on. I get my three minutes and that's it. So I propose we create a way to have those real discussions, so you can fully understand our concerns. Going forward, that would allow for better decisions and more trust. I have nothing personal against Dr. Bess. I've known his family for many years. If you choose to approve this and put it in place, I'll support him. I'm not someone who will condemn him or be angry that he builds there. But I would like to see our city look a little further than just what's in front of us on a piece of paper to approve. I believe we can do better. Thank you."

Leonard Browning (Resident) - I live just a little bit kitty-corner from the proposed Bess Dental office. You're going to hear a lot from Mr. Bess. He's going to give you the song and dance, how everything's going to be fine with his building in that location. He'll try to make you believe it's all going to work out, which it will not. But he'll keep presenting it that way, just like he has all along. We are here to give you the facts. When I built my home, I was told 'no' to commercial zoning. Benjamin Childs was also told 'no' when he tried to get a commercial building approved. We had to have a notarized statement with our construction agreement that there would be no commercial buildings in our residential neighborhood. This is a residential neighborhood. No matter what kind of zone you apply or what kind of barrier you put in, this is still a residential area. If this building is allowed to go in, we will have to wake up and look at it every morning. We'll see the signage and commercial structure right in front of our homes. Mr. Bess won't have to look at that when he wakes up, we will. He says it won't affect the neighborhood because he closes at 9 p.m. But just down the street, there's a cul-de-sac where families are putting their children to bed at 8 p.m. for school. He wants to run a business late into the evening in a stable residential neighborhood, where mothers are trying to take care of their children and maintain a family routine. He should have even more restricted hours, not fewer. If this office is approved, it will bring a major nuisance to our neighborhood. It'll be in our backyards. It will increase traffic. He says it won't, but it will. We'll have safety concerns, light pollution, signage issues, and noise. This will break the peace and quiet of our neighborhood, one we've maintained for over 40 years. We don't want to step out our front doors and see this. We have a list of people who oppose this. We do not want to rezone and destabilize our backyards. Our peace, our solace, is at stake. Please listen to us. We have feelings too. This is not the place for his office. Mr. Bess doesn't care about us. If he did, he would actually hear what we're saying and consider doing something else with that property. There are people in the neighborhood, wealthy people, who could have easily put a home there. A decent house that fits the character of our community could have been built. That opportunity was taken from us. He can put the nicest building up with the best materials, but that won't change the fact that it brings nuisances, things that don't belong here. That's all I have to say. I hope the city denies this application. Because we have to live with it, we have to look at it every day. He doesn't. This

doesn't belong in our neighborhood. I hope you hear my voice. Don't let it go in one ear and out the other. It does not belong there. Thank you, City Council, for hearing my words."

Winslow Krout (Resident) - I am the direct homeowner that lives across the street to the south. I am the closest person to this proposed building, and I hope to be heard. The reason we're here is to balance the city's leadership and decision-making authority with citizen input, so that growth and governance reflect the community's needs. The zoning code is clear: a change should benefit the surrounding neighborhood and community. So far, I have not heard a single benefit for the local residents. In fact, there is strong opposition from the community. This proposal is inconsistent with the city's general plan, which promises to protect stable residential neighborhoods from commercial encroachment. This process has been nothing but shady from the get-go. When the doctor approached the city to buy the land, it was not listed for sale. During a recent meeting with my district representative, it was made very clear that they thought a dental office would be a great fit for the space, prior to the purchase of the land. This sets a precedent for future development deals and is unacceptable. Ironically, during that conversation, a comment was made about how a park wouldn't be allowed so close to the well owned by the water district, due to the potential harm to our drinking water. Yet, on July 27, this council approved an ordinance allowing a dentist office within a water source protection zone. That seems like a double standard to me, to say a park, which is good for the environment, isn't acceptable, but a commercial building is. As of now, there is no plan for stormwater retention. As you know, every home and building in South Jordan is required to retain all stormwater displaced by the structure. Based on the preliminary site plan, there's no space for that, and no current plan to address it. A lot of questions tonight have been about the proposed building—but in reality, we should be talking about the zoning of this land. There should be no development agreement, because without the building, this land wouldn't even be considered for rezoning. We are skipping essential steps in the due process. The citizens you represent are starting to question whether you are here for us as a community, or for a single person who approached the city and bought land with a verbal agreement in place. I was under the impression that this land was planned for city use, perhaps even as a park. Shields Lane received significant funding for surveys and studies about bike routes, yet no one asked the community what should be done with this parcel, land that sits right next to our homes. Instead, it was quietly sold, with the intent to rezone. Because it was owned by the city, that makes it public land, owned by the people. I ask you to consider not just policy and statistics, but the real daily impact on the families who live immediately next to this parcel. For those reasons, I respectfully urge you to deny this rezoning request and preserve the integrity of our neighborhood. Thank you."

Eric Hansen (Resident) - I'm actually going to speak about the development agreement. I wasn't planning on that, I was planning on talking about what most of the people here were, but it sounds like you're not done with that agreement yet. It doesn't sound like it's ready to execute. So, I think you need to table these resolutions until you get an agreement in order that you can actually sign once the resolution is passed. Because with everything going on, the emotion involved with the people in the neighborhood, you don't want this to go off and look sloppy, and look like you're just here to rubber stamp what you want to do. If you want to talk "big government," that's what big government does; they just decide, "We want to do this, to hell with the people." So, get your i's dotted and your t's crossed, and get an agreement that's in legal order, that doesn't require further legal review, before you enter into an agreement with anyone.

Camber Keiser (Resident) - I did send a letter, and I was not able to be here last week, so I thought that was my only option to give any kind of comments. So I wrote a letter to make sure my thoughts were heard, and I appreciate those that have responded to that. But I did, in this last week, have a thought come to my mind that was very strong, that I felt like I needed to add, and that is the historical aspect of this 1300 West area. This 1300 West area is probably one of the oldest areas of the city, and it was meant for farmlands at first, right? And then the farmlands were sold to make the temple. And then you've got all this other, my in-laws, who are in this room, who bought their home there, just like Burnett's, my in-laws are sitting right there, for a family. And they were told this would be a residential family area. My issue is, there are so many other farmlands that are still available on 1300 West right now, that people are still using, and what is that going to be for the future of those lands? If this goes in, and then 1300 West becomes some big old commercial whatever, because one step was taken, the first step, the first door was opened, and now there's a million other doors that are going to be opened for future things. This area, this historical area, there's the Holt Farm that's historical. All this area needs to stay as a family unit, a community of families that want this area to stay that way. That is all I had to say. Thank you.

Vivian Wilson on behalf of Sheri Mattle (Resident) - Read a letter from Sheri Mattle that was unable to attend the meeting in-person. "I'm a longtime resident of South Jordan, living at Lampton Road since 1992, and I'm writing to express my strong opposition to the proposed rezoning of the parcels at 9828, 9822, and 9816 South Temple Drive from residential to commercial office use. These properties sit within a well-established, cohesive residential neighborhood that has remained stable for decades. Like many of my neighbors, I chose this community because of its quiet character, family-friendly environment, and alignment with the South Jordan General Plan's vision of preserving high-quality, stable neighborhoods. Any shift toward commercial zoning would significantly alter the integrity of this area and erode the very qualities that drew us here. The canal west of the proposed parcels on Shields Lane has long served as a logical and effective boundary between commercial and residential zones. Altering this boundary not only disrupts the balance we've carefully maintained, but also sets a concerning precedent, potentially inviting similar rezoning pressures on nearby agricultural parcels. The residential feel of our neighborhood would be diminished, and the quality of life for families and longtime residents would suffer. Though not illegal, this whole process seems unfair. The city-owned parcel was sold without notice, and it is still listed on the Parks Master Plan. I respectfully urge the City Council to reject this rezoning proposal and continue prioritizing residential integrity and community values in future planning decisions. However, should the zoning change be approved despite community concerns, I ask that a development agreement include specific protections to preserve neighborhood character. In particular, I request that inverted roof designs and illuminated signage be prohibited. There are no homes with inverted roofs in our neighborhood."

Vivian Wilson (Resident) - I appreciate the opportunity to be able to speak with you. According to South Jordan, the purpose of the Professional Office Zone is to serve as residentially compatible buffers to heavier uses such as commercial and industrial businesses. This proposal does not meet that criteria. Building an office in the center of a stable residential neighborhood would not serve as a buffer; it would be an island in the middle of our neighborhood. The introduction of professional office or commercial use could negatively impact property values

and deter future homebuyers who are seeking quiet residential areas. We did not move into this neighborhood to have to look at businesses and their signs. Approving this change could set a concerning precedent that opens the door to further commercial encroachment into residential zones. Why would we consider that? Businesses should remain in designated business districts. The South Jordan General Plan emphasizes the importance of monitoring and preserving the quality of existing stable neighborhoods. Allowing an office building in the middle of this neighborhood would contradict that guidance and ignore the preferences of the majority of residents, who wish to maintain a residential environment. This is where we call home. This piece of land could support one or more homes, adhering to South Jordan's General Plan. Homes could absolutely be built here—this has never been fully analyzed. People would pay a premium to live on this corner; they could have a farm, animals, and enjoy the agricultural space. The potential for residential use has been overlooked, and it should not be dismissed. The overwhelming majority of residents oppose this project. As residents who contributed input to the General Plan, we expect the city council to respect that plan and the community's voice. Approving this rezoning would set a negative precedent. I urge the city council to stand with your constituents, preserve the residential zoning of our neighborhood, and protect the character and stability of our community. Maintaining residential zoning is essential to preserving our stable neighborhood. I respectfully urge the city council to deny this application and protect our community from incompatible development. Thank you.

Phil Dean (Resident) – Hello, Mayor Ramsey and members of the council. It's great to be with you tonight. I live just to the east of the neighborhood under discussion. I want to correct something that was just said. I have a neighbor one street over with an inverted roof. They're probably not common, but they do exist. I am in a quite different position than many of my neighbors, and I encourage you to support the application. I have three reasons for that. First, I am a very strong proponent of private property rights. Private property rights underlie freedom. I am not saying there should be no constraints, but personally, I have a very high threshold for interfering with someone else's use of their property unless externalities are overwhelmingly incompatible. Second, regarding this property; I've lived in my home for a couple of decades, and that corner has been an eyesore for all that time. It has never been in good condition and stands out because it does not match the surrounding area. What is being proposed is a dentist's office, not a bar or a hog farm. A dentist's office is something neighborhood residents can use, and I believe it adds value to the area. Third, considering neighborhood impacts like lighting or traffic; it was clear at the Planning Commission last week that Dr. Bess has made significant efforts to address these concerns. In my view, he has bent over backwards to work with the neighborhood to mitigate potential externalities from this potential rezone. Finally, I want to highlight why I personally took the time to come tonight. I attended last week and returned tonight despite being busy because of some of the rhetoric surrounding this project. Planning commissioners were personally attacked regarding their integrity and motives, and I wanted to show support. The commissioners care deeply about the community. I have also received comments suggesting that I do not care about the community; on the contrary, I care deeply about it. Because of all these factors, I encourage you to support the application. Thank you.

David Smith (Resident) - I want to start by thanking the mayor, city council, and staff for addressing some of the concerns raised tonight. If this plan goes forward, it will permanently change the look and feel of our neighborhood. Precedence has already been set by the city in

denying opportunities for others to create professional or commercial businesses on similar properties nearby. I conducted a quick survey using the map shown earlier. With the current property combined as it is, you could fit houses on it quite easily. For example, if you pull the three adjacent houses across the easement from King of Benjamin's Court and place them on this property, they will fit. It might be tight, but it works. You could place two large houses with large yards, three moderate houses with smaller yards, or even four smaller houses if you wanted to be aggressive. However, we do not want that density. Within a mile radius of this corner, there are already seven dental offices. We do not need another one in our neighborhood. Regarding land rights, I am a believer in land rights, but Dr. Bess only has them because the city went back on its word to create a park on this property and sold it without notifying neighbors. That should not have happened. One quick story; I know of a city similar to South Jordan that was growing rapidly. The city wanted to implement what they thought would be a beneficial change and installed a median on a major thoroughfare. Businesses opposed it because they knew it would impact their operations, but the city went ahead anyway. Within three months, the revenue of one affected business dropped to half, and after several more months, it dropped further. The business had to relocate at significant expense. This shows that well-intentioned city actions can have serious consequences for those directly affected. For these reasons, I respectfully urge you to consider the concerns expressed tonight and vote against the rezoning. Thank you.

Stephanie Hurst (Resident) - Hello, Mayor, and City Council. I live on Costello Court. I'm probably the newest South Jordan resident in this group. I live across the street in the new cul-de-sac, the first one built. I just wanted to share my thoughts. My husband and I really wanted to live in this area and raise our children here. We had been looking at houses in this neighborhood for five years, and we found the most gorgeous, brand-new house. We absolutely love it. We accepted that it's on a busy road and decided to move forward and purchase it. I do think that if the dental office had already been built, I probably would not have even gone to see the house. I am concerned about my property value and the future resale of my home. Both Shields Lane and 1300 West are not getting any less busy by the day, and adding commercial development could destabilize the neighborhood. I also want to note that this is not personal toward Dr. Bess. He has been very respectful, and I've spoken with him personally. My concern is strictly about the impact on the neighborhood and future residents' choices. For these reasons, I urge you to deny this request and maintain the stability of our neighborhood. Thank you for listening.

John-Thomas Lloyd (Resident) - Hello, Mayor, and City Council. I live on YWorry Lane. Similar to Dr. Bess, I came to the city interested in acquiring a piece of city-owned property, 10244 South Temple Drive, which was less than one acre in size. I approached the city, spoke to Brian Preece. He talked and communicated with the city manager and communicated with him last year via phone and text message. I was assured that this transaction would not require city approval, but would only require approval from the city manager. Since it was less than one acre, I was told the city would require an appraisal, which I was willing to do. But instead, the city paid for the appraisal. After several months of no communication, I reached out to Brian Priest, and early this year, after again receiving no communication, Brian Preece said that the city manager would not be approving the deal. I know from personal experience that the city manager does have the ability to approve property sales that are less than one acre. I would like to know why he said no to my request and not to Mr. Bess or Dr. Bess. I want to know why the city manager was so willing to approve the sale of this property so many years ago. Was it because

he knowingly knew that it was going to be developed as a business, and my request to buy a 0.18-acre lot was going to be used for residential, and it didn't make money for the city? So why would it be approved? There's a little bit of hypocrisy, a little bit of irony with this experience. I've lived here my entire life, born and raised in South Jordan, and experienced the same issue with the corner of 10400 South and 1300 West, development of the South Jordan Elementary School. The elementary school was moved to commercial. The whole north side of 10400, even the south side of 10400 South, looks like an industrial area. That is the effect of rezoning. That was a residentially zoned area, and now it's kind of partial commercial, partial this, partial that. The point was made about majority and minority. I would request a referendum. Put it to the city. Put it to the residents of the city. Put it to a vote and find out what is the majority. I think that's the responsibility you have as City Council. Put it to the city. Put it to the residents to find out, not just take Dr. Bess's word for it that it's a majority, or our word for it. Put it to a vote. Request a referendum. Thank you.

Krystal Hansen (Resident) - I love the city. I have served the city as a Youth Council Director for eight years, so I know how hard these decisions are. I first learned about the sale of this land from Sheri Mattle texting me and calling me in a panic, saying, "Hey, have you heard about this?" She thought I knew everything that goes along with the city, which I'm like, I'm so not involved in the city anymore, so I don't know everything. I said, "No, I don't know anything," and she quickly told me everything that was going on. I couldn't make that planning meeting because I had another meeting, but I asked my husband to attend the Planning Commission Zoom meeting and take notes for me. I don't know Dr. Bess personally. I'm sure he's a great, wonderful man. I feel bad for him that he bought this land that wasn't zoned. I plead and beg you to just listen to your constituents, because you all represent us. From the majority of people here tonight, and from what I heard and saw in the notes, a majority of the people are not happy, including myself, to have that land rezoned as a business. Listen to us. Please do not vote to rezone that area as a business. Again, I'm really sorry that he bought the land and wants to build there. But my kids, while most of them are grown, I do still have some younger ones, we like to walk around there. 9800 South is becoming so busy as it is already. I'm afraid with a business, we're going to start to see more accidents. Maverick was built up on Redwood and 9800 South, and we see accidents there daily because that area has become more commercial. While everybody else has said the same thing, I want to emphasize that starting with one new rezone can have a domino effect. I would hate to see 1300 West turn into that way. I love the city. We've lived here almost two decades. I want to keep 1300 West and Shields Lane as the nice, beautiful, little neighborhood and family area that it is. So please, again, I plead with you to vote no on this. I've seen the agenda, and I'm pretty sure that you all are going to say yes because of the way it's built, but I'm hoping some of you will say no so it doesn't pass, or at least, as the previous speaker said, maybe table it, take it to the city, and see what the majority of the city says, not just all of us here, or listen only to Dr. Bess. Thank you.

Ron Madsen (Resident) - When I moved into this place, the roads didn't go across 1200 West, or 1300 West. They didn't go across the canal. That's why I bought it, it was easy access from one road. The people that came up and down that road lived on that road. Now you guys have opened it up from the mountains to the mountains. You know what's right in the middle? The shopping mall. Do any of you live on this road? Do any of you drive on this road? I'll bet you all do. When I moved, you guys put on a counter in '08, and there were over 10,000 cars a day

going by my house because of the roads being opened up. Then you decided to put in a big old condo, 380 units. We didn't get notified until two years later, when the attorney showed up and said, "All right, we'll concede, but you guys would have to pay all of the concessions that you have made them do to comply with all the rules," before we were even notified. It's the same thing with this dentist. I don't have anything against him. I'm not going to call him a liar or any other kind of name. But I have a problem. I've been a builder all my life, so I deal with you guys all the time. There's a lot of stuff that's not cool going on behind the scenes. From the conversation I've been listening to, it seems like you've all been okay with everything, and we haven't even been involved. We've had a few meetings. None of us around here want it. Mr. Madsen turned to the audience and asked "How many of you live by this place? How many of you want it? How many of you want that?"

Mayor Ramsey reminded Mr. Madsen to direct his comments to the City Council and maintain order during the public hearing, emphasizing that the purpose of the hearing is to hear from the public in an orderly manner.

Mr. Madsen continued by questioning "How many of you live there? None. How many have to fight the traffic that goes up and down my street? It's gotten better since 10600 South and 9000 South have been finished. But you know what hasn't gotten better? The speed. And we call the police all the time to come over and patrol it. They won't. I've got people I can sit out there and watch that photo thing that measures their speed, and every one of them, well, not everyone, a lot of them, are over the speed limit. We have an officer that has written tickets for 100 miles over the speed limit. There will be times when jobs are being done on there, and the roads have been narrowed down with the control. They don't stop; they don't slow down. And now you've put in a million-square-foot building on the corner of Redwood Road and Shields. How many people is that going to bring on our road? There's another subdivision just down the street; it's in West Jordan. How many homes are going in there? How is that going to compound the problem around that intersection? That road has already been widened. And every time we talk about people coming to the traffic being on this thing, they say, 'Well, it's only another 30 people; that's not going to impact it much.' Well, what about the time when we were talking about the apartments, 380 units going in there? And every time you guys bring up one little issue, you say, 'Well, it's not going to impact that much, right there anyway, because it's only 30 people.' Well, it's not 30 people; it's 30 more people on the 380 people that lived down the road. So I understand that somebody can sell the property because it's under a certain amount, but I don't understand why all of the commissioners and all of the people that are involved in agreeing with all of this, before we even have meetings, you guys have had how many meetings with him that we're not involved with? You're making concessions with him so that he can get what he wants. And I'll bet that when he bought that, concessions were made that he could put that building on there." You stage. "Maybe not, but it sure seems like it, because all of the work has been going on behind the scenes to make this thing happen. That's all I got to say."

Marc Halliday (Resident) - Good evening, there seems to be, within the city, a lot of changes to ordinances or to what a developer or person could do. I'm trying to do some changes on some land that I own in South Jordan, and I'm getting nowhere. I've had permit canceled when we thought it was approved. I've been trying to get something worked out, and I seem to go nowhere. But yet, the developers seem to get changes as to ordinances, changes to the quantity of

buildings, changes to where they put them. I don't know why he bought a piece of land that had so much required to build a building on it. If you're a good business or a good restaurant, people will come to you. I travel great distances to get good service, and I'm sure his people would too. I don't know why he didn't pick a piece of land that was more suitable with fewer issues. That's a different point. There on 9400 South and Redwood Road. The city has a really nice little green park there, and another one that Riverton has down on 12300 South and Redwood, everybody loves that. The senior community west of me walks their dogs down there. They walk through that little grass. They love it. That's what I thought the city had planned for this piece. To see that it went to different ownership, like several said, I don't know for sure about the notification, but it sounds like the public was misinformed and would have liked to have seen that. That would have been a great use for that small piece of land, where you could have a walkway down to the riverfront. My other concern is I'm not sure what wells are on that property or what they're used for, but I know that they came through and drilled tons of wells across the west for Kennecott to meter the cyanide levels from the leaching ponds and how far they traveled from Kennecott. I don't know if this is a recharge well, a usage well from the aquifer, or a test well for levels of pollution within our water. I'd like some explanation from the water department on what that's for. The other thing is, I believe there is a big gas line that runs in there. I've seen those things explode. I've seen them bleed. I've seen them bled off. It can be disastrous. I hope that doesn't happen for anybody there. When you talk about putting in a masonry wall there, how close is that to the gas? What's best? When those things blow, that brick wall could become a projectile. What kind of safety measures are put in for that? Is it best to have a block wall, or is it best to have something that's an open fence that will allow the vapors and fumes to go upwards around it? I don't know how that works, but I know that's a huge amount of pressure. I mean, that's almost like a sewer line. I've seen them put one in on 1300 West, further north. I just hope that you consider what's been said here. I think people are concerned about how many changes you are making with our land use, and maybe it's time we pull back a little bit. It's okay to say no. Thank you."

Mayor Ramsey closed the public hearing.

H.2. Resolution R2025-42 Public Hearing.

Mayor Ramsey opened the public hearing for Resolution R2025-42.

Leonard Browning (Resident) - "Thanks again, City Council, for letting me come back up and get something off my paper here that I didn't have time to. This has to do with the definition. I have nothing against Mr. Bess, but it's just the location. I looked up the definition of a dentist office. A dentist office is considered commercial real estate because it is a business establishment that provides services to the public and is typically subject to zoning regulations and billing codes for commercial properties. When a dentist leases or purchases space for their practice, they are engaging in commercial real estate practices. Spot zoning is not inherently illegal, but it is highly scrutinized and can be invalidated by courts if it is deemed arbitrary, capricious, or unreasonable. It is generally defined as the practice of rezoning a small parcel of land for a use classification different from the surrounding area, which is residential, often for the benefit of a specific property owner and to the detriment of others. Spot zoning involves singling out a particular piece of property for a zoning classification that differs from the

surrounding area. This can lead to legal challenges, particularly if it benefits one landowner at the expense of the community and is contrary to the comprehensive plan. The City Council should consider whether the primary benefit serves a single property owner rather than the broader public interest. If the rezoning creates an unfair burden or benefit for one landowner over another, it may be considered discriminatory and illegal. Any changes should generally align with the community's overall plan for land use; spot zoning that contradicts this plan may be deemed illegal. I think that's all I need to talk about regarding spot zoning. Thank you for having me bring up the clarification on that."

Mayor Ramsey closed the public hearing.

H.3. Zoning Ordinance 2025-06-Z Public Hearing.

Mayor Ramsey opened the public hearing for Zoning Ordinance 2025-06-Z. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Shelton stated that he had a question regarding the development agreement. He expressed concern about last-minute changes to the agreement, even if they are cursory, and requested that City Attorney Ryan Loose provide further explanation.

Attorney Loose addressed Council Member Shelton's concern regarding last-minute changes to the development agreement. He explained that if the Council wished, a printed version of the changes could be provided for review rather than relying on notes. He noted that in past instances, development agreements have been approved subject to final review by the Planning Director and City Attorney, whether changes were cursory or somewhat more substantive. He emphasized that if any submitted changes deviated from what was agreed upon in the recorded minutes, the agreement would be brought back to the Council for review before final signature. He further explained that tabling the item would not require another public hearing, as the public hearing requirements had already been satisfied under state law. He suggested tabling the agreement to the next Council meeting, scheduled for September 2, to allow time for the hard copy to be prepared and published with the standard agenda notice, ensuring proper review without additional public hearing or separate notice requirements.

Council Member Shelton stated that due to the unique nature of the rezone, it is important to ensure the development agreement is accurate before moving forward.

Council Member Shelton motioned to table Resolution R2025-41 to the next City Council meeting.

Attorney Loose advised that from a legal perspective, if the development agreement is tabled, it would be appropriate to table all three related items. He recommended not approving a land use amendment or rezone without the accompanying development agreement, as granting the zone or land use amendment first would allow the property owner to proceed regardless of the agreement. This was presented as his legal recommendation.

Council Member Shelton stated he is willing to amend his motion but first wants to gauge the position of his fellow council members before proceeding.

Mayor Ramsey stated there is a motion to table Resolution R2025-41, authorizing the Mayor to enter into a development agreement with Spectrum LLC and Jordan Valley Water Conservancy District for the properties located at 9828, 9822, and 9816 South Temple Drive, and confirmed the tabling would be set for a time certain of September 2. She then called for a second to the motion.

Council Member Shelton amended his motion to table Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z, all related to the Bess Dental land use item, to the next City Council meeting on September 2, pending completion of the final copy of the development agreement. Council Member McGuire seconded the amended motion.

Council Member McGuire stated that the last-minute changes presented to the development agreement felt off, noting that the city staff had not reviewed them and the council had not been fully presented with the amendments. He acknowledged that minor adjustments are sometimes made after public comment, such as fence styles, but expressed concern about considering an agreement that had not been fully reviewed by staff.

Council Member Zander asked Attorney Loose to clarify his earlier comment regarding the changes to the development agreement, noting that he had referred to them as “cursory changes.”

Attorney Loose explained that the changes to the development agreement are technical rather than policy-related. He noted that the changes clarify which party, Jordan Valley Water Conservancy District or Spectrum LLC, has specific obligations, as Jordan Valley does not want to assume the same duties as Spectrum in certain areas. He confirmed that Dr. Bess, representing Spectrum, agreed to these changes during the applicant’s presentation. He added that this was the first he had seen the changes and he was unsure whether staff in his office or the planning department had reviewed them prior to presentation. He further noted that the changes are technical in nature and not substantive. They do not affect elements such as roof pitch, building height, or other typical planning considerations. He acknowledged that while attorneys often focus on these details, the changes are not significant from a planning perspective, though it would be appropriate for staff and the council to review them.

Council Member Zander commented that while she does not view the changes as substantive, she respects the concerns expressed by Council Members Shelton and McGuire. She appreciated Mr. Hansen’s reminder not to rubber-stamp items. Noting that the changes were received just minutes before the meeting, she stated that, out of respect for the process, she is comfortable supporting the motion to table.

Attorney Loose noted that, typically, applicants’ attorneys do not bring changes in this manner; normally, changes have been previously discussed. He explained that the council and staff had not actually seen the changes, only heard them read aloud, and that a redline version would be what they would review if provided. Mayor Ramsey added that she had also never seen the proposed changes and stated that, in terms of best practices, this was not the proper procedure.

Council Member Johnson expressed concern that tabling the item might inconvenience community members who came to speak tonight, as they may not be able to have their questions addressed directly until the next meeting. She acknowledged, however, that she was willing to defer to the council's direction.

Council Member Harris commented that he shares concern about the large number of community members present and the time they invested attending meetings and sending emails. He acknowledged that tabling the item is inconvenient but noted that if any concerns arise after staff review, there is always a pathway to bring it back for further consideration.

Attorney Loose confirmed that if the development agreement is not exactly as presented, he would not sign it and would request that it be placed back on the council agenda for review. He noted that the council has the recording and his contemporaneous notes to verify the agreement line by line.

Council Member Harris proposed a substitute motion to proceed with a vote on Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z as it currently reads, without further amendments or tabling.

Attorney Loose explained that the substitute motion affects the original motion and could make the voting process for the three items more complicated. He noted that if the substitute motion were to vote not to table, the council could then separate the items and vote on each individually, as usual. He clarified that the substitute motion essentially attempts to undo the original motion, so the vote outcome would ultimately be the same, but the process would be slightly unique.

Mayor Ramsey announced that there is a substitute motion by Council Member Harris to not table any of the three items and to proceed with debate and vote on them during the current meeting. She then asked if there was a second for the substitute motion. She noted that without a second, Council Member Harris's substitute motion would fail. Seeing no second, Mayor Ramsey confirmed that the substitute motion did not pass, and the council reverted to the original motion by Council Member Shelton, seconded by Council Member McGuire, to table Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z until September 2, pending a finalized copy of the development agreement including the amendments presented during the meeting. Mayor Ramsey then asked if there was any further discussion before calling for a roll call vote.

Council Member Shelton acknowledged the concerns of the public who had invested time to attend the meeting and recognized the conflicting interests at play. He stated that while he would be willing to move forward with the vote tonight, he felt the unique circumstances of the property and its surroundings made it important to ensure the details were correct before considering the rezone. For that reason, he supported tabling the item.

Council Member Zander addressed the audience, acknowledging the respectful comments received and expressing appreciation for their input. She noted that she had extensive notes from the public hearing and assured attendees that their concerns had been carefully considered,

emphasizing that tabling the item did not diminish the council's awareness or consideration of their feedback.

Council Member Johnson addressed the public, expressing gratitude for their participation and emphasizing that all comments, emails, and feedback had been carefully reviewed and considered. She assured attendees that the council had documented their input and would continue to weigh it heavily, noting that when the item returns, the public hearing portion would not reopen, but their concerns had been fully acknowledged.

City Recorder Anna Crookston led the council in a roll call vote.

Roll Call Vote

Council Member Shelton - Yes

Council Member McGuire - Yes

Council Member Harris - No

Council Member Johnson - Yes

Council Member McGuire - Yes

The motion passed with a vote of 4-1.

The following items were tabled to the September 2 City Council Meeting.

- Resolution R2025-41, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Spectrum, LLC (Shea Bess) and Jordan Valley Water Conservancy District (Ben Purdue) pertaining to property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive.
- Resolution R2025-42, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Stable Neighborhood (SN) to Economic Center (EC) on property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive; Shea Bess & Ben Purdue (Applicants).
- Zoning Ordinance 2025-06-Z, Rezoning property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive from R-2.5 (Single-Family Residential) & A-5 (Agricultural) Zones to P-O (Professional Office) Zone. Shea Bess & Ben Purdue (Applicants).

Mayor Ramsey concluded the discussion by noting that the motion to table the three items, due to unexpected changes in the development agreement, passed by a vote of four to one. She acknowledged the public's frustration at not receiving a decision that evening and explained that the process had been complicated by last-minute changes, which were not best practice and had caught both the council and Dr. Bess off guard. Mayor Ramsey emphasized that the council had not pre-decided the outcome and reiterated the body's commitment to carefully considering all perspectives. She thanked the public for their participation, noting that all comments, emails, and correspondence received would be included in the minutes as part of the public record (Attachment F). Mayor Ramsey expressed that, despite the inconvenience, tabling the items was the appropriate course of action to ensure that any future consideration would be thorough and accurate. She thanked Mr. Hansen and agreed with his comments, noting that from the first

mention of the amendment, she recognized it was out of the ordinary and emphasized the importance of following protocol. She confirmed that the discussion had been tabled until the next council meeting, invited the public to attend in person or online.

I. Public Hearing Item:

- I.1. Ordinance 2025-15, Amending the South Jordan Municipal Code § 10.28.090 B. relating to electronic bikes. (By Assistant City Manager, Don Tingey)

Assistant City Manager Don Tingey presented the amendment to address inconsistencies between the city code and state law regarding e-bikes. The amendment removes references to “motor driven cycle,” aligning city regulations with state code and enabling police to enforce the rules effectively. He noted the widespread use of e-bikes, some legal and some not, and emphasized that the amendment will support both public education and enforcement efforts.

Mayor Ramsey opened the public hearing for Ordinance 2025-15. There were no comments. Mayor Ramsey closed the public hearing.

Council Member McGuire asked for clarification regarding whether more stringent e-bike regulations, as requested by some residents, would require changes at the state level. Assistant City Manager Tingey confirmed that any stricter regulations would indeed require coordination with state legislators. He added that aligning the e-bike regulations with state law would make enforcement more consistent, not only within South Jordan but across the state, particularly on regional trails that connect multiple communities.

Attorney Loose reported that he had consulted with Justin Lee, Legislative Director at the Utah League of Cities and Towns, regarding potential changes to e-bike legislation. Mr. Lee had not heard of any updates yet but noted that, given ongoing reports about related issues, it would not be surprising if local law enforcement associations or legislators introduced a bill. He offered to work more closely with the League on this matter if the Council desired.

Council Member Zander clarified that the city cannot enact regulations that are more stringent or more lenient than state law regarding e-bikes. Attorney Loose explained that while the city can adopt more stringent regulations, doing so may create enforceability challenges due to varying definitions of e-bikes. He noted that different types of e-bikes (pedal-assist versus throttle-powered) complicate enforcement. He added that aligning city code with state law ensures clarity and enforceability, but the city could explore more in-depth options if desired, with input from qualified police officers to draft enforceable provisions.

Police Chief Jeff Carr noted that having inconsistent local regulations creates enforcement challenges, citing past experiences with patchwork curfew laws in the county. He emphasized the importance of uniform rules to ensure consistent and effective enforcement of e-bike regulations.

Council Member Zander expressed support for the ordinance changes aligning with state law but voiced concern that waiting for the state legislature, scheduled to meet next year, could delay enforceable regulations for up to a year. Chief Carr stated that the city already has an adequate framework to address E-bike issues, emphasizing that the main concern is with electronic motorcycles without pedals. He noted that the proposed ordinance changes will not affect enforcement regarding those vehicles, and that the city is already coordinating regionally on these issues. Council Member Zander asked if this gives Chief Carr sufficient support. Chief Carr confirmed that the proposed ordinance provides sufficient support for enforcement and achieves the intended purpose.

Assistant City Manager Tingey noted that the police department's educational approach this year has been effective, highlighting a recent media advisory at Hangar 15 organized with the communications team. He emphasized that outreach extends to cycle shops to educate buyers, creating an integrated community effort. Council Member Zander emphasized that the city's goal is to promote safer neighborhoods. She clarified that enforcement will target accelerated electric motorcycles, not standard pedal-assist e-bikes. Chief Carr added that the primary concern continues to be electronic motorcycles, although some e-bikes can also pose safety risks. He noted an incident on the Jordan River Trail involving a collision with a woman, likely involving an e-bike, which can reach speeds up to 28 miles per hour. Overall, however, the majority of safety issues stem from electronic motorcycles.

Council Member Johnson noted that this ordinance amendment should be viewed as a first step focused on education, with the hope that future legislative action could provide more effective solutions.

Council Member Harris emphasized safety, noting that electric bikes should be properly licensed and insured, and operated by individuals with the appropriate motorcycle license if required. He stressed that some of these bikes are not suitable for children and reiterated appreciation for police education efforts.

Mayor Ramsey added that the city experiences incidents involving electric bikes several times per week, highlighting the ongoing safety concerns.

Council Member Harris motioned to approve Ordinance 2025-15, Amending the South Jordan Municipal Code § 10.28.090 B. relating to electronic bikes. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0.

J. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Tiffany Pyle (Resident) - I am in District 2, and I want to talk about baseball tonight. I have two boys who have been enrolled in baseball since 2021, and I am very grateful for your husband's efforts. Since being in baseball has transitioned over to Parks and Rec, I have a couple of concerns and just want to go over the main things; the organization, the facilities, and then a different proposal that I have. I have some observations, I have some concerns, and then I have some recommendations. I'm not here to complain. I'm here for change, and this change is such that my oldest is not playing because of the dysfunction that's been happening. When Dan Ramsey was in there, there were about 450 individuals from South Jordan who would play spring ball. In the spring, things were taken over by Parks and Recreation, and Recreation Program Coordinator Chet Wanlass was put in charge of that. Communication was the main problem. We did not receive a lot of communication. Opening day was kind of a little bit of a bust. There were a couple of food trucks there. We showed up. The facility was not clean, and we were hopeful that things would get a little bit better. I walked up to talk to Mr. Wanlass, and it took about five minutes for him to put away these big speakers that he had, and he had 10 people, I counted them, 10 individuals that work with him, stood there and watched him put these speakers away. Then he turned his attention to us, and I asked about uniforms. They had games that started that night, and no one had uniforms. It was not a surprise. In the fall, that spring opening day occurred again. For fall ball, my son showed up, and he is 12 years old, wears a men's medium, and they put him in a youth large. We asked Mr. Wanlass why, and he said, "Well, I had to order the uniforms before everyone signed up." I said, "Well, it sounds like you need to learn how to do that differently, find a local vendor or something." Communication has been a big problem. My concern is that he doesn't have a communication specialist, he doesn't have a uniform specialist, and he doesn't have a schedule specialist. Demosphere is being used. The Demosphere only shows two weeks of games. I only have games through the end of this week that are planned. Out of the four games that we've had, we've had three changes already. I'm missing my son's game tonight to be here to propose some of these changes, because so many families can't come and do this because they've left the city to go to other facilities in other cities to have their kids play baseball. I know of two city employees that are not having their children play here this year, which makes me really sad. We're losing families. We're losing revenue. The other two areas are the facilities. These are pictures (Attachment E). These are pictures that I took on Saturday after our game. This is how the facilities have been the entire time that we've been with South Jordan Baseball. We've talked to people. We've even offered, my family has offered, to come and clean and bring our blowers and things to clean up, because other cities say, "We hate coming to play here, because it's always dirty." The snack bar was open, and now it's not open at all. This is my other concern. This is the women's bathroom, and those are like prison toilets. I know that seats can go on them because there's a seat at Glenmore Park that I've used. We have little girls that are falling in toilets. There's never soap in the bathrooms. It's sad that I have to come to a city council to talk about sanitation at a public facility that should be well taken care of. This one right here, that's not water, that's stain. This is how our facilities are being seen. We talked to Mr. Wanlass. I said, "Chet, how can I help you have pride in your job? How can I help you do your job?" We've proposed, I mean, I'm even open for a family clean night that we will come and help before the spring and fall seasons. We're happy

to do that. The other thing that I had a thought is we are the only city in the state that has a Triple-A baseball team and stadium. Why are we not having a South Jordan Baseball Night? But that would take a communication specialist that we don't have to talk to their communication specialist to set that up. Junior Jazz has figured it out. Why can't we figure that out? So that would bring in revenue, and every kid that signed up would get a free ticket to a ball game night. I remember watching you on opening night, and I just thought, "Great, we're going to get the kids involved," things like that. And I don't see that happening. So my suggestions that I've put forward, we don't have time to go through them, but I had those suggestions to help foster change. I just hope that change can happen because we have someone in there that is not, I don't know if he doesn't know how, or I don't know if he doesn't have the people, but you guys do so well with communication and all of that, but it's not happening in baseball. We're losing entire families to other cities that we want to keep here. And now we were at the top, and we're at the very bottom now, and that's really sad, because we can do better in South Jordan. So thank you for your time tonight.

Marc Halliday (Resident) - One of the things I heard you talking about was the Bingham High seminary being changed. I understand the church is further west and that they will be utilizing that location. One of my concerns is traffic safety, as I drive up there quite often. I know there is a crosswalk further south on 2200 West, I believe it is 2200 West, and I would recommend that it be used as much as possible. Currently, students only have two directions to look when crossing, but several times I have sat there and watched cars coming off of 10600 South, and they run the turn arrow. You have to watch the left-turn arrow and the right-hand turns simultaneously. There is a lot going on, and safety is a concern for those kids. I hope that is taken into consideration for how they get back and forth across that walkway. Additionally, thank you, Council Member Harris, for your work on E-bikes. I have noticed many of those in the area as well. Regarding state laws, bicycles are not considered motorized vehicles, so I appreciate your attention to licensing and registration issues for E-bikes. That's all I had. Thank you very much.

Krystal Hansen (Resident) - I just have one quick comment. I wanted to give you all kudos and thank you for the farmer's market. I figured you don't get kudos very often, so I wanted to give a pat on the back for hosting it. I'm sure it takes a significant portion of the city's budget to host the farmer's market and all the other events you organize, such as Summer Fest, Light the Night, and other city activities. Thank you for voting to include these events in the city's budget.

Dan Beckstrom (Resident) - I've lived here for eight years and truly love this community. My kids have both participated in youth council, and my youngest now works at Mulligan's. I'm here tonight because I am dealing with an extremely difficult neighbor situation. I've spent thousands of dollars defending false allegations from this neighbor and addressing issues in civil court. While I have obtained a civil order with provisions my neighbor is not complying with, I have made police reports and met with prosecutors and the city attorney seeking resolution. Under state statute, I have rights under the Victims' Bill of Rights, specifically the right to be treated fairly. I feel those rights have not been fulfilled, as I have been prosecuted aggressively by the city over matters that have even been described as questionable discretion by officers. I have provided the police department with probable cause regarding stalking, voyeurism, and privacy violations by my neighbor, all submitted at the beginning of this year. I also met with City Attorney Ryan Loose a few months ago and provided four pages of detailed explanation

about how the city has failed to act fairly and consistently. While I have had communication with Mr. Loose, I have not received an official reply, even though months have passed. I've been told he is working with the deputy chief, but if the deputy chief is assisting with my allegations, I have not been contacted. Victims have the right to information and protection from harassment, which I am not receiving. This neighbor has called the police dozens of times over three years with false accusations against my family. Finally, victims have the right to a speedy disposition, which I also have not received. I am here to request accountability from the mayor and city council. I did not want to bring this personal and emotional matter to public comment, but the city has the tools to address it, and it is taking too long. Thank you.

Ron Van Bibber (Resident) - I live on the opposite side of the neighborhood from Mr. Beckstrom. This is my first time attending a council meeting. I recently had a 45-minute discussion with City Attorney Ryan Loose regarding issues I am experiencing with a neighbor. Some context; I previously paid a \$200 fine related to my dog, and instead of paying, my wife and I completed community service at a food bank. Over the past year, I have had multiple conflicts with this neighbor, including incidents involving privacy violations. I have security cameras at my home, including some on the corners of my property, but this neighbor has cut tree limbs into my yard, scattered lawn debris onto the street, and engaged in retaliatory behavior, including calling the police and reporting code violations against me. My concern is privacy and the increasing use of technology such as Ring cameras, which can capture images of neighbors and private areas. I am requesting that the City Council consider an ordinance to address privacy protections for residents, ensuring that cameras on neighboring properties do not infringe on personal privacy. This is becoming a significant issue in our neighborhood, and I believe some regulatory guidance could help mitigate these conflicts. Thank you for your time and consideration.

Attorney Loose addressed an ongoing neighbor dispute previously raised during a Council meeting. He noted that the neighbor between Mr. Van Bibber and Mr. Beckstrom had presented a photo of one of his cameras, and the city is actively working on the matter. He highlighted that the Beckstroms have been cooperative in providing information, and the city has reviewed differing interpretations of law and probable cause in consultation with the prosecutor. He clarified that certain prior cases, including a dog-related incident, were not refiled as it was determined to be an inappropriate use of prosecutorial discretion. He stated that some matters, such as a civil order, are beyond the city's enforcement authority, but other issues are being actively addressed. Deputy Police Chief Rob Hansen has assigned a detective to review all relevant incidents and submit them to the prosecutor for screening. He emphasized that any privacy concerns related to residential cameras are governed by existing state statutes, which provide the legal framework for review and enforcement.

Mayor Ramsey closed the public comment portion of the meeting.

Mayor Ramsey thanked attendees for their time, participation, and civility during a lengthy meeting. She expressed appreciation for community input and emphasized the value of public engagement in the Council's decision-making process.

K. Minute Approval:

- K.1. July 15, 2025 City Council Study Meeting
- K.2. July 15, 2025 City Council Meeting
- K.3. August 5, 2025 City Council Study Meeting
- K.4. August 5, 2025 City Council Meeting

Mayor Ramsey noted that the minutes had been distributed for review, with one recommended amendment correcting a title from “Mayor McGuire to Council Member McGuire,” which had been amended.

Council Member McGuire motioned to approve the July 15, 2025 City Council Study Meeting minutes; the July 15, 2025 City Council Meeting; the August 5, 2025 City Council Study Meeting as published; and the August 5, 2025 City Council Meeting Minutes with an amendment to page 6 name correction. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.

Mayor Ramsey reminded the Council that a Mayor Pro Tempore needs to be appointed for the period of her absence at the next meeting. She clarified that the appointment would generally cover only the meetings she is unable to attend, but in this case, the Mayor Pro Tempore would be empowered from September 2 until the following Council meeting to handle any necessary items, including signing documents.

Council Member Harris motioned to appoint Council Member Don Shelton as Mayor Pro Tempore, effective September 2 through September 15, covering the Mayor’s absence until her return. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.

L. Staff Reports and Calendaring Items:

City Manager Dustin Lewis noted that all council members should have received an invitation to the opening dinner for the new Trans-Jordan Landfill. He requested confirmation of who has responded so that appropriate public notices can be arranged. He clarified that the event date is August 24. Council Member Johnson confirmed she’ll be attending. No other Council Members are able to attend.

Council Member Zander motioned to adjourn the August 19, 2025 City Council Meeting. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The August 19, 2025 City Council Meeting adjourned at 9:57 p.m.