

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

November 7, 2023

**Present:** Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Tamara Zander, Council Member Don Shelton, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Commerce Brian Preece, Director of Strategy & Budget Don Tingey, Fire Chief Chris Dawson, Director of Administrative Services Melinda Seager, Associate Director of Parks Colby Hill, Director of Recreation Janell Payne, CFO Sunil Naidu, Director of Planning Steven Schaefermeyer, Deputy City Engineer Jeremy Nielson, Police Chief Jeff Carr, Communications Manager Rachael Van Cleave, GIS Coordinator Matt Jarman, Senior Systems Administrator Phill Brown, IT Director Jon Day, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Planning Commissioner Laurel Bevans, Strategy and Budget Analyst Abby Patonai, Community Center Manager Jamie Culberston, Arts Program Coordinator Tiffany Parker, Parks & Recreation Administrative Assistant Kaitlin Youd

**Absent:**

**Others:** Rashell Skoy, Lyudris Berberyan, Max Bordakh, Chris Layton, Mylee Wong, Lilly Wong, LeeAnne Whitaker, Billie Lawrence, Jay Rasmussen, Marc Pehkoven, Travis Ferrin, Gorash Drang, Luane Jenson, Laura Gaillard, Bart & Betsy Hoenes, Rock Ballstaedt, Herriman Police Department, AJ Hanselman, Adrienne Hanselman, Alexis Gilbert, Susanna Bruening, Gideon Eboh, Timi Owobo, Joan Wells, Bob, Darcy Olson, Shawn Labrum, Mike Thomsik

6:45 P.M.  
REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the meeting.

**B. Invocation – *By The Voice of His Coming Ministry, Gideon Eboh***

Mr. Eboh offered the invocation.

**C. Pledge of Allegiance – *By Director of Strategy & Budget, Don Tingey***

Director Tingey led the audience in the Pledge of Allegiance.

**Council Member Zander motioned to amend agenda as follows:**

- **Adding a Resolution R2023-54, Appointing a Member to the Senior Advisory Committee.**
- **Adding Item J.2, a Public Hearing, for Resolution R2023-50, and renumbering the original Items J.2 through J.6. to J.3. through J.7.**
- **Adding Item K.2., a Public Hearing for Resolution R2023-52, and renumbering the original Items K.2. through K.4. to K.3. through K.5.**

**Council Member Marlor seconded the motion; vote 5-0 unanimous in favor.**

#### **D. Minute Approval**

**D.1.** October 17, 2023 Combined City Council & Redevelopment Agency Study Meeting

**D.2.** October 17, 2023 City Council Meeting

**Council Member McGuire motioned to approve the October 17, 2023 Combined City Council & Redevelopment Agency Study Meeting and October 17, 2023 City Council Meeting minutes as published. Council Member Harris seconded the motion; vote 5-0 unanimous in favor.**

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

Council Member Jason McGuire

- Attended Bees Groundbreaking Ceremony
- Discussed Barbieland in Daybreak and the traffic issues
- Attended the Veteran's Day Breakfast
- Attended Wasatch Choice Vision Workshop, which was focused on active transportation throughout the Southwest portion of the valley
- Attended South Jordan Parks Master Plan Update Meeting
- Discussed upcoming Community Theater Production, Best Theater Production Ever
- Shared a quote from Brene Brown – "The only unique contribution that we will ever make in this work will be born of our creativity. If we want to make meaning, we need to make art. Cook, write, draw, doodle, paint, scrapbook, take pictures, collage, knit, rebuild an engine, sculpt, dance, decorate, act, sing, it doesn't matter; as long as we are creating we are cultivating meaning." Asked Council Members to decorate an ornament for the city trees, and encouraged residents to pick one up at the Gale Center as well and decorate one.

Council Member Tamara Zander

- Discussed the South Jordan Race Series, shared the upcoming Ruck Race for Veteran's Day. Also got to help judge costume contest at the Halloween Race.
- Met Gale Miller and their hug made the news
- On Halloween night she and her family handed out hot dogs.

- Attended South Valley Mosquito Abatement District Board Meeting, every is good and well there
- Attended Bees groundbreaking, she is very excited for everything coming in that area.

Council Member Brad Marlor

- Discussed additional SoJo Races coming up, including the Turkey and Santa Race/Rucks
- Attended Bees groundbreaking
- Had an Architectural Review Committee Review Meeting, reviewed the Merit Medical Distribution Center
- Attended a Compensation Committee Meeting this morning
- Thanked Public Works who helped a struggling neighbor get his strip flipped finally.

Council Member Patrick Harris

- Attended the recent SoJo Races as well, where it is getting cold but still fun
- Attended Bees groundbreaking
- Attended South Valley Chamber Titan Awards
- Attended South Valley Sewer Board Meeting to discuss growth
- Attended Veteran's Day Breakfast

Council Member Don Shelton

- Attended Pumpkin Promenade
- Attended Halloween activities at church with Planning Commissioner Trevor Darby, shared that due to recent commitments he will need to be replaced on the Planning Commission
- Attended Bees groundbreaking
- Visited with a few of Representative Owens' staff members regarding needs in our city
- Attended Jordan River Commission Executive Board Meeting virtually

Mayor Dawn Ramsey

- Attended Bees groundbreaking
- Attended Final Unified Economic Opportunity Commission meeting of the year, voting unanimously to support proposals of work to vet different proposals and policy priorities being submitted to the legislature
- Had many opportunities to meet with others from Envision Utah
- Over the Jordan District Fall Break she went to Washington, D.C. with her daughter to visit where she worked for the senate previously
- Met with the officials from Hyde Park City and development partners to discuss a future master planned development they are working on
- Attended Wasatch Front Regional Council Meeting
- Invited to join the South Valley Interfaith Council for a preview tour of the Orem Temple

- Had the opportunity to welcome a new resident in person, who had been in Las Vegas for 50 years but was originally from Utah. The family asked the mayor to welcome him personally as a favor, and it meant a lot.
- A lot going on at the Point of the Mountain with meetings.
- Attended South Valley Chamber Titan Awards
- Attended Salt Lake Chamber Athena Awards, where Amanda Covington was the recipient
- Attended Major Brent Taylor Foundation Legacy Gala, where it was noted that they are still hoping to have their 9/11 memorial event hosted in South Jordan in the future
- Attended Veteran's Day Breakfast
- Attended Jordan Valley Water Board and Wasatch Front Regional Council Visioning Meetings
- Attended Compensation Committee Meeting
- Met with representatives of the Holt Family to discuss options for the future
- Spoke at Paradigm High School about giving to kick off their "Giving Month."
- Had surgery to remove skin cancer left behind on Halloween
- Honored to receive the state's first Martha Hughes Cannon Award for Outstanding Impact in State and Local Government from the Hinckley Institute of Politics in Utah.

Representative Susan Pulsipher discussed attending the Veteran's Day Breakfast.

#### **F. Public Comment**

Mayor Ramsey opened the public comment portion of the meeting.

**Rock Ballstaedt (Resident)** – I have lived in the Arbours Development with my wife for about eight years. We love living in South Jordan, a wonderful place. We love the infrastructure and we know there are many good places to live in South Jordan, but we certainly live in one of them over in the Arbours. We are all aware of the immigration crisis going on at the southern border, and probably other places in our country. We have been able to be sympathetic to those in Arizona and Texas and California, and really haven't felt much of it until recent times. However, in recent days, months and years we see more and more immigrants here, and we see them trying to survive economically. We recognize they are from a different culture and we wonder in our hearts what we should be doing. Sometimes we make some gestures, and sometimes we are not really sure what to do. I am here tonight to introduce a woman who has made a lot of personal efforts on the immigration front, her name is Linda San Juan, and she is also a resident in South Jordan. Linda has had a lot of experience helping immigrants, she is from an immigrant background herself. She has taken many immigrants over the last few years under her wing to help them and adjust, finding ways to become part of our culture. She has taken them to get drivers' licenses, to translate documents, and many other things to help immigrants from many other countries. She is passionate about this desire to help immigrants. She is here to tell you what she has done, and to make suggestions about what the City of South Jordan might do to help the immigrants more successfully transition into our culture.

**Linda San Juan (Resident)** – A few weeks ago, you sent me a letter talking about our civic duty, and how important it is for our community. You have said it is our duty to have a say in our

decision making process and for our voices to be heard, in order to shape the direction of our community and influence our policies. I am here today to heed your call of duty, and with a heavy heart to give our city a dire warning and heads up about the present state of our migrant crisis, along with how it has impacted our city. I would also like to share some ways we can protect our citizens through a volunteer task force committee with a liaison from various city entities, while at the same time shaping the lives of these immigrants that come here for a better life and don't know how to achieve it through education, expectations and regulations by starting an immigrant integration program because the reality is that in a few years, they will be our future voters. What started out five years ago for me as a volunteer church calling, called "wellbeing specialist," similar to a social worker or resource officer, turned out to be an eye opening experience. My stance at the beginning being that my grandparents were immigrants from Cuba was "oh, those poor immigrants." However, that point of view quickly changed when I realized how much damage they were doing to our country. They need our help, and I am here today to report to you the shocking reality about everything that has been going on in our city and neighboring communities. In my experience, 99% of the immigrants, the well-meaning people, present a clear and present danger to our society, health, property values, public safety, and morals. They have experienced extreme need and poverty, which has made them egocentric, persistent, and rudimentary. Although we have evolved and live in a civilized society, immigrants from all third world countries, due to corruption and failing governments have had to revert to survival of the fittest techniques for their basic needs. Nowadays, those primitive traits such as lying, cheating, stealing, threatening and violence are considered crimes in our society. Not only do they lack any notion of what our laws and social skills are, but they have a total disregard and defiance for any laws, rules or norms that have been established. They make a mockery of our soft-handed laws, and do what they want, how they want and when they want. Most immigrants are emboldened and have extreme entitlement issues. The South Jordan Police Department needs to be aware that 99% of the male immigrants I encounter got in a car and started driving within three days with no prior experience, unable to read road signs, no drivers license or insurance, random tags picked off other cars, no emissions or photoshopped emissions stickers, no registration, insurance fraud and photoshopped foreign drivers' licenses. Since they don't trust the system, most have refused to get a driver's license or insurance. In regards to business licensing, right now in our area there are hundreds of unlicensed businesses, many of which should be regulated by OSHA like dental cleaning, weight loss medication, prescription medication from abroad and other things that pose a serious threat to our health and safety. There is an entire society going on through WhatsApp groups that most people don't know about. That's where they advertise, conduct illegal businesses, get jobs and rent houses because they don't speak English. Since those are encrypted they feel safe. These groups are by invitation only, and I have been in several of them and witnessed these things first hand. In addition, the economic development department should know that many local businesses, including near Daybreak and on 10000 South have illegal immigrants working there, either knowingly or under somebody else's social security number. Immigrants make at least \$1000 a week or \$24 an hour tax free; sadly, most of that money is not staying in this country, despite the embargo. It is being sent to communist countries, and to pay for human trafficking. Each immigrant I encountered was brought here by human trafficking, and there is human trafficking right now in this city, where they are being received. Money laundering and human trafficking crimes are not being committed by your stereotypical hardcore criminal, but by nice, sweet, innocent looking girls right here in our community, looking for some extra cash. As far as zoning and code

enforcement, construction workers are actually renting out rooms in the homes they are building before water and electrical hookups. They are renting out the garages for illegal mechanics' shops to include explosive chemicals, dangerous fumes in the middle of residential areas. Beware homeowners, immigrants are paying people off to use their good credit and ID to rent nice houses in fancy neighborhoods, then turning around and subletting each bedroom to an entire family for \$1000 a month. Since immigrants work so hard, and have very difficult jobs, they usually don't have the energy to upkeep their homes to our standards, bringing down property values and the actual number of immigrants is so much greater because so many have told me they just walked through the open border, but there was no one there to greet them so they never turned themselves in. In respect to the budget, taxes will go up due to public school attendance, no worker's compensation, sexually transmitted diseases due to promiscuity, lack of vaccinations, pregnant women arriving to give birth, no insurance so they use the emergency room as a clinic, and the increased budget for the fire and rescue department will be needed soon due to the overwhelming amount of people who do not wear seatbelts, have no car seats, drink and drive, domestic violence, aggressive parenting, and mental health conditions due to threats and trauma. In conclusion, we have to act now. There is no sense in crying over spilled milk. We can't control who or how many come through the gates, but we can work on a plan B to improve our chances for a better life by helping these immigrants through civics classes and other areas like English lessons and providing guidance.

**Luann Jenson (Resident)** – I just want to thank the city for supporting the Veteran's breakfast. I start with Melinda, who takes me to Costco and we take over Costco. This day they didn't have liquid eggs, so when you are dealt lemons you make lemonade; we cracked 17 dozen eggs, which is a lot of eggs to crack. Jamie is a jewel at the Senior Center, if she wants \$10 million, give her a raise, she deserves every bit of it! She is always so supportive there. The youth council, how great they are, working so hard and wanting to work. I had a couple of mothers of youth council members that live in my ward, they said they have hardly done anything so get them busy! My scouts, they are juniors and seniors in high school, asked me in September if that breakfast for the veterans was coming up, and I said yes. It nice to see the youth that want to be patriotic with what's going on in this world right now; I am so thankful that we have youth that want to be patriotic. I have a crew of people that cook and just have fun, outside with the Camp Chef making pancakes like crazy, and it's very heartwarming to see. Then, when the boys bring in the flag, they do the Pledge of Allegiance and this year we had Caleb Austin sing the National Anthem, to watch those veterans cry, you know you're doing the right thing. When I kick the bucket one day, you'd better keep doing it, and I will appreciate it. The mayor came and gave a wonderful speech, Susan Pulsipher and Tracy were there, and it was just great. There are some cities that aren't doing anything for the veterans right now, and they thanked us over and over for still remembering them. I have lived here 50 years in August, and I think there were 1400 people when I moved here. I have seen changes, but I look at the town overall and I think it's great, I think we did good. We were told in the early 80s that we needed twin homes, zero lot lines and things like that, and we fought; it was a good fight, and we won. I am proud of this city, I am proud of each person who keeps it the city it is. It really is hard to deal with growth, as we all moved into South Jordan we wanted the doors shut behind us so nobody else could move in, but growth happens, and it needs to happen, but I feel the city has controlled it and done a great job. I am just so proud to say that I live in South Jordan, thank you for all your support and all you do for us. Thank you Jason for coming as well, I appreciated you there.

**Rashell Skoy (Resident)** – Two things I would like to address; one, living off South Jordan Parkway, a very busy street, I am right there where the blinking crosswalk is and I don't know if you've heard of Trafficlogic.com, but it's about those cameras that offer tickets. I promise you it would pay for itself, and they also lease them. So many people speed down South Jordan Parkway, it's crazy. There are two different types of crossings, the zebra or the ladder, and there is a huge difference with those. With the zebra type, you have to wait until the person is from one end to the other before a car can pass in either direction, and that's the one that's in front of my house. I cannot even begin to tell you how many people are walking, not even half way through, and cars opposite the direction are just going; you could make a ton of money off tickets. Then, another concern is the address of South Kestrel Ridge Road, where there is a glass house, and I am concerned. My daughter drives that way to drop off my grandbabies, morning and night, and there is a few times she has actually had to stop in the middle of the road and wait for the other car coming towards her, heading east, to actually do the backing up because she is not comfortable backing up. When there is an event or something at the glass house, those roads are so scary. In talking with Council Member Zander this morning she said not to come with a complaint, but with a concern and to brainstorm. While brainstorming, I was wondering if we can't expand the sidewalk, invent parking down the green hill, both of which probably won't happen, but I was wondering if you would be willing to at least consider blocking off on the south side of that road with the glass house, maybe two or three different locations as no parking, so when cars are coming and going there would be room for a car to dodge into so a car could keep going without one having to back up.

**Laurel Bevans (Resident)** – I just wanted to share how excited I am to see this Arts Master Plan come forward. I had the opportunity to read through it in the council packet that was online, and what an incredible job they did. To Janell Payne, Tiffany Parker, Laura Gaillard, Jason McGuire and everybody else involved in that, I am very excited to see this come to life; you all did a wonderful job. We are all lucky to live here where arts are such a priority for the city.

Mayor Ramsey closed the public comment portion of the meeting.

#### **G. Presentation Items**

**G.1.** Recognition of SWAT Team for recent efforts to provide their services. *(By Herriman Police Department)*

**G.2.** Small Business Saturday Proclamation 2023. *(By Mayor, Dawn Ramsey)*

#### **H. Action Items**

**H.1. Resolution R2023-39,** Adopting the South Jordan Art's Master Plan for the City of South Jordan. *(By Director of Recreation, Janell Payne)*

Director Payne gave a brief background of the process behind creating this Master Plan.

**Council Member McGuire motioned to approve Resolution R2023-39, Adopting the South Jordan Art's Master Plan. Council Member Shelton seconded the motion.**

### **Roll Call Vote**

**Yes – Council Member McGuire**

**Yes – Council Member Shelton**

**Yes – Council Member Harris**

**Yes – Council Member Marlor**

**Yes – Council Member Zander**

**Motion passes 5-0, vote in favor.**

**H.2. Resolution R2023-54**, Appointing members to the Senior Advisory Committee.  
(By Director of Recreation, Janell Payne)

Director Payne gave a brief summary of the applicant, Carrie Janske, and her review with the council prior to tonight's meeting.

**Council Member Shelton motioned to approve Resolution R2023-54, Appointing members to the Senior Advisory Committee. Council Member Zander seconded the motion.**

### **Roll Call Vote**

**Yes – Council Member Shelton**

**Yes – Council Member Zander**

**Yes – Council Member Harris**

**Yes – Council Member Marlor**

**Yes – Council Member McGuire**

**Motion passes 5-0, vote in favor.**

### **I. Public Hearing Items**

**I.1. Resolution R2023-48**, 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 1753 W. South Jordan Parkway; 1757 W. South Jordan Parkway; 1801 W. South Jordan Parkway; 1803 W. South Jordan Parkway; 1829 W. South Jordan Parkway; and 1831 W. South Jordan Parkway; Applicant, Max Bordakh. (By Director of Planning, Steven Schaefermeyer)

Director Schaefermeyer reviewed background information from the Council Report and his prepared presentation (Attachment A).

**Lyudvig Berberlyen (Applicant)** – explained that in the Planning Commission meeting there were a few ideas shared, one regarding the drive through queuing. They currently have space for seven or more cars in each of the queues, putting them well beyond the planning commission's request. Also, someone at the last meeting shared concerns about noise and how that could be prevented on the west side of the property.



**Max Bordakh (Applicant)** –for those noise concerns they are going with a standard six foot masonry wall, but they are willing to go higher, if allowed or needed.

Mr. Berberyen added that they are aware of the noise potential, but they currently don't believe it will be an issue besides large amounts of cars queuing at once.

Director Schaefermeyer added that per the city code, in regards to a six versus eight foot wall in this zone, he believes the language allows the council to vary to an eight foot fence if desired; he will check on that to verify the exact wording before a motion is made.

Council Member Marlor asked about including in the motion an option to push the wall up to eight feet if needed.

Attorney Loose gave his recommendation for the council to motion they will allow up to eight feet, and then staff can work through that and see what ends up being required, knowing they already have the council's approval if needed.

Mayor Ramsey opened the public hearing for comment.

**Stan Balfour (Resident)** – My property is just west, adjacent to these two lots being rezoned. There is always progress, and the issue is not the rezoning; I was at the meeting and they showed a very nice concept plan. I appreciate them considering the eight foot walls, because we have eight foot walls there on 10400 South as you know, and I can look over six foot walls. The concern I have discussed with them is that I know the city has had issues with drive-throughs backing up, and that's my major concern. When you think about the place just on the corner, that's no longer there, where they used to come out on the street on 10400 S, that's his main concern. We know it's going to be commercial, and that's fine. I can look over six foot fences, and they are open to an eight foot fence so far, and that was my key issue.

Mayor Ramsey closed the public hearing.

Council Member McGuire discussed his concerns about the traffic, and the possibility of requiring an island at some point to avoid left turns into the center. He feels this should be a right turn in/right turn out only type of situation.

Engineer Nielson responded that Engineering has similar concerns. Things haven't really been analyzed yet since there is no site plan to review, but there is a raised median that ends really close to where this access would be, and they are expecting UDOT to most likely extend that raised median, making it a right in and out only. They don't know that for sure yet, but ultimately the access will be permitted through UDOT.

**Council Member Marlor motioned to approve Resolution R2023-48, 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 the addresses listed above, adding an allowance for up to an eight foot wall. Council Member Harris seconded the**

**motion.**

**Roll Call Vote**

**Yes – Council Member Marlor**

**Yes – Council Member Harris**

**Yes – Council Member Shelton**

**Yes – Council Member Zander**

**Yes – Council Member McGuire**

**Motion passes 5-0, vote in favor.**

**I.2. Zoning Ordinance 2023-06-Z,** Rezoning property located at 1801 W. South Jordan Parkway; 1803 W. South Jordan Parkway; 1829 W. South Jordan Parkway; and 1831 W. South Jordan Parkway from R-2.5 (Single Family Residential) Zone to CC (Community Commercial) Zone. Applicant, Max Bordakh. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer noted that the background information for this report is the same as the presentation from the previous item.

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

**Council Member Shelton motioned to approve Zoning Ordinance 2023-06-Z, Rezoning property at the addresses listed above from R-2.5 (Single Family Residential) Zone to CC (Community Commercial) Zone. Council Member Zander seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Shelton**

**Yes – Council Member Zander**

**Yes – Council Member McGuire**

**Yes – Council Member Harris**

**Yes – Council Member Marlor**

**Motion passes 5-0, vote in favor.**

**J. Glenmoor Land Use Items**

**J.1.** Presentation on Resolution R2023-50, Resolution R2023-51, and Zoning Ordinance 2023-07-Z, all related to the Glenmoor proposed development. Applicant, Kirk Young. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer explained that staff will do their presentation on all three Glenmoor Land Use Items, to include two resolutions and an ordinance. Each of those three items will

have the separate hearings as shown below. He then reviewed the background information from the Council Report for the Glenmoor Land Use Items, including public comment received prior to the meeting (Attachment C).

**Doug Young (Applicant)** – reviewed his prepared presentation (Attachment D).

## **J.2. Resolution R2023-50 Public Hearing.**

Mayor Ramsey opened the public hearing for comments on Resolution R2023-50.

**Henry Corzin (Resident)** – I am the largest property owner in the Villas at Glenmoor, my property is on the 18<sup>th</sup> fairway of the golf course. In May of 2018 when we moved there, we were shocked by the signs that went up in June. Needless to say, we are happy with what has happened since then; in fact, I'm elated. When we moved back from Florida, where we had seen a lot of golf course failures and successes, immediately my concern was of a personal nature of course. To say that the development has gone well since 2018 is an understatement, it has been fantastic. There is a lot of money that has been spent and invested with no return other than for future development, so it has been very, very good. While we are only commenting on the development agreement, I will say that I am for the development agreement, the land use amendment, and for the zone change. I cannot say anything more than to say Doug has been a great steward of the property and the City of South Jordan should forever be in his debt for the money he has spent and invested in improving the community, keeping the green space that we need.

**Marc Pehkoven (Resident)** – I am here tonight on behalf of the Glenmoor Skye Village HOA, the little condos bordering the greens. I was here in the past pleading with to find a solution, some way to save Glenmoor Golf Course, and you did just that; thank you so much. You did more than that, you actually brought us another good neighbor, Mr. Doug Young. It has been fantastic, the changes he has brought on the golf course and the whole neighborhood have been just amazing. I think I speak for all our homeowners to say that they are very happy with the way things turned out. I came tonight to register that and mention, because I did speak with the homeowners, that some of them did voice some concerns regarding the construction phase and whether that might result in increased traffic up and down Skye Drive. If so, he'd like to raise awareness to that and share that is a potential issue weighing on their minds.

**Joan Wells (Resident)** – I am adjacent to the parking lot of where this hotel is going to be built, and I have come to the resolve that it's probably not as bad as what it would have been had they crammed in that many homes in that area. Why that was ever agreed to or thought of, I don't know. It was a weird situation to put that many homes on that golf course to begin with. Doug has been very kind, I was actually the one that stressed the need to have a good, strong fence as a barrier between the parking lot and our community because like Doug said, it's just kind of a foam/plastic fence. It looks like he is willing to do that and he has incorporated that, so that is perfect. I think the only other thing I really have a concern about is the traffic on 4800 West. I live right next to 4800 West and I can tell you that the traffic going up and down that so-called 30 mph road is not 30 mph. If this goes

through, it would be really nice, especially with the new park across the street, to have one of those digital signs at the top of the road. There is one already at the bottom of the hill, which is great, but I think we need one at the top as well, because people speed up and down that road like no other. They are proposing adding two additional driveways, besides the one that is there, which would be a lot of traffic going in and out. That is my biggest concern at this point, taking care of the traffic on that two lane 4800 West road.

Mayor Ramsey closed the public hearing.

### **J.3. Resolution R2023-51 Public Hearing.**

Mayor Ramsey opened the public hearing for comments on Resolution R2023-51. There were no comments and the hearing was closed.

### **J.4. Zoning Ordinance 2023-07-Z Public Hearing.**

Mayor Ramsey opened the public hearing for comments on Zoning Ordinance 2023-07-Z.

**Darcy Olson (Resident)** – I am employed at Glenmoor, working for Doug Young and the Young Family. On all three items I think this is fantastic. Doug has put in a lot of time and effort, and I have probably seen 50 renditions of this. He definitely did put a lot of thought, time and effort into what would most benefit the community, and to say that Glenmoor is not a positive impact on South Jordan would be an understatement. It has grown so much in the years since it was saved and I am very grateful to the Young Family. I want this to continue to be that way, and it's expensive to run the golf course. The current situation with all the homes would create no parking. Many of you have come to Glenmoor and not been able to find parking, so that would be a detriment. I think this plan is amazing and great, it is going to benefit the community, the park, the programs and things we have been doing and continue to have them grow and benefit the youth and veterans and all the things we try to do at Glenmoor.

**Shawn Labrum (Resident)** – I live just adjacent to the proposed resort hotel. I work in construction and I know one of the most important things you do when you move on to a new job site is to make friends with your neighbors. I want to commend Doug for including us in all of his discussions, he has been a good steward of the golf course. I spend a lot of time there as well. We are all behind this, appreciate the thoughtfulness he has put into trying to accommodate some of our requests, and would definitely vote for this.

**Mike Thomsik (Resident)** – The past five years I have seen that develop there with the youth program, colleges coming in from all over the United States, international teams coming in from China and everywhere around the world. It has just been amazing to meet those people as you walk and ride around the golf course. As was mentioned, it has been a lot of good for the community, especially the kids. Darcy has probably the biggest group of kids around 400, supporting a lot of children with their programs. I love this community, and out of all the options we have of miniature golf, three story homes with patios on top, this is the best option. It may take a little bit of the view away, but it will give these people

at the end some privacy and there will be 100 feet between the building and the fence. With the berm there I think it will be very, very nice. I'd like to thank Darcy and Doug for all the do over there, it has been a great improvement and thank you for your service.

Mayor Ramsey closed the public hearing.

**J.5. Resolution R2023-50**, Authorizing the Mayor to sign a Master Development Agreement pertaining to the development of property located at 9800 South 4800 West.

**Council Member Shelton motioned to approve Resolution R2023-50, Authorizing the Mayor to sign a Master Development Agreement, including the Glenmoor Landscape Buffer Zone discussed. Council Member Zander seconded the motion.**

Council Member Shelton discussed how great this is, and thanked Mr. Young. He can't think of a better outcome or partner for making this happen. He can't remember the last time they had a developer come present a concept plan to them, with a Master Development Agreement, who also offered to add things that would cost them more money. That speaks to Mr. Young's character, integrity and commitment to the community.

Council Member Marlbor shared his gratitude for having the opportunity to work with Mr. Young. He talked about trying to save Glenmoor in the recent past, and thanked him again for everything he has done on this project, as well as his commitment to the community.

Council Member Zander noted that Council Member Shelton deserves a big thank you as well. When they were trying to save Glenmoor she didn't see a way to do that, but between Mr. Young and Council Member Shelton they were able to make that happen. Mr. Young has proven to be a man of integrity over the years and she thanked him for that as well.

Council Member McGuire echoed the statements made by the other council members regarding Mr. Young. At the time they were trying to save Glenmoor he saw Mr. Young's plan as more of a best case scenario plan, but he was able to pull it off and thanked him for all his hard work.

Council Member Harris thanked Mr. Young for all he has done. This is taking things to the next level, and there has been a lot of work getting the course to where it is today.

Mayor Ramsey discussed August 7, 2018, when her son left on his mission and she had to immediately head to City Hall for a truth in taxation hearing to build a police and fire station, followed by a meeting at Bingham High School where she spent four hours listening to residents begging them to save Glenmoor. She thanked Mr. Young for the miracle he made happen with this space.

## **Roll Call Vote**

**Yes – Council Member Shelton**

**Yes – Council Member Zander**  
**Yes – Council Member McGuire**  
**Yes – Council Member Harris**  
**Yes – Council Member Marlor**

**Motion passes 5-0, vote in favor.**

**J.6. Resolution R2023-51**, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Open Space (OS) to Economic Center (EC) on property located at 9800 South 4800 West. Applicant, Kirk Young.

**Council Member Shelton motioned to approve Resolution R2023-51, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan, as stated above. Council Member McGuire seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Shelton**  
**Yes – Council Member McGuire**  
**Yes – Council Member Harris**  
**Yes – Council Member Marlor**  
**Yes – Council Member Zander**

**Motion passes 5-0, vote in favor.**

**J.7. Zoning Ordinance 2023-07-Z**, Rezoning property located at 9800 South 4800 West from the R-M-6 (PD) and Park Open Space Subdistrict (OS-P) Zone to Community Commercial with Planned Development Overlay C-C (PD) Zone for parcel 27-17-301-002; and from R-M-6 (PD) Zone to OS-P Zone for parcel 27-07-301-003.

**Council Member Marlor motioned to approve Zoning Ordinance 2023-07-Z, Rezoning property located at the address above, as stated. Council Member Harris seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Marlor**  
**Yes – Council Member Harris**  
**Yes – Council Member Shelton**  
**Yes – Council Member Zander**  
**Yes – Council Member McGuire**

**Motion passes 5-0, vote in favor.**

**K. Shoreline Development Land Use Items**

**K.1.** Presentation on Resolution R2023-52 and Zoning Ordinance 2023-08-Z, all related to the Shoreline proposed development. Applicant, Doug Young.

Director Schaefermeyer reviewed background information from the Council Report.

**Doug Young** (Applicant) - Shared his prepared presentation (Attachment E).

**K.2.** Resolution R2023-52 Public Hearing.

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

**K.3.** Zoning Ordinance 2023-08-Z Public Hearing.

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

**K.4. Resolution R2023-52,** Authorizing the Mayor to sign a Master Development Agreement pertaining to the development of property located at 7102 West 11800 South.

**Council Member Marlors motioned to approve Resolution R2023-52, Authorizing the Mayor to sign a Master Development Agreement as stated above. Council Member Shelton seconded the motion.**

Council Member Marlors is excited for this new project and thanked Mr. Young for all his work to bring this land up to the required standards.

Council Member Shelton commended Mr. Young for improving this land to move those lots to, and now they will be part of a vibrant and beautiful community.

Council Member Harris has always been concerned about having the right kind of development in our city over the years, and making sure that it flows well. He thanked Mr. Young for taking on this large project and getting the right mix of development.

Council Member Zander remembers driving through that area when Mr. Young first shared it, and thanked him for what he has done here. This will be a great opportunity, and she agrees with him that this will be a major crossroads for that part of the city.

Council Member McGuire thanked Mr. Young for taking on this project, which was previously believed to be undevelopable.

Mayor Ramsey acknowledged that this piece of land has been a challenge, and thanked Mr. Young for his patience.

Council Member Marlor noted that he would like to amend the motion to give Mr. Young 20 years after he owns the property.

Attorney Loose noted that the owner is part of the agreement, so while they could try to structure it that way, the owner is included in the agreement as a party to it. He explained the current 20 year timeframe given in the agreement.

**Council Member Marlor motioned to amend the agreement to include 20 years for the owner. Council Member Shelton seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Marlor  
Yes – Council Member Shelton  
Yes – Council Member Zander  
Yes – Council Member McGuire  
Yes – Council Member Harris**

**Motion passes 5-0, vote in favor.**

**K.5. Zoning Ordinance 2023-08-Z, Rezoning property located at 7102 West 11800 South from the C-1 Zone and A-1 Zone to the Commercial Community Planned Development Floating (C-C-PD) Zone.**

**Council Member Harris motioned to approve Zoning Ordinance 2023-08-Z, Rezoning property, as stated. Council Member Zander seconded the motion.**

**Roll Call Vote**

**Yes – Council Member Harris  
Yes – Council Member Zander  
Yes – Council Member McGuire  
Yes – Council Member Marlor  
Yes – Council Member Shelton**

**Motion passes 5-0, vote in favor.**

**L. Staff Reports and Calendaring Items**

City Manager Dustin Lewis discussed the VECC 35 year anniversary happening next Wednesday at 3:30 p.m., upcoming ribbon cuttings and groundbreakings, as well as the invitation to see the new city in Millcreek on Thursday, November 16 at 4:00 p.m. Light the Night is December 1. There is a Strategic Planning and Budget meeting tomorrow night at 5:00 p.m. Shared that the Streets Manager Jordan Allen has resigned for a position in the private sector. Reminded everyone about the ruck happening this coming Saturday. Director Seager shared that this Thursday, the Utah chapter of the Public Relations Society of America is having its Golden Spike Awards, with South Jordan City having four



nominations.

Assistant Manager Rasmussen discussed the tentative ribbon cutting plans for Pure SoJo on March 21, 2024.

Mayor Ramsey shared that Tim Davis' last day is Friday, and discussed the Drinking Water Board meeting. She spoke with the Region 2 UDOT Director about a sinkhole on 114000 South heading west and turning north on to Redwood Road. He is very aware of the issue, as he drives past it every day. Geo Tech has been sent out but they don't know what causes it yet.

Attorney Loose shared there were two attorneys visiting from England and they were very eager for engagement. Regarding the 8 foot fence, that has been discussed with staff. Regarding the red light camera suggestion, those are banned in Utah.

**Council Member Marlor motioned to adjourn the City Council Meeting. Council Member Zander seconded the motion; vote 5-0 unanimous in favor.**

#### **ADJOURNMENT**

The November 7, 2023 City Council Meeting adjourned at 9:53 p.m.