

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

June 17, 2025

**Present:** Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Associate Director of Recreation Brad Vaske, Deputy Fire Chief Ryan Lessner, Director of Planning & Economic Development Brian Preece, City Engineer Brad Klavano, Director of Public Works Raymond Garrison, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Cook, CFO Sunil Naidu, Communications Manager/PIO, Rachael Van Cleave, CTO Matthew Davis, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Deputy City Recorder Ambra Holland, Police Sergeant Adrian Montelongo, Planning Commissioner Laurel Bevans,

**Absent:** Council Member Tamara Zander

**Electronic Attendance:** Bryan Gutierrez, Nydia, Liam, J, Bob Paxton, Shea Bess,

**In-Person Attendance:** Brett Johanson, Laura Lewis, Raymi Lemisio, Jill Ewell, Alison Freeman, Veronica Gutierrez, Paula Gutierrez, Keave Poulsen, Robin Pierce, Greg Mason, Mya Gutierrez, Jill Mule

6:44 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 Assistant City Manager, Don Tingey***

Assistant City Manager Tingey offered the invocation.

**C. Pledge of Allegiance – *By Assistant City Attorney, Jason Rasmussen***

Assistant City Manager Rasmussen led the audience in the Pledge of Allegiance.

**Council Member Johnson motioned to amend the City Council Meeting agenda to move Item D. Minute Approval and Item E. Mayor & Council Reports to after Item J. Council Member McGuire seconded the motion. 4-0 unanimous vote. Council Member Zander was absent from the vote.**

**\*Item D. and Item E. moved to after Item I. as motioned previously.**

## **F. Public Comment**

Mayor Ramsey opened the public comment portion of the meeting.

**Paula Gutierrez (Riverton Resident)** - I am the eldest sister of Marcelo Gutierrez, who suffered from schizophrenia and was killed by South Jordan police on June 15, 2024. As you know, June 15 was on a Sunday, and it marked the year, it's been a year since my brother passed away. It's been a year that we don't know anything. We don't know what happened. We just know he's dead, by gunshots from the South Jordan police. And the police knew he had schizophrenia. On Sunday was Father's Day, and I'm sure you were celebrating Father's Day, as you would, rightfully so, for those that are fathers. I was consoling my father. I was consoling my family. Because it had been a year. And in this time, I've been reading about similar stories, about deaths of other individuals. One happened a few months ago, April 15, 2025. An autistic, non-verbal teenage boy was shot repeatedly by Idaho police. Victor Perez was only 17. He had cerebral palsy. When the police responded to a call of an intoxicated man, what they thought was an intoxicated man, it was Victor Perez, who suffered from cerebral palsy and staggered and stumbled due to his disabilities. The police arrived, they ordered him to drop the knife. He didn't drop it. The shots were fired. The Mayor of Pocatello, Brian Blad, said in a statement: "We recognize the pain and grief this incident has caused in our community." Blad also said the city was addressing this matter with the seriousness and thoroughness it deserves, with the appropriate respect for the gravity of the situation. The gravity was that one, somebody in their community had passed away. The mayor spoke up and said something. They used their voice. In Anchorage, a 16-year-old girl was shot by police on August 13, 2024. Easter Sally Lafa. Police were called to the home. She stood up. She was holding a kitchen knife at her side. She walked three steps forward. And the police shouted at her to drop the knife. And then she was shot. This was a family statement. The family statement praised Anchorage Mayor Suzanne LaFrance and Police Chief Sean Case for meeting with the family in the days after the incident, and for looking deeply at not only this tragic event, but also by examining, in general, police policies and on training practices. They recommended changes to the way the department operates, ranging from 911 calls, the way 911 calls are dispatched. The mayor stood up. The mayor has a voice. You all have a voice as council members. You chose to be in this position to serve the community. We don't want this to happen to anybody else. This is a daily living nightmare. And it's over a year. And we still don't know anything. But I will keep speaking for my brother, because he can't. And the question is: What will you do with your voice? Thank you.

**Veronica Gutierrez (Resident)** – My badge is 09946. I've been serving the people of Utah for about six years now, transporting people throughout the valley. I stand before you wearing the same clothing I had on the day that my brother was murdered. I know that you, Council, and the South Jordan Police Department also serve the people. For some time now, I have been trying to keep hope in you, hope that the Council, being as your slogan says "creating a safe community," and the South Jordan Police Department's values of character, competence, trust, and transparency, are being upheld day by day. I won't lie; as time goes on, the hours, the days, and the months, that hope has wavered tremendously by the actions that you and the South Jordan Police Department have chosen. Ask yourselves; the way my family has been treated by all of you, have you been providing the best that you can for what has happened to my brother in this community? Has the South Jordan City Council been providing a safe community? Has the

Police Department been transparent about what has happened to my brother? Have all of you been going to bed at the end of your day telling yourself that how you've been treating my family is the best that you can? Since the murder of my brother, I've been watching, listening, and seeing how you've all been treating my family, from us hearing nothing, to my family trying to contact you. From what you've done, from what you've done to your website and the changes you made to make it harder for us to understand why. I fear for my friends and my relatives that live in this community and how they will be treated in the forthcoming future, from all of you. And I'm not the only one. My friends and my relatives, we've all seen how you've been treating my brother's death. Now I know the job is hard. It is not a simple job where turning a blind eye and avoiding the subject works. There will be hard times, and there will be confrontations that are going to exist. If you think that is too much of you, please resign. Let someone else take the position, someone who knows they can face these challenges and tasks that these careers and positions have. It's been a year. It's been a year since I've heard my mentally ill brother's voice, him calling me out of nowhere and telling me that my big brother's there for me, that if I need anything, I can call him and he'll listen. I'm afraid that one day I'm going to forget what his voice sounds like. Sorry. Please, please don't be the type of people that won't do anything until it happens to you personally, especially if your loved ones, people you know and care about, struggle with mental health. I ask you all tonight to act how you think you do, with your values and your slogan beliefs, not how you are now. Thank you.

Bryan Gutierrez indicated over Zoom he would like to speak. Mayor Ramsey noted that public comment is in person, and asked if there was anyone else in person who would like to speak.

**Alison Freeman (Resident)** – I'm coming here with support for my friend Paola and her family, I'm also here because we've had family experiences with mental illness and how it scares people. And I don't feel afraid of people with mental illness. I'm very comfortable with them, but I understand that there can be issues, and they can make people very uncomfortable at times. I wanted to speak out about my feelings, about making sure that we as a community accept and show our support, not just for the person with mental illness, and there are all different levels. And I think you guys all know that, or probably are involved with people in your lives. And I think that's where you can make it very personal. You can see yourself with somebody you truly love and think about the dignity and the honor that they deserve, despite their handicap. And I feel like it truly is a handicap. It inhibits people. But I also feel like we can't let it inhibit us. And as a community, I wanted to talk about a really great opportunity to reach out and show support. And I realize, and I expect or wonder, what legal rights or what, you know, what has to be bound up because of legalities. But I ask for charity too. I ask to remember families. I ask to think about Marcelo's mother, and how she feels with a son that's gone, with no answers. I think that's some of the torture that we put, and that we can ignore and walk away. But I kind of feel like this is an opportunity for us not to ignore. And just, answers. We're not perfect, and we all make mistakes, but we need to be supportive to those who struggle. And I know of great examples here in South Jordan, of great police work that has been so helpful in the community, and has outreach, and keeping people comfortable. But right now, we have a community that isn't comfortable, and it is fearful, because they don't have answers. And they don't have, I think silence leaves too much to the imagination. And silence sometimes gives us a feeling of lack of support or that something's being hidden. And I think it's time to address that, whether there were wrongs, or it was perfectly done to the book, I feel like that needs to be open. And that this family deserves

some answers, or at least somebody to talk to that can help them get the answers they need. And I, as a community member, would hope that if my family, if I lost a son would have answers. I can't imagine a group of people with information that they could share to help, and not giving it to me. I want you to know that I support all of you, and I support Paola and her family. Thank you so much.

**Laurel Bevans (Resident)** - This is my last meeting before we move. So I wasn't going to cry, sorry. I just would be remiss if I didn't get up and thank all of you. When I emailed Council Member McGuire, like eight years ago and said, "We just moved here. I've got young kids. Where can you use me?" And I ended up on Arts Council, and he suggested I talk to Chief Carr for the police community advisory board. I could not have imagined where it would lead me all these years later, and I am so grateful to each of you and for your mentorship and your friendship and for my time with Chief Carr on his board and to the fire department who took the time to explain a lot of things to a community that was scared after a tragedy. So I just want to thank you each for all of your mentorship, your friendship and for all you do for this community. I'm very grateful for you and for your examples and in my life, and thank you for the opportunity to serve here, and hopefully we continue to cross paths in my professional life, even though we won't be in the city or the state. But please know I am so grateful for each of you, and know that you all work really hard for the city and have the right intentions, and I'm just grateful. So thank you.

**Raymi Lemisio (Resident)** – I wasn't going to speak, but I just wanted to make sure it was known. I mean, because last meeting that we came to, that I came to, you know, we expressed our frustrations and everything, and then you all made a statement like, oh, it's out of our hands and everything. So I just wanted to, you know, clarify that we're just here to remind you of your sins. We're not here to, I don't know, we're here to just make it known how we felt when we were ignored, or how we, you know, when we felt ignored. As my sister listed out some other tragic events that happened in the US. And, you know, the mayor's acknowledged what happened publicly, or they reached out to the family. And, you know, it's kind of disappointing that, like, something like that didn't happen for us. You know, like all we wanted was to talk to someone, you know, my brother reached out. Yeah, just, it's been really hard for us, you know, and we understand that this is in the DA's office, this case and everything, and we won't get the answers until they sort through whatever they're doing. But the blood is in the hands of South Jordan City Police, and that's why we're here, and that's why we keep showing up. I do okay if I pretend it didn't happen. I've been waiting patiently. I've prayed to continue being patient, because I am mad as hell with the manner that my brother has taken. I'll never forget seeing how the bullets tore his flesh, or the bruises on his body, and we won't forget. Like I said before last time I spoke here, I've prayed to God to help me with forgiveness, but I need to know what happened first. That's all I have to say. Thank you for the opportunity to let us speak during this time. I hope someone at least reaches out to my family, because it's been over a year now. If you represent the community, do it right.

**Mya Gutierrez (Taylorsville Resident)** – I'm Marcelo's older sister, I haven't spoken in a while, but I wanted to come today to support my family and to share. With my brother's one-year anniversary, I thought I'd be devastated, I still am, but I'm also kind of empty because I want to know what happened. I remember when my brother was first diagnosed. I had just returned to the University of Utah after serving my mission. I worked two jobs. My brother

wasn't easy. We would have to look for him at midnight or 2:00 a.m. I'd go to work, school, then clean at a daycare in South Jordan. Then my dad would call me at work, saying, "Marcelo is missing," and I'd go out searching for him until 2:00 a.m. It wasn't easy, but I loved him. He struggled, and we all tried our best to help him. A couple of months ago, maybe two weeks or two months ago, there was an incident in my neighborhood. The highway patrol chased a man who lives there. They came into the neighborhood with SWAT and multiple officers. The man shot bullets, had a gun, tried to escape, got into a car, and a lot of police surrounded him. My sister and I witnessed it. The cops had many chances to shoot him; he had a gun and tried to run over officers with his car, but nobody shot him. Instead, they hit the car and took him down. When I think of that, I think of my brother, 550 pounds, couldn't walk well or run, and the only option they gave was to shoot him multiple times. I saw this firsthand in my neighborhood and wonder why they didn't handle that situation better. What are the protocols for mental health? Do they just shoot after trying to use less lethal options like bean bags? I don't know, but my brother didn't deserve that. Every time I go to his grave or site, someone has removed our memorial items, including a cross. This is a Christian state. Why would they take a cross off the spot where he was shot? That hurts. I ask you, Council, to take our words seriously, to reach out, to talk to us. We just want answers. We want to heal. I want to continue to speak for my brother. I miss him. Thank you for your time.

Bryan Gutierrez over Zoom stated "Hey Dawn, this is Bryan. Can you please tell me where online it says that you have to be in person? I'm not seeing that." Mayor Ramsey stated she was unsure how the confusion was happening, noting that the agenda clearly states that public comment is to be made in person. She then reiterated that she would proceed with taking public comment from those in person.

**Jill Ewell (Resident)** - We had an incident at the beginning of this year with my mentally ill son. He's in a situation where I'm his legal guardian, along with his father and two of his older siblings. And I'll tell you that mental health issues are, are very complicated and can be very painful, and families can feel so helpless. The situation, though, turned out much better than Marcellus' did. My son also had a falling apart moment and feeling that there was no hope for him with all the different psychiatric stays, he's tried to find a place where he could be safe. There was no place that could keep him. So he had decided that either he will die, get shot by a police officer, or somehow they'll figure out how to put him in a hospital, or he'll go to jail. And so at the beginning of this year, he went and robbed a gas station and had a knife and, with no intent, of course, to hurt anybody. My son also has never stolen anything, if he wanted money, he could've got it out of my purse. We never had that issue. But he felt like this was his last hope. He needed some help. We were fortunate in that my son had police officers that were wise. My son Jackson, I had already called the police officers in our area, they know his name, know his condition, so they're familiar with him. We're fortunate in that when they asked him to drop his, the knife, he did, of course. But he said, 'I don't care if you shoot me. Please just shoot me. I want to die anyway.' The police officers were very smart, and they took very good care of our son. But the story could have been so much worse. Jackson also has a lot of support. And when he went to court, the prosecutors and the judge all made note that he was very fortunate that he had a really good support system. And they made note of all the people that were around that did not. And with the support system my son has, we as a family have often felt hopeless and helpless because we don't know what to do for our loved ones. Sorry, it got better. They got him

on some better medications, and he's doing very well. And I'm really grateful for the detective who listened to my husband, who went to the scene of the crime. And the detective and the police officers noticed right off the bat that this was a special needs person, and they, they took good care. I think we have an excellent police force here, and I'm grateful for what they did. And I don't know what happened with Marcelo's family, and I hope that there could be some advocacy for them, some sort of help so they can get the answers that they need. We were able to do what we needed to for my son, and I hope that somehow they can find out what they need to do and what they can do for their needs. And I'm sure that there's got to be some, something that can be done. Anyway, that's all I have to say. But thank you for your time. Thank you."

Mayor Ramsey noted that it's always on our agenda that under public comment, you attend City Council meeting in person to speak in the meeting in public comment.

Mayor Ramsey closed the public comment portion of the meeting.

Mayor Ramsey said that this isn't a time when we really dialog and come up with solutions to all of the challenges. We want to hear from you and then work on them together. But I want to take a moment of personal privilege and just make sure the Gutierrez family knows, I know this isn't what anybody wants to hear. We as a Council don't know any more than you do, and I know that's not what you want to hear, but we don't. We join you in hoping that the District Attorney comes out with their information, with their findings. We haven't seen anything, we haven't heard anything. We don't have any more information than you have. And I'm sorry that it's been a year, a terrible year. I can't imagine how painful this year has been for you. Our policy and our practice here in South Jordan is for the elected body to stay completely out of any police investigation, regardless of what it's about. We don't want to compromise anything by inserting ourselves, so we've stayed out of it.

Raymi Lemisio shouted from the audience "shut up, god, what you say, I can't. Fuck you guys, fuck you South Jordan City Council".

Mayor Ramsey continued and said we hope there's information soon. We are also at the mercy of the District Attorney's Office, waiting, just like you are.

#### **G. Presentation Item:**

- G.1. Jordan Valley Water Conservancy District (JVWCD) to report on the proposed tax rate increase. *(By JVWCD General Manager, Alan Packard)*

JVWCD General Manager Alan Packard presented prepared presentation (Attachment A). He presented on a proposed property tax increase by the Jordan Valley Water Conservancy District (JVWCD). He explained that Jordan Valley Water supplies drinking water to most communities in Salt Lake Valley, including South Jordan City, which receives 100% of its drinking water from the district. Revenue for Jordan Valley comes primarily from water sales and property taxes, with the latter accounting for approximately 30% of its budget. Property taxes are viewed as a stable revenue source and help cover services not directly linked to water consumption, such as environmental enhancements, fire protection, water storage for hydrants, watershed

protection, and conservation programs that benefit broader public interests like the Great Salt Lake. To address a revenue gap identified during the budget process, Jordan Valley proposes a combination of property tax and water rate increases. Each revenue source would contribute equally to closing the gap. A truth-in-taxation public hearing is scheduled for August 11 at 6:00 p.m., where citizens can ask questions and provide comments. The proposed property tax increase is approximately 11%. For an average home with a market value of \$630,000, this would mean an annual increase of around \$11.78. He outlined major capital improvements planned by the district, including expansion of the treatment plant in Herriman, new storage reservoirs, and a new section of the Southwest Aqueduct. Notably, the treatment plant was last expanded in 1986, and the upcoming improvements are designed to accommodate growth over the long term, reflecting the typical approach of building large-scale infrastructure to avoid repeated upgrades. He emphasized that property taxes help equitably distribute the costs of these improvements across current and future users, including through taxation of undeveloped land. He also noted that a strong property tax base supports Jordan Valley's excellent bond rating, enabling the district to use debt financing to fund large infrastructure projects and spread repayment over several decades, ensuring that future users also contribute to those costs.

Council Member Johnson inquired whether there was a specific figure available for the average rate increase that a business would experience under the proposed property tax adjustment. Mr. Packard responded that, yes, because businesses do not receive the residential exemption, a business property valued at the same \$630,000 would see an annual increase of \$21.42. In contrast, a residential property of the same value would experience an increase of \$11.78.

Council Member Shelton acknowledged receiving the budget included in the council packet and confirmed it was sent by Mr. Packard. He mentioned that he typically reviews budgets thoroughly. He noted that on page one of the budget, the property tax rate and tax revenue figures differ slightly from the summary provided, though not dramatically. He observed that the state authorizes a property tax levy of 0.0004, for operation and maintenance expenses. He asked for confirmation that this tax is not directly tied to capital improvements.

Mr. Packard confirmed that Council Member Shelton's understanding was correct, the property tax revenue is technically designated for operation and maintenance expenses. However, this designation is tied to bond financing requirements, as bondholders require the property tax revenue to be pledged to operation and maintenance to ensure JVVCD remains financially viable. While the funds are allocated to operation and maintenance, this effectively frees up other funds that would have been used for those expenses, allowing them to be directed elsewhere, thereby supporting the overall financial strength of the district.

Council Member Shelton asked when the last property tax increase occurred, noting that there was no increase in the previous year according to the budget. Mr. Packard responded that the last property tax increase occurred in fiscal year 2023-24. He added that their financial plan forecasts three property tax increases over the next 10 years, though this is subject to annual review during the budgeting process.

Council Member Shelton asked if all JVVCD employees are covered in operation and maintenance and how many employees JVVCD has. Mr. Packard responded yes, they have

about 165 employees. Council Member Shelton inquired about the 2024-25 budget, noting that on page two, three additional employees were authorized, and another three are planned for this year. He also asked if all employees received a 5% raise in 2024-25 and again this year. Mr. Packard confirmed both points.

Council Member Shelton expressed a wish that the council could automatically increase property taxes at a set rate, acknowledging that it might be possible if they chose to do so.

Mayor Ramsey noted that the water district's strategy has been similar to other communities, favoring incremental, small increases over time rather than large, infrequent hikes.

Council Member Shelton noted that an 11% tax increase does not seem incremental but rather significant. He pointed out that on page three of the budget, the total tax revenue projection is \$3.9 million higher than the previous year, which Mr. Packard confirmed is due to growth from new homes. Shelton also shared his calculation showing that water delivery is projected to increase by approximately 3.24% from 95,500 acre-feet in 2024-25 to 98,600 acre-feet in 2025-26, which was confirmed as accurate. He noted that on page three, the operation and maintenance budget is increasing by 7%.

Mr. Packard responded that the operation and maintenance budget increase is driven by a few key factors, including significantly higher chemical costs for the treatment plant and a much greater-than-average inflationary increase from Rocky Mountain Power, as their operations are energy intensive.

Council Member Shelton asked why the chemical costs increased so much. Mr. Packard responded that the chemicals are hard to obtain and volatile in price. Each year they seek competitive quotes, but the market fluctuates annually. Council Member Shelton noted that he would have expected the removal of fluoride by the legislature to help reduce chemical costs. Mr. Packard stated that the \$600,000 savings from removing fluoride was applied to reduce the proposed tax increase.

Council Member Shelton acknowledged the significance of the fluoride removal savings and noted that last year's water rate increase was 6%, with a 4.9% increase planned this year, both of which seem higher than general inflation. He expressed that these figures raised questions for him. Mr. Packard explained that one reason for the higher-than-inflation water rate increases is a surge in capital project spending planned over the next five years.

Council Member Shelton expressed gratitude for the city's reliable water supply and effective fire hydrants.

Mr. Packard expressed appreciation for JVWCD's partnership with South Jordan City.

Mayor Ramsey noted that while there was discussion about possibly eliminating some capital projects to save money, significant water infrastructure needs in the community over the next five years made it beneficial that these projects were not cut.



## **H. Action Items:**

- H.1. Resolution R2025-26, Authorizing the City of South Jordan Mayor to sign a Franchise Agreement with Rocky Mountain Power. *(By Assistant City Manager, Don Tingey)*

City Manager Don Tingey introduced Brett Johansson from Rocky Mountain Power, noting that they have been working together over the past few months to present a resolution for the mayor to sign a renewal of the franchise agreement. The current franchise agreement is for 15 years and is set to renew this year. The updated agreement includes only minor, mostly clerical or procedural changes to ensure alignment with city staff operations. No substantial changes were made, and the renewal essentially continues the existing terms with Rocky Mountain Power.

**Council Member McGuire motioned to approve Resolution R2025-26, Authorizing the City of South Jordan Mayor to sign a Franchise Agreement with Rocky Mountain Power. 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 - Absent**

**The motion passed with a vote of 4-0. Council Member Zander was absent from the vote.**

- H.2. Resolution R2025-28, Declaring the City's intention to reimburse itself for expenditures incurred in connection with financing all or a portion of the cost of improvements to the City's water system, with proceeds of bonds that it intends to issue; and related matters. *(By CFO, Sunil Naidu)*

CFO Naidu noted the resolution reflects the city's intent to reimburse itself for certain construction costs related to a planned water tank project on the west side of the city. Part of the project involves building a transmission line crossing U-111. Due to uncertain timing of UDOT's realignment of U-111, the city plans to advance the transmission line construction to avoid increased costs later. If the city issues bonds for this work, approval of this resolution allows reimbursement of costs from bond proceeds. He clarified that the resolution does not commit the city to any projects but establishes the intent to reimburse if bonds are issued. He recommended council approval to enable reimbursement when the project proceeds.

Council Member Shelton asked whether the construction costs would be paid out of the general fund or another source. CFO Naidu responded that the construction costs would be paid upfront from the water fund, and when the water bond is issued, the city would reimburse itself from the bond proceeds.

Council Member Johnson asked if this reimbursement process is standard, to which CFO Naidu confirmed that it is standard procedure for such projects.

**Council Member Shelton motioned to approve Resolution R2025-28, Declaring the City's intention to reimburse itself for expenditures incurred in connection with financing all or a portion of the cost of improvements to the City's water system, with proceeds of bonds that it intends to issue; and related matters. Council Member Johnson seconded the motion.**

**Roll Call Vote**

**Council Member Shelton - Yes**

**Council Member Johnson - Yes**

**Council Member Harris - Yes**

**Council Member McGuire - Yes**

**Council Member Zander - Absent**

**The motion passed with a vote of 4-0. Council Member Zander was absent from the vote.**

- H.3. Resolution R2025-29, Designating the interim emergency successors for 2025-26 and identification of alerting authority and individuals authorized to send alerts. *(By City Manager, Dustin Lewis)*

City Manager Dustin Lewis explained that, as required annually by state statute, the city updates and brings forward for council approval the list of emergency interim successors. The updated list reflects recent changes and identifies personnel authorized to activate emergency alert systems if needed. This routine update ensures compliance with state law and maintains eligibility for state and federal grants. He recommended adoption of the updated list.

**Council Member McGuire motioned to approve Resolution R2025-29, Designating the interim emergency successors for 2025-26 and identification of alerting authority and individuals authorized to send alerts. Council Member Harris seconded the motion.**

**Roll Call Vote**

**Council Member McGuire - Yes**

**Council Member Harris - Yes**

**Council Member Johnson - Yes**

**Council Member Shelton - Yes**

**Council Member Zander – Absent**

**The motion passed with a vote of 4-0. Council Member Zander was absent from the vote.**

- H.4. Resolution R2025-32, Appointing members to the Arts Council. *(By Associate Director of Recreation, Brad Vaske)*

Associate Director of Recreation Brad Vaske noted the appointment is for Zeynep Kariparduc, who is a passionate individual committed to supporting the community's arts programs.

**Council Member McGuire motioned to approve Resolution R2025-32, Appointing members to the Arts Council. 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 – Absent**

**The motion passed with a vote of 4-0. Council Member Zander was absent from the vote.**

- H.5. Resolution R2025-33, Appointing members to the Senior Advisory Committee. *(By Associate Director of Recreation, Brad Vaske)*

Associate Director of Recreation Brad Vaske recommended appointing Kaye Wadley, who had the opportunity to meet with the council on June 3 during the City Council Study Meeting.

**Council Member Harris motioned to approve Resolution R2025-33, Appointing members to the Senior Advisory Committee. Council Member Shelton seconded the motion.**

**Roll Call Vote**

**Council Member Harris - Yes**

**Council Member Shelton - Yes**

**Council Member Johnson - Yes**

**Council Member McGuire - Yes**

**Council Member Zander - Absent**

**The motion passed with a vote of 4-0. Council Member Zander was absent from the vote.**

Mayor Ramsey requested that staff ensure the council is informed whenever a member steps down from committees such as the Arts Council or Senior Advisory Committee. She emphasized that council members are often unaware of vacancies until new applications appear, leading to surprise. She asked that the city provide timely updates so the council can properly acknowledge departing members with thank you notes and avoid unexpected vacancies.

**I. Public Hearing Items:**

- I.1. Resolution R2025-22, Amending the FY2024-25 budget for South Jordan City. The appropriation authority shall apply to the fiscal year ending June 30, 2025. *(By CFO, Sunil Naidu)*

CFO Naidu explained that at the end of each year, the budget must be reviewed to ensure revenues and expenditures align with council-approved amounts, as state statute prohibits overspending beyond the adopted budget. Although sales and property tax revenues are coming in slightly below initial projections, increased interest revenue and controlled expenditures mean the current budget remains sufficient to finish the year without requiring amendments. The few changes in the amended budget mainly reflect new funds received, particularly related to public safety grants, which have been incorporated because the money has already been spent.

Mayor Dawn Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member Shelton inquired about the police dog funding, asking whether the money was actually contributed to purchase the dog or if the dog was gifted to the city and then its value was accounted for in the budget.

Police Chief Carr explained that the funding was a donation specifically designated for the canine program. While the city did not acquire a new dog through this donation, the funds were used for additional training that would not have been possible otherwise.

**Council Member Johnson motioned to approve Resolution R2025-22, Amending the FY2024-25 budget for South Jordan City. The appropriation authority shall apply to the fiscal year ending June 30, 2025. Council Member Shelton seconded the motion.**

**Roll Call Vote**

**Council Member Johnson - Yes**

**Council Member Shelton - Yes**

**Council Member Harris - Yes**

**Council Member McGuire - Yes**

**Council Member Zander - Absent**

**The motion passed with a vote of 4-0. Council Member Zander was absent from the vote.**

- I.2. Ordinance 2025-02, Vacating small portions of right-of-way in the Daybreak Town Center along Grandville Avenue, Black Twig Drive and Betz Way. *(By Director of Planning & Economic Development, Brian Preece)*

Director of Planning & Economic Development Brian Preece reviewed the map (Attachment B). He explained that the adjustments between Black Twig Drive and Betz Way involve rearranging streets and reordering, which does not increase density but rather fine-tunes the development plan for that area. The parties involved appreciate the vacation of these portions.

Mayor Dawn Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

**Council Member Harris motioned to approve Ordinance 2025-02, Vacating small portions of right-of-way in the Daybreak Town Center along Grandville Avenue, Black Twig Drive and Betz Way. 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 – Absent**

**The motion passed with a vote of 4-0. Council Member Zander was absent from the vote.**

- I.3. Ordinance 2025-09, Amending Section 16.50.100 (Allowed, Prohibited, and Restricted Uses) of the South Jordan City Municipal Code to modify the uses within drinking water protection zones. *(By Long-Range Planner, Joe Moss)*

Long-Range Planner Joe Moss reviewed prepared presentation (Attachment C). He explained this is a proposal from Jordan Valley Water Conservancy District (JVWCD) requesting a text amendment to the city's drinking water source protection ordinance. The current ordinance divides drinking water source areas into four zones based on sensitivity and potential contaminant proximity to well heads. The map displayed showed these zones within the city, with Zone 4 in blue and Zones 1 through 3 narrowing toward the center. JVWCD provides all drinking water for the city and other Salt Lake Valley municipalities. The current ordinance was evaluated against Salt Lake County and similar municipalities for consistency. Without a local ordinance, the city would default to Salt Lake County's standards. The proposed amendment introduces an "allowed" use category for less concerning uses in Zones 3 and 4, aligning the ordinance more closely with comparable ones. Areas shown in green on the map represent where the city's ordinance would become more aligned, while areas in orange indicate less strict regulations than others. The amendment also tightens restrictions in Zone 2 for landfills, transfer stations, and railroad yards. Organizational changes would separate categories currently grouped together, such as cemeteries, golf courses, parks, and plant nurseries, clarifying and removing conflicts, especially regarding golf courses in Zone 2. Hospitals, dental, and veterinary uses would be split into their own categories, generally aligning with other ordinances, though dental offices would be less restricted than typical. Zone 1, the area within 100 feet of a well head, would see some uses shift from "not permitted" to "restricted," moving away from alignment with Salt Lake County standards. He noted concerns about moving further out of alignment, especially in Zone 1, which is highly sensitive. This ordinance was originally established in 2010 under Jordan Valley's recommendation along with similar jurisdictions. His recommendation was not to approve the proposed changes due to concerns about increased risk in Zone 1.

JVWCD Engineer Travis Christensen reviewed prepared presentation (Attachment D). He shared background about JVWCD's operations, including wells along 1300 West and 2700 West that collect and treat groundwater contaminated from mining operations at their West Jordan treatment plant. He described a specific property at approximately 86 Shields Lane and 13th West with a well producing about 175 gallons per minute from 500 feet deep, drilled in 2011. JVWCD was contacted by a South Jordan resident interested in purchasing unused portions of this property. After internal review, the district determined that half of the property could be sold without affecting operations. However, the potential buyer planned to construct a dental office, which is currently a prohibited use under Section 16.50.1100 of the city's drinking water source protection ordinance. Christensen explained the categories of uses in the ordinance: prohibited, restricted (which require Jordan Valley and health department approval, as well as planning and zoning review), and allowed. He noted that changes in regulatory standards prompted JVWCD to review and propose updates to these use categories, particularly for dental offices. Christensen summarized the ordinance's four zones around wells, based on travel time of potential contaminants: Zone 1 (within 100 feet), Zone 2 (approx. 250 days), Zone 3 (up to 3 years), and

Zone 4 (up to 15 years). He stated that JVVCD is confident the proposed changes align with their commitment to protect and be good stewards of the water supply. He offered to answer any questions.

Mayor Dawn Ramsey opened the Public Hearing for comments.

**Bob Paxton (Resident)** - Asked whether a business that becomes disallowed or restricted under the proposed changes to the drinking water source protection ordinance would be required to relocate, or if such a business would be grandfathered in and allowed to continue operating at its current location.

Mayor Dawn Ramsey closed the public hearing.

Council Member Johnson asked whether JVVCD plans to update the drinking water source protection ordinances in the other agencies within their service area, similar to the proposed changes presented for South Jordan.

Mr. Christensen responded that JVVCD does not currently have plans to update the drinking water source protection ordinances in other jurisdictions within their service area. However, he noted that they are open to doing so if requested. He explained that these types of amendment requests are quite rare. While they are not proactively reaching out to other member agencies at this time, they remain willing to engage in similar updates if approached.

Council Member Johnson expressed concern with the proposed amendment being applied only to South Jordan, without broader communication to other member cities served by JVVCD. She stated she would prefer that the district proactively reach out to all member agencies to inform them of such changes. She noted that there may be unintended consequences, such as inadvertently restricting businesses in other areas, and emphasized the importance of transparency and consistency. She acknowledged the district's prompting for the amendment but shared that the approach made her feel somewhat uncomfortable, as it gives the impression that South Jordan is being singled out.

Mr. Christensen acknowledged Council Member Johnson's concern, agreeing to take the feedback back to the JVVCD for internal review. He indicated a willingness to consider broader communication with other member agencies if the Council to move forward.

Council Member Johnson expressed concern about the proposed amendment, recalling that in 2010, JVVCD had made a comprehensive presentation which the city followed in good faith. She emphasized that the city has remained consistent with that original guidance and suggested that making a one-off change for a single request undermines the district's overall credibility.

Council Member Shelton began by explaining that when the Council evaluates ordinance changes, particularly zoning ordinances, they must consider the citywide implications, not just the impact on a specific parcel. He expressed concern that the proposed amendment appears to be driven solely by the circumstances surrounding a single property, making it feel arbitrary and less credible. He stated that if JVVCD had proposed this change across all member jurisdictions,

it would be viewed as more legitimate and consistent. He acknowledged the reasoning behind city staff's recommendation to deny the proposal, noting that the request lacked broad application. He emphasized that ordinances should be shaped with the entire service area in mind, not tailored for individual circumstances. He asked if it is currently producing contaminated water.

Mr. Christensen confirmed that the well in question is indeed treating water contaminated by historical mining operations. He explained that the water is extracted and then processed at JVVCD's treatment facility to ensure it meets drinking water standards before distribution.

Council Member Shelton confirmed that the well in question brings up groundwater that is already contaminated due to historic mining operations, and that it is treated at a nearby reverse osmosis facility. He acknowledged that knowing the water is already contaminated and treated before entering the public system makes him feel somewhat more comfortable with the proposed ordinance change, even though it applies to only one piece of property, since the water is already contaminated.

Council Member Johnson asked if the other wells in the same area are similarly contaminated, to which Mr. Christensen confirmed they are. He added that although the request originated from one specific property, JVVCD would be comfortable having the proposed ordinance changes apply to all wells within South Jordan City.

Mayor Ramsey asked whether the proposed ordinance changes would impact existing businesses, and if those businesses would be grandfathered in or affected by the new regulations.

Long-Range Planner Moss explained that the ordinance changes generally apply only to new uses or developments within the water protection zones. Existing businesses would not be affected or required to comply retroactively. For restricted uses, each case is reviewed individually by both the Water Authority and the Salt Lake Valley Health Department. The only tightening in regulations concerns landfills and rail yards in Zone Two, and there are no such facilities in Zone Two within South Jordan, so no current businesses would be impacted by this proposal.

Council Member McGuire asked Mr. Moss about the concern regarding the proposed ordinance amendments moving South Jordan further away from Salt Lake County's standards. He inquired what the implications or risks might be of having regulations that differ from neighboring agencies.

Long-Range Planner Moss explained that many of the proposed changes in zones three and four would bring South Jordan's ordinance closer into alignment with Salt Lake County and similar municipalities. However, several changes in Zone One, the most sensitive area, would be more permissive than those in comparable ordinances. Specifically, uses such as dental offices, parks and private recreation, and apiaries would be allowed in Zone One under the proposed amendments, which is less restrictive than neighboring standards.

Council Member McGuire asked if there is concern that someone might challenge the city by pointing out that Salt Lake County's regulations differ from South Jordan's. Long-Planner Moss responded that there is concern about South Jordan becoming a frontrunner in loosening water restrictions. The city aims to stay aligned with similar ordinances in the valley. He added that without its own drinking water source protection ordinance, South Jordan would default to Salt Lake County's regulations, so the goal is to keep the city's rules as closely aligned as possible where practical. Council Member McGuire agreed that it makes sense to maintain alignment with Salt Lake County's regulations, especially since the county's rules would serve as the default if South Jordan's ordinance were to change or be repealed.

Mayor Ramsey asked if there could ever be a scenario where the city wouldn't have its own drinking water source protection ordinance. Long-Range Planner Moss explained that having their own ordinance allows South Jordan the flexibility to both increase restrictions beyond what Salt Lake County currently permits, and also to loosen them as the council deems appropriate.

Council Member Johnson asked whether Salt Lake County had been informed of or consulted on the proposed changes to South Jordan's drinking water source protection ordinance and if they had provided any comments. Long-Range Planner Moss responded that the proposed ordinance amendment was sent to Salt Lake County for review to ensure coordination, and the county indicated they were comfortable with the changes.

Council Member McGuire expressed that his main concern isn't with the substance of the proposed ordinance amendments, but rather with the process. He noted uncertainty about why JMWCD didn't notify all participating agencies with a formal letter outlining the recommended updates and asking for ordinance revisions. He found the approach and communication surrounding the proposal unclear and challenging to understand.

Mayor Ramsey expressed that from a policy standpoint, it's not appropriate for the council to legislate changes on a case-by-case basis for a single property, as the council is responsible for the whole city. She acknowledged that while this might have been a bigger issue back in 2010, it seems less significant now given JMWCD's position and the county's approval. She asked how willing the water district would be to notify all other member agencies about this ordinance change, offering them the option to consider similar updates.

JMWCD General Manager Alan Packard stated that JMWCD would not oppose informing the broader community about the ordinance change if the City Council decides to approve it. However, they prefer not to proactively initiate widespread outreach across the entire valley or push for all member agencies to make similar changes. He acknowledged that the proposal might appear self-serving since it benefits one property, but emphasized that the district began this process months ago and wishes to see it through in good faith. He expressed respect for whatever decision the City Council makes.

Council Member Johnson asked about how permitted and restricted uses are managed over time, specifically questioning if there are guidelines to determine where the line falls between permitted and restricted projects. She further inquired how the city ensures compliance with restrictions if the property changes ownership, whether the new owner is held to the same



conditions agreed upon with the original party. She sought clarity on how ongoing enforcement or monitoring of these restrictions is handled.

Mr. Christensen responded that from the district's perspective, they do not have ongoing interaction with businesses after the initial application. Compliance and restrictions are based on the time of application, and the district generally does not conduct follow-up unless the property undergoes redevelopment or significant changes.

Council Member Shelton noted that enforcement of the ordinance ultimately falls to the city.

**Council Member Shelton motioned to approve Ordinance 2025-09, Amending Section 16.50.100 (Allowed, Prohibited, and Restricted Uses) of the South Jordan City Municipal Code to modify the uses within drinking water protection zones, requesting Jordan Valley Water Conservancy District notify all member agencies of the recent proposed ordinance change and encourage them to consider adopting similar updates to their respective codes for consistency across the region. Council Member Johnson seconded the motion.**

**Roll Call Vote**

**Council Member Shelton - Yes**

**Council Member Johnson - Yes**

**Council Member Harris - No**

**Council Member McGuire - No**

**Council Member Zander - Absent**

**Mayor Dawn R. Ramsey - Yes**

**The motion passed with a vote of 3-2. Council Member Harris and Council Member McGuire voted "No". Council Member Zander was absent from the vote.**

- I.4. Zoning Ordinance 2025-04-Z, Rezoning property located at 2511 West 10950 South in the City of South Jordan from A-5 (Agricultural, Minimum 5 acre lot) Zone to R-1.8 (Single-Family Residential, 1.8 lots per acre) Zone; Robbie Pope, LRPOPE Engineering (Applicant). *(By Director of Planning & Economic Development, Brian Preece)*

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment E). He explained the parcel is currently zoned A-5. The parcel is approximately 0.92 acres, making it nonconforming due to its size and the existing building coverage exceeding the limits of the A-5 zone. The property is bordered on two sides by R-1.8 (single-family residential) zoning and on two sides by A-5 zoning, with many neighboring parcels also nonconforming in size. Rezoning to R-1.8 would allow 40% lot coverage and bring the property into compliance. He noted there is a building under construction on the parcel, which was halted when the nonconformance issue was identified. Photographs of the building under construction, distinguished by visible plywood sheathing, were shared during the presentation. He added that the Planning Commission unanimously recommended approval of the rezoning request.

Mayor Dawn Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Director Preece noted that this parcel is a metes-and-bounds property, not part of an established subdivision, so the rezoning would not impact any subdivision regulations.

**Council Member Shelton motioned to approve Zoning Ordinance 2025-04-Z, Rezoning property located at 2511 West 10950 South in the City of South Jordan from A-5 (Agricultural, Minimum 5 acre lot) Zone to R-1.8 (Single-Family Residential, 1.8 lots per acre) Zone; Robbie Pope, LRPOPE Engineering (Applicant). Council Member McGuire seconded the motion.**

**Roll Call Vote**

**Council Member Shelton - Yes**

**Council Member McGuire - Yes**

**Council Member Harris - Yes**

**Council Member Johnson - Yes**

**Council Member Zander - Absent**

**The motion passed with a vote of 4-0. Council Member Zander was absent from the vote.**

Mayor Ramsey took a moment of personal privilege to publicly thank Laurel Bevans for her extensive service and many volunteer roles within the city. She expressed appreciation for her dedication and wished her and her family the very best.

**J. Staff Reports and Calendaring Items:**

City Manager Lewis shared two reminders with the council. First, he invited everyone to attend the ribbon cutting ceremony for the six new pickleball courts at Riverfront Park tomorrow morning at 8:00 a.m. Second, he encouraged everyone to attend the play Annie happening this week, praising the unexpected talent and quality of the production, and recommending it as a worthwhile experience.

Police Chief Jeff Carr reviewed prepared presentation (Attachment F). He reported that the department receives state funding annually to support victim advocates and, as required, presents statistical updates a few times per year. The data shows that domestic violence and identity theft/fraud cases make up about 75% of the victim advocates' work. Recently, they've noticed an increase in scams targeting primarily older adults, such as deceptive texts or emails claiming loved ones are in jail and requesting gift card payments. One recent case involved a scammer using AI to mimic a loved one's voice, resulting in a victim losing approximately \$800. Despite these emerging fraud cases, domestic violence remains the primary focus, with about 165 domestic violence victims assisted between January 1 and June 12.

Council Member Shelton asked if there is any data on how many of the reported crimes involve mental health issues. Chief Carr replied that he doesn't have specific numbers available but acknowledged that mental health challenges are a widespread concern in communities across America. Council Member Shelton wondered if it might be possible and helpful to track how

many cases involve mental health issues. Chief Carr said he wasn't sure offhand but could check whether their system is capable of tracking that information.

Council Member McGuire asked if the reported kidnappings are mostly related to custodial disputes rather than actual abductions. Chief Carr responded yes, all of them are domestic or custodial related.

City Manager Lewis reminded everyone that there will be only one council meeting in July, scheduled for July 15, with no meeting on the first due to the holiday week, giving everyone more time to spend with their families.

Council Member McGuire noted he'll most likely be joining the July 15 meeting electronically.

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

D.1. May 6, 2025 City Council Study Meeting

D.2. May 6, 2025 Combined City Council & Redevelopment Agency Meeting

**Council Member McGuire motioned to approve the May 6, 2025 City Council Study Meeting minutes and the May 6, 2025 Combined City Council & Redevelopment Agency Meeting as published. Council Member Shelton seconded the motion; vote was 4-0, unanimous in favor. Council Member Zander was absent from the vote.**

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

Council Member Harris expressed appreciation for the success of the Summerfest and thanked everyone involved. He also requested that the city consider returning to the previous breakfast format or a similar arrangement.

Council Member McGuire added that the food trucks, which were expected to be present at the event, did not show up as planned due to vendor-related issues.

Mayor Ramsey expressed gratitude to the staff, emergency planners, and personnel for their efforts in ensuring safety during large events like Summerfest. She acknowledged that while no plan can be perfect, especially given unpredictable factors, their hard work and excellent planning have been key to maintaining a safe environment.

Council Member Johnson expressed appreciation to everyone involved in Summerfest, highlighting how the event helped make the community stronger and more welcoming for all. She thanked everyone for their participation and support.

**Council Member Johnson motioned to adjourn the June 17, 2025 City Council Meeting. Council Member Harris seconded the motion; vote was 4-0 unanimous in favor. Council Member Zander was absent from the vote.**

## **ADJOURNMENT**

The June 17, 2025 City Council Meeting adjourned at 8:20 p.m.

**This is a true and correct copy of the June 17, 2025 City Council Meeting Minutes, which were approved on July 15, 2025.**



**South Jordan City Recorder**

UNAPPROVED



## REPORT TO SOUTH JORDAN CITY COUNCIL REGARDING A PROPOSED PROPERTY TAX RATE INCREASE FOR 2025

July 2025

Jordan Valley Water Conservancy District is proposing a property tax increase for its fiscal year 2025/2026 budget.

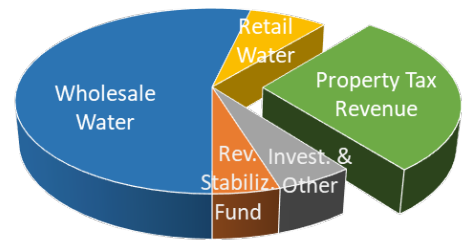
A public hearing is scheduled for August 11, 2025, at 6:00 p.m., where citizens will be able to attend and ask questions or make comments.

A growing service area and increasing water demands require additional water supplies and infrastructure, costing millions of dollars.

Summary information regarding Jordan Valley's proposed property tax increase:

### FROM JORDAN VALLEY'S 2025/2026 TENTATIVE BUDGET:

|   |                 |
|---|-----------------|
| Total budgeted revenue  | \$111.3 million |
| Property tax revenue as a percentage of total budgeted revenue                              | 30%             |
| Amount of additional revenue from the proposed property tax increase                        | \$3.1 million   |
| Percent increase in property tax revenue  | 11.1%           |
| Percent increase in property tax revenue to the total annual cost of water (avg. residence) | 2.4%            |



### PROPERTY TAX INCREASE AMOUNT FOR A HOME OR BUSINESS:

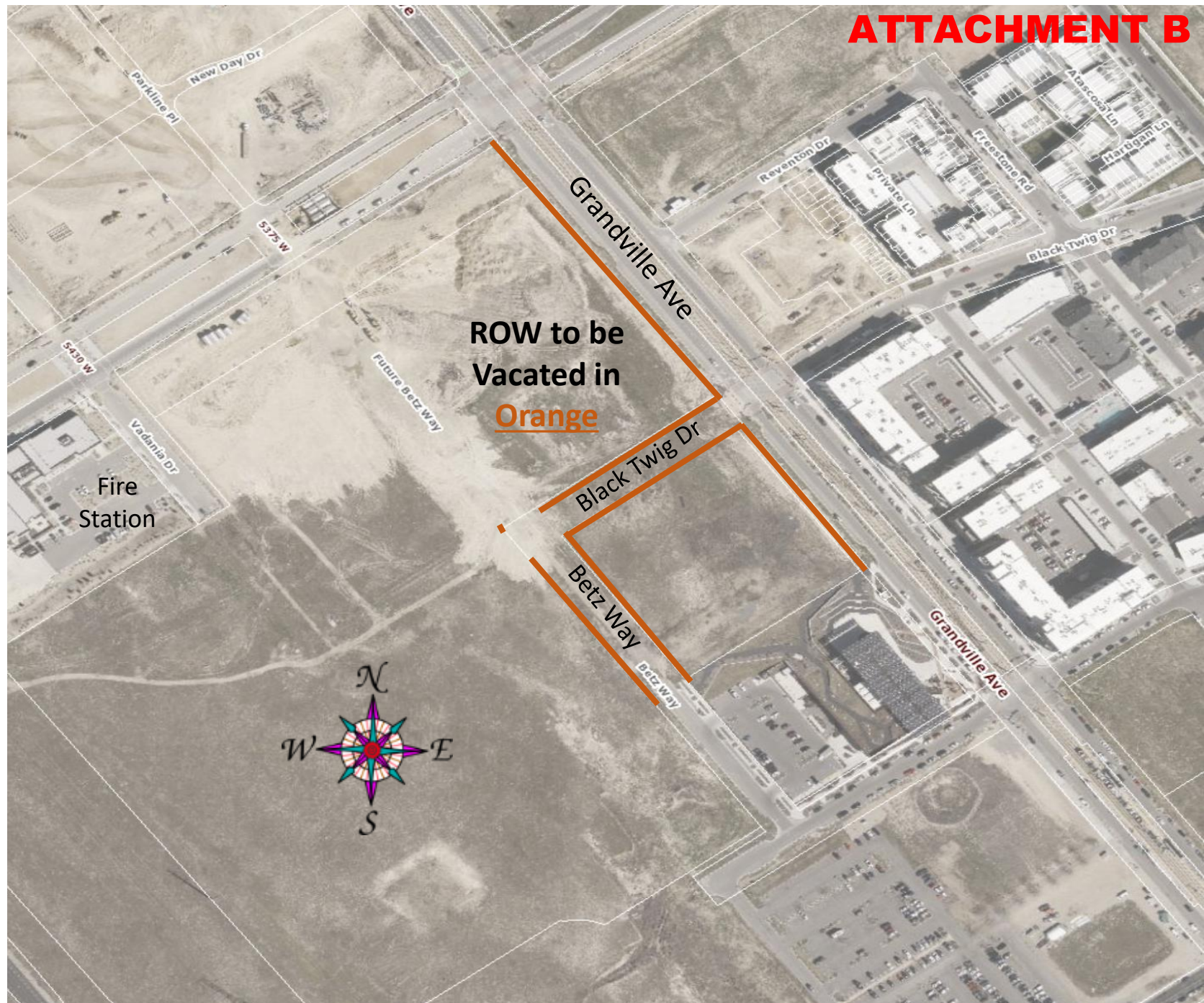
|                              | \$480,000 |          | \$630,000* |          | \$780,000 |          |
|------------------------------|-----------|----------|------------|----------|-----------|----------|
|                              | Home      | Business | Home       | Business | Home      | Business |
| Current annual property tax  | \$80.78   | \$146.88 | \$106.03   | \$192.78 | \$131.27  | \$238.68 |
| New annual property tax      | \$89.76   | \$163.20 | \$117.81   | \$214.20 | \$145.86  | \$265.20 |
| Annual property tax increase | \$8.98    | \$16.32  | \$11.78    | \$21.42  | \$14.59   | \$26.52  |

\* Average home value in Jordan Valley's service area

### PURPOSE FOR ADDITIONAL PROPERTY TAX REVENUE:

**Major capital projects over the next five years, which property tax helps support.**

|  |                        |
|--|------------------------|
| Treatment plant upgrades and expansion | \$123.3 million        |
| New storage reservoirs                 | \$34.5 million         |
| New Southwest Aqueduct segment         | \$36.8 million         |
| New wells and groundwater development  | <u>\$15.9 million</u>  |
| <b>TOTAL</b>                           | <b>\$210.5 million</b> |





# **Drinking Water Source Protection**

## **Text Amendment**

Application No. PLZTA202400255, Ord. 2025-09



# Protection Zones

## Zone 1

- **within 100 feet** of the wellhead

## Zone 2

- contaminant could travel through the soil to reach the wellhead **within 250 days**

## Zone 3

- contaminant could travel through the soil to reach the wellhead **within 3 years**

## Zone 4

- contaminant could travel through the soil to reach the wellhead **within 15 years**



# Protection Zone Map

## DRINKING WATER SOURCE PROTECTION MAP - 2013 DATA

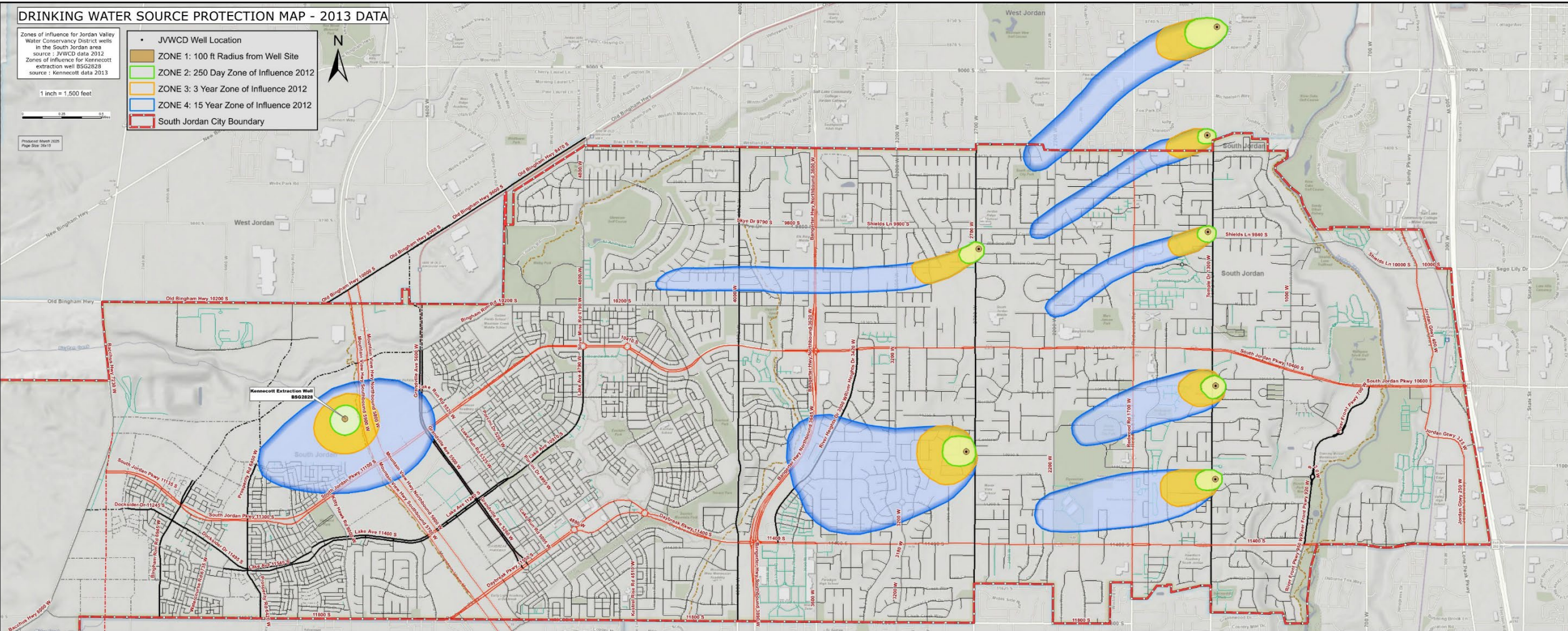
Zones of influence for Jordan Valley  
Water Conservancy District wells  
in the South Jordan area  
source : JWCD data 2012  
Zones of influence for Kennecott  
extraction well B502828  
source : Kennecott data 2013

1 inch = 1,500 feet

0 0.5 1

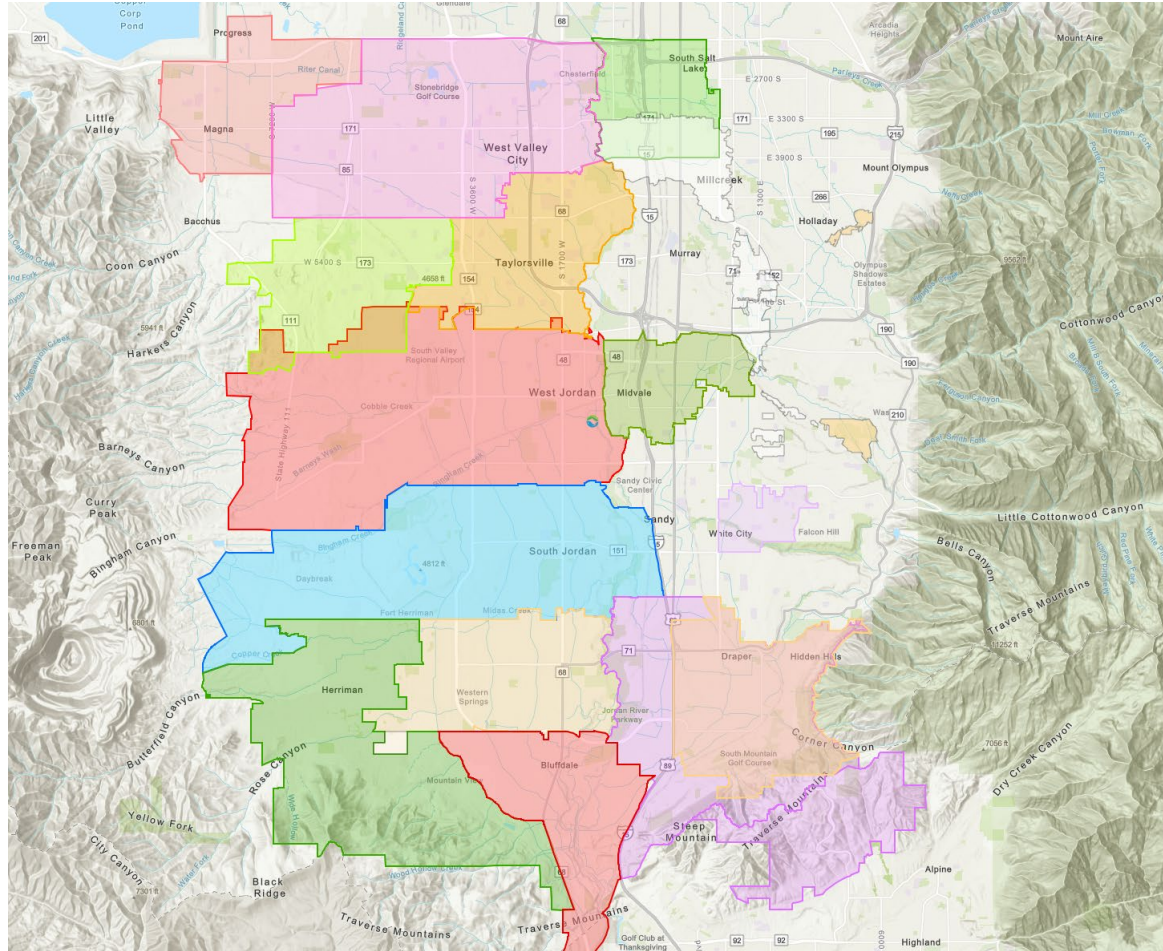
Product Month 2013  
Page Size 35x19

- JWCD Well Location
- ZONE 1: 100 ft Radius from Well Site
- ZONE 2: 250 Day Zone of Influence 2012
- ZONE 3: 3 Year Zone of Influence 2012
- ZONE 4: 15 Year Zone of Influence 2012
- South Jordan City Boundary





# Comparable Ordinances



Jordan Valley Water Conservancy District Service Areas

Salt Lake County

Riverton

Midvale

Magna

Taylorsville

# Proposed Amendment

| Use   | Current Ordinance |            |            | Proposed Ordinance |            |           | Alignment of Proposed Ordinance |          |         |       |              |
|---|-------------------|------------|------------|--------------------|------------|-----------|---------------------------------|----------|---------|-------|--------------|
|   | Zone 1            | Zone 2     | Zones 3&4  | Zone 1             | Zone 2     | Zones 3&4 | Salt Lake County                | Riverton | Midvale | Magna | Taylorsville |
| Animal breeding, adoption, or training establishment i.e., dog kennel, pound, or school, etc. | Prohibited        | Restricted | Restricted | Prohibited         | Restricted | Allowed   |                                 |          |         |       |              |
| Apiary (bee yard)   | Prohibited        | Restricted | Restricted | Restricted         | Restricted | Allowed   |                                 |          |         |       |              |
| Appliance repair  | Prohibited        | Restricted | Restricted | Prohibited         | Restricted | Allowed   |                                 |          |         |       |              |
| Aviary  | Prohibited        | Restricted | Restricted | Prohibited         | Restricted | Allowed   |                                 |          |         |       |              |
| Beauty salons and barbershops   | Prohibited        | Restricted | Restricted | Prohibited         | Restricted | Allowed   |                                 |          |         |       |              |
| Car washes  | Prohibited        | Restricted | Restricted | Prohibited         | Restricted | Allowed   |                                 |          |         |       |              |
| Dry Cleaners (without on-site chemicals)  | Prohibited        | Restricted | Restricted | Prohibited         | Allowed    | Allowed   |                                 |          |         |       |              |
| Firearms and/or archery range; gun club   | Prohibited        | Restricted | Restricted | Prohibited         | Restricted | Allowed   |                                 |          |         |       |              |
| Stormwater Detention basin and snow storage sites   | Prohibited        | Restricted | Restricted | Prohibited         | Restricted | Allowed   |                                 |          |         |       |              |

| Key | Unchanged from current code | Less restrictive than current code | Stricter than current code | Equivalent Restrictions to proposed amendment | More restrictive than proposed amendment | Less restrictive than proposed amendment | No comparable use |
|-----|-----------------------------|------------------------------------|----------------------------|---|--|--|-------------------|
|-----|-----------------------------|------------------------------------|----------------------------|---|--|--|-------------------|

# Proposed Amendment

| Use                             | Current Ordinance |            |            | Proposed Ordinance |            |            | Alignment of Proposed Ordinance |          |         |       |              |
|---------------------------------|-------------------|------------|------------|--------------------|------------|------------|---------------------------------|----------|---------|-------|--------------|
|                                 | Zone 1            | Zone 2     | Zones 3&4  | Zone 1             | Zone 2     | Zones 3&4  | Salt Lake County                | Riverton | Midvale | Magna | Taylorsville |
| Landfills and transfer stations | Prohibited        | Restricted | Restricted | Prohibited         | Prohibited | Restricted |                                 |          |         |       |              |
| Railroad yards                  | Prohibited        | Restricted | Restricted | Prohibited         | Prohibited | Restricted |                                 |          |         |       |              |

|     |                             |                                    |                            |   |  |  |                   |
|-----|-----------------------------|------------------------------------|----------------------------|---|--|--|-------------------|
| Key | Unchanged from current code | Less restrictive than current code | Stricter than current code | Equivalent Restrictions to proposed amendment | More restrictive than proposed amendment | Less restrictive than proposed amendment | No comparable use |
|-----|-----------------------------|------------------------------------|----------------------------|---|--|--|-------------------|

# Proposed Amendment

| Use   | Current Ordinance |             |            | Proposed Ordinance  |                     |                     | Alignment of Proposed Ordinance |          |         |       |              |
|---|-------------------|-------------|------------|---------------------|---------------------|---------------------|---------------------------------|----------|---------|-------|--------------|
|   | Zone 1            | Zone 2      | Zones 3&4  | Zone 1              | Zone 2              | Zones 3&4           | Salt Lake County                | Riverton | Midvale | Magna | Taylorsville |
| Cemeteries, golf courses, parks and plant nurseries | Prohibited        | Restricted  | Restricted | Grouping Eliminated | Grouping Eliminated | Grouping Eliminated |                                 |          |         |       |              |
| Cemeteries  | Prohibited        | Restricted  | Restricted | Prohibited          | Restricted          | Restricted          |                                 |          |         |       |              |
| Golf courses  | Prohibited        | Prohibited* | Restricted | Prohibited          | Restricted*         | Restricted          |                                 |          |         |       |              |
| Park  | Prohibited        | Restricted  | Restricted | Restricted          | Restricted          | Restricted          |                                 |          |         |       |              |
| Greenhouse and plant nurseries                      | Prohibited        | Restricted  | Restricted | Prohibited          | Restricted          | Restricted          |                                 |          |         |       |              |
| Commercial and private recreation                   | Prohibited        | Restricted  | Restricted | Restricted          | Restricted          | Restricted          |                                 |          |         |       |              |

| Key | Unchanged from current code | Less restrictive than current code | Stricter than current code | Equivalent Restrictions to proposed amendment | More restrictive than proposed amendment | Less restrictive than proposed amendment | No comparable use |
|-----|-----------------------------|------------------------------------|----------------------------|---|--|--|-------------------|
|-----|-----------------------------|------------------------------------|----------------------------|---|--|--|-------------------|

# Proposed Amendment

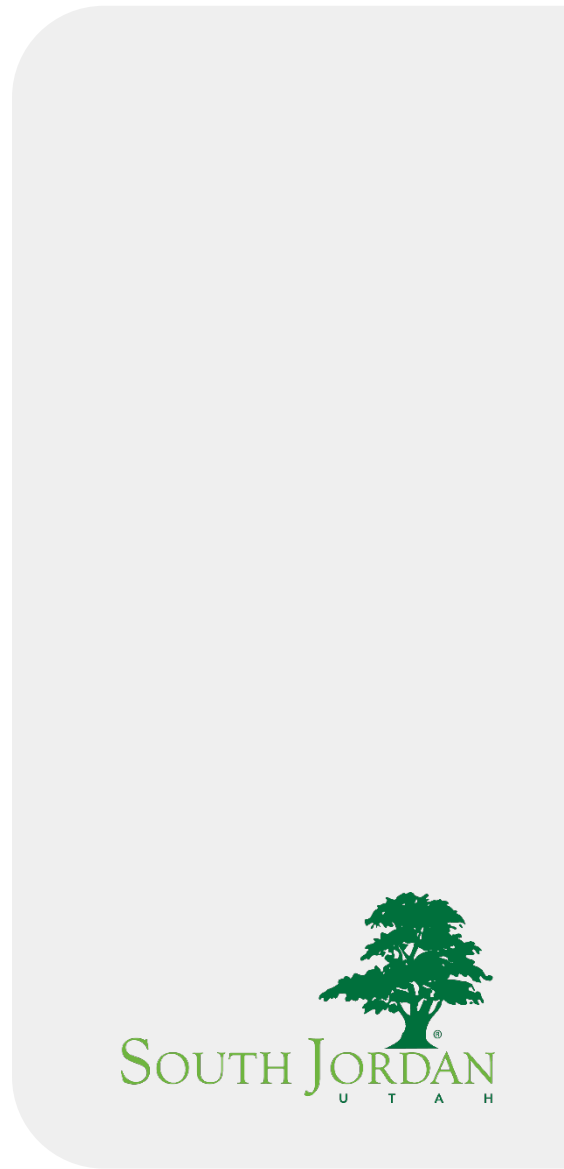
| Use  | Current Ordinance |            |            | Proposed Ordinance  |                     |                     | Alignment of Proposed Ordinance |          |         |       |              |
|--|-------------------|------------|------------|---------------------|---------------------|---------------------|---------------------------------|----------|---------|-------|--------------|
|  | Zone 1            | Zone 2     | Zones 3&4  | Zone 1              | Zone 2              | Zones 3&4           | Salt Lake County                | Riverton | Midvale | Magna | Taylorsville |
| Hospitals and medical, dental and veterinary offices | Prohibited        | Restricted | Restricted | Grouping Eliminated | Grouping Eliminated | Grouping Eliminated |                                 |          |         |       |              |
| Hospitals and medical offices                        | Prohibited        | Restricted | Restricted | Prohibited          | Restricted          | Restricted          |                                 |          |         |       |              |
| Dental Offices                                       | Prohibited        | Restricted | Restricted | Restricted          | Restricted          | Allowed             |                                 |          |         |       |              |
| Veterinary offices                                   | Prohibited        | Restricted | Restricted | Prohibited          | Restricted          | Allowed             |                                 |          |         |       |              |

| Key | Unchanged from current code | Less restrictive than current code | Stricter than current code | Equivalent Restrictions to proposed amendment | More restrictive than proposed amendment | Less restrictive than proposed amendment | No comparable use |
|-----|-----------------------------|------------------------------------|----------------------------|---|--|--|-------------------|
|-----|-----------------------------|------------------------------------|----------------------------|---|--|--|-------------------|

# Proposed Amendment

| Use                               | Current Ordinance |            |            | Proposed Ordinance |            |            | Alignment of Proposed Ordinance |          |         |       |              |
|-----------------------------------|-------------------|------------|------------|--------------------|------------|------------|---------------------------------|----------|---------|-------|--------------|
|                                   | Zone 1            | Zone 2     | Zones 3&4  | Zone 1             | Zone 2     | Zones 3&4  | Salt Lake County                | Riverton | Midvale | Magna | Taylorsville |
| Apiary (bee yard)                 | Prohibited        | Restricted | Restricted | Restricted         | Restricted | Allowed    |                                 |          |         |       |              |
| Park                              | Prohibited        | Restricted | Restricted | Restricted         | Restricted | Restricted |                                 |          |         |       |              |
| Commercial and private recreation | Prohibited        | Restricted | Restricted | Restricted         | Restricted | Restricted |                                 |          |         |       |              |
| Dental Offices                    | Prohibited        | Restricted | Restricted | Restricted         | Restricted | Allowed    |                                 |          |         |       |              |

|     |                             |                                    |                            |   |  |  |                   |
|-----|-----------------------------|------------------------------------|----------------------------|---|--|--|-------------------|
| Key | Unchanged from current code | Less restrictive than current code | Stricter than current code | Equivalent Restrictions to proposed amendment | More restrictive than proposed amendment | Less restrictive than proposed amendment | No comparable use |
|-----|-----------------------------|------------------------------------|----------------------------|---|--|--|-------------------|







**JORDAN VALLEY WATER**  
CONSERVANCY DISTRICT

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Shane Swensen,  
P.E., Chief  
Engineer

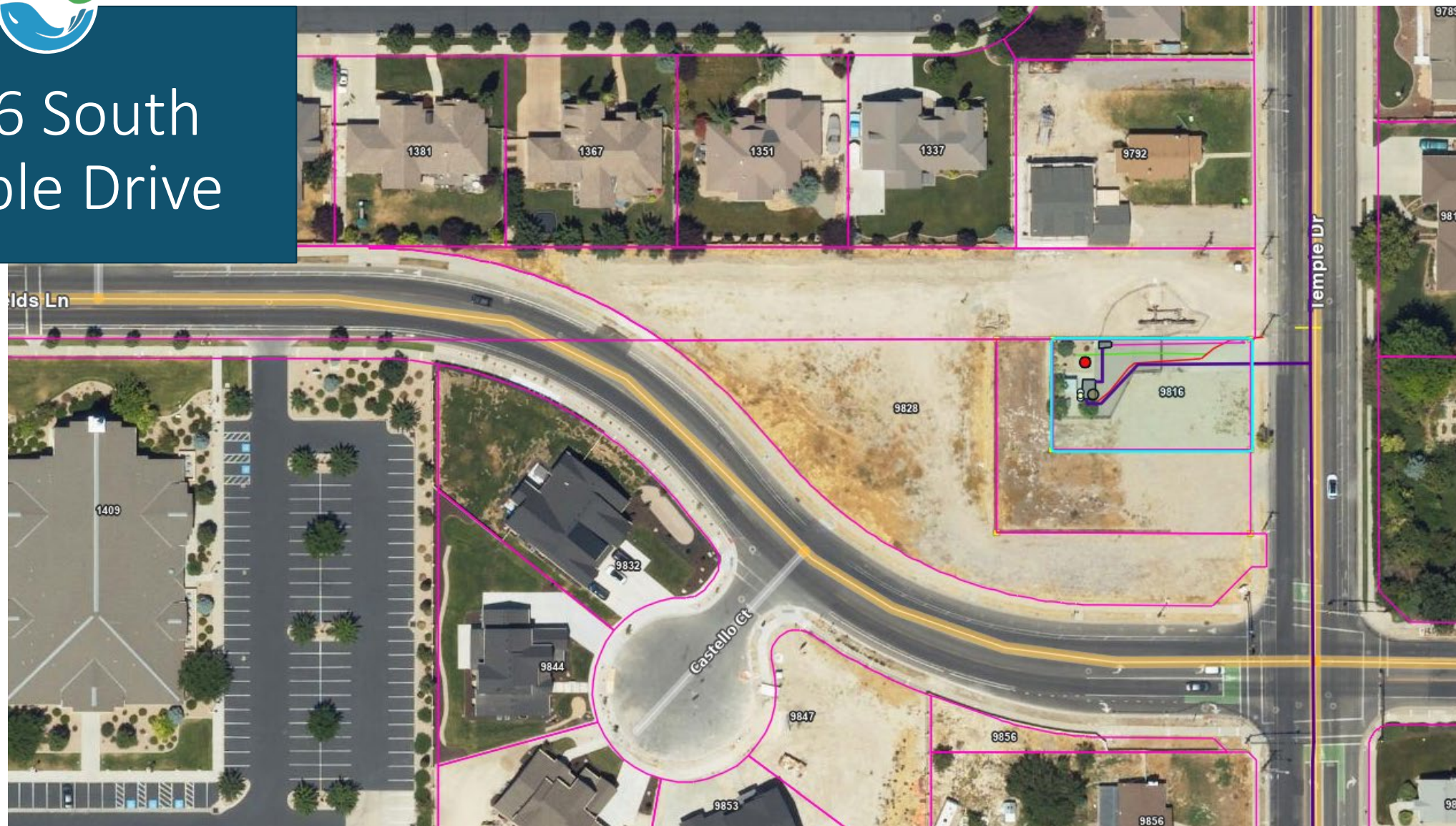
May 27, 2025

# DRINKING WATER SOURCE PROTECTION CODE TEXT AMENDMENT

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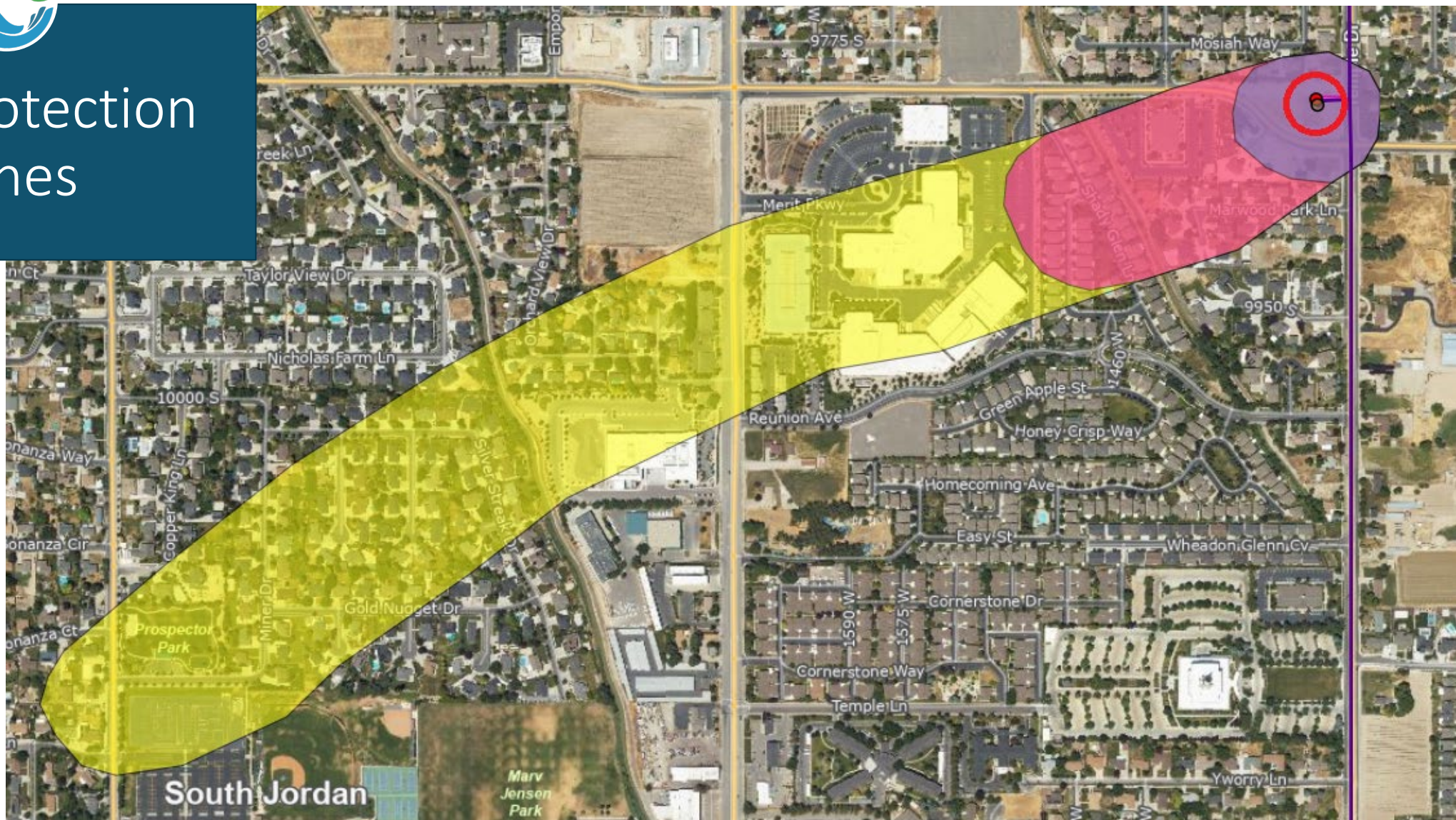
# 9816 South Temple Drive







# Well Protection Zones





# Source Protection User's Guide for Groundwater Sources

## *Source Protection User's Guide for Groundwater Sources*

Updated July 2024



**Prepared by:**

Division of Drinking Water  
P.O. Box 144830  
195 North 1950 West  
Salt Lake City, Utah 84114-4830  
(801) 536-4200

### ***Potential Contamination Source Inventory***

Using your survey form and the following list as a guide, compile your list of PCSs. This is not meant to be an all-inclusive list. If you find other potentially contaminating activities that are not on this list, be sure to include them:



- |   |   |
|---|---|
| 7. Beauty salons  | 25. Machine shops, metal platers, heat treaters, smelters, annealers, and descalers         |
| 8. Boat builders and refinishers  | 26. Manure piles  |
| 9. Chemical reclamation facilities  | 27. Medical, dental, and veterinarian offices   |
| 10. Chemigation wells   | 28. Mortuaries  |
| 11. Concrete, asphalt, tar, and coal companies  | 29. Mining operations   |
| 12. Dry cleaners  | 30. Muffler shops   |
| 13. Farm dump sites   | 31. Pesticide and herbicide storers and retailers   |
| 14. Farm maintenance garages  | 32. Photo processors  |
| 15. Feed lots   | 33. Print shops   |
| 16. Food processors, meat packers, and slaughter houses   | 34. Radiological mining operations  |
| 17. Fuel and oil distributors and storers   | 35. Railroad yards  |
| 18. Furniture strippers, painters, finishers, and appliance repairers   | 36. Research laboratories   |
| 19. Grave yards, golf courses, parks, and nurseries   | 37. Residential pesticide, herbicide, and fertilizer storage, use, filing, and mixing areas |
| 20. Heating oil storers   | 38. Residential underground storage tanks   |
| 21. Industrial manufacturers: chemicals, pesticides, herbicides, paper and leather products, textiles, rubber, plastic, fiberglass, silicone, glass, pharmaceutical, and electrical equipment, etc. | 39. Roads, highways, and freeways   |
| 22. Industrial waste disposal/impoundment areas and municipal wastewater treatment plants, landfills, dumps, and transfer stations  | 40. Salt and sand-salt piles  |
| 23. Junk and salvage yards  | 41. Sand and gravel mining operations   |
| 24. Laundromats   | 42. School vehicle maintenance barns  |
|   | 43. Sewer lines, sewer laterals, sewer maintenance access                                   |
|   | 44. Single-family septic tank/drain-field systems   |
|   | 45. Sites of reported spills  |
|   | 46. Small engine repair shops   |





# Recommended Changes

## Zone 1

In Zone 1 (100 feet from well), the following use categories are proposed to be reclassified:

| Use                               | Current Designation | Proposed Designation | Contaminant of Concern             |
|-----------------------------------|---------------------|----------------------|------------------------------------|
| Apiary (bee yard)                 | Prohibited          | Restricted           | Animal waste                       |
| Commercial and private recreation | Prohibited          | Restricted           | Fertilizer                         |
| Dental offices                    | Prohibited          | Restricted           | Chemical elements                  |
| Parks                             | Prohibited          | Restricted           | Fertilizer                         |
| Veterinary offices                | Prohibited          | Prohibited           | Animal waste and chemical elements |

## Zone 2

In Zone 2 (250 day Time of Travel), the following use categories are proposed to be reclassified:

| Use                                     | Current Designation | Proposed Designation | Type of Contaminant |
|---|---------------------|----------------------|---------------------|
| Dry cleaners (without onsite chemicals) | Restricted          | Allowed              | Chemical elements   |
| Golf courses                            | Prohibited          | Restricted           | Fertilizer          |
| Landfills and transfer stations         | Restricted          | Prohibited           | Chemical elements   |
| Railroad yards                          | Restricted          | Prohibited           | Chemical elements   |

## Zones 3 & 4:

In Zone 3 (3 year Time of Travel) and Zone 4 (15 year Time of Travel), the following use categories are proposed to be reclassified:

| Use   | Current Designation | Proposed Designation | Type of Contaminant                |
|---|---------------------|----------------------|------------------------------------|
| Animal breeding, adoption, or training establishment i.e., dog kennel, pound, or school, etc. | Restricted          | Allowed              | Animal waste                       |
| Apiary  | Restricted          | Allowed              | Animal waste                       |
| Appliance repair  | Restricted          | Allowed              | Chemical elements                  |
| Aviary  | Restricted          | Allowed              | Animal waste                       |
| Beauty salons and barbershops   | Restricted          | Allowed              | Chemical elements                  |
| Car washes  | Restricted          | Allowed              | Chemical elements                  |
| Dental offices  | Restricted          | Allowed              | Chemical elements                  |
| Dry cleaners (without onsite chemicals)   | Restricted          | Allowed              | Chemical elements                  |
| Firearms and/or archery range; gun club   | Restricted          | Allowed              | Chemical elements                  |
| Stormwater detention basin and snow storage sites   | Restricted          | Allowed              | Chemical elements                  |
| Veterinary offices  | Restricted          | Allowed              | Animal waste and chemical elements |

# Mason Home Zone Change A-5 to R-1.8

## Rezone

Application No: PLZBA202500090



# AERIAL MAP



## Legend

- STREETS
- PARCELS

## Aerial Map City of South Jordan

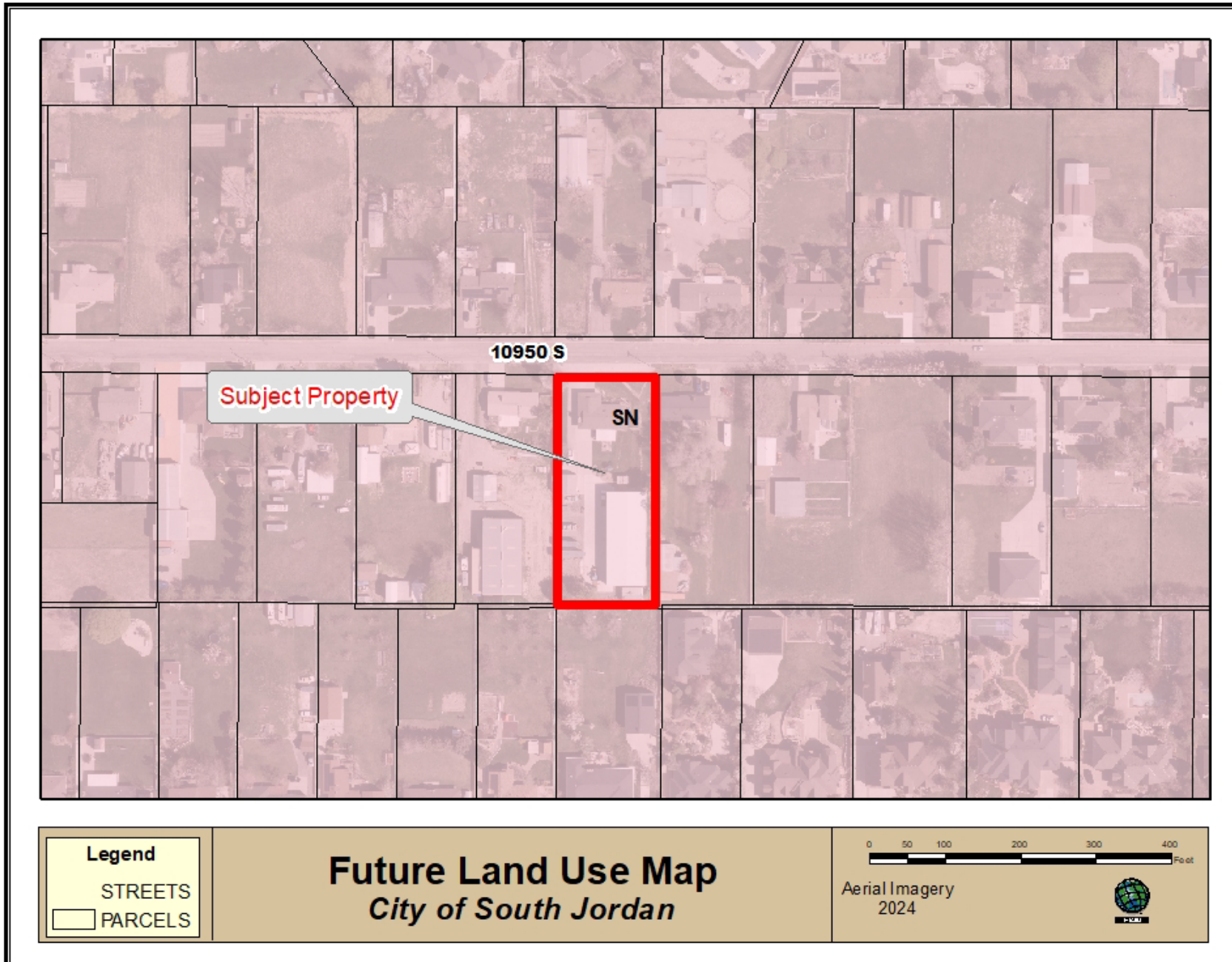
0 50 100 200 300 400 Feet

Aerial Imagery  
2024



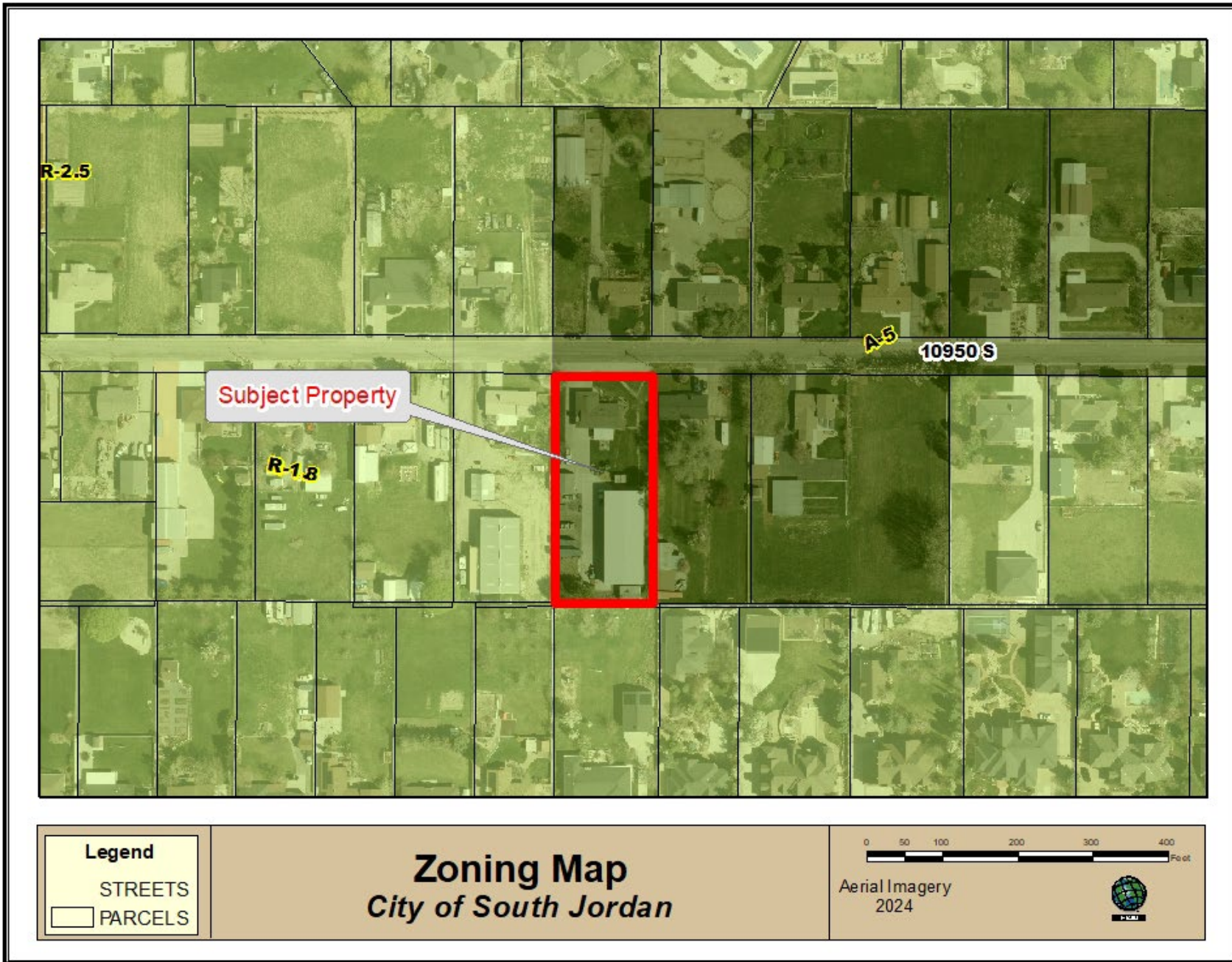


# FUTURE LAND USE MAP

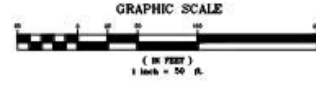




# ZONING MAP



# SITE PLAN

[illegible]



# PHOTOS OF THE PROPERTY



# PHOTOS OF THE PROPERTY

May 8, 2025 at 2:14:56 PM  
2511 W 10950 S  
South Jordan UT 84095  
United States



# PHOTOS OF THE PROPERTY

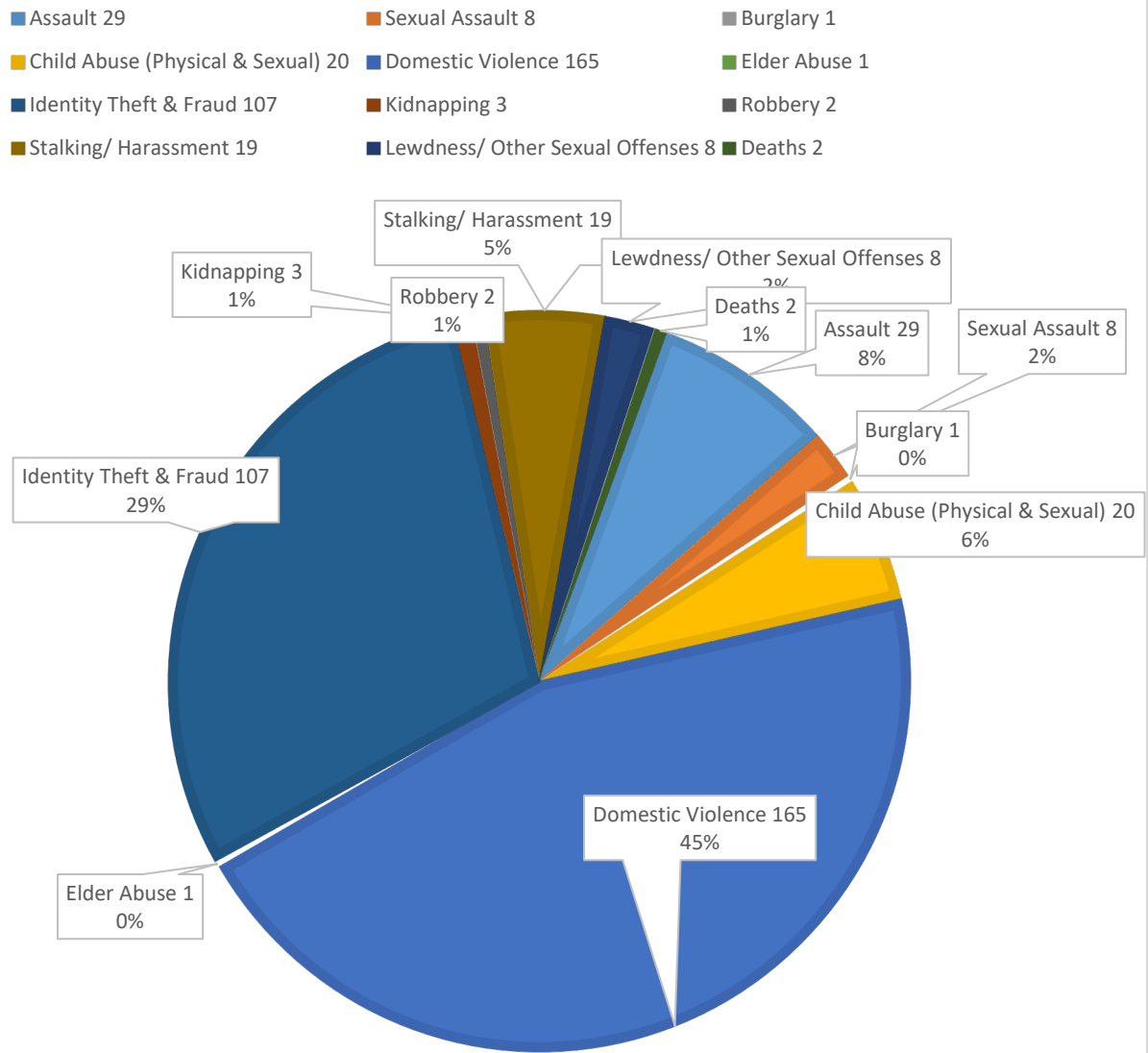


# Questions





### VICTIMIZATIONS JANUARY 1, 2025 - JUNE 12, 2025



South Jordan Victim Services has 1 full time Victim Advocate Coordinator, Kylee Cornwall, and 1 full time victim advocate, Caylee Lewis. Caylee was hired in mid-April. We are partially funded by the VOCA (Victim of Crime Act) grant. We focus on crime categories that are person related crimes. From January 1, 2025 – June 12, 2025, South Jordan Victim Advocates have served approximately 350 individuals and families that are victims of crime. Included in this chart are the major crime categories that we deal with. Because we are fully staffed, we have successfully increased the number of victims we have reached out to for the last half of the fiscal year. This half of the fiscal year, we have focused on victims that have been impacted by identity theft/fraud, assaults, sexual assault, and child abuse victims. We have continued to serve victims of domestic violence and assess their needs. As you can see, this is clearly the highest crime category that we focus on.

South Jordan Victim Advocates make frequent contact with victims to evaluate their needs as the case moves forward. Each new victim will have continuous contact with victim advocates regarding criminal justice processes, information about their rights as victims of crime in Utah and referrals to specific resources to address their needs. This also includes responding on scene and creating safety plans by assessing the victim's needs at the time. We maintain regular contact with victims and reassess their needs at each contact. After assisting victims through initial referrals we will provide comprehensive guidance through the criminal justice process. Victims have the right to be informed of and present at all hearings regarding their case. Our advocates ensure that victims are informed of all hearings, given the opportunity to participate and have their voice heard through whatever means are appropriate. This may include victim impact statements, restitution requests, law enforcement interviews, court attendance, or simply connecting them to prosecution for a meeting to discuss their wishes.