

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, JULY 21, 2026 at 6:30 p.m.**



Notice is hereby given that the South Jordan City Council will hold a City Council meeting at 6:30 p.m. on Tuesday, July 21, 2026. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The agenda may be amended, and an executive session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, the City intends to provide virtual access via Zoom for phone and video conferencing; however, virtual access is not guaranteed and may be limited by technical issues or connectivity constraints. Individuals may join via phone or video, using Zoom. In the event the Meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the Meeting and, if needed, end virtual access to the Meeting. Reasons for removing an individual or ending virtual access to the Meeting include, but are not limited to, the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

Please note that attendees joining virtually or by phone may not comment during public comment or a public hearing; to comment, individuals must attend in person or submit written comments prior to the meeting. To ensure comments are received, please submit them in writing to City Recorder Anna Crookston at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

The ability to participate virtually depends on the individual's internet connection. Instructions on how to join virtually are provided below.

Join South Jordan City Council Meeting Virtually:

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://ut-southjordan.civicplus.com/241/City-Council>.

Regular Meeting Agenda: 6:30 p.m.

A. Welcome, Roll Call, and Introduction: By Mayor, Dawn R. Ramsey

B. Invocation: By Council Member, Patrick Harris

C. Pledge of Allegiance: By Director of Recreation, Janell Payne

D. Minute Approval:

[D.1.](#) June 2, 2026 Combined City Council & Redevelopment Agency Meeting

[D.2.](#) June 16, 2026 City Council Study Meeting

[D.3.](#) June 16, 2026 City Council Meeting

E. Mayor and Council Reports: 6:35 p.m.

F. Public Comment: 6:50 p.m.

This is the time and place on the agenda for any person who wishes to comment. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone, and giving their name and address for the record. Note, to participate in public comment you must attend City Council Meeting in-person. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council Meeting. Time taken on non-agenda items, interrupts the process of the noticed agenda.

G. Presentation Items: 7:00 p.m.

- [G.1.](#) Proclamation recognizing Luane Jensen for Service to South Jordan City and the United States of America. *(By Mayor, Dawn R. Ramsey)*
- G.2. Recognition of Police Department Re-Accreditation. *(By Executive Director of the Utah Chiefs of Police Association, Val Shupe)*
- G.3. Great Salt Lake Commission. *(By Great Salt Lake Strategic Coordinator, Aspen Johnston)*

H. Public Hearing Items: 7:30 p.m.

- [H.1.](#) **Ordinance 2026-14**, Adopting an amended and updated impact fee for water infrastructure within the “Lark Meadows” (also known as “Shoreline”) properties; establishing certain policies related to impact fees for water facilities; establishing a service area; and/or other related matters. RCV *(By Assistant City Manager, Don Tingey)*
- [H.2.](#) **Ordinance 2026-16**, Amending Chapter 17.18.020: Allowed Uses, adding residential permitted uses to the BH-MU Zone; and amending Chapter 17.70.020: Zone Establishment, requiring a development agreement. RCV *(By City Attorney, Ryan Loose)*
- [H.3.](#) **Ordinance 2026-17**, Repealing Exhibit A to Ordinance 2010.04 regarding the BH-MU Zone. RCV *(By City Attorney, Ryan Loose)*
- [H.4.](#) **Resolution R2026-21**, Authorizing the Mayor to sign the Second Amendment to the Development Agreement for the development of the Kunkler Trust property by The Boyer Company, LC. RCV *(By City Attorney, Ryan Loose)*
- [H.5.](#) **Resolution R2026-26**, Amending the South Jordan Fee Schedule for transfer and replacement certificate fees for the Memorial Park Cemetery. RCV *(By City Attorney, Ryan Loose)*

I. So Jo Marketplace PID Public Hearing Item: 8:30 p.m.

- [I.1.](#) **Resolution R2026-13**, Providing for the creation of the So Jo Marketplace Public Infrastructure District (the “District”) as an independent district; authorizing and approving a governing document; authorizing other documents in connection therewith; and related matters. RCV *(By Assistant City Manager, Don Tingey)*

J. Staff Reports and Calendaring Items: 9:00 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted July 16, 2026.

**SOUTH JORDAN CITY
COMBINED CITY COUNCIL &
REDEVELOPMENT AGENCY MEETING
JUNE 2, 2026**

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Police Lieutenant Adrian Montelongo, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Fire Chief Chris Dawson, Director of Recreation Janell Payne, CFO Sunil Naidu, Director of Planning & Economic Development Brian Preece, Director of Public Works Raymond Garrison, PIO/Communication Manager Rachael Van Cleave, Senior System Administrator Phill Brown, CTO Matthew Davis, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance:

Other (In-Person) Attendance: Chuck Newton, Shane Manwaring, Chris Thompson, Kent Davis, Youth City Council members and guests (Sign-in sheet, Attachment C)

6:32 P.M.

REGULAR MEETING

A. Welcome, Roll Call, and Introduction: By Mayor Dawn R. Ramsey

Mayor Ramsey welcomed everyone present and introduced the June 2, 2026 Combined City Council and Redevelopment Agency Meeting for the City of South Jordan.

B. Invocation: By Council Member, Kathie Johnson

Council Member Johnson offered the invocation.

C. Pledge of Allegiance: By Assistant City Manager, Jason Rasmussen

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

D. Presentation Items:

D.1. Youth City Council Annual Report. (By Youth City Council Mayor, Preston Ballentine)

Youth City Council Mayor Preston Ballentine reviewed prepared presentation (Attachment A). He stated that the Youth City Council included 44 members, including seven executive members, and noted that participation had doubled from the prior year. He reported that members completed approximately 550 hours of service through activities including service at the Gale Center, Light the Night, Summerfest, and senior programs. He also described monthly meetings, including presentations from Salt Lake City Representative Carlos Moreno and Pure SoJo, and highlighted Local Officials Day at the Capitol and the USU leadership event as meaningful opportunities for members to learn, serve, and build relationships.

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Mayor Ramsey thanked Mr. Ballentine and the outgoing Youth City Council members for their service, leadership, influence, and volunteer hours. She stated that the city benefits from the work and example of the Youth City Council.

D.2. Oath of Office Ceremony City Youth Council. (By Mayor, Dawn R. Ramsey)

Mayor Ramsey administered the oath of office to the 2026-2027 Youth City Council members. She encouraged the incoming members to take advantage of the leadership, service, and civic learning opportunities available through the program, including Local Officials Day at the Capitol and the USU leadership event. She thanked the youth, their parents, and supporters for their willingness to serve and represent the city.

D.3. Fraud Risk Assessment. (By CFO, Sunil Naidu)

Chief Financial Officer Sunil Naidu introduced Assistant Controller Trevor Coburn to present the annual fraud risk assessment (Attachment B).

Assistant Controller Coburn stated that the fraud risk assessment is a questionnaire issued by the State Auditor's Office and completed annually to evaluate the City's fraud risk. He reported that the assessment was reviewed with both the external auditor and internal auditor, with no discrepancies identified. He stated that the city received the highest possible score, indicating a very low fraud risk. He highlighted the City's reporting fraud and abuse policy, fraud hotline, and review of cash handling separation of duties. He stated that the internal auditor found no issues with the City's cash handling policies.

Council Member Johnson stated that the report appeared straightforward. Mayor Ramsey thanked staff and noted that the presentation represented significant work by City staff throughout the year.

E. Minute Approval:

E.1. May 5, 2026 City Council Study Meeting

Council Member Zander motioned to approve the May 5, 2026 City Council Study Meeting Minutes as published. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

F. Mayor and Council Reports:

Council Member Shelton thanked staff for the fraud risk assessment and stated he was pleased that the city remains at very low risk for fraud. He reported on a Jordan River Commission field trip to natural habitat near the Jordan River and south of 10600 South, where he learned about beaver dams that contribute to natural stormwater cleaning before water enters the Jordan River. He also reported that he spoke at the senior program Memorial Day lunch, attended the City's Memorial Day program, and celebrated his 47th wedding anniversary.

Council Member Zander stated that the Memorial Day service was beautiful and patriotic, and that she appreciated gathering with the community to honor veterans and those who have passed away. She expressed appreciation for the City's America 250 banners and encouraged residents to recognize the upcoming 250th anniversary of the United States. She also reported that she and Council Member McGuire attended the Summerfest parade preview in Highland Park and expressed appreciation for the event and for activities held on the west side of the city.

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Council Member Harris reported that he attended the Memorial Day program and appreciated the reading of the names of those who served our country. He also reported attending a Jordan Basin meeting and stated that sewer service in the south valley area is operating well. He further reported attending the Under One Sky America 250 Utah Awards gala, where local participants and Merit Medical's Founder, Chairman, and CEO Fred Lampropoulos were recognized.

Council Member Johnson agreed with Council Member Zander regarding the importance of recognizing the upcoming 250th anniversary of the United States and encouraged the public to remember the blessings of the country's form of government and consider how to strengthen it.

Council Member McGuire reported that he attended the Memorial Day program and stated that resident feedback regarding loved ones being buried in the city cemetery because of the program demonstrated the significance of the event. He expressed appreciation for the America 250 flag and banners, reported attending the Summerfest parade float preview, and stated that he attended the Healthy SoJo meeting to learn more about the City's healthy city efforts and future programming.

Mayor Ramsey reported that she attended an economic development conference with City Manager Dustin Lewis and Director of Planning & Economic Development Brian Preece, where the team held productive meetings regarding future opportunities for South Jordan. She reported attending Bingham High School's graduation and stated she would attend Herriman High School's graduation the following morning, noting that both schools serve many South Jordan students. She reported visiting 48 fifth-grade classes in Jordan School District schools within South Jordan to share an America 250 message after students had studied American history and government. She also reported visiting Monte Vista Elementary to speak with second, third, fourth, and fifth grade students about community and government, and Jordan Ridge Elementary to read to first grade students. She stated that she conducted the Wasatch Front Regional Council (WFRC) Regional Growth Committee meeting and chaired the regular WFRC meeting. She reported that, of 69 grant applications submitted for three grant programs, 17 were awarded, including two awards to South Jordan for the Shields Lane project totaling \$2.5 million. She also thanked staff for their work on the Memorial Day program and the SoJo Baseball closing ceremonies, noting that the baseball event was successful despite unexpected rain.

G. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Chuck Newton (Resident) - The main reason for me coming tonight, actually, I have been wanting to come a couple times and kept missing it, had other things going on for work, so I have several thank-you comments to make. The first, the primary reason was I called in today. There was broken glass over by Elk Meadows Elementary School on the sidewalk, a beer bottle. Somebody tossed a beer bottle, so I called up the city, and I appreciate Director of Public Works Raymond Garriosn's leadership because one of his teams tore out there with jet engines on their truck and cleaned it all up, so when elementary school got out, the kids would be safe. I appreciate that. That's the first thank you. The second thank you is to the City Council, our City Manager, and staff coordinating another what looks to be another fantastic Summerfest. I'll just tell a little secret on the City Manager, if I may. Many years ago, when I was on the City Council, he took over the planning for it and made it bigger and better, and it just went kaboom and has gone from there. Kudos to his continuing leadership to make it such a success. Mayor, kudos to you for your ongoing efforts to be bouncing around like a bee in a bottle, going bing, bing, bing, bing, bing. I should say more like a pinball machine, going everywhere, making

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the top 250 in the nation. That is amazing, and it's obvious everything that you have done to benefit this City. On behalf of my friends and neighbors who know what's going on, or I've told them what's going on, and they better like it, thank you so very much. Really appreciate it. Also, kudos to the police, who, as they rotate around trying to catch speeders, 9800 South is a particular problem. Sometimes during the days, sometimes during school hours, those parents are crazy, but also particularly on Friday nights between 11:00 and 1:00, there's some street racing there, and they're out there all the time catching and taking care of it and calming things down. I appreciate the leadership of our Police Chief. He has served the city well over these many years. He became the Police Chief as I was leaving my last couple months, and he's been great for the city. I appreciate it, Chief. Thank you so very much. I'd also like to point out, make sure I got all those, the last couple things. Number one is the risk fraud checklist. Congratulations, CFO Sunil Naidu is turning gray with good reason. His hard work, long hours. Didn't think I'd notice that, huh, Sunil? He revised, when you heard the discussion about cash management, he revised the cash management rules just before I got on the Council, and then we had an audit and just did a couple other things to clean it up. Some of those on those fraud checklists, by the way, came from South Jordan. We put several of those things into place, and other cities came to me even after I was on the Council, also, saying, what did you do, how did you do it? I was spending a lot of hours on the phone answering questions for people. Other cities have followed in South Jordan's footsteps, so I just want you to know that. Lastly, I know you're going to do a park fee tonight as part of the budget. As I read through it, I didn't see a separate resolution. I'd like to suggest, for your consideration, since the resolution isn't on the agenda, that during your motion to approve the budget, that you also bring forth or comment that it should be put in an enterprise fund, and then you can always deal with the resolution later. I think it's important to put into an enterprise fund for tracking purposes and for it to appear in both the budget and the Comprehensive Annual Financial Report (CAFR) for a couple reasons. Number one, transparency, and number two, one of the things that Sunil adopted was, as we move forward and made a bunch of changes on how the budget is presented, is that the budget talks about goals on each of the areas, same thing for the enterprise funds, and then on the CAFR, it talks about the completion of each of those goals. I think that's important for transparency, and I think given that some people are going to be surprised, and not necessarily in a positive way with the park fee, but I understand why you're doing it and the philosophy behind it. I get it. You've got to do something. I get how that goes. I think establishing that as an enterprise fund would be a great way to handle that, and I'd like to suggest that for your all's consideration. Thanks so very much for your time today.

Shane Manwaring (Bluffdale Resident) - I'm Shane Manwaring, and I want to introduce myself. I'm running for Sheriff of Salt Lake County, and this is just meant to be an introduction so you can put a face with the name. I'm a resident of Bluffdale City. I'm married. I have five children, and if you count my ROTC time, I spent over 30 years in the military, so I'm going to take your challenge and 250 years. I often get told, "Thank you for your service," and my response is always the same; it was the privilege of a lifetime. This country has given me and my family more than I could ever give back, so I officially ended that privilege last July. It was a hard decision, but I retired as a colonel out of the Utah National Guard. The biggest budget I ever ran was \$300 million. I was in Afghanistan in 2019-2020, and that unit that I was in charge of, we had 2,995 people, and I was always teasing we should have come up with five more people, then we could have said 3,000. I've been in law enforcement for over 23 years. When I started, your Chief was my undersheriff, and he's been a great mentor my whole career. I love that gentleman. I'm currently a lieutenant, and I get to have the best job in the police department. I'm

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the watch commander, and I get to drive all over this valley and go to all the fun stuff. I'm here to report your South Jordan officers are incredible, and we see them often, and they're doing great things out there. I'll challenge you to ask your police officers how they feel things are going right now with the Salt Lake County Jail. My priority is that jail. We've got to fix the jail. We've got to fix the fact that we're not holding prisoners, and worse off, we're letting them go. Addiction is the biggest group of folks that are in that jail, and we're releasing them out of jail about the time they're the most drug sick. When they leave the jail, they have no drugs, because we, of course, took that from them, and they're so drug sick they're desperate to get back to that baseline. The answer to that is they have to go commit a crime, and so we're not taking care of them with the current status of the jail, and that's going to be my priority, is to fix that jail. I want to be the best partner South Jordan's ever had. That's my goal. When I started law enforcement, I said my goal was to be the nicest police officer anybody ever was in contact with, and I've got some people that will swear that that's true. But that's my goal as a sheriff, is to be the best partner that South Jordan's ever had, and that means we've got to prioritize where the Sheriff's Office is at. We're going to stop doing stuff that South Jordan can do for themselves, and we're going to start doing things that make things better for South Jordan. You can find me on Facebook. I'm Shane For Sheriff. I used the number four because I thought it looked more country, but Shane for Sheriff on Facebook, Instagram. Thanks for your time, and thanks for listening to me.

Chris Thompson (Resident) - Hello, I am Chris Thompson. I'm a senior at Bingham High School, and I'm really interested in economics, public policy, and local government. I attended tonight to ask you guys a couple of questions and just kind of see how you run the city and how you come to decisions and such. In the face of these super rapid changes to South Jordan, in the face of population growth and our drought and all this new infrastructure coming in, I just had a couple questions that I wanted to ask. My first one is; How does South Jordan determine whether new development is paying its fair share of infrastructure, water, and service costs? After Mayor Ramsey explained that the public comment period is for receiving comments rather than dialogue, Mr. Thompson continued; All right, I'll just talk to you guys about that after. Well, there is one thing I want to discuss, and that is I'm not sure if you guys are aware, but the South Jordan Recreation Center's newly issued free passes, those are just amazing. I have so many of my friends who have gotten into improving their physical health because of this new program that allows them to get a free membership to the facility and use the gym there, use the swimming pool, and do all the different programs there. I just wanted to say that prioritizing students' and children's physical health through programs like that not only helps their physical health, but it also helps their mental health, helps their self-esteem, and helps them feel part of the community. Thank you, guys. I'll be back with my questions. Thank you.

Kent Davis (Cottonwood Heights Resident) - Mayor Ramsey, Council Members, thank you for the courtesy of a few minutes tonight. My name is Kent Davis. I reside in Cottonwood Heights with my wife, Katie, and my two children. I'm the Republican nominee for Salt Lake County District Attorney, and tonight I'm here to listen. A short word on why I'm qualified to do that. I spent two decades leading teams in hard environments. I deployed twice to Iraq. I was an infantry officer. I earned my Ranger tab, a Bronze Star, combat infantryman's badge, and I came home to continue my public service. I went to law school. My first job after law school was clerking for a federal judge. I went from there to the United States Department of Justice, and Sim Gill hired me. I came from Arizona, and came in 2017. I was in that office from 2017 to 2021 until I was hired by Woodbury Corporation. That's where I

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currently am. I'm the director of cybersecurity and corporate counsel for them. I am the outgoing chair of the Utah State Bar Cyber Law Section. I serve on two Utah Supreme Court advisory committees, including the rules for professional conduct, and I share that not as a resume but to make a point that everyone here is acutely familiar with; public service is showing up and listening where the work is being done. As you all well know, Lieutenant Manwaring and I have been over the past few weeks visiting city councils across Salt Lake County because we're seeking county positions: Bluffdale, Herriman, Taylorsville, Sandy, West Jordan, tonight South Jordan. The reason is because our work touches what happens in your city, and that's what we're doing tonight. That's what I'm doing tonight. What I want to keep doing, regardless of whether or not I'm elected in November. The DA's office is a county office. Its work lives in your city. When your officers refer a case, the outcome lands here in South Jordan. When a domestic violence victim calls 911, what happens next is partly on the District Attorney's Office. South Jordan should not have to wait for a press conference to know what is happening in a case. It shouldn't have to wait to know what is happening about repeat property crime, Wasatch corridor, traffic in fentanyl or stolen vehicles, or violent offenders cycling back through your neighborhoods. So I'm here, and I said I'm here to listen. I'd like to open a direct line. I actually had the pleasure of briefly meeting your Chief earlier. I want to sit down with any Council Member or you, Mayor, who have questions and would like to follow up. I would happily attend a town hall if you'd have me. Tell me what South Jordan needs from the next District Attorney. I'm taking it seriously. I also invite the chance to speak with your City Attorney. I'm an easy guy to find, and I welcome you to do so. Council Members, Mayor, thank you for the time. I look forward to being a District Attorney that you can trust.

Mayor Ramsey closed the public comment portion of the meeting.

H. Action Items:

- H.1. Resolution R2026-17, Approving the issuance by the Public Finance Authority of Revenue Bonds on behalf of Roseman University of Health Sciences. (By CFO, Sunil Naidu)

Chief Financial Officer Sunil Naidu explained that Roseman University was seeking approval related to Public Finance Authority revenue bonds and that the Council had approved similar private activity bond matters in the past. He stated that the bonds qualify for tax-exempt status and that federal requirements require approval from jurisdictions where bond proceeds will be spent. He explained that Roseman University planned to refinance existing bonds and add new bonds totaling approximately \$140 million, with approximately \$3 million to be spent at the South Jordan campus for improvements including solar panels. He stated that a public hearing was noticed and held at Roseman on May 20, 2026, and that no public comments were received.

Sammy Fan, representing Roseman University, stated that it is a pleasure to work in South Jordan. He explained the financial benefit of the nonprofit bond status and highlighted Roseman's dental program, including recent graduation of both the four-year and three-year dental program classes. He stated that 201 dentists had graduated in the prior two months and that approximately 75% of the students come from out of state. He also stated that the next class would include approximately 150 students and that the program receives thousands of applications.

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Council Member Shelton asked whether any members of the public attended the May 20 public hearing and whether the City had any liability related to the bonds. CFO Naidu stated that no public feedback was received and confirmed that there is no liability to the City.

Council Member Harris motioned to approve Resolution R2026-17, Approving the issuance by the Public Finance Authority of Revenue Bonds on behalf of Roseman University of Health Sciences. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0 in favor.

- H.2. Resolution R2026-18, Designating the Interim Emergency Successors for 2026-27 and Identification of Alerting Authority and Individuals Authorized to Send Alerts. (By City Manager, Dustin Lewis)

City Manager Dustin Lewis stated that the city is required by the State of Utah to identify interim successors for certain City positions each June. He explained that the resolution includes an emergency interim succession list updated by City staff, as well as emergency alert plan protocols for use of FEMA IPAWS and Valley Emergency Communication Center alert systems. He stated that the resolution identifies who may access those systems and how the process is outlined.

Council Member McGuire motioned to approve Resolution R2026-18, Designating the Interim Emergency Successors for 2026-27 and Identification of Alerting Authority and Individuals Authorized to Send Alerts. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

I. Public Hearing Items:

- I.1. Ordinance 2026-15, Amending Section 16.04.320 of the City Code regarding Water Share Exactions. (By Director of Engineering/City Engineer, Brad Klavano)

Director of Engineering/City Engineer Brad Klavano explained that the ordinance updates the City's water share requirement following a recent appeal and guidance from the Office of the Property Rights Ombudsman. He stated that state law requires the calculation to be based on equivalent residential connections (ERCs) rather than acre-feet per acre. He explained that the amendment replaces the prior 2.2 acre-feet per year language with the average annual demand per ERC in the current water use level of service memorandum. He also stated that the amendment removes language regarding collection of water shares from commercial, industrial, and mixed-use development because the city has historically collected water shares only from residential development.

Mayor Ramsey opened the public hearing for Ordinance 2026-15. There were no comments. Mayor Ramsey closed the public hearing.

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Council Member Shelton asked for clarification regarding water share exactions. Director Klavano explained that residential development outside of Daybreak has been required to provide water shares, which support the City's long-term indoor and outdoor water rights needs. He stated that a future work session discussion regarding water shares and Jordan Valley Water Conservancy District issues is planned. Council Member Shelton asked whether a developer must acquire or provide water shares as part of development. Director Klavano confirmed that this is required unless water shares already come with the land. Council Member Shelton asked whether the new formula would affect the amount collected. Director Klavano stated that it could be slightly more or less depending on lot size and density.

Council Member Johnson asked whether the new calculation would be adequate for development. Director Klavano stated that he believed it would be adequate and simpler to administer. City Attorney Ryan Loose clarified that the city had not been acting unlawfully, but that a state law change required updating the formula. He stated that water share exactions help ensure that new development contributes proportionally to its impact and are consistent with the legal requirements for development exactions. Council Member Shelton asked whether accessory dwelling units have separate meter. City Attorney Loose and Director Klavano stated that generally they do not, with some exceptions. Council Member McGuire clarified that the ordinance applies to any size development, including subdivision of larger lots.

Council Member Johnson motioned to approve Ordinance 2026-15, Amending Section 16.04.320 of the City Code regarding Water Share Exactions. Council Member Shelton seconded the motion.

Roll Call Vote

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Zander - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0 in favor.

- I.2. Resolution R2026-11, Adopting a Final Budget; making appropriations for the support of the City of South Jordan for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 and determining the rate of tax, and levying taxes upon all real and personal property within South Jordan City, Utah made taxable by law for the year 2026. (By CFO, Sunil Naidu)

Chief Financial Officer Sunil Naidu stated that the Council had adopted the tentative budget approximately one month earlier and that the budget had been made available for public review and comment at the City Recorder's Office and on the City's website. He stated that he had not received public comments as of the meeting date. He explained that the final budget adopts the certified tax rate to be calculated by the Utah Tax Commission and does not propose an increase or change to the tax rate. He stated that the primary change from the tentative budget relates to development fees, including updated commercial building fee layers based on the City's refined review process and updated employee costs.

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Mayor Ramsey opened the public hearing for Resolution R2026-11. There were no comments. Mayor Ramsey closed the public hearing.

Mayor Ramsey noted that many neighboring cities and counties were holding public hearings to consider significant property tax increases, with some proposing increases of 25 percent or more. She stated that South Jordan City had worked diligently to avoid raising property taxes and would instead adopt the certified tax rate. She explained that although the City had avoided a property tax increase, rising costs continued to place pressure on the City's finances. She emphasized that throughout the past decade, the City's annual resident surveys had consistently identified parks and open space as one of the community's highest priorities. The city had therefore sought a way to provide a reliable, dedicated funding source to preserve and maintain those assets. She explained that, unlike many counties in Utah, Salt Lake County does not have statutory authority to implement a RAP (Recreation, Arts, and Parks) tax or place such a funding mechanism before voters. As a result, the City could not establish a voter-approved dedicated parks tax similar to those available in other counties. She stated that property tax revenues currently flow into the City's General Fund, where they support numerous municipal services, including public safety, parks, and other general government operations. During financially difficult periods, she said the City has an obligation to prioritize public safety but did not want parks and open space to suffer because of competing demands on General Fund resources. She said the City had conducted extensive financial analysis to identify an alternative method of creating a dedicated funding source for parks. While the City already operates enterprise funds for utilities and other self-supporting operations such as water, storm drainage, and Mulligan's Golf Course, parks do not qualify for that same funding structure. Consequently, staff determined that the only practical option available under current law was to establish a dedicated parks fee. She explained that the proposed parks fee would be deposited into its own dedicated fund and used exclusively for park maintenance and future capital improvements. She stressed that the fee was not intended to fund employee salaries or generate excess revenue, but rather to ensure that the City could continue maintaining parks and preserving open space as South Jordan continues to grow. She further explained that the proposed monthly fee was \$5.38 for a single-family residence and \$3.28 for a multifamily dwelling. She emphasized that these amounts were not arbitrary but were developed through extensive analysis to establish a modest funding source sufficient to begin addressing long-term park maintenance and capital needs. She stated that the City believed the proposal reflected the priorities residents had consistently expressed through more than ten years of annual community surveys and public feedback. She reiterated that no property tax increase was included in the proposed budget, but that the parks fee represented the City's effort to protect one of the community's highest-valued assets while maintaining essential public safety services. She concluded by noting that South Jordan conducts annual resident surveys, something she believed few other cities in the state do, and stated that the proposed budget reflected the City's effort to remain responsive to the priorities residents have repeatedly identified.

Council Member McGuire requested that CFO Naidu explain why the proposed parks fee was not being established as an enterprise fund, referencing earlier public comments suggesting that approach. CFO Naidu explained that, under governmental accounting standards, an enterprise fund is intended to operate like a self-supporting business, with its own revenues fully covering its operating and capital costs. He stated that the City's parks operations alone exceed \$5 million annually, while the proposed parks fee is expected to generate approximately \$1.7 million, covering only about 30 percent of total park-related costs. Because the fee does not fully fund the service, classifying it as an enterprise fund would not accurately reflect the City's finances. He further explained that creating an enterprise fund

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under these circumstances could be misleading because residents might reasonably assume that payment of the fee covered the full cost of park services, when the majority of funding would still come from the General Fund. He said Governmental Accounting Standards Board (GASB) guidance contemplates enterprise funds for activities that are substantially self-supporting through user charges. He noted that if the city were to fully recover park costs through user fees, a comprehensive cost-of-service study would likely result in fees substantially higher than those being proposed.

Council Member McGuire then asked whether the revenue generated by the parks fee would nevertheless be separately tracked and reserved exclusively for parks rather than being absorbed into the General Fund. CFO Naidu confirmed that it would. He explained that although the accounting process would be somewhat more administratively burdensome than using an enterprise fund, the City would establish dedicated budget line items to separately account for all parks fee revenues and expenditures.

Mayor Ramsey asked whether those revenues would appear as a standalone line item within the City's utilities or budget accounting. CFO Naidu confirmed that they would. Council Member McGuire stated that he wanted residents to clearly understand that the proposed parks fee was being created specifically to support parks, even though it would not be classified as an enterprise fund. He emphasized that the revenues would have their own dedicated budget line items and would be tracked separately. CFO Naidu noted that funding would support both ongoing operations and capital improvements, including approximately \$500,000 annually for capital projects. He stated that he intended to monitor those expenditures closely. He further noted that any funds remaining at the end of a fiscal year would carry forward and remain dedicated to future park projects rather than reverting to other City purposes. He affirmed that every dollar collected and spent through the parks fee would be individually tracked, ensuring full accountability. He reiterated that although the fee would not appear in the City's Annual Comprehensive Financial Report (ACFR) as an enterprise fund, it would nevertheless be separately accounted for through dedicated budget line items established specifically for parks.

Council Member Johnson confirmed that the fee does not prevent additional General Fund money from being used for parks. CFO Naidu confirmed that it does not.

Council Member Zander asked when residents would see the fee on utility bills. CFO Naidu stated that if approved, the fee would be effective July 1, 2026, and would likely appear on utility bills calculated at the end of July and received in late July or early August. Council Member Zander asked for clarification regarding the parks budget and how the fee relates to the existing budget. CFO Naidu stated that the parks budget is a little over \$5 million, and that the park fee would help pay for that existing budget. City Manager Dustin Lewis clarified that the fee supports operations and maintenance, including materials, repairs, water, resurfacing, and similar needs, but not salaries and benefits. He also clarified that no park fee funds would be used for Mulligans, which operates as a separate enterprise fund.

Council Member Shelton asked whether some of the funds would support implementation of the Parks Master Plan. CFO Naidu and City Manager Lewis stated that approximately \$500,000 would be directed toward capital projects, including parks-related projects that previously could not be funded. CFO Naidu stated that additional parks capital needs would continue to compete with other General Fund projects.

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Mayor Ramsey added that one of the ongoing financial challenges facing the City's parks system is the cost of repairing vandalism, particularly at Prospector Park. She explained that the park experiences repeated acts of vandalism throughout the year, which she attributed in part to its location adjacent to the high school. As a result, the City incurs substantial and recurring repair costs that exceed those experienced at other parks. She stated that neither the city nor its residents want to continue spending significant resources repairing vandalized facilities. However, allowing damaged equipment or park amenities to remain unrepaired is not an option because the city has a responsibility to maintain safe parks for public use. Consequently, the City must continue investing funds to restore damaged facilities, despite the frustration of repeatedly addressing the same issues at Prospector Park. She also emphasized that South Jordan is not unique in implementing a parks fee, noting that at least one neighboring city has maintained a similar fee for approximately fifteen years. According to the Mayor, that funding mechanism has helped the neighboring community expand and maintain its parks system as the city has grown. She reiterated that the proposed parks fee is intended solely to establish a dedicated and transparent funding source for parks. She explained that current state law and the accounting requirements governing municipalities in Salt Lake County do not provide an available mechanism to create either a dedicated parks tax or an enterprise fund for this purpose. Therefore, the proposed parks fee represents the City's best available option. She further noted that the proposed fee would generate revenue equal to approximately one-third of the City's existing annual parks budget, meaning it would supplement, not replace, the General Fund support already provided for parks. Those revenues would be deposited into a separate, dedicated account, tracked through distinct budget line items, and used exclusively for parks-related purposes to provide maximum transparency and accountability. She concluded by stating that residents have consistently asked the City to find a way to ensure that parks and open space remain protected and well maintained. She said the proposed parks fee reflects the City's best effort to respond to that long-standing public priority while providing residents with clear visibility into how those funds are collected and spent.

Council Member McGuire added a final comment regarding the proposed parks fee, stating that one aspect he particularly appreciated was that the fee amount was based on a formal financial study rather than an arbitrary figure. He noted that, like the City's other user fees, including the proposed adjustments to garbage and recycling fees, the parks fee was developed through a comprehensive fee study. He explained that South Jordan's practice is to base its fees on objective analysis rather than selecting amounts at random. He stated that the city relies on third-party consultants to conduct fee studies and determine the costs associated with providing municipal services. As a result, he said the proposed parks fee reflects documented costs and factual analysis rather than a number chosen without supporting data. He concluded by expressing his appreciation for the City's data-driven approach to establishing fees, stating that South Jordan consistently bases its financial decisions on objective facts and professional analysis to ensure fees are justified and aligned with the services they support.

Council Member Shelton motioned to approve Resolution R2026-11, Adopting a Final Budget; making appropriations for the support of the City of South Jordan for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 and determining the rate of tax, and levying taxes upon all real and personal property within South Jordan City, Utah made taxable by law for the year 2026. Council Member McGuire seconded the motion.

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Roll Call Vote

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

The motion passed with a vote of 5-0 in favor.

Council Member Harris motioned to recess the City Council Meeting and move to the Redevelopment Agency Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

REDEVELOPMENT AGENCY MEETING

- I.3. RDA Resolution 2026-02, Adopting a Final Budget for the Redevelopment Agency of the City of South Jordan, Utah, for the Fiscal Year 2026-2027. (By CFO, Sunil Naidu)

Chair Ramsey opened the Redevelopment Agency Meeting.

Chief Financial Officer Sunil Naidu stated that there had been no changes to the RDA budget since adoption of the tentative budget. Director of Planning & Economic Development Brian Preece noted that this would be the first year in which money would be collected and dispersed for the HTRZ and CRA for the Southwest Area Quadrant, and that those amounts are included in the budget.

Chair Ramsey opened the public hearing for RDA Resolution 2026-02. There were no comments. Chair Ramsey closed the public hearing.

Board Member McGuire motioned to approve RDA Resolution 2026-02, Adopting a Final Budget for the Redevelopment Agency of the City of South Jordan, Utah, for the Fiscal Year 2026-2027. Board Member Johnson seconded the motion.

Roll Call Vote

Board Member McGuire - Yes
Board Member Johnson - Yes
Board Member Harris - Yes
Board Member Shelton - Yes
Board Member Zander - Yes

The motion passed with a vote of 5-0 in favor.

Board Member Zander motioned to adjourn the Redevelopment Agency Meeting and return to the City Council Meeting. Board Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

- I.4. Resolution R2026-22, Stating proposed compensation increases for specific city officers. (By CFO, Sunil Naidu)

Chief Financial Officer Sunil Naidu stated that the Legislature requires the city to adopt compensation for certain City officials by resolution and that Resolution R2026-22 satisfies that statutory requirement.

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Mayor Ramsey opened the public hearing for Resolution R2026-22. There were no comments. Mayor Ramsey closed the public hearing.

Mayor Ramsey stated that the proposed 3% merit increase and 3% cost-of-living adjustment, for a total of 6%, is the same increase included in the approved budget for City employees outside of public safety, which is handled differently.

Council Member Shelton motioned to approve Resolution R2026-22, Stating proposed compensation increases for specific city officers. Council Member Harris seconded the motion.

Council Member Shelton stated that employees received only a 1% increase the prior year and expressed support for the increase as a matter of fairness and employee retention.

Mayor Ramsey agreed and expressed support for the increase.

Roll Call Vote

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Zander - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0 in favor.

- I.5. Ordinance 2026-18, Fixing the compensation for the South Jordan statutory officers. (By CFO, Sunil Naidu)

Chief Financial Officer Sunil Naidu stated that the city is required to fix compensation for statutory officers by ordinance, and that Ordinance 2026-18 accomplishes that requirement. He stated that the proposed increase matches the increase for other City employees. Mayor Ramsey clarified that the statutory officers are the City Recorder and City Treasurer.

Mayor Ramsey opened the public hearing for Ordinance 2026-18. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Harris motioned to approve Ordinance 2026-18, Fixing the compensation for the South Jordan statutory officers. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0 in favor.

J. Staff Reports and Calendaring Items:

City Manager Dustin Lewis thanked the Council for its work on the budget over the prior nine to ten months. He then recognized Mayor Ramsey and PIO/Communication Manager Rachael Van Cleave for attending a national public relations awards event in New York, where the city received an Award of Excellence for the "Welcome to South Jordan, the New Home of the Bees" campaign.

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PIO/Communication Manager Van Cleave stated that she and Mayor Ramsey attended the event and were among top public relations professionals from both the public and private sectors. She stated that the campaign had received the top award in the state and an Award of Excellence at the national level. She expressed appreciation for her communications team, Communications Specialist Joshua Timothy and Graphic Design Content Coordinator Tyson Cole, and for Mayor Ramsey's willingness to support City messaging.

City Manager Lewis reminded the Council that Summerfest would take place that week and noted that bags with Council shirts and vouchers had been provided for the parade. Council Member Zander asked for clarification on the meeting location for Summerfest, and Director of Recreation Janell Payne stated that the location would be the same food tent near the food trucks at the North City Park playground.

Mayor Ramsey congratulated the communications team and stated that the award recognized government public outreach and communication with constituents. She stated that South Jordan's small communications team performs at a high level and helps tell the City's story. She also reported that South Jordan was again named the highest-ranked city in Utah by U.S. News & World Report for 2026 and 2027.

Council Member Zander motioned to adjourn the June 2, 2026 City Council & Redevelopment Agency Meeting. Council Member Harris seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The June 2, 2026 Combined City Council & Redevelopment Agency Meeting adjourned at 8:20 p.m.

**SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING
JUNE 16, 2026**

Present: Mayor Dawn R. Ramsey, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Fire Chief Chris Dawson, Director of Recreation Janell Payne, CFO Sunil Naidu, Director of Planning & Economic Development Brian Preece, Director of Engineering/City Engineer Brad Klavano, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance: Council Member Patrick Harris, Greg Reed

Other (In-Person) Attendance: Steve Jones, Celinda Jensen, Kathryn Floor

4:36 P.M.

REGULAR MEETING

A. Welcome, Roll Call, and Introduction - By Mayor Dawn R. Ramsey

Mayor Ramsey welcomed everyone present and introduced the meeting. She noted that Council Member Harris was participating electronically.

B. Invocation - By Council Member Don Shelton

Council Member Shelton offered the invocation.

C. Mayor and Council Coordination

Council Member Zander requested Communications Manager/PIO Rachael Van Cleave provide talking points for the Nomad Eatery's ribbon cutting that Council Member Zander would attend on behalf of the Mayor. Mayor Ramsey thanked Council Member Zander for covering the event.

Council Member Shelton reported that a resident had raised a concern about Daybreak residents being charged a \$75 review fee by the homeowner's association when submitting plans to flip park strips. Council Member McGuire stated that Daybreak had previously worked to streamline the process when residents use pre-approved plans, though the review still goes to the design review committee and that fee covers that cost. Council Member Zander explained that exterior changes in Daybreak require approval and stated that reducing or waiving the fee could be helpful.

Council Member Johnson noted that the review process is connected to community standards and future property sales. Assistant City Manager Don Tingey offered to raise the issue during his regular meeting with Daybreak representatives. City Attorney Loose suggested that the city could link to the Daybreak information from City materials so residents would be aware of the process

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and any available no-fee submission opportunities. Council Members discussed the importance of coordinating information while recognizing the homeowner's association's separate review authority.

Council Member Zander asked about the final date for the Mulligan's tour. City Manager Dustin Lewis indicated the date was expected to be July 15.

D. Discussion/Review of City Council Meeting

Mayor Ramsey reviewed the regular City Council meeting agenda. She stated that Salt Lake County Council Member Carlos Moreno was scheduled to present on recent county accomplishments, and that Police Chief Carr would provide the periodic Victim Advocate update. She also reviewed Resolution R2026-23, regarding the amount of the city portion of the employer "pick-up" of public safety employee retirement contributions and stated that Director of Human Resources Teresa Robinson would present that item.

Mayor Ramsey reviewed the public hearing items, including Resolution R2026-12 amending the Fiscal Year 2025-26 budget for South Jordan City, and Zoning Ordinance 2026-05-Z, rezoning property located at 9585 South Temple Drive from A-5 to R-2.5. Director of Planning & Economic Development Brian Preece stated that he would present the zoning item and noted that comments received from a resident were thoughtful but appeared to be more appropriate for consideration during a future subdivision application rather than the rezoning item. Mayor Ramsey agreed that the resident's questions were helpful and clarified that the item before the Council that evening concerned the potential rezone.

E. Discussion Item:

- E.1. 11400 S. Speed Limit Reduction. (By Director of Engineering/City Engineer, Brad Klavano)

Director of Engineering/City Engineer Brad Klavano provided background regarding the posted speed limit of 11400 South. He explained that after Utah Department of Transportation (UDOT) completed improvements from I-15 to Bangerter Highway, a speed study indicated an 85th percentile speed in the low-to-mid 40 mile-per-hour range. He stated that UDOT would likely have set the speed limit at 40 miles per hour, consistent with other arterial roads in the area, but that a former Council Member requested a 45 mile-per-hour speed limit and the City Council adopted a resolution directing staff to approach UDOT regarding that speed. UDOT subsequently set the speed limit at 45 miles per hour.

Council Member Shelton asked staff to compare traffic volumes on South Jordan Parkway and 11400 South. Director Klavano reported that the average daily traffic volume on South Jordan Parkway is approximately 37,000 vehicles per day, compared to about 29,000 vehicles per day on 11400 South, between 1300 West and Bangerter Highway.

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Council and staff discussed traffic conditions west of Bangerter Highway and noted that volumes may be higher than those on 11400 South. Council members observed that traffic on South Jordan Parkway is particularly heavy near Bangerter Highway and may be influenced by high school activity and evening travel toward Daybreak. Congestion near 2700 West and 3200 West was also identified as a recurring concern. Council Member McGuire referenced recent speed-limit reductions in Salt Lake City and asked whether lower speed limits have resulted in fewer traffic accidents.

Director Klavano stated that the Police Department and traffic committee had asked staff to reexamine the issue because of crash history along 11400 South. He reported that from April 2021 to April 2026, there were 416 crashes on 11400 South and 480 crashes on South Jordan Parkway in the comparable area. He explained that when traffic volumes are considered, the crash rate on 11400 South was higher than on South Jordan Parkway, even though South Jordan Parkway carries more vehicles.

Council Member McGuire asked where most of the crashes occur. Police Chief Carr stated that crashes are generally associated with intersections and noted that higher speeds reduce driver reaction time and can increase hazards. Council Member McGuire asked what traffic-calming measures could be used if the speed limit were reduced. Director Klavano stated that the city could change signs and use message boards to notify drivers, but he was not aware of a practical roadway design change that would cause drivers to slow naturally.

Mayor Ramsey asked what time period was included in the crash data, and Director Klavano clarified that the data covered April 2021 through April 2026. Council Member Zander asked about the number of traffic signals on 10600 South compared with 11400 South. Director Klavano stated that the number is generally similar between 1300 West and Bangerter Highway, with some additional signals near the District area.

Council Member Zander stated that she frequently drives 11400 South and generally does not support lowering the speed limit because congestion often prevents vehicles from traveling at 45 miles per hour. Mayor Ramsey stated that she also drives the road frequently and would prefer to leave the speed limit unchanged while continuing to monitor the data. Council Member McGuire stated that without design changes or dedicated enforcement, he was not convinced that changing the posted speed would materially change driver behavior. Council Member Harris noted that safety improvements had recently been made on South Jordan Parkway, including a signalized left-turn movement at one intersection. Council Member Shelton stated that he was comfortable leaving the speed limit unchanged. Council Member Johnson stated that she saw value in consistency with other arterial speed limits but did not have strong concerns if the Council preferred not to make a change. Director Klavano stated that staff would continue to monitor the corridor and would return to the Council if the data changed.

Director Klavano also raised a related transportation issue involving parking within striped bike lanes on portions of South Jordan Parkway in Daybreak. He explained that State law prohibits

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parking in bike lanes and that South Jordan City already had similar language in its code. He stated that some sections of South Jordan Parkway include striped bike lanes while others have only a wide shoulder, and that staff had received complaints after restriping bike lanes in areas where residents also rely on street parking. He described possible options, including widening the road, prohibiting parking, continuing current enforcement discretion, or removing the bike lane stripe in certain areas so the space would function as a shoulder rather than a designated bike lane.

Council Member Shelton stated that, when biking in the area, he avoids riding in the bike lane where vehicles are parked because of the risk of vehicle doors opening. Director Klavano noted that sharrows have been used in some other locations, though he was unsure whether that treatment would be appropriate on an arterial roadway. Mayor Ramsey expressed concern that removing bike lanes would likely generate significant concern from members of the cycling community who use and advocate for those facilities.

Chief Carr stated that after the State law changed, the Police Department received reports about vehicles parked in bike lanes and conducted education by placing informational flyers on vehicles. He stated that the department also heard from residents who said street parking was their only practical option. Council Members discussed garage size, on-street parking needs, and broader parking challenges associated with density and future housing patterns.

Mayor Ramsey asked whether the Council was prepared to give direction immediately or preferred additional time to consider the issue. Director Klavano stated that staff could return with a more formal presentation. Council Member Zander asked to review the affected areas, and Director Klavano clarified that removing the bike lane would mean removing the interior stripe and leaving a wide shoulder. Council Members agreed that the issue should be brought back for further discussion.

Mayor Ramsey then advised the Council that the regular meeting agenda would need to be amended because staff received notice from Salt Lake County Council Member Carlos Moreno was no longer able to attend.

Council Member Johnson motioned to recess the City Council Study Meeting and move to executive closed session for the discussion of the purchase, exchange, or lease of real property. Council Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.

F. Executive Closed Session:

F.1. Discussion of the purchase, exchange, or lease of real property.

Council Member McGuire motioned to adjourn the executive closed session and return to the City Council Study Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

Council Member Shelton motioned to adjourn the June 16, 2026 City Council Study Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

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ADJOURNMENT

The June 16, 2026 City Council Study Meeting adjourned at 6:27 p.m.

**SOUTH JORDAN CITY
CITY COUNCIL MEETING
JUNE 16, 2026**

Present: Mayor Dawn R. Ramsey, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, CFO Sunil Naidu, Director of Recreation Janell Payne, Fire Chief Chris Dawson, Director of Planning & Economic Development Brian Preece, Director of Engineering/City Engineer Brad Klavano, Director of Public Works Raymond Garrison, PIO/Communication Manager Rachael Van Cleave, Senior System Administrator Phill Brown, CTO Matthew Davis, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance: Council Member Patrick Harris

Other (In-Person) Attendance: Camille Grimshaw, Seth Grimshaw, Maddie Clements, Derek Rindlisbacher, Brevon Holmes, Cedar Jordan, Jordan Bates, John-Thomas Lloyd

6:34 P.M.

REGULAR MEETING

A. Welcome, Roll Call, and Introduction - By Mayor Dawn R. Ramsey

Mayor Ramsey welcomed everyone present and introduced the meeting. She noted that Council Member Harris was participating electronically.

B. Invocation - By Council Member Tamara Zander

Council Member Zander offered the invocation.

C. Pledge of Allegiance - By Assistant City Manager Don Tingey

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

D. Minute Approval:

D.1. May 5, 2026 Combined City Council & Redevelopment Agency Meeting

D.2. May 19, 2026 City Council Study Meeting

D.3. May 19, 2026 City Council Meeting

Council Member McGuire motioned to approve the May 5, 2026 Combined City Council & Redevelopment Agency Meeting, May 19, 2026 City Council Study Meeting, and May 19, 2026 City Council Meeting minutes as published. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

E. Mayor and Council Reports:

Council Member Shelton reported that Summerfest was a highlight of the previous two weeks and expressed appreciation for the event. He also reported that he was in the process of converting his own

park strip and noted his interactions with the City and Jordan Valley Water Conservancy District regarding that project.

Council Member Zander reported that Summerfest was also the highlight of her recent activities. She thanked staff for their work on the event and noted that her family particularly enjoyed the parade, the small flags distributed along the parade route, the chalk art, and the red, white, and blue theme in recognition of the semiquincentennial.

Council Member Johnson echoed appreciation for everyone involved in Summerfest and thanked staff for making the event creative, enjoyable, and meaningful for the community.

Council Member McGuire reported that Summerfest provided an important opportunity for residents to gather as a community. He highlighted the parade preview, the Mulligans Bash, the continued value of Mulligans as open and recreational space, the veterans serving as grand marshals, the chalk art, and the upcoming City production of Guys and Dolls.

Council Member Harris reported that Summerfest was excellent and stated that the inclusion of veterans leading the parade, America250 flags, and America250 banners gave the event additional meaning. He thanked City staff for the significant effort required to produce another successful community event.

Mayor Ramsey thanked everyone involved in Summerfest and expressed appreciation for the veterans who served as grand marshals. She reported on high school graduations, a field day at South Jordan Elementary attended by 14 Olympians, and her attendance at the National Association of Regional Councils conference in Tulsa, Oklahoma, where she participated as chair of the Wasatch Front Regional Council. She also reported that UDOT had asked her to participate in a video regarding the future of advanced air mobility in Utah. Mayor Ramsey then acknowledged positive interactions with City staff, including staff who promptly addressed issues at the splash parks and firefighters at Station 64 who welcomed her young grandson during an unplanned visit.

F. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Camille Grimshaw (Resident) - I am an art teacher here in this community. I previously taught at Elk Ridge Middle School, and I currently teach at the American Academy of Innovation. First, I just want to say thank you for everything you do to support the arts in this community. It is incredibly important. I see firsthand what the arts do for my students, and I've also seen what they do for my neighbors and other members of our community. I was talking with my friend, Jenny, and I asked her, "What has being involved in the Chalk Art Festival done for you?" It seems like such a simple thing that we do, and then it just disappears. But she told me, "I now have friends, and I take less medication for my anxiety." That really stuck with me because it shows the lasting impact that art can have on people's lives. So, whenever a vote comes before you regarding arts funding, please don't hesitate. It is never money wasted. The investment you make in the arts has a real and meaningful impact on the people in this community. I also want to invite each of you to visit my art classroom. I would love to show you what we're doing and the amazing work our students are creating. We have so much fun, and it's incredible to see their creativity and confidence grow. I also want to recognize Art's Coordinator Tiffany Parker. She is doing an amazing job. Whenever you see her, please tell her thank you. Every time she organizes an event, I try to give her a shout-out because I know how much work goes into putting together an art show or community event. She does a fantastic job, and she's always smiling while doing it. Thank you for fostering a community that supports the arts, not just the visual arts, but all the fine arts. It truly makes a difference, and I appreciate your continued support.

Mayor Ramsey closed the public comment portion of the meeting.

G. Presentation Items:

- G.1. Salt Lake County recent accomplishments. (By Salt Lake County Council Member, Carlos Moreno)

Mayor Ramsey stated that Salt Lake County Council Member Carlos Moreno had requested time on the agenda but notified the city that he was unable to attend. City Attorney Loose advised that the Council could acknowledge the item and proceed.

- G.2. Victim Advocate update. (By Police Chief, Jeff Carr)

Police Chief Carr shared a handout (Attachment A) and provided the semiannual Victim Advocate update, which he stated is required for the City's VOCA grant. He reported that, from January through June, the victim advocates assisted 350 individuals. He stated that a little more than half of the advocates' work continues to involve domestic violence, consistent with prior years, and noted other service areas including identity theft and fraud, stalking and harassment, assault, sexual assault, and child abuse. He explained that victim advocates play an important role in the criminal justice process by responding to scenes, creating safety plans, helping victims access resources, and assisting victims through the court process. He also reported that the advocates had received additional training allowing them to provide limited legal assistance related to protective orders.

Council Member McGuire asked for clarification regarding the kidnapping category in the report. Chief Carr explained that those matters were family-related domestic situations and that the city had not had a stranger kidnapping during the reporting period.

Council Member Zander asked whether the kidnapping category was related to Amber Alerts. Chief Carr explained that an Amber Alert may be issued only when specific circumstances are met and clarified that the incidents listed in the report generally involved situations such as unlawful detention during a domestic violence incident or custody-related circumstances. Mayor Ramsey noted that the City had issued one Amber Alert during her time as mayor.

Council Member Zander asked about the advocates' roles and how South Jordan assists victims of crime. Chief Carr stated that advocates help victims understand the criminal justice system, attend court, communicate with prosecutors, obtain protective orders, access domestic violence shelters when needed, and connect with other resources. He noted that the program is partially funded through a grant and that the advocates will return in December to provide a full annual report.

Mayor Ramsey requested a brief recess from chairing the meeting to address an urgent family matter. Council Member Zander motioned to appoint Council Member Shelton as Mayor Pro Tempore during Mayor Ramsey's temporary absence. Council Member McGuire seconded the motion. Vote was 5-0, unanimous in favor.

H. Action Item:

- H.1. Resolution R2026-23, Increasing the amount of the City Portion of the employer "Pick-Up" of Public Safety Employee Retirement Contributions. (By Director of Human Resources, Teresa Robinson)

Director of Human Resources Teresa Robinson explained that the resolution is required by Utah Retirement Systems (URS) for the City to voluntarily pick up the employee portion of Tier 2 Public

Safety and Firefighter retirement contributions. She stated that the pick-up helps the City offer a competitive benefit to attract and retain Tier 2 employees and recommended approval.

Council Member Johnson stated that she had spoken with Director Robinson earlier in the day and had no further questions. Mayor Pro Tempore Shelton asked whether the cost was included in the budget, and Director Robinson confirmed that it was.

Council Member Zander motioned to approve Resolution R2026-23, Increasing the amount of the City Portion of the employer "Pick-Up" of Public Safety Employee Retirement Contributions. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

I. Public Hearing Items:

- I.1. Resolution R2026-12, Amending the FY 2025-26 budget for South Jordan City. The appropriation authority shall apply to the fiscal year ending June 30, 2026. (By CFO, Sunil Naidu)

Chief Financial Officer Sunil Naidu presented the final amended budget for Fiscal Year 2025-26. He explained that the amendment wraps up the fiscal year for budgetary compliance and accounts for donations, grants, and reimbursements received during the prior six months so they may be properly audited, accounted for, and reported. He stated that the amendment did not include many changes and offered to answer questions.

Mayor Pro Tempore Shelton opened the public hearing for Resolution R2026-12. There were no public comments. Mayor Pro Tempore Shelton closed the public hearing.

Council Member McGuire thanked CFO Naidu for making the budget amendment clear and easy to follow in the packet. Mayor Pro Tempore Shelton agreed and thanked CFO Naidu and his staff for the notes and annotations explaining the proposed amendments.

Council Member Johnson motioned to approve Resolution R2026-12, Amending the FY 2025-26 budget for South Jordan City. The appropriation authority shall apply to the fiscal year ending June 30, 2026. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Johnson - Yes
Council Member McGuire - Yes
Council Member Zander - Yes
Council Member Harris - Yes
Mayor Pro Tempore Shelton - Yes

The motion passed with a vote of 5-0 in favor.

- I.2. Zoning Ordinance 2026-05-Z, Rezoning property located at 9585 S. Temple Drive and 9633 S. Temple Drive from A-5 (Agriculture) to R-2.5 (Single-Family Residential) Zone. Derek Rindlisbacher (Applicant). (By Planner II, Miguel Aguilera)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment B). He explained the rezone request is for the properties located at 9585 South Temple Drive and 9633 South Temple Drive. He noted that the properties include both A-5 and R-2.5 zoning and that the request would rezone the properties to R-2.5. He reviewed surrounding zoning and stated that the current land use designation is Stable Neighborhoods, so a land use map amendment was not required. He reported that the Planning Commission reviewed the item on April 28 and recommended

approval to the City Council. He also reviewed the concept plan and explained that it was not a guarantee of final development layout but was required as part of the rezone application. He noted that the City had received an email (Attachment C) raising comments regarding fencing, water shares, and fill on the east portion of the property, and stated those comments would be more appropriately addressed during the subdivision application process.

Applicant Derek Rindlisbacher stated that he was working with the landowners and with the McKee property owners to the north to coordinate future planning. He stated that the concept plan showed 32 lots and that the intent was to build high-quality single-family homes similar to the applicant's Park Place development. He also stated that the applicant's engineering team had worked with staff on life safety, turnarounds, and utility looping concerns in anticipation of a future preliminary subdivision application if the rezone were approved.

Mayor Ramsey opened the public hearing for Zoning Ordinance 2026-05-Z. There were no public comments. Mayor Ramsey closed the public hearing.

Council Member Johnson asked about Parcel A and the square shown on the concept plan (Attachment B). Director Preece stated that the area was a retention pond and that a smaller square shown on the plan was a potential sewer lift station.

Council Member Zander asked about the proposed emergency access along the east side of the property and whether it would allow fire and service vehicles to circulate through the site. Director Preece explained that the access would allow emergency vehicles, garbage trucks, and others to avoid a dead end or large cul-de-sac and could become part of a regular street if the property to the north develops in the future. City Engineer Klavano stated that the final details had not yet been worked out but that the access would include at least 20 feet of pavement to meet fire code requirements with no parking. Director Preece added that curb, gutter, and drainage details would be addressed as the design advances.

Council Member Zander asked about the comments received regarding fencing, water shares, and fill. Director Preece reiterated that those issues were useful to identify at this stage but would be addressed more fully during subdivision review. In response to questions about water shares, he explained that some shares would need to be conveyed to the city through the normal subdivision process and that questions regarding secondary water feasibility would be evaluated by the engineers during design.

Council Member Zander motioned to approve Zoning Ordinance 2026-05-Z, Rezoning property located at 9585 S. Temple Drive and 9633 S. Temple Drive from A-5 (Agriculture) to R-2.5 (Single-Family Residential) Zone. Council Member Johnson seconded the motion.

Roll Call Vote

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

The motion passed with a vote of 5-0 in favor.

J. Staff Reports and Calendaring Items:

City Manager Dustin Lewis stated that he did not have any staff reports or calendaring items.

Council Member McGuire motioned to adjourn the June 16, 2026 City Council Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The June 16, 2026 City Council Meeting adjourned at 7:25 p.m.

UNAPPROVED

SOUTH JORDAN CITY

PROCLAMATION

Recognizing Luane Jensen for Service to South Jordan City and the United States of America



WHEREAS, the year 2026 marks the 250th anniversary of the founding of the United States of America, a time for communities across the nation to honor the people, places, and acts of service that have helped preserve the American story; and

WHEREAS, South Jordan City is proud to recognize residents whose devotion to community, country, heritage, and neighborly service reflects the highest ideals of citizenship; and

WHEREAS, Luane Jensen has spent more than five decades serving South Jordan with extraordinary passion, humility, and determination, helping preserve the history, traditions, and hometown spirit that make this community special; and

WHEREAS, Luane has been a tireless advocate for honoring those who came before us, serving on the South Jordan Historical Committee, volunteering at the Gale Center of History and Culture, and helping ensure that the stories of South Jordan's early settlers, families, veterans, and civic builders are remembered and passed on to future generations; and

WHEREAS, Luane has played an important role in meaningful community efforts, including the creation and support of historic landmarks and memorials such as the Birthplace of South Jordan monument and the Veterans Memorial Monument at the South Jordan Cemetery; and

WHEREAS, Luane cares deeply for the South Jordan Cemetery, not only as a sacred resting place for loved ones, veterans, and early settlers, but as a living reminder of the sacrifice, faith, and hard work that built this city; and

WHEREAS, for many years Luane has been the driving force behind South Jordan's Memorial Day program, helping the community pause, remember, and pay tribute to the men and women who served our country, including by coordinating volunteers, honoring veterans, and helping place flags on veterans' graves; and

WHEREAS, Luane has also served as a BSA Scout leader for more than five decades, mentoring generations of young people and teaching service, patriotism, responsibility, and respect for community; and

WHEREAS, Luane's love for South Jordan is inseparable from her love of country, respect for her heritage, and belief that communities are strengthened when ordinary citizens give their time, talents, and hearts to causes greater than themselves; and

WHEREAS, as South Jordan joins the nation in commemorating America 250, Luane Jensen stands as a powerful example of hometown patriotism—service rooted in remembrance, gratitude, faith in community, and devotion to the American promise;

NOW, THEREFORE, I, Dawn R. Ramsey, Mayor of South Jordan City, do hereby recognize and honor **Luane Jensen** for her remarkable service to South Jordan City and the United States of America, and express the City's sincere gratitude for her enduring legacy of preserving history, honoring veterans, strengthening youth, and reminding us all what it means to love and serve one's community.

Signed this 21st day of July, 2026

Dawn R. Ramsey, Mayor

Anna Crookston, City Recorder

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Kathie L. Johnson, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



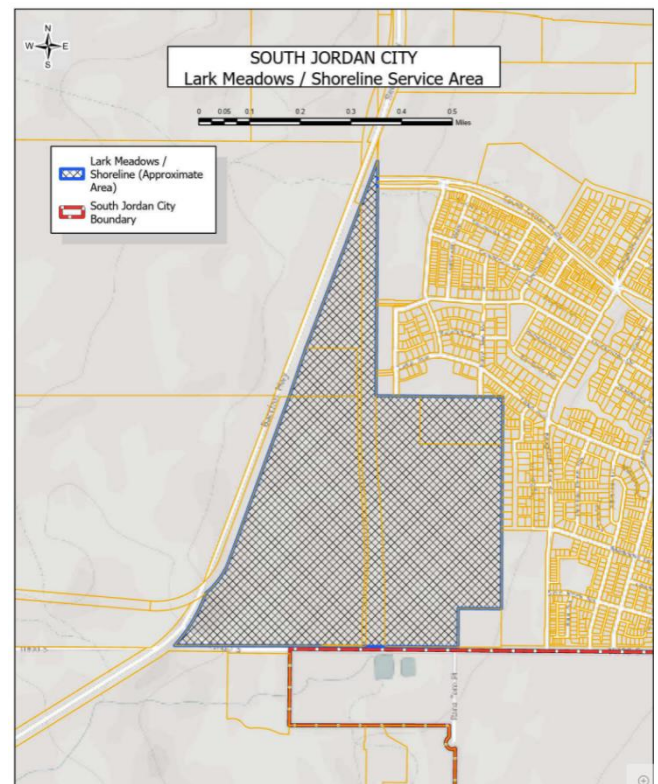
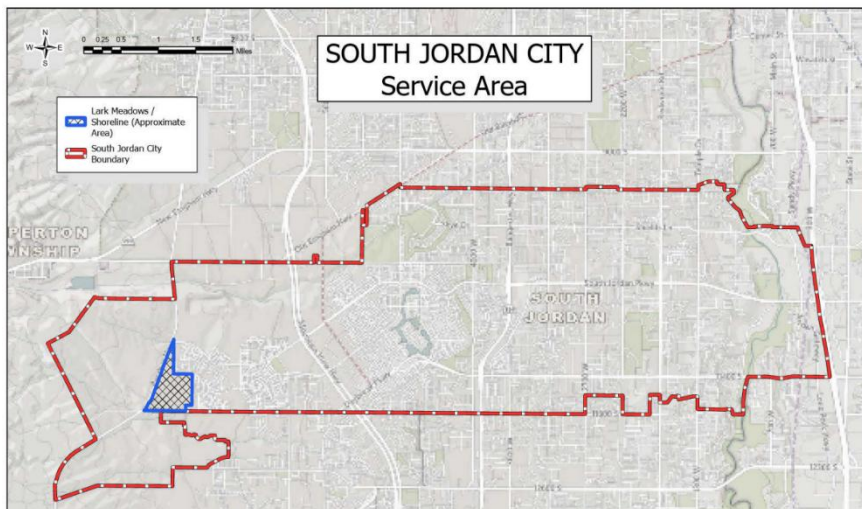
PH: 801.446-HELP @SouthJordanUT

July 10, 2026

NOTICE OF INTENT TO AMEND AND UPDATE WATER IMPACT FEE FACILITIES PLAN (IFFP) AND IMPACT FEE ANALYSIS (IFA)

South Jordan City, located in Salt Lake County, Utah serving development within the City's current municipal boundaries, intends to amend and update its Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) related to water infrastructure in the following service area: Lark Meadows (AKA Shoreline) (Ordinance 2026-14) see service areas map below.

Notice is hereby given of a Public Hearing at 6:30pm on Tuesday, July 21, 2026 at South Jordan City Council Chambers (1600 W Towne Center Dr. South Jordan, UT 84095). The City invites the public to attend the hearing and provide any comments related to the referenced documents. The draft documents are also available for review at both South Jordan libraries (South Jordan Library, 10673 S Redwood Rd and Daybreak Library, 11358 Grandville Ave) and on the City's website at <https://ut-southjordan.civicplus.com/500/Public-Notices>.



ORDINANCE NO. 2026 - 14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING AN AMENDED AND UPDATED IMPACT FEE FOR WATER INFRASTRUCTURE WITHIN THE “LARK MEADOWS” (AKA, “SHORELINE”) PROPERTIES; ESTABLISHING CERTAIN POLICIES RELATED TO IMPACT FEES FOR WATER FACILITIES; ESTABLISHING A SERVICE AREA; AND/OR OTHER RELATED MATTERS.

WHEREAS, the City of South Jordan (the “City”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and

WHEREAS, the City has legal authority, pursuant to Title 11, Chapter 36a Utah Code Annotated, as amended (“Impact Fees Act” or “Act”), to impose Impact Fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to growth activity; and

WHEREAS, the City has historically assessed Impact Fees as a condition precedent to development approval in order to assign capital infrastructure costs to development in an equitable and proportionate manner; and

WHEREAS, the City has traditionally provided a high level of service in its water infrastructure, which has been a factor in the City’s growth, and high property values due to the unique aesthetics which City residents enjoy; and

WHEREAS, the City has entered into a Master Development Agreement to develop the Daybreak subdivision; and

WHEREAS, the Daybreak developer has agreed to pay for and construct certain infrastructure, including water infrastructure in lieu of assessing impact fees; and

WHEREAS, the City has entered into an Amendment to Master Development Agreement, whereby the City will construct and complete all remaining water tank infrastructure improvements for Water Tank 7B/8B; and

WHEREAS, the City desires to identify and assess the proportionate share of water infrastructure which has or will be constructed and dedicated to the City to service the area known as “Lark Meadows” (aka, “Shoreline”) property (see Exhibit A Service Area); and

WHEREAS, in the exercise of its legislative discretion the City Council desires to prepare the Impact Fee Facilities Plan (“IFFP”) and Impact Fee Analysis (“IFA”) and in the assessment of an impact fee which may be less than might otherwise be justified by the IFA and IFFP in order to promote economic development, expand the tax base, allow for more job creation, and respond to current economic realities; and

WHEREAS, the City properly noticed its intent to prepare the IFFP and IFA on May 26, 2026, and the City held the required hearing on July 21, 2026; and

WHEREAS, the City has completed an updated water IFFP and IFA which meet the requirements of State Law and City Ordinance; and

WHEREAS, the City Council has directed LRB Public Finance Advisors (“Consultants”) to prepare a Written Impact Fee Analysis including the Executive Summary of the Impact Fee Analysis consistent and in compliance with the Act specifically 11-36a-303; and

WHEREAS, the City and Consultants retained by the City have reviewed and evaluated the land within the City boundaries and have determined there shall be one service area; and

WHEREAS, the South Jordan City Council has reviewed the water IFFP and IFA, and find it in the best interest of the welfare of the residents of the City to adopt the water IFFP and IFA and enact a new water Impact Fee based on the IFFP and IFA.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Purpose.

This Impact Fee Ordinance establishes the City’s water Impact Fee policies and procedures and repeals certain provisions of prior ordinances related to water Impact Fees and conforms to the requirements of the Utah Impact Fees Act (§ 11-36a, the Act). This Ordinance repeals any prior ordinances related to water facilities within the Service Area, provides a schedule of Impact Fees for differing types of land-use development, and sets forth direction for challenging, modifying, and appealing Impact Fees.

SECTION 2. Definitions.

Words and phrases that are defined in the Act shall have the same definition in this Impact Fee Ordinance. The following words and phrases shall have the following meanings:

1. “City” means a political subdivision of the State of Utah and is referred to herein as City of South Jordan.
2. “Development Activity” means any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land located within the Service Area that creates additional demand and need for water Facilities.
3. “Development Approval” means any written authorization from the City that authorizes the commencement of Development Activity and vests the property owner with the right to commence Development Activity, whether or not a specific building permit has been issued.

4. “Impact Fee” means a payment of money imposed upon Development Activity as a condition of development approval. “Impact Fee” includes development Impact Fees, but is not a tax, a special assessment, a hookup fee, a building permit fee, a fee for project improvements, or other reasonable permit or application fees.
5. “Impact Fee Analysis” or (“IFA”) means the written analysis required by Section 11-36a-303 of the Act and is included in this ordinance by this reference and attached in Exhibit A.
6. “Impact Fee Facilities Plan” or (“IFFP”) means the plan required by Section 11-36a-301 of the Act. In Section 11-36a-301 (3) (a) there is an exception for cities of 5,000 or less in population, based on the latest census. “The City of South caused to be prepared an Impact Fee Facilities Plan in accordance with the Impact Fees Act. The IFFP is to be adopted by passage of this Ordinance, and is included by this reference and attached hereto in Exhibit A.”
7. “Project Improvements” includes but is not limited to site improvements and facilities that are planned and designed to provide service for development resulting from a Development Activity and are necessary solely for the use and convenience of the occupants or users of said Development Activity. “Project Improvements” do not include “System Improvements” as defined below.
8. “Proportionate Share” of the cost of water Facility improvements means an amount that is roughly proportionate and reasonably related to the service demands and needs of a Development Activity.
9. “Service Area” refers to a geographic area designated by the City based on sound planning and engineering principles in which a defined set of the City’s water Facilities provides service. For purposes of this Ordinance, there will be one service area. A map of the Service Area is included in Exhibit A attached hereto.
10. “System Improvements” refer both to existing water Facilities designed to provide services within the Service Areas and to future water Facilities identified in the water IFFP adopted by the City that are intended to provide service to the Service Area. “System Improvements” do not include “Project Improvements” as defined above.

SECTION 3. Written Impact Fee Analysis.

1. Executive Summary. A summary of the findings of the written impact fee analysis that is designed to be understood by a lay person is included in the water IFFP and IFA and demonstrates the need for Impact Fees to be assessed on Development Activity. The Executive Summary has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance.

2. Impact Fee Analysis. The City has commissioned the IFFP and IFA for the water Impact Fees which identifies the impacts upon water Facilities required by the Development Activity, demonstrates how those impact the City and the facilities required by Development Activity, demonstrates how those impacts on System Improvements are reasonably related to Development Activity, estimates the proportionate share of the costs of impacts on System Improvements that are reasonably related to the Development Activity and identifies how the Impact Fees are calculated. A copy of the water IFFP and IFA has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance.
3. Proportionate Share Analysis. In connection with the IFFP and IFA, the City has prepared a Proportionate Share analysis which analyzes whether or not the proportionate share of the costs of future water Facilities is reasonably related to new Development Activity. The Proportionate Share analysis identifies the costs of existing water Facilities, the manner of financing existing water Facilities, the relative extent to which new development will contribute to the cost of existing facilities and the extent to which new development is entitled to a credit for payment towards the costs of new facilities from general taxation or other means apart from user charges in other parts of the City. A copy of the Proportionate Share analysis is included in the written water Impact Fee Analysis and has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance (See Exhibit A attached).

SECTION 4. Impact Fee Calculations.

1. Ordinance Enacting Impact Fees. The City Council does, by this Ordinance, approve Impact Fees in accordance with the water IFFP and IFA as shown in Exhibit A.
 - a. Elements. In calculating the Impact Fee, the City has included the construction costs, land acquisition costs, costs of improvements, fees for planning, surveying, and engineering services provided for and directly related to the construction of System Improvements, and outstanding or future debt service charges if the City might use Impact Fees as a revenue stream to pay principal and interest on bonds or other obligations to finance the cost of System Improvements.
 - b. Notice and Hearing. In conjunction with the approval of this Ordinance, the City held a public hearing on July 21, 2026 and made a copy of the Ordinance available to the public in the two (2) South Jordan City Libraries, at least ten (10) days before the date of the hearing, all in conformity with the requirements of Utah Code Annotated 11-36a-502 (1). After the public hearing, the Council adopted this Impact Fee Ordinance as presented herein.

- c. Contents of the Ordinance. The Ordinance adopting or modifying an Impact Fee contains such detail and elements as deemed appropriate by the Council, including a designation of the Service Area within which the Impact Fees are to be calculated and imposed. The South Jordan Service Area is the only service area, with a map defining its boundaries included in the water IFFP and IFA. The Ordinance herein includes (i) a schedule of Impact Fees to be imposed for water and (ii) the formula to be used by the City in calculating the Impact Fee.
 - d. Adjustments. The standard Impact Fee may be adjusted at the time the fee is assessed:
 - i. in response to unusual circumstances in specific cases;
 - ii. in response to a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected;
 - iii. to ensure that the impact fees are imposed fairly; or
 - iv. to a particular development should the developer supply sufficient studies and data to the City showing a discrepancy between the fee being assessed and the actual impact on the system.
 - e. Previously Incurred Costs. To the extent that new growth and Development Activity will be served by previously constructed improvements, the City's Impact Fees may include water Facility costs and outstanding bond costs related to the water improvements previously incurred by the City. These costs may include all projects included in the Impact Fee Facilities Plan which are under construction or completed but have not been utilized to their capacity, as evidenced by outstanding debt obligations. Any future debt obligations determined to be necessitated by growth activity may also be included to offset the costs of future capital projects.
2. Developer Credits. Development Activity may be allowed a credit against Impact Fees for any dedication or improvement to land or new construction of System Improvements provided by the Development Activity, provided that the Development Activity is (i) identified in the City's Impact Fee Facilities Plans and (ii) required by the City as a condition of Development Approval. Otherwise, no credit may be given.
 3. Impact Fees Accounting. The City will establish a separate interest-bearing ledger account for the Impact Fees collected pursuant to this Ordinance and will conform to the accounting requirements provided in the Impact Fees Act. All interest earned on the collection of water Impact Fees shall accrue to the benefit of the segregated

account. Impact Fees collected prior to the effective date of this Ordinance need not meet the requirements of this section.

- a. Reporting. At the end of each fiscal year, the City shall prepare a report pursuant to Utah Code Ann, 11-36a-601.
 - b. Impact Fee Expenditures. The City may expend Impact Fees pursuant to Utah Code Ann.§ 11-36-602 the Impact Fees Policy only for System Improvements that are (i) water Facilities identified in the City's Impact Fee Facilities Plans and (ii) of the specific water Facility type for which the fee was collected. Impact Fees will be expended on a First-In First-Out ("FIFO") basis.
 - c. Time of Expenditure. Impact fees collected pursuant to the requirements of this Impact Fees Ordinance are to be expended, dedicated or encumbered for a permissible use within six years of the receipt of those funds by the City, unless the City meets other conditions outlined in the Act. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.
 - d. Refunds. The City shall refund any Impact Fees paid by a developer plus interest actually earned when (i) the developer does not proceed with the Development Activity and files a written request for a refund; (ii) the fees have not been spent or encumbered; and (iii) no impact has resulted. An impact that would preclude a developer from a refund from the City may include any impact reasonably identified by the City, including, but not limited to, the City having sized facilities and/or paid for, installed and/or caused the installation of facilities based in whole or in part upon the developer's planned Development Activity even though that capacity may, at some future time, be utilized by another development.
4. Additional Fees and Costs. The Impact Fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City and other fees and costs that may not be included as itemized component parts of the Impact Fee Schedule. In charging any such fees as a condition of development approval, the City recognizes that the fees must be a reasonable charge for the service provided.
 5. Fees Effective at Time of Payment. Unless the City is otherwise bound by a contractual requirement, the Impact Fee shall be determined from the fee schedule in effect at the time of Development Approval and paid in accordance with the provisions of Section 6 below.
 6. Imposition of Additional Fee or Refund After Development. Should any developer undertake Development Activities such that the ultimate density or other impact of the Development Activity is not revealed to the City, either through inadvertence,

neglect, a change in plans, or any other cause whatsoever, and/or the Impact Fee is not initially charged against all units or the total density within the development, the City shall be entitled to recover the total Impact Fee pursuant the IFFP and IFA from the developer or other appropriate person covering the density for which an Impact Fee was not previously paid.

SECTION 5. Impact Fee Facilities Plan.

1. Impact Fee Facilities Plan. The City has developed a water IFFP for the City's water system. The water and IFFP has been prepared based on reasonable growth assumptions for the Service Area, and analyzes the general demand characteristics of current and future users of the system. Furthermore, the IFFP identifies the impact on System Improvements created by Development Activity and estimates the Proportionate Share of the costs of impacts on System Improvements that are reasonably related to new Development Activity.

SECTION 6. Impact Fee Schedules and Formulas.

1. Fee Adoption. The City hereby adopts as the Impact Fee per unit for water as found in the South Jordan water IFFP & IFA and detailed below.

RECOMMENDED WATER IMPACT FEE SCHEDULE (SEE IFFP & IFA) Water Impact Fee: (See Table 6.3)

AMENDED TABLE 6.3: ALLOCATION OF COST PER ERC AND PROPOSED IMPACT FEE

	TOTAL COST	% ELIGIBLE COST	TOTAL ELIGIBLE VALUE	% TO IFA DEMAND	COST TO IFA	ERCs SERVED	COST PER ERC	% OF TOTAL
New Facilities	\$24,923,385	9.58%	\$2,387,126	100.00%	\$2,387,126	946	\$2,523.39	99.64%
Professional Expense	\$8,670	100.00%	\$8,670	100.00%	\$8,670	946	\$9.16	0.36%
Total	\$24,932,055		\$2,395,796		\$2,395,796		\$2,532.55	100.00%

Figures may not sum due to rounding.

2. Maximum Supportable Impact Fees. The fee schedule included in the water IFFP and IFA indicates the maximum Impact Fees which the City may impose on development within the defined Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user. The City reserves the right under the Impact Fees Act (Utah Code § 11-36a-402(1)(c)) to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed. The City may also decrease the Impact Fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (Utah Code § 11-36a-402(1)(d)).

SECTION 7. Fee Exceptions and Waivers.

1. Waiver for “Public Purpose”. The City Council may, on a project by project basis, authorize exceptions or waivers to the Impact Fees due from development for those projects the Council determines to be of such benefit to the community as a whole to justify the exception or adjustment. Such projects may include facilities being funded by tax-supported agencies, affordable housing projects, or facilities of a temporary nature. The City Council may elect to waive or adjust Impact Fees in consideration of economic benefits to be received from the Development Activity.
 - a. Procedures. Applications for exceptions are to be filed with the City at the time the developer first requests the extension of service to the respective development or property.

SECTION 8. Appeal Procedure.

1. Any person or entity that has paid an Impact Fee pursuant to this Ordinance may challenge the Impact Fee by filing:
 - a. An appeal to the City pursuant to South Jordan Municipal Code § 16.32.090. If no decision is issued pursuant to South Jordan Municipal Code §16.32.090 within 30 days of a timely filed appeal the appeal will be deemed denied.
 - b. A request for arbitration as provided in Utah Code Ann. § 11-36a-705 as amended; or
 - c. An action in district court.

SECTION 9. Severability. If any section, subsection, paragraph, clause or phrase of this Impact Fee Policy shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Impact Fee Policy, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Ordinance are declared to be severable.

SECTION 10 Interpretation. This Impact Fee Ordinance has been divided into sections, subsections, paragraphs and clauses for convenience only and the interpretation of this Impact Fee Ordinance shall not be affected by such division or by any heading contained herein.

SECTION 11. Effective Date. This Impact Fee Ordinance shall become effective 90 days after the day which this Impact Fee Ordinance is passed and adopted by the South Jordan City Council. Except as otherwise specifically provided herein and according to law, this Impact Fee Ordinance shall not repeal, modify or affect any Impact Fee of the City in existence as of the effective date of this Ordinance, other than those expressly referenced in Section 1 above. All Impact Fees established, including amendments and modifications

to previously existing Impact Fees, after the effective date of this Ordinance shall comply with the requirements of this Impact Fee Ordinance.

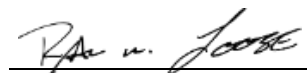
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

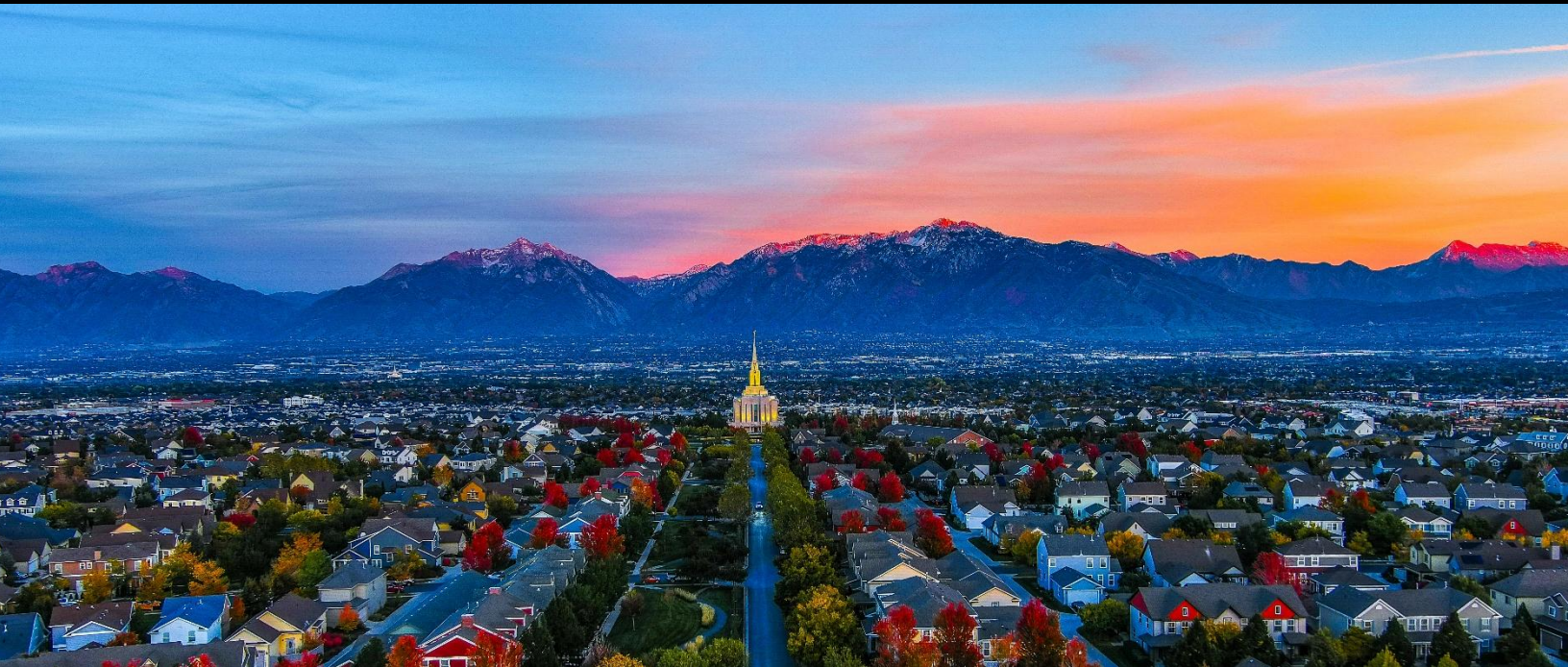
Exhibit A

“Lark Meadows”

Impact Fee Facilities Plan & Impact Fee Analysis and Service Area



PUBLIC
FINANCE
ADVISORS



SOUTH JORDAN UTAH

JUNE 2026

AMENDMENT TO 2023 IMPACT FEE FACILITIES PLAN (IFFP) AND IMPACT FEE ANALYSIS (IFA)

SERVICE AREA 2 – LARK MEADOWS
WATER IMPACT FEE

PREPARED BY:

LRB PUBLIC FINANCE ADVISORS
FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

IMPACT FEE CERTIFICATION

IFFP CERTIFICATION

LRB Public Finance Advisors certifies that the attached Impact Fee Facilities Plan (IFFP) amendment:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. complies with every relevant respect with the Impact Fees Act.

IFA CERTIFICATION

LRB Public Finance Advisors certifies that the attached impact fee analysis amendment:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offsets costs with grants or other alternate sources of payment; and,
4. complies in each and every relevant respect with the Impact Fees Act.

LRB Public Finance Advisors makes this certification with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the IFA documents are followed by City Staff and elected officials.
2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.
3. All information provided to LRB is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LRB PUBLIC FINANCE ADVISORS

SECTION 1: SUMMARY AND AMENDED IMPACT FEE

SUMMARY

The City of South Jordan (City) Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA), dated January 2023 (the 2023 Study), is being amended to account for changes to estimated future water facility costs related to Service Area 2 – Lark Meadows.

AMENDED FUTURE CAPITAL FACILITIES

The City has provided updated capital costs for water facilities. The amended total construction costs for the defined facilities can be found in amended **Table 5.1**.

AMENDED TABLE 5.1: SERVICE AREA 2 CAPITAL FACILITY COST ALLOCATION

FACILITY	CONSTRUCTION COST	CRA PROJECT AREA	SUNSTONE SUBDIVISION	DAYBREAK COMMUNITIES	Rio Tinto
		COST	COST	COST	
Total	\$24,923,385	\$2,387,126	\$1,257,029	\$16,828,625	\$4,450,604

Based on the above revisions, the total allocated cost to Service Area 2 equals \$2,387,126, which will serve 946 ERCs.

AMENDED IMPACT FEE CALCULATION

Service Area 2 impact fees have been amended to account for the revised capital costs for new facilities fee for water, as shown below, based on a total cost per ERC. In addition, the professional expense of \$8,670 related to preparation of the capital facilities analysis, impact fee analysis, and this amendment, is also included. The result is a cost of \$2,532.55 per ERC.

AMENDED TABLE 6.3: ALLOCATION OF COST PER ERC AND PROPOSED IMPACT FEE

	TOTAL COST	% ELIGIBLE COST	TOTAL ELIGIBLE VALUE	% TO IFA DEMAND	COST TO IFA	ERCs SERVED	COST PER ERC	% OF TOTAL
New Facilities	\$24,923,385	9.58%	\$2,387,126	100.00%	\$2,387,126	946	\$2,523.39	99.64%
Professional Expense	\$8,670	100.00%	\$8,670	100.00%	\$8,670	946	\$9.16	0.36%
Total	\$24,932,055		\$2,395,796		\$2,395,796		\$2,532.55	100.00%

Figures may not sum due to rounding.

AMENDED NON-STANDARD WATER IMPACT FEES

The amended water impact fee for Service Area 2 – Lark Meadows is based on projected costs and demand. If the City determines to assess a non-standard fee, the following formula will be utilized:

FORMULA FOR NON-STANDARD IMPACT FEES:

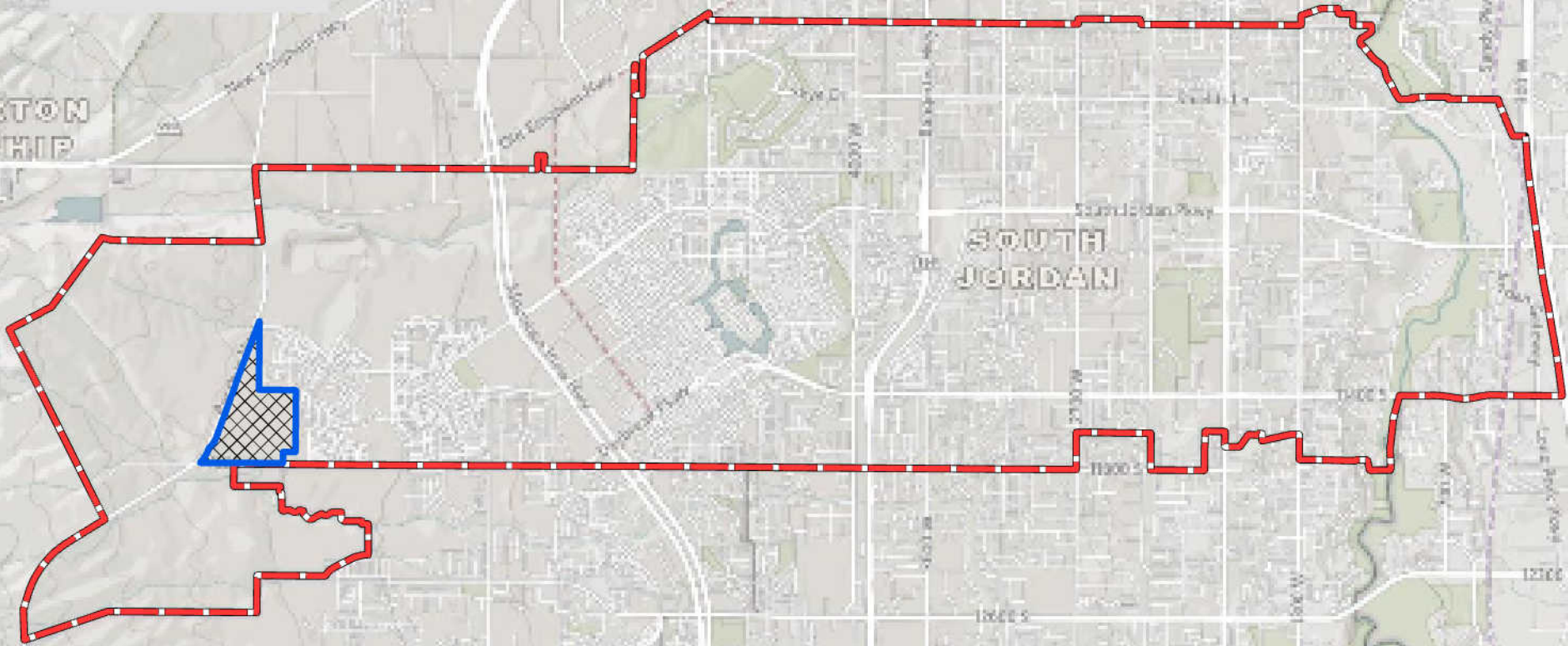
Estimate of ERCs x Cost Per ERC (\$2,532.55) = Impact Fee

SOUTH JORDAN CITY Service Area

Item H.1.



- Lark Meadows / Shoreline (Approximate Area)
- South Jordan City Boundary

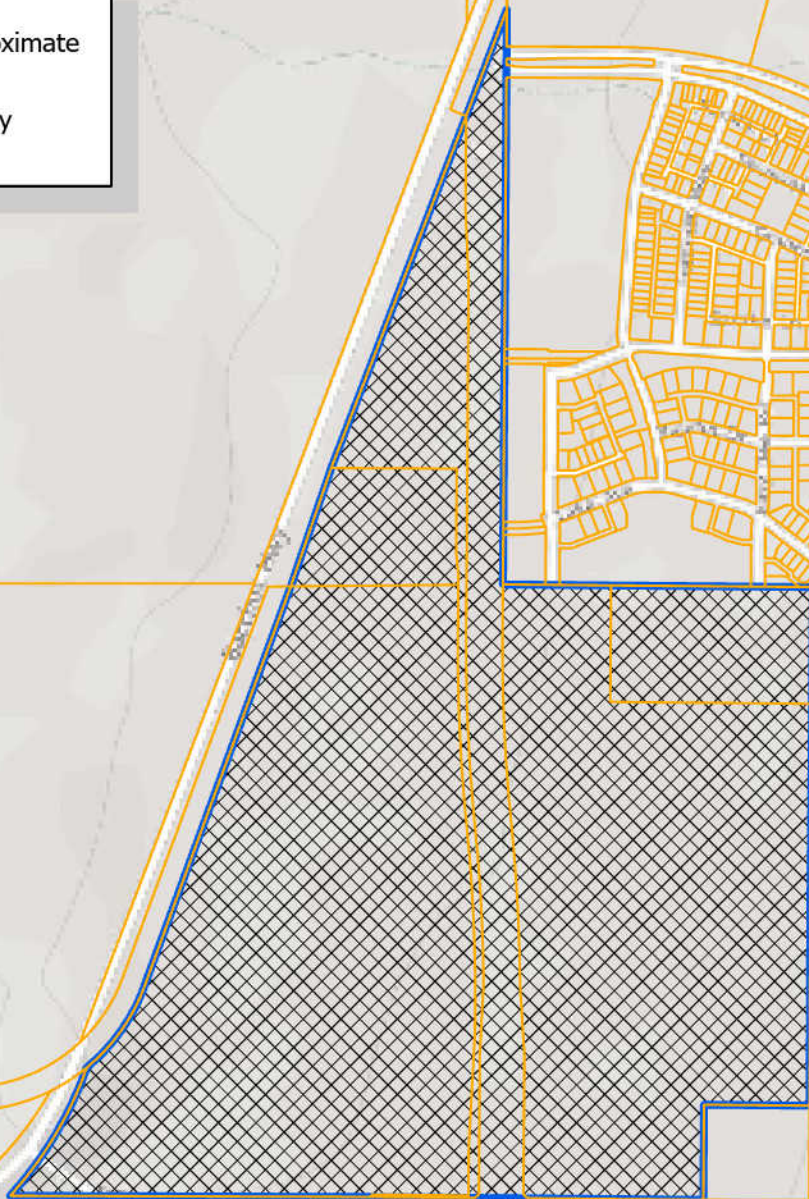




SOUTH JORDAN CITY Lark Meadows / Shoreline Service Area

0 0.05 0.1 0.2 0.3 0.4 0.5 Miles

-  Lark Meadows / Shoreline (Approximate Area)
-  South Jordan City Boundary



ORDINANCE NO. 2026 - 16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTER 17.18.020: ALLOWED USES, ADDING RESIDENTIAL PERMITTED USES TO THE BH-MU ZONE AND AMENDING CHAPTER 17.70.020: ZONE ESTABLISHMENT, REQUIRING A DEVELOPMENT AGREEMENT.

WHEREAS, the City of South Jordan (the “City”) by and through its general land use authority within the City boundaries which includes the responsibility to regulate the use of land through zoning pursuant to Utah Code §10-20-101 *et seq.*; and

WHEREAS, the City created the Bangerter Highway Mixed Use (the “BH-MU”) Zone to regulate the development of certain areas of the City near Bangerter Highway; and

WHEREAS, since creation of the BH-MU Zone, City Code has been amended to move uses into a new chapter consolidating the uses for all the zones in a chart; and

WHEREAS, the City desires to amend the allowed uses in the BH-MU Zone to add residential uses as permitted uses; and

WHEREAS, the City desires to amend the BH-MU Zone to remove the requirement that the Master Development Plan (the “MDP”) be adopted by ordinance and require that the issues previously addressed in a MDP are now addressed in a development agreement which is now the City’s regular practice; and

WHEREAS, the City Council finds it in the best interest of the welfare of the City to amend the two chapters of the City Code for the orderly development of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. Chapter 17.18.020: Allowed Uses is hereby amended to reflect that the following uses are permitted uses:

- Community residential facility
- Multi-family
- Neighborhood residential facility
- Single-family, attached
- Single-family, detached

SECTION 2. Amendment. Chapter 17.70.020: Zone Establishment is hereby amended as follows:

17.70.020: ZONE ESTABLISHMENT

Each proposed BH-MU zone shall be contiguous to the Bangerter Highway right of way. Each proposed BH-MU zone shall be accompanied by a ~~development agreement~~ master development plan (“MDP”) which specifies land use areas and residential densities including the total number of residential units, ~~the amount of~~ retail, office, residential, mixed use, open

space and public/quasi-public land use areas. ~~will be shown on the MDP. The MDP shall be adopted as an exhibit to the ordinance establishing the BH MU zone in which it is proposed. The MDP development agreement shall be adopted by the city council after the establishment of the BH MU zone by following standard rezoning procedures of chapter 17.22 of this title. The city council shall review and may approve necessary amendments to the MDP based upon appropriate changes to the land use mix and market conditions.~~

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

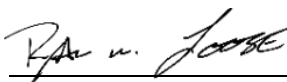
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

ORDINANCE NO. 2026 - 17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REPEALING EXHIBIT A TO ORDINANCE 2010.04 REGARDING THE BH-MU ZONE.

WHEREAS, on May 18, 2010, the City adopted Ordinance 2010.04 pertaining to the Bangerter Highway Mixed Use (BH-MU) Zone; and

WHEREAS, the adopted Ordinance 2010.04 included a development plan (the “Development Plan”) which was adopted as Exhibit A to Ordinance 2010.04; and

WHEREAS, at the time of adoption, the Development Plan was required by the zone to be adopted by Ordinance; and

WHEREAS, Since adoption of the Development Plan by Ordinance 2010.04, the City regularly adopts development plans as part of a development agreement not through its own ordinance; and

WHEREAS, the City and the Developer of a project in the BH-MU zone desire to enter into a second amendment (the “Second Amendment”) to the Agreement for the Development of the Kunkler Trust Property by the Boyer Company, LC (the “Agreement”), which was amended concurrently with Ordinance 2010.04; and

WHEREAS, the Second Amendment to the Agreement will include a revised development plan that replaces Exhibit A; and

WHEREAS, the City Council of the City of South Jordan finds it in the best interest of the health, safety, and welfare of the South Jordan City residents to repeal Exhibit A of Ordinance 2010.04.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Repeal. Exhibit A of Ordinance 2010.04 is hereby repealed in its entirety.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

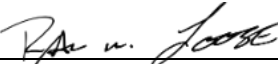
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

RESOLUTION R2026 - 21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF THE KUNKLER TRUST PROPERTY BY THE BOYER COMPANY, LC.

WHEREAS, in 2006 the City of South Jordan (“City”) and the Boyer Company (“Developer”) entered into a development agreement (the “Agreement”) for the development of the property known as the North District, the South District, and the Theater District (collectively the “District”) in the Bangerter Highway Mixed Use Zone (the “BH-MU” Zone) with a then density of up to 8 units per acre and retail and office adopted through a Master Development Plan (the “MDP”); and

WHEREAS, in 2010 the City and Developer entered into the First Amendment to the Development Agreement (“First Amendment”) which was passed with South Jordan Ordinance 2010.04. The First Amendment and Ordinance 2010.04 together added to the number of uses and Ordinance 2010.04 amended the MDP identifying where the different types of residential units would be located within the District; and

WHEREAS, since 2010 the cities and the development community regularly address the number of units entitled in development agreements; and

WHEREAS, City and Developer desire to increase the number of units in the District to facilitate the construction of a senior center and senior housing; and

WHEREAS, City regularly enters into development agreements which address the number of units and desires to amend the Agreement and First Amendment with Developer for the District to address the number of units in the District instead of adopting a new MDP by Ordinance; and

WHEREAS, Developer also desires to amend the Agreement and First Amendment to address the number of units and other issues in the agreement instead of adopting a new MDP by Ordinance; and

WHEREAS, the South Jordan City Council finds it in the best interest of the welfare of the City of South Jordan citizens to amend the Agreement and First Amendment regarding development of the District increasing the number of residential units.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Authorization to Sign Agreement. Mayor Dawn R. Ramsey is authorized to sign the Second Amendment to the Development Agreement for the development of the District.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

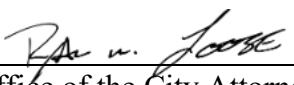
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

WHEN RECORDED, RETURN TO:

CITY OF SOUTH JORDAN

ATTN: CITY RECORDER

1600 W. TOWNE CENTER DRIVE

SOUTH JORDAN, UT 84095

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

This SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (“Second Amendment”) is entered into as of the date last signed (the “Effective Date”), by and between the City of South Jordan a Utah municipal corporation (“City”) and the Boyer Company, L.C. a Utah Limited Liability Company (“Developer”). The City and the Developer are jointly referred to as the “Parties”.

RECITALS

- A. The Parties entered into an agreement entitled, “Development Agreement” (“Agreement”) dated February 21, 2006, a copy of which is attached to this Amendment as Exhibit 1, to facilitate the development of property commonly known as the Kunkler property.
- B. Portions of the Kunkler property are commonly known as the South District (the area south of Daybreak Parkway, 11400 South, not including the Theater District), the Theater District (the area adjacent to: Bangerter Highway on the west; residential town homes and condominiums on the South; and the retail on the North and the East—as more particularly depicted on Exhibit 4 attached to this Second Amendment) and the North District (the area North of Daybreak Parkway, 11400 South) (collectively, the “District”).
- C. The Parties subsequently entered into an agreement entitled, “First Amendment to Development Agreement” (the “First Amendment”) dated May 18, 2010, a copy of which is attached to this Second Amendment as Exhibit 2, to facilitate the further development of the District.
- D. At the same time as entering into the First Amendment, the City adopted Ordinance 2010.04 which adopted an amended BH-MU Master Development Plan (MDP”), attached as Exhibit 3, which contained, among other items, the total number of approved residential units for development in the District (the “Units”), which was 1,600 Units, and the Land Use Plan (MDP Page 1 of 4) where those Units could be developed in the District.
- E. Of the 1,600 Units entitled by the MDP, 1,365 Units have been constructed with 235 Units remaining to be constructed.

- F. Not all the 1,365 Units were constructed as detailed in the MDP, specifically 44 Units more than were allowed by the MDP were constructed in the Multi-Family area of the North District and 196 Units are still entitled but cannot be constructed due to lack of land in the areas designated “Single Family / Place of Worship” and “Mixed Use – Office, Retail, Multi-Family”.
- G. The Parties have requested from each other certain amendments to the Agreement and the First Amendment with respect to the District and the entitlement of the number of Units.
- H. The Developer has requested an additional 265 Units which would allow a total of 500 Units to be developed by the Developer in the Theater District.
- I. The City has requested to purchase and the Developer has agreed to sell approximately 5 acres in the Theater District, for the City to construct a Senior Center and up to 200 senior apartment units.
- J. The South Jordan City Council has reviewed the proposed amendments and concluded that the amendments will result in planning and economic benefits to the City and its residents and will provide certainty useful to the Developer and the City in ongoing development of the District.

Now, Therefore, the Agreement and First Amendment are hereby amended as follows:

- 1. Section V. “City’s Obligations” of the Development Agreement and Section 3 of the First Amendment are amended by adding the following provisions:
 - C. City accepts the Master Development plan as amended by Section 2 of Ordinance 2010.04 as the District Master Development Plan (the “District MDP”).
 - D. City accepts the current existing number and location of units in the District comprising 1,365 as constructed.
 - E. City grants a total of 2,065 units to the District as follows:
 - 1. City recognizes that the Developer has 235 remaining units (the “Remaining Units”), 196 from the North District and 39 from the South and Theater District, and City grants to the Developer, or a designee, the Remaining Units in the Theater District.
 - 2. City grants to the Developer, or a designee, an additional 265 units in the Theater District (the “Additional Units”).

3. City grants an additional 200 multi-family senior housing units to the City, or a designee, in the Theater District.
2. Section VI. “Developer’s Obligations” of the Development Agreement and Section 4 of the First Amendment are amended by adding the following provisions:
 - E. Developer accepts the Master Development plan as amended by Section 2 of Ordinance 2010.04, except that the unit densities shall be as set forth in this Second Amendment to Master Development Agreement between Developer and City as the District Master Development Plan (the “District MDP”).
 - F. Developer accepts the current existing number and location of units in the District comprising 1,365 as constructed.
 - G. Developer agrees that the 500 Remaining Units and Additional Units shall be located only in the Theater District.
 - I. Developer agrees to construct all Remaining Units in accordance with the Development Agreement, the First Amendment, this Second Amendment, and applicable City Codes and Ordinances.
3. To the extent that this Second Amendment conflicts with the Development Agreement, the First Amendment, the MDP or any previous City Code, the terms of this Second Amendment shall control.
4. The rights and obligations of this Second Amendment shall inure to the benefit of and be valid and binding upon the Parties, only upon adoption by the City Council of the City of South Jordan of Resolution R2026-21.
5. The Parties shall cause this Second Amendment to be recorded in the Salt Lake County Recorder’s office against the property comprising the District, as more particularly described in Exhibit 5 attached hereto upon full execution and delivery of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Second Amendment as of the day and year of the last signature.

ATTEST:

By: _____
City Recorder

Approved as to Form and Legality

By: R. A. n. Loebe
City Attorney

STATE OF UTAH)
)SS.
COUNTY OF SALT LAKE)

On _____, 2026 personally appeared before me, a Notary Public, _____, the Mayor of the City of South Jordan personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that she executed the above instrument on behalf of and with authority from the City of South Jordan.

WITNESS my hand and official Seal.

Notary Public

The Boyer Company, L.C., a Utah Limited Liability Company

By: _____

Title:

STATE OF UTAH)
)SS.
COUNTY OF SALT LAKE)

On _____, 2026 personally appeared before me, a Notary Public, _____, the _____ of The Boyer Company, L.C., a Utah Limited Liability Company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that she executed the above instrument on behalf of and with authority from the City of South Jordan.

WITNESS my hand and official Seal.

Notary Public

Exhibit 1
(to Second Amendment to Development Agreement between the City of South Jordan, a
Utah Municipal Corporation and the Boyer Company, L.C. for the Development of
property commonly known as the Kunkler Trust Property or “The District”)

(“Development Agreement” Dated February 21, 2006 between The Boyer Company, L.C. and
the City of South Jordan)

Exhibit 2

(to Second Amendment to Development Agreement between the City of South Jordan, a Utah Municipal Corporation and the Boyer Company, L.C. for the Development of property commonly known as the Kunkler Trust Property or “The District”)

(“First Amendment to Development Agreement” Dated May 18, 2010 between The Boyer Company, L.C. and the City of South Jordan)

Exhibit 3
(to Second Amendment to Development Agreement between the City of South Jordan, a
Utah Municipal Corporation and the Boyer Company, L.C. for the Development of
property commonly known as the Kunkler Trust Property or “The District”)

(BHMU or District Master Development Plan)

Exhibit 4
(to Second Amendment to Development Agreement between the City of South Jordan, a
Utah Municipal Corporation and the Boyer Company, L.C. for the Development of
property commonly known as the Kunkler Trust Property or “The District”)

(Depiction of the Theater District)

Exhibit 5
(to Second Amendment to Development Agreement between the City of South Jordan, a
Utah Municipal Corporation and the Boyer Company, L.C. for the Development of
property commonly known as the Kunkler Trust Property or “The District”)

(Legal Description of the District)

RESOLUTION R2026 - 26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE SOUTH JORDAN FEE SCHEDULE FOR TRANSFER AND REPLACEMENT CERTIFICATE FEES FOR THE MEMORIAL PARK CEMETERY.

WHEREAS, The City Council of the City of South Jordan adopted a 2026-2027 Annual Budget that contains a City Fee Schedule; and

WHEREAS, the current City Fee Schedule contains a Resident and Non-resident pricing structure; and

WHEREAS, City Cemetery staff have been requested to sell cemetery certificates to Residents at the resident rate, with the certificates subsequently being transferred to Non-Residents for a nominal transfer fee, thereby allowing Non-Residents to obtain resident pricing; and

WHEREAS, the certificate fee for transferred certificates needs amendment so the intent of the City's Resident and Non-resident pricing structure is clear and can be enforced; and

WHEREAS, The South Jordan City Council finds amending the City's Fee Schedule will promote the public health, safety and welfare of the residents of the City of South Jordan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. The City's Fee Schedule as currently adopted is amended in part as follows:

Memorial Park (Cemetery)

Burial Type		Initial Fees		Open/Close
Outer Area				
Flat Marker Space	Resident	\$1,195		\$567
	Non-Resident	\$1,695		\$750
Raised Marker Space	Resident	\$1,795		\$750
	Non-resident	\$2,295		\$990
Island Area				
Flat Marker Space	Resident	\$1,895		\$585
	Non-Resident	\$2,395		\$775
Raised Marker Space	Resident	\$2,295		\$775
	Non-Resident	\$2,859		\$1,025
Cremation Garden				
Ossuary	Resident	\$200		\$100
	Non-Resident	\$300		\$135
Pillow Cenotaph	Resident	\$350		
	Non-Resident	\$465		

Granite Tablet	Resident	\$520	\$250
	Non-Resident	\$690	\$330
Premium Companion	Resident	\$1,795	\$475
	Non-Resident	\$2,360	\$625
Premium Individual	Resident	\$1,090	\$475
	Non-Resident	\$1,430	\$625
Companion Post Marker	Resident	\$1,150	\$375
	Non-Resident	\$1,520	\$495
Individual Post Marker	Resident	\$895	\$375
	Non-resident	\$1,180	\$495
Tree Estate	Resident	\$9,500	\$250
	Non-resident	\$12,540	\$330
Bridge Niche	Resident	\$6,875	\$375
	Non-resident	\$9,075	\$495
Family Columbarium	Resident	\$24,750	\$475
	Non-resident	\$32,670	\$625
Community Columbarium	Resident	\$1,295	\$375
	Non-resident	\$1,710	\$495
Cremation Pedestal	Resident	\$19,250	\$475
	Non-resident	\$25,410	\$625
Niche Boulder	Resident	\$2,750	\$250
	Non-resident	\$3,630	\$330
Cremation Bench	Resident	\$8,500	\$475
	Non-resident	\$11,220	\$625
Perpetual Care fund		\$438	
Open/Closing (Resident)	Weekday	\$567	
	Weekend/Holiday	\$1,067	
Open/Closing (non-Resident)	Weekday	\$750	
	Weekend/Holiday	\$1,500	
Open/Closing (Infant/Cremation)	Weekday	\$220	
	Weekend/Holiday	\$720	
Disinterment Fee	Weekday	\$400	
	Weekend/Holiday	\$600	
<u>Replacement Certificate (Lost or Transferred)</u>		\$5	
<u>Transferred Certificate</u>		<u>\$5 transfer fee, plus an amount equal to the difference between the Resident rate originally paid and the current Non-Resident rate in</u>	

	<u>effect on the date</u>	
	<u>of transfer.</u>	
Monument	\$35	
Location Fee		
Repairs	\$50	per hr plus cost of item (i.e... Tree replacement @ \$200)

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

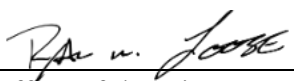
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

South Jordan, Utah

July 21, 2026

The City Council (the "Council") of City of South Jordan, Utah (the "City"), met in regular session (including by electronic means) on July 21, 2026, at its regular meeting place in South Jordan, Utah at 6:30 p.m., with the following members of the Council being present:

Dawn R. Ramsey	Mayor
Patrick Harris	Councilmember
Kathie L. Johnson	Councilmember
Donald J. Shelton	Councilmember
Tamara Zander	Councilmember
Jason T. McGuire	Councilmember

Also present:

Dustin Lewis	City Manager
Ryan Loose	City Attorney
Anna Crookston	City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this July 21, 2026, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____ adopted by the following vote:

AYE:

NAY:

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION R2026-13

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF SOUTH JORDAN, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") AS AN INDEPENDENT DISTRICT; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the City requesting adoption by resolution of the creation of a Public Infrastructure District pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act") within the City and the annexation or withdrawal of any portion of the boundaries of the District therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure district by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in the District (the "Property Owners"); and

WHEREAS, the Petition, containing the consent of such Property Owners has been certified by the Recorder of the City pursuant to the Act and it is in the best interests of the Property Owners that the creation of the District be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the Council, prior to consideration of this Resolution, held a public hearing on May 5, 2026, to receive input from the public regarding the creation of the District and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the City of South Jordan Hall in the City Council Chambers because there is no reasonable place to hold a public hearing within the District's boundaries, and the hearing at the City of South Jordan Hall was held as close to the proposed District's boundaries as reasonably possible and as allowed for by the Act; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the District before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the City, each board member appointed in accordance with the Governing Document (and as nominated in the Petition) is registered to vote at their primary residence and is further eligible to serve as a board member of the District under

Section 17D-4-202(3)(c) of the PID Act because they are agents of property owners within the District's boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the District under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the District shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah for the District a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Entity Plat attached to each as Boundary Notice Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All actions heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed towards the creation and establishment of the District, are hereby ratified, approved and confirmed.

2. The District is hereby created as a separate entity from the City in accordance with the Governing Document and the Act. The boundaries of the District shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation of any area within the Annexation Area (as defined in the Governing Document) into the District, without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the District to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the District without further request of the District to the City to provide such service under Section 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under Section 178-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the District is appropriate to the general welfare, order and security of the City, and the organization of the District pursuant to the PID Act is hereby approved.

6. The Governing Document in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the District shall be governed by the terms thereof and applicable law.

7. The initial members of the Board of Trustees of the District (the "District Board")

are named in the Governing Document as follows:

- (a) Trustee 1 – John Gust, for an initial 6-year term;
- (b) Trustee 2 – Cory Gust, for an initial 4-year term; and
- (c) Trustee 3 – Ryan Button, for an initial 6-year term.

Such terms shall commence on the date of issuance of a Certificate of Incorporation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize its Chair to execute the Boundary Notice in substantially the form attached as Exhibit C, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of the certificate of incorporation for the District, the Council does hereby authorize its Chair, the City Manager, or the City Attorney to make any corrections, deletions, or additions to the Governing Document and the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

10. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

11. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

12. This Resolution shall take effect immediately.

(Remainder of page intentionally left blank)

APPROVED AND ADOPTED by the City Council of South Jordan, Utah, this 21st day of July, 2026.

SOUTH JORDAN, UTAH

By: _____
Dawn R. Ramsey, Mayor

ATTEST:

By: _____
Anna Crookston, City Recorder

Approved as to form:

Office of the City Attorney

(Here follows other business not pertinent to the above.)

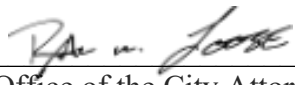
Pursuant to motion duly made and seconded, the meeting of the Council of the City adjourned.

By: _____
Dawn R. Ramsey, Mayor

ATTEST:

By: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

I, Anna Crookston, the undersigned duly qualified and acting City Recorder of City of South Jordan, Utah (the "City"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council (the "Council"), had and taken at a lawful meeting of the Council on July 21, 2026, commencing at the hour of 6:30 p.m., as recorded in the regular official book of the proceedings of the Council kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City,
this _____, 2026.

By: _____
Anna Crookston, City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Anna Crookston, the undersigned City Recorder of City of South Jordan, Utah (the "City"), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the Council (the "Council") on July 21, 2026, not less than twenty-four (24) hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) causing a copy of such notice, in the form attached hereto as Schedule 1 to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the City to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City's official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this _____, 2026.

By: _____
Anna Crookston, City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC INFRASTRUCTURE DISTRICT BY SOUTH JORDAN CITY, UTAH

Notice is hereby given that the City of South Jordan City Council (the “Council”) shall hold a public hearing on **Tuesday, May 5, 2026 at 6:30 p.m.** The public hearing is regarding the proposed creation of the So Jo Marketplace Public Infrastructure District (the “Proposed District”) and to allow for public input on (i) whether the requested service (described below) are needed in the area of the Proposed District, (ii) whether the service should be provided by the City or the Proposed District, and (iii) all other matters relating to the Proposed District.

Because consent to the creation of the Proposed District and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed District, pursuant to Utah Code, Section 17D-4-201, the City may adopt a resolution creating the Proposed District immediately after holding the public hearing described herein or on any date thereafter. **Any withdrawal of consent to creation or protest of the creation of the Proposed District by an affected property owner must be submitted to the City prior to the public hearing described herein.**

Meeting Information:

Held By: The City of South City Council
Date and Time: Tuesday, May 5, 2026 at 6:30 p.m.
Location:
South Jordan City Hall – City Council Chambers
1600 W. Towne Center Drive, South Jordan City, UT 84095

To view Council meeting, live, visit the “South Jordan City Council Website”
<https://www.sjc.utah.gov/241/City-Council>

Proposed District Boundaries:

A legal description for the Proposed District is attached as **Appendix A**. In addition, it is anticipated that the Proposed District will be authorized to adjust its boundaries through annexation and withdrawal of properties, so long as such properties are within the proposed inclusion area, as shown on the map attached as **Appendix B** and certain requirements as established in a governing document have been met.

Summary of Proposed Resolution:

The proposed resolution regarding the creation of the Proposed District contains consideration of approval of the following items:

- Creation of the Proposed District with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed District of any area within the annexation area without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for the Proposed District, comprised as follows:
 - Trustee 1 – John Gust, for an initial 6-year term;
 - Trustee 2 – Cory Gust, for an initial 4-year term;
 - Trustee 3 – Ryan Button, for an initial 6-year term;
- Authorization for execution by the City of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document for the Proposed District:
 - Permitting the Proposed District to issue debt repayable from property taxes, special assessments, tax increment and any other legally available revenues of the Proposed District

Proposed Service:

So Jo Marketplace Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the “So Jo Marketplace” development (the “Project”), as permitted under the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953.

APPENDIX A
PROPOSED DISTRICT BOUNDARIES
Legal Description (Initial District Boundaries)

Beginning at a point South $0^{\circ}02'50''$ West 1,309.93 feet along the section line and North $89^{\circ}51'12''$ West 56.00 feet from the Center of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running; thence Southeasterly 40.83 feet along the arc of a 1,269.00 feet radius curve to the left (center bears North $76^{\circ}42'18''$ East and the chord bears South $14^{\circ}13'00''$ East 40.83 feet with a central angle of $01^{\circ}50'37''$);

thence Southeasterly 124.23 feet along the arc of a 1,274.50 feet radius curve to the left (center bears North $71^{\circ}07'38''$ East and the chord bears South $21^{\circ}39'54''$ East 124.18 feet with a central angle of $05^{\circ}35'05''$) to the Section line;

thence South $00^{\circ}02'50''$ West 120.35 feet along the Section line to the North Line of South Jordan Parkway;

thence along the northerly right-of-way line of South Jordan Parkway the following (4) four courses:

(1) South $53^{\circ}27'06''$ West 918.63 feet;

(2) Southwesterly 148.39 feet along the arc of a 2,433.00 feet radius curve to the right (center bears North $36^{\circ}32'55''$ West and the chord bears South $55^{\circ}11'55''$ West 148.37 feet with a central angle of $03^{\circ}29'41''$);

(3) North $36^{\circ}46'04''$ West 14.00 feet;

(4) South $57^{\circ}58'15''$ West 75.52 feet;

thence Northwesterly 1,004.09 feet along the arc of a 4,560.00 feet radius curve to the right (center bears North $63^{\circ}15'50''$ East and the chord bears North $20^{\circ}25'41''$ West 1,002.06 feet with a central angle of $12^{\circ}36'58''$);

thence South $89^{\circ}51'12''$ East 1,226.20 feet to the point of beginning.

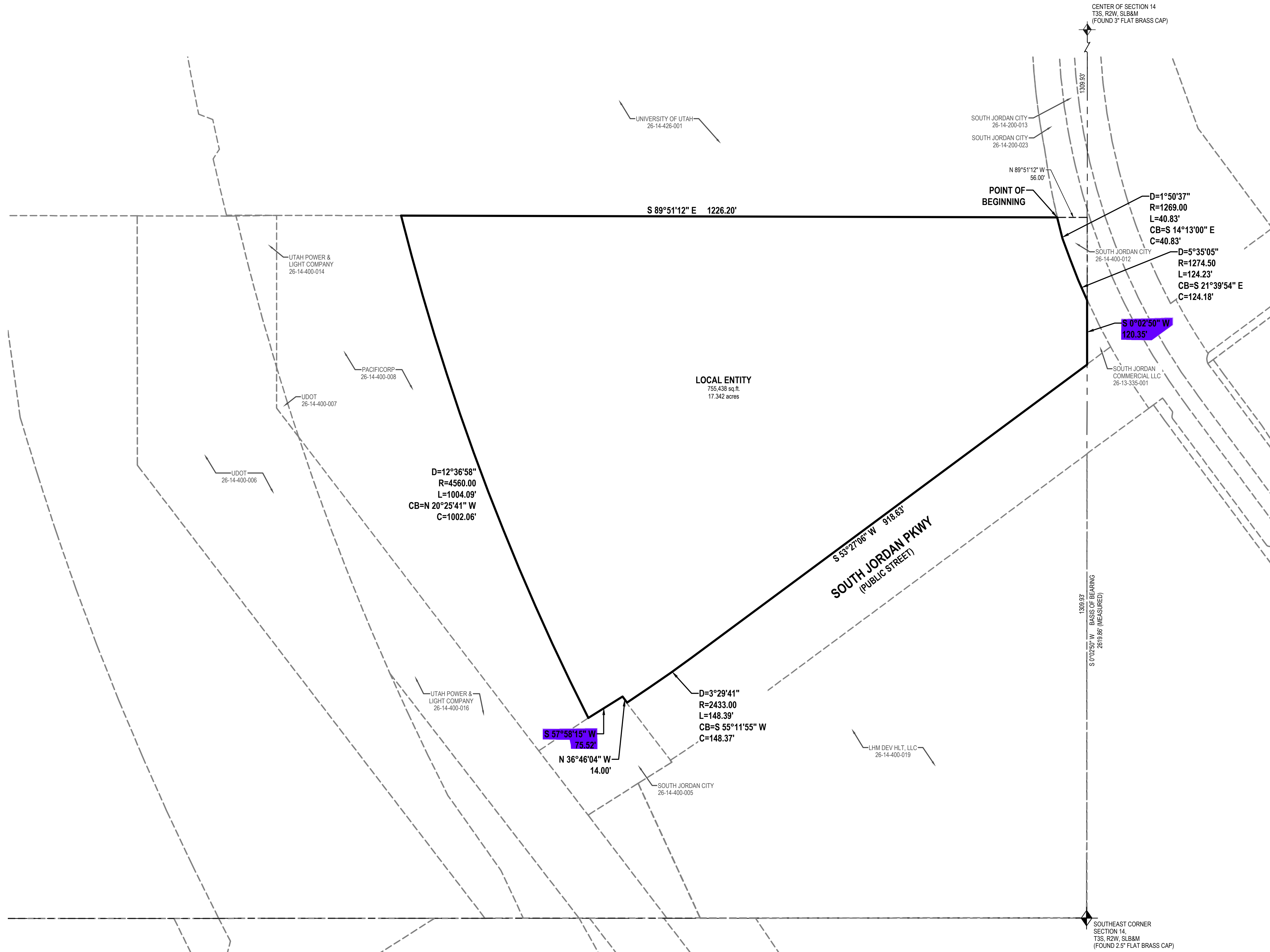
Contains 755,438 Square Feet or 17.342 Acres

FINAL LOCAL ENTITY PLAT

SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT

OCTOBER 2025

LOCATED WITHIN SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH



LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - ADJACENT PROPERTY LINE

PID ANNEXATION PARCEL	
PARCEL IDENTIFICATION NUMBER	OWNER(S)
26-14-400-018	LAST HOLDOUT, LLC

DEVELOPER
ARBOR COMMERCIAL
10610 S. SOUTH JORDAN GATEWAY, STE 110
SOUTH JORDAN, UTAH
PHONE: 801.561.8594

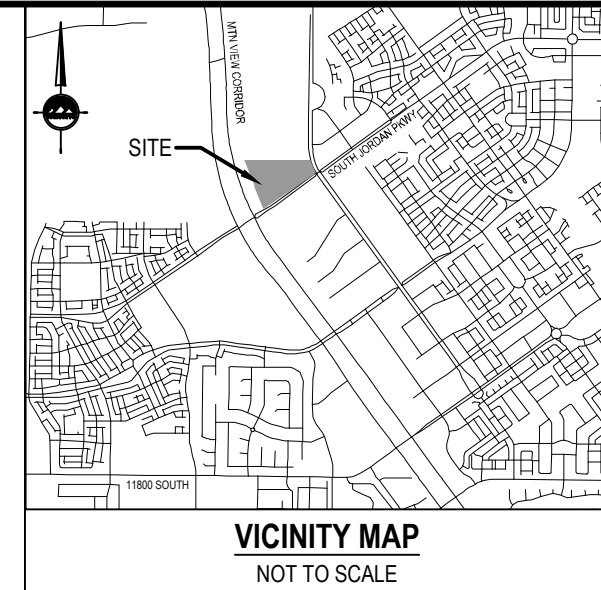
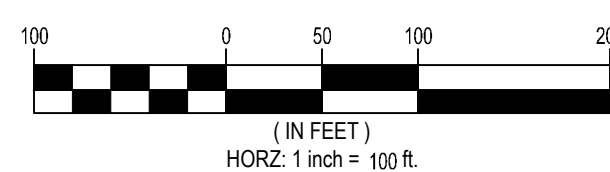
SHEET 1 OF 1

PROJECT NUMBER : 11448
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/30/25



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3090
CEGAR CITY
Phone: 435.865.1463
RICHFIELD
Phone: 435.896.2993



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 286882, do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereon is a true and correct representation of said Final Local Entity Plat. I further certify that by authority of the Owners, I have prepared this plat for the purpose of depicting those properties within the City of South Jordan, Salt Lake County to be annexed into the SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point South 0°02'50" West 1,309.93 feet along the section line and North 89°51'12" West 56.00 feet from the Center of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running;

thence Southeastly 40.83 feet along the arc of a 1,269.00 feet radius curve to the left (center bears North 76°42'18" East and the chord bears South 14°13'00" East 40.83 feet with a central angle of 01°50'37");

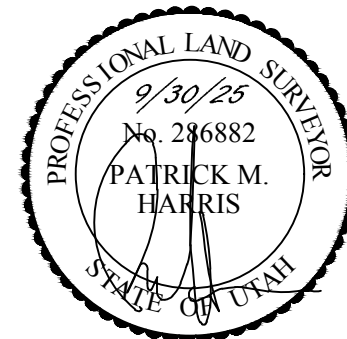
thence Southeastly 124.23 feet along the arc of a 1,274.50 feet radius curve to the left (center bears North 71°07'38" East and the chord bears South 21°39'54" East 124.18 feet with a central angle of 05°35'05") to the Section line;

thence South 00°02'50" West 120.35 feet along the Section line to the North Line of South Jordan Parkway;

thence along the northerly right-of-way line of South Jordan Parkway the following (4) four courses:

- (1) South 53°22'06" West 916.63 feet;
 - (2) Southwesterly 148.39 feet along the arc of a 2,433.00 feet radius curve to the right (center bears North 36°32'55" West and the chord bears South 55°11'55" West 148.37 feet with a central angle of 03°29'41");
 - (3) North 36°46'04" West 14.00 feet;
 - (4) South 57°58'15" West 75.52 feet;
- thence Northwesterly 1,004.09 feet along the arc of a 4,560.00 feet radius curve to the right (center bears North 63°15'50" East and the chord bears North 20°25'41" West 1,002.06 feet with a central angle of 12°36'58");
- thence South 89°51'12" East 1,226.20 feet to the point of beginning.

Contains 755,438 Square Feet or 17.342 Acres



9/30/2025

DATE

PATRICK M. HARRIS
P.L.S. 286882

CITY OF SOUTH JORDAN

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY OF SOUTH JORDAN.

MAYOR _____ ATTEST: CITY RECORDER _____

SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 20____, BY THE SALT LAKE COUNTY SURVEYOR. THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR _____

FINAL LOCAL ENTITY PLAT

SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT

LOCATED WITHIN SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE\$ _____

DEPUTY SALT LAKE COUNTY RECORDER _____

[Insert July 21 Meeting Notice and Agenda]

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

City of South Jordan AMENDED 2026 Council Study Meetings	City of South Jordan AMENDED 2026 City Council Meetings Start Time 6:30 PM
Tuesday, January 6, 2026 Tuesday, January 20, 2026 Tuesday, February 3, 2026 *CANCELED* Tuesday, February 17, 2026 Tuesday, March 3, 2026 Tuesday, March 17, 2026 *CANCELED* Tuesday, March 31, 2026 *CANCELED* Tuesday, April 7, 2026 Tuesday, May 5, 2026 Tuesday, May 19, 2026 Tuesday, June 2, 2026 *CANCELED* Tuesday, June 16, 2026 Tuesday, July 7, 2026 Tuesday, July 21, 2026 Tuesday, August 4, 2026 Tuesday, August 18, 2026 Tuesday, September 1, 2026 Tuesday, September 15, 2026 Tuesday, October 6, 2026 Tuesday, October 20, 2026 Tuesday, November 17, 2026 Tuesday, December 1, 2026	Tuesday, January 6, 2026 Tuesday, January 20, 2026 *CANCELED* Tuesday, February 3, 2026 Tuesday, February 17, 2026 Tuesday, March 3, 2026 Tuesday, March 17, 2026 *CANCELED* Tuesday, March 31, 2026 *CANCELED* Tuesday, April 7, 2026 Tuesday, May 5, 2026 Tuesday, May 19, 2026 Tuesday, June 2, 2026 Tuesday, June 16, 2026 Tuesday, July 7, 2026 Tuesday, July 21, 2026 Tuesday, August 4, 2026 Tuesday, August 18, 2026 Tuesday, September 1, 2026 Tuesday, September 15, 2026 Tuesday, October 6, 2026 Tuesday, October 20, 2026 Tuesday, November 17, 2026 Tuesday, December 1, 2026

Item I.1.

City Council Study Meetings begin at 4:30 p.m. on the first and third Tuesday of each month. The Study meetings are generally held in the City Hall Council Work Room located at 1600 W. Towne Center Drive, South Jordan, Utah.

Regular City Council Meetings begin at 6:30 p.m. on the first and third Tuesday of each month. Meetings are held at South Jordan City Hall in the Council Chambers located at 1600 West Towne Center Drive, South Jordan, Utah.

All meetings are subject to change. Any changes will be noticed as required by law.

South Jordan City
 Anna Crookston, CMC
 City Recorder
acrookston@sjc.utah.gov

Cindy Valdez, CMC
 Deputy Recorder
cvaldez@sjc.utah.gov

Ambra Holland
 Deputy Recorder
aholland@sjc.utah.gov

EXHIBIT B
GOVERNING DOCUMENT

**GOVERNING DOCUMENT
FOR
SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT
CITY OF SOUTH JORDAN, UTAH**

July 21, 2026

**Prepared By:
Snow Jensen & Reece, P.C.
St. George, Utah**

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EXHIBIT A	Legal Descriptions
EXHIBIT B	City of South Jordan Vicinity Map
EXHIBIT C	Initial District Boundary Map

I. INTRODUCTION

A. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Governing Document, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of this Governing Document. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements. The District is not being created to provide any ongoing operations and maintenance services as such maintenance will be the responsibility of the entity to which such Public Improvements are dedicated in accordance with the Approved Development Plan.

B. Need for the District.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding District's Governing Document.

The City's objective in approving this Governing Document for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term and at a tax mill levy no higher than the Maximum Debt Mill Levy for commercial properties, and/or repaid by tax increment revenues or Assessments. Debt which is issued within these parameters, as further described in the Financial Plan, will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Although the District has authority to directly provide public improvements, the District also has the authority to pledge tax revenues to an interlocal entity that provides public improvements.

It is the intent of the District to dissolve upon completion of the Public Improvements and payment or defeasance of all Debt incurred or upon a determination that adequate provision has been made for the payment of all Debt.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties (or repaid from a combination of Assessments and a mill levy). It is the intent of this Governing Document to assure to the extent possible that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the District.

II. **DEFINITIONS**

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Annexation Area Boundaries: means the boundaries of the area approved by the City for annexation into or withdrawal from the District upon the meeting of certain requirements, which Annexation Area Boundaries are the same as the Initial District Boundaries described in **Exhibit A** and depicted in **Exhibit B** hereto.

Annexation Area Boundary Map: means the Initial District Boundary Map, describing the property proposed for annexation within the District, which is the same as the Initial District Boundaries described in **Exhibit A** and depicted in **Exhibit B** hereto.

Approved Development Plan: means a site plan and development agreement identifying, among other things, Public Improvements necessary for facilitating development for property within the District Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time.

Assessment: means (i) the levy of an assessment secured by a lien on property within a District to pay for the costs of Public Improvements benefitting such property or (2) an assessment by a District levied on private property within such District to cover the costs of an energy efficient upgrade, a renewable energy system, or an electric vehicle charging infrastructure, each as may be levied pursuant to the Assessment Act.

Assessment Act: means collectively, (i) Title 11, Chapter 42, Utah Code as may be amended from time to time and (ii) the C-PACE Act.

Board: means the board of trustees of the District.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which the District has promised to impose an *ad valorem* property tax mill levy, collect Assessments, and/or pledged any other legally available revenues.

City: means City of South Jordan, Utah.

City Code: means the City Code of City of South Jordan, Utah.

City Council: means the City Council of City of South Jordan, Utah.

C-PACE Act: means title 11, Chapter 42a of the Utah Code, as amended from time to time.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the District issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

C-PACE Assessments: means assessments levied under the C-PACE Act.

District: means the So Jo Marketplace Public Infrastructure District.

District Act: means, collectively, the PID Act and the Special District Act.

District Area: means the property within the Initial District Boundary Map and the Annexation Area Boundary Map.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a commercial property owner or commercial tenant is an End User. The business entity that constructs commercial structures is not an End User.

Fees: means any fee imposed by the District.

Financial Plan: means the Financial Plan described in Section VIII which describes (i) the potential means whereby the Public Improvements may be financed; and (ii) how the Debt is expected to be incurred.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by the District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the District approved by the City Council.

Governing Document Amendment: means an amendment to this Governing Document approved by the City Council in accordance with the City's ordinance and the applicable state law and approved by the Board in accordance with applicable state law.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map and as more particularly described in **Exhibit A**.

Initial District Boundary Map: means the map attached hereto as **Exhibit B**, describing the District's initial boundaries.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by the District which may not exceed the Maximum Debt Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VIII.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy for any given series of bonds as set forth in Section VIII.D below.

Municipal Advisor: means a consultant that: (i) advises Utah governmental entities on matters relating to the issuance of securities by Utah governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District.

Net Proceeds: means the gross proceeds of the sale of Bonds, less any of the following: (1) amounts applied or to be applied to pay transaction and administrative expenses, including underwriting discount, (2) amounts to pay cost of issuance, and (3) amounts to pay capitalized interest and to fund any reserves deemed necessary or appropriate by a District, not including any investment earnings realized thereon.

Project: means the development or property commonly referred to as the SO JO Marketplace.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the District Area as determined by the Board, and includes Public Infrastructure and Improvements as defined in the PID Act. Public Improvements specifically may include water rights acquired by a District for the benefit of the City or other public entity.

Regional Improvements: means Public Improvements and facilities that benefit the District Area and which are to be financed pursuant to Section VII below.

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

State: means the State of Utah.

Taxable Property: means real or personal property within the District Area subject to ad valorem taxes imposed by the District.

Trustee: means a member of the Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 17.34 acres and the Annexation Area includes approximately 17.34 acres, which includes the entirety of the Initial District Boundaries. A legal description of the Initial District Boundaries (which are also the Annexation Area Boundaries) is attached hereto as **Exhibit A**. A map of the Initial District Boundaries (which are also the Annexation Area Boundaries) is attached hereto as **Exhibit C**. It is anticipated that the District's boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17D-4-201, Utah Code, subject to Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The District Area consists of approximately 17.34 acres of mostly undeveloped land. The current assessed valuation at build out is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Governing Document by the City does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of units or the total site/floor area of commercial buildings identified in this Governing Document or any of the exhibits attached thereto.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Governing Document Amendment.

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the District Act and other applicable statutes, common law and the Constitution, subject to any limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the City or other appropriate public or private entity, utility, or owners association in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code and PID Act. The District shall be authorized, but not obligated, to own, operate, and maintain Public Improvements not otherwise required to be dedicated to the City or other public entity.

2. Improvements Limitation. Notwithstanding the foregoing, the District shall not be authorized to finance the costs of any improvements or facilities which are to be ultimately owned by the District.

3. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The District will require developers to obtain the City's approval of civil engineering plans and to obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

4. Procurement. The District shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the District may acquire completed or partially completed improvements for fair market value as reasonably determined by a surveyor or engineer that such District employs or engages, consistent with applicable provisions of the PID Act.

5. Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of a Municipal Advisor substantially as follows:

We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.

We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

6. Annexation.

(a) The District shall not include within its boundaries any property outside the District Area without the prior written consent of the City. The City, by resolution and this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into the District. Such area may only be annexed upon the District obtaining any consents required under the PID Act and the passage of a resolution of the Board approving such annexation.

(b) Any annexation shall be in accordance with the requirements of the PID Act.

(c)

(d) Annexation of any area in accordance with V.A.6(a) and (b) shall not constitute an amendment of this Governing Document.

7. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, the District shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating

fund to the Debt service funds; nor (c) impose and collect any Assessments used for the purpose of repayment of Debt.

8. Total Debt Issuance Limitation. There the District may not issue debt in excess of five million dollars (\$5,000,000) of Net Proceeds. Notwithstanding the foregoing, the District shall not be permitted to issue Debt, other than refunding prior issuances of Debt, after December 31, 2035.

9. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Fees, have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment.

10. Governing Document Amendment Requirement. This Governing Document has been designed with sufficient flexibility to enable the District to provide required improvements and facilities under evolving circumstances without the need for numerous amendments. Actions of the District which violate the limitations set forth in V.A.1-9 above or in VIII.B-G. shall be deemed to be material modifications to this Governing Document and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

(b) Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolutions of the City Council and the District Board approving such amendment.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public

Improvements within and without the boundaries of the District, to be more specifically defined in an Approved Development Plan.

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and/or any other applicable public entity and shall be in accordance with the requirements of the Approved Development Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

VI. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of three (3) Trustees. The initial trustees shall be the individuals named in the following paragraph, pursuant to the PID Act. All Trustees shall be at large seats. Trustee terms shall be staggered with initial terms as follows: Trustees 1 and 3 shall serve an initial term of six (6) years, and Trustee 2 shall serve an initial term of four (4) years. All terms shall commence on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah. In accordance with the PID Act, appointed Trustees shall not be required to be residents of the District.

B. Initial Trustees. The following individuals are named as the initial Trustees:

1. Trustee 1 – John Gust, for an initial 6-year term;
2. Trustee 2 – Cory Gust, for an initial 4-year term; and
3. Trustee 3 – Ryan Button, for an initial 6-year term.

C. Transition to Elected Board. Because there are not anticipated to be any residents within the District, the Board shall continue to be appointed and comprised of owners of land or agents and officers of an owner of land within the boundaries of the District.

D. Reelection and Reappointment. Upon the expiration of a Trustee's respective term, any seat which has not transitioned to an elected seat shall be appointed by the Board pursuant to 17D-4-202(1) of the PID Act. As there are not anticipated to be any residents within the District, the Board shall continue to be appointed by the Board pursuant to Section 17D-4-202(1)(b) of the PID Act, and comprised of owners of land or agents and officers of an owner of land within the boundaries of the District. Any property owner owning at least one-third of the taxable value of the property within such District shall be entitled to nominate one trustee seat for each one-third value (provided that the Board retains reasonable discretion to reject any nominee and request a new nominee from such property owner). In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled in accordance with the Special District Act.

E. Vacancy. Any vacancy on a Board shall be filled pursuant to the PID Act and Special District Act. Pursuant to 17D-4-202(1)(b), the Board may appoint an individual to the Board so long as the individual meets the requirements to serve on a public infrastructure district board as set forth in the PID Act.

F. Compensation. Unless otherwise permitted by the PID Act, only Trustees who are residents of the District may be compensated by the District for services as Trustee. Such compensation shall be in accordance with State Law.

G. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with 17D-4-202 and 67-16-9, Utah Code, shall be entitled to vote on such matters.

VII. REGIONAL IMPROVEMENTS

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and a contribution to the funding of the Regional Improvements and fund the administration and overhead costs related to the provisions of the Regional Improvements.

VIII. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and a contribution to the funding of the Regional Improvements and fund the administration and overhead costs related to the provisions of the Regional Improvements.

B. Maximum Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed fifteen percent (15%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy; No Conversion to General Obligation Debt.

(a) The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Limited Tax Debt and administrative expenses of the District shall be 0.006 per dollar of taxable value of taxable property in the District; provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(13), Utah Code.

(b) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

(c) Notwithstanding Section 17D-4-301(3)(d), Utah Code, the District may not convert Limited Tax Debt to General Obligation Debt.

D. Maximum Debt Mill Levy Imposition Term.

Each bond issued by the District shall mature within Thirty-One (31) years from the date of issuance of such bond. In addition, no mill levy may be imposed for the repayment of a series of bonds (including any refunding bonds relating to such bond) after a period exceeding Forty (40) years from the first date of imposition of the mill levy for such bond (the “Maximum Debt Mill Levy Imposition Term”).

E. Acknowledgment of Assessments.

In the event a developer or other initial seller of property within the District intends to pass on Assessments to a purchaser of such property, the Developer shall obtain, or cause the seller to obtain, a signed acknowledgement of such purchaser stating the amount of Assessments being passed on. Any C-PACE Assessments may be repayable in accordance with the provisions of such act.

F. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. The District may also rely upon various other revenue sources authorized by law, including tax increment revenues (if any). At the District’s discretion, these may include the power to assess Assessments, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Except as described in Section VIII.C(a), the debt service mill levy in the District shall not exceed the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, except for repayment of General Obligation Debt.

The District shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of mill levy, Assessment, tax increment revenues, or impact fee. This provision shall not prohibit the division of costs between mill levies, Assessments, tax increment revenues, or impact fees, but is intended to prevent double taxation of End Users for the costs of Public Improvements.

G. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

H. Security for Debt.

The District shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in this Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

I. District's Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be Seventy-Five Thousand Dollars (\$75,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed. The first year's operating budget is estimated to be approximately Fifty Thousand Dollars (\$50,000) which is anticipated to be derived from property taxes and other revenues.

J. Bond and Disclosure Counsel; Municipal Advisor.

It is the intent of the City that the District shall use competent and nationally recognized bond and disclosure counsel and Municipal Advisor with respect to Bonds to ensure proper issuance and compliance with this Governing Document. Nothing in this section shall be construed to require the District to retain counsel or a Municipal Advisor unless expressly required by this Governing Document or the Utah Code.

IX. ANNUAL REPORT

Notwithstanding Section 17D-4-205 of the PID Act, the District shall not be required to submit any annual reports to the City.

X. DISSOLUTION

Upon an independent determination of the Board that the purposes for which the District was created have been accomplished, the District agrees to adopt resolutions for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

XI. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the City adopting a resolution creating the District, the Board shall record a notice with the recorder of Salt Lake County, Utah. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of the City, and (c) state that the District may finance and repay infrastructure

and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the District; and (e) if applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion. Such notice shall further be filed with the City.

The applicant and the Board shall ensure that the applicant, homebuilders, commercial developers, and commercial lessors, as applicable, disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:

- (1) All of the information in the first paragraph of this article above.
- (2) A disclosure outlining the impact of any applicable property tax, in substantially the following form:

“Under the maximum property tax rate of the District, **for every \$100,000 of taxable value**, there would be an **additional annual property tax of \$600** for the duration of the District’s Bonds.”
- (3) Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

XII. ENFORCEMENT

In accordance with Section 17D-4-201(5) of the Utah Code, the City has imposed certain limitations on the powers of the District through this Governing Document. The City shall have the right to enforce any of the provisions, limitations or restrictions in this Governing Document against the District, through any and all legal or equitable means available to the City, including, but not limited to, injunctive relief, specific performance, and/or monetary damages.

EXHIBIT A

Legal Description of the Initial District Boundaries and Annexation Area

Initial District Boundaries

NORTH PARCEL:

A parcel of land situate in the Southeast Quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point South 0°02'50" West 1309.93 feet along the Section Line and North 89°51'12" West 56.00 feet from the Center of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running; thence Southerly 40.83 feet along the arc of a 1,269.00 feet radius curve to the left (center bears North 76°42'18" East and the chord bears South 14°13'00" East 40.83 feet with a central angle of 01°50'37"); thence Southerly 124.23 feet along the arc of a 1,274.50 feet radius curve to the left (center bears North 71°07'38" East and the chord bears South 21°39'54" East 124.18 feet with a central angle of 05°35'05") to the Section line; thence South 00°02'50" West 120.35 feet along the Section line to the North Line of South Jordan Parkway; thence along the North Line of South Jordan Parkway the following (4) four courses: (1) South 53°27'06" West 918.63 feet along the North Line of South Jordan Parkway; (2) Southwesterly 148.39 feet along the arc of a 2,433.00 feet radius curve to the right (center bears North 36°32'55" West and the chord bears South 55°11'55" West 148.37 feet with a central angle of 03°29'41"); (3) North 36°46'04" West 14.00 feet; (4) South 57°58'15" West 75.52 feet; thence Northerly 1,004.09 feet along the arc of a 4,560.00 feet radius curve to the right (center bears North 63°15'50" East and the chord bears North 20°25'41" West 1,002.06 feet with a central angle of 12°36'58"); thence South 89°51'12" East 1,226.20 feet to the Point of Beginning.

Contains 755,438 square feet or 17.342 acres.

Annexation Area

A parcel of land situate in the Southeast Quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point South 0°02'50" West 1309.93 feet along the Section Line and North 89°51'12" West 56.00 feet from the Center of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running; thence Southerly 40.83 feet along the arc of a 1,269.00 feet radius curve to the left (center bears North 76°42'18" East and the chord bears South 14°13'00" East 40.83 feet with a central angle of 01°50'37"); thence Southerly 124.23 feet along the arc of a 1,274.50 feet radius curve to the left (center bears North 71°07'38" East and the chord bears South 21°39'54" East 124.18 feet with a central angle of 05°35'05") to the Section line; thence South 00°02'50" West 120.35 feet along the Section line to the North Line of South Jordan Parkway; thence along the North Line of South Jordan Parkway the following (4) four courses: (1) South 53°27'06" West 918.63 feet along the North Line of South Jordan Parkway; (2) Southwesterly 148.39 feet along the arc of a 2,433.00 feet radius curve to the right (center bears North 36°32'55" West and the chord bears South 55°11'55" West 148.37 feet with a central

angle of $03^{\circ}29'41''$); (3) North $36^{\circ}46'04''$ West 14.00 feet; (4) South $57^{\circ}58'15''$ West 75.52 feet; thence Northerly 1,004.09 feet along the arc of a 4,560.00 feet radius curve to the right (center bears North $63^{\circ}15'50''$ East and the chord bears North $20^{\circ}25'41''$ West 1,002.06 feet with a central angle of $12^{\circ}36'58''$); thence South $89^{\circ}51'12''$ East 1,226.20 feet to the Point of Beginning.

Contains 755,438 square feet or 17.342 acres.

EXHIBIT B

City of South Jordan Vicinity Map

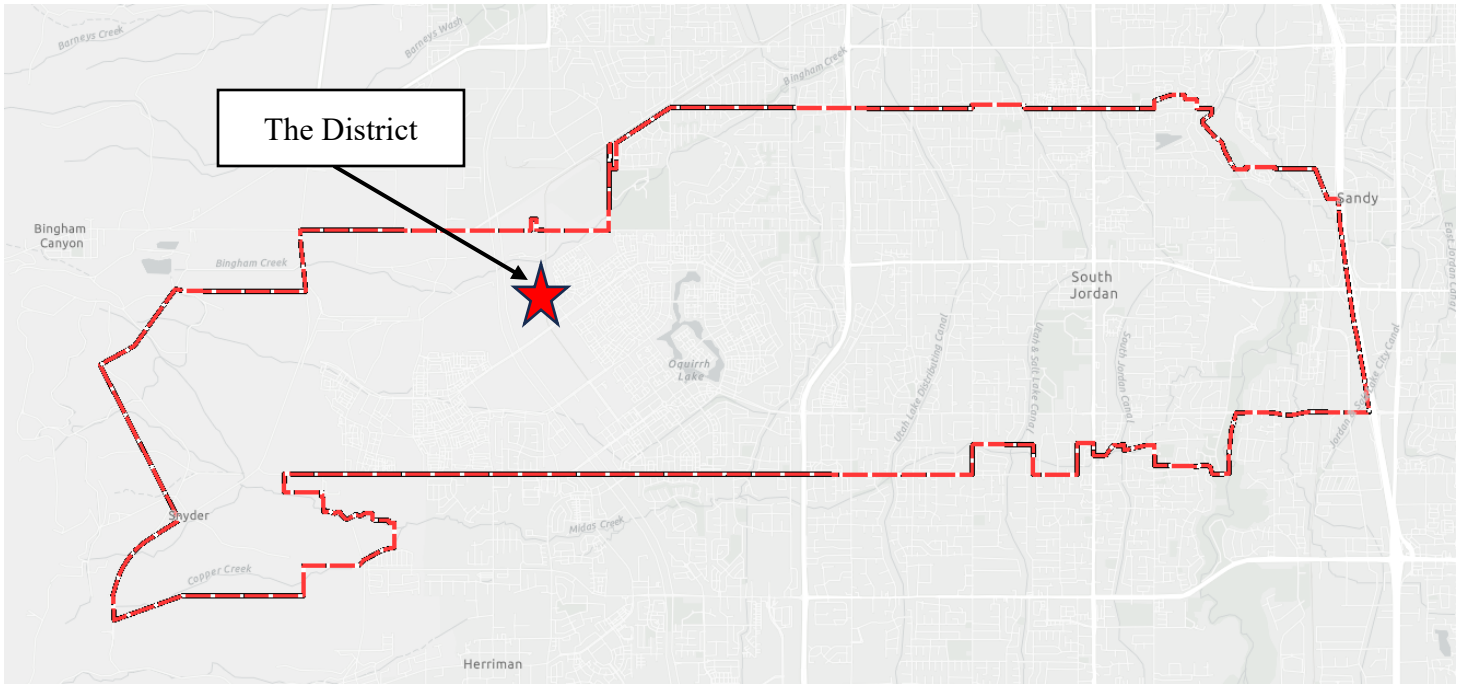


EXHIBIT C

Initial District and Annexation Area Boundary Map

Initial District Boundaries and Annexation Area Boundaries:

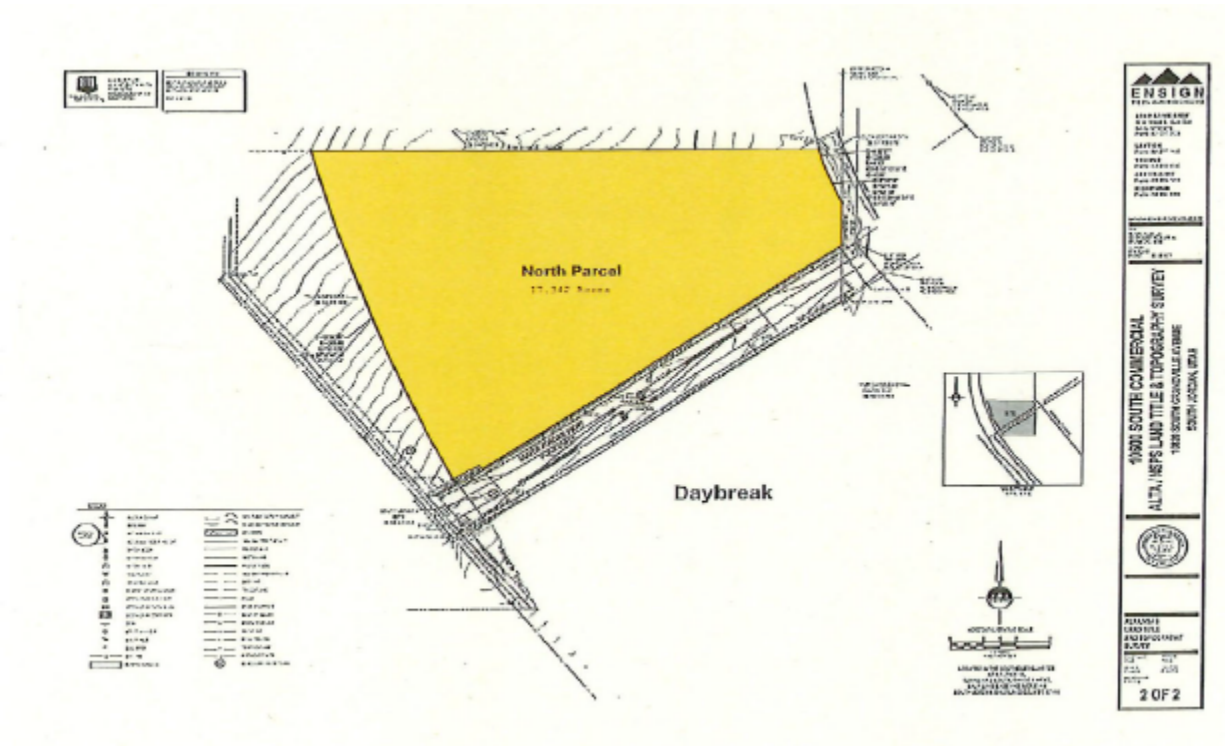


EXHIBIT D

Approved Development Plan

South Jordan - Commercial
Development Costs

Back Bone Road Improvements	Cost	Contingency & Contractor Overhead	Dry Utility	Landscape	Street Improvements	Storm Drainage, Detention, and Wells	Mass Earthwork	Culinary Water Improvements	Sewer Improvements	Street Lighting Improvement	Public Directional Signs and Signals	Total
Earth Work, Sewer, Culinary Water, Storm Water	\$ 6,632,156.75					\$ 2,074,031.75	\$ 1,207,449.50	\$ 1,703,652.50	\$ 1,647,023.00			\$ 6,632,156.75
Asphalt Paving	\$ 1,291,319.50				\$ 1,291,319.50							\$ 1,291,319.50
Dry Utilities	\$ 55,000.00		\$ 55,000.00									\$ 55,000.00
Site Concrete	\$ 1,720,876.00				\$ 1,720,876.00							\$ 1,720,876.00
General Landscaping	\$ 957,110.00			\$ 957,110.00								\$ 957,110.00
Stormwater Injection Wells	\$ 664,620.00					\$ 664,620.00						\$ 664,620.00
Signs & Striping (Extension)	\$ 6,300.00										\$ 6,300.00	\$ 6,300.00
Signs & Striping	\$ 22,060.00										\$ 22,060.00	\$ 22,060.00
Traffic Signals	\$ 175,000.00										\$ 175,000.00	\$ 175,000.00
Street Lights (9)	\$ 94,500.00									\$ 94,500.00		\$ 94,500.00
Rocky Mtn Power - Backbone	\$ 185,200.00		\$ 185,200.00									\$ 185,200.00
Enbridge Gas	\$ 102,240.00		\$ 102,240.00									\$ 102,240.00
Testing	\$ 46,046.85				\$ 12,599.00	\$ 9,520.85	\$ 6,511.00	\$ 8,838.00	\$ 8,578.00			\$ 46,046.85
Public Street Landscape	\$ 102,480.00			\$ 102,480.00								\$ 102,480.00
Contingency 5%	\$ 602,745.46	\$ 602,745.46										\$ 602,745.46
General Contractor Overhead 10%	\$ 1,265,765.46	\$ 1,265,765.46										\$ 1,265,765.46
Total	\$ 13,923,420.01	\$ 1,868,510.91	\$ 342,440.00	\$ 1,059,590.00	\$ 3,024,794.50	\$ 2,748,172.60	\$ 1,213,960.50	\$ 1,712,490.50	\$ 1,655,601.00	\$ 94,500.00	\$ 203,360.00	\$ 13,923,420.01
Public Road - Land Dedicated to City	Cost											Total
Public Right of Way	\$ 2,127,600.00											\$ 2,127,600.00
Total	\$ 2,127,600.00											\$ 2,127,600.00
Grand Total	\$ 16,051,020.01											\$ 16,051,020.01

SOJO

MARKETPLACE

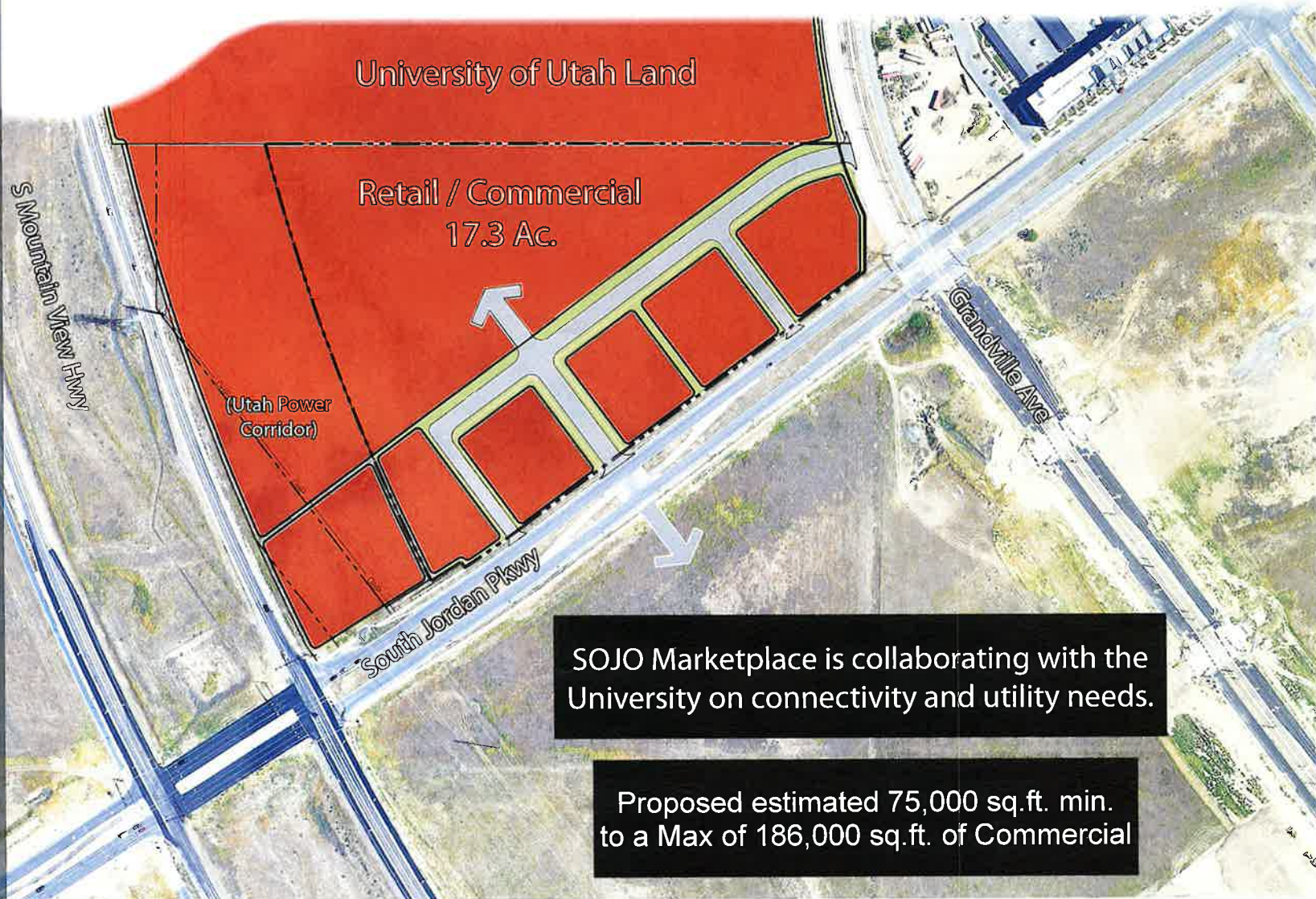


EXHIBIT C

NOTICE OF IMPENDING BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(So Jo Marketplace Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of South Jordan, Utah (the "Council"), acting in its capacity as the creating entity for So Jo Marketplace Public Infrastructure District (the "**District**"), at a regular meeting of the Council, duly convened pursuant to notice, on July 21, 2026, adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as **APPENDIX "A"** hereto and incorporated by this reference herein (the "**Creation Resolution**").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507, approved as a final local entity plat by the Surveyor of Salt Lake County, Utah, is attached as **APPENDIX "B"** hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §§17B-1-215 and 17D-4-201.

DATED this ____ day of _____, 2026.

**CITY COUNCIL OF SOUTH JORDAN UTAH,
acting in its capacity as the creating authority for
SO JO MARKETPLACE PUBLIC
INFRASTRUCTURE DISTRICT NO. 1**

By: _____
AUTHORIZED REPRESENTATIVE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City this ____ day of _____, 2026.

City Recorder

APPENDIX “A”

CREATION RESOLUTION

(See following pages)

(Exhibit intentionally omitted to avoid duplication)

APPENDIX "B"**INITIAL DISTRICT BOUNDARY
LEGAL DESCRIPTION AND FINAL LOCAL ENTITY PLAT****LEGAL DESCRIPTION:**

Beginning at a point South $0^{\circ}02'50''$ West 1,309.93 feet along the section line and North $89^{\circ}51'12''$ West 56.00 feet from the Center of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running; thence Southeasterly 40.83 feet along the arc of a 1,269.00 feet radius curve to the left (center bears North $76^{\circ}42'18''$ East and the chord bears South $14^{\circ}13'00''$ East 40.83 feet with a central angle of $01^{\circ}50'37''$);

thence Southeasterly 124.23 feet along the arc of a 1,274.50 feet radius curve to the left (center bears North $71^{\circ}07'38''$ East and the chord bears South $21^{\circ}39'54''$ East 124.18 feet with a central angle of $05^{\circ}35'05''$) to the Section line;

thence South $00^{\circ}02'50''$ West 120.35 feet along the Section line to the North Line of South Jordan Parkway;

thence along the northerly right-of-way line of South Jordan Parkway the following (4) four courses:

(1) South $53^{\circ}27'06''$ West 918.63 feet;

(2) Southwesterly 148.39 feet along the arc of a 2,433.00 feet radius curve to the right (center bears North $36^{\circ}32'55''$ West and the chord bears South $55^{\circ}11'55''$ West 148.37 feet with a central angle of $03^{\circ}29'41''$);

(3) North $36^{\circ}46'04''$ West 14.00 feet;

(4) South $57^{\circ}58'15''$ West 75.52 feet;

thence Northwesterly 1,004.09 feet along the arc of a 4,560.00 feet radius curve to the right (center bears North $63^{\circ}15'50''$ East and the chord bears North $20^{\circ}25'41''$ West 1,002.06 feet with a central angle of $12^{\circ}36'58''$);

thence South $89^{\circ}51'12''$ East 1,226.20 feet to the point of beginning.

Contains 755,438 Square Feet or 17.342 Acres

FINAL LOCAL ENTITY PLAT:

