



CITY COUNCIL MEETING AGENDA EXECUTIVE SUMMARY

July 21, 2026

This Executive Summary includes only certain issues on the City Council Meeting Agenda which require a vote, and for which the City Council is not familiar. The City Council Meeting Agenda includes all issues to be addressed by the City Council.

Agenda Items:

H.1. Ordinance 2026-14. 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. RCV (By Assistant City Manager, Don Tingey)

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.

Recommendation: Approve 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.

Items H.2. to H.4

The following three items are the ordinances and resolutions necessary to facilitate locating the senior center in the District.

The Planning Commission reviewed all three items and gave a favorable unanimous recommendation for Ordinance 2026-16 and Ordinance 2026-17. For Resolution 2026-21, with the accompanying agreement, the Planning Commission gave a favorable recommendation by a 3/4 vote with Commissioner Harding voting against the favorable recommendation and expressing concerns regarding density.

Other comments by Commissioners included Commissioner Catmull recommending including a term by which the Agreement would expire, and Commissioner Farnsworth expressed a desire

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that the agreement include a requirement that the 500 units being entitled to developer have shared amenities. He did not state what those amenities would be.

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)

The BHMU zone currently does not allow residential uses due to an oversight in changes the City Code from the previous zoning text to the current zoning chart in SJMC 17.18.020. The current BHMU zoning code, SJMC 17.70.020, requires that a master development plan be adopted by ordinance to address the development standards including density, transportation, etc. The City's current practice is to address development issues in development agreements with developers, not by a master development plan adopted by ordinance.

The purpose of Ordinance 2026-16 is to update the chart found in SJMC 17.18.020 to include all types of residential uses found in the district and to remove the requirement for master development plan from SJMC 17.70.020.

Recommendation: Approve 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.

H.3. Ordinance 2026-17. Repealing Exhibit A to Ordinance 2010.04 regarding the BH-MU Zone. RCV (By City Attorney, Ryan Loose)

The purpose of Ordinance 2026-17 is to repeal the currently adopted master development plan for the District which will be replaced by the terms of the Second Amendment to the Development Agreement for the District.

Recommendation: Approve repealing Exhibit A to Ordinance 2010.04 regarding the BH-MU Zone.

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)

The purpose of this Resolution R2026-21 is to adopt the second amendment to the Development Agreement for the District. The District is currently entitled to construct 1,600 units over the entire District Property. Currently there are 1,365 units constructed and 235 left to be

constructed. However, based on the District Master Development Plan, only approximately 96 of those units could be constructed due to location restrictions.

The second amendment will grant the developer the ability to construct all of the remaining 235 units currently entitled in the District and grant them another up to 265 units for a total of 500 units in the District. These units would be restricted to the location which is being called the Theater District which is the area where the Megaplex and parking lot adjacent currently sit.

In consideration for the units the District will sell 5 acres of the Theater District to the City with the right to construct 200 units of senior restricted housing that is meant to serve a low-income senior community. The City will also have the right to construct a senior center adjacent to the senior center.

Recommendation: Approve 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.

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)

City cemetery Staff have been asked to sell certificates to Residents at the resident pricing and then the certificates are sold to a non-resident at a resident price and transferred for a minimal fee to the non-resident. 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.

Recommendation: Approve amending the South Jordan Fee Schedule for transfer and replacement certificate fees for the Memorial Park Cemetery.

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)

The proposed resolution contains consideration of approval of the creation of the Proposed District with the initial boundaries, 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. The establishment of a board of Trustees for the Proposed District comprised as follows: John Gust (Trustee 1), Cory Gust (Trustee 2), and Ryan Button (Trustee 3). Authorization for execution by the City of a Notice of Boundary Action and Final Entity Plat and the 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.

Recommendation: Approve providing for the creation of the So Jo Marketplace Public Infrastructure District as an independent district; authorizing and approving a governing document; authorizing other documents in connection therewith; and related matters.