



CITY COUNCIL MEETING AGENDA

EXECUTIVE SUMMARY

September 15, 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.2. MBA Resolution 2026-01. Consideration for adoption of a resolution of the Municipal Building Authority of the City of South Jordan, Utah authorizing the issuance and sale of not more than \$27,000,000 aggregate principal amount of Lease Revenue Bonds; and related matters. (By CFO, Sunil Naidu)

Municipal Building Authority Bonds for Fire Station 65.

Recommendation: Approve adopting the resolution of the Municipal Building Authority of the City of South Jordan, Utah authorizing the issuance and sale of not more than \$27,000,000 aggregate principal amount of Lease Revenue Bonds; and related matters.

I.1. Resolution R2026-30. Consideration for adoption of a resolution of the City Council of the City of South Jordan, Utah (the "City") authorizing and approving the execution and delivery of a Master Lease Agreement and a Ground Lease Agreement by and between the City and the Municipal Building Authority of the City of South Jordan, Utah (the "Authority"); authorizing the issuance and sale by the Authority of not more than \$27,000,000 aggregate principal amount of Lease Revenue Bonds; and related matters. (By CFO, Sunil Naidu)

Municipal Building Authority Bonds for Fire Station 65.

Recommendation: Approve adopting the resolution of the City Council of the City of South Jordan, Utah (the "City") authorizing and approving the execution and delivery of a Master Lease Agreement and a Ground Lease Agreement by and between the City and the Municipal Building Authority of the City of South Jordan, Utah (the "Authority"); authorizing the issuance and sale by the Authority of not more than \$27,000,000 aggregate principal amount of Lease Revenue Bonds; and related matters.

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J.1. Resolution R2026-29. Approving the 2025 Consolidated Annual Performance and Evaluation Report and authorizing submittal to the United States Department of Housing and Urban Development. RCV (By Senior Accountant, Abigail Patonai)

The 2025 program year was the fourteenth year of the City's Community Development Block Grant (CDBG) program and the first year of the City's 2025-2029 Consolidated Plan. The goals and objectives were advanced during the 2025-26 program year, in accordance with the 2025 Annual Action Plan. The 2025-2029 Consolidated Plan includes the following goals: Correct accessibility deficiencies, provide improvements in deficient neighborhoods, support services for vulnerable populations, and maintain existing housing. The 2025 program year AAP allocated funds to projects associated with all the goals.

The City was awarded \$253,648 in CDBG funds for the 2025-2026 program year. The largest goal in terms of funding is correcting accessibility deficiencies, particularly ADA ramps and audible push buttons throughout the City. The 2024 and 2025 program years activity for housing repairs have been delayed due to environmental studies. For the 2025 Consolidated Plan, the City has streamlined its goals to focus on a smaller number of priorities.

Recommendation: Approve the 2025 Consolidated Annual Performance and Evaluation Report and authorizing submittal to the United States Department of Housing and Urban Development.

J.2. Ordinance 2026-13. Adopting an amended and updated impact fee for public safety infrastructure; establishing certain policies related to impact fees for public safety (fire infrastructure only) facilities; establishing the service area; and other related matters. RCV (By Assistant City Manager, Don Tingey)

This Impact Fee Ordinance establishes the City's Public Safety Impact Fee policies and procedures and repeals certain provisions of prior ordinances related to Public Safety Impact Fees and conforms to the requirements of the Utah Impact Fees Act. This Ordinance repeals any prior ordinances related to Public Safety 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 public safety infrastructure; establishing certain policies related to Impact Fees for public safety (Fire infrastructure only) Facilities; establishing service area; and/or other related matters.

J.3. Ordinance 2026-24. Amending Chapters 17.08 (Definitions), 17.30 (Agricultural Zones), 17.40 (Residential Zones), and 17.130.030 (Accessory Dwelling Unit Floating Zone) of the City Municipal Code to conform with recent changed in state law. RCV (By Long-Range Planner, Joe Moss)

The proposed modifications to city code will allow for compliance with changes in State legislation (contained in S.B. 284) that allows detached accessory dwelling units (DADUs) on most residential lots over 11,000 square feet. The new legislation prohibits the use of conditional use permits for DADUs. The current ordinance relies heavily on conditional use permits for both DADUs and accessory buildings, which are frequently combined into a single structure. The proposed changes remove the conditional use permit process in favor of modified development standards that are in compliance with the new legislation.

The application is in conformance with the General Plan and the City's Strategic Priorities. Staff recommends approval of the application based on the report analysis, findings, and conclusions.

Recommendation: Approve amending Chapters 17.08 (Definitions), 17.30 (Agricultural Zones), 17.40 (Residential Zones), and 17.130.030 (Accessory Dwelling Unit Floating Zone) of the City Municipal Code to conform with recent changed in state law.

J.4. Ordinance 2026-25. An ordinance prohibiting operation of Virtual Currency Kiosks. RCV (By Police Lieutenant, Adrian Montelongo)

Virtual currency kiosks convert cash into digital assets that can be transferred quickly. They are frequently used by scammers to obtain funds from individuals. These machines can make it difficult for law enforcement to monitor and identify fraudulent activity associated with the transactions on the kiosks. Reasonable safety measures have been adopted by other jurisdictions to enhance consumer protection and prevent kiosk fraud.

Recommendation: Approve an ordinance prohibiting operation of virtual currency kiosks.