

SOUTH JORDAN CITY
CITY COUNCIL MEETING

March 21, 2023

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Gary Whatcott, Deputy City Manager Dustin Lewis, CFO Sunil Naidu, Director of Strategy & Budget Don Tingey, Director of Commerce Brian Preece, Associate Director of Public Works Joey Collins, Director of Administrative Services Melinda Seager, City Attorney Ryan Loose, City Recorder Anna Crookston, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, IT Director Jon Day, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Fire Chief Chris Dawson, Police Chief Jeff Carr, Director of Recreation Janell Payne, Meeting Transcriptionist Diana Baun, Communications Manager Rachael Van Cleave, Planning Commissioner Laurel Bevans, Strategy & Budget Analyst Abigail Patonai, Planning Commissioner Laurel Bevans

Absent:

Others: Grant Howarth, Bob Paxton, Sandy Bennion, Jay Francis, Mary Heine, Rachel Aubrey, Kristy Jack, Owner's iPad (2), Hilary Robertson, Cathy Richards, Adam Kolowich, Steve Richards, Becky Zimmerman, Bryan Farnsworth, Mike Hathorne – LHM Communities, Colton Norman, Reed Beatse, Emily Fitton, MNS, Lynda Nelson, Nelson, Brian Wilkinson, LJ, Jake Warner, Carol Brown, Wayne Bradshaw, Shannon Ellsworth, Carl Barton, Josh Brown, Sam Bishop, Carol Sancho

6:40 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the meeting.

B. Invocation – *By Director of City Commerce Brian Preece*

Director Preece offered the invocation.

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

Director Tingey led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. March 7, 2023 City Council Study Meeting Minutes

D.2. March 7, 2023 City Council Meeting Minutes

Council Member Shelton motioned to approve the March 7, 2023 City Council Study Meeting Minutes and the March 7, 2023 City Council Meeting Minutes as published. Council Member Harris seconded the motion; vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Jason McGuire attended the Arts Council Art Show last night, with Mayor Ramsey and Council Member Marlor in attendance as well; the art was fantastic. Today he met with the Art's Council and participated in the Master Plan for the Arts being worked on.

Council Member Tamara Zander attended the SoJo Race Series Event for St. Patrick's Day last Saturday. She invited everyone to attend these races, as they not only allow for true athletes to compete, but it also has categories for all levels, including ruckers. It is a great opportunity for people in the city to get together and move, exercise, laugh and have fun together. Council Members Marlor and Harris were there, along with our Deputy City Manager Dustin Lewis, GIS Coordinator Matt Jarman, Communications Specialist Joshua Timothy, and others. Next Month's race is on April 22, celebrating Earth Day. Yesterday she spoke at the Rotary Club Student Teacher Awards, where local principals choose a Junior or Senior from their school with outstanding service for the award. Tomorrow, the South Valley Chamber's South Jordan Business Committee has organized their 1st annual Veteran's Event, and all veterans in the city are invited. There will be a comedian and dinner, and she is hoping for it to be an annual event.

Council Member Brad Marlor had an Architectural Review Committee meeting last week for the reception center on 10600 S 3600 W, and it will be presented at a planning commission meeting in the next few weeks. He attended the SoJo Race Series and participated in the Rucking Race, where you carry a backpack with weight in it through the race. He attended the South Jordan Art Show, where his wife has 2 pieces of art on display, and he really enjoyed the experience. He noted that our Planning Commission Chair's children also have some pieces of art in the show. Earlier today he met with some prominent businessmen about expansion and many opportunities for future jobs, which is very exciting for the city. He had the opportunity to be involved with a choir performance at the Kerrington Court Assisted Living Center and he loved it, the residents loved the music and performance as well. He expressed his appreciation for the new playground equipment at the Jordan Ridge Park going in right now, and there are many, many neighbors that are very excited to see that finished.

Council Member Patrick Harris also attended the SoJo Race Series with his family, he always loves those events. He brought his dog and loves to see how many others are bringing their dogs to the race to participate with them. The staff does an excellent job on those races. He attended the Republican Convention as a delegate, it was a long day but he always enjoys attending.

Council Member Don Shelton attended the Jordan River Executive Committee Meeting to finalize the Jordan River Commission's business plan for the fiscal year. Last night he had

another Western Growth Coalition meeting, where they discussed the future of the WGC and in many ways he believes that group has run its course. They agreed on a format with a meeting right before the legislative session where they invite legislators to speak, along with a few meetings throughout the session. He has decided to stay involved until after the next meeting, at which time the plan is to choose a new president.

Mayor Dawn Ramsey attended the State Unified Basketball Championship. There were a few meetings with Jordan Valley Water and trustees, things are going well. Everyone worries about water, but she reassured everyone that the water district has a 50 year plan, that is not just conservation based, with expert planning involved. She attended an Envision Utah Board meeting and discussed the other legislative roundups she has attended, including a roundup by the South Valley Chamber with Speaker Wilson and Senator Fillmore. She had breakfast with Mayor Wilson and Mayor Silvestrini to discuss regional issues affecting the county, and to collaborate. She met with the representatives from the Fulmer Legacy Boxing Project, and they had some great updates. They have done an amazing job with fundraising, and brought in some very impressive renderings for the project. They still need additional funding to finish, but they are very close to getting started. She filmed a segment for KSL Studio 5 called "Your Beautiful Community," about our beautiful community, after they reached out to her. She also had an interview with the Deseret News, who is writing a collaborative article about good city planning, and they asked for the interview with her because of the city's examples good planning. It is nice to have the media recognizing the city's good works. She recorded a podcast with Jordan School District's Superintendent, Anthony Godfrey, called The Supercast. He has been invited by states all around the country to come speak and explain what he is doing, because the podcast has a very high listener count. She was invited there to be a guest for Women's History Month, discussing many of the great things happening here. She acknowledged what a privilege it has been to be a part of the Outstanding Educator Awards being presented throughout the school district with the Jordan Education Foundation. She always loves doing that and thanking our educators for their work. The recipient from Welby Elementary thanked the city for all the letters of support and work done during Covid. She had some meetings with Intermountain, who is celebrating 40 years of transplant services. They are working to be good community partners, donating money to The League and WFRC last year to help with healthy community planning. She had a meeting with The Point, where things are moving along. They are working to make sure there is integration in transit between our community and The Point, to allow for transit options for living and working within the local communities. She met with several residents, including attending the Bingham Baseball Fundraiser with her husband, which was very well done. She believes that Bingham High School is the only high school in the state that doesn't have access to bathrooms or locker rooms outside for players to use due to age. The parents in the city set out to raise their own money to make it happen, and she suggested they reach out to specific people at the school district to meet with them for help. She found out that happened and went really well. She spent quite a bit of time with Wasatch Front Regional Council, working on getting the regional transportation plan passed. For the last four years she has chaired the regional growth committee that oversees that plan, which is updated every four years. There are some updates on that plan that are especially important to our city, and as the city continues to

grow one of those elements scheduled to be approved in May is the Central TRAX stop. She also noted that there are many who might have a misunderstanding of WFRC's role, who believe for one reason or another that WFRC is making the decision about a gondola possibly going into Little Cottonwood Canyon; however, WFRC has no authority over making that decision. There might be some media attention after their meeting on Thursday, they will try and make everyone understand their roles and that it's UDOT making that decision. WFRC is required by law to include any federal EIS projects in the long-term plan, which includes the gondola that could potentially not even be needed. The legislature just approved \$150 million to fund phase 1, which does not include the gondola. The gondola issue wouldn't be touched until later phases, and may not even be needed if earlier phases are put into place and effective. She had a board meeting with The League yesterday and some good conversations about the convention coming up in April, with Tim Schriver as the keynote speaker. She also had quite a few meetings with various city and community stakeholders, including the Miller Group, Merit Medical, etc.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Grant Howarth (Resident) - I am here tonight as an ordinary citizen of our great city. It is a pleasure to speak with the council and mayor. More of my remarks will probably be directed at staff and staffing positions as my purpose tonight is very simple, I would like to say thanks. I have lived in this great community for 38 years and the city has helped along the way in many ways. Recently I started feeling that I ought to say thank you for all that you do, certainly the integration into the other areas of responsibility; the areas of responsibility of the administrative staff and what they have done for me on a personal basis as I have lived here. I recognize that I probably only see 1%-2% of what goes on in the city administration, and those who are in the city who make things happen as well. Just before I was going to have a back operation I had decided that I was going to work out at the community center, and took a couple of classes, used the track, and even thought it didn't work out and I still had to have the operation, the operation led me up to a small handful of months afterwards and the leaves were falling. My neighbors were fantastic and I was doing what I could as well, but it kind of got to the end of the season and I still had leaves in the gutter, even though I got my lawn cleaned up. I called the utilities department and said "I need some help, we don't need this stuff downstream." Sure enough, within a day or two they were there to sweep the gutters and take care of it for Grant Howarth. At age 80 I am not able to do all the things that I could before, but when we started here we had lots of little trees planted. Our neighborhood is now lined with large oak trees and as they grew they pushed up the sidewalks in a few spots. Sure enough, they came along and ground down the sidewalks for me and others in the neighborhood. After my operation I had lots of pills left over, and I really didn't want to leave them around the house, so the police department provides a nice drop box for all the extra medications. That doesn't seem like anything, but it's this growth of little things that make nice things for us who live here. While talking about the police, the line on Redwood Road turning left on to 10400 South was most of the way to Logan I think, and I being somewhat of an impatient person had jumped that line and got up in the left hand turn lane. I had the police officer pull me over, but he did it while kindly telling me what I had done to the others who had waited in line and gave me a description of what 500 feet meant in terms of the closeness of jumping the line. Along with those trees growing, we ended up with kind of a dark

neighborhood in a way. We all had our own lights outside our houses, but it got kinda dark with those trees getting 30 plus feet, and all of a sudden we had streetlights going up in the neighborhood which made it feel a little safer; not that I have ever felt unsafe in our neighborhood. Also, those leaves just pile up and pretty soon the city was offering dumpsters over here by the tennis courts where we could throw them in there. We go along to city activities, and I served on the history committee for a little while and got Eccles to give us a little money. When the fundraising was done there was still a big pot of money needed and there the city was again, which is another reason for me to stay thanks for doing what you do as cities. I am a participant in parades, fireworks and the art exhibit last year with my family and a number of other city activities that we enjoy as a family; not only as my children were growing up, but now as my grandchildren are growing up with most of them still living in the city. Recently we have had some heavy snowfall, and a few years ago after a decent storm we called the city and asked them not to plow our little cul-de-sac as we wanted our kids to be able to play in it and told them we would take care of it, and they did that. This year as we've had two major snowfalls, we have had the blessing of having the snowplows come early; I expected them in 2-3 days, but they came late in the evening of the first day, which has happened a few times this year. We thank that department for assisting that way. Last summer. My wife and I decided we were going to flip our strip. We live on a corner, so we have about 240 feet or so of park strip. I decided I wanted to put some pavers in and add value to the property. However, in the process I found out that you had to have 50% covered in foliage at maturity, and what I was doing wouldn't do that, but I still thought it was just as beautiful. I went to Conner and he was very kind, very generous in his thoughts. It was fun to hear that some of the supplies were provided, thank you again for that arrangement as it kind of helps out the process. Conner sent me up to Engineering because he didn't feel like he had the authority to approve a plan that didn't meet the minimum requirements. He handed the engineer the plan and the ideas, and he thoughtfully looked at it with a new employee or student looking on, while explaining to that employee what he was doing and thinking in the process. He not only signed off the project but he made sure that I had a copy of the paper so that I would have evidence that what I was doing was good. Little things to say thank you about include while I was laying these pavers, my stop sign, which gets used as a goal post or something for the kids coming home from school, was teetering and I kept stuffing it back in there. I asked the city to move the post 3 inches away from the curb, so I could get my pavers in there without having to cut them and make it look like gingerbread. Within a day and a half, they came and pulled the post, moved it over to exactly the right spot, and pounded it into the ground even further than it was before, which was a nice thing as well. I just wanted to share that I have lived here for 38 years and I have enjoyed this city and its gratefulness. One of the very funnest of things has been to watch administration work from the sidelines. You have probably just seen me once a year, the first week of January. I met with Gary at first, then was sent to Dustin, and Dustin has been a shepherd of my personal project which is to make sure that we recognize Freedom of Religion Day. Not only for Christians, but for Jews, Muslims, and all the others. In the world, Christians are the most persecuted people, but here in the United States the Jewish people are first in line, and our Muslim friends are second in line in terms of persecution and we seem to have a way of being on two sides of things, rather than agreeing on things and finding appropriate compromises. We need to learn more, and I think that the Freedom of Religion Day that this body has approved, and that Dustin has shepherded over about 4 years of renewal, has allowed South Jordan to be a leader amongst cities around Salt Lake. Two other cities have since adopted resolutions and we have two more on the hook for this

coming year, hoping to get the Southwest Quadrant involved in that process and maybe get a little rolling energy out of it to remind ourselves, which the resolutions and proclamations do, that we need to be kind and civil to each other in the things that we say and do. I give thanks to the vision of the administrators, certainly to you as a council and as mayor, but to our administrators, managers who provide an output of vision and execution to that which we have and enjoy, and with a vision to the future for this city because I consider it a great place to live and a great place to raise my grandchildren.

G. Presentation Item

G.1. Proclamation Vietnam War Veterans Act of 2017 *(By Mayor Dawn Ramsey)*

Mayor Ramsey read the Proclamation recognizing Vietnam Veterans and their families.

G.2. 2022 State of the Chamber *(South Valley Chamber of Commerce President/CEO Jay Francis)*

Jay Francis (President/CEO South Valley Chamber of Commerce) reviewed his prepared presentation (Attachment A), discussing the 2022 State of the Chamber. He added that since last August they have done 8-10 ribbon cuttings in South Jordan, and they appreciate the council and mayor's support.

H. Annexation Land Use Items

H.1. Presentation on Ordinance 2023-05, Petition of Annexation filed by Kennecott Utah Copper, LLC and Jordan Valley Water Conservancy District *(By City Attorney Ryan Loose)*

City Attorney Ryan Loose gave a brief history of Kennecott's annexation petition and the city's current annexation plan, which just had the related policy recently updated last May. At that time, only the related policy was changed, the map was not changed and has stayed the same. If landowners of unincorporated areas want to annex into South Jordan, the city feels it is up to that landowner's discretion if they want to discuss annexation with the city. Over time, as everyone is aware, over 4,000 acres at the west side of the city were annexed in, signing an MDA in about 2003; that is now the master planned community we call Daybreak, and the owner of the property was originally Kennecott Rio Tinto. They were our partners for many years, divesting themselves of that property at some point, and as we know it is in the hands of Larry H. Miller. In the MDA for that development, there was an amendment to the interlocal agreement in 2007. In that amendment, in addition to other terms, the following language was added:

“Master developer in the city agreed to engage in cooperative planning to support the annexation of the contiguous area owned by the master developer (Rio Tinto Kennecott) and/or its affiliates, successors, or assigned, generally located south of 11800 South and east of Highway 111 consisting of approximately 1300 acres.”

You can see by that language from 2007 that there were already discussions and thoughts of possibly annexing more property, at that time mainly to our south, into the City of South Jordan. As time passed, and as things happened, some of that area was annexed into our neighboring city, Herriman. Things change, and recently discussions started, pursuant to that provision, of whether South Jordan would be interested in annexing in that property, and an addition of property west of the city. He shared an aerial map (Attachment B) that was included in the annexation petition with a notice of intent in November 2022, and a petition in December 2022. The applicant has looked at their property and future needs, and has expressed a desire to help cities understand the long-term planning of the valley with respect to the impact their property will have in the future. From the standpoint of good planning and wise land management, Rio Tinto Kennecott has been moving forward and following the agreement made back in 2007. There were no protests filed with the petition back in December 2022, and this is now before the council tonight for a public hearing, after which the council can approve the annexation if they desire. In an effort to be as public and transparent as possible, there is also an MOU (memorandum of understanding) which is not part of the public hearing, but does include a relevant portion. In the annexation, it has to be stated what the land is zoned, and master planned communities in the City of South Jordan are zoned as the PC Zone. However, that zoning requires a community structure plan, a lot of planning and other things that generally aren't done at the time of an annexation. In this case, without going to that extent, which would take not only a lot of time and effort but a lot of engagement that the council would want public feedback on, the applicant was willing to engage with the city in outlining some of the basic ideas of how this would develop, which have been expressed in the MOU. The big deal points in the MOU related to that are:

- A committed number of units, which works out to be the same density as is found in our master planned community of Daybreak, at 5 units per acre.
- A commitment on parks, specifically a commitment to work with the city on building a park within the first 10 years of beginning construction of this community, should they be annexed in.
- A commitment on open space.
- Agreement that the applicant would apply for, and work through, all the obligations in the PC Zone.

In addition to the MOU, which gets more information out to the public, there has been a public engagement through the city's social media. The applicant has worked with the city to provide a website with videos, FAQs, and other information for the public which will continue to be updated as things progress forward should the council decide to annex in this area. He added that the proposed zoning is Agricultural A-5, which is 5 units per acre and essentially means no one would develop that land. This was proposed as the city's version of a holding zone until the PC Zone is granted, which would define much more. If the council chooses to approve the annexation, staff would finish up the process and in July the Lt. Governor's Office would approve the annexation. He then presented another map (Attachment C) showing the proposed new boundaries of South Jordan, should the council choose to approve the annexation.

Wayne Bradshaw (Applicant) shared his prepared presentation (Attachment D) and discussed why they are bringing this annexation application to the city now, why this specific area, and what the next steps are looking forward if the application is approved tonight. Regarding the timing, Kennecott is celebrating 120 years this year in the State of Utah, and they are very excited about that. As a mining company, they always have to looking to the future. Sometimes they have to move dirt for two years before they hit an ore body, but at the same time they have to continue producing ore to allow the rest of the operation to function successfully; they always have to look to the future, plan for the future, and adjust for ongoing changes. This land being considered tonight for annexation has always been looked at as having the potential for future development. Previously, they have always had the luxury of having fields separating this land and communities and housing developments; that is no longer the case as they have approved developments to the south of the property and contemplation of developments on the eastern side of the property. The challenge is that they know this property can be developed in the future, but they are not part of those conversations when it comes to infrastructure, roads, pipelines, sewer, placement of schools, etc., and they believe the annexation brings them to table. This clearly defines the area that they want to develop, and it clearly defines that they are participants with the other developments in the area, as well as those responsible for serving this area with utilities and infrastructure. They may not anticipate developing immediately, but they can be a part of the conversations today. As the other developers are looking at roads, they would not be dead-ending them or creating cul-de-sacs, and when schools are being considered for placement they can consider that future growth. They believe that when this property does come online for development it would create a smoother and better transition for the city, and for the residents in the area. Regarding why they chose this area, obviously their northern, eastern and southern boundaries are dictated by other property owners. In terms of the western boundary, they still own property to the west. They have done some reviews internally, and they have determined that the property to the west will be needed in perpetuity; no matter what happens in the future, they will need that for ongoing operations, so they won't look to annex it in the future or to develop it, but the remaining property has that potential. They are trying to send a clear message to the community and the city that yes, this has potential for development, but as you look to the west they are going to retain that in perpetuity. Finally, regarding what's next, they feel that the MOU, if approved, puts the guardrails around their planning process. There is a lot of planning to do, and there will be more engagement with the city and residents, but the MOU sets those standards by saying the density won't be higher than any other planned community in the city, it gives the open space requirements along with the timing of some of the parks, and sets those boundaries allowing them to have a very clear and successful planning process. They have a website, <https://kennecottlands.com/>, which is currently where his map in Attachment D can be found, as well as an FAQs addressing annexation and the MOU, along with an email address where the public can contact them with questions, concerns, or requests for more information; that email address is info@kennecottlands.com. That website also has a high level timeline, noting what they anticipate, when they plan on coming back to the city, and when they plan on engaging the public further as they start looking at a master development agreement between themselves and the City of South Jordan. He then played a video that can be found online at

<https://vimeo.com/810292267>. As they were looking at what they could do with the future of this land, as was referenced in the 2007 amendment, they discussed contemplating bringing that conversation to the City of South Jordan, but they are excited for this opportunity because they think there are a lot of synergies on previous experience and work together with Daybreak. There are lessons learned on both sides, and he thinks they can apply that in a future development, which is why they believe this is the right partnership and are excited for the future if this is approved.

H.2. Public Hearing on Ordinance 2023-05

Mayor Ramsey opened the hearing for public comments.

Bob Paxton (Resident) – Thank you for your presentation, and Mayor and City Council thank you for your work. I just have a few questions about this. You know that I am a water person, wondering where our water is coming from, and I recently attended a water symposium at the U of U Law School last week. There was a lot of surprising information there, some of which was that there has been zero planning on how to replenish the water which we use, talking about the Great Salt Lake and other places; we have some work to do. My first question is, where is the water coming from. Is Kennecott bringing the water shares in, are they purchasing water from the water bank; where is the water going to be coming from because for those of us living on the eastern side of South Jordan we do have larger yards, trees, shrubs that need to be watered. I'd like to thank Jason Rasmussen for helping me to understand the new water growth that we have for our city, he has been very helpful. The other question I have besides water, that probably other residents would have, especially as I am on the eastern side, is that expanding the city with an additional 35,000-40,000 people will require some infrastructure on the east side to bring water, sewer and such out to the west side; it seems like in this valley everything runs centered in the middle of the valley, so what will be the tax implications. I know that Kennecott, or this development, will be paying for the infrastructure there, but what are the other infrastructure costs through taxation that other residents would incur. I think those are fair questions. Also, with the development of Daybreak, I know that South Jordan had very little control, it was very difficult to make even little tweaks, and I am wondering if South Jordan will have more control than they have had with Daybreak. If they are going to be a part of South Jordan, it seems like you guys should be able to make some decisions and not let them make every decision, as in paragraph 9 of the agreement under the MDA.

Sam Bishop (Resident) – I am a Daybreak resident and felt like I had some things I wanted to share as a resident, and give input on something a bit similar. I love South Jordan, and I love Daybreak, and I feel like there is more of a separation between the two than is necessary. There are a lot of things that are special about Daybreak that I wouldn't want to lose. During the recent snowfall for instance, knowing exactly who is responsible for what in terms of snow removal; it's like I still don't quite understand it. The city and Daybreak both have Arts Councils, community centers, parks, programs, etc., I just wish there was less of duplication, that South Jordan and Daybreak felt more one. The other thing I wanted to mention is that I live along South Jordan Parkway, and as all you guys know I am really into cycling and that sort of thing. I

know two of our council members have been involved in crossings of South Jordan Parkway, near schools and places like that. The agreement has been that once crossings are warranted, then the developer would pay for those. When it comes to cars, we plan out 30 years ahead, and we build for it now, but when it comes to other modes of transportation we kind of wait, and as I have heard it described, we don't build a bridge until we have seen enough people swim the river; I hope we do things differently in the future. Speaking of that, I believe our most dangerous intersections in the city are currently on the west side where people are crossing the Mountain View Corridor, they are our busiest crosswalks and super dangerous. I love the fact that there is talk about taking people under, doing grade separation on Highway 111, so thank you for that.

Carol Sancho (Resident) – As this annexation will add on tens of thousands of new residents, how is Salt Lake County planning to help with traffic. We have Mountain View Corridor that seems to have space for expansion, but we are going to have much more traffic and I have a lot of concerns about that. My second question is, given the history of the mine in that area and past contamination, how is this construction going to manage potential lift of chemicals in the process.

Mayor Ramsey closed the public comments portion of the hearing.

Council Member Shelton asked if Kennecott has any sense of timing in terms of when construction could start, when homes might actually be occupied in this area.

Mr. Bradshaw responded that there is no specific time, as they are still doing a lot of planning and analysis to determine when and where the best time would be to build and not interfere with their ongoing operations. A large chunk of the property is probably 40-50 years out, probably the U-111 western portion. As far as seeing the first house being built, there is still a lot of planning left to do, but as the planning shows on their website, they anticipate coming back to the city in the fall, as well as having some open houses in the fall, where they can better define that for everyone.

Council Member Shelton asked to confirm if their thinking is to try and initiate the master development agreement this fall.

Mr. Bradshaw responded yes. They think the MOU sets the guardrails for what will then move into their conversations with the city on a MDA, and that will give them more clarity on when and where things will happen. He would say they can better answer that question in the fall, in regards to when they could potentially see the first house on the property.

Council Member Shelton noted that the MOU specifies a number of dwelling units that gets them to the 5 units per acre number. He also noted that his understanding is the piece being discussed to the west of U-111 possibly could never be developed, depending on mining operations in the future. As a result, if that were to be the case, he assumes the MDA would reduce that total number for the homes that would be built on the east side of U-111.

Mr. Bradshaw said they anticipate the MDA will more clearly define when and where things should be built, including where they units and density will go.

Attorney Loose added that specifically in Section 3 of the MOU, it talks about the number of units being 11,450. There are also provisions in the agreement that talk about spreading those units out over the property. It will be much more clearly defined in the MDA, when the planning process is done. However, to alleviate concerns, both the applicant and the city are committed to those units being spread out, if not equally, then roughly proportional to the area. There will be clustering, just like in Daybreak, but all of the lots won't end up east of U-111 with west of U-111 being fallow, that is not being contemplated nor allowed by the MOU.

Council Member Shelton noted that part of the MOU defined completion of the larger park, but the timing of completion of the smaller parks is not referenced in the MOU that he could recall. He asked if that will be defined better in the MDA.

Attorney Loose said that certainly could be defined better in the MDA, as some of the comments discussed what both the city and the applicant have learned from past experience and in anticipation of this meeting tonight. One of the big focuses is that there is a need for a certain kind of park, and that was a focus for the city in the MOU. As they come back to the MDA, if this is approved, they would be visiting with the council, who will negotiate with the developer on timing and location of the other parks, which will more than likely be west of U-111 if the 30 acre park is to the east. That will all be worked out through the process of the MDA.

Council Member Harris asked to address the water questions.

Attorney Loose responded that this property will be annexed into the Jordan Valley Water Conservancy District's area, and they have been planning for it. The Mayor is on that board, and this has already been planned for and is where the water will be coming from. When discussing water as a whole, conservation has been South Jordan's focus for the last decade or more, and we even have an employee dedicated to that. Our city is working on reducing water, and we are one of the better cities in the state at doing that as the focus is there. The city also has obligations for commitments of water that Jordan Valley will work with Rio Tinto on.

Mr. Bradshaw noted that they have worked with Jordan Valley Conservancy District and they have asked Rio to try and develop in a way that cuts in half the per person per gallon per day usage that is the current standard in the state. That is one of Rio's goals that they are working towards, but there is still a lot of planning on how that works and what that will look like, as well as how they will apply that.

Attorney Loose added that the infrastructure and capital costs, as long as they are to serve the development, are built by the developer and done according to the city's standards and specifications, which were recently readopted this year with many changes brought by our City Engineer.

City Manager Gary Whatcott noted that over the years Jordan Valley anticipated the growth in the Salt Lake County area, that all of Salt Lake County would be developed, other than the

mountain ranges, to some degree. In doing so, they made large purchases into various reservoirs in the Uintahs. With that, there are a lot of conveyance costs to bring that water, including blocks of water out of Strawberry Reservoir, which we have yet to use. There has been planning and a lot of exercises, understanding what the growth would be at buildout for Salt Lake County, and this potential annexation of property was contemplated as part of that. Due to those conveyance fees to bring that water farther away, there are different costs. This property that could be annexed in to the city will actually have a different rate for those payers that includes paying for part of that conveyance fee for the water to be brought here. Jordan Valley has said they have water blocks for that area, and part of how it is paid for is through a different rate.

Attorney Loose noted that the capital costs, the building of the infrastructure for the system is built by the developer, and that's why the city is currently working with the current owners of Daybreak on building their next tank and those related costs. The operations costs are paid for mainly by the rates, but Jordan Valley also has the ability to tax and he suggested that anyone who wants more information on how they divide their rates versus their taxes to contact Jordan Valley. The owners and buyers in this new development will clearly know what the rates are, they are not hidden and are open for everyone to see.

Council Member Harris also noted that regarding sewer, if annexed this area will be annexed into South Valley Sewer. He sits on the board there and there have been discussions on what that will look like and there will be an analysis done, to include whether there will be separate impact fees for that area, as there is a lot to evaluate. That will be done when the owners request to be annexed into that sewer system. He acknowledged that many residents have questions regarding the financial impact of this potential annexation and asked for comments on that.

Attorney Loose responded that the capital costs of anything are borne by the developer, to include capital costs of parks, public safety, etc. That is why we have impact fees, as we know we will need additional stations out in that area for fire and police, and all of that is built into formulas through master plans. The ongoing operational and maintenance costs, including employees, are paid through tax revenue. As homes come in, the values of those properties are much higher than sitting fallow currently, and those homes will pay property taxes. The city of South Jordan for at least 15 years didn't raise taxes, and there have only been two raises in the last 4-5 years, with the most recent one being to cover mostly public safety related expenses due to inflation and climbing costs of both construction of facilities and employees. How things go in the future will not be tied directly to this development, but they will be tied directly to having and operating a city.

Council Member Harris agreed that tax increases recently have been to address the rising costs of public safety, and asked to have some of the things addressed that would have to be done if this property was annexed and developed in the future.

Attorney Loose responded that the public thinks taxes go up every year and capture inflation, but they don't; that only happens when the council moves the tax line. That was done this last year to capture inflation, but that isn't done every year. The city is working with Rio Tinto Kennecott on land donations and backbone/infrastructure of roads as much as possible, as early as possible in

the process of planning and zoning, so things are well known and everyone knows where things will go. That is part of that in-depth planning process that is being done currently, and that's why the MOU is a basic skeleton of the highest priorities and not focused on where everything is going. There is infrastructure language throughout the agreement that addresses the fact that the city and the developer will work together to locate everything as early in the process as possible. Doing this saves the city a lot of money, saves the developer money as they plan, and it helps in the planning process to know where things go.

Council Member Marlor acknowledged a comment by Mr. Paxton, referencing the MDA and noted it has already been discussed tonight several times; however, he believes Mr. Paxton's point was whether or not they will have the same guardrails in place with this additional potential land. He asked for comments on the fact that the city will have an MDA, and said that the city will include all the guardrails they can. Part of why this will be successful is because we have done this before, learned from it, and it will have some additional things to keep everyone on track.

Attorney Loose confirmed they will have all that, and he also addressed the question of whether or not the city will have a little bit more control as things adapt over time. One of the lessons learned that has been discussed by the planning commission and council is that at times it seems like the master developer is able to adapt to things like the economy in 2009-10, by changing the product; the city wants to be able to give that level of flexibility to anybody developing thousands and thousands of acres and homes, but at the same time being able to learn lessons from the Daybreak process and what has happened over time so the city understands better by, if not control, then certainly better knowledge and understanding. Part of the planning process the city has discovered with the original owner and the current owner is that they integrate the city much more in the planning process than the owner in the middle, and that is part of what they are going to try and build better in the MDA; there have already been discussions regarding that as this is essentially partnership over a long period of time.

Council Member Marlor addressed Ms. Sancho's questions regarding traffic concerns, noting that the city has hard-coded in the MOU that the development will adhere to the city's transportation master plan. The city only has so much control over pieces of transportation in the valley, specifically this quadrant.

Attorney Loose said there is a master plan for the city, not for this area specifically because it's not in the city yet. However, upon annexation the city will begin to work on the master plans for all the necessary parts of that area to include parks, transportation, etc. The city also follows the WFRC's 2050 plan, and that has a lot of those principles, if not actual layouts of where things go. Both Rio Tinto Kennecott and the City of South Jordan, specifically our head engineer, have been heavily involved in looking at a realignment of U-111, or Bacchus Highway, which is going to change in the near future. There is significant investment being put into that, and there will be big pushes to extend light rail and other things. The city doesn't control those processes, but we can push for those things because they made the transportation flow better, as transportation is one of the biggest, if not the biggest concern with any development. The fact

that Rio Tinto Kennecott has chosen to come into South Jordan at a density of 5 units per acre, which is 2 units per acre lower than an adjacent master planned community, that itself reduces the number of cars significantly and it's a partnership that builds a great product as you can see in the master planned community we currently have. Mountain View Corridor, the TRAX line all came when it was green field because this developer saw the vision of putting it in first, and that is the partner the city would have should the council choose to accept the annexation. Mountain View Corridor is also being funded to convert to a freeway on the south end first in the next 5-10 years.

Mayor Ramsey noted that the south portion of Mountain View Corridor, from where it ends all the way up to Old Bingham Highway, our portion of Mountain View Corridor, is slated and funded to be converted to a freeway first out of the entire system because of what's happening here and because of what's been planned in partnership for so long. That has been a heavy lift, and a lot of work to make sure that the legislature understands it, that the regional transportation plan understands it, that people get what is happening and that this is part of due diligence good planning to mitigate the impact of what is happening on really the only land left in Salt Lake County to develop. That will be key in helping our east-west transportation, because if we can strengthen and expand, which is planned, on the U-111 corridor and Mountain View Corridor, along with finishing the conversion of Bangerter Highway to a full freeway so people don't have to travel so far east to move north and south, that will make a big difference on our roads.

Mr. Bradshaw added that it's important to Rio that this is an area that the future residents want to live in, a place where they enjoy living. That is why they do want to be a part of those conversations about traffic and potential solutions. As stated, Mountain View Corridor and TRAX at the time they were developing Daybreak were important to them, and they worked hard to make sure that this part of the valley received that service in a timely manner. Obviously, they want to be part of that conversation and make sure residents now and in the future enjoy living in this area. Regarding the land and whether it's safe to build a home on, at Kennecott they have a culture of safety. They start every meeting with a safety share about how they make sure they are safe at work, at home, and that you can come to work and feel like it's a safe place. That goes for this land as well, they want to make sure that it's a safe place for people. They have done evaluations, and they know that it is a safe place for people to live.

Council Member Zander noted, in regards to the land contamination, shared that she has lived in Daybreak for 19 years and she remembers people living outside of Daybreak saying you can't plant a garden because the land is so tainted, along with social media comments this week saying there are tons of tailings on this land, and how irresponsible to put houses out there. Daybreak was cleaned up to the EPA standards, and some of the surrounding areas were not necessarily as strictly cleaned up. Her land is actually really clean because they had the EPOS coming in and checking.

Mr. Bradshaw couldn't speak to Daybreak, but with this proposed annexation land, they would remediate in areas that need it; they would not build on land that is unsafe.

Council Member Zander assumes that Rio will be doing the same things to this proposed land if annexed that they did with Daybreak to ensure everything is safe.

Josh Brown (Applicant) noted that the Daybreak project itself actually went deeper and removed more soil for higher than the EPA standards to build, and that's probably part of why it's difficult to grow stuff in the ground in certain spots. There has been some brown-filled site, meaning there was mining activities that took place on this, a large portion of this has been no mining. Initially studies environmentally show that this is at a level that would be Daybreak comparable or less. If and where there are areas of contamination discovered, they will be cleaned up to the strictest standard to have homes built where they can be. If something comes up where there would be an issue, homes would not be built, but they would also be back here discussing it with the city and the community.

Mayor Ramsey added that the developer eats the cost of that, including remediation.

Council Member Zander referenced Paragraph 5 in the MOU, where they are trying to advocate differently for our parks in this new development than done in Daybreak, where it was said that the developer had to deliver parks, but there was no timeline. This MOU will get more detailed, but right now she feels this is a really big win for our city that already we have factored in parks and some timelines required in the development for when that MDA is agreed upon.

Attorney Loose said it's important to note for every city that during discussions and negotiations things are agreed upon, and getting all the infrastructure and parks on there was a high priority for the city and Rio Tinto's side as well.

Mr. Brown added that the path will be to do it in a timely fashion to make sense with the development, so if it could be less than 10 years and it makes sense, they would absolutely be doing that. A comment was made by Attorney Loose, that the MDA with Daybreak was different; revolutionary in some ways, but there are ways to make it better and streamline appropriately. Regarding the goal to have no distinction from the City of South Jordan, they want this to be a continuation of those things that are great with South Jordan.

Council Member Zander wanted to repeat that they, over the last week as a city council, have engaged with their attorneys and Rio Tinto. She has been very impressed with the way they have been able to work together. Regarding open space in Paragraph 5, it references that 25% of the project, including parks, will be defined as open space; there was only 20% open space required in the Daybreak MDA.

Mr. Brown noted that they appreciate the city's input as well, as they are looking at this as a joint effort. They recognize the conversations related to traffic, as he grew up in the area and knows that the east-west connections in the valley are a challenge. Conversations on bike lanes include having active transportation, as well as the infrastructure and road to be adequate and above. Things are being discussed like wildlife corridors, etc., that they want to bring to the community and the residents with a holistic approach.

Council Member Zander noted that Daybreak has an excellent pattern of connectivity. In neighboring areas you have to turn in and get out, and that bothered her the first year she was in Daybreak; however, they had a big master plan that she didn't understand 19 years ago, and now we see it in fruition. There are multiple ways in and out of the community, and she expects and plans for everyone working to make things connect to the new part of the community.

Mr. Brown noted that he and Mr. Bradshaw have spent time in other cities as well, discussing connectivity, as it needs to be holistic.

Council Member McGuire is very grateful for the details worked out thus far. Many of his remaining questions will be resolved in the MDA. He did ask for the densities of the surrounding projects in this area.

Director of Planning Steven Schaefermeyer noted that staff pulled some of the MDAs for other developments and was able to share that the Olympia Project, previously Olympia Hills, was first approved by the county at 9.5 units per acre, and when annexed into Herriman it was about 6.78 units per acre. The Suburban Land Reserve properties, or Mountain View Village in Riverton is 6.99 units per acre. Lastly, the Woods Ranch and Jones Ranch planned development in West Jordan, essentially the majority of their west side, are both 5 units per acre max; they have a PC zone that was modeled after South Jordan's PC zone that dictates that 5 units per acre maximum.

Mr. Bradshaw added that they really want to emphasize that this is all about good, smart planning for them. They do not want to build something that doesn't fit or feel right for the community. They appreciate again the dialogue regarding what that looks like, as they agree to the 5 units per acre, the additional open space, and making sure they use water appropriately. They have gathered all that information, and now they will sit down and have very robust conversations with their planner before bringing that back to the city and showing what that looks like in a MDA.

Director Schaefermeyer noted that units per acre is a hard concept, as the difference between 5 units per acre and 6 units per acre is hard to conceptualize across a property. If the densities were applied in the Olympia and Riverton project to this acreage, they would be talking about over 4000 additional units. The difference in those overall densities really do make a difference over the expanse of 2000 acres.

Council Member Zander added that she believes those projects also did not factor in open space, like South Jordan has.

Director Schaefermeyer said he couldn't speak to all the projects in terms of whether open space was calculated, but he does know that the SLR Property has a large portion as commercial and he doesn't know how that worked out in the details. He noted that Olympia does include some open space, but that agreement is very different and it's hard to compare the two agreements.

Attorney Loose said that it's important to note that those additional 4000 units that were the difference in the overall units per acre would create a significant amount of additional traffic and he asked staff what that would be in average trips towards traffic calculation daily.

Director of Engineering Brad Klavano responded that a single family home works out to about 10 trips per day, townhomes is probably 6.7 to 7 trips per day.

Attorney Loose said that those amounts multiplied by even a portion of the 4000 additional units would make a large difference for things like transportation, water, etc., and that is part of the overall picture.

Council Member McGuire said this is a great and unique time for this to move forward. Two of our council members live in the Daybreak community, and they have grown through some of those trials, along with some of the wonderful things that have taken place there. Everyone on the council has been here for a while, so there is a lot of additional insight that can be given as things move forward with creating this new MDA. He would like residents to understand that perspective they are able to bring at this time, along with the experience of city staff because of the length of time everyone has been around and their levels of experience. Also, Mr. Bishop brought up the duplicate services in Daybreak and that sometimes it feels as if there is a divide between the Daybreak community and South Jordan as a city, noting that he, Council Member McGuire, personally thinks this will actually help the city in bringing everyone together. It will not be Daybreak as the west side, as we are bringing in all these additional homes and it really brings the opportunity to unite everyone with the additional things that will be going on out there including expanding city services. Also, having opportunities like the two art councils has allowed everyone the opportunity to have extra art brought into the city that we otherwise would not have; there are plusses and minuses to it, but he still believes that adding an additional community to the city will help unite everyone.

Council Member Harris believes the rest of his questions will be answered with the MDA. He appreciates all the time and interactions that have been spent on this, as the applicant has been very cordial and straight forward with completely open communication lines; that has certainly been appreciated.

Mr. Brown said Rio feels the same about their interactions with the city, and encouraged the city to contact Rio at any time with concerns or questions.

Council Member Marlor thanked the group of Kennecott employees who are here tonight. He was fortunate to work with a group back around 2000, when this was happening initially, and he would also express appreciation to them. He really is grateful for the staff members, either still here or moved on, who were here when this was done initially for the Daybreak MDA. There were many mistakes made, but they have certainly learned a lot along the way and he thinks this go around will be even better and he is excited to see it happening again.

Mayor Ramsey noted that as a city, they have gone above and beyond what is required and what is normally done for noticing a public hearing. There were extra-large signs placed, repeated social media posts, everything the city could do to make sure residents know that this is happening tonight and that they have a chance to weigh in here. The landowner gets to decide what they want to do with their land. Rio Tinto Kennecott came to South Jordan for the original agreements from 20 years ago, and said they would still like to entertain that and talk about

annexing into the city. There was always an opportunity that they could have decided to create their own community and incorporate on their own with impact on the neighboring South Jordan, but with the city having no say; that is always an option with land this size that is unincorporated. She appreciates Rio staying true to agreements that were made by people here before most of us here tonight, that this conversation would happen, and that Rio would come and talk to the city and that the city would consider it with these discussions. She thinks that was wise, and she thinks it is far better for South Jordan City to annex this land into our city with a MDA, to build upon our history and proven track record as collaborative partners of creating successful, safe and well integrated communities. That is so much better than Rio incorporating on their own, with the city still having that impact but without impact fees or a say in what happens. There has been a lot of inaccurate information floated around, a lot of accusatory and interesting things that have been said, and that tends to go along with something like this. People hear a little bit, or they have their own personal biases, but she believes that both Rio Tinto and South Jordan City have both tried to be incredibly transparent and really share the truthful information. She appreciates Rio's efforts to create an initial website of questions as these discussions are going on, as things have not been decided yet and they are still figuring out what the annexation would look like. This is the way things should have been done, and she wants the public to know that when this was initiated by Rio Tinto reaching out to start that conversation that was in the original agreement about annexation, the number one concern for this elected body was to make things clear that they didn't want this to be a financial burden on the rest of the current residents of South Jordan. They made it clear they would not entertain many discussions if the result is going to be a financial impact of raised taxes and additional obligation to the residents already living here. She appreciates that is what is being made to happen, and if this land annexes into South Jordan it is with that clear understanding. We all live here, there are going to be more people that come here, and this is the only undeveloped land in Salt Lake County. The landowner has made their decision, they would like to annex their land into South Jordan City, and there have been discussions entertained and a great deal of information shared. This is not a fast process, and a MDA would take a long time, so she wants it understood that the A-5 zoning is clearly noted in the MOU as a holding zone for what will become 5 units to the acre if this is approved.

Mr. Bradshaw thanked the council and the mayor, along with the staff. There have been a lot of conversations, a lot of back and forth to understand where everyone is at, and they appreciate everyone's time and effort that has been put into this. They also appreciate the guardrails given to them if the MOU is approved, to move forward in an MDA. He hopes the public understands that this is just the beginning of a process, there is a lot of planning that has to happen and a lot of information to come forth. He understands the concern that there is 2000 acres potentially being brought into the city, and asking what that means. He thinks the MOU puts up those guardrails so they can signal that the density will not be over the other MDA in the city. With that in place, they can start adding those finite details and he encouraged any member of the public with questions or concerns to visit <https://www.kennecottlands.com/>, and there is an email where questions can be sent. He thinks it will be helpful if they continue to see the same question over and over, they can update the FAQs to address what is a general public question, and make

sure to take note of that and engage with the city as well to share what they are hearing and make sure information is getting to the public.

H.3. Ordinance 2023-05, Annexing the area and extending the corporate limits of South Jordan City, Utah, to include the area described in Exhibit A and amending the South Jordan City Zoning Map to designate and zone the annexed area as Agricultural A-5 upon its annexation into the City of South Jordan. RCV

Council Member McGuire motioned to approve Ordinance 2023-05, Annexing the area and extending the corporate limits of South Jordan City as stated. Council Member Zander seconded the motion; Roll call vote 5-0, unanimous in favor.

H.4. Resolution R2023-18, Authorizing the Mayor to sign the Memorandum of Understanding between the City of South Jordan and Kennecott Utah Copper, LLC for the development of a Master Planned Community in the City of South Jordan. RCV *(By City Attorney Ryan Loose)*

Attorney Loose reviewed background information from the Council Report and previous discussions tonight.

Council Member Marlor noted that while his signature is not required on the MOU, he would love to have the entire council eventually sign the MDA. The council and mayor agreed with that suggestion.

Council Member Marlor motioned to approve Resolution R2023-18, Authorizing the Mayor to sign the Memorandum of Understanding between the City of South Jordan and Kennecott Utah Copper, LLC as stated. Council Member Shelton seconded the motion; Roll Call Vote was 5-0, unanimous in favor.

Mayor Ramsey noted the understated significance of what has happened tonight. She grew up in the shadows of the mine being from Magna, and then she moved to the outer edges of South Jordan, literally still living in the shadow of the mine and the Oquirrh Mountains her whole life. To see this land that has never been brought forward in this way, being proposed as part of a long-term vision for how best to integrate that land eventually and still protect mining operations, provide appropriate buffers and the significant impact those operations have to the GDP of our state is monumental. In addition to that, it has been 20 years since the boundaries of our city have grown, and even though this is a 40 year project, just having the boundaries change is significant. Bringing Rio back to the table now, allowing them to be a part of the discussions on infrastructure in advance as a long-range planning exercise, make her so proud of this city because that is what we do best. We are very good at that, with a proven track record of it, along with Rio. There are always people resistant to change, even though we may not be alive when this all happens, but this is the best thing that could have been decided by these landowners in terms of making sure they get it right with the most renowned and award winning proven track record in the country in many ways. So much time has gone into ensuring this is the right thing for both parties, and on behalf of all the interests both parties represent. She often wants to drive out west, up U-111, along this property, the undeveloped and contemplated areas. She looks out

over the growth and drives north and south along where the other developments have been approved, and she looks at this land a lot. She finds peace in doing that, and she can almost see what this undeveloped land could look like. She loved the video that was shown, and she is proud of this partnership, along with the concern that was shown by everyone working on this to make sure they get this right; making sure they can maintain and ensure the quality of life for the residents who live in South Jordan now, and for those who will come. The others are going to come, and it's critical that this is done right as this is the best next step to make sure that is the case for the entire region.

I. Staff Reports and Calendaring Items

Attorney Loose noted that tomorrow is the HTRZ application review for the Central Station area, out in Daybreak, with the committee deciding on its approval. Everyone is invited to attend, it begins at 2:30 p.m. at Station 64.

Mayor Ramsey noted that they are required to make and keep an audio recording of the meeting, which will be available after the meeting.

Attorney Loose noted that if enough council members decide to attend, City Recorder Anna Crookston can put together a potential quorum if needed. In the next week, several members of staff will be meeting with their congressional delegation to advocate for some of the projects and other things going on in our city. There will also be a pre-meeting on Friday at 10:00 a.m.

Director Klavano shared that the Dental Office going in at 11400 South 1300 West has to get the sewer in, and they want to do that next week during Spring Break as there will be less traffic with school out. They will have to close 1300 West for three to four days at that location, and there is a detour plan with the reader boards ready. The sewer is down about 25 feet, out in the middle of the road, and that's the only way to do it. The reader boards are supposed to go up tomorrow, and he will talk with Rachael to get the information out electronically as well. Also, there is some federal money to widen Riverfront Parkway from 11400 South up to the first roundabout to make that two lanes in each direction. It has been on the plans for a little while, but they are currently doing the environmental for it and there will be a public meeting here at City Hall on Thursday, April 6th at 6:00 p.m. When it gets closer he will send it out as a reminder, but the actual project probably won't happen until next year.

Mayor Ramsey brought up potential flooding in the city, and the efforts that have been made. There are three 15 foot long dumpsters full of sand, along with 1000 sandbags and shovels for residents to use if they need them for sandbags. Those resources will be moved to where they are needed, and she wants to remind everyone that staff is mindful that there are areas of the city that could flood, and that there are supplies ready should residents need them.

Communications Manager Rachael Van Cleave said that in terms of messaging, there is now a FAQ on the city website, as they have received a lot of questions about potential flooding. There is a lot of great information there, and they are also encouraging people, if they don't find the answers to their questions there, to send staff a message through the link provided on the website so they can find the answers and include them in the FAQ.

Council Member Zander asked if there is a map being provided that shows the areas more prone to flooding.

Manager Van Cleave responded that our GIS Coordinator Matt Jarman sent several very helpful map links regarding the different flood zone areas, those are included in the FAQs and available to anyone looking.

Council Member Shelton motioned to adjourn the City Council meeting. Council Member McGuire seconded the motion; vote was unanimous in favor.

ADJOURNMENT

The March 21, 2023 City Council Meeting adjourned at 9:16 p.m.

This is a true and correct copy of the March 21, 2023 City Council Meeting Minutes, which were approved on April 4, 2023.

Anna Crookston

South Jordan City Recorder



2022 YEAR IN REVIEW



WHAT WE DO



IN THE NEWS

THE CITY Journals
SANDY'S OWN COMMUNITY NEWSPAPER

News Sports Local Life Arts+Entertainment

World's fittest firefighter Sandy to compete

Jan 05, 2023 03:24PM ● By Heather Lawrence

DeseretNews FACEBOOK

POLIT



NEW AT 10

10:02 | 33°

SHOPPING LOCAL
» SMALL BUSINESS SATURDAY

2
KUTV.COM

What Mitt Romney says about Liz Cheney possibly running for president

By Dennis Romboy | Aug 18, 2022, 3:49pm MST

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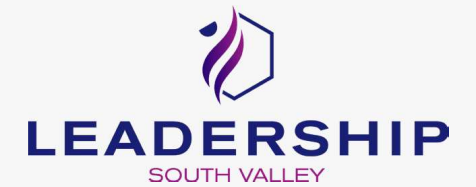


Sen. Mike Lee, R-Utah, left, listens as Sen. Mike Romney, R-Utah, right addressing the South Valley Chamber of Commerce gathering at the Salt Mine Productive Workspace in Sandy on Thursday Aug. 18, 2022. As Rep. Liz Cheney contemplates her next move after losing the Republican primary in Wyoming this week, Romney says he wouldn't encourage her to run for president. | Kristin Murphy, Deseret News | [Purchase Photo](#)

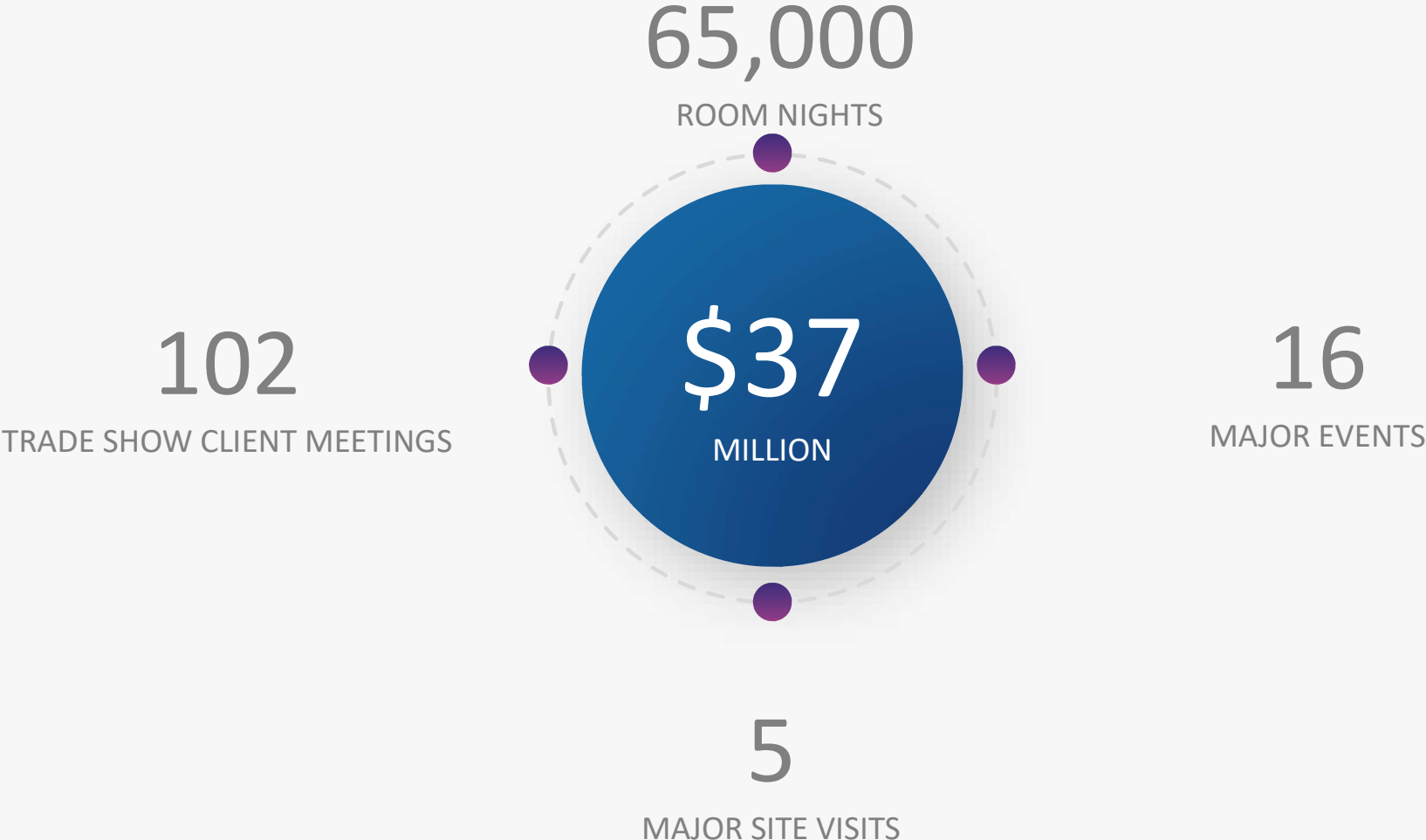
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STRATEGIC BRANDING UPDATES



SOUTH VALLEY TOURISM





WOMEN IN BUSINESS

2000+

Feminine Hygiene Products
Donated in Partnership with
the Period Project

\$11,000

In Scholarships to 11
Junior Women In Business
recipients.

10

Women in Business
Luncheons



BUSINESS INSTITUTE



EVERYDAY
ENTREPRENEUR
PROGRAM

18

GRADUATES



BUSINESS
ACCELERATOR

35

GRADUATES



BUSINESS MASTERY

15

GRADUATES



LEADERSHIP

SOUTH VALLEY

15
GRADUATES





GOVERNMENT AFFAIRS & PUBLIC POLICY

6

South Valley Chamber
Delegates on Annual
Washington, D.C. Advocacy
Trip

20+

Bills Tracked During 2022
Legislative Session



SMALL BUSINESS COMMITTEE

SOURCE

Small Business Summit

11

Podcasts Released

LAUNCHED

Small Business Saturday

SOURCE

South Valley Small Business Summit

320%

INCREASE IN ATTENDEES

- NEW Brand & Format
- 32 Business Service Booths
- 255 Attendees
- World Class Keynote Speakers
 - Nicole Tanner (SWIG)
 - Bennett Maxwell (Dirty Dough)





LET'S DO LUNCH

Speakers include:

Jason Hewlett
Chad Hymas
James Hadlock
Dr. Matt Townsend
Kem Gardner

4

Cities in Which our Let's Do
Lunch Events Were Hosted

10

Let's Do Lunch Events



EXECUTIVE FORUM & IN THE KNOW

4

Members of Federal Delegation
Present for Washington D.C.
Update.

Speakers include:

Speaker Wilson
President Adams
Robert Spendlove
Senator Mike Lee
Senator Mitt Romney
Rep. John Curtis
Rep. Burgess Owens

5

Executive Forum and In the
Know Events

GOLF TOURNAMENTS

\$109K

Raised to Support Chamber Programs

- 374 Players
- River Oaks
- South Mountain
- Glenmoor





Cyndni Tetro

Mark & Sally Dietlein

Steve Starks

Abacus Accounting

(Small Business of the Year)





YEAR OF THE MEMBER

**NEW MEMBER
ORIENTATION**



**MEET THE NEW
MEMBER
LUNCHEON**

SOUTH JORDAN RIBBON CUTTINGS





BUSINESS BOOTCAMPS





SOUTH JORDAN BUSINESS COMMITTEE



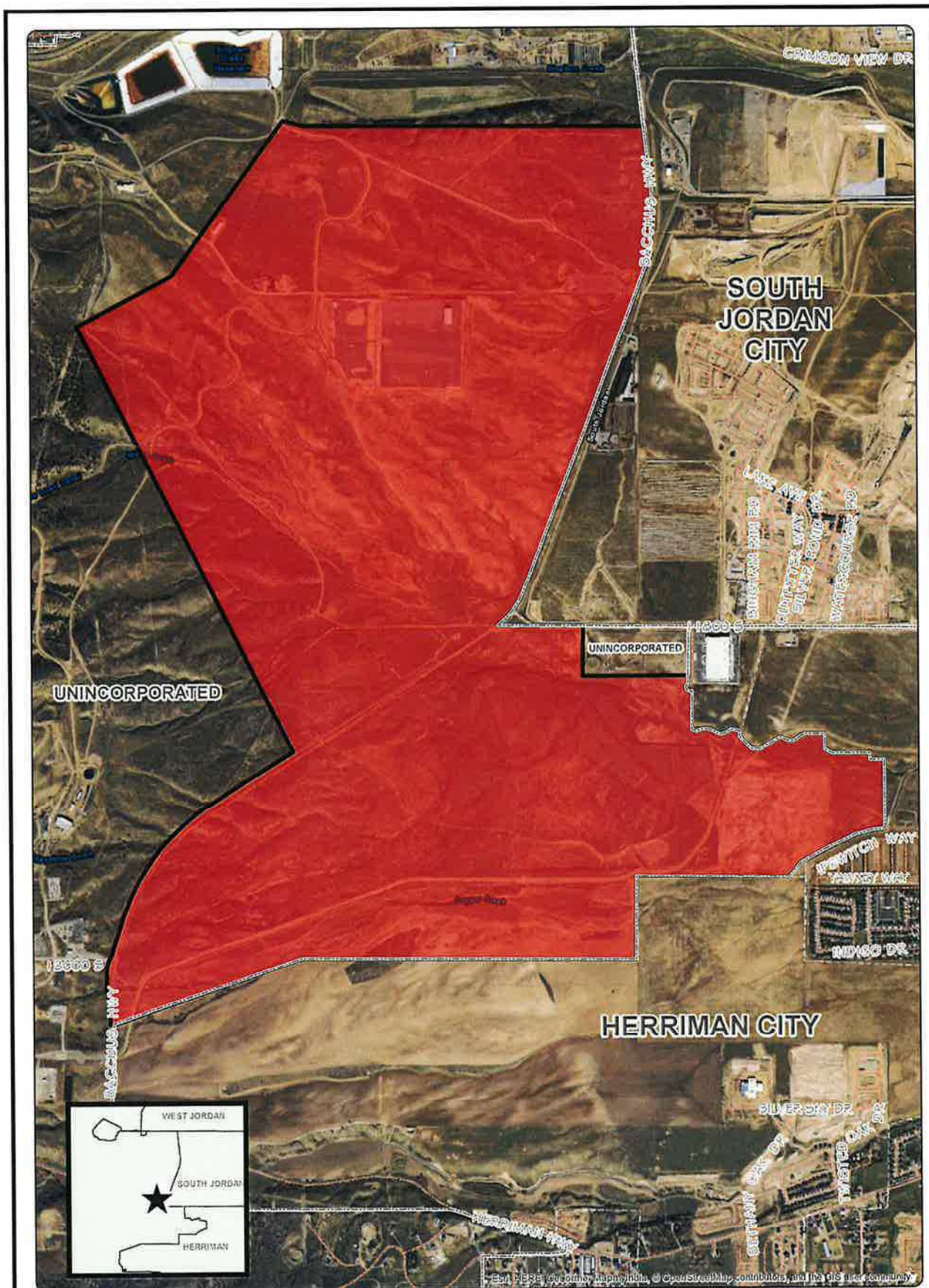


NEW MEMBERS

Welcome! *Willkommen!* ¡Bienvenido!
Bienvenue! ř ěÍ ěŹŇŠř *Benvenuto*
Bem-vindo *Välkommen* ស្វាគមន៍
Hoş geldin *Witaj!* *Selamat datang* 欢
迎

175

New Members



Proposed South Jordan Annexation

Prepared By: The Office Of
REID J. DEMMAN P.L.S.
Salt Lake County Surveyor
2021 S. State St. 400 S.C. UT 84114-1575
313-468-8240
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The information depicted on this map is not to be relied upon for any purpose other than general information only. The information is not intended to be used to determine property ownership, land building and use zoning, residential boundaries, or to replace a certified topographical or boundary survey, or any other legal document.

In Connection with the Office of Salt Lake County Assessor, Salt Lake County Clerk, Salt Lake County Council, Salt Lake County Mayor, Salt Lake County Recorder

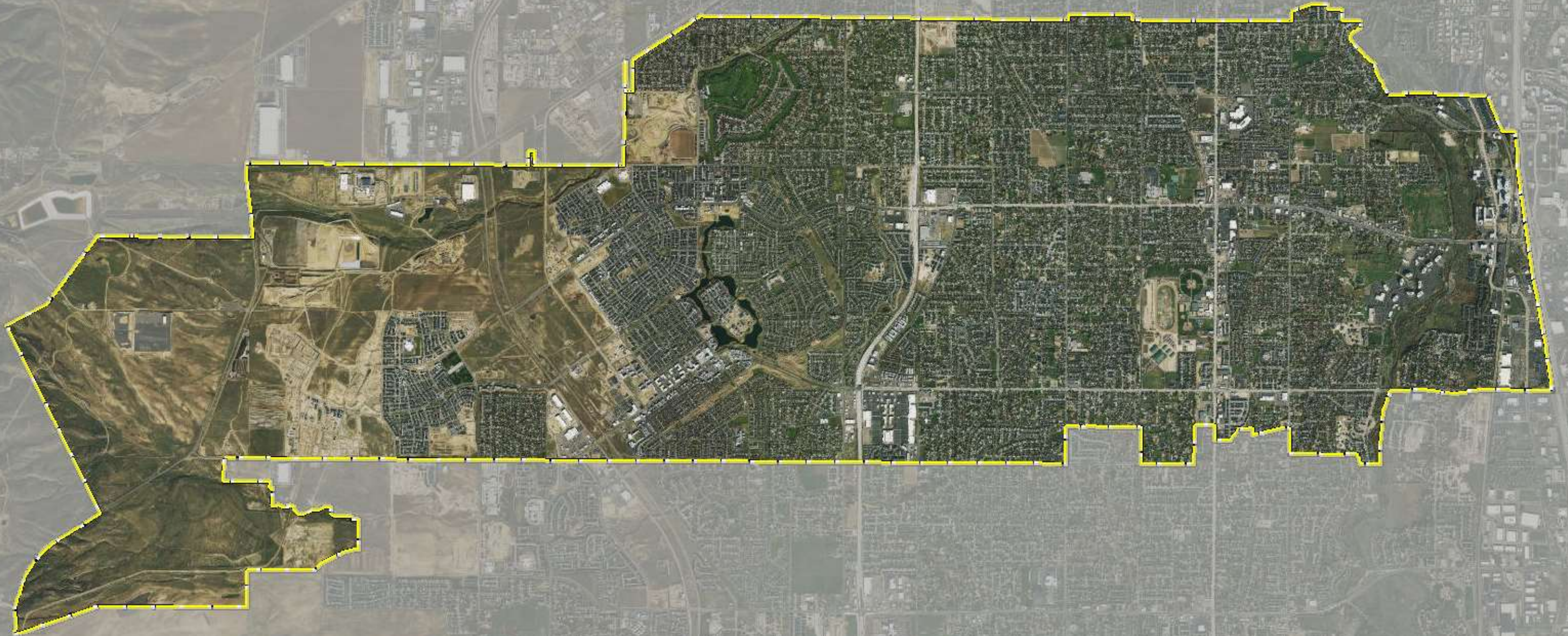
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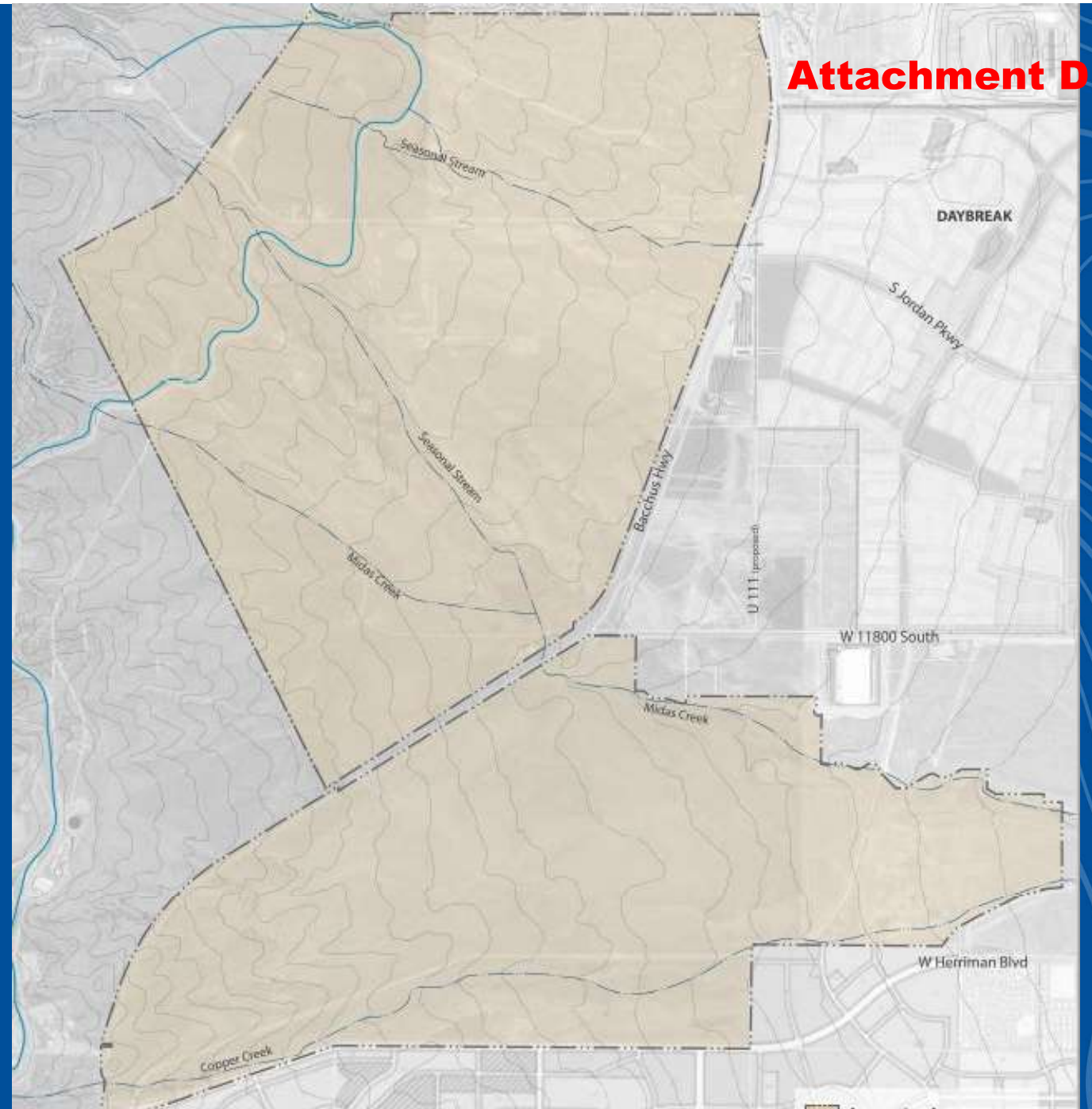
Attachment C

 Proposed Boundary



Kennecott Annexation

- Approximately 2285 Acres
- Effective Long-Term Planning
 - Water
 - Sewer
 - Transportation
 - Community Needs
- Next Steps
 - Kennecottlands.com



Attachment D