

SOUTH JORDAN CITY
CITY COUNCIL MEETING

OCTOBER 21, 2025

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 Don Tingey, City Attorney Ryan Loose, Fire Chief Chris Dawson, Police Chief Jeff Carr, Deputy City Engineer Jeremy Nielson, CFO Sunil Naidu, Director of Human Resources Teresa Cook, Associate Director of Public Works Colby Hill, Systems Administrator Ken Roberts, IS Specialist Ashley Pope, GIS Coordinator Matt Jarman, Police Lieutenant Adrian Montelongo, Community Center Manager Jamie Anderson, Communications Specialist Joshua Timothy, City Planner Greg Schindler, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance: Hanu Kavuri, Katie Fletcher, Krista M, Mikhail, Tomas Langholtz, SenthilKumar, Riaz Salt, Bob, Carol Brown

Other (In-Person) Attendance: Adam Price, John Friesen, Lexie Friesen, Rajeev Soud, Luc Nguyen, Jennifer Zollinger, Heather Judd, Akasha Harper, Victor Gabriel Anen, Erin Rigby, Hannah Bechtel, Justin Berg, Natalie Berg, Miley Berg, Todd Anderson, Angela Anderson, Deborah Lin, David Reece

6:31 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Prayer – *By Sego Church Co-Lead Pastor, Hannah Bechtel*

Co-Lead Pastor Hannah Bechtel offered the prayer.

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. September 16, 2025 City Council Study Meeting
- D.2. September 16, 2025 City Council Meeting

Council Member Harris motioned to approve the September 16, 2025 City Council Study Meeting and the September 16, 2025 City Council Meeting Minutes as published. Council Member Shelton seconded the motion; vote was 5-0, unanimous in favor.

E. Mayor and Council Reports:

Council Member Jason McGuire reported attending a special announcement regarding the new senior center with affordable senior housing at The District, expressing appreciation to staff and partners, including Ivory Innovations and The Boyer Company. He also met with the Arts Council to discuss broad categories for the upcoming year's budget, with details to be finalized in the coming months. Additionally, he attended the Legislative Policy Committee (LPC) meeting with Council Members Johnson, Council Member Shelton, and Mayor Ramsey (online), where they received updates from the Utah League of Cities and Towns (ULCT) on proposed legislation related to affordable and moderate-income housing, as well as other items anticipated for the upcoming January legislative session.

Council Member Kathie Johnson reported that the Youth Council met on Thursday in the council chambers. She highlighted a presentation by County Representative Carlos Moreno, noting it was engaging and well-received by the youth council members, who expressed interest in having him attend future meetings. She added that the experience was motivating for her personally and reflected positively on the Youth Council's engagement.

Council Member Patrick Harris reported attending the announcement of the new senior center, acknowledging the significant efforts from city staff, council members, and the mayor in its planning and design. He also attended the South Jordan SoJo Race Series Halloween 5K, noting strong community participation, creative costumes, and sponsor giveaways. Additionally, he highlighted ongoing interactions with city staff and residents, assisting with various issues and concerns over the past few weeks.

Council Member Tamara Zander reported the past two weeks were focused on family activities. She shared that she attended a sibling reunion with his seven siblings and their spouses and celebrated the marriage of her youngest child. She noted that her daughter and new son-in-law attended the BYU-Utah football game shortly after their wedding, creating a memorable family experience. She emphasized the importance of family and work-life balance in her report.

Council Member Don Shelton reported attending the announcement of the new senior center, expressing appreciation for the council, mayor, and staff involved. He noted that the location is ideal, offering affordable senior housing and contributing to revitalization of the district. He also attended a Unified Sports event in Sandy, enjoying the enthusiasm of the participants and meeting former Miss America Charlene Wells. Additionally, he participated in LPC meetings focused on affordable housing and ensuring residents' voices are considered in development decisions. He concluded by noting the opening of the interchange at 9800 South and Bangerter Highway, describing it as a positive development for the city.

Mayor Dawn Ramsey reported on several city updates and events. She highlighted the new 17,000-square-foot senior center, noting its dedicated design for seniors and inclusion of approximately

200 affordable housing units. She shared the positive impact on residents, citing gratitude and personal stories, and thanked staff, council members, and community partners for their contributions. She discussed economic and recreational developments, including the city's growing sports tourism initiatives such as the ballpark, professional pickleball venue, Fullmer Brothers boxing venue, and the junior PGA golf tournament, emphasizing that these projects are privately funded. She also mentioned meetings with residents and businesses, including filming a new segment of the "Dine with Dawn" series to highlight local restaurants. Regional involvement was noted with the Wasatch Front Regional Council (WFRC) and the regional growth committee, highlighting her role as chair. She also attended Bingham High School's first multicultural fair and emphasized community engagement and youth involvement. Regarding infrastructure, Mayor Ramsey celebrated the opening of the 9800 South and Bangerter interchange, acknowledging the long-term effort with UDOT, the school district, and other partners to improve traffic safety and connectivity. She also noted the state unified soccer championship win by Bingham High School, highlighting local youth achievement.

F. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Deborah Lin (Resident) - I'm here tonight because I'm taking a civics course called the Policy Circle. One of the requirements is to attend a meeting, so as long as I'm here, I thought I might as well take some time to introduce myself. It's been awesome, and I learned today that Council Member Tamara Zander is my representative, that I live in District 4, right on the boundary. I just want to thank you, first of all, for your service and for all that you do. It's a huge commitment and a lot of time, and we've lived here in South Jordan for five years. It's a wonderful place to live, and you do a fantastic job of running the city. During my last two and a half minutes, I wanted to mention that I work for the Utah Women in Leadership Project. Some of you may have heard of Dr. Susan Madsen. She's a world-renowned researcher and faculty member at Utah State University, and she has focused her work on girls, women, and families because of what she's observed here in Utah. My job is local outreach and curriculum manager. Part of what I do right now is work with cities in Utah that are passing what's called a Bolder Way Forward resolutions. Her research has found, it's actually quite heartbreaking, that many girls and women struggle in Utah in ways not seen in other states. She has focused her energy and started a statewide movement called a Bolder Way Forward, which includes 18 different focus areas. It can be a little overwhelming but also really inspiring to see that Utah is taking action that no other state has done. What we see is that girls and women in Utah face a lot of violence. Our domestic violence rates are above the national average. Child sexual abuse is also an issue, and it's heartbreaking that many children who are abused never disclose it until adulthood. But there are things we can do about it. The state legislature has approved curriculum that can be implemented in our schools. Our goal is to close gaps, decrease violence, and increase opportunities for girls, women, and families. This is not at the expense of boys and men. In the last couple of months, I've been to Salt Lake County, West Valley City, Millcreek City, and the city of Midvale. Men and women elected officials are supporting this initiative. I would like to invite you to pass a Bolder Way Forward resolution. I will share that opportunity with you so you can discuss it. Acknowledging these issues and letting our residents know that there are problems, but also solutions, is an important step. Thank you for your time.

David Reece (Resident) - I wanted to talk about a couple of things, a couple of concerns that I've heard from some of my neighbors, especially regarding parking and traffic. I'd like to share some ideas with you. I'm sure you've come across them before, but I'd like to put my voice in support of these ideas. One idea is for Daybreak, which has a lot of new amenities. I would love to see the city look into, along with Daybreak, some sort of shuttle that could circulate around Oquirrh Lake, connecting to new Harmon's stores, the ballpark, the hospital, the train stations, the temple, and the SoDa Row area. There's a nice little circle around Oquirrh Lake that I think would be a great opportunity. For example, when my girls are older and want to go to the library, I could put them on the shuttle instead of driving and dealing with traffic. It would also help during games and events at the new downtown Daybreak, allowing people in the north area of Daybreak to take the shuttle without clogging streets or causing parking issues in the neighborhoods. Another idea I've heard is offering free transit, similar to what Salt Lake City does, between the three train stations in South Jordan. This would allow people to park at any of the stations and take the train to the ballpark, again reducing congestion and parking impacts in nearby neighborhoods. Regarding the Senior Center, I'm aware that its location is in the middle of several parking lots. I'm curious about how accessible it will be for seniors who may not drive as much as in the past. I don't know what amenities are already planned to assist those residents, so that might be something to consider. Finally, I'd like to suggest an idea and get feedback if possible. I serve as a precinct chair for one of the political parties in this state, and I distribute a neighborhood newsletter to inform residents about precinct events, such as Halloween parties, Easter egg hunts, and candidate meet-and-greets. I'm curious what resources might be available to help precinct chairs connect with their neighborhoods for community purposes, not political purposes. South Jordan is within the top 10 cities in Utah in terms of population, and its size is comparable to Manhattan. I'd love to see opportunities for precinct chairs to help neighbors engage and grow as a community. Thank you for your time and consideration. I appreciate it.

Mayor Ramsey acknowledged the ideas presented, noting that some of them fall outside the city's direct authority but that they would be passed along to the appropriate entities. She also clarified that transportation services are available for seniors who do not drive.

Angela Anderson (Resident) - I live right across from the beautiful new intersection. In fact, we face the land where nine homes were removed, and now we face the Bangerter wall with the beautiful mountains in the background. Every time we talk to construction workers, we get different stories about what will be built there. We thought we'd come tonight to ask a question. I don't know if this is the right place, but we would love for that land to become a small park near the drainage pond. We're unsure if there are future plans for homes, but we would prefer a park across the street from us instead of tiny homes on tiny lots. I'm not sure who to contact about this, should we reach out to our District 2 representative, individually, or someone else?

City Manager Dustin Lewis responded that he can coordinate with Deputy City Engineer Jeremy Nielsen, and Planning and Economic Development Director Brian Preece, to provide more information to Ms. Anderson. He noted that the city does not currently own the property and has not seen any proposed plans for it, as the land belongs to the State of Utah.

Mayor Ramsey closed the public comment portion of the meeting.

G. Presentation Item:

- G.1. Notice of Proposed Tax Increase for South Salt Lake Valley Mosquito Abatement District. (By South Salt Lake Valley Mosquito Abatement District Manager, Dan McBride)

SSLVMA District Manager, Dan McBride addressed the council regarding the district's proposed tax increase (Attachment A). He noted they are a special district that operates within South Jordan City boundaries, as well as 20 other municipalities in Salt Lake County. We are here as part of the truth-in-taxation process required by Utah Code 17B-1-1003 to announce and report our proposed tax increase to the council. To give a brief introduction, not many people are aware of our agency. We are responsible for monitoring, assessing, and controlling mosquitoes and mosquito-borne diseases within Salt Lake County. Our district was established in 1952. We are a small agency with five full-time staff and 30 seasonal staff during the mosquito season, which runs from April through October 1. Our focus is public health, public concern, and public nuisance management. There are several dangerous diseases present in the mosquito population, including West Nile virus and St. Louis encephalitis. As a special district, it is our responsibility to monitor and control these risks. We are seeking a tax increase to support our operations. Our last tax increase was in 2012 to build a building, and two years later, we reduced the tax rate. The last effective change to our rate was in 2002. We take fiscal responsibility seriously and aim to use all tools at our disposal before requesting additional funds. We are proposing an increase that would raise the district's total property tax revenue to approximately \$1,420,000 for the 2026 calendar year, an increase of about \$320,000 or roughly 29%. In context, this equates to about 77 cents per year for a property valued at \$600,000. The increase will allow us to stabilize costs of essential services, address rising operational expenses due to inflation, and implement operational enhancements. We plan to adopt more ecologically sound mosquito control methods, particularly in large areas such as Oquirrh Lake, Daybreak, and along the river. We hope to utilize drones and data processing tools to improve efficiency and environmental outcomes. Additionally, we aim to ensure our capital budget is ready for future needs without requiring additional tax increases. Finally, the public hearing for this proposed increase will be held on December 8 at 6:00 p.m. at our district offices near the airport. The notice, which was included with property tax statements, provides the address, date, time, and a virtual link for those unable to attend in person. South Jordan has always been a strong partner with mosquito control, and I've had the pleasure of working with several council members in the past. They are diligent, fair, and reflective of the city's commitment to service. I am happy to answer any questions the council may have.

Mayor Ramsey summarized that the South Salt Lake Valley Mosquito Abatement District will hold a public hearing on December 8 at 6:00 p.m. at the district offices near Airport Two in West Jordan. A virtual link will also be available. The hearing concerns a proposed property tax increase, which would result in an average annual increase of approximately .77 cents per property. Mr. McBride clarified that the proposed tax increase would equate to .77 cents per year for a home valued at approximately \$600,000. He noted that, given South Jordan's median home prices are slightly higher, the actual impact for local residents would likely be closer to \$1 per year.

Council Member Zander expressed appreciation for the Mosquito Abatement District's work, noting her experience serving on the board for eight years. She highlighted the district's efforts around the perimeter of Oquirrh Lake to prevent mosquito breeding and acknowledged their broader work along the Jordan River Parkway. She also inquired whether the water course on the west side of South Jordan is being monitored by the district. Mr. McBride responded that the district has been actively coordinating with developers to ensure access to the west side of the Mountain View Corridor and to monitor the new waterways being constructed in that area.

Council Member Shelton inquired about the district's fiscal management, noting that he was not familiar with their budget or operations. He observed that the proposed budget for the next fiscal year is approximately \$1.4 million, with an increase of \$60,000 for capital improvements, and asked how much the district normally keeps in reserve. Mr. McBride responded that the district typically maintains a capital reserve of approximately \$500,000 to \$650,000. He noted that their older building requires ongoing capital improvements, and the reserve serves as a permanent account to address these needs. Council Member Shelton commented that although the proposed increase appears significant percentage-wise, the actual dollar amount is minimal. He shared that his oldest son contracted West Nile virus while living in New York and nearly died, emphasizing the seriousness of mosquito-borne diseases. He expressed appreciation for the district's work and stated he was glad the community could support the agency for roughly an additional dollar per year. Mr. McBride added that, in terms of overall tax rate percentage, the South Salt Lake Valley Mosquito Abatement District is the third lowest in the state of Utah, with only one other entity, a cemetery district, having a lower rate.

Mayor Ramsey noted the importance of the mosquito abatement district's work and reminded the public that, as required by state law, the district presents this information to each municipality within its boundaries. She encouraged anyone wishing to provide input to attend the public hearing on December 8 at the district office.

H. Appeal Item:

H.1. Village at High Ridge Appeal. (By Board Member of the Village at High Ridge HOA, John Friesen)

Deputy City Engineer Jeremy Nielson provided background on the petition submitted by the Village at High Ridge HOA requesting that the City assume maintenance of the park strip along their frontage and the green space containing the detention basin at the southeast corner of the subdivision. He showed a map showing the parcel (Attachment B). He explained that staff reviewed the request after it was submitted in August and ultimately denied it. He outlined the primary reasons for the denial; the Parks Master Plan indicates the City will have a surplus of park space and the addition would not improve the City's level of service; the City's established practice is to avoid developing parks smaller than five acres; and taking on the area would further strain an already stretched Parks Division. Under City policy, HOAs may appeal such decisions to the City Council, which is why the item was before the Council. He noted that if the Council chose to approve the request, despite staff's recommendation, there are repairs and modifications that should be addressed prior to the City assuming responsibility.

Council Member Johnson asked what property abuts the subdivision to the south, referring to the large green area shown on the map. Deputy City Engineer Jeremy Nielson stated that the property to the south is Paradigm High School. He added that there is a chain-link fence separating the school property from the HOA's green space.

Council Member Shelton asked about the size of the green space. Deputy City Engineer Nielson responded that the area is approximately 0.7 acres, consisting of the detention basin green space as shown on the map, along with the adjacent park strip along 3600 West. Council Member Shelton asked whether the additional green space near 3600 West is a vacant lot or part of another property. Deputy City Engineer Nielson clarified that it is not part of the HOA's request area. It is a separate parcel under different ownership, not included in the petition before the council.

Council Member Zander clarified that the space near 3600 West used to house the Vision Dance Studio, which was recently purchased by Paradigm High School, so their campus will now extend over that building. The vacant lot to the north is privately owned and undeveloped.

John Friesen, a board member of the Village at High Ridge HOA, addressed the council regarding the HOA's request to dissolve city maintenance responsibilities for certain private green spaces. He noted that the majority of the community does not see a benefit in maintaining these areas. He provided handouts (Attachment C & D) including the city engineering findings and his letter to the city summarizing their position. He reviewed prepared presentation (Attachment E), explaining that the HOA consists of 37 homes, most of which are first-time homeowners, and that the community has struggled with HOA management since its development in 2017–2018. Earlier this year, the HOA collected signatures representing at least 70% of residents (excluding rental or investment properties) in support of the appeal. He outlined the agenda for his presentation, covering the background and challenges, the impact on the community, HOA maintenance responsibilities, the city engineer's assessment, and the HOA's proposal to make it easier for the council to approve the dissolution while addressing any necessary improvements to the green spaces. He continued his presentation on behalf of the Village at High Ridge HOA, detailing the history and challenges faced by the community. He explained that the builder and the first management company failed to deliver promised amenities, such as street signs for children at play and a park, leaving the green spaces as undeveloped areas with little value. He emphasized that unclear communication regarding the HOA's purpose and fees created confusion and dissatisfaction among homeowners. He outlined governance challenges, noting that of 37 homes, only 23 are eligible to serve on the HOA board. Since 2020, only six individuals have served as board members, with three resigning due to personal reasons or lack of understanding of the HOA's purpose. Currently, three board members remain, serving reluctantly because no other residents are willing to participate. He noted that the monthly HOA fee of \$50 per household primarily goes toward maintaining park strips and the green space, with minimal benefit to homeowners. He raised safety and liability concerns, explaining that the green space borders homes that do not pay HOA fees but have gate access to the area, leading to unauthorized use by neighbors, pets, and teenagers. He provided examples of vandalism, garbage, and trespassing, and noted issues with infrastructure, including broken vinyl fences, sprinkler system problems, dying trees, and a buried valve box. He proposed that if the city assumes maintenance responsibility, the HOA is willing to collaborate financially and logistically to address all existing issues, ensuring the green space meets city standards. Benefits to the city include centralized ownership, consistent

maintenance standards, improved environmental compliance, and enhanced community harmony and safety. City ownership would also eliminate tension within the HOA and between neighboring properties while generating public goodwill. In summary, the Village at High Ridge HOA requests that the City of South Jordan dissolve the HOA and take over maintenance of the green space and park strip. This would reduce administrative burdens and community conflict, while allowing homeowners to support a smooth transition through financial and logistical cooperation. The HOA expressed willingness to continue ongoing dialogue with the city during the transition.

Mayor Ramsey acknowledged the presentation and turned the discussion to the City Council for questions. She asked if the HOA had considered speaking with Paradigm High School about purchasing the 0.7-acre parcel or if they had explored the possibility of selling it. Mr. Friesen responded that he had not discussed purchasing the parcel with Paradigm High School.

Mayor Ramsey asked if the HOA currently has a management company handling the association's finances. Mr. Friesen explained that the HOA does have a management company they pay, but it does not provide substantial service due to the small size of the community and limited urgency. He also noted that if Paradigm High School were to purchase the parcel, it could create additional fencing issues with neighboring properties.

Council Member Johnson noted that if Paradigm High School were to purchase the parcel, any fencing or property boundary issues would be the responsibility of Paradigm, relieving the HOA of that concern.

Mayor Ramsey acknowledged the location's proximity to Paradigm High School and suggested that the school might be interested in the 0.7-acre parcel, especially since it is adjacent to the recently purchased dance studio parcel.

Council Member Zander noted that her friend previously owned the dance studio, which Paradigm High School purchased to expand its student body and building space. She agreed that the school's adjacent property would be a more logical option for the parcel since city residents have limited access to the park due to surrounding homes. She recommended that the HOA first approach Paradigm High School to discuss a potential purchase, as it would better serve accessibility and use considerations.

Mayor Ramsey added that given the parcel's location on a cul-de-sac with limited frontage, turning it into a city park might not be ideal. She noted that neighbors could be opposed to increased traffic or parking in front of their homes, even if the space remained as green space without playgrounds.

Mr. Friesen responded that the community's sentiment toward the HOA is strongly negative, emphasizing that residents are frustrated with its existence and management. Mayor Ramsey noted that if the 0.7-acre parcel were converted to a city park, residents might be frustrated by other people using it, parking in the cul-de-sac, and potentially interfering with their homes, highlighting concerns about lack of designated parking and control over access.

Council Member McGuire added that the parcel has no city infrastructure, such as restrooms, and raised concerns that if it became a city park, neighbors could face issues similar to those in other communities, including visitors from outside the HOA requesting access to private amenities.

Lexie Friesen noted that, regarding the idea of Paradigm High School purchasing the parcel, the ownership status may need to be fact-checked. She mentioned that a board member was previously told by someone in the city that the city actually owns the property, but the HOA was responsible for maintaining it per an agreement made when the builder developed the homes.

Mayor Ramsey clarified that staff reviewing the property have indicated that the city does not own it, and that the parcel is owned by the Village at High Ridge HOA. She asked if all homeowners were informed about the HOA and associated fees at the time of purchase, and that this disclosure was likely a legal requirement.

Council Member Shelton suggested exploring the possibility of having the high school take over the parcel, noting that the HOA could negotiate an arrangement where the school assumes responsibility for the park strip maintenance and fencing, potentially without a large financial exchange, while acknowledging there may be legal considerations regarding dividing proceeds among homeowners.

Ms. Friesen asked if Paradigm High School were interested in purchasing the retention space, would it be possible to return to the city a request that the city assume maintenance responsibilities for the separate park strips that are not directly connected to that space. Council Member Johnson suggested that if the property were sold to Paradigm High School, the HOA could have the park strips converted to low-maintenance landscaping, such as rocks, which would make ongoing upkeep more manageable for the HOA or whoever assumes responsibility. Ms. Friesen clarified that the intent is to dissolve the HOA entirely, and the goal is not to shift maintenance responsibilities to the homeowners who live adjacent to the park strips. The purpose of the proposal is to remove the HOA's administrative and financial burden from the community. Council Member Johnson suggested that if the HOA is dissolved, the park strips could potentially be deeded to the adjacent homeowners, making them part of their private property. She noted that this would be a decision for the homeowners to discuss as a group and acknowledged that the city would likely not want to assume responsibility for this property, given its size and location.

Mayor Ramsey noted that it is not feasible or realistic for the city to take on the 0.7-acre parcel. She explained that the city's parks master plan and resource allocations do not support adding this space. Additionally, she expressed concern that opening the space to the public could create problems for residents, as events or general use could fill the cul-de-sac and street parking, negatively impacting the neighborhood.

Council Member Harris suggested exploring the option of deeding the green space to the adjacent homeowners. He shared an example from another state where an HOA dissolved and distributed common areas to neighboring property owners. He recommended the Village at High Ridge HOA discuss with the homeowners next to the green space whether they would be interested in taking ownership and maintenance responsibility, potentially increasing their lot size.

Ms. Friesen responded that the green space is a detention pond, not a level or usable piece of land, making it less appealing for adjacent homeowners to take ownership. She noted that one of the neighboring homes is a rental property, and she personally does not see a benefit in owning any portion of the retention area.

Mr. Friesen explained that dividing the detention pond among adjacent homeowners would result in uneven, mostly sloped parcels, making the land impractical and undesirable for them to own.

Council Member Harris noted that if he were an adjacent homeowner with young children, he might value receiving the land for private use, assuming it was usable and maintained as grass, providing a safe play area for his family. Mr. Friesen responded that the land is generally usable, but dividing it among adjacent homeowners would be complicated due to its shape and slope, which could limit practical use for each individual lot. Council Member Harris suggested the possibility of transferring the retention pond land to a single adjacent homeowner, with the condition that its engineered drainage function is maintained and no construction occurs. He asked if the HOA had explored whether any neighbors would be interested in taking on ownership and maintenance under those conditions. Mr. Friesen responded that no neighbors have approached the HOA about taking ownership of the retention pond land, and none have expressed interest in doing so. Council Member Harris suggested that the HOA could consider deeding the retention pond land to the adjacent homeowners, making it part of their property. He noted that the new owners would need to maintain the space, keep the drainage functional, and agree to its ongoing use, but it might be an appealing option for residents who want additional usable space.

Council Member McGuire asked staff, whether the retention pond is part of the city's stormwater system and if the city would need access to maintain it, given its function as a detention pond. Deputy City Engineer Nielson confirmed that the city would need access to maintain the retention pond's infrastructure, including the pipes, as it is part of the public stormwater system. Council Member McGuire clarified that while the retention pond is privately owned by the HOA, there is effectively an easement allowing the city access for maintenance. Deputy City Engineer Nielson noted that the plat likely includes access easements for public works, ensuring they can enter and maintain the stormwater pipes within the retention pond.

Council Member McGuire added that, despite the detention pond's constraints, some homeowners might be interested in taking over portions of the land to expand their lots for personal use, noting that people often find creative ways to utilize such spaces.

Council Member Johnson recommended that the HOA first approach the school district regarding the retention pond parcel before pursuing other options.

Mayor Ramsey suggested that the HOA consider deeding the retention pond parcel to the school district, allowing the HOA to dissolve and end the \$50 monthly fees. The school district would assume ongoing maintenance responsibilities, with the city retaining necessary access for stormwater infrastructure. She also noted that the adjacent park strips could be deeded to the neighboring homeowners, who could take advantage of the city's "Flip Your Strip" program to convert them to low-maintenance landscaping, reducing water use and upkeep while maintaining aesthetics.

City Planner Greg Schindler clarified that the park strips are city-owned property, so they cannot be deeded to homeowners. Any responsibility for them would remain as a maintenance agreement, not a transfer of ownership, even though the HOA or residents may perform upkeep.

Council Member Johnson noted that the main focus should be resolving the detention pond issue. She suggested that if the charter school is willing to take responsibility for that parcel, the other aspects of the HOA dissolution and property transition would likely be easier to address.

Mayor Ramsey suggested that the HOA could potentially offer the detention pond property to Paradigm High School, with the understanding that Paradigm would invest in new fencing to separate it from the HOA homes and agree to maintain the park strips. She explained that if such an agreement were formalized in a signed document, the HOA could dissolve, transfer responsibilities, and avoid future maintenance obligations, effectively removing themselves from ongoing management. She noted this approach seemed logical, though she deferred to City Attorney Ryan Loose for confirmation.

City Attorney Loose explained that without reviewing all of the HOA's bylaws, it's difficult to determine exactly how easily the HOA could dissolve and transfer property. However, he noted that it is generally feasible to sell or transfer land that has encumbrances, such as the city's easement, and indicated that the HOA likely understands the steps required for dissolution and property disposition. He acknowledged that HOAs can be complex and variable.

Mayor Ramsey expressed sympathy for the HOA's situation, acknowledging that they had been put in a difficult position due to prior mismanagement. She noted that having the city take over the property may not be the best solution. Instead, she suggested that offering the land to the adjacent school for expansion, contingent on the school taking over maintenance responsibilities in perpetuity, might be a more practical and legally feasible solution. She emphasized that this was guidance based on opinion, not legal advice, and encouraged the HOA to pursue a solution that aligns with their governing documents.

Council Member Shelton motioned to deny the appeal submitted by the Village at High Ridge HOA. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.

Council Member Harris noted that while the council cannot accept the HOA's request for the city to take over the property, the city remains willing to be a resource to the community. He noted programs such as the "Flip Your Strip" initiative and offered support to help make potential solutions more manageable for residents.

Council Member Shelton noted that while he made the motion to deny the appeal, he felt it was appropriate to bring it before the council. He acknowledged that some of the alternative suggestions discussed, such as working with Paradigm High School or addressing park strip maintenance, could help the HOA achieve their goals in a more practical way, particularly given the challenges of parking, restrooms, and city park planning requirements.

Council Member Zander noted that while she does not know Paradigm High School's leadership personally, the owner of Vision Dance Studio, recently sold to Paradigm, has been in negotiations for months. She suggested that now would be an ideal time for the HOA to approach Paradigm about expansion.

Mayor Ramsey suggested that if the Village at High Ridge HOA is considering disposing of property, approaching Paradigm High School about it would be the recommended strategy. She wished them good luck with the process.

I. Action Item:

- I.1. Resolution R2025-56, Authorizing the City of South Jordan Mayor to sign a Franchise Agreement with XO Communications Services, LLC. (By Assistant City Manager, Don Tingey)

Assistant City Manager Don Tingey explained that XO Communications Services has had a franchise agreement with the city since 2001. However, they did not exercise the automatic renewal this year. Once it was realized that the agreement had expired, the city restarted the process. The new franchise agreement presented to the council maintains the same terms as the previous agreement, and XO Communications has paid the required fee to submit their application.

Council Member McGuire motioned to approve Resolution R2025-56, Authorizing the City of South Jordan Mayor to sign a Franchise Agreement with XO Communications Services, LLC. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.

J. Public Hearing Items:

- J.1. Ordinance 2025-18, Adopting an amended updated Storm Water Facilities Impact Fee Facilities Plan and Impact Fee Analysis; adopting an amended and updated Impact Fee for Storm Water Facilities; establishing service area; and/or other related matters. (By Associate Director of Public Works, Colby Hill)

Associate Director of Public Works Colby Hill reviewed background information and explained that the council is being asked to consider an ordinance to adopt updated impact fees for the city's stormwater system. He noted that the city recently completed a stormwater master plan and, with assistance from Fred Philpot with LRB Public Financial Advisors, completed a Stormwater Impact Fee Facilities Plan and Analysis.

Fred Philpot reviewed prepared presentation (Attachment F), explaining that the city recently completed a stormwater master plan, which included an evaluation of the system and a review of growth-related infrastructure needs. The analysis showed that there is little to no new infrastructure required to support growth, leading to a shift from a future facility-based impact fee to a buy-in component. This approach calculates fees based on the proportionate share of the existing system costs in relation to projected growth over a ten-year period. As a result, the proposed impact fee for new construction is \$804 per equivalent residential unit (ERU), representing a 33% decrease from the current fee of \$1,201. The decrease reflects the use of the original cost of existing

improvements rather than future projected costs. The fee applies only to new construction. The next steps include holding a public hearing, after which the city council may adopt, modify, or reject the proposed fee. Decreases to the fee generally take effect immediately, while any increases require a 90-day waiting period.

Mayor Ramsey opened the public hearing for Ordinance 2025-18. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Shelton asked for clarification on the calculation of impact fees presented in the slide, noting that he was able to understand the 6.2% figure but was unclear on how the 56.1% value was derived. Mr. Philpot explained that they reviewed the inventory and depreciation schedule to distinguish system improvements from project-specific improvements. They identified the assets that qualify as system improvements within the service area to isolate the portion relevant for the impact fee calculation. Council Member Shelton noted that of the roughly \$45 million in assets, just over half were included in the impact fee calculation. He asked if only those assets expected to depreciate and that qualify as system improvements within the service area were included. Mr. Philpot clarified that the calculation uses the original value of assets, but excludes neighborhood-scale or project-specific improvements. Only assets that qualify as system-wide improvements are included, as these meet the definition of a system improvement within the service area. Council Member Shelton confirmed the calculation is not based on new or anticipated projects and does not include areas such as Daybreak or the newly annexed territory. Only existing system-wide assets within the current service area are considered. Mr. Philpot confirmed that is correct, the analysis is based solely on the service areas defined in the Impact Fee Analysis (IFA) and the ordinance.

Council Member Shelton asked for clarification on whether the collected impact fees must be used within a specific period of time. Mr. Philpot clarified that the impact fees must be used within a relatively short period, typically six years from the date of collection. For the buy-in component, the funds are essentially expended immediately, as they are used to reimburse the city for existing infrastructure. Mr. Philpot added that the fees typically remain within the defined service area, but are expended as they are collected to reimburse the city for infrastructure already in place. He noted that the system has excess capacity, and the buy-in component helps cover those existing costs, so the six-year expenditure window is not expected to pose an issue. He added that if pipe replacements or other infrastructure needs arise, the funds collected through the impact fee are used for those purposes as part of the buy-in component. Once expended, the money leaves the impact fee fund, which aligns with the intended use and compliance requirements of the fee.

CFO Sunil Naidu explained that the fees go back into the storm drain fund, where they remain eligible for capital projects. He noted that since the city previously used the storm drain fund to carry out impact fee-qualified system improvements, the incoming fees essentially reimburse the fund for those expenditures. Council Member Shelton confirmed that the fund builds a reserve, and the capital can be used for necessary infrastructure repairs, such as pipe replacements, as needed. CFO Sunil Naidu clarified that the fund balance was initially drawn down to complete the projects, and the impact fee collections are now being used to replenish the fund. Mr. Philpot added that impact fees are not used for repair or replacement. Instead, they are expended as a buy-in, leaving the impact fee fund and going into the storm fund. This process effectively reimburses the

city for previously constructed infrastructure, after which the funds become unencumbered within the storm fund.

Mayor Ramsey confirmed that the \$804 impact fee for new development is intended to reimburse the city for existing stormwater infrastructure. The fee ensures that new users contribute to the cost of drainage systems that are already in place and maintained by the city. Mr. Philpot explained that while the current impact fee reimburses the city for existing stormwater infrastructure, future redevelopment or density changes could require new infrastructure. This underscores the importance of continually updating master plans, as communities may shift from having no impact fees to needing fees to fund new system improvements. Mayor Ramsey emphasized the importance of regularly updating impact fees, noting that the city conducts thorough analyses to ensure fees align with actual costs. She highlighted that this process ensures the city is reimbursed for the true cost of providing stormwater services without overcharging developers or residents.

Council Member Shelton clarified that the \$804 impact fee applies only to new residential construction and is a one-time charge, not an ongoing tax or recurring fee for homeowners.

Council Member Harris motioned to approve Ordinance 2025-18, Adopting an amended updated Storm Water Facilities Impact Fee Facilities Plan and Impact Fee Analysis; adopting an amended and updated Impact Fee for Storm Water Facilities; establishing service area; and/or other related matters. 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.

- J.2. Ordinance 2025-19, Amending Title 5.38.030: Preschools - Additional Requirements. (By City Manager, Dustin Lewis)

City Manager Dustin Lewis reviewed background information on the proposed update to the city ordinance governing home-based preschools. He noted that following resident concerns and a prior work session, staff reviewed ordinances from neighboring jurisdictions and incorporated Council feedback into a draft ordinance. Key changes include increasing the maximum student count from eight to twelve, removing a confusing “other conditions” clause, and changing the limitation from four sessions per week to a maximum of two sessions per day, Monday through Friday. Age restrictions for students were removed to allow greater flexibility, and applicants are no longer required to submit hours of operation for review. The ordinance now allows additional employees who do not reside in the home to assist with the preschool, creating a special exemption for home-based preschools. Drop-off and pick-up are prohibited on shared driveways, and limitations on trips per day are removed, effectively restricting trips only by the number of students. The ordinance maintains compliance with all life safety codes and applicable state and federal laws.

Mayor Ramsey opened the public hearing for Ordinance 2025-19. There were no comments. Mayor Ramsey closed the public hearing.

Council Member McGuire asked why the ordinance continues to include the provision that preschools are not limited to twelve one-way vehicle trips per day, rather than remaining silent on the matter. City Manager Lewis explained that the exemption is necessary because, in another section of the code, all other home occupations are limited to twelve one-way vehicle trips per day. Including the language for preschools ensures they are not inadvertently subject to that restriction while remaining compliant with the rest of the code.

Council Member Johnson noted that, with the revised preschool ordinance, there could potentially be up to 24 children coming and going. City Manager Lewis clarified that the 12-trip limit in the code continues to apply to all other home occupations, and the exemption specifically applies only to preschools, ensuring they are not subject to that limitation.

Council Member Johnson asked whether, if a preschool's drop-off and pick-up activity creates issues within a neighborhood, another city ordinance exists that could address or mitigate those concerns. City Manager Lewis responded that he would defer to the City Attorney for any specific code citations, but noted that it would depend on the nature of the issue. He explained that if problems arise, such as vehicles parking illegally, blocking fire hydrants, or obstructing driveway access, the City already has enforcement tools and ordinances that could be used to address those concerns. Council Member Johnson noted that, in her own neighborhood, a resident with a large accessory building frequently hosts basketball games with many children, resulting in increased traffic and activity. She shared that while neighbors generally only voice concerns informally to one another, similar situations could become problematic in some areas.

City Attorney Ryan Loose explained that the City has standard regulations in place, and if significant issues arise, the ordinance can be revisited and adjusted. He noted that it is common to make policy changes to address concerns and later refine those changes if unintended consequences occur. He stated that the draft ordinance reflects the Council's direction to support and incentivize preschools, as they contribute to broader goals. If problems emerge, staff would likely recommend addressing them through measures such as limiting operating times. He emphasized the intent to encourage these businesses while planning to resolve any issues that may surface in the future. Council Member Johnson commented that the approach described sounded similar to legislative processes, where ordinances are adjusted over time and each legislative session often involves refining or correcting prior actions. City Attorney Loose clarified that while ordinances cannot always ensure people act rationally, existing policies allow the city to respond to issues as they arise. In emergencies, the chief can close roads, and the city can exercise emergency powers. For ongoing issues like traffic, the city would monitor the situation and could rely on recommendations from the traffic committee, bringing any necessary legislative changes back to the council.

Council Member Zander motioned to approve Ordinance 2025-19, Amending Title 5.38.030: Preschools - Additional Requirements. Council Member Shelton seconded the motion.

Roll Call Vote

Council Member Zander - Yes

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0.

Mayor Ramsey expressed appreciation for the residents and preschool providers, including Ms. Zollinger and several colleagues, who raised concerns about the city's preschool ordinance six weeks prior. She noted that their input prompted staff to review and update the ordinance, resulting in clearer, more practical regulations that will benefit both preschool providers and families seeking affordable options in South Jordan.

J.3. Resolution R2025-55, Amending the South Jordan Fee Schedule. (By CFO, Sunil Naidu)

CFO Sunil Naidu explained that with the city's passport office opening in less than a month, there is a need to update the fee schedule to reflect the fees the office can charge. He outlined that the application fee is set by the U.S. Department of State and collected by the city, while additional optional fees cover services such as passport photos, money orders, or expedited processing. The fee schedule amendment will enable the city to collect these fees as applications are processed.

Mayor Ramsey expressed excitement about the upcoming opening of the city's passport office, noting it will provide a convenient service for residents who need passports. She emphasized that, by law, the city must establish fees to cover the cost of providing the service, which are not currently included in the fee schedule.

Mayor Ramsey opened the public hearing for Resolution R2025-55. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Zander commented that the passport office will be a valuable service and noted its potential as a revenue generator, expressing appreciation to all involved in making it a reality.

City Manager Lewis praised staff for their work getting the passport office assembled and offered council members an early tour of the highly secure office, emphasizing that even he would not be allowed unescorted once it is operational, and encouraged anyone interested to see the setup before it opens.

Council Member Johnson motioned to approve Resolution R2025-55, Amending the South Jordan Fee Schedule. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Johnson - Yes

Council Member McGuire - Yes

Council Member Harris - Yes
Council Member Shelton - Yes
Council Member Zander - Yes

The motion passed with a vote of 5-0.

K. Staff Reports and Calendaring Items:

City Manager Dustin Lewis acknowledged the presence of several staff members attending the meeting to cover for directors. He noted that some of the attendees were experiencing a city council meeting for the first time. He emphasized that their participation provides valuable experience and highlights the depth of talent within the city's leadership team.

Mayor Ramsey noted that there will not be a city council meeting two weeks from tonight due to Election Day on November 4. She reminded council members of upcoming events, including the Veterans Day breakfast on November 1 and the Wasatch Choice Vision Workshop with the Wasatch Front Regional Council on November 6 at the Public Safety Building, which will focus on regional transportation planning and long-range development and provide an opportunity for input from South Jordan and neighboring cities. She also highlighted the Pumpkin Promenade at Bingham Creek Regional Park and the city's upcoming production of Forever Plaid in collaboration with the Arts Council and Sandbox Theater Company at the Community Center.

Council Member Harris motioned to adjourn the October 21, 2025 City Council Meeting. Council Member Shelton seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The October 21, 2025 City Council Meeting adjourned at 8:21 p.m.

This is a true and correct copy of the October 21, 2025 City Council Meeting Minutes, which were approved on December 2, 2025.



South Jordan City Recorder

South Salt Lake Valley Mosquito Abatement District

2026 Proposed Tax Increase

Public Hearing December 8th, 2025 at 6:00 p.m. (District Offices)

Virtual Link (Zoom: <https://us02web.zoom.us/j/81630315463>)

Proposed Increase: \$320,000

Proposed 2026 Property Tax Revenue: \$1,420,000

Background Points

- No change in rate since 2012
- No effective change in rate since 2002 (prior to tax increase and tax lower for building construction)
- Population growth of over 200,000 individuals and 72,000 homes with same tax rate
- Inflation and price increase (over 6% in 2024)
- Innovation stagnation

Tax Increase Utilization

Cost Stabilization for Essential Services:

\$160,000

- Sustain current service levels without interruption (assessed at 4 years)
- Operate above negative net position.
- Integrate Public Relations and Black Fly Programs back into operation.
- Maintain Financial Health

Operational Enhancements:

\$100,000

- Expand to drone-based surveillance and treatment.
- Upgrading data system for faster response and better tracking.
- Implementing ecologically conscious targeted control measures.

Capital Increase:

\$60,000

- Meet the needs of future capital projects
- Modernize fleet and equipment
- Expand laboratory

Cost To Average Home Owner

Average Home Cost: \$600,000

Current Tax Rate: \$2.64 (yearly)

Proposed Tax Rate: \$3.41 (yearly)

Tax Increase:

\$.77 increase (yearly)

Paid with residential property taxes

Cost to Business Owners

Average Business Property: \$600,000

Current Tax Rate: \$4.80 (yearly)

Proposed Tax Rate: \$6.20 (yearly)

Tax Increase:

\$1.40 increase (yearly)

Paid with business property taxes

NOTICE OF PROPOSED TAX INCREASE

SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT

The SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT is proposing to increase its property tax revenue.

The SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT tax on a \$600,000 residence would increase from \$2.64 to \$3.41, which is \$0.77 per year.

The SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT tax on a \$600,000 business would increase from \$4.80 to \$6.20, which is \$1.40 per year.

If the proposed budget is approved, SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT would receive an additional \$320,000 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT would increase its property tax budgeted revenue by 29.09% above last year's property tax budgeted revenue excluding eligible new growth.

The SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

PUBLIC HEARING

Date/Time: 12/8/2025 6:00 pm

Location: District Offices Conference Room
7308 Airport Road
West Jordan

Virtual Meeting Link: <https://us02web.zoom.us/j/81630315463>

To obtain more information regarding the tax increase, citizens may contact the SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT at 801-255-4651 or visit sslvmad.utah.gov

Tax Increase Instructions

The advertisement shall be published **for at least 14 days before** the day on which the taxing entity conducts the public hearing in the following locations:

- 1) Electronically in accordance with Section 45-1-101: on a website established by the collective efforts of Utah newspapers. **www.utahlegals.com**
- 2) On the Utah Public Notice Website under Section 63A-16-601 **www.utah.gov/pmn/**
- 3) As a Class A notice under Section 63G-30-102.
- 4) Publish the public notice on the entity's official website.

The advertisement shall state that the taxing entity will meet on a certain day, time, and place in the advertisement. The exact wording for the advertisement can be found in 59-2-919.

The scheduled hearing shall not be held less than **ten (10) days after** the mailing of the "Notice of Property Valuation and Tax Change" by the county auditor.

The scheduled meeting on the proposed tax increase may coincide with the hearing on the proposed budget.

The hearing shall begin at or after **6:00 PM**

The public hearing must be open to the public and held at a meeting with no other items on the agenda other than discussion and action on the taxing entity's intent to levy a tax rate that exceeds the taxing entity's certified tax rate, budget, or a special districts fee implementation.

The public hearing needs to be available for individuals to attend or participate either in person or remotely through electronic means.

If another meeting is needed to finalize the tax increase, the details of the meeting (place, date, time) must be announced at the end of the public hearing.

Please see our website for more information.

<https://propertytax.utah.gov/tax-increases/>

ATTACHMENT B



Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

September 9, 2025

John Friesen
Board Member, Village at High Ridge HOA

RE: Village at High Ridge, to accept Detention Basin and 3600 W Landscape Park-Strip

Dear Mr. Friesen:

The City received your petition to accept the Village at High Ridge Detention Basin and the Park-Strip on 3600 West as public owned and maintained. The process approved a number of years ago by the City Council has a number of phases. Those phases are as follows:

1. Petition Phase
2. Research Phase
3. Assessment Phase
4. Evaluation Phase
5. Final Approval Phase

A technical review committee made up of different department managers throughout the City completes phases 1-3. This phase was completed and the request was moved to the Evaluation Phase.

The Evaluation Phase consists of the Assistant City Manager and Department Directors of the various City Departments. This group will make one of three recommendations:

1. Recommendation of Approval
2. Recommendation of Approval with Conditions
3. Recommendation of Denial

The evaluation phase has now been completed and this request did not advance to the Final Approval Phase. For reference, the following constitute the final approval phase:

1. If request was approved a report is made to the City Council with a resolution approving the request and authorizing the City Engineer to move forward with documentation to complete the approval.
2. If request was approved with conditions and applicant accepts the conditions then the request is approved and a report is made to the City Council with a resolution

- approving the request and authorizing the City Engineer to move forward with documentation to complete the approval.
3. If the request was approved with conditions and the applicant does not accept the conditions then the request is denied and the requesting group will have the option to appeal the denial to the City Council at a regular City Council Meeting.
 4. If a request is denied the requesting group will have the option to appeal the decision to the City Council at a regular City Council Meeting.

Your request to have the Detention Basin and 3600 W Park-Strips owned and maintained by the City has been denied in the evaluation phase. As stated above in #4 you have the right to appeal this decision to the City Council at one of its regular scheduled meeting.

Please let me know if you have any questions regarding this decision.

Sincerely,



Brad Klavano, PE, PLS
Director of Engineering/City Engineer
South Jordan City

On behalf of the Village at High Ridge community, I am submitting our proposed agenda to present to city council along with a supporting letter that I believe covers all the information you requested.

Agenda Items:

1. Introduction
2. Reasons for dissolving the Village at High Ridge HOA
3. Presentation of the city engineer's report and findings
4. Discussion of strategies to minimize costs to the city upon takeover

Attached Letter:

We have included a formal letter outlining, in detail, our reasons for requesting that the City of South Jordan assume ownership and maintenance of our neighborhood's water retention area, the park strips along 3600 West, and to allow the formal dissolution of the Village at High Ridge HOA.

Lastly, if at all possible, we request to be placed on the agenda for the October 21st city council meeting.

Thank you for your assistance, and please let me know if any further information is required prior to the meeting.

John Friesen
Board member of the Village at High Ridge HOA

On behalf of the Village at High Ridge community, we respectfully submit this request for the City of South Jordan to assume ownership and maintenance of our neighborhood's water retention area, the park strips along 3600 West, and to allow the formal dissolution of the Village at High Ridge HOA.

Our neighborhood is small, consisting of just 37 homes. Since its inception, the HOA has struggled to fulfill the purpose for which it was created. Despite the best efforts of homeowners who have served on the board, the HOA has not been able to provide meaningful value to the community. Below, we outline the primary reasons why city ownership is the most logical and beneficial solution:

1. The HOA Was Never Properly Established

The initial HOA management company chosen by the builder was ineffective. During the construction and sales process, the builder promised amenities—such as a playground—that were later determined not to be feasible.

From the beginning, this created distrust and dissatisfaction among homeowners, and the community has never recovered from that poor foundation, even after changing HOA managers.

2. Lack of Participation and Governance Challenges

The HOA has created more stress and division among neighbors than unity. There is an overwhelming lack of support or willingness to assist with its operation.

In 2020/2021, we changed property management companies in hopes of improving engagement and creating a more effective plan for the neighborhood. Unfortunately, even with this change, we continue to struggle with homeowner participation and involvement.

Our bylaws require five board members, yet for years we have averaged only three. Despite repeated calls for volunteers, no homeowners are willing to serve.

Of 37 homes, 14 are rentals, leaving 23 families to rotate board positions. Of those homeowners, roughly half attend HOA meetings but decline to serve themselves. This leaves the remaining three board members with no reprieve.

Homeowners are increasingly dissatisfied with the HOA and the monthly fee of \$50, which goes almost entirely to watering and mowing the water retention area and park strips.

3. The Green Space Is a Shared Community Asset — Not Solely an HOA Asset

The green space and retention area are not used exclusively by Village at High Ridge residents.

Multiple homes on Loma Linda Lane have direct gate access. The fence is on their property, meaning any locks would be placed on private property.

Recently, we discovered that our water retention area is listed on Google Maps as “Diamond Park.” This has led to increased foot traffic from teenagers, families, and pets.

Paradigm High School students also use the space, often jumping fences to enter. This creates safety concerns if a child were injured or the fence were damaged. Trash from lunches is also commonly found, and while the school has attempted to mitigate this, results have been minimal.

As such, a small group of 37 homeowners is carrying the full financial burden of maintaining a space that is effectively open to the public. This is neither equitable nor sustainable.

4. Limited Amenities and Lack of Value

The water retention space currently includes two benches and a small permanent awning with no seating. Attempts to add enhancements (such as a playground) have been denied or met with insurmountable roadblocks. Homeowners are not interested in assuming additional liability.

In reality, the HOA functions solely to water grass and cover legal liability—not to provide meaningful value or improve the community.

Conclusion

For these reasons, we believe the dissolution of the Village at High Ridge HOA and the transfer of responsibility for the green space and park strips to the City of South Jordan is the most practical and fair solution. This transition will relieve homeowners of an unsustainable burden while ensuring that a shared community space is maintained appropriately for the benefit of all.

John Friesen

Board member of the Village at High Ridge HOA

Village at High Ridge
HOA Dissolution
Proposal

Introduction

- We are the Village at Highridge Home Owners Association
- We consist of 37 homes and majority of the homeowners are first time home owners and/or first time in a community with an HOA
- We are located off of 3600 W and 11400 S
- Our community was built in 2017-2018 by Century Communities
- Over the last 7 years our Community has truly struggled with an HOA
- 2025 signatures were gathered and at least 70% of our home owners want the HOA dissolved
- Our initial request for dissolution was denied and we are here to appeal to the City Council

Map of Responsibilities



Agenda

HOA Background and Challenges

- Overview of the HOA's history and key challenges

Impact on Community

- Negative impact on the Village at High Ridge community

Maintenance Responsibilities

- HOA's responsibility in maintaining public green space

City Engineer Assessment

- Summary of the City Engineer's findings

HOA's Proposal

HOA Background and Challenges

HOA Establishment Issues

Poor Initial Management, Transfer Issues and Ongoing Management Struggles

- The builder did not properly transfer ownership or responsibilities to the community.
- The builder and first management company failed to deliver promised amenities, causing early distrust among homeowners.
- This lack of clear transition set the stage for ongoing challenges and dissatisfaction.
- Due to our small community, we have struggled to maintain the attention and help from even our newer property management company

Unclear Purpose & Fees

- The reason for the HOA and its monthly fee was never clearly communicated, leaving homeowners confused about the high cost and low reward.

Unfulfilled Amenities

- Amenities like playgrounds were promised but never built, leading to community dissatisfaction.

Negative Impact of the HOA

Governance and Financial Burden

Low Board Participation

- With only 37 homes, sustaining governance and participation is lacking
- Despite 23 families being eligible, few begrudgingly participate on the HOA board, creating governance challenges
 - Since gaining control of the HOA in 2020-2021 we have had only total of 6 board members
 - Currently we only have 3 board members
 - At our last HOA meeting in February 2025 there was a discussion about the need for new board members and follow up emails for applications. Not a single eligible home owner submitted an application.

Insufficient Board Members

- HOA bylaws require 5 members, but only 3 have served for several years, causing operational strain and burnout

Financial Burden on Homeowners

- Monthly fees of \$50 (annual - \$22,200) to cover minimal services, leading to dissatisfaction among homeowners

Shared Community Burden

Public Use of HOA-Maintained Space

Shared Green Space Access

- The HOA-maintained green space is accessible not only to residents but also nearby homes and the public, increasing community use.

Public Attraction and Usage

- The area, known as 'Diamond Park' on Google Maps, attracts teenagers, families, and pets, enhancing its use beyond HOA members.

Safety and Liability Issues

- Unauthorized access by local school students causes safety and liability concerns for the HOA and residents.

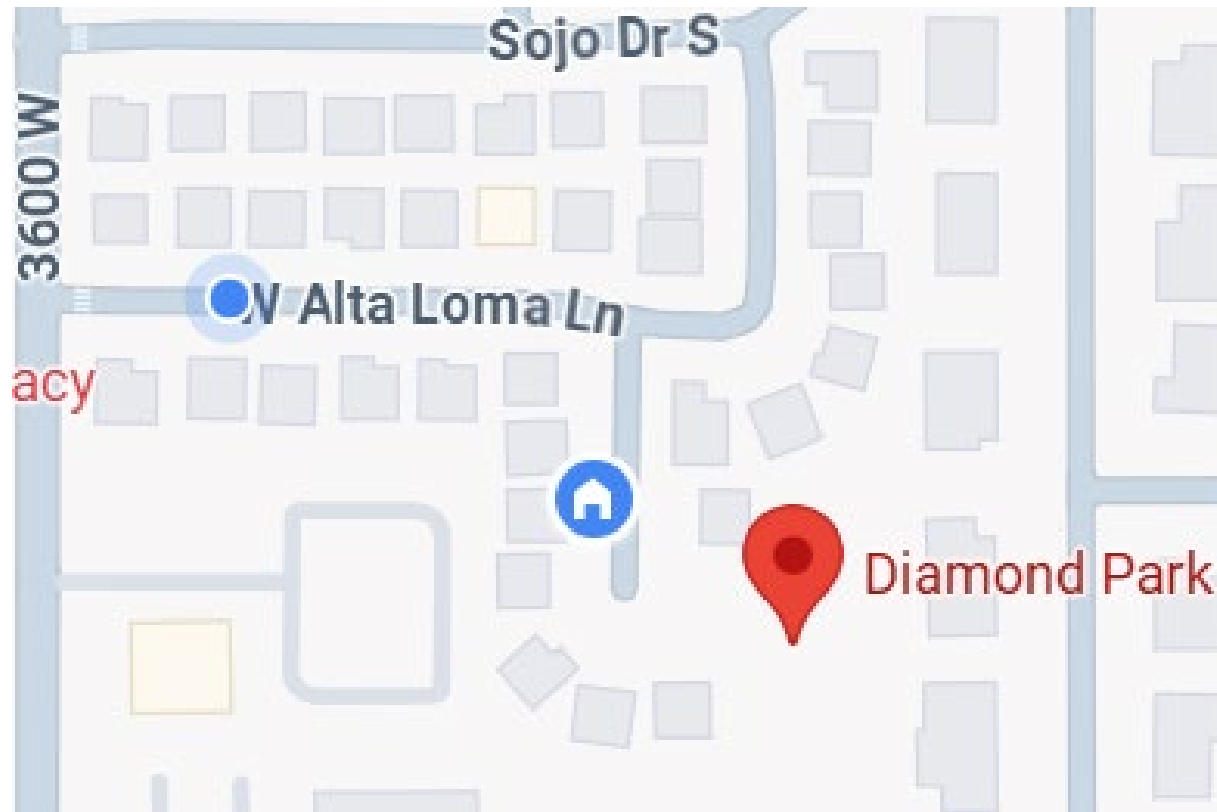
Financial Responsibility

- Despite public use, the HOA's 37 homeowners bear full financial responsibility for maintaining the green space.

Park strips along 3600 W

- The HOA maintains the park strips along 3600 W

“Diamond Park”



Paradigm High School



Gates to Green Space



Gates Cont.



City Engineer Findings

Maintenance and Infrastructure Issues

Infrastructure Damage and Difficulties

- Issues include a home owner's broken vinyl fence panels that neighbors the green space
- Buried valve boxes affecting the 3600 W park strip's condition.

Vegetation Health

- Dying trees and areas needing weed barriers and rock mulch reduce the green space's vitality and aesthetics.

Sprinkler System Issues

- Outdated sprinkler controllers require updating to improve irrigation efficiency and maintenance.

Collaboration for Upgrades

- The Village at High Ridge HOA is willing to collaborate with the City to address issues and meet park standards effectively if the City takes over and allows dissolution

Village at High Ridge HOA's Proposal

Proposal

The City regain responsibility of the green space and 3600 W park strips

The HOA be formally dissolved following the transfer of responsibilities

The HOA is willing to collaborate financially with available HOA funds with the City to address concerns identified by the City Engineer

GOAL: Create a sustainable, City-maintained solution that benefits both the community and the City long-term.

Benefits of City Ownership

Community and Sustainability

Ownership Transfer Benefits

- Turning this green space back into City ownership allows the area to serve the entire public not just HOA residents
- Transferring ownership to the City relieves Village at High Ridge homeowners from financial burdens of maintenance.

Maintenance Aligned With Standards

- City management aligns maintenance with public standards, improving safety and aesthetics for community benefit.
- The city can incorporate the area into broader parks and recreation planning, elevating neighborhood appeal and property values.
- The HOA struggles with enforcement with home owners and passers by, the City taking ownership centralizes mismanagement and ensures consistent standards
- Because the green space is a water retention area City oversight ensures it's maintained properly for environmental compliance

Community Harmony and Safety

- Proper city upkeep enhances neighborhood harmony and safety, benefiting both residents and the wider community.
- City ownership eliminated tensions that have been created within this Community
- This will provide public goodwill, home owners of the Village at High Ridge Community will see the City as responsive, cooperative and committed to the community's well-being

Summary

Proposal Summary

Request for HOA Dissolution

- The Village at High Ridge Home Owners Association requests the South Jordan City Council to dissolve the HOA and take ownership of green spaces and park strip.
- This proposal offers a mutually beneficial solution for both the City and the community.
- Returning the green space and park strips to City ownership and responsibility ensures long-term maintenance, safety and accessibility for all South Jordan City residents.
- Dissolving the HOA reduces administrative burden and community conflict while streamlining accountability.
- The HOA is committed to cooperating financially and logistically to support a smooth transition.
- Together, we can preserve and enhance this green space as a lasting community asset. One that reflects shared responsibility, good stewardship and pride in our City.

Alleviating Homeowner Burden

- Transitioning maintenance responsibility to the city will reduce unsustainable burdens on homeowners.

Collaboration Invitation

- The community welcomes ongoing dialogue and cooperation with city staff to facilitate this transition smoothly.



**PUBLIC
FINANCE
ADVISORS**

SOUTH JORDAN, UTAH

STORM WATER IFA

OCTOBER 2025

PURPOSE

UTAH CODE 11-36a (IMPACT FEE ACT):

- Before imposing an impact fee, each local political subdivision or private entity shall prepare:



IMPACT FEE FACILITIES PLAN (IFFP)

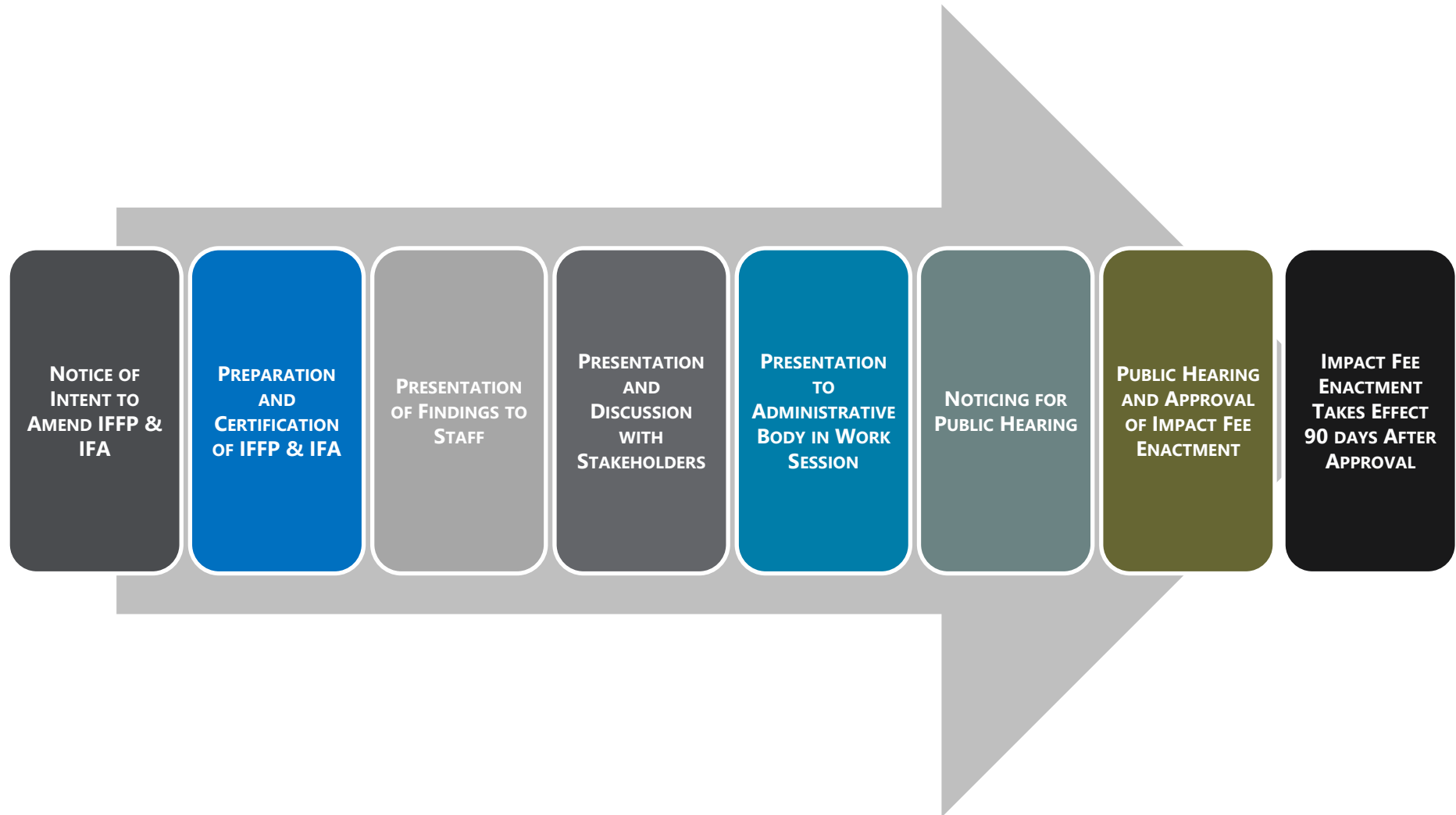
Identifies the demands placed upon the City's existing facilities by future development and evaluates how these demands will be met by the City. Outlines the improvements which are intended to be funded by impact fees.

IMPACT FEE ANALYSIS (IFA)

Proportionately allocates the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered.



PROCESS



METHODOLOGY

1. Service Area and Demand Analysis

- The Service Area for storm water impact fees includes the East and West South Jordan City Boundary.
- Demand is based on impervious area and estimated equivalent residential units (ERUs).

2. Provide Inventory of Existing Facilities

- Based on existing depreciation schedule.

3. Establish Existing and Future Level of Service

- The proposed LOS is based on storm events and runoff.

4. Identify Existing and Future Capital Facilities Necessary to Serve New Growth

- A buy-in only is included in this analysis.

5. Consider All Revenue Resources to Finance System Improvements

- No bonding considered in this analysis.

ANALYSIS

Proportionate Share Analysis

	TOTAL COST	% ELIGIBLE COST	TOTAL ELIGIBLE VALUE	% TO IFA DEMAND	COST TO IFA	ERUS SERVED	COST PER ERU
System Buy-In	\$45,308,370	56.1%	\$25,429,477	6.2%	\$1,577,413	1,974	\$799
Professional Expense	\$10,750	100.0%	\$10,750	100.0%	\$10,750	1,974	\$5
TOTAL	\$45,319,120		\$25,440,227		\$1,588,163		\$804
						Prior Impact Fee	\$1,201
						% Change	-33%

NEXT STEPS

- Hold public hearing
- Adopt, Modify, Reject Impact Fees
- 90 Day Wait Period

QUESTIONS

Fred Philpot | Vice President/COO

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