

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 22-05

**AN ORDINANCE SETTING THE ASSESSMENTS FOR THE
HIGHLANDS SPECIAL ASSESSMENT AREA (“HIGHLANDS”) FOR
FISCAL YEAR ENDING JUNE 30, 2022**

Whereas, Title 11, Chapter 42 of the Utah Code authorizes the City to establish an assessment area, under certain requirements, for the purpose of maintaining public improvements; and

Whereas, the City previously adopted Ordinance 13-27, on or about July 31, 2013, attached as Exhibit 1, which designated and established the “Highlands Special Assessment Area,” which Area encompasses the same or approximately the same geographic boundaries as the Highlands Master Development Area (which includes several subdivisions); and

Whereas, the City has determined and agreed to utilize the Highlands Assessment Area to finance the maintenance of certain public improvements that have or will be constructed in the Highlands Master Development Area, said “public improvements” including dedicated open space public improvements, such as parks and trails, and collector and arterial park strips within the Assessment Area, including the costs of removal or covering of graffiti that may exist from time to time along collector and arterial streets within the Assessment Area (collectively, the “public improvements”); and

Whereas, due to the difficulty of establishing a projected actual annual assessment at the time the original ordinance was drafted, a methodology was established to reflect the benefit the property owners experienced, expressed in percentages of the total annual operation and maintenance costs; and

Whereas, the same methodology is being used today, set forth as follows: 1) The City is required to pay 20% of the total annual operation and maintenance costs; 2) Developed residential property owners, including those owning single family homes, residential condominiums, and apartments, are required to pay 92% of the remaining amount after the City’s portion has been paid (“Net Annual Assessments”); 3) Developed commercial property owners are required to bear 5% of the Net Annual Assessment; and 4) Undeveloped property owners are required to pay 3% of the Net Annual Assessments; and

Whereas, the ordinance establishing the Highlands Special Assessment Area, Ordinance 13-27, established that the City would regularly, if not annually, reevaluate the assessments to determine whether such assessments were sufficient to cover the costs of operating and maintaining the higher level of service in the Assessment Area; and

Whereas, due to higher contract costs, additional properties in the Highlands, and necessary increased budget amounts, the current assessments no longer support the requested higher level of service and must be adjusted; and

Whereas, the City Council desires to cover the current costs of operating and maintaining the Special Assessment Area by adjusting the assessments established in years prior by using the same methodology set forth in Ordinance 13-27, the calculations of which are attached and incorporated by reference as Exhibit 2; and

Whereas, Utah Code Title 11, Chapter 42, Sections 410 allows governing bodies to, without prior notice, reallocate or adjust assessments for changing operation and maintenance costs; and

Whereas, adjusting the assessments for the Highlands Special Assessment Area is in the best interests of the City and its residents; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Amendment of Assessments. The assessments for the Highlands Special Assessment Area for this year and all years hereafter, unless otherwise formally amended, shall be calculated in accordance with Ordinance 13-27, as further defined in Exhibit 2.

Section 2. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.


PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 26th DAY OF JANUARY 2022.

CITY OF WEST JORDAN

By: *Kayleen Whitelock*
Kayleen Whitelock (Jan 28, 2022 12:47 MST)

Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick 

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

	"YES"	"NO"
Council Chair Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Christopher McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Melissa Worthen	~ absent ~	


PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JANUARY 28, 2022.

Mayor's Action: X Approve _____ Veto

By: 
Mayor Dirk Burton

 Jan 28, 2022
Date

ATTEST:



Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 22-05.

_____ The Mayor vetoed Ordinance No. 22-05 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 22-05 became effective by operation of law without the Mayor's approval or disapproval.


Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 31 day of January 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.



Tangee Sloan
City Recorder

(Attachment on the following page)

Attachment 1

[Attachment to ORDINANCE NO. 22-05]

ORDINANCE NO. 13-27

PLEASE RETURN TO:
Melanie Briggs
City Recorder
8000 S. Redwood Rd.
West Jordan, UT 84088

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 13-27

11703231
08/12/2013 03:28 PM \$0.00
Book - 10168 Pg - 1714-1720
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: SAM, DEPUTY - WI 7 P.

***An Ordinance Designating and Establishing The Highlands Assessment Area
Encompassing the Highlands Master Development Area.***

Whereas, Title 11, Chapter 42 of the Utah Code authorizes the City to establish an assessment area, under certain requirements, for the purpose of maintaining public improvements;

Whereas, the City has determined and agreed to utilize an assessment area to maintain public improvements to be constructed in the Highlands master development area;

Whereas, a survey and examination of boundary has been completed and the boundaries of the proposed assessment area are known;

Whereas, the proposed boundary of the proposed The Highlands Assessment Area and the proposed terms of operation of the assessment area were duly and timely published in a Notice of Intent to Designate Assessment Area at least 60 days prior to the date hereof, all as required by the Utah Code, Title 11, Chapter 42;

Whereas, no protest has been received from anyone owning property within the proposed assessment area;

Whereas, the published methodology for determining the monthly assessment charge to residents of the proposed assessment, as amended and disclosed herein, is found to be fair and reasonable; and

Whereas, the designation and establishment of The Highlands Assessment Area is in the best interests of the City and its residents,

NOW THEREFORE, BE IT ORDAINED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. The City does hereby designate and establish an assessment area under Title 11, Chapter 42 of the Utah Code encompassing the master development area known as The Highlands, to be known as The Highlands Assessment Area. A map showing the boundaries of The Highlands Assessment Area is attached to this ordinance and is by this reference incorporated herein.

Section 2. Open space public improvements within The Highlands Assessment Area, once constructed and through the end of any applicable warranty period, when and if dedicated to, and accepted by, the City, will be maintained thereafter by the City through The Highlands Assessment Area.

Section 3. Each year, in connection with the City budget process, the City will determine the projected costs of maintaining the open space public improvements within The Highlands Assessment Area, which costs may be based on City personnel and materials being used or based on the bid cost for personnel and materials from a third party contractor. These total projected costs of maintenance of open space public improvements within The Highlands Assessment Area, when non-maintenance expenses of the assessment area (mailing expenses, publication expenses, professional fees expense, etc) are added thereto, will constitute the assessment area's budget for the succeeding 12 calendar months.

Section 4. The City will be responsible for paying twenty percent (20%) of the total annual budget of the assessment area each year out of its general funds. Because maintenance of public improvements is seasonal in nature, the City may advance funds out of its general funds for the benefit of the assessment area during the maintenance season, which advanced funds can be collected and reimbursed from the assessments thereafter collected within the assessment area during both the maintenance season and the non-maintenance season.

Section 5. The Highlands Assessment Area shall be divided into equivalent residential units ("ERUs) for the purpose of assessing budget-based fees within the assessment area. An ERU is:

- A single family residence, or
- A single residential condominium unit, or
- Each living unit in a duplex, tri-plex or four-plex, or
- Each commercial business, or, if the business occupies more than one quarter-acre of land, each quarter-acre of land occupied by a single commercial business, or
- Each living unit in an apartment building, or
- Each quarter-acre of undeveloped land. Land area measuring less than a quarter acre shall be rounded to the nearest whole quarter acre.

The owner of each single family home, regardless of size, will be assessed one ERU portion of a total developed residential assessment levy. The owner of each residential condominium unit will be assessed one ERU portion of a developed residential assessment levy. The owner of a rental duplex, tri-plex, four-plex or a larger apartment building will be assessed one ERU portion of a developed residential assessment levy for each residential unit in the building.

Land underlying any commercial building will be assessed one ERU portion of a commercial property assessment levy for each separate business entity on such land, provided that if a single business entity occupies more than one quarter-acre of land, such property will be assessed as many ERU's that equals the land area occupied by that business. Finally the owner of undeveloped land will be assessed one ERU portion of an undeveloped assessment levy for every quarter-acre of such land within the Assessment Area. (Undeveloped land means land on which no development has yet taken place.) Land area less than a quarter-acre will be rounded to the nearest whole quarter-acre. For example, undeveloped or commercial land measuring 49/100 of a quarter-acre or less would be ignored if connected to one or more otherwise qualified ERUs. On the other hand, undeveloped or commercial land measuring 50/100 of a quarter-acre or more will be rounded up to another whole ERU.

Government-owned land and facilities (for example, the Mountain View Corridor owned and operated by the State of Utah), land and facilities owned by school districts and churches, and public utility-owned land and facilities will be exempt from assessment and levy.

Section 6. Developed residential property, including single family homes, residential condominiums, and apartments, are the primary beneficiaries of the Improvements. Therefore developed residential property, in the aggregate, will bear **92% of the total costs** of maintenance of the Improvements each year (net of the portion of these costs to paid by the City). This is the “developed residential assessment levy”. For this purpose, developed residential property includes property as to which all infrastructure is installed and subdivided lots are identified and ready to be built upon.

Developed commercial properties benefit less than developed residential properties from the Improvements, but they do benefit directly and indirectly. Therefore developed commercial property will bear, in the aggregate, **5% of the total costs** of maintenance of the Improvements each year (net of the portion of these costs to paid by the City). This is the “developed commercial assessment levy” mentioned above. For this purpose, developed commercial property includes property as to which all infrastructure is installed and subdivided pads are identified and ready to be built upon.

Undeveloped property benefits less than developed residential or commercial properties from the Improvements, but these properties do benefit importantly because the Improvements in the Assessment Area provide a valuable inducement and selling point for the owners of these properties. Therefore undeveloped property will bear, in the aggregate, **3% of the total costs** of maintenance of the Improvements each year (net of the portion of these costs to paid by the City). This is the “undeveloped property assessment levy” mentioned above. Once undeveloped property is developed, it will become either developed commercial property or developed residential property, and will be assessed accordingly.

Section 7. The City Clerk shall file a certified copy of this Ordinance with the Salt Lake County Recorder.

Section 8. The creation of a Board of Equalization called for by Utah Code Title 11, Chapter 42, Section 403 is deferred pending the decision to begin the levy of assessments within The Highlands Assessment Area.

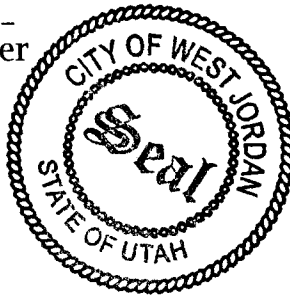
Adopted by the City Council of West Jordan, Utah this 31st day of July, 2013.

CITY OF WEST JORDAN

ATTEST:

By: Melissa K. Johnson
Mayor Melissa K. Johnson

Melanie Briggs
Melanie Briggs, City Clerk / Recorder



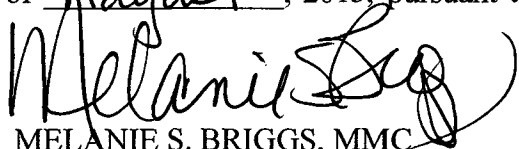
Voting by the City Council

	"AYE"	"NAY"
Judy Hansen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clive M. Killpack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chris McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chad Nichols	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ben Southworth	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Justin D. Stoker	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Melissa K. Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

ORD 13-27

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the 6 day of August, 2013, pursuant to Utah Code Annotated, 10-3-711.



MELANIE S. BRIGGS, MMC
City Clerk/Recorder



WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Clerk
8000 South Redwood Road
West Jordan, Utah 84088

11807023
02/20/2014 02:18 PM \$0.00
Book - 10212 Pa - 3019-3026
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: LTP, DEPUTY - MA 8 P.

AFFIDAVIT

I, **Melanie Briggs** hereby state the following:

- 1. I am the Clerk/Recorder for the City of West Jordan.
- 2. I have personal knowledge that the attached document is the correct legal description to be attached to and made a part of City of West Jordan Ordinance 13-27, recorded with the Salt Lake County Recorder as Entry Number 11703231 at Book 10168, Pages 1714-1720.
- 3. Nothing in this Affidavit is intended to amend, alter or change the effective recording date of the original City of West Jordan Ordinance 13-27 referenced above

Executed this 19 day of February, 2014.


By: **Melanie Briggs, Clerk/Recorder**



STATE OF UTAH)
 :ss
COUNTY OF SALT LAKE)

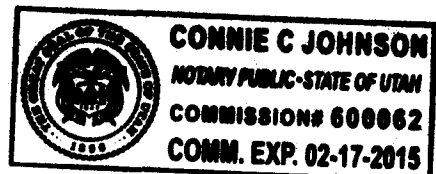
The foregoing instrument was acknowledged before me this 19 day of February, 2014 by **Melanie Briggs, Clerk/Recorder** of the City of West Jordan, a municipality and political subdivision of the State of Utah.



NOTARY PUBLIC

My Commission Expires: 2-17-2015

Residing in Salt Lake County, Utah



parcel_id	own_name	prop_locat	parcel_acr
20352000330000	BROOKLANDS, INC	5672 W 8200 S	15.24000000000
20342000140000	V & L DEVELOPMENT, INC	8173 S 6540 W	4.77000000000
20342760030000	V & L DEVELOPMENT, INC	8147 S 6700 W	2.20000000000
20352000360000	CREEKSIDE SUBDIVISION, LLC	5701 W 7800 S	3.97000000000
20342000130000	V & L DEVELOPMENT, INC	8139 S 6540 W	4.76000000000
20342760020000	V & L DEVELOPMENT, INC	6688 W CHURCH VIEW DR	0.84000000000
20342000420000	JSB CORPORATION	8105 S 6540 W	4.52000000000
20342760010000	V & L DEVELOPMENT, INC	6688 W CHURCH VIEW DR	1.49000000000
20351000240000	BROADMEADOW SUBDIVISION,	6111 W 7800 S	5.65000000000
20342000410000	CANYON RANCHES, LC	8071 S 6540 W	1.07000000000
20352000330000	BROOKLANDS, INC	5672 W 8200 S	15.24000000000
20352000320000	CANYON RANCHES, LC; ET AT	5672 W 8200 S	16.34000000000
20342000370000	PESTER, OSCAR W &	8003 S 6540 W	0.74000000000
20352000350000	POND HOUSE, LLC	5701 W 7800 S	15.24000000000
20352000270000	BUNTS & SINGLES, LLC	5701 W 7800 S	21.92000000000
20351000210000	CANYON RANCHES, LC &	6351 W 7800 S	10.00000000000
20342000400000	BOYER LONEVIEW, LC	8037 S 6540 W	23.56000000000
20352000060000	BUNTS & SINGLES LLC	5701 W 7800 S	16.82000000000
20342000380000	V & L DEVELOPMENT, INC	7911 S 6540 W	1.11000000000
20351000230000	KFP CORPORATION	5701 W 7800 S	21.77000000000
20352000250000	BUNTS & SINGLES, LLC	5701 W 7800 S	20.88000000000
20351000220000	CANYON RANCHES, LC &	6111 W 7800 S	42.50000000000
20351000200000	GARBETT LAND INVESTMENTS,	6351 W 7800 S	10.00000000000
20342000390000	V & L DEVELOPMENT, INC	6451 W 7800 S	3.04000000000
20342000220000	JSB CORPORATION	7847 S 6540 W	5.53000000000
20264000230000	CENTENNIAL LAND, LLC ET AL	5710 W 7800 S	36.81000000000
20264000210000	POND HOUSE, LLC	5850 W 7800 S	12.65000000000
20264000200000	POND HOUSE LLC	7300 S 5600 W	0.86000000000
20264000180000	POND HOUSE LLC	7300 S 5600 W	1.26000000000
20264000160000	POND HOUSE LLC	7300 S 5600 W	1.25000000000
20264000260000	CENTENNIAL LAND, LLC; ET AL	7300 S 5600 W	11.42000000000
20264000250000	POND HOUSE, LLC	7300 S 5600 W	1.23000000000
20264000240000	IVORY LAND CORP	7300 S 5600 W	41.55000000000
20262000080000	CAPB PROPERTIES LLC &	5893 W 7000 S	5.19000000000

Beginning at the Northwest corner of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence running along the section line S00°05'14"W 2602.13 feet, more or less, to the West Quarter Corner of said Section 36; thence N89°34'46"W 1267.20 feet along the East-West center section line of Section 35, Township 2 South, Range 2 West of the Salt Lake Base and Meridian; thence Southwesterly 127.53 feet along the arc of a 762.00 foot radius curve to the left (chord bearing S85°37'33"W 127.38 feet), with a central angle of 9°59'31"; thence S79°19'20"W 93.12 feet; thence Southwesterly 128.40 feet along the arc of a 762.00 foot radius curve to the right (chord bearing S85°15'57"W 128.25 feet), with a central angle of 10°05'46", along the centerline of 8200 South Street; thence N89°29'02"W 2374.16 feet, more or less, along the center of said Street to a point South 46.08 feet perpendicular from the Southeast corner of Bloomfield Heights Phase 1, recorded in the Salt Lake County Recorder's office, under Entry Number 9421718, Book 2005P, Page 200; thence N00°29'35"W (N00°29'34"W) 1336.52 feet, more or less, along the East lines of Bloomfield Heights Phases 1, 2 and 3 to the Northeast corner of Bloomfield Heights Phase 3, recorded in the Salt Lake County Recorder's office, under Entry Number 9807174, Book 2006P, Page 230; thence N89°55'58"W 1332.06 feet, more or less, along the North line of said subdivision Phases 3 and 2 to the Easterly line of Section 34, Township 2 South, Range 2 West of the Salt Lake Base and Meridian; thence S89°23'57"W 45.00 feet to the Northwest corner of Bloomfield Heights Phase 2; thence S00°36'03"E 1334.73 feet, more or less, along the West line of said Phase 2 to the center of 8200 South Street; thence N89°45'22"W 1884.03 feet, more or less, along the centerline of said Street to the center of 6700 West Street; thence N0°21'17" W 741.04 feet, more or less, to a point West 36.5 feet perpendicular from the Northwest corner of West Jordan Sunset Church Subdivision plat found in the Salt Lake county Recorder's office under Entry Number 10547843, Book 2008, Page 273; thence S89°44'03"E (S89°58'51"E) 992.64 feet, more or less, to the Northeast corner of said subdivision, said point also being the Southeast corner of the Alan Peck property described in that certain Quit-Claim Deed filed in the office of the Salt Lake County Recorder under Entry Number 3933275, in Book 5550, at Page 46; thence N0°22'00"W 1885.76 feet along the East line of said Peck property to the North line of said Section 34; thence S89°50'53"E 937.50 feet along said North line to the Northeast corner of said Section 34; thence S89°45'37"E 3576.91 feet, more or less, along the North line of Section 35, Township 2 South, Range 2 West of the Salt Lake Base and Meridian to a corner of that certain A.L.T.A./ A.C.S.M. Survey recorded in the Salt Lake County Survey's office under Survey Number S2005-08-0515, said point being the Southerly extension of the West property line of that certain tract of land conveyed to Pond House LLC by that Special Warranty Deed filed in the office of the Salt Lake County Recorder under Entry Number 10803967, in Book 9765, at Page 5202; thence N00°28'29"W 1323.60 feet,

more or less, along said Survey and along the West line of said Pond House property to the Southwest corner of the Lot Line Adjustment Rocky Mountain Power survey recorded in the Salt Lake County Surveyor's office under Survey Number S2010-01-0005, said point also being the Southwest corner of Parcel 4 conveyed to Rocky Mountain Power, described in that certain Correction Special Warranty Deed filed in the office of the Salt Lake County Recorder under Entry Number 10891758, in Book 9801, at Page 7059; thence N00°28'29"W 1318.75 feet, more or less, along the West line of parcels 1, 2, 3 and 4 of said Correction Special Warranty Deed to the East-West center section line of Section 26, Township 2 South, Range 2 West of the Salt Lake Base and Meridian, said point also being an angle point in said Rocky Mountain Power Survey; thence S89°44'02"W 902.80 feet along said East-West center section line to the West line of the Northeast Quarter of said Section 26; thence N00°35'20"W 263.29 feet along the West line of said Northeast Quarter to the Northwest corner of Parcel 2 of that certain Special Warranty Deed conveyed to Barrett and Ashley Peterson under Entry Number 7920831, in Book 8467, at Page 7629; thence N89°43'43"E 860.87 feet along the North line of said Peterson parcel to the west line of the Rocky Mountain Power property described in that certain Warranty Deed filed in the office of the Salt Lake County Recorder under Entry Number 2928486, in Book 4471, at Page 508; thence N88°21'42"E 301.27 feet across the Rocky Mountain Power property to the Northwest corner of that second described tract of land conveyed to CAPB Properties LLC by that certain Warranty Deed filed in the office of the Salt Lake County Recorder under Entry Number 10519070, in Book 9642, at Page 3205; thence N89°59'10"E 1501.05 feet along the North Line of said CAPB property to the East line of said Section 26; thence S00°28'20"E 2921.12 feet (S00°28'05"E 2921.86 feet) along said section line to the point of beginning.

Excepting therefrom any portion lying within the existing West Jordan City Streets.

Also excepting therefrom any portion lying with the Utah Department of Transportation's Mountain View Corridor.

Also excepting therefrom Lot 101, Rasband Subdivision No. 1, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder under Entry Number 5679269, in Book 93-12 of Plats, at Page 329.

Also excepting therefrom Lot 1, West Jordan Sunset Church Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder under Entry Number 10547843, in Book 2008 of Plats, at Page 273.

Also excepting therefrom Lot 1, Fox Hollow Elementary Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder under Entry Number 11454650, in Book 2012P of Plats, at Page 128.

Also excepting therefrom that certain tract of land conveyed to the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints by that certain deed filed in the office of the Salt Lake County Recorder under Entry Number 10865097, in Book 9791, at Page 732, more particularly described as follows, to wit:

Point of Beginning is South 89°54'20" West 937.50 feet and South 00°36'34" East 2351.36 feet from the Northeast corner of Section 34, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 00°36'34" East 232.80 feet; thence North 89°58'51" West 937.52 feet; thence North 00°36'34" West 232.80 feet; thence South 89°58'51" East 937.52 feet to the point of beginning.

Also excepting therefrom that certain tract of land conveyed to the City of West Jordan, Utah, by that certain deed filed in the office of the Salt Lake County Recorder under Entry Number 8243382, in Book 8601, at Page 5413, more particularly described as follows, to wit:

Beginning at a point North 89°50'30" West 831.76 feet and North 00°11'53" West 40.00 feet from the East Quarter corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°50'30" West 437.50 feet; thence North 00°11'53" West 687.50 feet; thence South 89°50'30" East 437.50 feet; thence South 00°11'53" East 687.50 feet to the point of beginning.

Also excepting therefrom that certain tract of land conveyed to Questar Gas Company by that certain deed filed in the office of the Salt Lake County Recorder under Entry Number 10684712, in Book 9714, at Page 6799, more particularly described as follows, to wit:

Beginning at a point North 89°58'37" East 814.39 feet along the section line and South 233.02 feet from the North Quarter corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said point being on the West line of an existing Questar Gas Company easement; thence South 89°58'35" West 50.00 feet; thence South 00°01'23" East 75.00 feet; thence North 89°58'35" East 50.00 feet to the West line of said easement; thence North 00°01'23" West 75.00 feet along said line to the point of beginning.

Also excepting therefrom that certain tract of land conveyed to Pacificorp by that certain deed filed in the office of the Salt Lake County Recorder under Entry Number 10548295, in Book 9653, at Page 6827, more particularly described as follows:

A parcel of land situate in the Northwest Quarter of the Northeast Quarter of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows, to wit:

Beginning at a point on the South line of 7800 South Street which is 1342.43 feet South 89°58'35" West along the section line and 33.00 feet South 00°04'35" West from the Northeast corner of said Section 35, and running thence South 00°04'35" West 350.00 feet; thence South 89°58'35" West 448.97 feet to the Easterly line of an easement granted to Kern River Gas Transmission Company recorded as Entry Number 5406966, in Book 6583, at Page 712, in the office of the Salt Lake County Recorder; thence North 00°04'59" East 350.00 feet along said Easterly line to the South line of 7800 South Street; thence North 89°58'35" East 448.93 feet along said South line to the point of beginning.

Also excepting therefrom those certain tracts of land conveyed to Rocky Mountain Power by that certain correction deed filed in the office of the Salt Lake County Recorder under Entry Number 11535460, in Book 10087, at Page 5696, more particularly described as follows:

A part of the Southeast Quarter of Section 26, Township 2 South, Range 2 West of the Salt Lake Base and Meridian, more particularly described as follows, to wit:

Beginning at a point on the North line of boundary line of the Centennial Land LLC & Greenbriar Land LLC & CAPB Properties LLC recorded as Entry No. 10518918, in Book 9642, at Page 2702, in the office of the Salt Lake County Recorder, being a point on the West line of the U.P.&L. 160" wide easement recorded as Entry No. 3683416, in Book 5382, at Page 909, in the office of the Salt Lake County Recorder, located South 89°59'28" West (State Plane Utah Central Grid Bearing) 1667.88 feet along the North line of said Southeast Quarter from the Northeast corner of said Southeast Quarter; running thence South 00°20'05" West 1326.81 feet, more or less, parallel to and along the West line of said U.P.&L. easement to the South boundary line of said Centennial Land LLC & Greenbriar Land LLC & CAPB Properties LLC property; thence North 89°55'34" West 73.56 feet along said South boundary line to the Southwest corner of said property; thence North 00°28'02" West 1326.72 feet, more or less, to the Northwest

corner of said property; thence North 89°59'28" East 92.13 feet along said North boundary line to the point of beginning.

Also excepting therefrom that certain tract of land conveyed to Utah Power & Light Company by that certain deed filed in the office of the Salt Lake County Recorder under Entry Number 2928486, in Book 4471, at Page 508, more particularly described as follows:

A tract of land situate in the West ½ of the Northeast ¼ of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning on the North boundary line of the Grantors' land at a point 1467.90 feet West along the section line from the Northeast corner of Section 26, T. 2 S., R. 2 W., S.L.M., and running thence West 300.01 feet along said section line; thence S. 0°01' E. (S. 0°04'24" W. certified survey bearing) 2638.02 feet to the South boundary line of said Grantors' land; thence East 300.01 feet along said South boundary line; thence N. 0°01' W. (N. 0°04'24" E. certified survey bearing) 2638.30 feet to the point of beginning.

**ALL OF THE FOREGOING PROPERTY IS SITUATED IN SALT LAKE COUNTY,
STATE OF UTAH**

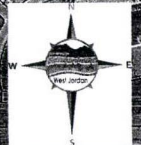
City of
West Jordan
Public Works-GIS Division
The Highlands Assessment Area
April, 2013

170

6400 W

7800 S

6400 W



Attachment 2

[Attachment to ORDINANCE NO. 22-05]

HIGHLANDS ASSESSMENT AREA ASSESSMENTS CALCULATIONS

FY 2022 Annual Operations & Maintenance Cost \$ 312,000

FY 2022 Revenue Source

Assessments	80%	\$ 249,600
City Contribution	20%	<u>62,400</u>
		\$ 312,000

FY 2022 Assessment Fee Calculation

	% of Revenue Source	Assessment Revenue	Divided by # of ERU's	Annual Assessment per ERU	Monthly Assessment per ERU
Residential	92%	\$ 229,632	1,275	\$ 180.00	\$ 15.00
Commercial	5%	12,480	87	143.45	N/A
Undevelopment	3%	<u>7,488</u>	371	20.18	N/A
Total Assessments		\$ 249,600			











Ordinance No. 22-05 Highlands Annual Assessment FY22


Final Audit Report

2022-01-31


Created:	2022-01-28
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
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"Ordinance No. 22-05 Highlands Annual Assessment FY22" History

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 Agreement completed.

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