



# THE CITY OF WEST JORDAN CITY COUNCIL MEETING August 10, 2022

**\*Amended August 9, 2022**

Thomas M. Rees Justice Center  
8040 S Redwood Road  
West Jordan, UT 84088

Zoom Webinar ID: **854 1564 2468** Password: **8000** [Click Here to Join](#)

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*Interested parties are encouraged to attend the council meeting in person. Those unable to attend in person may participate electronically via Zoom Webinar when called upon by the Council Chair in one of the following ways:*

- *In your web browser, go to [join.zoom.us](https://join.zoom.us) and enter the **Webinar Meeting ID: 854 1564 2468** and **Password: 8000***
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## CITY COUNCIL MEETING 7:00 PM

### **Members Present:**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**

*Comments should be directed to the Council Chair and commenters should not expect any debate with or responses from the City Council, Mayor, or City Staff. However, as a point of personal privilege Council Members, the Mayor, and Staff may respond to public comments if recognized by the Council Chair. Members of the City Council strive to create a respectful and professional decorum during Council Meetings so that the meeting can be conducted in an orderly, efficient, effective, and dignified manner. It is our desire that each person attending a City Council meeting feel safe, respected, and comfortable participating in their government. We hope that commenters will have that same goal and strive to do their best to keep comments respectful, professional, and free from profanity, personal attacks, and indecency. When addressing the Council, please provide your full name and limit your remarks to three (3) minutes. Written comments may be submitted if a citizen does not wish to speak.*

- 4. SPECIAL RECOGNITION**

- a. Consider **Resolution No. 22-028** providing advice and consent to appoint Reverend Philip Rogers to serve on the Diversity Committee.
- b. Consider **Resolution No. 22-031** providing advice and consent to appoint Greg Davenport as the Public Utilities Director.
- c. Parks Events Assistant Sheri Miller

## 5. EXECUTIVE REPORTS TO COUNCIL

- a. Mayor's Report
- b. City Administrator's Report

## 6. REPORTS TO COUNCIL

- a. ChamberWest Report – Barbara Riddle, President/CEO

## 7. PUBLIC HEARINGS

- a. ~~\*Consider **Ordinance No. 22-26** regarding a petition by Todd Amberry / Canyon Stone Capital for approval of a Master Development Agreement for Welby West subject to the approval of a General Plan Land Use Map amendment from Neighborhood Commercial to High Density Residential and rezoning approximately 11.54 acres from SC-2 Zone (Community Shopping Center) and R-1-10 Zone (Single-family residential 10,000 square foot minimum lot size) to PRD (H) Zone (Planned Residential Development – High Density) for Welby West located on the northeast corner of 4800 West and 9000 South.~~

**\*\*This item has been pulled by the applicant\*\***

- b. Consider **Ordinance No. 22-37** amending the 2009 West Jordan City Code Chapter 5 of Title 13 Adopting Article M “Integrated Housing” and amending Section 13-5-1 “Zoning Districts”.
- c. Public Hearing and consideration of **Ordinance No. 22-27** amending the Consolidated Fee Schedule
- d. Consider **Resolution No. 22-033** amending the City's Tentative Budget for Fiscal Year 2023

## 8. BUSINESS ITEMS

- a. Consider **Ordinance No. 22-41** setting the 2022 property tax rate.
- b. Consider **Ordinance No. 22-38** adopting the City's Annual Budget for Fiscal Year 2023.
- c. Consider **Ordinance No. 22-42** amending West Jordan Municipal Code by creating Title 1-4 -Elected Official Compensation and deleting Title 1-6-4 and 1-7-

2 and consolidating in new section.

## 9. CONSENT ITEMS

*Routine items on the Consent Agenda not requiring public discussion by the City Council or which have been discussed previously may be adopted by one single motion. A Council member may request to remove an item from the consent agenda for individual discussion and consideration.*

- a. Approve Meeting Minutes
  - July 27, 2022 – Committee of the Whole
  - July 27, 2022 – Regular City Council Meeting

## 10. CITY COUNCIL REPORTS/REMARKS

- a. Council Office Report
- b. City Council Reports / Remarks
- c. Council Chair Housekeeping Items

## 11. ADJOURN

### **\*NEW BUSINESS**

*New Business Items are matters appearing for the first time on a Council agenda. This notifies the Council the matter will be considered at a future meeting. The introduction of the item allows the Council appropriate preparation time.*

- Consider **Ordinance No. 22-24**, a petition by Robert Bowman to amend the General Plan's Future Land Use Map concerning his 86.14-acre property at 6170 West 7800 South from Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land to Very High Density Residential, High Density Residential, Medium Density Residential, Community Commercial and Mixed Use.

### **\*UNFINISHED BUSINESS**

*Unfinished Business Items are matters that have been introduced that remain unresolved. Updates are listed to assist in planning or resolution.*

- **Cemetery Text Amendment** – Brought to the Council for consideration on July 13, 2022. Council requested a revision to be brought back at Council Leadership's discretion. Currently with Public Services Department.
- **Veteran's Memorial Park Master Plan** – introduced to Council during a Work Session on February 9, 2022. Currently with Administration.
- **West Jordan Cultural Arts Society Contract Revision (WJCAS)** – reported to Council on April 13, 2022. Council discussed the contract with WJCAS further

during a Work Session on April 27, 2022, and requested contract revisions. Currently with Administration.

- **Welby West Master Development Agreement and General Plan Land Use Map Amendment** – brought to Council as New Business on May 11, 2022. Held a public hearing on May 25, 2022 which was continued to June 8, 2022. The item was then continued to no later than September 30, 2022. Tentatively Scheduled for August 10, 2022. Currently with Community Development.
- **Pet Boarding Amendment** – brought to the Council as New Business on June 8, 2022 and again for consideration as a Business Item on June 22, 2022. Council requested modifications to be brought back no later than October 1, 2022. Currently with Community Development.

## UPCOMING CITY COUNCIL MEETINGS

- Wednesday, August 24, 2022 – Committee of the Whole – 5:30p; Regular City Council Meeting – 7:00p
- Tuesday, August 30, 2022 – Combined Planning Commission/City Council Work Session – 5:30p
- Wednesday, September 14, 2022 – Committee of the Whole – 5:30p; Regular City Council Meeting – 7:00p
- Wednesday, September 28, 2022 – Committee of the Whole – 5:30p; Regular City Council Meeting – 7:00p
- Wednesday, October 12, 2022 – Committee of the Whole – 5:30p; Regular City Council Meeting – 7:00p



**Interested parties may contact the Council PRIOR to the meeting in one of the following ways:** (your comment will not be part of the meeting but will be provided to all members of the entire City Council)

- Call the 24-hour Public Comment Line PRIOR to the meeting and leave a message: **(801) 569-5052**. Please include your name and phone number.
- Send an email to [councilcomments@westjordan.utah.gov](mailto:councilcomments@westjordan.utah.gov). Please include your name and phone number.

You can follow the City Council on Twitter @WJCityCouncil and on Facebook @WestJordanCityCouncil

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the West Jordan City Council Office at 801-569-5017, providing at least three working days' advance notice of the meeting.

#### **ELECTRONIC PARTICIPATION**

One or more council members may participate electronically in this meeting using online video conferencing technology per Utah Code (§52-4-207) and West Jordan City Ordinance 1-13-1-E. Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

#### **INTELLECTUAL PROPERTY PERMISSION NOTICE**

By attending this meeting/event, you consent to the use of your photograph, voice, likeness, and image in broadcasts of this meeting/event, and in subsequent productions drawn from video or audio recordings of this meeting/event, in the sole and absolute discretion of the City of West Jordan. The city retains copyright for all video and audio recordings. Video and audio recordings may not be modified, manipulated, or distributed in any way without the express written consent of the City's Chief Executive Officer.

#### **CERTIFICATE OF POSTING**

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City's website <https://www.westjordan.utah.gov/government/agendas/>, and notification was sent to the Salt Lake Tribune, Deseret News, and the West Jordan Journal.

**Please note:** agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the City Council, staff, and the public.

**\*Amended, posted, and dated August 9, 2022**  
Clerk

**Cindy M. Quick, MMC, Council Office**

# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 08/10/2022

**Presenter:** Mayor Dirk Burton

**Deadline of item** : 08/10/2022

**Department Sponsor:** Administration

**Agenda Type:** BUSINESS ITEMS

**Time Requested:** 5 minutes presentation, 10 minutes council

*(Council may elect to provide more or less time)*

**1. AGENDA SUBJECT**

Consider **Resolution No. 22-028** providing advice and consent to appoint Reverend Philip Rogers to serve on the Diversity Committee.

**2. EXECUTIVE SUMMARY**

The requested appointment will fill a vacant position on the Diversity Committee. I believe Reverend Rogers will be a good fit on this committee because of his experience, knowledge, and background.

**3. TIME SENSITIVITY / URGENCY**

The time sensitivity is correlated to the request for his service to begin as soon as possible to provide a seamless transition on the committee.

**4. FISCAL NOTE**

There is no budget impact.

**5. DEPARTMENT RECOMMENDATION**

Mayor Burton recommends Reverend Rogers receive the Council's approval.

**6. PLANNING COMMISSION RECOMMENDATION**

NA

**7. MOTION RECOMMENDED**

I move that the Council approve **Resolution No. 22-028** providing advice and consent to the appointment of Reverend Rogers to serve on the Diversity Committee.

**8. MAYOR RECOMMENDATION**

I recommend the Council's approval of Reverend Rogers to serve on the Diversity Committee. Reverend Rogers brings great knowledge and expertise to the position and will be a valuable member of the committee.

**9. PACKET ATTACHMENT(S)**

## 10. OTHER INFORMATION

### Relevant Provisions of the West Jordan City Code Pertaining to Diversity Committee Appointments

#### 2-1-2: APPOINTMENT OF COMMITTEE MEMBERS:

Members of the boards, commissions, agencies, support organizations or committees created through and governed by this title shall be appointed to an initial term, or reappointed to an additional term, by the mayor, with the advice and consent of the city council, unless otherwise required or allowed by law. With each appointment, the mayor shall provide the council with adequate prior experience and other background information. (2001 Code § 2-6-102; amd. Ord. 10-08, 2-24-2010; Ord. 19-16, 4-10-2019, Effective at 12 noon on January 6, 2020; Ord. 20-38, 9-30-2020)

#### 2-5-11: DIVERSITY COMMITTEE:

The function of the diversity committee includes the following:

- A. The purpose of the diversity committee is to promote and embrace diversity through action, education, and guidance, and to foster an understanding that includes, accepts, respects, and appreciates each individual member of the community.
- B. The committee is empowered to advise and make recommendations to city administration and the city council on such matters as may be specifically referred to the committee by city administration or the city council, including, but not limited to:
  - 1. Serving as a committee for city government and the community by providing information, education, and communication that facilitates understanding of diversity issues and celebrates and respects individual differences;
  - 2. Recommending to city administration and the city council diversity opportunities to promote programs, and providing guidance to assure an accessible, safe, welcoming, and inclusive city government and community; and
  - 3. Supporting, challenging, and guiding city government and the community to eliminate and prevent all forms of discrimination.
- C. The committee, at or before its first regular meeting in February of each calendar year, and as directed by city administration or the city council and as may to the committee seem proper, shall make a full report to city administration and the city council as to matters covered by the committee's prescribed duties and authority. (Ord. 20-33, 9-30-2020)

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**RESOLUTION NO. 22-028**

**A RESOLUTION PROVIDING ADVICE AND CONSENT TO THE  
MAYOR'S APPOINTMENT OF REVEREND PHILIP ROGERS  
TO SERVE ON THE DIVERSITY COMMITTEE**

WHEREAS, City Code § 2-1-2 vests the Mayor with the duty to appoint, with the City Council's advice and consent, members of the Diversity Committee ("Committee"); and

WHEREAS, Mayor Burton desires to appoint Reverend Philip Rogers to serve on the Diversity Committee; and

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. Advice and Consent. Pursuant to City Code § 2-1-2 of the West Jordan City Code, the City Council hereby grants the Mayor its advice and consent to the Mayor's appointment of Reverend Philip Rogers to serve on the Diversity Committee with term to expire on December 31, 2025.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

CITY OF WEST JORDAN

By: \_\_\_\_\_

Kayleen Whitelock  
Council Chair

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

**"YES"**

**"NO"**

Council Chair Kayleen Whitelock

☐☐

Council Vice Chair Kelvin Green

☐☐

Council Member Pamela Bloom

☐☐

Council Member Zach Jacob

☐☐

Council Member Chris McConnehey

☐☐

Council Member David Pack

☐☐

Council Member Melissa Worthen

☐☐



## City of West Jordan Committee Application

**Note:** For this application to be complete, a **resume or statement of qualifications must be attached**. If nominated by the Mayor for any position, you will be asked to provide additional information both before and after City Council advice and consent. Following receipt of additional information your name will be submitted to the City Council for advice and consent. On approval from the City Council you will begin your term of service.

Full Name (Last) <b>Rogers</b>	(First) <b>Philip</b>	(M) <b>m</b>	Date of Birth [Redacted]
Email [Redacted]		Phone Number [Redacted]	
Address, City, State, Zip [Redacted] <b>West Jordan, Utah 84088</b>			
Committee / Commission(s) Volunteering for: <b>Diversity Committee</b>			
<input checked="" type="checkbox"/> Included Resume or Statement of Qualifications			
<b>Code of Conduct and Acknowledgement</b> I agree to perform those duties as specified and to stay within the bounds of the responsibilities as outlined in the job description. I will strictly observe all safety rules and policies of the City of West Jordan. I will use care in the performance of my assigned tasks and do so in a professional manner. As a representative of the city, I will treat everyone with respect, patience, integrity, courtesy, dignity and consideration. If problems arise, I will notify my supervisor as soon as possible.			
<b>Applicant Signature:</b> APPLICANT ACKNOWLEDGES THAT THE ARRANGEMENT IS AT THE SOLE DISCRETION OF THE CITY OF WEST JORDAN. APPROVAL MAY BE DENIED FOR ANY REASON, WITH OR WITHOUT CAUSE, AND MAY BE TERMINATED AT ANY TIME, WITH OR WITHOUT NOTICE. The volunteer applicant promises to follow the instructions of the supervisor in performing all assignments. The volunteer does not and shall not assume any authority to represent the City in negotiations, contracts, or make promises or inducements on behalf of the City at any time. Having read this disclaimer and acknowledging approval of all information contained in this form by signing, I understand that any omission or misstatement of material facts on this Application Form, attachment, or any document used to secure a position with the City of West Jordan shall be grounds for rejection of this application or for immediate discharge of an offered position, regardless of the time elapsed before discovery. I understand a background check may be part of this application process and submit to such. I accept the code of conduct and acknowledge the aforementioned section as such.			
Signature 			Date <b>06/02/22</b>

Please return this form to Tom Behrens. You can either mail it to 8000 S. Redwood Road, West Jordan, UT 84088, or email it to [shanna.crawford@westjordan.utah.gov](mailto:shanna.crawford@westjordan.utah.gov). If you have additional questions you can call 801-569-5100.

<b>OFFICE USE ONLY</b>			
Beginning Date:	Ending Date:	Reappointment Yes <input type="checkbox"/> No <input type="checkbox"/>	Reappointment Date:
City Supervisor:	Job Duties:		
<input type="checkbox"/> Background Check (As required)	<input type="checkbox"/> Driver's License Review (As Required)	<input type="checkbox"/> Conflicts of Interest	
<input type="checkbox"/> Minor Acknowledgement (As Required)	<input type="checkbox"/> Drug Test (As Required)	<input type="checkbox"/> Other _____	
Human Resources Approval _____		Mayor's Approval _____	
Department Approval _____		City Council Approval (dated) _____	

# REVEREND PHILIP M ROGERS II



## EDUCATION

### **Memphis Theological Seminary**

Memphis, TN

- Masters of Arts, Youth Ministry: May 2015

### **State University of New York College at Cortland**

Cortland, NY

- Bachelor of Science, Therapeutic Recreation: December 2006

## SUMMARY OF QUALIFICATIONS

- Ordained as a Deacon in Full Connection in the United Methodist Church, June 2018
- Nearly 10 years paid ministry experience in local church
- Strong gift in listening to others in the midst of their difficult situation
- Current Co-Chair of the Order of Deacons for the Mountain Sky Conference of the UMC

## EXPERIENCE

### **Mountain Vista United Methodist Church**

West Jordan, UT

Pastor

July 2021-Present

- Develop and implement dynamic, multi-faceted worship services and ministry programming
- Recruit and train volunteers
- Oversee and advise annual church budget management
- Coordinate and collaborate with various ministry groups and committees of the congregation
- “Chief communications officer” between the office and the congregation
- Coordinate and teach curriculum for adults
- Build and maintain relationships with families and prospective congregants
- Provide pastoral care to congregants and community, representing the church in a positive light

### **Longs Peak United Methodist Church**

Longmont, CO

Associate Pastor

July 2015-July 2021

- Coordination of the Youth and Young Adult Ministries of the local church
- Recruit and train volunteers for congregational care team
- Compose and manage congregational care ministry portion of annual church budget
- Coordinate and conduct visitation to congregation members
- Build and maintain relationships with congregation members

### **Mountain Sky Conference of The United Methodist Church**

Greenwood Village, CO

Interim Coordinator for Young People’s Ministries and Camping Ministry

May 2019—July 2019

- Coordination of activities for young people at the 2019 annual conference
- Coordination of the planning retreats for the Mountain Sky Youth Council
- Formation and leadership of high school retreat event design team

In addition to my resume, which I have included for your perusal and consideration, I have extensive experience with adults and children with disabilities. As a former certified therapeutic recreation specialist, I was responsible for assessing, planning, implementing, and evaluating the strengths and growing edges of people with disabilities and creating inventions designed to improve independence in leisure and recreation for said individuals. I learned to listen with compassion, empathy, and genuine curiosity while believing in the best outcomes possible for my clients. My job required creative thinking and flexibility, perseverance and determination, and patience. I learned to see the small victories as true victories rather than getting overwhelmed by the larger goal of client independence (which looked different for every single client).

Furthermore, having a disability and using a wheelchair myself, I understand some of the realities people with disabilities face in their daily lives. I have learned that my experience does not define the experience of everyone and that my experience, through mutual sharing and learning, can sometimes help others to navigate their own experiences.

# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 7/27/2022

**Presenter:** Mayor Burton

**Deadline of item** : 8/10/2022

**Department Sponsor:** Administration

**Agenda Type:** Special Recognition

**Time Requested:** 5 minutes presentation, 10 minute Council

*(Council may elect to provide more or less time)*

**1. AGENDA SUBJECT**

Consider **Resolution No. 22-031** providing advice and consent to appoint Greg Davenport as the Public Utilities Director.

**2. EXECUTIVE SUMMARY**

The requested appointment will fill the need for a Public Utilities Director. Greg has proven himself to be a capable and highly skilled employee during his employment with the City since 1999. Greg has all the necessary background, education, and experience necessary to excel in this position.

**3. TIME SENSITIVITY / URGENCY**

The request is for Greg Davenport's service to begin as soon as possible to fill the vacant position managing the newly created Public Utilities Division.

**4. BUDGET IMPACT**

There is no budget impact

**5. DEPARTMENT RECOMMENDATION**

Mayor Burton is supportive of this action. Greg has proven himself to be an asset to the Public Works department during his tenure with the city.

**6. PLANNING COMMISSION RECOMMENDATION**

N/A

**7. MOTION RECOMMENDED**

I move that the Council approve **Resolution No. 22-031** providing advice and consent to the appointment of Greg Davenport as the Public Utilities Director.

**8. MAYOR RECOMMENDATION**

The mayor is supportive of this recommendation and endorses it as written.

**9. PACKET ATTACHMENT(S)**

Resolution No. 22-031

Resume



THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**RESOLUTION NO. 22-031**

**A RESOLUTION PROVIDING ADVICE AND CONSENT  
TO THE MAYOR'S APPOINTMENT OF GREG DAVENPORT  
AS THE PUBLIC UTILITIES DIRECTOR**

WHEREAS, City Code § 1-7-4(D) vests the Mayor with the duty to appoint, with the City Council's advice and consent, qualified department heads; and

WHEREAS, Mayor Burton desires to appoint Greg Davenport as the Public Utilities Director and is seeking the City Council's advice and consent to do so;

WHEREAS, the City Council desires to provide its advice and consent to the Mayor's appointment of Greg Davenport as the Public Utilities Director.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. Advice and Consent. Pursuant to Section 1-6-5(A)(3) of the West Jordan City Code, the City Council hereby grants its advice and consent to the Mayor's appointment of Greg Davenport as the Public Utilities Director.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF WEST JORDAN

By: \_\_\_\_\_  
Kayleen Whitelock  
Council Chair

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

Council Chair Kayleen Whitelock  
Council Vice Chair Kelvin Green  
Council Member Pamela Bloom  
Council Member Zach Jacob  
Council Member Chris McConnehey  
Council Member David Pack  
Council Member Melissa Worthen

**"YES"**

☐☐☐☐☐☐☐

**"NO"**

☐☐☐☐☐☐☐

**GREG DAVENPORT**

**EDUCATION:**

BRIGHAM YOUNG UNIVERSITY PROVO, UT  
Master of Science in Civil Engineering

December 1997

BRIGHAM YOUNG UNIVERSITY PROVO, UT  
Bachelor of Science in Civil Engineering  
E.I.T. Exam Certified in October 1994

April 1995

**CERTIFICATIONS:** UTAH PROFESSIONAL ENGINEER license #334486  
Certified on 8/07/2001 and active to present day  
Expiration date 3/31/2023

UTAH WATER SYSTEM OPERATOR – GRADE 4,  
Certificate #12869

UTAH WASTEWATER SYSTEM OPERATOR – GRADE 4,  
Certificate #8087E1220214CR

**PROFESSIONAL ASSOCIATIONS:**

22 years American Public Works Association (A.P.W.A.)

12 years American Water Works Association (A.W.W.A.)

Other Chairman WFRC TAC Committee 2020  
APWA Specifications Committee 2017  
Chairman APWA Specifications Committee 2002

**AWARDS:**

West Jordan Employee of the quarter –2002

West Jordan Employee of the quarter - 2019

**EXPERIENCE:**

**WEST JORDAN CITY, West Jordan, Utah**

Utility Manager

February 2021 to present

Senior Engineer (Project Manager)

July 2010 – February 2021

City Engineer (Interim)  
Civil Engineer 2  
Civil Engineer 1

October 2009 - July 2010  
July 1, 2001 - July 2004  
July 1, 1999 - July 1, 200

Utility Manager supervising Water, Wastewater, and Stormwater division for the City. Involved in the operational and construction activities of the utilities in the City. Involved in the hiring process of department employees as well as the performance review process and the disciplinary process. Helped to create budget for all utility divisions. Reported to the state of Utah regarding compliance with state utility regulations and titles. Direct Supervisory experience with engineering, operational personnel as well as contracts with design firms, contractors, and inspectors. Direct supervisory duties over Water, Wastewater, Stormwater Divisions (56 full time employees).

Project Manager for capital improvement projects throughout the City. Direct supervisory responsibility over drafter for Capital Projects. Involved in the hiring process of employees in the capital project division, engineering division, and right of way division of the City. Completed performance reviews for those under my supervision. Involved in the budget process for grants and projects.

Direct Supervisory experience with engineering, operational personnel as well as contracts with design firms, contractors, and inspectors. Project management duties include Enterprise funded projects in the Culinary Water system, Sanitary Sewer system, Storm Drain system, and City buildings and City Parks.

Project management duties include all required master planning, advanced budgeting for each project, Federal and State aid grant writing, City Council budget authorization processes, bidding and procurement, permitting through various Federal, State and local agencies, Engineering Consultant and Contractor selection and oversight during construction, change order processing, specification writing and approvals, payment approvals, and any needed budget adjustments. Confer and advise with different department daily such as Development Engineering, City Inspectors, Encroachment Permits – both at West Jordan and UDOT Region 2, attend meetings with project managers, staff, and UDOT Region 2 Director as required for project coordination.

New programs that were created with my assistance include the West Jordan Standard Plans and Specifications for Roadway, Sanitary Sewer, Storm Drain, and Culinary Water, Development Processing Manual for the City of West Jordan, Cartegraph Road inventory and Pavement Management Program, and City View Development Review Software.

Submitted, answered questions, and recommended Wasatch Front Regional Council Federal Aid Grant applications to the State Transportation Commission since 2016. The benefits of this effort by the Capital Project Group has been \$M (M indicates Million).

Select projects completed include:

Parks:

Jordan River Parkway Trail - \$0.75 M;  
Ron Wood Parking lots and Entry Road widening - \$0.4M,  
Wild West Playground Renovation - \$1 M,

Transportation:

Worked as City liaison with UDOT for the Mountain View Corridor Project. Worked with UDOT on numerous Federal aid projects including 8200 South intersection, NBH jurisdictional transfer, 9000 South reconstruction and jurisdictional transfer, U-111 safety project (north border of West Jordan to NBH), 4000 West – 9000 South signal improvements and 7800 South 1300 West intersection and signal improvements, and numerous other projects.

7800 South 4600 West Railroad crossing – involved in design, bidding, permitting with UDOT and UTA and construction of the railroad crossing. \$1.5 M

700 South Railroad Crossing - involved in design, bidding, permitting with UDOT and UTA and construction of the railroad crossing. \$1.5 M

9000 South roadway new construction (4000 to 4800 West – includes water, sewer, and storm drain systems, historical monument relocation, railroad coordination and permitting, and high voltage transmission tower relocations - \$7.5M,

9000 South roadway new construction (4800 to 5600 West – includes water, and storm drain systems, coordination and permitting, and - \$7.5M,

5600 West Construction (3 projects – 6200 South to 7000 South, 7000 South to 7800 South, and 7800 South to 8600 South – each project includes all city and 3rd party utilities) - \$16M,

Citywide Pavement Management system – Cartegraph software program controls \$3.0+M annual budgeting of overlay, surface seals, chip seals, crack sealing, manhole and valve raising, roadway striping, and traffic signal maintenance.

Culinary Water System:

4.0 MG Airport Reservoir - project construction oversight, new 4.0 MG reservoir, yard piping additions, and removal of 1.5 MG reservoir - \$2.975M,

3.0 MG Zone 3 Reservoir - project construction oversight, new 4.0 MG reservoir, yard piping additions, - \$4 M,

Zone 4 Water Transmission Pipeline – \$1.5M

Sanitary Sewer System:

OBH 18-inch sewer upgrade (8600 South TOD to 7800 South) - \$1.8M,

Sanitary Sewer Rehabilitation projects – Design, bidding and reconstruction/rehabilitation and of various sewer lines in West Jordan. Various methods including CIPP liner. 0.5M annual budget.

Storm Water System:

7000 South Utilities Phases 1 to 3 (Constitution Park is Phase 3) – new 7x5 box culvert, 60-inch RC pipeline to 42-inch main sizes, 12-inch culinary waterline replacements, 30 to 24-inch sanitary sewer replacements with all ancillary structures and services - \$16M,

City Engineer: City of West Jordan

Direct supervisory duties over Engineering Department (8 full time employees).

Interim Civil Engineer – City of West Jordan – Development

In charge of ensuring compliance with City Ordinances and Master Plans in conjunction with each development and capital projects, and responsible to identify potential conflicts with City standards, specifications, and master plans.

Worked with developers in coordinating city development needs; ensured developers were aware of West Jordan City master plans and standards and verified compliance with approved plans throughout construction.

Ongoing review for and recommend changes to all engineering City Standards and Specifications manual for update and adoption of new standards (high back curb, bonding policy, City Road Cut policies, present City standards).

Compile development letters including impact fees for new development projects.

Answer questions to public, respond to concerned citizens and staff, and interact with public daily.

Created manual of City Technical standards for construction and development.

Worked on a team to revise all impact fees currently used by the City with to comply with new State impact fee legislation. Fees included in revision were the storm drain fee, water connection fee and water impact fee, parks fee, road fee, and fire fee.

**COMPUTER  
SKILLS:**

AutoCAD;), CARTEGraph (Pavement Management software), ArcMap, InfoWater, InfoSWMM, Microsoft products: Word, Excel, Presentations; well versed in HP printers and plotters, completed GPS surveying training. Computer networking knowledgeable and computer hardware expert.

**REFERENCES:**

Available upon request

# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 07/27/2022

**Presenter:** Larry Gardner / Tayler Jensen

**Deadline of item** :

**Department Sponsor:** Community Development

**Agenda Type:** PUBLIC HEARINGS

**Time Requested:** 15 minutes presentation, 10 minutes council

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

*Classification: Legislative*

Welby West Master Development Plan and Map Amendments: Northeast corner of 4800 West and 9000 South; Master Development Plan, General Plan Land Use Map Amendment from Neighborhood Commercial to High Density Residential and rezoning approximately 11.54 acres from SC-2 (Community Shopping Center) and R-1-10 (Single Family Residential, 10,000 sq ft lot size, min) to Planned 7-Residential Development-High (PRD(H)) zone; Todd Amberry/Canyon Stone Capital (applicant) #25538/25540/25541; parcels 27-06-152-017-0000 and 27-06-152-022.

## 2. EXECUTIVE SUMMARY

The applicant has requested a land use map amendment, rezone and master development plan approval for the property at 4800 West 9000 South. The 11.54 acre property is currently split into two zones with approximately 7 acres zoned SC-2(Community Shopping Center) and approximately 4.6 acres zoned R-1-10 (single-family residential with 10,000 square foot minimum lot size). The applicant is proposing to change the land use map to High Density Residential and rezone the property to Planned Residential Development (High) PRD(H) zone. The developer is proposing a 63-lot subdivision and to cap density at 5.5 du/ac despite the PRD designation allowing up to 10 DU/AC.

## 3. TIME SENSITIVITY / URGENCY

Unknown

## 4. FISCAL NOTE

No known fiscal impact

## 5. DEPARTMENT RECOMMENDATION

## 6. PLANNING COMMISSION RECOMMENDATION

**MOTION:** Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the requested Master Development Plan for Welby West located at 8945 South 4800 West. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

**MOTION:** Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the General Plan Land Use Map Amendment for Welby West located at 8945 South 4800 West amending the Future Land Use Map for 11.54 acres from Neighborhood Commercial to High Density Residential. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the rezone request for Welby West located at 8945 South 4800 West Rezoning 11.54 acres from SC-2 Zone and R-1-10D (ZC) Zone to PRD(H) (Planned Residential Development – High Density) Zone. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

[The application automatically is forwarded to the City Council with a negative recommendation.]

**7. MOTION RECOMMENDED**

“I move to approve/deny Ordinance Number 22-26”

**8. MAYOR RECOMMENDATION**

**9. PACKET ATTACHMENT(S)**

**10. OTHER INFORMATION**



## **CITY COUNCIL STAFF REPORT**

### **I. BACKGROUND:**

The subject property is an 11.54-acre parcel located at the Northeast corner of 4800 West and 9000 South. The land is vacant and is bordered on the north, south and east by single family neighborhoods and on the west by an elementary school and a library.

The property is currently designated as Neighborhood Commercial on the Future Land Use Map. The General Plan identifies this land use category as: “the Neighborhood Commercial designation is applied to areas in which the primary use of the land is for commercial and service functions that serve the daily convenience needs of a surrounding residential neighborhood. The services provided in these districts will normally serve a trade area population up to 10,000 people. This type of commercial use is intended to be located near or within neighborhoods and to be integrated into the residential structure of a neighborhood in a manner that will create a minimum impact on surrounding residential development. Each neighborhood shopping node shall be relatively small in size and may include such uses as small convenience grocery stores, variety stores, bakeries, professional service shops, restaurants, self-service laundries, and barber or beauty shops.”

The property is currently split into two zones with approximately 7 acres zoned SC-2(Community Shopping Center) and approximately 4.6 acres zoned R-1-10 (single-family residential with 10,000 square feet minimum lot size). The commercial zone is “established to provide an area in which a general shopping center facility can be established to satisfy the specialty shopping needs of a community or a group of neighborhoods.” The service area follows the General Plan with populations of ten thousand to seventy thousand. The single-family residential (R-1) zones are established to encourage and promote an environment for family life by providing areas for single-family detached dwellings on individual lots and are characterized by attractively landscaped lots and open spaces.

The Design Review Committee reviewed the proposed Master Plan and Development Plan and felt that the “project needed to blend better with the surrounding neighborhoods. Additionally, parking could become a potential problem for the proposed community and the adjacent neighborhoods. The overall plan and housing design looked good but didn’t think it was the right location for it.”

Based on comments received the applicant is proposing a 63-lot subdivision with larger lots proposed along the north and east side of the development. The proposed development meets current parking requirements of 2009 city code.

## II. GENERAL INFORMATION & ANALYSIS

This vacant property is located at the Northeast corner of 4800 West and 9000 South, east of the Bingham Creek Library and Jordan Hills Elementary School. The property consists of two parcels of land and is 11.54 acres in size. The north parcel is 9.79 acres, and the south parcel is 1.75 acres. The surrounding properties are built out single family neighborhoods zoned R-1-10 (single family residential with a minimum of 10,000 sq ft lot).

The subject property's surrounding zoning and land uses are as follows:

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Medium Density Residential	R-1-10D	Residential
<b>South</b>	Medium Density Residential	R1-10D	Residential
<b>West</b>	Public Facilities	P-F	Elementary School and public library
<b>East</b>	Medium Density Residential	R-1-10D	Residential

The applicant is requesting approval of the following items:

- 1) Master Development Plan
- 2) General Land Use Map Amendment – Amend the Future Land Use Map from Neighborhood Commercial to High Density Residential.
- 3) Rezone – Rezone 11.54 acres from SC-2 (Community Shopping Center) and R-1-10D to PRD(H) (Planned Residential Development-High).

### **Master Development Plan (MDP)**

The City Council must grant approval of the Master Development Plan and must approve a Master Development Agreement prior to or concurrent with the rezoning the property to PRD(H). The MDA is a required contract between the city and developer that describes how the project is to develop and defines each party's obligations for site improvements. The development agreement must address and describe a path to rectify all utility capacity and infrastructure deficits related to the possible development of this property before or concurrent to the rezoning of the property and approval of this development plan.

The intent of the PRD zone in City Code, Section 13-5C-1 is the following:

*The intent of the Planned Residential Development (PRD) Zone is to:*

1. *Create more attractive and more desirable environments in the city;*
2. *Allow a variety of uses and structures;*
3. *Encourage imaginative concepts in the design of neighborhood housing and mixed use projects;*
4. *Provide flexibility in the location of buildings on the land;*
5. *Facilitate and encourage social and community interaction and activity among those who live within a neighborhood;*
6. *Encourage the creation of a distinctive visual character and identity for each planned development;*

7. *Produce a market-balanced and coordinated mixture of residential uses and related public areas and design integrated private commercial facilities;*
8. *Encourage a range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types;*
9. *Preserve and take the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimize the amount of grading necessary for construction of a development;*
10. *Provide land for the community and public at large for recreation and social purposes;*
11. *Achieve physical and aesthetic integration of uses and activities within each development;*
12. *Develop pedestrian circulation networks separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public and private facilities;*
13. *Planned developments are best realized in large scale developments, therefore, development on a large, planned scale is required;*
14. *Assure compatibility and coordination of each development with existing and proposed surrounding land uses;*
15. *Plan for a minimum of five percent (5%) and no more than ten percent (10%) of the overall development unit count as affordable housing as defined in Utah Code. Affordable housing shall be integrated into neighborhoods of comparably sized market rate homes. (2001 Code § 89-3-401; amd. Ord. 19-13, 5-8-2019)*

This part of the planned community ordinance is considered pre-ambles and should guide the prospective development. It is not practical for an 11 acre parcel of property to meet all of the tenants of this pre-ambles, but the proposed development does meet enough of the intent to move the application forward.

### **13-5C-3: Density Designations:**

#### *A. Density in PRD Zones:*

3. *PRD (H): The density range in the PRD(H) classification is designated as high density with a density range from 5.6 units per acre to 10 units per acre.*

The applicant is requesting 63 dwelling units. The proposed density will be 5.45 dwelling units per acre.

### **13-5C-5: Area, Setbacks and Height:**

#### *A. Minimum Site Area:*

1. *PRD Zones: No Planned Residential Development shall have an area less than twenty (20) acres, except that the City Council may approve a rezone request to the Planned Residential Development Zone classification for a parcel smaller than twenty (20) acres if: a) the applicant can reasonably show that the surrounding neighborhood will not be adversely affected by the granting of such zone classification; and b) the provisions of this article will be complied with. No Planned Residential Development shall have an area greater than thirty (30) acres.*

The applicant is requesting a waiver to the 20-acre minimum lot size. The proposal is to develop a 11.54-acre parcel(s), if the applicant can reasonably show that the surrounding neighborhoods

will not be adversely affected by the proposal. The applicant is not creating any new roads into the existing neighborhood and is only utilizing the stub street that was constructed with the Whispering Pines development. The only access out of Welby West or the existing developments to the east is to 4800 West. The traffic impact study does state that the new road in Welby West (Red Spruce Drive) will attract cut through traffic volume and it is likely that the existing development to the east will be able to take advantage of a more convenient access through Welby West to 4800 West rather than having to go to Pine Crossing Drive. Traffic should not adversely impact the existing development because logically large amounts of traffic from Welby West will just not find it efficient or convenient to traverse east to get to 4800 West. The use is the same; as the proposed homes are all single family homes. The applicant is proposing to construct larger lots on the north and east side of the development adjacent to the existing residential development. Smaller lots are proposed along 9000 south and 4800 west and in the interior of the project. Lot area is a preference but should not be viewed as an impact because it cannot be shown to affect the existing development.

**13-5C-6: Dedication and Maintenance of Open Space Required:**

- A. Dedication Of Open Space: All planned developments shall provide roadways, trails, open space, open land, common areas and parks within the project area that shall either be dedicated to the City or maintained in perpetuity by a development homeowners association according to the following standards:*
- 1. PRD Zones: A minimum of fifteen percent (15%) of the gross area of Planned Residential Development shall be retained as permanent parks, which are groomed and irrigated.*

The applicant is proposing 1.8 acres be used for park and open space areas. That equals 15.7 percent of the site for this purpose. The open space will also serve as a buffer to the existing development and will include a pergola, BBQ area, a 12 foot trail and a tot lot.

**Future Land Use Map Amendment**

**III. FINDINGS OF FACT**

**Section 13-7C-6: Amendments to the Land Use Map**

Prior to approval for a General Plan Future Land Use Map amendment, the City Council must make the following findings:

***Finding A: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.***

**Discussion:** In 2012, when the General Plan and Future Land Use Map were adopted, it was anticipated that this property would eventually be used for local commercial uses. For this reason, it was designated as Neighborhood Commercial on the Land Use Map.

The applicant is proposing to amend the Future Land Use Map from Neighborhood Commercial to High Density Residential and rezone the property to PRD(H) to

accommodate a future single-family residential subdivision. The General Plan supports diversity of housing options as noted in Goal 4 on Page 30 of the Plan:

*“Encourage a diversity of dwelling unit types and densities in residential areas.”*

The uses surrounding the subject property are primarily residential. To the east and north of the subject property is the Whispering Pines Subdivision which is zoned R-1-10D (single-family residential 10,000 square foot lot minimum). To the south, across 9000 South is the Vista Meadows Park Subdivision which is also zoned R1-10D. To the West is the Bingham Creek Library and Jordan Hills Elementary School which are zoned Public Facilities.

The Master Development Plan shows a single-family residential land use with green spaces being sited along a proposed roadway that connects to 4800 West and into the Whispering Pines neighborhood. Additionally, the applicant is proposing a trail between the north side of Welby West and the Whispering Pines Development.

Although a variety of housing types are encouraged and transitioning residential density from a lower to higher density is common planning practice, the general plan also supports residential infill density that is similar to adjacent development.

*“Require the density of residential infill development to be similar to existing, adjacent, residential development.” Page 31.*

At this location, in order for the single-family residential density to be similar to existing adjacent single-family residential development, R-1-8 (single-family residential 8,000 square foot lots) or R-1-10 zoning would be similar with surrounding neighborhoods. The maximum gross density under R-1-8 would be 62 units and PDR(M) 63 units. The applicant is proposing 63 lots with larger lots which bordering the existing development to the north and east.

**Finding:** The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

**Finding B:** *The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.*

**Discussion:** Page 54 of the General Plan States the following:

*“The primary goal in determining future land uses is to determine future development patterns which build upon already existing and established patterns. It is also meant to provide for effective and sustainable uses of land in a way that best promotes compatibility between those uses in order to maintain the integrity of the community.”*

The property under application is becoming less viable as commercial and will not likely develop into a commercial or office use. The property has been available for

commercial development for nearly three decades. East of 4800 West there are numerous existing retail and commercial developments to serve the needs of the city. The most common development type in the city is single family housing R-1-8 and greater which comprises nearly 1/3 of the housing types. Standalone small lot single family infill parcels are limited in the city. However, small lot single family is a component of many of the large master planned developments west of 5600 West.

This applicant, based on constructive comments, from the initial application has reduced the unit count from 108 to 76 to 63 units. With the reduced density the project becomes similar to the surrounding single-family neighborhoods. Building design and architecture will be oriented toward the street and the focus will be on design and form creating a much more visually appealing neighborhood feel and walkable community.

**Finding:** The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

**Finding C:** *The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.*

**Discussion:** Single-family residential is compatible with other land uses in the area. Smaller lot single family is not incompatible it is just a different way to use property. The City Council will need to determine if transitioning density through the application of the PRD(H) zone as the applicant proposes is compatible with other land uses in the area.

**Finding:** The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.

**Finding D:** *The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.*

**Discussion:** Although the applicant will benefit from the proposed amendment, it will facilitate an effective use of undeveloped property and is an improvement to the area.

**Finding:** The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.

**Finding E:** *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.*

**Discussion:** The proposed amendment will not adversely impact the community or neighborhood and would have potentially less detrimental effects on the neighborhood if it were developed under the current SC-2 (Community Shopping Center) and R1-10D (single family residential) zonings. The infrastructure in the area is adequate for the proposed development including roads, drainage and public safety facilities. The Public Works and Engineering Departments have determined that the serviceability for the development is still in question. Several discussions have been had with the applicant and City staff. The applicant has provided information on what the demands are for water and sewer but have not qualified what the impact is to the city systems will be. The City utility manager has asked that the applicant and the City enter into a development agreement that clearly outlines what conditions must be met before the building permits can be obtained.

The proposed connection point for the sewer is directed to a system already at capacity unless project improvements to provide capacity are installed. There were several different potential options for sewer connection points that were discussed, but more research is required to determine feasibility. These improvement concepts should be resolved and also included as part of a development agreement.

City has the ability to service the development with streets and storm drainage subject to developer constructed improvements at the time of subdivision plat approval. The Fire Department will review the proposed development at the time of subdivision and site plan application to ensure full serviceability.

The development will connect directly to 4800 West and to the Whispering Pines Neighborhood. According to the traffic report, 4800 West experiences congestion during the AM and PM peak hours. The backups along 4800 West in the PM peak hours measures up to 400 feet. The TIS states that “no mitigation measures are recommended”. The intersection with 9000 South is controlled by a UDOT traffic signal. UDOT may make minor adjustments to the left-turn to allow more peak hour traffic in the southbound direction. The project will align its primary road with the Bingham Creek Library access. The conceptual development provides two garage parking spaces and driveway parking. The development meets the required parking for a single family development.

**Finding:** The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

**Finding F:** *The proposed amendment is consistent with other adopted plans, codes and ordinances.*

**Discussion:** The amendment was reviewed for consistency with the City’s General Plan, the zoning ordinance and adopted engineering standards.

**Finding:** The proposed Future Land Use Map Amendment is consistent with other adopted plans, codes and ordinances. A portion of the site is in the Airport Overlay Zone. Single-family residential is a permitted use in this overlay district and no mediation or restrictions are required for this land use.

## **Zoning Map Amendment**

### **Section 13-7D-7(A): Amendments to the Zoning Map**

Prior to approval of an amendment to the Zoning Map, the City Council shall make the following findings:

**Criteria 1:** *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

**Discussion:** This is discussed in Finding A of the Amendments to the Land Use Map section of this report.

**Finding:** The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.

**Criteria 2:** *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

**Discussion:** Single-family residential is compatible with other land uses in the area. Smaller lot single family is not incompatible with large lot single family just different. The City Council will need to determine if transitioning density through the application of the PRD(H) zone as the applicant proposes is compatible with other land uses in the area. Additionally, the Land Use Subcommittee directed the applicant to work with the surrounding area because they feel the proposal is too dense. They suggested that an 8,000 square foot lot would be more compatible with the adjacent neighborhoods. The applicant is proposing 63 lots which is essentially the same density as R-1-8 zoning.

**Finding:** The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

**Criteria 3:** *The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.*

**Discussion:** The change of zoning from SC-2 to PRD(H) will not harm the public health, safety or welfare of the city as a whole.

**Finding:** The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.

**Criteria 4:** *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would*



*otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

**Discussion:** Discussion: The proposed amendment will not adversely impact the community or neighborhood and would have potentially less detrimental effects on the neighborhood if it were developed under the current SC-2 (Community Shopping Center) and R1-10D (single family residential) zonings. The infrastructure in the area is adequate for the proposed development including roads, drainage and public safety facilities. However, the Public Works and Engineering Departments have determined that the serviceability for the development is still in question. Several discussions have been had with the applicant and City staff. The applicant has provided information on what the demands are for water and sewer but have not qualified what the impact is to the city systems would be. The City utility manager has asked that the applicant and the City enter into a development agreement that clearly outlines what conditions must be met before the building permits can be obtained.

The proposed connection point for the sewer is directed to a system already at capacity unless project improvements to provide capacity are installed. There were several different potential options for sewer connection points that were discussed, but more research is required to determine feasibility. At this time these are still open issues. These improvement concepts should be resolved and also included as part of the development agreement.

City has the ability to service the development with streets and storm drainage subject to developer constructed improvements at the time of subdivision plat approval. The Fire Department will review the proposed development at the time of subdivision and site plan application to ensure full serviceability.

The development will connect directly to 4800 West and to the Whispering Pines Neighborhood. According to the traffic report, 4800 West experiences congestion during the AM and PM peak hours. The backups along 4800 West in the PM peak hours measures up to 400 feet. The TIS states that “no mitigation measures are recommended”. The intersection with 9000 South is controlled by a UDOT traffic signal. UDOT may make minor adjustments to the left-turn to allow more peak hour traffic in the southbound direction. The project will align its primary road with the Bingham Creek Library access. The conceptual development provides two garage parking spaces and driveway parking. The development meets the required parking for a single family development.

**Finding:** The proposed amendment will impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

**Criteria 5:** *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

**Discussion:** A portion of the site is in the Airport Overlay Zone. Single-family residential is a permitted use in this overlay district and no mediation or restrictions are required for this land use.

**Finding:** The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

#### **IV. MASTER DEVELOPMENT PLAN**

There are no specific findings of fact for Master Development Plans. The proposed Master Development Plan meets the requirements of the West Jordan Municipal Code. The applicant will also need to enter into a development agreement to address and rectify all utility capacity and infrastructure deficits related to the possible development of this property before or concurrent to the rezoning of the property and approval of this development plan.

#### **VI. ATTACHMENTS:**

- Exhibit A – Aerial Map
- Exhibit B – Existing Future Land Use Map
- Exhibit C – Proposed Future Land Use Map
- Exhibit D – Existing Zoning Map
- Exhibit E – Proposed Zoning Map
- Exhibit F – Master Development Plan
- Exhibit G– Traffic Impact Study

***Recording Requested By and  
When Recorded Return to:***

City of West Jordan  
Attention: City Recorder  
8000 South Redwood Road  
West Jordan, Utah 84088

For Recording Purposes Do  
Not Write Above This Line

**MASTER DEVELOPMENT AGREEMENT  
For the Welby West Development**

The City of West Jordan, a Utah municipal corporation (the “**City**”) and CS - Welby West, LLC, a Utah Limited Liability Company (“**Master Developer**”), enter into this Master Development Agreement (this “**Agreement**” or “**MDA**”) as of the date the City’s mayor (“**Mayor**”) signs this Agreement (“**Effective Date**”), and agree as set forth below. The City and the Master Developer are jointly referred to as the “**Parties**”. Each party may be referred to as a “**Party**”. The current property owner of the “**Property**” (see definition in Recital 1 below) is Welby West, LLC, a Utah Limited Liability Company (“**Property Owner**”), who acknowledges and consents to this Agreement and agrees to be bound to all the terms of this Agreement (as set forth in Section F.1 and the OWNER ACKNOWLEDGEMENT AND CONSENT below).

**RECITALS**

1. Master Developer has entered into an agreement or agreements for the purchase of approximately 11.54 acres of certain real property, located at approximately 8945 South 4800 West and identified as *Assessor’s Parcel Numbers 27-06-152-017 and 27-06-152-022* (the “**Property**”). See the Legal Description of the Property, attached as **Exhibit F** and the Aerial Map (showing the location of the Property), attached as **Exhibit A**. The development identified in this Agreement, together with the Exhibits, including in the “**Master Development Plan**”, attached as **Exhibit G**, is referred to herein as the “**Project**” or the “**Development**”.

2. The Property is currently designated as Neighborhood Commercial on the existing Future Land Use Map (“**Existing Future Land Use Map**”) and is proposed to be redesignated to High Density Residential on the proposed Future Land Use Map (“**Proposed Future Land Use Map**”). See the “Existing Future Land Use Map” attached as **Exhibit B** and the “Proposed Future Land Use Map” attached as **Exhibit C**.

3. The Property is currently located in the SC-2 Zone (Community Shopping Center Zone) and R-1-10D (ZC) Zone (Single-Family Residential Zone, with 10,000 Square Foot Minimum Size Lots, and with Zoning Conditions) (“**Current Zone**”) and is proposed to be rezoned to the PRD(H) Zone (Planned Residential Development – High Density Zone) (“**New Zone**” and “**Rezone**”). See the “Existing Zoning Map” attached as **Exhibit D** and the “Proposed Zoning Map” attached as **Exhibit E**.

4. Master Developer has sufficient resources to develop the Project in its entirety. Master

Developer acknowledges and agrees that the City currently has limited utility infrastructure available for the Project and agrees to be bound by these limitations, as set forth in Section D of the Terms below.

5. This Project is a Planned Residential Development (“**PRD**”), with residential dwellings to be constructed, consistent with the Master Development Plan, on the Property within the New Zone. The Development is limited to a maximum of sixty-three (63) residential dwelling units.

6. Master Developer may develop the Property in multiple phases and has contracted with the Property Owner to purchase and develop the Property in a manner that is consistent with this Agreement.

7. The Property will be developed in accordance with the development plan(s), site plan(s), and/or subdivision plat(s) approved by the City, the City Code, and as further refined by this Agreement.

8. The following Exhibits are attached hereto and incorporated herein by reference:

**Exhibit A** – Aerial Map

**Exhibit B** – Existing Future Land Use Map

**Exhibit C** – Proposed Future Land Use Map

**Exhibit D** – Existing Zoning Map

**Exhibit E** – Proposed Zoning Map

**Exhibit F** – Legal Description of the Property

**Exhibit G** – Master Development Plan

**Exhibit H** – Form of Transfer Acknowledgment and Consent

9. The Parties acknowledge that the development and improvement of the Property pursuant to this Agreement will add value for the Master Developer and will provide certainty useful to all Parties in ongoing and future dealings and relations among the Parties.

**NOW THEREFORE**, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained and set forth herein, the Parties agree as follows:

## **TERMS**

**A. Recitals; Definitions.** The Recitals and Exhibits are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City’s Land Use Regulations.

**B. Condition(s) Precedent.** As a condition precedent to the obligations of the Parties:

1. Failure to Close on the Property Transactions. The rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being as Master Developer closes on each portion of the purchase of the Property from the Property Owner.

2. Approval of this Agreement. The rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being

if the City Council of West Jordan (“**City Council**” or “**Council**”), in its sole legislative discretion, approves, by Ordinance, this Agreement.

3. Approval of Rezone and Proposed Future Land Use Map Amendment. The rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being if the City Council, in its sole legislative discretion, approves, by Ordinance, the Rezone and the Proposed Future Land Use Map Amendment, including a provision within said Ordinance which waives the West Jordan City Code PRD requirement for a 20-acre minimum size parcel for the Project.

4. Approval of Updated Water Master Plan. The City’s currently approved water storage requirement in the City’s Current Water Master Plan is 821 gallons per residential unit. However, the State of Utah has recently allowed a reduced required amount of storage from 821 to 650 gallons per unit. The City is in the process of preparing an “**Updated Water Master Plan**” for presentation to the City Council for its consideration in the next few months to modify the per unit storage requirement to be in line with the State of Utah’s new requirements. It is anticipated by City Staff that the calculations in the Updated Water Master Plan will show that there would then be adequate culinary water storage capacity for the Project. City Staff is recommending approval of the modified per unit storage requirement. The rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being if the City Council, in its sole legislative discretion, approves the Updated Water Master Plan, with the necessary calculations, as set forth in this Section B.4. Therefore, if: (a) the City Council, in its sole legislative discretion, approves the Updated Water Master Plan; and (b) the calculations show that there is adequate culinary water storage capacity for the Project, including for the maximum number of residential units identified in Recital No. 5 above, as certified by the City’s Utilities Manager; this condition will have been fulfilled.

**C. Governing Regulations; and Conflicting Provisions.** The Property, if developed, shall be developed in accordance and consistent with the “**Governing Regulations**”, in the following hierarchy of levels of documents: (i) first (highest level), the provisions of this Agreement, including the Master Development Plan and all the other Exhibits, and (ii) second, the requirements and benefits provided for under the City’s Land Use Regulations. Any conflicting provisions shall be resolved in favor of the higher level of document.

**D. Development Obligations.**

1. Development Plans, Site Plans, and Subdivision Plats. In addition to the Master Developer complying with the provisions of the Governing Regulations, development of the Property by the Master Developer shall be in accordance with any City-approved development plan(s), site plan(s), and/or subdivision plat(s). Any required development plan, site plan, subdivision plat, and/or similar application(s) may be submitted to the City immediately after approval of the Rezone and this Agreement. Once final site plan approval and/or final subdivision plat approval is obtained from the City, grading and land disturbance permits may be obtained. Building permits are subject to the Updated Water Master Plan being approved, pursuant to Section B.4 above. The approval of development plan(s), site plan(s), and/or subdivision plat(s) shall not be unreasonably withheld by the City.

2. Culinary Water. See Section B.4 above.

3. Sanitary Sewer. Master Developer agrees to either: (a) connect to a part of the City's sanitary sewer system that has capacity for the Project; and/or (b) provide capacity for the Project by paying for and constructing the necessary improvements, at its own expense, as Project Improvements (not as System Improvements).

**E. Development Rights; and Reserved Legislative Powers.**

1. Development Rights. Master Developer shall have the right to develop and construct the Project in accordance with the terms and conditions of this Agreement and the City Code. For purposes of this Agreement, the term "Substantial Construction" means completion of at least twenty-five percent (25%) of the value of all the public and nonpublic improvements in each phase of the Project, as determined by the city engineer or his designee. If from the Effective Date either (i) no Substantial Construction has occurred within five (5) years or (ii) any part of the Project has not been completed within ten (10) years, the City may unilaterally terminate this Agreement.

2. Reserved Legislative Powers. The Master Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all police powers that cannot be so limited.

**F. Term of this Agreement; Agreement Runs with the Land; and Vested Rights.** Subject to Section B above, the obligations of the Parties under this Agreement shall take effect as of the Effective Date), shall run with the land, and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised. Unless the Parties mutually agree to extend the term by written agreement, this Agreement shall not extend beyond a period of ten (10) years from its date of recordation in the office of the Salt Lake County Recorder. If the Property has not been fully developed consistent with this Agreement prior to its termination, the undeveloped Property may not be developed until one of the following occurs: (i) a new written agreement has been negotiated and executed by the Parties or successors in interest, governing development of the Property; or (ii) Master Developer or its successor in interest applies to the City for zoning and the City Council, in its sole legislative discretion approves either the requested or different zoning.

1. Agreement Runs with the Land. This Agreement shall be recorded against the Project. The agreements, benefits, burdens, rights, and responsibilities contained herein, including all vested rights and obligations of Master Developer, shall be deemed to run with the land and shall be binding on and shall inure to the benefit of the successors in ownership of the Project, or portion thereof, as applicable, with respect to that portion of the Project owned by such successors in ownership. This Agreement, and the Development Application, shall also apply to the Property Owner and to any other current owners of real property, if any, in the Project, and their assigns, who are bound to all the terms of this Agreement. Nothing in this Agreement shall apply to residents or property owners who purchase developed lots or units within the Project.

2. Vested Rights Granted by Approval of this MDA. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this MDA grants the Master Developer all rights to develop the Project in fulfillment of this MDA (including the Master Development Plan), the City's "**Current Land Use Regulations**" (those in effect as of the Effective Date), and the New Zone, except pursuant to Section F.3 below and as otherwise specifically

provided herein. The Parties specifically intend that this MDA grant to the Master Developer “vested rights” as that term is construed in Utah’s common law and pursuant to Utah Code Ann. § 10-9a-509 (2022).

3. Applicability of the City’s Future Land Use Regulations. The City’s “**Future Land Use Regulations**” (those becoming effective after the Effective Date) are only applicable to the Project as follows:

- a. Agreement by the Master Developer. Future Land Use Regulations that the Master Developer agrees in writing to the application thereof to the Project;
- b. State and Federal Compliance. Future Land Use Regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;
- c. Uniform Codes. Any Future Land Use Regulations that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, fire or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual on Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;
- d. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;
- e. Fees. Changes to the amounts of fees for the processing of development applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;
- f. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City and which meet all requirements of the U. S. Constitution, Utah Constitution, and applicable statutes, including but not limited to Utah Code Ann. § 11-36a-101 (2022) *et seq.*; or
- g. Compelling, Countervailing Interest. Laws, rules or regulations that the City’s land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(ii)(A) (2022).

## **G. General Provisions.**

1. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the addresses noted below or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

If to City:                      ATTN: City Recorder  
    City of West Jordan

8000 South Redwood Road  
West Jordan City, UT 84088

If to Master Developer: ATTN: Todd Amberry  
CS - Welby West, LLC  
11275 North Normandy Way  
Highland, UT 84003

2. Mailing Effective. Notices given by mail shall be deemed delivered seventy-two (72) hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce any other provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

5. Authority. The Parties represent to one another that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Master Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. The Parties warrant to one another that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the Parties on whose behalf each individual is signing. Before signature of this Agreement, all trustees of any trust who are acting on behalf of the trust as a party to this Agreement or subsequent agreements must produce proof to the City's satisfaction that the signatory signing this Agreement is indeed the legally authorized trustee of the trust. The Master Developer represents to the City that by entering into this Agreement, Master Developer has bound all persons and entities having a legal or equitable interest in the Property to the terms of this Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, including Exhibits to this Agreement and all other documents referred to in this Agreement, contains the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties to this Agreement. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office. Moreover, any amendment to this Agreement not recorded in the Salt Lake County Recorder's Office shall be void *ab initio*.

8. Severability. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Master Developer's ability to complete



the development of the Property is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The Parties agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Default.

a. If Master Developer or the City fail to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a default has occurred shall provide notice to the other party as provided herein. If the City believes that the default has been committed by a third party, then the City shall also provide a courtesy copy of the notice to Master Developer. The Notice of Default shall:

(1) Specify the claimed event of default by identifying with particularity specific provisions of this Agreement, and any applicable law, rule, or regulation that the Party is claimed to be in default;

(2) Identify why the default is claimed to be material; and

(3) If a party chooses, in its discretion, propose a method and time for curing the default which shall be of no less than sixty (60) days duration.

b. Upon the issuance of a Notice of Default, the Parties shall meet within ten (10) business days and confer in an attempt to resolve the issues that are the subject matter of the Notice of Default.

11. Remedies. If, after meeting and conferring, the Parties are not able to resolve an alleged default, then the Parties may have the following remedies:

a. The rights and remedies available at law and in equity, including, but not limited to injunctive relief, specific performance and termination;

b. The right to draw on any security posted or provided in connection with the Project and relating to remedying a default; and

c. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project on those properties owned by the defaulting party.

12. Emergency Defaults. Anything in this Agreement notwithstanding, if the Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City then the City may impose the remedies of Section G.11 without meeting the requirements of Section G.10. The City shall give Notice to Master Developer and/or any applicable successor or assign of record, of any public meeting at which an emergency default is to be considered and the allegedly defaulting party shall be allowed to address the Council at that meeting regarding the claimed emergency default.

13. Extended Cure Period. If any default cannot be reasonably cured within sixty (60) days then such cure period may be extended as needed, by written agreement of the Parties for good cause shown, so long as the defaulting party is pursuing a cure with reasonable diligence.

14. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

15. Force Majeure. All time period imposed or permitted pursuant to this Agreement shall automatically be extended and tolled for: (a) period of any and all moratoria imposed by the City or other governmental authorities in any respect that materially affects the development of the Project; or (b) by events reasonably beyond the control of Master Developer including, without limitation, inclement weather, war, strikes, unavailability of materials at commercially reasonable prices, and acts of God, but which does not include financial condition of the Master Developer or its successors.

16. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

17. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

18. No Third-Party Rights. The obligations of the signatories of this Agreement and the City, set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

19. Assignment. Master Developer shall not assign, delegate, or transfer its interest in this Agreement without prior written approval by the City; provided, however, Master Developer may freely assign its interest in this Agreement (without approval from the City) to (i) an entity that is owned or controlled by Master Developer or its affiliates or subsidiaries or (ii) any joint venture partner of Master Developer or its affiliates or subsidiaries so long as Master Developer gives written notice of such assignment to the City and the successor party agrees to assume Master Developer's obligations set forth in this Agreement. Except as set forth in the preceding sentence, any attempt to assign, delegate, or transfer without the City's prior written approval will be void *ab initio*, and Master Developer will remain liable for the performance of each and every obligation of Master Developer in this Agreement. The City may only deny a proposed assignment if the proposed assignee is financially unable to perform the obligation of the Master Developer hereunder. If an assignment, delegation, or transfer is held not to be void, the parties intend that this Agreement will be binding on the assignee, delegatee, or transferee, as applicable. Any such request for assignment may be made by letter addressed to the City as provided herein, and the prior written consent of the City may be evidenced by letter from the City to Master Developer or its successors or assigns. The assignment of one or more phases of the Project, or of the entire Project, shall require the assignee to sign a form of transfer acknowledgement and consent, as designated by the City (see **Exhibit H** – Form of Transfer Acknowledgment and Consent, agreeing to be bound by the terms of the Land Use Regulations and this Agreement.

20. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the Combined Parties.

21. Third-Party Challenge. In the event of a third-party legal challenge, Master Developer shall at Master Developer's sole expense, defend, indemnify, and hold harmless the City ("City" includes the City's officials and employees), from and against any claims, losses, or liabilities, including any award of attorney's fees against the City, assessed or awarded against the City by way of judgment, settlement, or stipulation. City shall have the right to approve counsel that the Master Developer retains to represent the City, which approval shall not be unreasonably withheld.

22. Non-Liability of Officials or Employees. No officer, representative, agent, or employee of the City, or the Master Developer, shall be personally liable to the defaulting party, or any successor-in-interest or assignee of defaulting Party, in the event of any default or breach by either Party or for any amount which may become due to defaulting Party, or its successors or assignees, for any obligation arising out of the terms of this Agreement.

23. Representation Regarding Ethical Standards. The Master Developer represents that it has not knowingly influenced, and hereby promises that it will not knowingly influence, a current or former City officer or employee to breach any of the ethical standards set forth in the City Ethics Ordinance codified in Title 1, Chapter 11 (including Article A) of the West Jordan City Code.

24. Public Information. The Parties understand and agree that all documents related to this agreement will be public documents, as provided in Utah Code Ann. § 63G-2-101, *et seq.*

25. Counterparts. This Agreement may be executed in multiple counterparts which shall constitute one and the same document.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement, having been approved by the City of West Jordan pursuant to the Ordinance authorizing such execution, and by a duly authorized representative of Master Developer.

**CITY OF WEST JORDAN,**  
a Utah municipal corporation

By: \_\_\_\_\_

Dirk Burton, Mayor

ATTEST:

\_\_\_\_\_  
Tangee Sloan, City Recorder

#### **ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  : ss.  
County of Salt Lake            )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before the undersigned notary public in and for the said state, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan, and Tangee Sloan, the City Recorder of the City of West Jordan, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

\_\_\_\_\_  
Notary Public for Utah

APPROVED AS TO FORM

\_\_\_\_\_  
City Attorney's Office

**CS - Welby West, LLC,**  
a Utah Limited Liability Company  
**("MASTER DEVELOPER")**

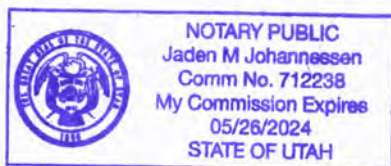
By (Sign): Darryl Lehmitz  
Print Name: Darryl Lehmitz  
Its (Title): Manager

### ACKNOWLEDGMENT

STATE OF UTAH                    )  
  : ss.  
County of Salt Lake )

On this 13 day of July, 2022, before the undersigned notary public in and for the said state, personally appeared Darryl Lehmitz known or identified to me to be the Manager of **CS - Welby West, LLC**, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



[Signature]  
NOTARY PUBLIC

**CS - Welby West, LLC,**  
a Utah Limited Liability Company  
(**"MASTER DEVELOPER"**)

By (Sign):

Print Name:

Its (Title):

### ACKNOWLEDGMENT

STATE OF UTAH                    )  
  : ss.  
County of Salt Lake            )

On this 13<sup>th</sup> day of July, 2022, before the undersigned notary public in and for the said state, personally appeared Jana Mulmsten known or identified to me to be the manager of **CS - Welby West, LLC**, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



[Signature]  
NOTARY PUBLIC

### OWNER ACKNOWLEDGEMENT AND CONSENT

**Welby West, LLC** is the Property Owner of the Property referenced in the agreement entitled "MASTER DEVELOPMENT AGREEMENT For the Welby West Development", the Agreement to which this OWNER ACKNOWLEDGEMENT AND CONSENT is a part. By its signature, **Welby West, LLC**: (i) acknowledges that it has reviewed the terms and provisions of the Agreement (including the Exhibits and all material referenced in the Agreement), (ii) has had opportunity, if so desired, to review the Agreement with legal counsel, (iii) acknowledges that Master Developer is authorized to enter into this Agreement, and (iv) acknowledges that pursuant to Section F.1 above of the Agreement, the Agreement shall also apply to all other current owners of real property in the Project, if any, who are likewise bound to all the terms of the Agreement.

**Welby West, LLC,**  
a Utah Limited Liability Company

By (Sign):

*Willard R. Malmstrom*

Print Name:

WILLARD R. MALMSTROM

Its (Title):

Manager

### **ACKNOWLEDGMENT**

STATE OF UTAH                     )  
  : ss.  
County of Salt Lake            )

On this 13<sup>th</sup> day of July, 2022, before the undersigned notary public in and for the said state, personally appeared Willard R. Malmstrom, known or identified to me to be the manager of **Welby West, LLC**, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



*Whitney Ann Turner*  
\_\_\_\_\_  
NOTARY PUBLIC

**CS - Welby West, LLC,**  
a Utah Limited Liability Company  
(**"MASTER DEVELOPER"**)

By (Sign):

Print Name:

Its (Title):

[Signature]  
TOO AMBERLY  
MANAGER

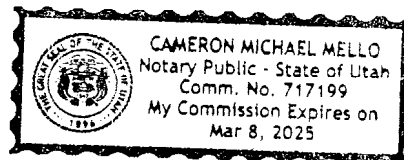
### ACKNOWLEDGMENT

STATE OF UTAH )  
 ) : ss.  
County of Utah )

On this 13<sup>th</sup> day of July, 2022, before the undersigned notary public in and for the said state, personally appeared TOO AMBERLY known or identified to me to be the MANAGER of **CS - Welby West, LLC**, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

[Signature]  
NOTARY PUBLIC





THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

ORDINANCE NO. 22-26

AN ORDINANCE FOR APPROXIMATELY 11.54 ACRES OF PROPERTIES LOCATED AT APPROX. 8945 SOUTH 4800 WEST, IDENTIFIED AS WELBY WEST DEVELOPMENT; AND

AMENDING THE GENERAL PLAN LAND USE MAP FOR WELBY WEST DEVELOPMENT FROM NEIGHBORHOOD COMMERCIAL TO HIGH DENSITY RESIDENTIAL; AND

REZONE FOR WELBY WEST DEVELOPMENT FROM SC-2 ZONE (COMMUNITY SHOPPING CENTER ZONE) AND R-1-10D (ZC) ZONE (SINGLE-FAMILY RESIDENTIAL ZONE, WITH 10,000 SQUARE FOOT MINIMUM SIZE LOTS, AND WITH ZONING CONDITIONS) TO PRD(H) ZONE (PLANNED RESIDENTIAL DEVELOPMENT – HIGH DENSITY ZONE)

WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan (“General Plan”) in 2012, as amended, which provides for a general plan land use map (“General Plan Land Use Map”), which is periodically updated; and the City adopted the West Jordan City Code (“City Code”) in 2009, as amended, which provides for a zoning map for the City (“Zoning Map”), which is periodically updated; and

WHEREAS, an application was made by Todd Amberry/Canyon Stone Capital and CS - Welby West, LLC (“Applicant”) for approximately 11.54 acres of property located at approximately 8945 South 4800 West (“Application”, “Property”, or “Welby West Development”) for, in part, a General Plan Land Use Map amendment from Neighborhood Commercial to High Density Residential (“General Plan Land Use Map Amendment”); and

WHEREAS, the Application also included a request for a Zoning Map amendment or rezone for the Property from SC-2 Zone (Community Shopping Center Zone) and R-1-10D (ZC) Zone (Single-Family Residential Zone, with 10,000 Square Foot Minimum Size Lots, and with Zoning Conditions) to PRD(H) Zone (Planned Residential Development – High Density Zone) (“Rezone” and collectively “General Plan Land Use Map Amendment and Rezone”); and

WHEREAS, the Property is less than the 20-acre minimum requirement for the Rezone pursuant to City Section 13-5C-5A1; and

WHEREAS, on April 19, 2022, the Application was considered by the West Jordan Planning Commission (“Planning Commission”), which held a public hearing and which made a recommendation to the West Jordan City Council (“City Council”) concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, a public hearing was held before the City Council on May 25, 2022, and an additional public meeting was held on July 27, 2022, concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the following concerning the General Plan Land Use Map Amendment:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the City General Plan;

2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;
5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change; and
6. The proposed amendment is consistent with other adopted plans, codes and ordinances.

WHEREAS, consistent with City Code Section 13-7D-7A, the City Council has determined the following concerning the Rezone:

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted General Plan and land use map;
2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties;
3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the City;
4. The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways; and
5. The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and

WHEREAS, the Applicant has agreed to and has executed a master development agreement that will govern the development of the Property (“**Welby West Master Development Agreement**” or “**MDA**”), should the City Council, in its sole legislative discretion, choose to adopt the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has reviewed, considered, and approved the Welby West Master Development Agreement, subject to the conditions precedent set forth therein, including but not limited to the approval of the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, although the Property is less than the 20-acre minimum requirement for the Rezone pursuant to City Code Section 13-5C-5A1, the City Council now finds that: (a) the Applicant has reasonably shown that the surrounding neighborhood will not be adversely affected by the granting of the Rezone; and (b) the provisions of City Code Title 13, Chapter 5, Article C will be complied with; and

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to approve the General Plan Land Use Map Amendment and Rezone.

*[see the following pages.]*

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

**Section 1. General Plan Land Use Map Amendment and Rezone.** For the Property, the General Plan Land Use Map is amended from Neighborhood Commercial to High Density Residential and the Zoning Map is amended by changing the zoning designation from SC-2 Zone (Community Shopping Center Zone) and R-1-10D (ZC) Zone (Single-Family Residential Zone, with 10,000 Square Foot Minimum Size Lots, and with Zoning Conditions) to PRD(H) Zone (Planned Residential Development – High Density Zone), as per the legal description in “Attachment 1”, which is attached hereto.

**Section 2. Waiver of Minimum Acreage Provision.** The Property is less than the 20-acre minimum requirement for the Rezone pursuant to City Code Section 13-5C-5A1, but the Applicant’s zoning request to waive the 20-acre minimum requirement is granted, as allowed by City Code Section 13-5C-5A1 and due to the findings in the recitals above.

**Section 3. 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 4. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY OF WEST JORDAN

By: \_\_\_\_\_  
Kayleen Whitelock  
Council Chair

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

**"YES"      "NO"**

Council Chair Kayleen Whitelock

☐☐

Council Vice-Chair Kelvin Green

☐☐

Council Member Zach Jacob

☐☐

Council Member Pamela Bloom

☐☐

Council Member Christopher McConnehey

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Council Member David Pack

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Council Member Melissa Worthen

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By: \_\_\_\_\_  
Mayor Dirk Burton

\_\_\_\_\_  
Date

Tangee Sloan  
City Recorder

\_\_\_\_\_ The Mayor approved and signed Ordinance No. 22-26.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 22-26 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 22-26 became effective by operation of law without the Mayor's approval or disapproval.

## CERTIFICATE OF PUBLICATION

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## 7.a

Attachment 1 to  
ORDINANCE NO. 22-26

AN ORDINANCE FOR APPROXIMATELY 11.54 ACRES OF PROPERTIES LOCATED AT  
APPROX. 8945 SOUTH 4800 WEST, IDENTIFIED AS WELBY WEST DEVELOPMENT; AND

AMENDING THE GENERAL PLAN LAND USE MAP FOR WELBY WEST  
DEVELOPMENT FROM NEIGHBORHOOD COMMERCIAL TO HIGH DENSITY  
RESIDENTIAL; AND

REZONE FOR WELBY WEST DEVELOPMENT FROM SC-2 ZONE (COMMUNITY  
SHOPPING CENTER ZONE) AND R-1-10D (ZC) ZONE (SINGLE-FAMILY RESIDENTIAL  
ZONE, WITH 10,000 SQUARE FOOT MINIMUM SIZE LOTS, AND WITH ZONING  
CONDITIONS) TO PRD(H) ZONE (PLANNED RESIDENTIAL DEVELOPMENT – HIGH  
DENSITY ZONE)

LEGAL DESCRIPTION:

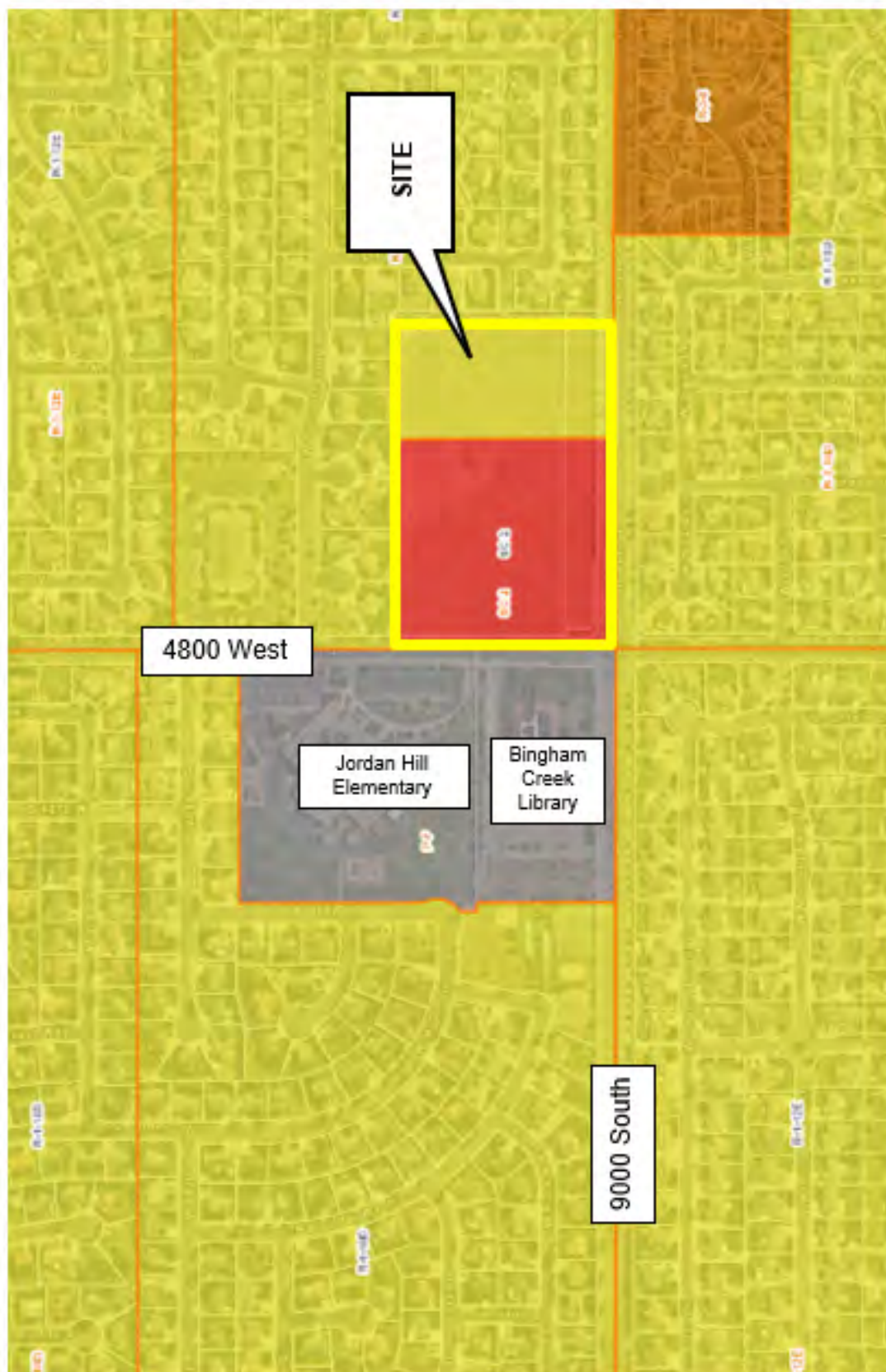
LEGAL DESCRIPTION: BEG S 0°05' E 2029.16 FT & S 89°46' E 40 FT FR NW COR SEC 6, T  
3S, R 1W, SLM; S 89°46' E 900 FT; S 0°05' E 473.84; N 89°47'50" W 900 FT; N 0°05' W  
474.32 FT TO BEG. 9.79 AC. 7639-1192 8589-1830

LEGAL DESCRIPTION: BEG S 0°05' E 2503 FT & E 53 FT FR NW COR SEC 6, T 3S, R  
1W, SLM; E 887 FT; S 0°05' E 90.79 FT; N 89°46' W 688 FT; N 45° W 17.04 FT; N 89°46' W  
170.66 FT; N 44°50'30" W 21.3 FT; N 0°05' W 60.08 FT TO BEG. 1.75 AC M OR L. 9337-3893



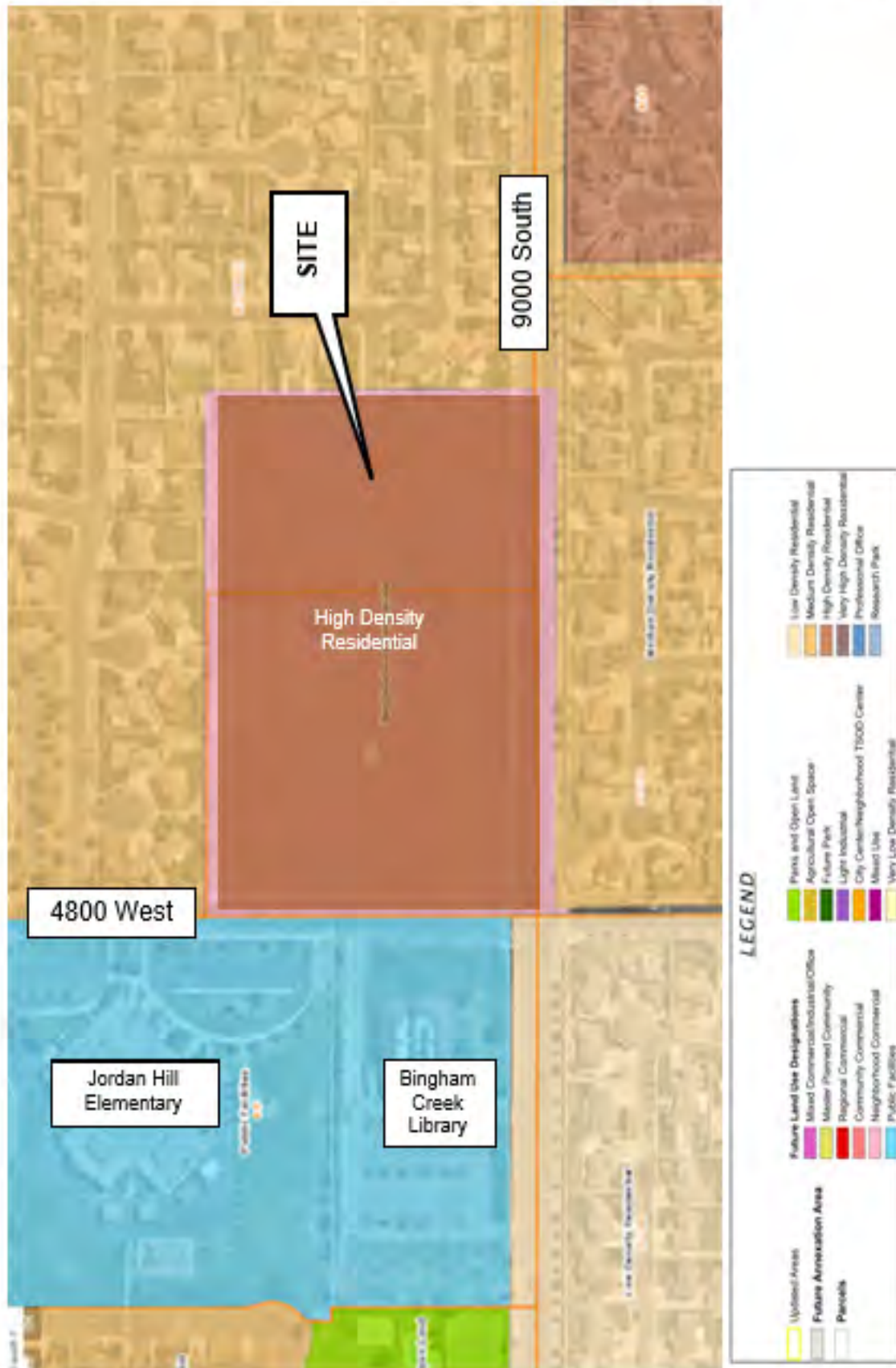
## Aerial Map





## Existing Future Land Use Map

## ***Exhibit B***



## Proposed Future Land Use Map

### Exhibit C





## Existing Zoning Map

## ***Exhibit D***



## Proposed Zoning Map

## ***Exhibit E***



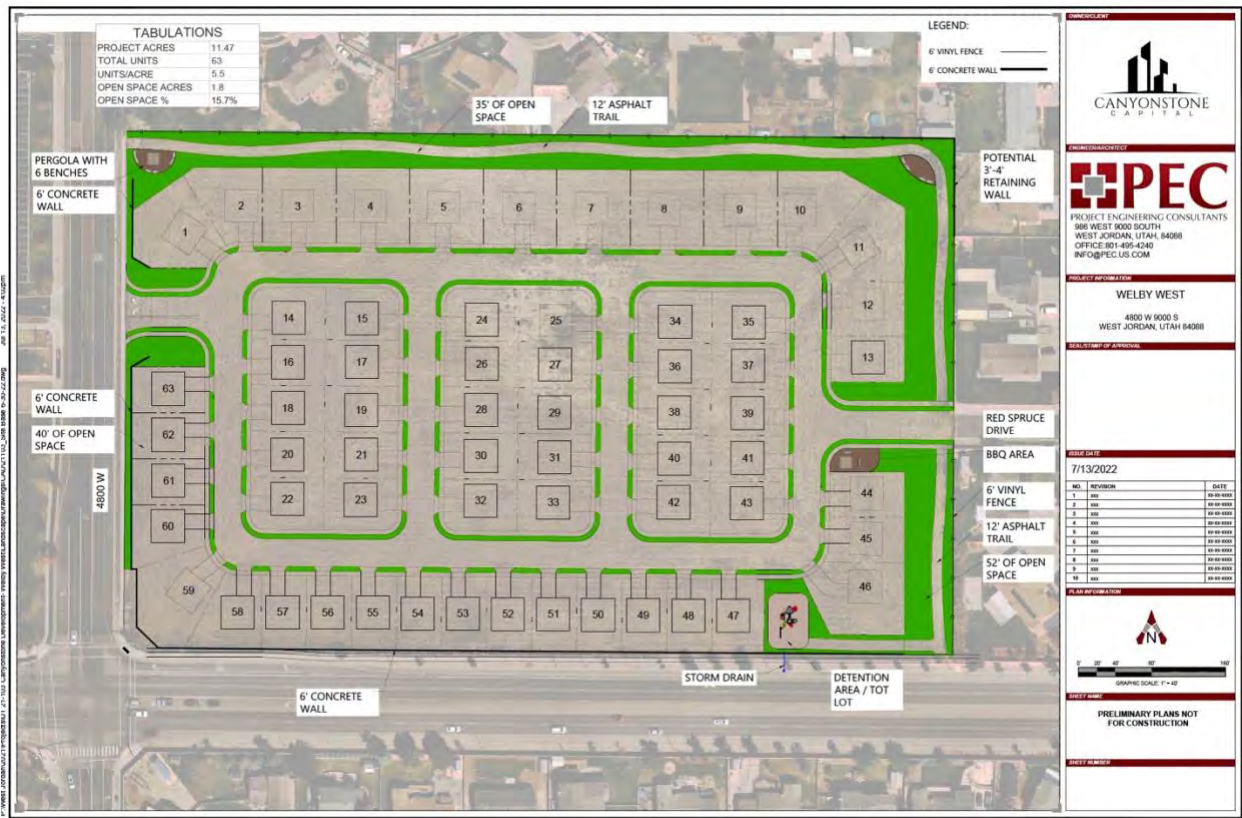
## **Welby West**

### **LEGAL DESCRIPTION:**

**LEGAL DESCRIPTION: BEG S 0°05' E 2029.16 FT & S 89°46' E 40 FT FR NW COR SEC 6, T 3S, R 1W, SLM; S 89°46' E 900 FT; S 0°05' E 473.84; N 89°47'50" W 900 FT; N 0°05' W 474.32 FT TO BEG. 9.79 AC. 7639-1192 8589-1830**

**LEGAL DESCRIPTION: BEG S 0°05' E 2503 FT & E 53 FT FR NW COR SEC 6, T 3S, R 1W, SLM; E 887 FT; S 0°05' E 90.79 FT; N 89°46' W 688 FT; N 45° W 17.04 FT; N 89°46' W 170.66 FT; N 44°50'30" W 21.3 FT; N 0°05' W 60.08 FT TO BEG. 1.75 AC M OR L. 9337-3893**

# WELBY WEST DEVELOPMENT PLAN



July 27, 2022

**Development Plan Submittal**

**Welby West by CanyonStone**

**11.54 acres Zoned PRD**

**4800 W 9000 S, West Jordan, Utah**

- **Introduction.** Welby West is an 11.54 acre parcel located at the northeast corner of 4800 W and 9000 S. It was originally zoned SC-2 and R-1-10 and is being rezoned to PRD. It was determined during the due diligence process that the commercial zoning was no longer desired by the city or the neighborhood. After many meetings with the Land Use Committee, Neighbors, DRC, Planning Commission and City Council, it was determined that the density that will be allowed on this property is PRD at 5.5 du/ac or a total of 63 single family lots. Although the PRD(H) zoning allows for up to 10 units per acre, Welby West will be limited in the Master Development Agreement to 5.5 homes/acre.

The community will contain in excess of the 15% required open space, which will include a tot lot, BBQ Area, “waiting” area for students and a sitting area with benches. In addition, a 12’ trail, a 52’ open space corridor on the east (30’ on the north) has been provided as a buffer to the existing homes, as requested by the neighbors, adjacent to the project as well as an area to recreate and exercise. ***This trail will be accessible to the public and provide connectivity to the library and elementary school for pedestrians.*** Last, Welby West proposes to create a pedestrian access from the neighborhood to the school and library to reduce the amount of car traffic during school drop off and pick up windows.

- **Location.** Welby West is located at the northeast corner of 4800 W and 9000 S in west Jordan Utah. It is directly east of the Bingham Creek Library and Jordan Hills Elementary School (See Exhibit A). To the east and north is existing medium density single family residential built in the early 2000’s. To the south is 9000 S and additional single-family medium and high density residential built around the same timeframe.
- **Land Features.** The land is generally flat with a slight slope from north to south. It has no access onto 9000 S, but accesses from both 4800 W on the west and Red Spruce Drive on the east.
- **Improvement and Amenities Installation.** The improvements for these homes will be completed in one phase and the amenities will be completed no later than the issuance of 75% of the certificates of occupancy for the homes in the subdivision.

### Bonus Density.

Category	Standard	Provided	Bonus Density
Open Space	1% = .25 du/ac	.7 ac	.1 du/ac
Recreational Facilities	Tot Lot = .15 du/ac	1 tot lot	.15 du/ac
BBQ/Picnic Area	.1 du/ac for each	2	.2 du/ac
<b>Total</b>			<b>.45 du/ac</b>

**Zoning Regulations.** PRD density allows up to 10 units per acre. Welby West will be limited to 5.5 units per acre. The minimum lot frontage is 50' wide, with some frontages larger than 50'. The setbacks will be a minimum of 18' in the front, 5' on the sides, 10' in the rear and 6' on the corners, except for the lots adjacent to the existing neighborhood, where the rear yard setbacks will be at least 25' from the existing/current property lines (***more specifically, the homes on lots 1-13 and 44-46, will be placed at least 25' from the current property line***). All setbacks will be measured to the foundation wall on all 4 sides and will exclude patios, whether covered or uncovered. Covered Patios may be built over the rear setback by 5' if the rear setback is 10' from the rear property line. Leaving at least 5' from the rear property line to the covered structure as a passageway from one side to the other. If covered area becomes a deck due to slope on lot, no stairs from the deck may be built within the 5' between property and said covered deck.

- **Building and Structures.** The homes proposed to be built are all single family detached with a 2 or 3 car attached garage (***garages will be set flush or recessed from the façade of the home or front porch***) and a full driveway to accommodate 2 guest parking stalls (see attached site plan and example elevations). The architecture will meet or exceed the design guidelines below, including all West Jordan city standards (See Exhibit B). The homes will have multiple elevation styles to choose from. The location and placement of each home will be determined by the buyer's selected options and conformance to city code. ***Only internal ADU structures will only be allowed on lots greater than 10,000 square feet in size.***
- **Fencing and Walls.** The south and west property lines will have a 6' high masonry wall (see examples below), while the other 3 sides will be bordered by a 6' tall solid privacy fence (see example below), per the request of the neighbors.



- **Lighting.** 14' street lights will be used where necessary (*locations will be determined by City staff*) and be placed according to the final construction plans for the subdivision. There will also be lighting placed in the open space and along the trail for safety.

- **Public and Private Use areas.** All open space and amenities will be private and managed by the to be formed HOA for Welby West, except as noted above regarding the trail.
- **Landscaping.** The front yard landscaping will be installed by the builder and completed at the C.O. for each home. The common areas and open space will be installed by the builder and completed no later than issuance of 75% of the C.O.'s for the homes. All landscaping in the community will be maintained by the HOA and will be low water use where possible.
- **Garbage Collection and Snow Removal.** Garbage collection and snow removal will all be contracted out to a third party through the HOA. Each home will be required to store their trash cans out of sight. Snow storage will be placed into the open space areas if necessary.
- **Design Guidelines.**

#### ***Massing and Composition***

In order to avoid negative appearances and create positive massing, a variety of housing types and material finishes will be available. This variety helps to naturally blend this neighborhood into the already existing community.

1. ***House Type:*** Single Family detached with front loading garages (2 and 3 car). ***Garages Shall be even with or behind the front façade of the living area of the dwelling unit (or a covered porch that measures at least 6'x8'). Garage doors will be less than 50% of the ground floor, street facing, linear frontage.***

***Roofs:*** Rooflines and coloration will change from home to home to avoid any sort of manufactured, cookie cutter feel to the neighborhood. These changes from home to home will give character to the structures in the neighborhood and positively impact massing. Variety will manifest in the following ways:

- Roofline and vertical height shifts
- Usage of different colors of roofing materials
- Multiple sloped pitches on the different housing types

***Repetition:*** Homes of similar square footage and model will be placed strategically throughout the neighborhood and rarely ever neighboring one another. When such neighboring does occur, the color scheme will differ from that of neighboring model.

***Height:*** Homes will not exceed 2 stories or 35 ft of height measured from top-of-curb to the midpoint of the roof.

***Walls:*** A variety of wall heights, materials, and placement create character and draw to a neighborhood. Exposed building walls will be regulated in that they stay consistent



with the overall feel of the neighborhood yet promote architectural creativity and draw to the homes. Wall regulations will be as follow:

**Acceptable Materials:** Masonry brick, stone, wood paneling (painted, colored, or stained), board and batten vertical wood siding, composite siding or acceptable industry alternative, stucco, or steel.

**Colors:** major colors used will consist of; light browns, tans, beige, light blues, reds, whites and greens. Accent colors consists of similar coloration but other approved colors may be used.

**Single Material/Color:** No more than 80% of the home will consist of the same exterior material or color. Acceptable materials consist of masonry brick, stone, wood paneling (painted, colored, or stained), board and batten vertical wood siding, composite siding or acceptable industry alternative, stucco, or steel. The remaining 20% may consist of one or more of the acceptable materials or alternative colors, but may not be the same as the first material or color.

**Foundation Walls:** Foundation walls above grade will be limited to 3ft of exposed foundation. Anything more than 3ft of exposure must be covered with “Acceptable Materials” listed above or with additional landscaping, rock, or grading.

**Retaining Walls:** Retaining walls shall not exceed 6ft in one tier. If walls greater than 6ft must be built, they must step in 6ft increments with a minimum of 1ft between each step. Acceptable material for retaining walls is board formed concrete, boulders, and other interlocking segmental blocks.

**Windows and Doors:** As the visual accents to a home, windows and doors placed tastefully will impact the appeal of a home. Additionally, the number of windows will not only accept the home but will give more openness to the homes as well.

Windows: The wall in which the main entrance door of the home is located must contain a minimum of 2 variety types of widows. A minimum of 2 window shall be found on any one side of the home. Acceptable window types are typically square or rectangular in shape. Full circle windows rarely should be used. Permitted widows should be constructed of renewed wood, metal or vinyl and must have coloration that agrees with the colors listed as “Acceptable Colors” above.

Doors: Doors should be made of wood or other acceptable substitutes and align with the overall look and feel of the home.

**Front Porches:** At least 25% of the homes shall have a front porch. **All front porches will be at least 6’ deep and 8’ wide.** Front porches are intended to give a sense of arrival and dimensional variety to each home. Similar porch styles are allowed to be replicated throughout the neighborhood.

**Structures:** Small utility sheds, if added, must not occupy more than 12% of the rear or side yard where it is situated. All structures must be approved and follow “Acceptable Color” and “Acceptable Materials”.

## EXHIBIT A





# EXHIBIT B





## EXHIBIT B (cont.)



Washington-40-2441-IV-V3.5-CMU-Elevation-G-CS1-T... Search



# EXHIBIT C

## **13-5B-6: RESIDENTIAL EXTERIOR MATERIALS AND DESIGN:**

### **A. Applicability:**

1. This section applies to any new dwelling constructed within a subdivision or on a parcel that received: (a) final approval from the city after May 5, 2021; and (b) is located within a zone that resulted in an increase in density from the previous zone or is subject to provisions outlined in a development agreement.

2. This section does not apply to a dwelling that is constructed within a subdivision or on a parcel that received final approval from the city prior to May 5, 2021 and is not subject to provisions outlined in a development agreement.

**B. Exterior Masonry Required:** As applicable, the minimum area (A) of brick or stone required (measured in square feet) shall be determined by multiplying the outside perimeter (P) of the foundation (measured in feet), including the garage, by one foot (1') ( $P \times 1.0 = A$ ) by two feet (2') ( $P \times 2 = A$ )

**C. Exception To Masonry Requirement:** To encourage a variety of architectural design in residential construction, the requirement for exterior masonry may be modified if not less than four (4) of the following architectural features are combined in a design to create an overall architectural style for a residential building:

1. Gabled or hipped roof with a pitch of not less than six to twelve (6:12) and heavy architectural shingles.

2. Cornices.

3. 6/6 or 12/12 double hung windows with shutters.

4. Portico, sidelights and fan light.

5. Pediment entry with transom window.

6. Dormers.

7. Towers with conical roof.

8. Scallops or sunbursts.

9. Attached gazebos integrated into the front porch.

10. Front porches on at least 50% of the homes with an integrated decorative railing.

**EXHIBIT H**  
**[Form of Transfer Acknowledgment and Consent]**

***Recording Requested By and  
When Recorded Return to:***

City of West Jordan  
 Attention: City Recorder  
 8000 South Redwood Road  
 West Jordan, Utah 84088

---

For Recording Purposes Do  
Not Write Above This Line

**Form of Transfer Acknowledgment and Consent  
For the Welby West Development**

This Form of Transfer Acknowledgment and Consent (“**Acknowledgment**”) is executed and delivered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ (“**Owner**”), and by \_\_\_\_\_ (“**Transferee**”) as to the property described below, and is provided to the City of West Jordan, a municipal corporation (“**City**”) as described below.

**RECITALS**

1. Owners of the area referred to as the Welby West Development entered into that certain Master Development Agreement, which agreement was recorded on \_\_\_\_\_, as Entry No. \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the official records of the Salt Lake County Recorder, State of Utah (the “**Master Development Agreement**” or “**MDA**”). Capitalized terms used but not defined herein shall have the meanings given to such terms in the MDA.,
2. The MDA vests the uses, configuration, densities, and processes for approximately 11.54 acres of real property in the City limits of the City.
3. The MDA identifies CS - Welby West, LLC, a Utah Limited Liability Company as the “**Master Developer**” for the Welby West Development, and by such designation gives rise to various rights, obligations, and duties thereunder.
4. Pursuant to Section G.19 of the MDA, Owners, in conjunction with the sale to a purchaser, shall cause the Transferee to execute this Acknowledgment confirming its commitment to abide by the MDA and the City’s Land Use Regulations and to perform all the requirements and obligations of the MDA, and shall provide notice by this Acknowledgment to the City.

**NOW THEREFORE**, pursuant to the aforementioned section of the Master Development Agreement, Owner hereby acknowledges that it has transferred and assigned the real property described on the attached Exhibit A to Transferee, and Transferee hereby acknowledges its acceptance of such rights and assumption of such obligations under the MDA as to the real property transferred.

**OWNER:**

By (Sign):

\_\_\_\_\_

Print Name:

\_\_\_\_\_

Its (Title):

\_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
   : ss.  
 County of \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, before the undersigned notary public in and for the said state, personally appeared \_\_\_\_\_, known or identified to me to be the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

\_\_\_\_\_  
 NOTARY PUBLIC

**TRANSFeree:**

By (Sign):

\_\_\_\_\_

Print Name:

\_\_\_\_\_

Its (Title):

\_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
   : ss.  
 County of \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, before the undersigned notary public in and for the said state, personally appeared \_\_\_\_\_, known or identified to me to be the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

\_\_\_\_\_  
 NOTARY PUBLIC



**CERTIFICATE OF NOTICE OF DELIVERY**

Pursuant to Section G.19 of the Master Development Agreement for the Welby West Development, Owner, as transferor, hereby arranges delivery of this document by hand delivery to the following:

City:                      ATTN: City Recorder  
                                 City of West Jordan  
                                 8000 South Redwood Road  
                                 West Jordan City, UT 84088

With a copy to:        ATTN: Office of the City Attorney  
                                 City of West Jordan  
                                 8000 South Redwood Road  
                                 West Jordan City, UT 84088

**Exhibit A**

**Legal Description of Real Property Transferred**

# Welby Property

## Traffic Impact Study



## West Jordan, Utah

July 2, 2021

UT21-1942



## EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Welby Property development located in West Jordan, Utah. The Welby Property development is located on the northeast corner of the 4800 West / 9000 South (SR-209) intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021) and future (2026) conditions with and without the proposed project and to recommend mitigation measures as needed. The evening peak hour level of service (LOS) results are shown in Table ES-1.

**Table ES-1: Evening Peak Hour Level of Service Results**

Intersection		Level of Service			
		Morning Peak Hour			
		Existing (2021)		Future (2026)	
		Background	Plus Project	Background	Plus Project
1	4800 West / 9000 South (SR-209)	B	B	B	B
2	Bingham Creek Library & West Access / 4800 West	a	a	a	a
3	Pine Crossing Drive / 4800 West	a	a	a	a
4	Red Spruce Drive / Black Pine Street	a	a	a	a
Intersection		Level of Service			
		Evening Peak Hour			
		Existing (2021)		Future (2026)	
		Background	Plus Project	Background	Plus Project
1	4800 West / 9000 South (SR-209)	C	C	C	C
2	Bingham Creek Library & West Access / 4800 West	d	d	b	c
3	Pine Crossing Drive / 4800 West	b	b	b	b
4	Red Spruce Drive / Black Pine Street	a	a	a	a
1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)					
Source: Hales Engineering, July 2021					

## SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

### Project Conditions

- The development will consist of 108 detached single-family residential units
- The project is anticipated to generate approximately 1,118 weekday daily trips, including 83 trips in the morning peak hour, and 110 trips in the evening peak hour

2021	Background	Plus Project
<b>Assumptions</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed new road (Red Spruce Drive) will attract cut-through traffic volumes</li> </ul>
<b>Findings</b>	<ul style="list-style-type: none"> <li>• Acceptable LOS</li> <li>• Queuing of 400 feet on southbound approach of 4800 West / 9000 South (SR-209) signal, which backs up past Bingham Creek Library access</li> </ul>	<ul style="list-style-type: none"> <li>• Acceptable LOS</li> <li>• Queuing of 400 feet on southbound approach of 4800 West / 9000 South (SR-209) signal, which backs up past Bingham Creek Library access and the proposed project access</li> </ul>
2026	Background	Plus Project
<b>Assumptions</b>	<ul style="list-style-type: none"> <li>• Signal timing enhancements</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed new road (Red Spruce Drive) will attract cut-through traffic volumes</li> </ul>
<b>Findings</b>	<ul style="list-style-type: none"> <li>• Acceptable LOS</li> </ul>	<ul style="list-style-type: none"> <li>• Acceptable LOS</li> </ul>

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**Appendix B: LOS Results**

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## I. INTRODUCTION

### A. Purpose

This study addresses the traffic impacts associated with the proposed Welby Property development located in West Jordan, Utah. The proposed project is located on the northeast corner of the 4800 West / 9000 South (SR-209) intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021) and future (2026) conditions with and without the proposed project and to recommend mitigation measures as needed.



**Figure 1: Vicinity map showing the project location in West Jordan, Utah**

## **B. Scope**

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- 4800 West / 9000 South (SR-209)
- Bingham Creek Library & West Access / 4800 West
- Pine Crossing Drive / 4800 West
- Red Spruce Drive / Black Pine Street

## **C. Analysis Methodology**

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 6<sup>th</sup> Edition, 2016 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.







Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix B. Hales Engineering also calculated the 95<sup>th</sup> percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

## **D. Level of Service Standards**

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.



**Table 1: Level of Service Description**

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 6<sup>th</sup> Edition, 2016 Methodology (Transportation Research Board)

## **II. EXISTING (2021) BACKGROUND CONDITIONS**

### **A. Purpose**

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

### **B. Roadway System**

The primary roadways that will provide access to the project site are described below:

4800 West – is a city-maintained roadway which is classified by the West Jordan Transportation Master Plan (2014) as a “collector.” The roadway has one travel lane in each direction separated by a center two-way left-turn lane (TWLTL). The posted speed limit is 35 mph in the study area.

Black Pine Street – is a city-maintained roadway which is classified by the West Jordan Transportation Master Plan (2014) as a “local street.” The roadway has one travel lane in each direction. The posted speed limit is 25 mph in the study area.

### **C. Traffic Volumes**

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- 4800 West / 9000 South (SR-209)
- Bingham Creek Library / 4800 West
- Pine Crossing Drive / 4800 West
- Red Spruce Drive / Black Pine Street

The counts were performed on Thursday, June 24, 2021. The morning peak hour was determined to be between 7:15 and 8:15 a.m., and the evening peak hour was determined to be between 4:45 and 5:45 p.m. The evening peak hour volumes were approximately 51% higher than the morning peak hour volumes. Detailed count data are included in Appendix A.

Hales Engineering did not make seasonal adjustments to the observed traffic volumes due to monthly traffic volume data, obtained from nearby UDOT automatic traffic recorder (ATR) on the Bangerter Highway (ATR #627), which showed that traffic volumes in June have been greater than average traffic volumes.

*The traffic counts were collected during the COVID-19 pandemic when traffic volumes were slightly reduced due to social distancing measures. According to the UDOT Automatic Traffic Signal Performance Measures (ATSPM) website, the traffic volumes on June 27, 2019 (pre-social*

distancing) were approximately 13% higher than those on June 24, 2021. Therefore, the collected data were increased accordingly to represent normal conditions.

Figure 2 and Figure 3 show the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

#### D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hours, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2021) conditions.

**Table 2: Existing (2021) Background Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
4800 West / 9000 South (SR-209)	Signal	B (17.6)	C (22.5)
Bingham Creek Library / 4800 West	EB Stop	a (5.1) / EBL	d (26.6) / EBR
Pine Crossing Drive / 4800 West	WB Stop	a (6.8) / WBL	b (12.9) / WBL
Red Spruce Drive / Black Pine Street	EB Stop	a (0.1) / SBT	a (0.1) / SBT

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2021

#### E. Queuing Analysis

Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. Queue lengths of 400 feet were observed in the evening peak hour for the southbound approach at the 4800 West / 9000 South (SR-209) intersection. This queue occasionally blocks the Bingham Creek Library access, reducing the efficiency of that intersection.

#### F. Mitigation Measures

No mitigation measures are recommended.

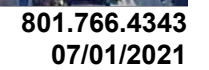


**Morning Peak Hour**  
**Figure 2**





### Evening Peak Hour Figure 3



### III. PROJECT CONDITIONS

#### A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

#### B. Project Description

The proposed Welby Property development is located on the northeast corner of the 4800 West / 9000 South (SR-209) intersection. The development will consist of 108 detached single-family residential units. A concept plan for the proposed development is provided in Appendix C.

#### C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10<sup>th</sup> Edition, 2017. Trip generation for the proposed project is included in Table 3.

The total trip generation for the development is as follows:

- Daily Trips: 1,118
- Morning Peak Hour Trips: 83
- Evening Peak Hour Trips: 110

**Table 3: Trip Generation**

Trip Generation West Jordan - Welby Property								
Weekday Daily Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New Daily Trips
Single-Family Detached Housing (210)	108	Dwelling Units	1,118	50%	50%	559	559	1,118
Morning Peak Hour Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New AM Trips
Single-Family Detached Housing (210)	108	Dwelling Units	82	25%	75%	21	62	83
Evening Peak Hour Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New PM Trips
Single-Family Detached Housing (210)	108	Dwelling Units	110	63%	37%	69	41	110
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 10th Edition, 2017.								
SOURCE: Hales Engineering, June 2021								



## **D. Trip Distribution and Assignment**

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips is shown in Table 4.

**Table 4: Trip Distribution**

Direction	% To/From Project
North	25%
South	20%
East	45%
West	10%

These trip distribution assumptions were used to assign the morning and evening peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignments for the development are shown in Figure 4 and Figure 5.

## **E. Access**

The proposed access for the site will be gained at the following locations (see also concept plan in Appendix C):

### 4800 West:

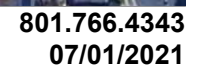
- The west access will be located across from the Bingham Creek Library, approximately 265 feet north of the 4800 West / 9000 South (SR-209) intersection. It will access the project on the east side of 4800 West. It is anticipated that the access will be stop-controlled.

### Black Pine Street:

- An easterly access will be gained via Red Spruce Drive connecting to Black Pine Street. It will access the project on the west side of Black Pine Street. It is anticipated that the access will be stop-controlled.

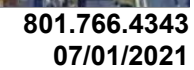


**Morning Peak Hour**  
**Figure 4**





### Evening Peak Hour Figure 5



## **IV. EXISTING (2021) PLUS PROJECT CONDITIONS**

### **A. Purpose**

The purpose of the existing (2021) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

### **B. Traffic Volumes**

Hales Engineering added the project trips discussed in Chapter III to the existing (2021) background traffic volumes to predict turning movement volumes for existing (2021) plus project conditions. It was assumed that some residents to the east of the proposed project would use the new street as a cut-through to access 4800 West. Existing (2021) plus project morning and evening peak hour turning movement volumes are shown in Figure 6 and Figure 7, respectively.

### **C. Level of Service Analysis**

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added, except for the Bingham Creek Library & West Access / 4800 West intersection in the evening peak hour, as shown in Table 5.

### **D. Queuing Analysis**

Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. Queue lengths of 400 feet are anticipated in the evening peak hour for the southbound approach at the 4800 West / 9000 South (SR-209) intersection. This queue will occasionally back up past the Bingham Creek Library and project accesses, reducing the efficiency of those intersections.

### **E. Mitigation Measures**

No mitigation measures are recommended.



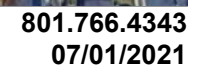
**Morning Peak Hour**  
**Figure 6**



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07/01/2021



### Evening Peak Hour Figure 7



**Table 5: Existing (2021) Plus Project Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
4800 West / 9000 South (SR-209)	Signal	B (17.9)	C (24.1)
Bingham Creek Library & West Access / 4800 West	WB/EB Stop	a (9.2) / WBL	d (27.4) / WBL
Pine Crossing Drive / 4800 West	WB Stop	a (6.6) / WBL	b (13.4) / WBL
Red Spruce Drive / Black Pine Street	EB Stop	a (4.0) / EBL	a (3.4) / EBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.  
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2021

## **V. FUTURE (2026) BACKGROUND CONDITIONS**

### **A. Purpose**

The purpose of the future (2026) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

### **B. Roadway Network**

According to the Wasatch Front Regional Council (WFRC) Regional Transportation Plan, there are no projects planned before 2026 in the study area. Therefore, no changes were made to the roadway network for the future (2026) analysis.

### **C. Traffic Volumes**

Hales Engineering obtained future (2026) forecasted volumes from the WFRC / Mountainland Association of Governments (MAG) travel demand model. According to their projections, travel demand on 4800 West is anticipated to decrease slightly.

Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2026) morning and evening peak hour turning movement volumes are shown in Figure 8 and Figure 9, respectively.

### **D. Level of Service Analysis**

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2026) background conditions, as shown in Table 6. These results serve as a baseline condition for the impact analysis of the proposed development for future (2026) conditions.

### **E. Queuing Analysis**

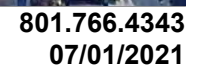
Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. No significant queueing was observed during the either peak hour.

### **F. Mitigation Measures**

No mitigation measures are recommended.

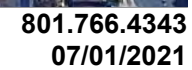


**Morning Peak Hour**  
**Figure 8**





### Evening Peak Hour Figure 9



**Table 6: Future (2026) Background Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
4800 West / 9000 South (SR-209)	Signal	B (17.1)	C (22.5)
Bingham Creek Library / 4800 West	EB Stop	a (5.7) / EBL	b (11.2) / EBL
Pine Crossing Drive / 4800 West	WB Stop	a (7.1) / WBL	b (11.9) / WBL
Red Spruce Drive / Black Pine Street	EB Stop	a (0.1) / SBT	a (0.1) / SBT

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2021

## **VI. FUTURE (2026) PLUS PROJECT CONDITIONS**

### **A. Purpose**

The purpose of the future (2026) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

### **B. Traffic Volumes**

Hales Engineering added the project trips discussed in Chapter III to the future (2026) background traffic volumes to predict turning movement volumes for future (2026) plus project conditions. It was assumed that some residents to the east of the proposed project would use the new street as a cut-through to access 4800 West. Future (2026) plus project morning and evening peak hour turning movement volumes are shown in Figure 10 and Figure 11, respectively.

### **C. Level of Service Analysis**

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2026) plus project conditions, as shown in Table 7.

### **D. Queuing Analysis**

Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. No significant queueing was observed during the either peak hour.

### **E. Mitigation Measures**

No mitigation measures are recommended.



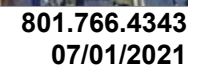
**Morning Peak Hour**  
**Figure 10**



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07/01/2021



### Evening Peak Hour Figure 11



**Table 7: Future (2026) Plus Project Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
4800 West / 9000 South (SR-209)	Signal	B (18.3)	C (25.9)
Bingham Creek Library & West Access / 4800 West	WB/EB Stop	a (9.8) / EBR	c (22.8) / WBL
Pine Crossing Drive / 4800 West	WB Stop	a (7.2) / WBL	b (14.3) / WBL
Red Spruce Drive / Black Pine Street	EB Stop	a (5.8) / EBL	a (3.8) / EBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2021



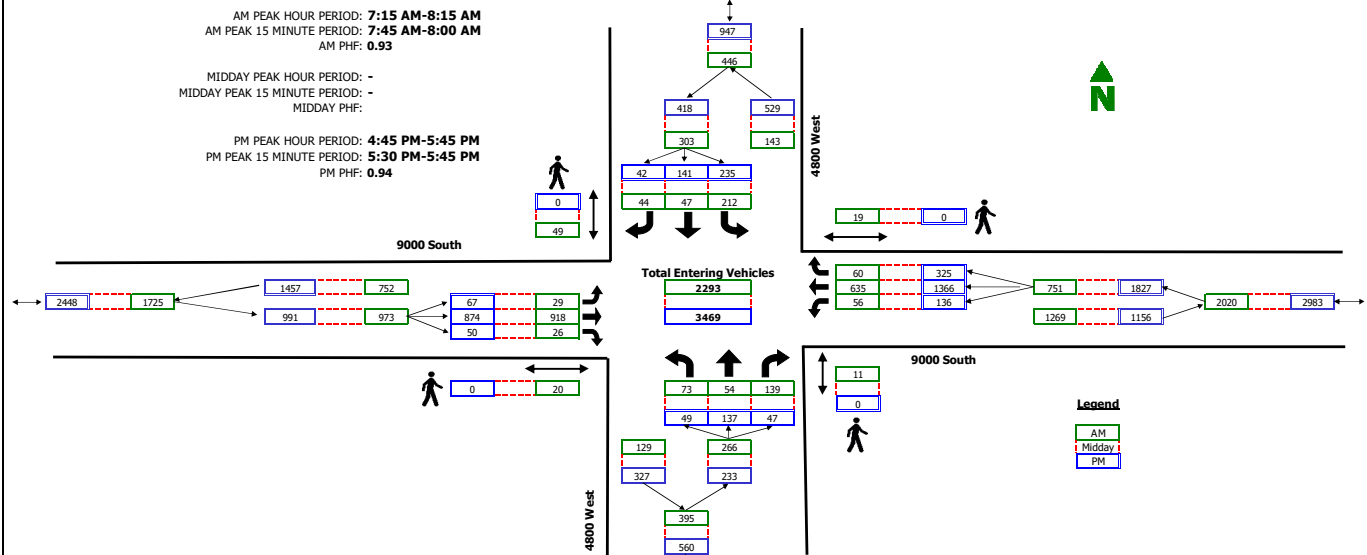
# APPENDIX A

## Turning Movement Counts

## Intersection Turning Movement Summary

Intersection: 4800 West / 9000 South  
North/South: 4800 West  
East/West: 9000 South  
Jurisdiction: West Jordan  
Project Title: Welby Property TIS  
Project No: UT21-1942  
Weather: Clear

Date: 6-24-21, Thu  
COVID Adjustment: 87.0%  
Month of Year Adjustment: 100.0%  
Adjustment Station #: 627  
Growth Rate: 0.0%  
Number of Years: 0

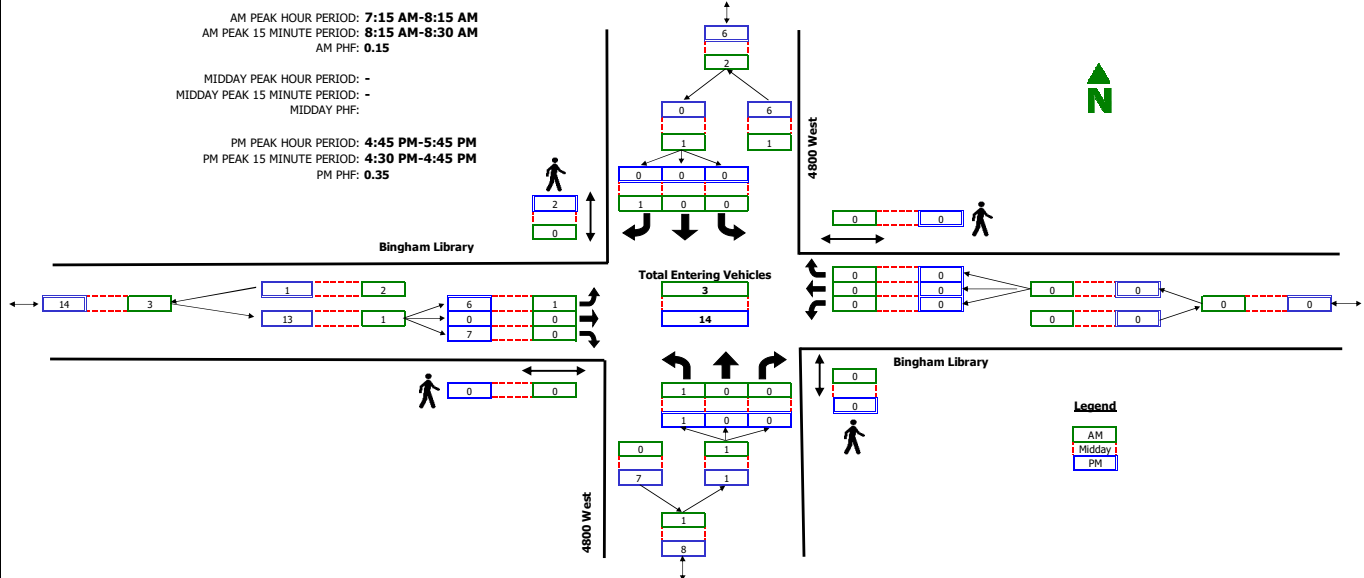


RAW COUNT SUMMARIES	4800 West Northbound				4800 West Southbound				9000 South Eastbound				9000 South Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	7	17	31	0	43	18	3	0	6	187	3	0	8	144	14	0	481
7:15 - 7:30	13	5	29	0	61	13	16	0	5	218	5	0	21	147	21	0	554
7:30 - 7:45	17	17	39	10	51	8	15	16	7	272	6	2	11	154	6	11	603
7:45 - 8:00	23	18	49	1	51	10	6	28	9	220	2	8	17	197	17	2	619
8:00 - 8:15	20	14	22	0	49	16	7	5	8	208	13	10	7	137	16	6	517
8:15 - 8:30	9	31	25	7	53	7	5	1	6	225	10	2	5	149	18	0	543
8:30 - 8:45	6	22	29	0	74	11	2	0	9	207	3	0	9	110	7	0	489
8:45 - 9:00	14	3	15	0	54	13	7	0	6	228	20	0	6	154	18	0	538
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	8	40	11	0	49	26	10	0	9	207	6	0	45	236	74	0	721
16:15 - 16:30	11	26	11	0	37	23	8	0	18	205	9	0	28	247	94	0	717
16:30 - 16:45	11	33	13	0	54	36	6	1	15	208	10	0	36	298	75	1	795
16:45 - 17:00	9	29	9	0	55	30	8	0	9	234	11	0	29	307	94	0	824
17:00 - 17:15	11	45	14	0	62	29	8	0	21	207	13	0	37	325	80	0	852
17:15 - 17:30	16	34	16	0	55	43	8	0	16	232	16	0	34	334	77	0	870
17:30 - 17:45	13	29	8	0	63	39	18	0	21	201	21	0	36	400	74	0	923
17:45 - 18:00	15	22	22	0	55	44	9	1	7	213	28	0	24	280	98	2	817

## Intersection Turning Movement Summary

Intersection: 4800 West / Bingham Library  
North/South: 4800 West  
East/West: Bingham Library  
Jurisdiction: West Jordan  
Project Title: Welby Property TIS  
Project No: UT21-1942  
Weather: Clear

Date: 6-24-21, Thu  
COVID Adjustment: 87.0%  
Month of Year Adjustment: 100.0%  
Adjustment Station #: 627  
Growth Rate: 0.0%  
Number of Years: 0

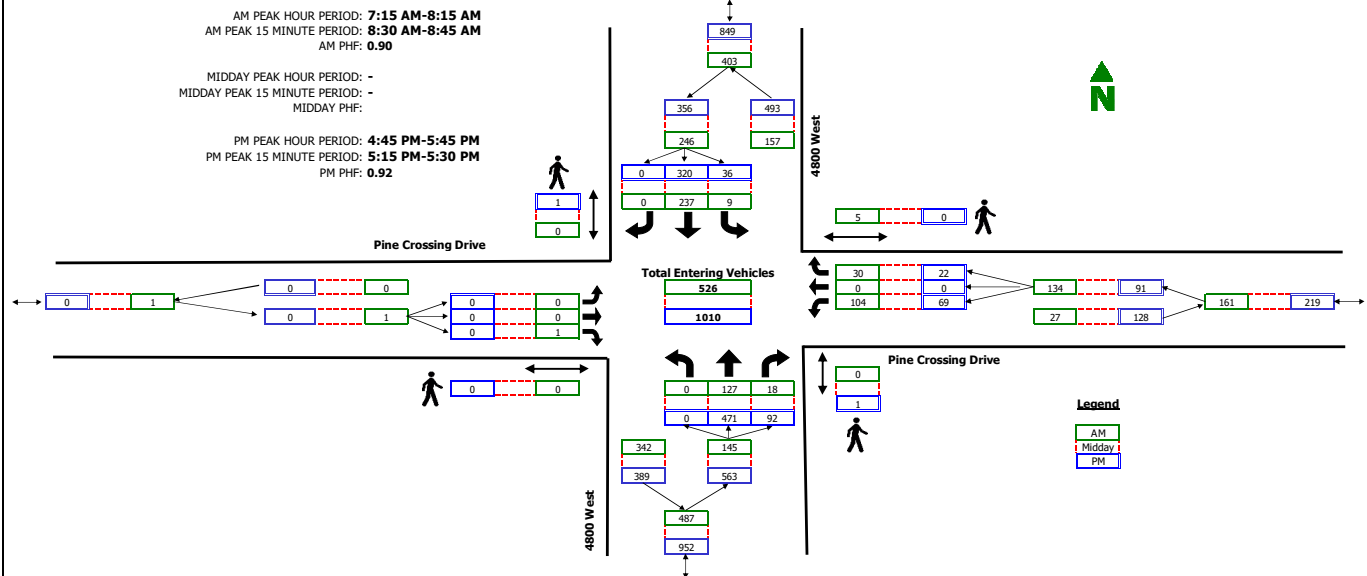


RAW COUNT SUMMARIES	4800 West Northbound				4800 West Southbound				Bingham Library Eastbound				Bingham Library Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	1	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	3
8:15 - 8:30	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	5	2	2	0	0	2	0	0	0	0	7
16:15 - 16:30	0	0	0	0	0	0	2	2	1	0	0	0	0	0	0	0	3
16:30 - 16:45	0	0	0	0	0	0	7	0	1	0	2	0	0	0	0	0	10
16:45 - 17:00	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	4
17:00 - 17:15	0	0	0	0	0	0	0	0	1	2	0	1	0	0	0	0	3
17:15 - 17:30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	4
17:30 - 17:45	0	0	0	0	0	0	0	0	1	2	0	1	0	0	0	0	3
17:45 - 18:00	0	0	0	0	0	0	6	0	1	0	0	0	0	0	0	0	7

## Intersection Turning Movement Summary

Intersection: 4800 West / Pine Crossing Drive  
North/South: 4800 West  
East/West: Pine Crossing Drive  
Jurisdiction: West Jordan  
Project Title: Welby Property TIS  
Project No: UT21-1942  
Weather: Clear

Date: 6-24-21, Thu  
COVID Adjustment: 87.0%  
Month of Year Adjustment: 100.0%  
Adjustment Station #: 627  
Growth Rate: 0.0%  
Number of Years: 0

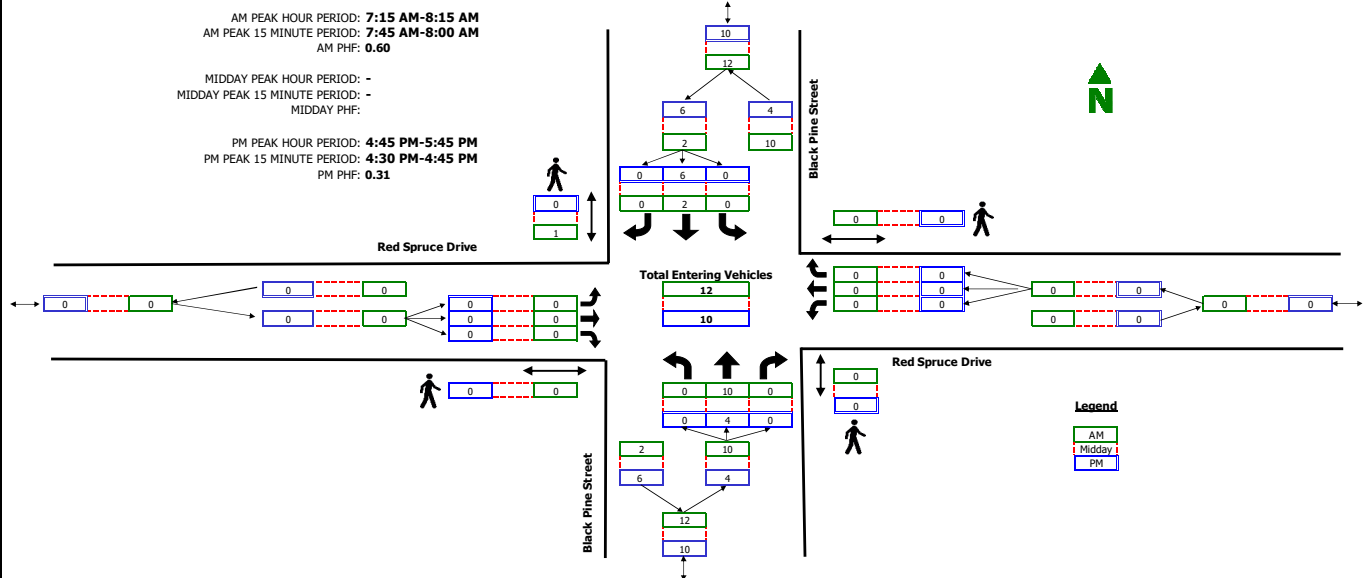


RAW COUNT SUMMARIES	4800 West Northbound				4800 West Southbound				Pine Crossing Drive Eastbound				Pine Crossing Drive Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	28	5	0	1	43	0	0	0	0	0	0	22	0	0	0	99
7:15 - 7:30	0	28	3	0	1	60	0	0	0	0	1	0	37	0	8	5	138
7:30 - 7:45	0	30	6	0	2	67	0	0	0	0	0	0	22	0	6	0	133
7:45 - 8:00	0	38	2	0	1	53	0	0	0	0	0	0	24	0	7	0	125
8:00 - 8:15	0	31	7	0	5	57	0	0	0	0	0	0	21	0	9	0	130
8:15 - 8:30	0	43	3	0	3	59	0	0	0	0	0	0	16	0	11	0	135
8:30 - 8:45	0	41	5	5	3	68	0	0	0	0	0	0	18	2	9	0	146
8:45 - 9:00	2	33	13	3	2	60	0	0	0	0	0	0	22	0	7	0	139
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	103	18	0	7	66	0	0	0	0	0	0	18	0	3	2	215
16:15 - 16:30	0	107	28	0	3	59	0	0	0	0	0	0	17	0	8	0	222
16:30 - 16:45	0	98	18	0	8	72	0	0	0	0	0	0	21	0	14	0	231
16:45 - 17:00	0	113	21	0	6	75	0	0	0	0	0	0	22	0	5	0	242
17:00 - 17:15	0	123	25	1	11	70	0	0	0	0	0	0	14	0	3	0	246
17:15 - 17:30	0	129	20	0	11	91	0	1	0	0	0	0	16	0	8	0	275
17:30 - 17:45	0	106	26	0	8	84	0	0	0	0	0	0	17	0	6	0	247
17:45 - 18:00	0	102	20	0	9	85	0	0	0	0	0	0	22	0	9	0	247

## Intersection Turning Movement Summary

Intersection: Black Pine Street / Red Spruce Drive  
North/South: Black Pine Street  
East/West: Red Spruce Drive  
Jurisdiction: West Jordan  
Project Title: Welby Property TIS  
Project No: UT21-1942  
Weather: Clear

Date: 6-24-21, Thu  
COVID Adjustment: 87.0%  
Month of Year Adjustment: 100.0%  
Adjustment Station #: 627  
Growth Rate: 0.0%  
Number of Years: 0



RAW COUNT SUMMARIES	Black Pine Street				Black Pine Street				Red Spruce Drive				Red Spruce Drive				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	3
7:15 - 7:30	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
8:00 - 8:15	0	3	0	0	0	1	0	1	0	0	0	0	0	0	0	0	4
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	1	0	0	0	0	1	1	0	0	0	0	0	1	0	0	2
16:15 - 16:30	0	2	0	0	0	5	0	0	0	0	0	0	0	0	0	0	7
16:30 - 16:45	0	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	8
16:45 - 17:00	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
17:00 - 17:15	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
17:15 - 17:30	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
17:30 - 17:45	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
17:45 - 18:00	0	0	0	0	1	3	0	0	0	0	1	0	0	0	0	0	5

# **APPENDIX B**

## **LOS Results**

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Existing (2021) Background  
**Time Period:** Morning Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & 9000 South  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	73	72	99	43.2	D
	T	54	54	100	41.5	D
	R	139	138	99	10.6	B
	Subtotal	266	264	99	25.8	C
SB	L	212	206	97	33.4	C
	T	48	47	98	29.3	C
	R	44	45	102	4.8	A
	Subtotal	304	298	98	28.4	C
EB	L	29	26	90	25.4	C
	T	918	921	100	15.0	B
	R	26	24	93	3.7	A
	Subtotal	973	971	100	15.0	B
WB	L	56	56	100	30.6	C
	T	635	644	101	13.0	B
	R	60	61	101	3.4	A
	Subtotal	751	761	101	13.5	B
<b>Total</b>		2,293	2,294	100	17.6	B

**Intersection:** 4800 West & Bingham Creek Library  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	1	100	2.3	A
	T	142	140	99	1.3	A
	Subtotal	143	141	99	1.3	A
SB	T	340	336	99	0.6	A
	R	1	1	100	0.4	A
	Subtotal	341	337	99	0.6	A
<b>EB</b>	<b>L</b>	<b>1</b>	<b>1</b>	<b>100</b>	<b>5.1</b>	<b>A</b>
	Subtotal	1	1	100	5.1	A
<b>Total</b>		485	479	99	0.8	A



## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Existing (2021) Background  
**Time Period:** Morning Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & Pine Crossing Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	127	124	98	0.3	A
	R	18	19	104	0.2	A
	Subtotal	145	143	99	0.3	A
SB	L	9	9	97	2.2	A
	T	237	235	99	0.5	A
	Subtotal	246	244	99	0.6	A
WB	<b>L</b>	<b>104</b>	<b>102</b>	<b>98</b>	<b>6.8</b>	<b>A</b>
	T	0	0	0		
	R	30	31	104	3.2	A
	Subtotal	134	133	99	6.0	A
<b>Total</b>		526	520	99	1.9	A

**Intersection:** Black Pine Street & Red Spruce Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	10	11	107	0.0	A
	Subtotal	10	11	110	0.0	A
SB	<b>T</b>	<b>5</b>	<b>5</b>	<b>100</b>	<b>0.1</b>	<b>A</b>
	Subtotal	5	5	100	0.1	A
<b>Total</b>		15	16	105	0.0	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Existing (2021) Background  
**Time Period:** Evening Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & 9000 South  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	49	50	102	42.2	D
	T	137	138	101	46.3	D
	R	47	45	96	9.1	A
	Subtotal	233	233	100	38.2	D
SB	L	235	237	101	57.6	E
	T	142	139	98	32.4	C
	R	42	42	100	14.3	B
	Subtotal	419	418	100	44.9	D
EB	L	67	64	95	45.6	D
	T	874	862	99	15.5	B
	R	50	44	88	4.0	A
	Subtotal	991	970	98	17.0	B
WB	L	136	135	99	29.0	C
	T	1,366	1,382	101	19.2	B
	R	325	314	97	9.6	A
	Subtotal	1,827	1,831	100	18.3	B
<b>Total</b>		3,470	3,452	99	22.5	C

**Intersection:** 4800 West & Bingham Creek Library  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	0	0		
	T	528	516	98	1.4	A
	Subtotal	529	516	98	1.4	A
SB	T	411	409	100	3.6	A
	R	1	1	100	11.9	B
	Subtotal	412	410	100	3.6	A
EB	L	6	6	100	16.6	C
	<b>R</b>	<b>7</b>	<b>9</b>	<b>129</b>	<b>26.6</b>	<b>D</b>
	Subtotal	13	15	115	22.6	C
<b>Total</b>		954	941	99	2.7	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Existing (2021) Background  
**Time Period:** Evening Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & Pine Crossing Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	471	466	99	0.5	A
	R	92	88	96	0.4	A
	Subtotal	563	554	98	0.5	A
SB	L	36	35	98	4.6	A
	T	320	317	99	0.6	A
	Subtotal	356	352	99	1.0	A
WB	<b>L</b>	<b>69</b>	<b>71</b>	<b>103</b>	<b>12.9</b>	<b>B</b>
	T	1	2	200	0.3	A
	R	22	24	108	5.0	A
	Subtotal	92	97	105	10.7	B
<b>Total</b>		1,011	1,003	99	1.7	A

**Intersection:** Black Pine Street & Red Spruce Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	4	5	125	0.0	A
	Subtotal	4	5	125	0.0	A
SB	<b>T</b>	<b>15</b>	<b>16</b>	<b>105</b>	<b>0.1</b>	<b>A</b>
	Subtotal	15	16	107	0.1	A
<b>Total</b>		19	21	109	0.1	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Existing (2021) Plus Project  
**Time Period:** Morning Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & 9000 South  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	73	69	95	42.8	D
	T	58	62	106	40.3	D
	R	139	137	99	11.1	B
	Subtotal	270	268	99	26.0	C
SB	L	240	238	99	33.8	C
	T	60	59	99	27.2	C
	R	50	53	106	5.3	A
	Subtotal	350	350	100	28.4	C
EB	L	31	28	91	21.8	C
	T	918	926	101	15.8	B
	R	26	26	101	4.1	A
	Subtotal	975	980	101	15.7	B
WB	L	56	57	101	28.9	C
	T	635	640	101	12.8	B
	R	70	73	104	3.8	A
	Subtotal	761	770	101	13.1	B
<b>Total</b>		2,355	2,368	101	17.9	B

**Intersection:** 4800 West & Bingham Creek Library/West Access  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	0	0		
	T	140	144	103	1.4	A
	R	18	21	115	1.3	A
	Subtotal	159	165	104	1.4	A
SB	L	4	3	75	1.9	A
	T	327	318	97	0.7	A
	R	1	1	100	0.4	A
	Subtotal	332	322	97	0.7	A
EB	L	1	1	100	9.0	A
	Subtotal	1	1	100	9.0	A
<b>WB</b>	<b>L</b>	<b>59</b>	<b>65</b>	<b>110</b>	<b>9.2</b>	<b>A</b>
	R	16	16	98	3.0	A
	Subtotal	75	81	108	8.0	A
<b>Total</b>		568	569	100	2.0	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Existing (2021) Plus Project  
**Time Period:** Morning Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & Pine Crossing Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	143	143	100	0.3	A
	R	16	19	117	0.2	A
	Subtotal	159	162	102	0.3	A
SB	L	10	8	78	2.4	A
	T	241	235	98	0.5	A
	Subtotal	251	243	97	0.6	A
<b>WB</b>	<b>L</b>	<b>91</b>	<b>86</b>	<b>95</b>	<b>6.6</b>	<b>A</b>
	T	1	2	267	0.3	A
	R	30	30	101	3.3	A
	Subtotal	122	118	97	5.7	A
<b>Total</b>		532	523	98	1.6	A

**Intersection:** Black Pine Street & Red Spruce Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	8	7	85	1.2	A
	T	2	2	100	0.0	A
	Subtotal	10	9	90	0.9	A
SB	T	1	0	0		
	R	8	8	97	0.1	A
	Subtotal	9	8	89	0.1	A
<b>EB</b>	<b>L</b>	<b>3</b>	<b>3</b>	<b>100</b>	<b>4.0</b>	<b>A</b>
	R	1	2	200	2.0	A
	Subtotal	4	5	125	3.2	A
<b>Total</b>		24	22	94	1.1	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS

**Analysis Period:** Existing (2021) Plus Project

**Time Period:** Evening Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & 9000 South

**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	49	49	100	41.6	D
	T	151	146	97	42.8	D
	R	47	50	106	8.5	A
	Subtotal	247	245	99	35.6	D
SB	L	254	253	100	56.7	E
	T	150	151	101	28.8	C
	R	46	47	102	13.4	B
	Subtotal	450	451	100	42.8	D
EB	L	74	75	102	51.3	D
	T	874	874	100	17.0	B
	R	50	53	106	4.9	A
	Subtotal	998	1,002	100	18.9	B
WB	L	136	135	99	31.4	C
	T	1,366	1,367	100	22.3	C
	R	356	363	102	12.0	B
	Subtotal	1,858	1,865	100	21.0	C
<b>Total</b>		3,553	3,563	100	24.1	C

**Intersection:** 4800 West & Bingham Creek Library/West Access

**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	0	0		
	T	519	518	100	1.4	A
	R	61	66	108	1.2	A
	Subtotal	581	584	101	1.4	A
SB	L	15	15	98	4.5	A
	T	406	405	100	3.8	A
	R	1	1	100	1.2	A
	Subtotal	422	421	100	3.8	A
EB	L	6	4	67	15.3	C
	R	7	8	114	16.8	C
	Subtotal	13	12	92	16.3	C
<b>WB</b>	<b>L</b>	<b>36</b>	<b>35</b>	<b>98</b>	<b>27.4</b>	<b>D</b>
	R	10	13	127	5.3	A
	Subtotal	46	48	104	21.4	C
<b>Total</b>		1,062	1,065	100	3.4	A



## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Existing (2021) Plus Project  
**Time Period:** Evening Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & Pine Crossing Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	481	480	100	0.5	A
	R	83	81	98	0.4	A
	Subtotal	564	561	99	0.5	A
SB	L	38	39	103	4.6	A
	T	335	333	99	0.6	A
	Subtotal	373	372	100	1.0	A
WB	L	64	64	100	13.4	B
	R	22	21	94	4.3	A
	Subtotal	86	85	99	11.2	B
Total		1,023	1,018	99	1.6	A

**Intersection:** Black Pine Street & Red Spruce Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	3	3	100	1.0	A
	T	1	2	200	0.0	A
	Subtotal	4	5	125	0.6	A
SB	T	3	4	123	0.1	A
	R	5	5	100	0.1	A
	Subtotal	8	9	113	0.1	A
EB	L	5	4	80	3.4	A
	R	5	5	100	2.8	A
	Subtotal	10	9	90	3.1	A
Total		22	23	103	1.4	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Future (2026) Background  
**Time Period:** Morning Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & 9000 South  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	70	94	42.4	D
	T	50	53	106	40.8	D
	R	165	164	100	11.4	B
	Subtotal	290	287	99	24.4	C
SB	L	215	210	98	32.1	C
	T	51	53	104	26.2	C
	R	45	48	107	4.9	A
	Subtotal	311	311	100	26.9	C
EB	L	30	28	94	25.4	C
	T	940	928	99	14.9	B
	R	30	29	97	3.7	A
	Subtotal	1,000	985	99	14.9	B
WB	L	60	58	96	29.4	C
	T	650	639	98	12.6	B
	R	55	58	105	3.2	A
	Subtotal	765	755	99	13.2	B
<b>Total</b>		2,365	2,338	99	17.1	B

**Intersection:** 4800 West & Bingham Creek Library  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	5	100	3.5	A
	T	130	134	103	1.4	A
	Subtotal	135	139	103	1.5	A
SB	T	340	341	100	0.8	A
	R	5	5	100	0.3	A
	Subtotal	345	346	100	0.8	A
<b>EB</b>	<b>L</b>	<b>5</b>	<b>4</b>	<b>80</b>	<b>5.7</b>	<b>A</b>
	R	5	6	120	3.4	A
	Subtotal	10	10	100	4.3	A
<b>Total</b>		490	495	101	1.0	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Future (2026) Background  
**Time Period:** Morning Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & Pine Crossing Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	120	125	104	0.3	A
	R	20	18	89	0.2	A
	Subtotal	140	143	102	0.3	A
SB	L	10	11	107	2.4	A
	T	240	240	100	0.5	A
	Subtotal	250	251	100	0.6	A
<b>WB</b>	<b>L</b>	<b>105</b>	<b>106</b>	<b>101</b>	<b>7.1</b>	<b>A</b>
	T	0	0	0		
	R	30	27	91	3.1	A
	Subtotal	135	133	99	6.3	A
<b>Total</b>		526	527	100	1.9	A

**Intersection:** Black Pine Street & Red Spruce Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	10	8	78	0.0	A
	Subtotal	10	8	80	0.0	A
<b>SB</b>	<b>T</b>	<b>5</b>	<b>6</b>	<b>120</b>	<b>0.1</b>	<b>A</b>
	Subtotal	5	6	120	0.1	A
<b>Total</b>		15	14	92	0.0	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Future (2026) Background  
**Time Period:** Evening Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & 9000 South  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	46	92	45.0	D
	T	140	137	98	44.6	D
	R	50	48	96	8.8	A
	Subtotal	240	231	96	37.2	D
SB	L	225	222	99	47.2	D
	T	146	153	105	30.6	C
	R	45	44	98	13.4	B
	Subtotal	416	419	101	37.6	D
EB	L	65	65	100	51.2	D
	T	915	912	100	16.7	B
	R	55	51	92	4.4	A
	Subtotal	1,035	1,028	99	18.3	B
WB	L	150	152	101	32.5	C
	T	1,435	1,436	100	20.4	C
	R	315	307	98	10.3	B
	Subtotal	1,900	1,895	100	19.7	B
<b>Total</b>		3,591	3,573	99	22.5	C

**Intersection:** 4800 West & Bingham Creek Library  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	3	60	4.1	A
	T	515	506	98	1.3	A
	Subtotal	520	509	98	1.3	A
SB	T	405	408	101	1.4	A
	R	5	5	100	0.5	A
	Subtotal	410	413	101	1.4	A
<b>EB</b>	<b>L</b>	<b>10</b>	<b>10</b>	<b>98</b>	<b>11.2</b>	<b>B</b>
	R	10	12	117	4.2	A
	Subtotal	20	22	110	7.4	A
<b>Total</b>		950	944	99	1.5	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Future (2026) Background  
**Time Period:** Evening Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & Pine Crossing Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	460	450	98	0.5	A
	R	95	91	96	0.5	A
	Subtotal	555	541	97	0.5	A
SB	L	40	36	90	4.0	A
	T	320	328	103	0.6	A
	Subtotal	360	364	101	0.9	A
<b>WB</b>	<b>L</b>	<b>70</b>	<b>66</b>	<b>94</b>	<b>11.9</b>	<b>B</b>
	T	1	2	200	0.5	A
	R	25	25	101	4.5	A
	Subtotal	96	93	97	9.7	A
<b>Total</b>		1,010	998	99	1.5	A

**Intersection:** Black Pine Street & Red Spruce Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	5	5	100	0.0	A
	Subtotal	5	5	100	0.0	A
<b>SB</b>	<b>T</b>	<b>15</b>	<b>14</b>	<b>92</b>	<b>0.1</b>	<b>A</b>
	Subtotal	15	14	93	0.1	A
<b>Total</b>		20	19	94	0.1	A



## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Future (2026) Plus Project  
**Time Period:** Morning Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & 9000 South  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	75	100	45.1	D
	T	54	52	96	38.3	D
	R	165	164	100	11.9	B
	Subtotal	294	291	99	25.2	C
SB	L	243	242	99	33.9	C
	T	63	63	100	26.0	C
	R	51	50	98	5.5	A
	Subtotal	357	355	99	28.5	C
EB	L	32	30	94	24.4	C
	T	940	950	101	16.5	B
	R	30	31	104	4.5	A
	Subtotal	1,002	1,011	101	16.4	B
WB	L	60	59	98	30.8	C
	T	650	635	98	12.7	B
	R	65	63	97	3.5	A
	Subtotal	775	757	98	13.3	B
<b>Total</b>		2,428	2,414	99	18.3	B

**Intersection:** 4800 West & Bingham Creek Library/West Access  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	5	100	3.7	A
	T	128	119	93	1.4	A
	R	19	21	109	1.1	A
	Subtotal	152	145	95	1.4	A
SB	L	4	4	100	1.7	A
	T	327	326	100	1.0	A
	R	5	5	100	0.5	A
	Subtotal	336	335	100	1.0	A
EB	L	5	5	100	8.2	A
	<b>R</b>	<b>5</b>	<b>6</b>	<b>120</b>	<b>9.8</b>	<b>A</b>
	Subtotal	10	11	110	9.1	A
WB	L	59	58	98	8.2	A
	R	16	19	117	2.8	A
	Subtotal	75	77	103	6.9	A
<b>Total</b>		574	568	99	2.1	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Future (2026) Plus Project  
**Time Period:** Morning Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & Pine Crossing Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	136	132	97	0.3	A
	R	17	15	87	0.2	A
	Subtotal	153	147	96	0.3	A
SB	L	11	10	89	1.8	A
	T	244	248	102	0.4	A
	Subtotal	255	258	101	0.5	A
<b>WB</b>	<b>L</b>	<b>92</b>	<b>87</b>	<b>95</b>	<b>7.2</b>	<b>A</b>
	T	1	1	133	0.5	A
	R	30	29	97	3.2	A
	Subtotal	123	117	95	6.2	A
<b>Total</b>		531	522	98	1.7	A

**Intersection:** Black Pine Street & Red Spruce Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	8	7	85	1.1	A
	T	2	3	150	0.0	A
	Subtotal	10	10	100	0.8	A
SB	T	2	2	100	0.1	A
	R	8	8	97	0.0	A
	Subtotal	10	10	100	0.0	A
<b>EB</b>	<b>L</b>	<b>2</b>	<b>1</b>	<b>50</b>	<b>5.8</b>	<b>A</b>
	R	3	3	100	3.0	A
	Subtotal	5	4	80	3.7	A
<b>Total</b>		26	24	94	1.0	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS

**Analysis Period:** Future (2026) Plus Project

**Time Period:** Evening Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & 9000 South

**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	46	92	39.7	D
	T	154	155	100	43.4	D
	R	50	51	102	10.6	B
	Subtotal	254	252	99	36.1	D
SB	L	244	250	102	51.4	D
	T	154	157	102	28.5	C
	R	49	50	102	14.0	B
	Subtotal	447	457	102	39.4	D
EB	L	72	69	96	56.1	E
	T	915	910	99	19.3	B
	R	55	58	105	5.8	A
	Subtotal	1,042	1,037	100	21.0	C
WB	L	150	152	101	35.7	D
	T	1,435	1,442	101	25.3	C
	R	346	351	101	14.1	B
	Subtotal	1,931	1,945	101	24.1	C
<b>Total</b>		3,675	3,691	100	25.9	C

**Intersection:** 4800 West & Bingham Creek Library/West Access

**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	5	100	4.2	A
	T	507	506	100	1.5	A
	R	61	64	104	1.1	A
	Subtotal	573	575	100	1.5	A
SB	L	16	16	98	5.7	A
	T	401	410	102	2.3	A
	R	5	6	120	1.3	A
	Subtotal	422	432	102	2.4	A
EB	L	10	8	78	14.5	B
	R	10	11	107	7.8	A
	Subtotal	20	19	95	10.6	B
<b>WB</b>	<b>L</b>	<b>35</b>	<b>36</b>	<b>104</b>	<b>22.8</b>	<b>C</b>
	R	10	13	127	6.9	A
	Subtotal	45	49	109	18.6	C
<b>Total</b>		1,060	1,075	101	2.8	A

## SimTraffic LOS Report

**Project:** West Jordan Welby Property TIS  
**Analysis Period:** Future (2026) Plus Project  
**Time Period:** Evening Peak Hour

**Project #:** UT21-1942

**Intersection:** 4800 West & Pine Crossing Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	470	467	99	0.6	A
	R	86	85	99	0.5	A
	Subtotal	556	552	99	0.6	A
SB	L	41	38	93	4.9	A
	T	336	340	101	0.7	A
	Subtotal	377	378	100	1.1	A
WB	L	66	70	106	14.3	B
	R	25	25	101	4.5	A
	Subtotal	91	95	104	11.7	B
Total		1,024	1,025	100	1.8	A

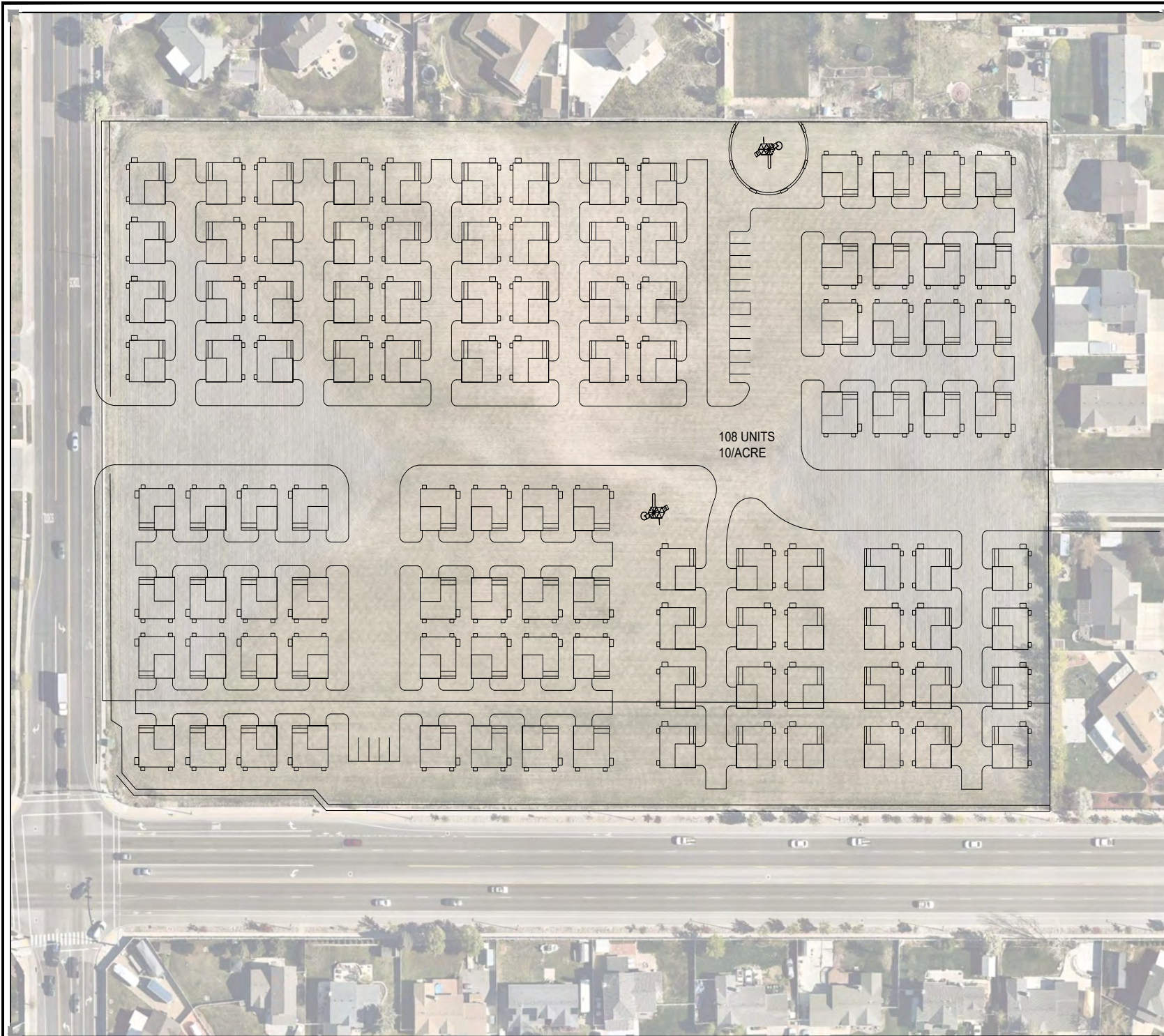
**Intersection:** Black Pine Street & Red Spruce Drive  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	3	2	67	1.3	A
	T	2	4	200	0.0	A
	Subtotal	5	6	120	0.4	A
SB	T	3	4	133	0.2	A
	R	4	4	100	0.1	A
	Subtotal	7	8	114	0.2	A
EB	L	3	2	67	3.8	A
	R	8	6	73	2.7	A
	Subtotal	11	8	73	3.0	A
Total		23	22	95	1.3	A

# APPENDIX C

## Site Plan





108 UNITS  
10/ACRE

OWNER/CLIENT

ENGINEER/ARCHITECT

**PEC**  
PROJECT ENGINEERING CONSULTANTS  
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WEST JORDAN, UTAH, 84088  
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PROJECT INFORMATION

**WEST JORDAN  
DEVELOPMENT**  
4800 W 9000 S  
WEST JORDAN, UTAH 84088

SEAL/STAMP OF APPROVAL

ISSUE DATE

NO.	REVISION	DATE
1	XXX	XX-XX-XXXX
2	XXX	XX-XX-XXXX
3	XXX	XX-XX-XXXX
4	XXX	XX-XX-XXXX
5	XXX	XX-XX-XXXX
6	XXX	XX-XX-XXXX
7	XXX	XX-XX-XXXX
8	XXX	XX-XX-XXXX
9	XXX	XX-XX-XXXX
10	XXX	XX-XX-XXXX

PLAN INFORMATION

BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
1-800-462-4111  
www.bluestakes.org  
CALL BEFORE YOU DIG  
IT'S FREE AND IT'S THE LAW

0' 40' 80' 160' 320'  
GRAPHIC SCALE: 1" = 80'

SHEET NAME

**PRELIMINARY PLANS NOT  
FOR CONSTRUCTION**

SHEET NUMBER

L1

# APPENDIX D

## 95<sup>th</sup> Percentile Queue Length Reports

## SimTraffic Queueing Report

Project: West Jordan Welby Property TIS

Analysis: Existing (2021) Background

Time Period: Morning Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1942

Intersection	NB				SB				EB			WB		
	L	LT	R	T	L	R	T	TR	L	R	T	L	R	T
01: 4800 West & 9000 South	100		100	100	200	50	125		75	50	250	75	50	175
02: 4800 West & Bingham Creek Library		25						25	25					
03: 4800 West & Pine Crossing Drive			25		25		25					75	50	

## SimTraffic Queueing Report

Project: West Jordan Welby Property TIS

Analysis: Existing (2021) Background

Time Period: Evening Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1942

Intersection	NB				SB				EB			WB		
	L	LT	R	T	L	R	T	TR	L	R	T	L	R	T
01: 4800 West & 9000 South	125		100	200	250	125	250		125	75	250	175	225	375
02: 4800 West & Bingham Creek Library		25						150	50	50				
03: 4800 West & Pine Crossing Drive			25		50		25					75	50	

## SimTraffic Queueing Report

Project: West Jordan Welby Property TIS

Analysis: Existing (2021) Plus Project

Time Period: Morning Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1942

Intersection	NB				SB				EB				WB		
	L	LT	R	T	L	R	T	TR	L	LR	R	T	L	R	T
01: 4800 West & 9000 South	125		100	100	225	50	175		50		50	250	75	50	175
02: 4800 West & Bingham Creek Library/West Access		25			25			25	25				75	50	
03: 4800 West & Pine Crossing Drive				25	25								75	50	
04: Black Pine Street & Red Spruce Drive		25								25					



## SimTraffic Queueing Report

Project: West Jordan Welby Property TIS

Analysis: Existing (2021) Plus Project

Time Period: Evening Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1942

Intersection	NB				SB				EB				WB		
	L	LT	R	T	L	R	T	TR	L	LR	R	T	L	R	T
01: 4800 West & 9000 South	100		75	175	275	50	150		125		75	250	225	275	425
02: 4800 West & Bingham Creek Library/West Access		50			25			125	25		50		75	50	
03: 4800 West & Pine Crossing Drive			25		50								75	50	
04: Black Pine Street & Red Spruce Drive										50					

## SimTraffic Queueing Report

Project: West Jordan Welby Property TIS

Analysis: Future (2026) Background

Time Period: Morning Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1942

Intersection	NB				SB				EB			WB		
	L	LT	R	T	L	R	T	TR	L	R	T	L	R	T
01: 4800 West & 9000 South	100		100	100	200	50	75		75	50	250	75	50	175
02: 4800 West & Bingham Creek Library		25						25	25	50				
03: 4800 West & Pine Crossing Drive				25	25		25					75	50	

## SimTraffic Queueing Report

Project: West Jordan Welby Property TIS

Analysis: Future (2026) Background

Time Period: Evening Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1942

Intersection	NB				SB				EB			WB		
	L	LT	R	T	L	R	T	TR	L	R	T	L	R	T
01: 4800 West & 9000 South	100		75	175	250	50	175		125	100	275	225	250	425
02: 4800 West & Bingham Creek Library		25						75	50	50				
03: 4800 West & Pine Crossing Drive			25	25	50							75	50	

## SimTraffic Queueing Report

Project: West Jordan Welby Property TIS

Analysis: Future (2026) Plus Project

Time Period: Morning Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1942

Intersection	NB				SB				EB				WB		
	L	LT	R	T	L	R	T	TR	L	LR	R	T	L	R	T
01: 4800 West & 9000 South	125		100	125	225	50	100		75		50	250	100	50	175
02: 4800 West & Bingham Creek Library/West Access		25			25			50	25		25		75	50	
03: 4800 West & Pine Crossing Drive					25								75	50	
04: Black Pine Street & Red Spruce Drive		25								25					

## SimTraffic Queueing Report

Project: West Jordan Welby Property TIS

Analysis: Future (2026) Plus Project

Time Period: Evening Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT21-1942

Intersection	NB				SB				EB				WB		
	L	LT	R	T	L	R	T	TR	L	LR	R	T	L	R	T
01: 4800 West & 9000 South	100		100	200	275	75	150		150		125	275	250	300	550
02: 4800 West & Bingham Creek Library/West Access		50			25			75	50		50		75	50	
03: 4800 West & Pine Crossing Drive			25	25	50								75	50	
04: Black Pine Street & Red Spruce Drive										50					



PROJECT ACRES	11.47
TOTAL UNITS	63
UNITS/ACRE	5.5
OPEN SPACE ACRES	1.8
OPEN SPACE %	15.7%

6' VINYL FENCE

6' CONCRETE WALL

6' CONCRETE WALL

12' ASPHALT TRAIL

POTENTIAL  
3'-4'  
RETAINING  
WALL

40' OF OPEN SPACE

4800 W

RED SPRUCE  
DRIVE

BBQ AREA

6' VINYL  
FENCE

12' ASPHALT TRAIL

52' OF OPEN SPACE

STORM DRAIN

DETENTION  
AREA / TOT  
LOT

6' CONCRETE  
WALL

OWNER/CLIENT

**ENGINEER/ARCHITECT**

PROJECT ENGINEERING CONSULTANTS  
986 WEST 9000 SOUTH  
WEST JORDAN, UTAH, 84088  
OFFICE: 801-495-4240  
INFO@PEC.US.COM

## PROJECT INFORMATION

WELBY WEST

4800 W 9000 S  
WEST JORDAN, UTAH 84088

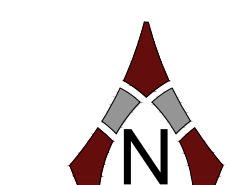
SEAL/STAMP OF APPROVAL

**ISSUE DATE**

7/13/2022

NO.	REVISION	DATE
1	xxxx	xx-xx-xxxx
2	xxxx	xx-xx-xxxx
3	xxxx	xx-xx-xxxx
4	xxxx	xx-xx-xxxx
5	xxxx	xx-xx-xxxx
6	xxxx	xx-xx-xxxx
7	xxxx	xx-xx-xxxx
8	xxxx	xx-xx-xxxx
9	xxxx	xx-xx-xxxx
10	xxxx	xx-xx-xxxx

## PLAN INFORMATION



0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

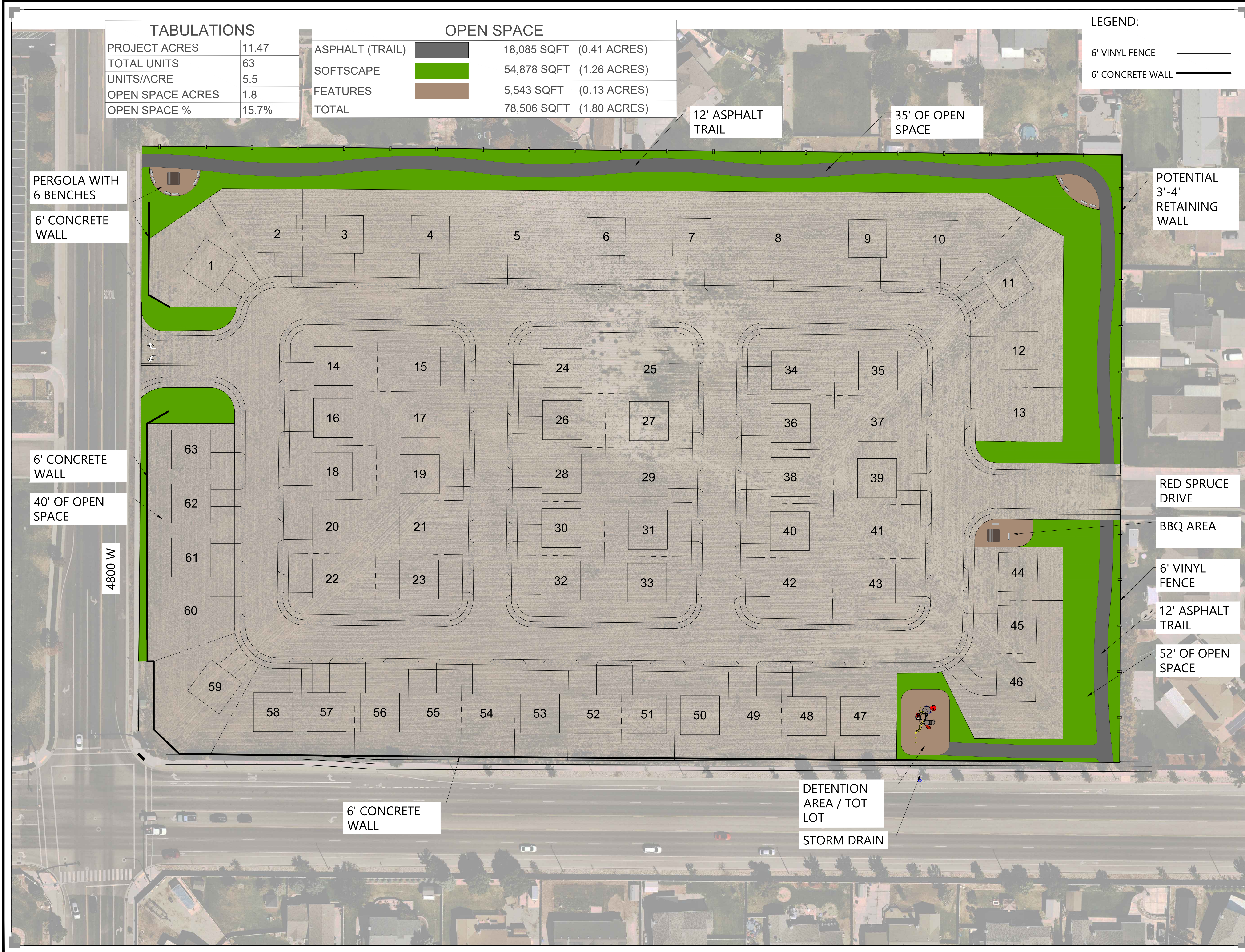
**SHEET NAME**

**PRELIMINARY PLANS NOT  
FOR CONSTRUCTION**

SHEET NUMBER



P:\West Jordan\2021\Projects\UT 21-103 Canyonstone Development- Welby West\Landscape\Drawings\CAD\21103\_Site Base 6-30-22.dwg Jul 21, 2022 - 9:58am



TABULATIONS	
PROJECT ACRES	11.47
TOTAL UNITS	63
UNITS/ACRE	5.5
OPEN SPACE ACRES	1.8
OPEN SPACE %	15.7%

OPEN SPACE	
ASPHALT (TRAIL)	18,085 SQFT (0.41 ACRES)
SOFTSCAPE	54,878 SQFT (1.26 ACRES)
FEATURES	5,543 SQFT (0.13 ACRES)
TOTAL	78,506 SQFT (1.80 ACRES)

LEGEND:	
6' VINYL FENCE	_____
6' CONCRETE WALL	_____

OWNER/CLIENT

CANYONSTONE  
CAPITAL

ENGINEER/ARCHITECT

PROJECT ENGINEERING CONSULTANTS  
986 WEST 9000 SOUTH  
WEST JORDAN, UTAH, 84088  
OFFICE: 801-495-4240  
INFO@PEC.US.COM

PROJECT INFORMATION

WELBY WEST

4800 W 9000 S  
WEST JORDAN, UTAH 84088

SEAL/STAMP OF APPROVAL

ISSUE DATE

7/13/2022

NO.	REVISION	DATE
1	xxx	xx-xx-xxxx
2	xxx	xx-xx-xxxx
3	xxx	xx-xx-xxxx
4	xxx	xx-xx-xxxx
5	xxx	xx-xx-xxxx
6	xxx	xx-xx-xxxx
7	xxx	xx-xx-xxxx
8	xxx	xx-xx-xxxx
9	xxx	xx-xx-xxxx
10	xxx	xx-xx-xxxx

PLAN INFORMATION

0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

SHEET NAME

PRELIMINARY PLANS NOT FOR CONSTRUCTION

SHEET NUMBER



# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 07/27/2022

**Presenter:** Larry Gardner

**Deadline of item** : 08/10/2022

**Department Sponsor:** Community Development

**Agenda Type:** Public Hearing

**Time Requested:** 5 minutes presentation, 10 minutes council

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Consider **Ordinance No. 22-37** amending the 2009 West Jordan City Code Chapter 5 of Title 13 Adopting Article M “Integrated Housing” and amending Section 13-5-1 “Zoning Districts”

## 2. EXECUTIVE SUMMARY

The proposed ordinance will add the Integrated Housing Ordinance to 2009 City Code. The intent of the proposed ordinance is to add a more effective zoning tool for mid-sized housing and infill housing developments. It has been the sentiment of some council members that the Planned Residential Development (PRD) zone is not the optimal tool for mid-sized and infill development. The proposed ordinance will effectively replace the PRD ordinance; however, the PRD will remain in effect, mostly to not create a non-conforming issue for those properties already zone PRD. This ordinance integrates multi-family and single-family housing in the same planned development in appropriate areas of the city as approved by the city council. The intent is to allow a flexible arrangement of residential development, including varying lot sizes, twin homes, townhomes, and multi-family units. Larger scale developments under this ordinance are required to have commercial components to serve the needs of the community. This development incorporates open space and encourages walkability and community interaction.

## 3. TIME SENSITIVITY / URGENCY

Not Urgent

## 4. FISCAL NOTE

No fiscal impacts identified at this time.

## 5. DEPARTMENT RECOMMENDATION

Uphold the recommendation of the Planning Commission.

## 6. PLANNING COMMISSION RECOMMENDATION

McKenna Marchant moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council amending the 2009 West Jordan City Code Chapter 5 of Title 13 Adopting Article M “Integrated Housing” and Section 13-5-1 “Zoning Districts”. The motion was seconded by Matt Quinney and passed 7-0 in favor.

## 7. MOTION RECOMMENDED

Motion to approve Ordinance No. 22-37 amending 2009 West Jordan City Code Chapter 5 of Title 13 Adopting Article M “Integrated Housing” and Section 13-5-1 “Zoning Districts”

## 8. MAYOR RECOMMENDATION

N/A

**9. PACKET ATTACHMENT(S)**

Staff Report

Ordinance

Planning Commission Minutes

Power point

**10. OTHER INFORMATION**

## CITY COUNCIL STAFF REPORT

### I. BACKGROUND

The proposed ordinance will add the Integrated Housing Ordinance to 2009 City Code.

### II. GENERAL INFORMATION & ANALYSIS

This ordinance will add the Integrated Housing Ordinance to 2009 City Code. The intent of the proposed ordinance is to add a more effective zoning tool for mid-sized housing and infill housing developments. It has been the sentiment of some council members that the Planned Residential Development (PRD) zone is not the optimal tool for mid-sized and infill development. The proposed ordinance will effectively replace the PRD ordinance; however, the PRD will remain in effect, mostly to not create a non-conforming issue for those properties already zone PRD. This ordinance integrates multi-family and single-family housing in the same planned development in appropriate areas of the city as approved by the city council. The intent is to allow a flexible arrangement of residential development, including varying lot sizes, twin homes, townhomes, and multi-family units. Larger scale developments under this ordinance are required to have commercial components to serve the needs of the community. This development incorporates open space and encourages walkability and community interaction.

### III. FINDINGS OF FACT

Section 13-7-D-7B, requires that the City Council make the following findings for a Zoning Ordinance text amendment, make:

**Criteria 1:** *The proposed amendment conforms to the general plan and is consistent with the adopted goals, objectives and policies described therein;*

**Discussion:** The General Plan supports keeping ordinances relevant and based on the best and current planning practices. Master planned developments facilitate better neighborhood creation, more orderly utility, infrastructure and transportation designs. On Page 27 it states:

*GOAL 2. ESTABLISH COMMUNITY PRIDE THROUGH CREATION OF ATTRACTIVE, WELLDESIGNED, AND MAINTAINED NEIGHBORHOODS.*

*Policy 1. Develop and implement standards and policies to promote, develop, and maintain attractive residential areas.*

*Implementation Measures*

*1. Develop a sense of neighborhood identity through design regulations. Focal points for improved design standards should include, but not be limited to, schools, parks, community centers, gateways to the city, and commercial areas, or a combination of these elements.*

*Pg. 29 GOAL 3. MANAGE GROWTH OCCURRING WITHIN THE CITY.*

*Policy 1. Plan and support an efficient residential development pattern that enhances established neighborhoods and creates new neighborhoods in identified (infill) growth areas.*

*Implementation Measures*

*1. Identify neighborhoods with development and/or redevelopment potential and create small area plans in order to guide and facilitate their development in a manner best suited to the existing community.*

*Pg. 30 GOAL 4. ENCOURAGE A DIVERSITY OF DWELLING UNIT TYPES AND DENSITIES IN RESIDENTIAL AREAS.*

*Policy 1. Create a variety of neighborhood types which offer an array of housing densities and styles.*

*Implementation Measures*

*1. Require new residential developments to integrate a range of housing types and lot and building sizes. Create standards in the Zoning Ordinance which include a cap on the number (by percentage) of identical house types within the same development.*

**Finding:** The proposed amendment conforms to the General Plan and is consistent with the adopted goals, objectives and policies described therein.

**Criteria 2:** *The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;*

**Discussion:** The proposed amendment will facilitate a more desirable infill housing ordinance. The ordinance will allow for the integration of multi-family into the single family development which is often a more affordable product type than single family housing. The mix of product type will also result in a stronger development rather than segregating the use types. The ordinance will require the adoption of design standards specific to the development. The standards will result in a cohesive, interactive, attractive and aesthetically pleasing development. The ordinance will also result in a more efficient use of infrastructure, water and power. The ordinance will require up to 3% moderate income housing and will provide the opportunity for the developer to create more moderate income housing if they want to. The ordinance will require that the open space be consolidated so that it is more usable and will meet the needs of the neighborhood where it is located.

**Finding:** The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;

**Criteria 3:** *The proposed amendment will not create a conflict with any other section or part of this title or the general plan;*

**Discussion:** The ordinance allows for integrated housing which will mix multi-family with single family to be integrated instead of isolated. Overall, the ordinance will create a more desirable development pattern. The proposed amendment will create an exemption to the city's balanced housing ordinance and the ratio of multi-family to single family will be controlled in the integrated housing ordinance. The



proposed amendment will not create any conflicts with the general plan or 2009 City Code.

**Finding:** The proposed amendment will not create a conflict with any other section or part of the Municipal Code or the General Plan.

**Criteria 4:** *The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy.*

**Discussion:** The draft ordinance as written will have city wide application and will not relieve a particular hardship or grant special privileges to any one person or entity.

**Finding:** The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title(s) in light of corrections or changes in public policy.

1                                   **THE CITY OF WEST JORDAN, UTAH**  
2                                   **ORDINANCE NO. 22-37**

3                   **AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE**  
4                   **(INTEGRATED HOUSING ZONES; ENACTING SECTIONS 13-5M-1 THROUGH**  
5                   **13-5M-5 INCLUSIVE AND AMENDING SECTIONS 13-5-1 AND 13-8-23B)**

6           WHEREAS, the City of West Jordan (“**City**”) adopted West Jordan City Code (“**City**  
7           **Code**”) in 2009; and the City Council of the City (“**City Council**”) desires to enact and amend  
8           certain sections of the City Code, regarding and related to “Integrated Housing Zones” (“**proposed**  
9           **City Code amendments**”); and

10          WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public  
11          hearing and provided a recommendation on June 7, 2022, regarding the proposed City Code  
12          amendments, since all the proposed City Code amendments are land use regulations, including City  
13          Code Sections 13-5M-1 through 13-5M-5 inclusive, 13-5-1, and 13-8-23B; and

14          WHEREAS, the City Council held a public hearing on August 10, 2022 regarding the  
15          proposed City Code amendments; and

16          WHEREAS, the City Council finds it to be in the best interest of the public health, safety,  
17          and welfare of the residents of the City to adopt the following proposed City Code amendments.

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

20          **Section 1. Amendment and Enactment of Code Provisions.** City Code Sections 13-5M-1  
21          through 13-5M-5 inclusive are enacted, and Section 13-5-1 and Subsection 13-8-23B are amended,  
22          to read as shown on Attachment 1.  
23

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

26          **Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting  
27          or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council  
28          duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto  
29          the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.  
30

31          PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS  
32          DAY OF \_\_\_\_\_, 2022.

33                                   CITY OF WEST JORDAN

34  
35                                   By: \_\_\_\_\_  
36                                   Kayleen Whitelock  
37                                   Council Chair

38   ATTEST (*see next page*):

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

**"YES"**

**"NO"**

Council Chair Kayleen Whitelock

☐☐

Council Vice-Chair Kelvin Green

☐☐

Council Member Zach Jacob

☐☐

Council Member Pamela Bloom

☐☐

Council Member Christopher McConnehey

☐☐

Council Member David Pack

☐☐

Council Member Melissa Worthen

☐☐

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON \_\_\_\_\_.**

Mayor's Action: \_\_\_\_\_ Approve \_\_\_\_\_ Veto

By: \_\_\_\_\_  
Mayor Dirk Burton

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Tangee Sloan  
City Recorder

*(Continued on the next page)*

82  
83 **STATEMENT OF APPROVAL OF PASSAGE** (check one)  
84

85 \_\_\_\_\_ The Mayor approved and signed Ordinance No. 22-37.  
86

87  
88 \_\_\_\_\_ The Mayor vetoed Ordinance No. 22-37 on \_\_\_\_\_ and the  
89 City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.  
90

91  
92 \_\_\_\_\_ Ordinance No. 22-37 became effective by operation of law without the  
93 Mayor's approval or disapproval.  
94

95  
96 \_\_\_\_\_  
97 Tangee Sloan  
98 City Recorder  
99

100  
101 **CERTIFICATE OF PUBLICATION**

102  
103 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and  
104 that a short summary of the foregoing ordinance was published on the Utah Public Notice Website  
105 on the \_\_\_\_\_ day of \_\_\_\_\_, 2022. The fully executed copy of the ordinance  
106 is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.  
107

108  
109 \_\_\_\_\_  
110 Tangee Sloan  
111 City Recorder  
112

113  
114  
115  
116  
117  
118  
119  
120 *(Attachment on the following pages)*  
121  
122  
123



Attachment 1

[Attachment to ORDINANCE NO. 22-37

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(INTEGRATED HOUSING ZONES; ENACTING SECTIONS 13-5M-1 THROUGH  
13-5M-5 INCLUSIVE AND AMENDING SECTIONS 13-5-1 AND 13-8-23B)]

Legislative Version:

ARTICLE M. INTEGRATED HOUSING ZONES

13-5M-1: Purpose and Intent

A. Intent. The Integrated Housing (IH) Zones, which include the IH-L and IH-D Zones, allow for inclusionary development of housing to ensure fair opportunities to access housing and economic prosperity. This ordinance balances these needs and integrates multi-family and single-family housing in the same planned development in appropriate areas of the city. The intent is to allow a flexible arrangement of residential development, including varying lot sizes, twin homes, townhomes, and multi-family units. Larger scale developments under this ordinance are required to have commercial components to serve the needs of the community. This development incorporates open space and encourages walkability and community interaction.

B. Prior to the city council approving the IH zoning designation on the zoning map, the petitioner and the property owner(s) shall negotiate with the city a mutually acceptable Master Development Plan (MDP) pursuant to title 13, chapter 7, article I of the city code and a mutually acceptable Master Development Agreement (MDA). As part of the MDA, the city and the applicant shall agree to a provision in the MDA that the applicant will construct a minimum of 3% of the overall unit count as moderate income housing units and priced to be in the moderate income housing range as defined in Utah Code Ann. section 10-9a-103(40). The MDP or the MDA shall also define the distribution and phasing of moderate income housing in the development. All parties shall execute and record, with the Salt Lake County Recorder, the MDA, which shall include the MDP as an attachment.

C. At a minimum, a petition for IH zoning designation shall:

1. Propose:

a. A map of integrated uses to ensure that the land within the zone shall be developed as an integrated community;

b. A phasing plan for project amenities, system amenities, and improvements proposed for public dedication that shall illustrate and establish how property within each phase shall be apportioned into logical development place types and how each portion of the development dedicates open space, and amenities proportionate to the density approved for that portion of the development;

- c. A development phasing plan showing that each phase can operate independently, without relying on a subsequent phase;
- d. A grading plan, supported by an approved geotechnical study;
- e. Conceptual design exhibits and requirements for public improvements following all city adopted standards and specifications i.e., water, sewer, storm drain, streets etc. and all other public and private amenities;
- f. Geotechnical studies and soils report as required by the city;
- g. An environmental mitigation plan as required by the city;
- h. A stormwater drainage plan, which demonstrates proposed compliance with the city's overall stormwater master plan and MS4 permit;
- i. A conceptual lotting plan for the entire project; and
- j. Architectural design guidelines.
2. Demonstrate that the proposed project shall:
- a. Be well integrated;
- b. Be feasible;
- c. Complement the natural features of the site;
- d. Ensure a safe community;
- e. Promote neighborhood compatibility;
- f. Result in a net positive contribution of residential development, amenities and commercial, where required, to the city;
- g. Provide a variety of well-designed housing types and configurations;
- h. Ensure the highest value of open space for any given site;
- i. Efficiently and cost effectively extend and provide public infrastructure;
- j. Mitigate the potential for adverse impacts of non-residential uses on residential uses and residential neighborhoods within the city; and
- k. Encourage mixed use, walkable, and sustainable development that incorporates innovative design and innovative alternatives to reduce impacts of the automobile on the community;.
3. The proposed zone change must result in appealing placemaking by addressing how buildings relate to the streets, plazas, green courts, and open space, the use of rear-loaded parking, continuity of pedestrian systems, placement of parks and trail systems, and the character, quality, and detail of the architecture and landscape design, which combine to form a well-functioning, economically sustainable, community.

4. Proposed site and building plans shall be prepared by a team of qualified professionals who have demonstrated prior exemplary competence in quality, new-urbanist, development, urban planning, and site planning, and in architectural and landscape architecture design.

D. To meet the purpose and intent, there are two separate Integrated Housing Zones; namely, Integrated Housing-Limited Density (IH-L) and Integrated Housing Development (IH-D). These two zones are exempt from the provisions of section 13-8-23.

1. Integrated Housing-Limited Density (IH-L) is designed to be used for infill projects of up to 20 acres. The goal is to create a housing integrated neighborhood by allowing for inclusionary growth and a planned mixture of housing types.

2. Integrated Housing Development (IH-D) is designed to be used in developments of between more than 20 acres and 90 acres. The goal is to create a housing integrated neighborhood and allow for inclusionary growth with a mixture of single-family, twin homes, townhomes multi-family units and commercial uses while maintaining an appropriate density as determined by the city council.

#### 13-5M-2 Permitted Uses

- A. IH-L: Single-Family Dwellings; Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex.
- B. IH-D: Single-Family Dwellings; Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex. For the purposes of this section, multi-plex is defined as 6 units per building or less.
- C. Commercial uses in IH-D shall be treated as if zoned SC-1 and shall follow the use table and requirements of title 13, chapter 5, article E.

#### 13-5M-3 Integrated Housing-Limited (IH-L)

- A. Maximum Density. Gross density shall not exceed 5.5 units per acre, except that with density buy-ups, pursuant to subsection B below, gross density may be up to 5.75 units per acre.
- B. Density buy-up: A density buy-up of up to .25 units per acre may be granted by the city council by donating the additional lots or units created by the buy up to a community land trust program for low or moderate income housing, pursuant to Utah Code Ann. section 10-9a-403(2)(b)(iii)(N), is made and is structured in a manner that is acceptable to the city council. The entity donating the lots for the density increase shall be granted the right to construct on the lot and shall have all impact fees waived for the donated lots.
- C. Housing Units. Single-Family Housing shall comprise 75 percent of the overall unit count. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall compromise a maximum of 25 percent of the overall unit count.
  - 1. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex units shall be integrated with, and not clustered together or segregated from, single-family homes.

2. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall be designed to look like the single-family homes and shall adhere to the architectural standards of the development plan and of this section.
- D. The unit mix requirements of subsections C and D above may be modified by the city council, at its sole legislative discretion, based on site specific considerations, location, and topography, up to a maximum 51 percent single family to 49 percent multi-family ratio.
- E. Open Space Requirements. Trails, open space, open land, common areas, community gardens, and parks within the project area shall be maintained in perpetuity by a homeowner's association.
1. A minimum of fifteen percent (15%) of the gross area of the project shall be dedicated to open space. Ten percent (10%) of the gross area of project shall be developed as one continuous groomed and irrigated permanent park centrally located and accessible by all residents of the community through a network of trails and sidewalks. The remaining 5 percent (5%) of the gross area may be used for trails or other community amenities as approved in the MDP.
  2. Vehicular streets or roads, parking, driveways, required setbacks, park strips, landscaped buffers, paved areas, and areas with slopes greater than thirty percent (30%) shall not be included in computations of permanent open space. All open space is required to be usable open space.
- F. Lot Area and Setbacks. Lot area and setbacks shall be established by the city council through approval of the Master Development Plan following the provisions of title 13, chapter 7, article I of the city code. No lot for any detached single-family home shall be less than 4350 square feet.
- G. Maximum Heights. Maximum height of buildings and structures is established by the city council through approval of the Master Development Plan following the provisions of title 13, chapter 7, article I of the city code.

#### 13-5M-4 Integrated Housing Development (IH-D)

- A. Maximum Density. Gross density shall not exceed 6.5 units per acre, except that with density buy-ups, pursuant to subsection B below, gross density may be up to 7.5 units per acre. IH-D shall be designated on the general plan future land use map as High Density.
- B. Density buy-up: A density buy-up of .25 units per acre may be granted by the city council by donating the additional lots or units created by the buy up to a community land trust program for low or moderate income housing, pursuant to Utah Code Ann. section 10-9a-403(2)(b)(iii)(N), is made and is structured in a manner that is acceptable to the city council. The entity donating the lots for the density increase shall be granted the right to construct on the lot and shall have all impact fees waived for the donated lots.



- 276 C. Housing Units. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall  
277 compromise a maximum of 50 percent of the overall unit count.
- 278 1. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex units shall be  
279 integrated with, and not clustered together or segregated from, single-family  
280 homes.
- 281 2. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall be designed  
282 to look like the single-family homes and shall adhere to the architectural standards  
283 of the development plan and of this section.
- 284 D. The unit mix requirements of subsections C and D above may be modified by the city  
285 council, at its sole legislative discretion, based on site specific considerations, location, and  
286 topography, up to a maximum of 40 percent of the gross area (less commercial) of the  
287 project for multi-family units.
- 288 E. Open Space Requirements. Trails, open space, open land, common areas, community  
289 gardens, and parks within the project area shall be maintained in perpetuity by a  
290 homeowner's association.
- 291
- 292 1. A minimum of twenty percent (20%) of the gross area of the project shall be dedicated  
293 to open space. A minimum of (15%) percent of the gross area required open space must  
294 be a contiguous, permanent park space which is groomed and irrigated, centrally  
295 located and accessible by all residents of the community through a network of trails.  
296 The remaining five percent (5%) of the gross area required open space may be used for  
297 trails and community amenities as approved in the MDP.
- 298 2. A minimum 2,000 square foot club house or community facility is required for each  
299 (IH-D) development and may not be counted as open space.
- 300
- 301 3. Vehicular streets or roads, parking, driveways, required setbacks, park strips,  
302 commercially paved areas, and areas with slopes greater than thirty percent (30%) shall  
303 not be included in computations of permanent open space. All open space is required to  
304 be usable open space.
- 305
- 306 4. Open space shall buffer development from transportation corridors when possible.
- 307
- 308 F. Lot Area and Setbacks. Lot area and setbacks shall be established by the city council  
309 through approval of the Master Development Plan following the provisions of title 13,  
310 chapter 7, article I of the city code. No lot for any detached single-family home shall be  
311 less than 4350 square feet.
- 312
- 313 G. Detached Homes. Single-family detached units shall comprise a minimum of 50 percent of  
314 the gross area of the project. The gross area of the single-family homes shall exceed the  
315 gross area of multi-family homes in the project. Actual ratio is established by the city  
316 council through approval of the Master Development Plan.
- 317
- 318 H. Maximum Heights. Maximum height of buildings and structures is established by the city  
319 council through approval of the Master Development Plan.
- 320

- I. Commercial Spaces. Developments along arterial streets shall devote a minimum of one (1) acre of the development area as a commercial area or areas and said area or areas shall be treated as if zoned SC-1. The size of this commercial area may be larger than one (1) acre up to a maximum of ten (10) acres and shall consist of at least 5 percent (5%) of the total area of the development.

13-5M-5 Standards

- A. Architectural Standards. Architectural standards of buildings and structures are established by the city council through the approval of the Master Development Plan.  
B. Signs shall meet requirements of title 12 of the city code.  
C. Landscaping shall meet requirements of title 13, chapter 13 of the city code.  
D. Parking and Lighting shall meet requirements of title 13, chapter 12 of the city code.  
E. Fencing and Screening shall meet requirements of title 13, chapter 14 of the city code.

**Amendment to City Code Section 13-5-1**

13-5-1: ZONING DISTRICTS:

In order to accomplish the purposes of this title, the city is hereby divided into zoning districts (or zones) in accordance with the adopted general plan of the city as follows:

Agricultural zones:

A-1 Agricultural zone

A-5 Agricultural zone

A-20 Agricultural zone

Residential zones:

R-1 Single-family residential zones

R-1-5 (5,000 square feet)

R-1-6 (6,000 square feet)

R-1-8 (8,000 square feet)

R-1-9 (9,000 square feet)

R-1-10 (10,000 square feet)

R-1-12 (12,000 square feet)

R-1-14 (14,000 square feet)

R-2 Two-family residential zone

R-3 Multiple-family residential zone

R-3-6 (3 to 6 units per acre)

R-3-8 (8 or less units per acre)

R-3-10 (10 or less units per acre)

R-3-12 (12 or less units per acre)

R-3-16 (16 or less units per acre)

R-3-20 (20 or less units per acre)

R-3-22 (22 or less units per acre)

R-R Rural residential zone

R-R-20 (20,000 square feet)

R-R-30 (30,000 square feet)

R-R-40 (40,000 square feet)

R-E Residential estate zone

R-E-20 (20,000 square feet)

R-E-30 (30,000 square feet)

R-E-40 (40,000 square feet)

R-M Mobile home residential zone

Planned development zones:

PRD Planned residential development zone

PC Planned community zone

PCH Planned community hillside zone

Integrated Housing Zones:

IH-L Integrated Housing-Limited Density Zone

IH-D Integrated Housing Development Zone

Office and research park zones:

P-O Professional office zone

BR-P Business and research park zone

Commercial zones:

C-G General commercial zone

C-M Heavy commercial zone

SC-1 Neighborhood shopping center zone

SC-2 Community shopping center zone

SC-3 Regional shopping center zone

Manufacturing zones:

M-P Manufacturing Park Zone

M-1 Light Manufacturing Zone

M-2 Major Manufacturing Zone

P-F Public Facilities Zone

PRO Parks, Recreation and Open Space Zone

City Center zones:

CC-C City Center-Core Subdistrict

CC-R City Center-Residential Subdistrict

CC-F City Center-Frame Subdistrict

WSPA West Side planning area zones:

VLSFR Very Low Density, Single-Family Residential Zone

LSFR Low Density, Single-Family Residential Zone  
MFR Medium Density, Multi-Family Residential Zone  
HFR High Density, Multi-Family Residential Zone  
MU Mixed Use Zone  
Overlay zoning districts:  
Airport Overlay Zone  
Redwood Road Overlay Zone  
Historic Districts, Sites and Buildings Overlay Zone  
Hillside Development Overlay Zone  
Floodplain Overlay Zone  
Drinking Water Source Protection Overlay Zone  
Transit Station Overlay District  
Senior Housing Overlay District  
Infill Development Overlay District  
Residential Overlay District  
Airport Special Purpose Zone

(2001 Code § 89-3-101; amd. 2009 Code; Ord. 11-03, 2-9-2011; Ord. 11-35, 11-22-2011; Ord. 14-32, 10-22-2014; Ord. 17-19, 4-5-2017; Ord. 18-37, 11-7-2018; Ord. 21-19, 12-15-2021)

**Amendment to City Code Subsection 13-8-23B**

13-8-23: BALANCED HOUSING:

....

B. Exemptions: The following types of two-family and multi-family housing are not subject to the annual cap or to the timing requirements of this section:

1. Residential housing developments in compliance with the general plan that are:

a. Multi-family housing (2 or more housing units) in a Transit Station Overlay District (TSOD).

b. Senior housing for age fifty five (55) and older.

c. Multi-family housing for disabled persons.

d. Low and moderate income housing owned by a nonprofit or a local housing authority.

e. Multi-family housing as part of a master planned community that meet the following provisions:

(1) Master plan shall be a minimum of seventy five (75) undeveloped acres and be zoned PC or PRD.

(2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than seventeen percent (17%) of the total number of dwelling units in the approved master development plan.



(3) Two-family and multi-family housing units not exempt by the provisions listed in subsections B1a through B1d of this section, shall be individually owned as either condominiums or townhomes.

f. Twin homes on a vacant parcel(s) or lot(s) in an existing R-2 Zone, as long as all of the following criteria are met:

(1) The R-2 zoning has continuously existed since October 22, 2014; and

(2) The parcel(s) or lot(s) has/have been continuously "vacant" (no dwelling unit(s) constructed thereon) since October 22, 2014.

g. Multi-family housing (2 or more units) in an Interchange Overlay Zone (IOZ).

h. Multi-family housing (2 or more units) in a Residential Overlay District (ROD).

i. Multi-family housing (2 or more units) in an Integrated Housing-Limited Density (IH-L) or Integrated Housing Development (IH-D) Zone.

....

### Clean Version:

## ARTICLE M. INTEGRATED HOUSING ZONES

### 13-5M-1: Purpose and Intent

A. Intent. The Integrated Housing (IH) Zones, which include the IH-L and IH-D Zones, allow for inclusionary development of housing to ensure fair opportunities to access housing and economic prosperity. This ordinance balances these needs and integrates multi-family and single-family housing in the same planned development in appropriate areas of the city. The intent is to allow a flexible arrangement of residential development, including varying lot sizes, twin homes, townhomes, and multi-family units. Larger scale developments under this ordinance are required to have commercial components to serve the needs of the community. This development incorporates open space and encourages walkability and community interaction.

B. Prior to the city council approving the IH zoning designation on the zoning map, the petitioner and the property owner(s) shall negotiate with the city a mutually acceptable Master Development Plan (MDP) pursuant to title 13, chapter 7, article I of the city code and a mutually acceptable Master Development Agreement (MDA). As part of the MDA, the city and the applicant shall agree to a provision in the MDA that the applicant will construct a minimum of 3% of the overall unit count as moderate income housing units and priced to be in the moderate income housing range as defined in Utah Code Ann. section 10-9a-103(40). The MDP or the MDA shall also define the distribution and phasing of moderate income housing in the development. All parties shall execute and record, with the Salt Lake County Recorder, the MDA, which shall include the MDP as an attachment.

C. At a minimum, a petition for IH zoning designation shall:

1. Propose:

a. A map of integrated uses to ensure that the land within the zone shall be developed as an integrated community;

b. A phasing plan for project amenities, system amenities, and improvements proposed for public dedication that shall illustrate and establish how property within each phase shall be apportioned into logical development place types and how each portion of the development dedicates open space, and amenities proportionate to the density approved for that portion of the development;

c. A development phasing plan showing that each phase can operate independently, without relying on a subsequent phase;

d. A grading plan, supported by an approved geotechnical study;

e. Conceptual design exhibits and requirements for public improvements following all city adopted standards and specifications i.e., water, sewer, storm drain, streets etc. and all other public and private amenities;

f. Geotechnical studies and soils report as required by the city;

g. An environmental mitigation plan as required by the city;

h. A stormwater drainage plan, which demonstrates proposed compliance with the city's overall stormwater master plan and MS4 permit;

i. A conceptual lotting plan for the entire project; and

j. Architectural design guidelines.

2. Demonstrate that the proposed project shall:

a. Be well integrated;

b. Be feasible;

c. Complement the natural features of the site;

d. Ensure a safe community;

e. Promote neighborhood compatibility;

f. Result in a net positive contribution of residential development, amenities and commercial, where required, to the city;

g. Provide a variety of well-designed housing types and configurations;

h. Ensure the highest value of open space for any given site;

i. Efficiently and cost effectively extend and provide public infrastructure;

j. Mitigate the potential for adverse impacts of non-residential uses on residential uses and residential neighborhoods within the city; and

k. Encourage mixed use, walkable, and sustainable development that incorporates innovative design and innovative alternatives to reduce impacts of the automobile on the community;.

3. The proposed zone change must result in appealing placemaking by addressing how buildings relate to the streets, plazas, green courts, and open space, the use of rear-loaded parking, continuity of pedestrian systems, placement of parks and trail systems, and the character, quality, and detail of the architecture and landscape design, which combine to form a well-functioning, economically sustainable, community.

4. Proposed site and building plans shall be prepared by a team of qualified professionals who have demonstrated prior exemplary competence in quality, new-urbanist, development, urban planning, and site planning, and in architectural and landscape architecture design.

D. To meet the purpose and intent, there are two separate Integrated Housing Zones; namely, Integrated Housing-Limited Density (IH-L) and Integrated Housing Development (IH-D). These two zones are exempt from the provisions of section 13-8-23.

1. Integrated Housing-Limited Density (IH-L) is designed to be used for infill projects of up to 20 acres. The goal is to create a housing integrated neighborhood by allowing for inclusionary growth and a planned mixture of housing types.

2. Integrated Housing Development (IH-D) is designed to be used in developments of between more than 20 acres and 90 acres. The goal is to create a housing integrated neighborhood and allow for inclusionary growth with a mixture of single-family, twin homes, townhomes multi-family units and commercial uses while maintaining an appropriate density as determined by the city council.

#### 13-5M-2 Permitted Uses

D. IH-L: Single-Family Dwellings; Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex.

E. IH-D: Single-Family Dwellings; Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex. For the purposes of this section, multi-plex is defined as 6 units per building or less.

F. Commercial uses in IH-D shall be treated as if zoned SC-1 and shall follow the use table and requirements of title 13, chapter 5, article E.

#### 13-5M-3 Integrated Housing-Limited (IH-L)

H. Maximum Density. Gross density shall not exceed 5.5 units per acre, except that with density buy-ups, pursuant to subsection B below, gross density may be up to 5.75 units per acre.

I. Density buy-up: A density buy-up of up to .25 units per acre may be granted by the city council by donating the additional lots or units created by the buy up to a community land trust program for low or moderate income housing, pursuant to Utah Code Ann. section 10-9a-403(2)(b)(iii)(N), is made and is structured in a manner that is acceptable to the city council. The entity donating the lots for the density increase shall be granted the right to construct on the lot and shall have all impact fees waived for the donated lots.

J. Housing Units. Single-Family Housing shall comprise 75 percent of the overall unit count. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall compromise a maximum of 25 percent of the overall unit count.

3. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex units shall be integrated with, and not clustered together or segregated from, single-family homes.
4. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall be designed to look like the single-family homes and shall adhere to the architectural standards of the development plan and of this section.
- K. The unit mix requirements of subsections C and D above may be modified by the city council, at its sole legislative discretion, based on site specific considerations, location, and topography, up to a maximum 51 percent single family to 49 percent multi-family ratio.
- L. Open Space Requirements. Trails, open space, open land, common areas, community gardens, and parks within the project area shall be maintained in perpetuity by a homeowner's association.
3. A minimum of fifteen percent (15%) of the gross area of the project shall be dedicated to open space. Ten percent (10%) of the gross area of project shall be developed as one continuous groomed and irrigated permanent park centrally located and accessible by all residents of the community through a network of trails and sidewalks. The remaining 5 percent (5%) of the gross area may be used for trails or other community amenities as approved in the MDP.
4. Vehicular streets or roads, parking, driveways, required setbacks, park strips, landscaped buffers, paved areas, and areas with slopes greater than thirty percent (30%) shall not be included in computations of permanent open space. All open space is required to be usable open space.
- M. Lot Area and Setbacks. Lot area and setbacks shall be established by the city council through approval of the Master Development Plan following the provisions of title 13, chapter 7, article I of the city code. No lot for any detached single-family home shall be less than 4350 square feet.
- N. Maximum Heights. Maximum height of buildings and structures is established by the city council through approval of the Master Development Plan following the provisions of title 13, chapter 7, article I of the city code.
- 13-5M-4 Integrated Housing Development (IH-D)
- J. Maximum Density. Gross density shall not exceed 6.5 units per acre, except that with density buy-ups, pursuant to subsection B below, gross density may be up to 7.5 units per acre. IH-D shall be designated on the general plan future land use map as High Density.
- K. Density buy-up: A density buy-up of .25 units per acre may be granted by the city council by donating the additional lots or units created by the buy up to a community land trust program for low or moderate income housing, pursuant to Utah Code Ann. section 10-9a-



- 403(2)(b)(iii)(N), is made and is structured in a manner that is acceptable to the city council. The entity donating the lots for the density increase shall be granted the right to construct on the lot and shall have all impact fees waived for the donated lots.
- L. Housing Units. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall compromise a maximum of 50 percent of the overall unit count.
1. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex units shall be integrated with, and not clustered together or segregated from, single-family homes.
  2. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall be designed to look like the single-family homes and shall adhere to the architectural standards of the development plan and of this section.
- M. The unit mix requirements of subsections C and D above may be modified by the city council, at its sole legislative discretion, based on site specific considerations, location, and topography, up to a maximum of 40 percent of the gross area (less commercial) of the project for multi-family units.
- N. Open Space Requirements. Trails, open space, open land, common areas, community gardens, and parks within the project area shall be maintained in perpetuity by a homeowner's association.
5. A minimum of twenty percent (20%) of the gross area of the project shall be dedicated to open space. A minimum of (15%) percent of the gross area required open space must be a contiguous, permanent park space which is groomed and irrigated, centrally located and accessible by all residents of the community through a network of trails. The remaining five percent (5%) of the gross area required open space may be used for trails and community amenities as approved in the MDP.
  6. A minimum 2,000 square foot club house or community facility is required for each (IH-D) development and may not be counted as open space.
  7. Vehicular streets or roads, parking, driveways, required setbacks, park strips, commercially paved areas, and areas with slopes greater than thirty percent (30%) shall not be included in computations of permanent open space. All open space is required to be usable open space.
  8. Open space shall buffer development from transportation corridors when possible.
- O. Lot Area and Setbacks. Lot area and setbacks shall be established by the city council through approval of the Master Development Plan following the provisions of title 13, chapter 7, article I of the city code. No lot for any detached single-family home shall be less than 4350 square feet.
- P. Detached Homes. Single-family detached units shall comprise a minimum of 50 percent of the gross area of the project. The gross area of the single-family homes shall exceed the gross area of multi-family homes in the project. Actual ratio is established by the city council through approval of the Master Development Plan.

Q. Maximum Heights. Maximum height of buildings and structures is established by the city council through approval of the Master Development Plan.

R. Commercial Spaces. Developments along arterial streets shall devote a minimum of one (1) acre of the development area as a commercial area or areas and said area or areas shall be treated as if zoned SC-1. The size of this commercial area may be larger than one (1) acre up to a maximum of ten (10) acres and shall consist of at least 5 percent (5%) of the total area of the development.

#### 13-5M-5 Standards

F. Architectural Standards. Architectural standards of buildings and structures are established by the city council through the approval of the Master Development Plan.

G. Signs shall meet requirements of title 12 of the city code.

H. Landscaping shall meet requirements of title 13, chapter 13 of the city code.

I. Parking and Lighting shall meet requirements of title 13, chapter 12 of the city code.

J. Fencing and Screening shall meet requirements of title 13, chapter 14 of the city code.

#### **Amendment to City Code Section 13-5-1**

##### 13-5-1: ZONING DISTRICTS:

In order to accomplish the purposes of this title, the city is hereby divided into zoning districts (or zones) in accordance with the adopted general plan of the city as follows:

Agricultural zones:

A-1 Agricultural zone

A-5 Agricultural zone

A-20 Agricultural zone

Residential zones:

R-1 Single-family residential zones

R-1-5 (5,000 square feet)

R-1-6 (6,000 square feet)

R-1-8 (8,000 square feet)

R-1-9 (9,000 square feet)

R-1-10 (10,000 square feet)

R-1-12 (12,000 square feet)

R-1-14 (14,000 square feet)

R-2 Two-family residential zone

R-3 Multiple-family residential zone

R-3-6 (3 to 6 units per acre)

R-3-8 (8 or less units per acre)

R-3-10 (10 or less units per acre)

R-3-12 (12 or less units per acre)  
R-3-16 (16 or less units per acre)  
R-3-20 (20 or less units per acre)  
R-3-22 (22 or less units per acre)  
R-R Rural residential zone  
R-R-20 (20,000 square feet)  
R-R-30 (30,000 square feet)  
R-R-40 (40,000 square feet)  
R-E Residential estate zone  
R-E-20 (20,000 square feet)  
R-E-30 (30,000 square feet)  
R-E-40 (40,000 square feet)  
R-M Mobile home residential zone  
Planned development zones:  
PRD Planned residential development zone  
PC Planned community zone  
PCH Planned community hillside zone  
Integrated Housing Zones:  
IH-L Integrated Housing-Limited Density Zone  
IH-D Integrated Housing Development Zone  
Office and research park zones:  
P-O Professional office zone  
BR-P Business and research park zone  
Commercial zones:  
C-G General commercial zone  
C-M Heavy commercial zone  
SC-1 Neighborhood shopping center zone  
SC-2 Community shopping center zone  
SC-3 Regional shopping center zone  
Manufacturing zones:  
M-P Manufacturing Park Zone  
M-1 Light Manufacturing Zone  
M-2 Major Manufacturing Zone  
P-F Public Facilities Zone  
PRO Parks, Recreation and Open Space Zone  
City Center zones:  
CC-C City Center-Core Subdistrict  
CC-R City Center-Residential Subdistrict  
CC-F City Center-Frame Subdistrict

WSPA West Side planning area zones:

VLSFR Very Low Density, Single-Family Residential Zone

LSFR Low Density, Single-Family Residential Zone

MFR Medium Density, Multi-Family Residential Zone

HFR High Density, Multi-Family Residential Zone

MU Mixed Use Zone

Overlay zoning districts:

Airport Overlay Zone

Redwood Road Overlay Zone

Historic Districts, Sites and Buildings Overlay Zone

Hillside Development Overlay Zone

Floodplain Overlay Zone

Drinking Water Source Protection Overlay Zone

Transit Station Overlay District

Senior Housing Overlay District

Infill Development Overlay District

Residential Overlay District

Airport Special Purpose Zone

587  
588 (2001 Code § 89-3-101; amd. 2009 Code; Ord. 11-03, 2-9-2011; Ord. 11-35, 11-22-2011; Ord. 14-  
589 32, 10-22-2014; Ord. 17-19, 4-5-2017; Ord. 18-37, 11-7-2018; Ord. 21-19, 12-15-2021)

590  
591  
592 **Amendment to City Code Subsection 13-8-23B**

593  
594 13-8-23: BALANCED HOUSING:

595 . . . .

596 B. Exemptions: The following types of two-family and multi-family housing are not subject to  
597 the annual cap or to the timing requirements of this section:

598 1. Residential housing developments in compliance with the general plan that are:

599 a. Multi-family housing (2 or more housing units) in a Transit Station Overlay District  
600 (TSOD).

601 b. Senior housing for age fifty five (55) and older.

602 c. Multi-family housing for disabled persons.

603 d. Low and moderate income housing owned by a nonprofit or a local housing authority.

604 e. Multi-family housing as part of a master planned community that meet the following  
605 provisions:

606 (1) Master plan shall be a minimum of seventy five (75) undeveloped acres and be zoned  
607 PC or PRD.



(2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than seventeen percent (17%) of the total number of dwelling units in the approved master development plan.

(3) Two-family and multi-family housing units not exempt by the provisions listed in subsections B1a through B1d of this section, shall be individually owned as either condominiums or townhomes.

f. Twin homes on a vacant parcel(s) or lot(s) in an existing R-2 Zone, as long as all of the following criteria are met:

(1) The R-2 zoning has continuously existed since October 22, 2014; and

(2) The parcel(s) or lot(s) has/have been continuously "vacant" (no dwelling unit(s) constructed thereon) since October 22, 2014.

g. Multi-family housing (2 or more units) in an Interchange Overlay Zone (IOZ).

h. Multi-family housing (2 or more units) in a Residential Overlay District (ROD).

i. Multi-family housing (2 or more units) in an Integrated Housing-Limited Density (IH-L) or Integrated Housing Development (IH-D) Zone.

....

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION  
HELD JUNE 7, 2022, IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY  
ROOM**

**PRESENT:** Jay Thomas, Kent Shelton, Matt Quinney, Trish Hatch, Ammon Allen, George Winn, and McKenna Marchant

**STAFF:** Larry Gardner, Duncan Murray, Ray McCandless, Mark Forsythe, Nathan Nelson (remotely)

**7. Text Amendment – Integrated Housing Ordinance; Amend the 2009 West Jordan City Code amending Chapter 5 of Title 13 Adopting Article M “Integrated Housing” and amending Section 13-5-1 “Zoning Districts”; City-wide applicability; City of West Jordan (applicant) [#27477]**

Larry Gardner thanked Councilmember Green for his leadership on this ordinance. The intent of the Integrated Housing (IH) ordinance is to allow for inclusionary development with varying home types and lot sizes. Requirements for entitlement and need to be met before a master development agreement or master development plan can be approved. The district will include a limited density zone meant for infill projects up to 20 acres, and a development zone for projects with between 20 and 90 acres will require a commercial component. He explained density buy-up provisions, home type ratios, and open space. It is anticipated that this zoning district would be placed on undeveloped property.

Jay Thomas opened the public hearing.

Kelvin Green thanked Larry Gardner for his work on this ordinance. He said that the goal of this zoning district is to eliminate the PRD zoning districts, which do not provide for a good balance. Multi-family units in this district will be designed to look like a single home, which will integrate housing types within one neighborhood. The ordinance also attempts to address the middle housing issue by introducing the duplex, four-plex, and six-plex. Density buyup is allowed only by donating lots to a community housing trust. The developer would still be able to build and make a profit from the sale of the house, but not from the land. This ordinance will also waive the impact fees on donated lots in order to help integrate moderate-income housing within neighborhoods.

Further public comment was closed at this point for this item.

**MOTION:** McKenna Marchant moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council amending the 2009 West Jordan City Code Chapter 5 of Title 13 Adopting Article M “Integrated Housing” and Section 13-5-1 “Zoning Districts”. The motion was seconded by Matt Quinney and passed 7-0 in favor.

\*\*\*\*\*

# Public Hearing

**ITEM #7: TEXT AMENDMENT – INTEGRATED HOUSING ORDINANCE.** AMEND THE 2009 WEST JORDAN CITY CODE AMENDING CHAPTER 5 OF TITLE 13 ADOPTING ARTICLE M “INTEGRATED HOUSING” AND AMENDING SECTION 13-5-1 “ZONING DISTRICTS”. CITY-WIDE APPLICABILITY. CITY OF WEST JORDAN (APPLICANT)

**Intent.** The Integrated Housing (IH) allows for inclusionary development. This ordinance balances these needs and integrates multi-family and single-family housing in the same planned development. The intent is to allow a flexible arrangement of residential development, including varying lot sizes, twin homes, townhomes, and multi-family units. Larger scale developments under this ordinance are required to have commercial components to serve the needs of the community. This development incorporates open space and encourages walkability and community interaction.



### **Required for Entitlement.**

- Master Development Agreement and Master Development Plan.
- Minimum 3% moderate income housing required.
- A map of integrated uses to ensure that the land within the zone shall be developed as an integrated community.
- A phasing plan for project amenities, system amenities, and improvements.
- A development phasing plan showing that each phase can operate independently.
- A grading plan, supported by an approved geotechnical study.
- Conceptual design exhibits and requirements for public improvements following all city adopted standards and specifications i.e., water, sewer, storm drain, streets etc. and all other public and private amenities.
- Geotechnical studies and soils report.
- An environmental mitigation plan.
- A stormwater drainage plan.
- A conceptual lotting plan for the entire project.
- Architectural design guidelines.

**Demonstrate that the proposed project shall:**

- ✓ Be well integrated.
- ✓ Be feasible.
- ✓ Complement the natural features of the site.
- ✓ Ensure a safe community.
- ✓ Promote neighborhood compatibility.
- ✓ Result in a net positive contribution of residential development, amenities and commercial.
- ✓ Provide a variety of well-designed housing types and configurations.
- ✓ Ensure the highest value of open space.
- ✓ Efficiently and cost effectively extend and provide public infrastructure.
- ✓ Mitigate the potential for adverse impacts.
- ✓ Encourage mixed use, walkable, and sustainable development that incorporates innovative alternatives to reduce impacts of the automobile on the community.

- ✓ The proposed zone change must result in appealing placemaking by addressing how buildings relate to the streets, plazas, green courts, and open space, the use of rear-loaded parking, continuity of pedestrian systems, placement of parks and trail systems, and the character, quality, and detail of the architecture and landscape design, which combine to form a well-functioning, economically sustainable, community.
- ✓ Proposed site and building plans shall be prepared by a team of qualified professionals who have demonstrated prior exemplary competence in quality, new-urbanist, development, urban planning, and site planning, and in architectural and landscape architecture design.

- **Two Zones**

- **Integrated Housing-Limited Density (IH-L)** is designed to be used for infill projects of up to 20 acres. The goal is to create a housing integrated neighborhood by allowing for inclusionary growth and a planned mixture of housing types.
- **Integrated Housing Development (IH-D)** is designed to be used in developments of between 20+ acres and 90 acres. The goal is to create a housing integrated neighborhood and allow for inclusionary growth with a mixture of single-family, twin homes, townhomes multi-family units and commercial uses while maintaining an appropriate density as determined by the city council.

## Integrated Housing-Limited Density (IH-L)

### Uses and Requirements

- **IH-L:** Single-Family Dwellings. Twin Homes. Duplexes. Tri-plex, Multi-Family, Multi-plex.
- **Maximum Density.** Gross density shall not exceed 5.5 units per acre, except that with density buy-ups, gross density may be up to 5.75 units per acre.
- **Density buy-up:** A density buy-up of up to .25 units per acre may be granted by the city council by donating the additional lots or units created by the buy up to a community land trust program for low- or moderate-income housing, The entity donating the lots for the density increase shall be granted the right to construct on the lot and shall have all impact fees waived for the donated lots.
- **Housing Units.** Single-Family Housing shall comprise 75 percent of the overall unit count. Twin Homes. Duplexes. Tri-plex, Multi-Family, Multi-plex Units shall compromise a maximum of 25 percent of the overall unit count.
- Lot area height and setbacks shall be established by the city council through approval of the Master Development Plan.
- The unit mix requirements may be modified by the city council based on site specific considerations, location, and topography, up to a maximum 51 percent single family to 49 percent multi-family ratio.



## **Open Space**

- A minimum of fifteen percent (15%) of the gross area of the project shall be dedicated to open space. Ten percent (10%) of the gross area of project shall be developed as one continuous groomed and irrigated permanent park centrally located and accessible by all residents of the community through a network of trails and sidewalks. The remaining 5 percent (5%) of the gross area may be used for trails or other community amenities as approved in the MDP.

## Integrated Housing Development (IH-D)

### Uses and Requirements

- **IH-D:** Single-Family Dwellings. Twin Homes. Duplexes. Tri-plex, Multi-Family, Multi-plex. For the purposes of this section, multi-plex is defined as 6 units per building or less.
- **Maximum Density.** Gross density shall not exceed 6.5 units per acre, except that with density buy-ups, gross density may be up to 7.5 units per acre.
- **Density buy-up:** A density buy-up of up to .25 units per acre may be granted by the city council by donating the additional lots or units created by the buy up to a community land trust program for low - or moderate-income housing, The entity donating the lots for the density increase shall be granted the right to construct on the lot and shall have all impact fees waived for the donated lots.
- **Detached Homes.** Single-family detached units shall comprise a minimum of 50 percent of the gross area of the project. The gross area of the single-family homes shall exceed the gross area of multi-family homes in the project. Actual ratio is established by the city council through approval of the Master Development Plan. Commercial Spaces.
- Developments along arterial streets shall devote a minimum of one (1) acre of the development area as a commercial area or areas and said area or areas shall be treated as if zoned SC-1. The size of this commercial area may be larger than one (1) acre up to a maximum of ten (10) acres and shall consist of at least 5 percent (5%) of the total area of the development.

## **Open Space**

- A minimum of twenty percent (20%) of the gross area of the project shall be dedicated to open space. Fifteen percent (15%) of the gross area of project shall be developed as one continuous groomed and irrigated permanent park centrally located and accessible by all residents of the community through a network of trails and sidewalks. The remaining five percent (5%) of the gross area may be used for trails or other community amenities as approved in the MDP.
- A minimum 2,000 square foot club house or community facility is required for each (IH-D) development and may not be counted as open space.
- Lot area height and setbacks shall be established by the city council through approval of the Master Development Plan.

## 13-5M-5 Standards

- Architectural Standards. Architectural standards of buildings and structures are established by the city council through the approval of the Master Development Plan.
- Signs shall meet requirements of title 12 of the city code.
- Landscaping shall meet requirements of title 13, chapter 13 of the city code.
- Parking and Lighting shall meet requirements of title 13, chapter 12 of the city code.
- Fencing and Screening shall meet requirements of title 13, chapter 14 of the city code.

# Motion Recommended

“Based on the information and findings set forth in the staff report and upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council amending 2009 West Jordan City Code Chapter 5 of Title 13 Adopting Article M “Integrated Housing” and Section 13-5-1 “Zoning Districts”.



# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 08/10/2022

**Presenter:** Danyce Steck

**Deadline of item** : 08/10/2022

**Department Sponsor:** Admin. Services

**Agenda Type:** PUBLIC HEARINGS

**Time Requested:** 5 minutes presentation, 10 minutes council

*(Council may elect to provide more or less time)*

**1. AGENDA SUBJECT**

Public Hearing and consideration of Ordinance 22-27 amending the Consolidated Fee Schedule

**2. EXECUTIVE SUMMARY**

Addition of a fee to the Consolidated Fee Schedule for a public notice mailing fee to reimburse the city for preparation and postage of notices when needed for a development application, and a correction of a clerical error for the street excavation fee from \$0. to \$0.39.

The new fee is an increased level of service for the developer and will increase efficiency for development services.

**3. TIME SENSITIVITY / URGENCY**

Ordinances to be considered to allow for the collection of revenue and authorization to begin providing services for the remaining portion of the fiscal year.

**4. FISCAL NOTE**

Revenue based on service demand. No other budget impact.

**5. DEPARTMENT RECOMMENDATION**

Staff recommends approval of Ordinance 22-27 amending the Consolidated Fee Schedule.

**6. PLANNING COMMISSION RECOMMENDATION**

N/A

**7. MOTION RECOMMENDED**

Move to approve Ordinance 22-27 amending the consolidated fee schedule.

**8. MAYOR RECOMMENDATION**

The Mayor recommends approval of Ordinance 22-27 amending the Consolidated Fee Schedule.

**9. PACKET ATTACHMENT(S)**

Ordinance

## 10. OTHER INFORMATION

1                                   **THE CITY OF WEST JORDAN, UTAH**  
2   **ORDINANCE NO. 22-27**

3  
4                                   **AN ORDINANCE AMENDING THE CITY OF WEST JORDAN**  
5   **CONSOLIDATED FEE SCHEDULE.**

6  
7                   WHEREAS, the City Council desires to update certain fees shown in the West Jordan  
8 Consolidated Fee Schedule to better recover the cost of providing the related services; and  
9

10                  WHEREAS, the City Council hereby finds this action in the best interest of the City.  
11

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

14                  *Section 1.* The City Council hereby amends the Consolidated Fee Schedule for West Jordan  
15 City as shown in Exhibit A attached hereto and incorporated herein by reference.  
16

17                  *Section 2.* If any provision of this Ordinance is declared to be invalid by a court of competent  
18 jurisdiction, the remainder shall not be affected thereby.  
19

20                  *Section 3.* This Ordinance shall become effective immediately upon posting or publication  
21 as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly  
22 overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the  
23 Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.  
24

25                  ADOPTED by the City Council of West Jordan, Utah this 10<sup>th</sup> day of August, 2022.

26   CITY OF WEST JORDAN  
27

28   By: \_\_\_\_\_  
29   Kayleen Whitelock  
30   Council Chairperson

31                  ATTEST:

32  
33                  \_\_\_\_\_  
34                  Cindy M. Quick, MMC  
35                  Council Office Clerk

**Voting by the City Council**

**"YES"**

**"NO"**

Council Vice-Chair Kelvin Green

☐☐

Council Chair Kayleen Whitelock

☐☐

Council Member Pamela Bloom

☐☐

Council Member Christopher McConnehey

☐☐

Council Member David Pack

☐☐

Council Member Zach Jacob

☐☐

Council Member Melissa Worthen

☐☐

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TRANSMITTED TO THE MAYOR ON \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approve \_\_\_\_\_ Veto

By: \_\_\_\_\_  
Dirk Burton, Mayor Date \_\_\_\_\_

ATTEST: [SEAL]

\_\_\_\_\_  
Tangee Sloan  
City Recorder

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**CERTIFICATE OF PUBLICATION**

I, \_\_\_\_\_, certify that I am \_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, pursuant  
to Utah Code Annotated, 10-3-711.

By: \_\_\_\_\_ [SEAL]

Cindy M. Quick, MMC  
Council Clerk



**CONSOLIDATED FEE SCHEDULE**

Effective through June 30, 2023

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**PLANNING AND ENGINEERING**

*New Fee*

- 6) Development Review
  - f) Other Fees
    - ix) Public Notice Mailing Fee ..... \$0.60 per address

*Fee Correction*

- 9) Permits
  - a) Excavation Permit
    - i) Street Excavation
      - a. Within 3 feet from pavement, including pavement (based on age of pavement)
        - Less than 2 years old ..... \$0.39 per square foot



# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 08/10/2022

**Presenter:** Danyce Steck

**Deadline of item** : 08/10/2022

**Department Sponsor:** Admin. Services

**Agenda Type:** PUBLIC HEARINGS

**Time Requested:** 5 minutes presentation, 10 minutes council

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Consider Resolution 22-033 amending the City's Tentative Budget for Fiscal Year 2023

## 2. EXECUTIVE SUMMARY

The City Council formally accepted the Mayor's Proposed Budget for Fiscal Year 2023 in a regularly schedule public meeting on **May 11, 2022**.

On **May 18, 2022**, the Council held a work session to review and consider the budget. Changes discussed in the work session and which received the support of the majority of the Council were included in the Proposed Tentative Budget for Fiscal Year 2023.

On **May 25, 2022**, the Council adopted the FY 2023 Tentative Budget with **Resolution 22-020**.

On **June 1, 2022**, the Council held a work session to review and further consider the FY 2023 Tentative Budget. Changes discussed in the work session and which received the support of the majority of the Council were included in a resolution to amend the Tentative Budget on June 22<sup>nd</sup>.

On **June 22, 2022**, the Council adopted **Resolution 22-027** amending the FY 2023 Tentative Budget with Resolution 22-027.

On **July 27, 2022**, the Council held a work session to review and further consider the FY 2023 Tentative Budget. Changes discussed in the work session and which received the support of the majority of the Council will be presented by a resolution amending the budget on August 10<sup>th</sup>.

On **August 10, 2022**, the Council will consider **Resolution 22-033** to amend the FY 2023 Tentative Budget prior to the consideration of a final budget.

### Legal references:

Per Utah State Code §10-6-111 3(a), "...a governing body in any regular public hearing or special public hearing shall review, consider, and tentatively adopt each tentative budget; and may, before the public hearing amend or revise each tentative budget."

Per Utah State Code §10-6-112, "Each tentative budget adopted by the governing body and all supporting schedules and data shall be a public record in the office of the city auditor or the city recorder, available for public inspection for a period of at least 10 days prior to the adoption of a final budget, as hereinafter provided."

Per Utah State Code §10-6-114, At the time and place advertised, or at any time and place to which the public hearing may be adjourned, the governing body shall hold a public hearing on the budgets tentatively adopted. All interested persons in attendance shall be given an opportunity to be heard, for or against, the estimates of revenue and expenditures or any item thereof in the tentative budget of any fund.

## 3. TIME SENSITIVITY / URGENCY

State code 10-5-109(1) states, “Before June 30 of each year, or September 1 in the case of a property tax increase under Sections 59-2-919 through 59-2-923, the council shall by resolution or ordinance adopt a budget for the ensuing fiscal year for each fund for which a budget is required under this chapter.”

**4. FISCAL NOTE**

See Exhibit A of Resolution 22-033

**5. DEPARTMENT RECOMMENDATION**

N/A

**6. PLANNING COMMISSION RECOMMENDATION**

N/A

**7. MOTION RECOMMENDED**

Move to approve **Resolution No. 22-033** amending the Tentative Budget for the City of West Jordan, Utah for Fiscal Year 2023.

**8. MAYOR RECOMMENDATION**

N/A

**9. PACKET ATTACHMENT(S)**

**10. OTHER INFORMATION**

The budget book will be updated and presented in final form for the Council, staff, and the public within 5 days of adoption.

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**RESOLUTION NO. 22-033**

**A RESOLUTION AMENDING THE CITY OF WEST JORDAN  
ANNUAL TENTATIVE BUDGET FOR FISCAL YEAR 2023.**

WHEREAS, on May 25, 2022, the City Council held a duly noticed public hearing for consideration of the adoption of the City's Annual Tentative Budget for Fiscal Year 2023; and

WHEREAS, on June 22, 2022, the City Council adopted the City's Annual Tentative Budget for Fiscal Year 2023 as amended; and

WHEREAS, the City Council desires to amend the City's Annual Tentative Budget for Fiscal Year 2023 by the amounts shown in Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

*Section 1.* The City Council hereby amends the City's Annual Tentative Budget for Fiscal Year 2023.

*Section 2.* The budgets for the City's Annual Tentative Budget for Fiscal Year 2023 shows balanced revenues and expenditures in the following total amounts:

	Adopted Tentative	Amendment	Amended Tentative
General Fund	\$ 66,329,715	\$ 336,617	\$ 66,666,332
Class C Roads Fund	5,219,000		5,219,000
Development Services Fund	4,553,175	6,891	4,560,066
Highland Improvement District	312,600		312,600
KraftMaid Special Improvement District	-		-
Community Development Block Grant Fund	1,424,239		1,424,239
Grants Fund	-		-
Capital Improvement Fund	25,119,021		25,119,021
Water Fund	40,370,840	4,670	40,375,510
Sewer Fund	31,561,290	642	31,561,932
Solid Waste Fund	6,498,218	659	6,498,877
Storm Water Fund	7,326,238	643	7,326,881
Streetlight Fund	990,927		990,927
Benefits Management Fund	6,985,000	15,367	7,000,367
Fleet Management Fund	7,785,728		7,785,728
IT Management Fund	3,151,580		3,151,580
Risk Management Fund	2,159,050		2,159,050
	<u>\$ 209,786,621</u>	<u>\$ 365,489</u>	<u>\$ 210,152,110</u>

*Section 3.* This Resolution shall take effect immediately upon adoption.

ADOPTED by the City Council of West Jordan, Utah this 10<sup>th</sup> day of August, 2022.

CITY OF WEST JORDAN

By: \_\_\_\_\_  
Kayleen Whitelock  
Council Chairperson

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

Council Vice Chairperson Kelvin Green  
Council Member Zach Jacob  
Council Member Pamela Bloom  
Council Member Christopher McConnehey  
Council Member David Pack  
Council Chairperson Kayleen Whitelock  
Council Member Melissa Worthen

**"YES"**

**"NO"**

☐☐☐☐☐☐☐☐☐☐☐☐☐☐

## EXHIBIT A

### Tentative Budget Amendment for Fiscal Year 2023

*For purposes of the Resolution, the budget is equal to the greater of total budgeted revenue or expenditure.*

#### GENERAL FUND

- a) DHS contract for first responder peer support program
- b) Market adjustment for Council staff
- c) Council benefits change from single to family coverage & market adjustment
- d) Transfer city-wide survey from Non-Dept to Council
- e) Transfer annual citizen report from Admin Svcs to Council
- f) Transfer annual budget report from Public Affairs to Council
- g) One-time purchase of equipment for DUI enforcement using liquor tax reserves
- h) Contract services for first responder peer support program using DHS funding
- i) Adjust allocations for changes listed above

		Adopted Budget	Amendment	Amended Budget
<b>Revenue / Transfers In</b>				
FY 2023 Tentative Budget		\$ 64,122,883		
Misc Intergovernmental Revenue	a		72,500	
		<u>\$ 64,215,951</u>	<u>\$ 72,500</u>	<u>\$ 64,288,451</u>
<b>Expenditures / Transfers Out</b>				
FY 2023 Tentative Budget		66,329,715		
Council - Salaries Full time	b		16,744	
Council - Leave buyout	b		193	
Council - Benefits	b		17,520	
Council - Prof & tech svcs	d, e, f		65,000	
Council - Allocated wages	i		(15,506)	
Council - Allocated operations	i		(16,250)	
Non-Dept - Prof & tech svcs	d		(35,000)	
Non-Dept - Allocated operations	i		8,750	
Admin Svcs - Prof & tech svcs	e		(20,000)	
Admin Svcs - Allocated operations	i		7,000	
Public Affairs - Marketing & public outrea	f		(10,000)	
Public Affairs - Allocated operations	i		2,501	
Police - Equipment (liquor tax)	g		243,165	
Police - Prof & tech svcs	h		72,500	
		<u>\$ 66,329,715</u>	<u>\$ 336,617</u>	<u>\$ 66,666,332</u>
<b>Contribution (Use) of Reserves</b>				
		<u>\$ (2,113,764)</u>	<u>\$ (264,117)</u>	<u>\$ (2,377,881)</u>
Beginning reserves (estimate)		\$ 23,270,151		\$ 23,270,151
Ending reserves		\$ 21,156,387		\$ 20,892,270



**DEVELOPMENT SERVICES FUND**

Allocations adjusted from changes in the General Fund.

	Adopted Budget	Amendment	Amended Budget
<b>Revenue / Transfers In</b>			
FY 2023 Tentative Budget	\$ 4,166,800		
No change			
	<u>\$ 4,166,800</u>	<u>\$ -</u>	<u>\$ 4,166,800</u>
<b>Expenditures / Transfers Out</b>			
FY 2023 Tentative Budget	4,553,175		
Allocated wages		6,891	
	<u>\$ 4,553,175</u>	<u>\$ 6,891</u>	<u>\$ 4,560,066</u>
<b>Contribution (Use) of Reserves</b>	<u>\$ (386,375)</u>	<u>\$ (6,891)</u>	<u>\$ (393,266)</u>
Beginning reserves (estimate)	\$ -		\$ -
Ending reserves	\$ (386,375)		\$ (393,266)

**WATER FUND**

Allocations adjusted from changes in the General Fund.

	Adopted Budget	Amendment	Amended Budget
<b>Revenue / Transfers In</b>			
FY 2023 Tentative Budget	\$ 32,614,189		
No change			
	<u>\$ 32,614,189</u>	<u>\$ -</u>	<u>\$ 32,614,189</u>
<b>Expenditures / Transfers Out</b>			
FY 2023 Tentative Budget	40,370,840		
Allocated wages		5,169	
Allocated operations		(499)	
	<u>\$ 40,370,840</u>	<u>\$ 4,670</u>	<u>\$ 40,375,510</u>
<b>Contribution (Use) of Reserves</b>	<u>\$ (7,756,651)</u>	<u>\$ (4,670)</u>	<u>\$ (7,761,321)</u>
Beginning reserves (estimate)	\$ 23,385,399		\$ 23,385,399
Ending reserves	\$ 15,628,748		\$ 15,624,078

**SEWER FUND**

Allocations adjusted from changes in the General Fund.

	Adopted Budget	Amendment	Amended Budget
<b>Revenue / Transfers In</b>			
FY 2023 Tentative Budget	\$ 19,063,189		
No change			
	<u>\$ 19,063,189</u>	<u>\$ -</u>	<u>\$ 19,063,189</u>
<b>Expenditures / Transfers Out</b>			
FY 2023 Tentative Budget	31,561,290		
Allocated wages		1,292	
Allocated operations		(650)	
	<u>\$ 31,561,290</u>	<u>\$ 642</u>	<u>\$ 31,561,932</u>
<b>Contribution (Use) of Reserves</b>	<u>\$ (12,498,101)</u>	<u>\$ (642)</u>	<u>\$ (12,498,743)</u>
Beginning reserves (estimate)	\$ 15,301,029		\$ 15,301,029
Ending reserves	\$ 2,802,928		\$ 2,802,286

**SOLID WASTE FUND**

Allocations adjusted from changes in the General Fund.

	Adopted Budget	Amendment	Amended Budget
<b>Revenue / Transfers In</b>			
FY 2023 Tentative Budget	\$ 6,368,050		
No change			
	<u>\$ 6,368,050</u>	<u>\$ -</u>	<u>\$ 6,368,050</u>
<b>Expenditures / Transfers Out</b>			
FY 2023 Tentative Budget	6,498,218		
Allocated wages		861	
Allocated operations		(202)	
	<u>\$ 6,498,218</u>	<u>\$ 659</u>	<u>\$ 6,498,877</u>
<b>Contribution (Use) of Reserves</b>	<u>\$ (130,168)</u>	<u>\$ (659)</u>	<u>\$ (130,827)</u>
Beginning reserves (estimate)	\$ 842,821		\$ 842,821
Ending reserves	\$ 712,653		\$ 711,994

**STORM WATER FUND**

Allocations adjusted from changes in the General Fund.

	Adopted Budget	Amendment	Amended Budget
<b>Revenue / Transfers In</b>			
FY 2023 Tentative Budget	\$ 5,699,800		
No change			
	<u>\$ 5,699,800</u>	<u>\$ -</u>	<u>\$ 5,699,800</u>
<b>Expenditures / Transfers Out</b>			
FY 2023 Tentative Budget	7,326,238		
Allocated operations		\$ 1,293	
Allocated operations		(650)	
	<u>\$ 7,326,238</u>	<u>\$ 643</u>	<u>\$ 7,326,881</u>
<b>Contribution (Use) of Reserves</b>	<u>\$ (1,626,438)</u>	<u>\$ (643)</u>	<u>\$ (1,627,081)</u>
Beginning reserves (estimate)	\$ 9,772,782		\$ 9,772,782
Ending reserves	\$ 8,146,344		\$ 8,145,701

**BENEFITS MANAGEMENT FUND**

Council benefits change from single to family coverage.

	Adopted Budget	Amendment	Amended Budget
<b>Revenue / Transfers In</b>			
FY 2023 Tentative Budget	\$ 6,985,000		
Employer contributions		\$ 13,970	
Employee contributions		1,397	
	<u>\$ 6,985,000</u>	<u>\$ 15,367</u>	<u>\$ 7,000,367</u>
<b>Expenditures / Transfers Out</b>			
FY 2023 Tentative Budget	6,985,000		
Claims		15,367	
	<u>\$ 6,985,000</u>	<u>\$ 15,367</u>	<u>\$ 7,000,367</u>
<b>Contribution (Use) of Reserves</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Beginning reserves (estimate)	\$ -		\$ -
Ending reserves	\$ -		\$ -

# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 08/10/2022

**Presenter:** Danyce Steck

**Deadline of item** : 08/10/2022

**Department Sponsor:** Admin. Services

**Agenda Type:** BUSINESS ITEMS

**Time Requested:** 5 minutes presentation, 10 minutes council

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Consider Ordinance 22-41 setting the 2022 property tax rate

## 2. EXECUTIVE SUMMARY

The FY 2023 General Fund budget assumes a property tax rate of .001476, any rate adjustment will require a budget amendment. All required public noticing regarding the property tax rate has been complete and a public hearing was held on 08/09/2022. The Council must set a property tax rate by September 1<sup>st</sup> and may consider any rate of 0.001476 or lower.

## 3. TIME SENSITIVITY / URGENCY

Utah State Code §10-6-133 states:

(1)(a) Before June 22 of each year, or September 1 in the case of a property tax rate increase under § 59-2-919 through 59-2-923, the governing body of each city, including charter cities, at a regular meeting or special meeting called for that purpose, shall by ordinance or resolution set the real and personal property tax levy for various municipal purposes. (b) Notwithstanding Subsection (1) (a), the governing body may set the levy at an appropriate later date with the approval of the State Tax Commission.

## 4. FISCAL NOTE

The proposed property tax rate of 0.001476 will provide an increase of \$989,235 of property tax revenue and represents a property tax revenue increase of 5.79% from the prior year. With this increase, the actual tax rate has decreased by 21.14% from the previous tax year (2021 – .001788, 2022 proposed – .001476).

## 5. DEPARTMENT RECOMMENDATION

N/A

## 6. PLANNING COMMISSION RECOMMENDATION

N/A

## 7. MOTION RECOMMENDED

I move to approve Ordinance 22-41 setting the 2022 property tax rate at 0.001476.

## 8. MAYOR RECOMMENDATION

N/A

## 9. PACKET ATTACHMENT(S)

Ordinance

## 10. OTHER INFORMATION

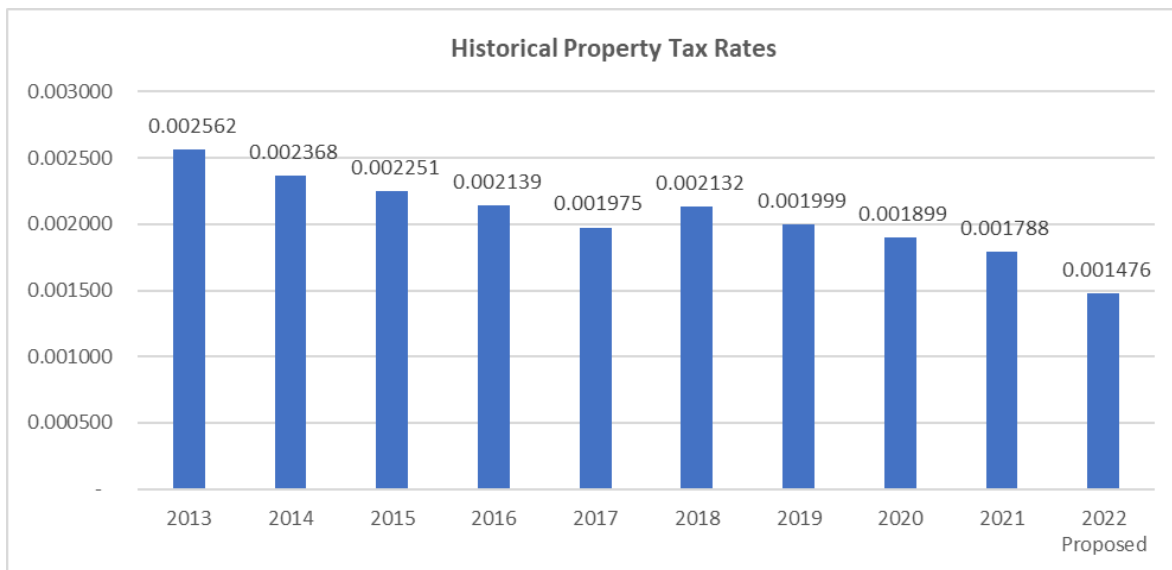
### *Proposed 2022 Property Tax*

West Jordan City Operations:	0.001416	\$	17,860,528
Series 2014 General Obligation Debt:	0.000060	\$	756,958
Total:	0.001476	\$	18,617,486

### *Certified 2022 Property Tax*

West Jordan City Operations:	0.001338	\$	16,871,293
Series 2014 General Obligation Debt:	0.000060	\$	756,958
Total:	0.001398	\$	17,628,251

Change	5.6%	\$	989,235
--------	------	----	---------





1 THE CITY OF WEST JORDAN, UTAH

2 Ordinance No. 22-41

3  
4 AN ORDINANCE SETTING THE 2022 PROPERTY TAX RATE

5  
6 WHEREAS, UTAH CODE ANN. Title 10, Chapter 6, Section 133 requires the governing  
7 body of each city set the real and personal property tax levy; and

8  
9 WHEREAS, the City Council has determined the requirements for each fund for which  
10 property taxes are to be levied; and

11  
12 WHEREAS, the City Council held a public hearing on May 25, 2022 considering the  
13 adoption of the Annual Tentative Budget for Fiscal Year 2023 and approved Resolution 22-020  
14 adopting the Annual Tentative Budget for FY 2023, with the intent to exceed the certified tax rate;  
15 and

16  
17 WHEREAS, the City Council held a public hearing on June 9, 2022 to receive further  
18 public comment prior to the adoption of the final budget; and

19  
20 WHEREAS, the City Council held a public hearing on June 22, 2022 and amended the  
21 Annual Tentative Budget for FY 2023 with the intent to exceed the certified tax rate; and

22  
23 WHEREAS, the City Council held a public hearing on August 9, 2022 to consider a  
24 property tax increase; and

25  
26 WHEREAS, the City Council held a public hearing on August 10, 2022 and amended the  
27 Annual Tentative Budget for FY 2023 with the intent to exceed the certified tax rate; and

28  
29 NOW THEREFORE BE IT ORDAINED BY THE WEST JORDAN CITY COUNCIL AS  
30 FOLLOWS:

31  
32 *Section 1.* For purposes of defraying the necessary and proper expenses of the City of  
33 West Jordan and for maintaining the government thereof, it is hereby determined the property tax  
34 rate for the City of West Jordan upon all real and personal property within the City of West Jordan  
35 made taxable by law in the year 2022 for the City's fiscal year ending June 30, 2023 is set at a rate  
36 of 0.001476.

37  
38 *Section 2.* The City of West Jordan, by and through the City Council of the City of  
39 West Jordan, hereby expressly reserves the power and right to amend the foregoing tax rate as it  
40 may deem just, proper, and appropriate under law.

41  
42 *Section 3.* The City Recorder shall submit a certified copy of the Ordinance to the Salt  
43 Lake County Auditor on or before August 31, 2022.

44  
45 *Section 4.* This Ordinance shall take effect immediately upon adoption.

46  
47 ADOPTED by the City Council of West Jordan, Utah this 10<sup>th</sup> day of August, 2022.

CITY COUNCIL OF WEST JORDAN

Kayleen Whitelock  
Council Chairperson

ATTEST:

Cindy M. Quick, MMC  
Council Office Clerk

Voting by the City Council	"YES"	"NO"
Council Vice Chairperson Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Christopher McConnehey	<input type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input type="checkbox"/>	<input type="checkbox"/>
Council Chairperson Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Melissa Worthen	<input type="checkbox"/>	<input type="checkbox"/>

TRANSMITTED TO THE MAYOR ON \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approve \_\_\_\_\_ Veto

By: \_\_\_\_\_  
Dirk Burton, Mayor

\_\_\_\_\_ Date

ATTEST: [SEAL]

Tangee Sloan  
City Recorder

94 **STATEMENT OF APPROVAL OF PASSAGE** (check one)

95  
96 \_\_\_\_\_ The Mayor approved and signed Ordinance No. 22-41.

97  
98  
99 \_\_\_\_\_ The Mayor vetoed Ordinance No. 22-41 on \_\_\_\_\_ and the  
100 City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

101  
102  
103 \_\_\_\_\_ Ordinance No. 22-41 became effective by operation of law without the  
104 Mayor's approval or disapproval.

105  
106  
107 \_\_\_\_\_  
108 Tangee Sloan  
109 City Recorder  
110  
111

---

112 **CERTIFICATE OF PUBLICATION**

113  
114 I, \_\_\_\_\_, certify that I am \_\_\_\_\_  
115 of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal  
116 Section, of the Salt Lake Tribune, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, pursuant  
117 to Utah Code Annotated, 10-3-711.

118  
119 By: \_\_\_\_\_ [SEAL]  
120 Tangee Sloan  
121 City Recorder  
122

# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 08/10/2022

**Presenter:** Danyce Steck

**Deadline of item** : 08/10/2022

**Department Sponsor:** Admin. Services

**Agenda Type:** BUSINESS ITEMS

**Time Requested:** 5 minutes presentation, 10 minutes council

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Consider Ordinance 22-38 adopting the City's Annual Budget for Fiscal Year 2023

## 2. EXECUTIVE SUMMARY

Per Utah State Code §10-6-111, "Budget Officer Files with the governing body a tentative budget – on or before the 1<sup>st</sup> regularly scheduled meeting in May.

*On May 11, 2022, the City Council accepted the Tentative Budget in a regularly scheduled public meeting.*

Per Utah State Code §10-6-112, "Each tentative budget adopted by the governing body and all supporting schedules and data shall be a public record in the office of the city auditor or the city recorder, available for public inspection for a period of at least 10 days prior to the adoption of a final budget, as hereinafter provided."

*On May 12, 2022, the Tentative Budget then became available for public inspection on the City's website and at City Hall.*

Per Utah State Code §10-6-111 3(a), "...a governing body in any regular public hearing or special public hearing shall review, consider, and tentatively adopt each tentative budget; and may, before the public hearing amend or revise each tentative budget."

*On May 18, 2022, the Council held a work session to review, consider, and revise the budget.*

*On May 25, 2022, the Council held a public hearing and formally adopted the Tentative Budget in a regularly scheduled public meeting.*

*On June 1 and June 8, the Council held work sessions to further review, consider and revise the budget.*

Per Utah State Code §10-6-114, "At the time and place advertised, or at any time and place to which the public hearing may be adjourned, the governing body shall hold a public hearing on the budgets tentatively adopted. All interested persons in attendance shall be given an opportunity to be heard, for or against, the estimates of revenue and expenditures or any item thereof in the tentative budget of any fund."

*On June 22, 2022, the Council held a public hearing to receive public comment on the budget and amend the Tentative Budget in a regularly scheduled public meeting. The Tentative Budget included property tax revenue in excess of the certified property tax revenue which declared the intent to consider a property tax increase.*

*On July 27, 2022, the Council held a work session to further review, consider, and revise the budget.*

*On August 10, 2022, the Council will hold a public hearing to receive public comment on the budget and amend the Tentative Budget in a regularly scheduled public meeting.*

Per Utah State Code §10-6-118, "Before June 30 of each fiscal period, or in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before September 1 of the year for which a property tax increase is proposed, the governing body shall by resolution or ordinance adopt a

budget for the ensuing fiscal period for each fund for which a budget is required under this chapter. The budget officer of the governing body shall certify a copy of the final budget and file the copy with the state auditor within 30 days after adoption.”

*On August 9, the Council will hold a public hearing to receive public comment regarding the property tax increase.*

*On August 10, the Council will consider adopting a property tax rate for tax year 2022 and a final budget for fiscal year 2023.*

**3. TIME SENSITIVITY / URGENCY**

State code requires the adoption of the Final Budget by September 1, 2022.

**4. FISCAL NOTE**

See Annual Budget for the City of West Jordan for Fiscal Year 2023

**5. DEPARTMENT RECOMMENDATION**

N/A

**6. PLANNING COMMISSION RECOMMENDATION**

N/A

**7. MOTION RECOMMENDED**

Move to approve Ordinance 22-38 adopting the City’s Annual Budget for Fiscal Year 2023.

or

Move to approve Ordinance 22-38 adopting the City’s Annual Budget for Fiscal Year 2023 with the changes as they have been proposed this evening.

**8. MAYOR RECOMMENDATION**

N/A

**9. PACKET ATTACHMENT(S)**

Ordinance

**10. OTHER INFORMATION**



THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**ORDINANCE NO. 22-38**

**AN ORDINANCE ADOPTING THE FINAL BUDGET FOR THE CITY OF  
WEST JORDAN FOR FISCAL YEAR 2023.**

WHEREAS, Section 10-6-118 of Utah Code, as amended, requires the adoption of the City's final budgets before September 1 of the year for which a property tax increase is proposed; and

WHEREAS, the City Council adopted the tentative budget on June 22, 2022; and

WHEREAS, the City Council has held multiple public hearings, receiving comment from the public concerning the proposed budget; and

WHEREAS, after considering input from the public, the West Jordan City Council desires to adopt its final budgets for fiscal year 2023.

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

*Section 1.* The City Council hereby adopts the final budgets for the City of West Jordan for the fiscal year 2023 for the amounts listed in section 2, plus any changes agreed upon at this evening's meeting.

*Section 2.* The final budget for fiscal year 2023 is hereby adopted and shall consist of the following amounts:

(continued on next page)

	FY 2023 Final Budget
General Fund	\$ 66,666,332
Class C Roads Fund	5,219,000
Development Services Fund	4,560,066
Highland Improvement District	312,600
KraftMaid Special Improvement District	-
Community Development Block Grant Fund	1,424,239
Grants Fund	-
Capital Improvement Fund	25,119,021
Water Fund	40,375,510
Sewer Fund	31,561,932
Solid Waste Fund	6,498,877
Storm Water Fund	7,326,881
Streetlight Fund	990,927
Benefits Management Fund	7,000,367
Fleet Management Fund	7,785,728
IT Management Fund	3,151,580
Risk Management Fund	2,159,050
	<u>\$210,152,110</u>

*Section 3.* The Administrative Services Director acting as the Finance Director is authorized to transfer any unencumbered or unexpended appropriated funds for fiscal year 2022 to fiscal year 2023 in conformity with the provisions of Section 10-6-124 of the Utah State Code as amended.

*Section 4.* This Ordinance shall take effect immediately upon adoption.

ADOPTED by the City Council of West Jordan, Utah this 10<sup>th</sup> day of August, 2022.

CITY COUNCIL OF WEST JORDAN

\_\_\_\_\_  
Kayleen Whitelock  
Council Chairperson

ATTEST:

\_\_\_\_\_  
Cindy Quick, MMC  
Council Clerk

TRANSMITTED TO THE MAYOR ON \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approve \_\_\_\_\_ Veto

By: \_\_\_\_\_  
Dirk Burton, Mayor Date \_\_\_\_\_

ATTEST: [SEAL]

\_\_\_\_\_  
Tangee Sloan  
City Recorder

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### CERTIFICATE OF PUBLICATION

I, \_\_\_\_\_, certify that I am \_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, pursuant  
to Utah Code Annotated, 10-3-711.

By: \_\_\_\_\_ [SEAL]  
Cindy M. Quick, MMC  
Council Clerk

# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 07/27/2022

**Presenter:** Kelvin Green/Pamela Bloom

**Deadline of item** :

**Department Sponsor:** Council Office

**Agenda Type:** Business Item

**Time Requested:** 15 minutes presentation, 10 minutes council

*(Council may elect to provide more or less time)*

**1. AGENDA SUBJECT**

Consider **Ordinance No. 22-42** amending West Jordan Municipal Code by creating Title 1-4 -Elected Official Compensation and deleting Title 1-6-4 and 1-7-2 and consolidating in new section.

**2. EXECUTIVE SUMMARY**

The new title also creates and clarifies what in-kind compensation elected officials may have in conjunction with City events.

**3. TIME SENSITIVITY / URGENCY**

**4. FISCAL NOTE**

The ordinance adoption has no increased costs to the city, but it allows the Council to authorize up to \$750 per elected official to use for in-kind benefits. The potential cost to the city is \$6,000.

**5. DEPARTMENT RECOMMENDATION**

N/A

**6. PLANNING COMMISSION RECOMMENDATION**

N/A

**7. MOTION RECOMMENDED**

Approve Ordinance No. 22-42 Amending West Jordan City Code that amends West Jordan Municipal Code by creating Title 1-4 -Elected Official Compensation and deleting Title 1-6-4 and 1-7-2

**8. MAYOR RECOMMENDATION**

**9. PACKET ATTACHMENT(S)**

**10. OTHER INFORMATION**

1                                   **THE CITY OF WEST JORDAN, UTAH**  
2                                   **ORDINANCE NO. 22-42**

3  
4                   **AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE**  
5                   **TITLE 1, CHAPTER 6, SECTION 4 (“COMPENSATION OF MEMBERS OF THE**  
6                   **CITY COUNCIL”) AND TITLE 1, CHAPTER 7, SECTION 2 (“MAYOR’S**  
7                   **COMPENSATION”), TITLE 1, CHAPTER 4 (“ELECTED OFFICIALS**  
8                   **COMPENSATION”)**  
9

10               WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and

12               WHEREAS, the City Council of the City (“City Council”) desires to amend a certain section of the City Code, regarding and related to compensation of elected officials. (“proposed City Code amendments”); and

15               WHEREAS, the City Council finds that it is necessary to be transparent regarding in-kind benefits and desires to establish limits on in-kind benefits; and

17               WHEREAS, the City Council finds that this ordinance further clarifies and enhances compliance with the Utah Municipal Officers' and Employees' Ethics Act (Utah Code Annotated Title 10-3, part 13); and

20               WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

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

24               **Section 1. Amendment of Code Provisions.** City Code Title 1 Chapter 4 is amended to read as shown on Exhibit C to this Ordinance. City Code Title 1-6-4 and City Code Title 1-7-2 is repealed.

27               **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.

29               **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.

34               PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS  
35               \_\_\_\_ DAY OF \_\_\_\_\_, 2022.



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CITY OF WEST JORDAN

By: \_\_\_\_\_  
Kayleen Whitelock  
Council Chair

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

"YES"	"NO"
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Council Vice-Chair Kelvin Green  
Council Member Zach Jacob  
Council Member Chad R. Lamb  
Council Member Christopher McConnehey  
Council Member David Pack  
Council Chair Kayleen Whitelock  
Council Member Melissa Worthen

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON \_\_\_\_\_.**

Mayor's Action: \_\_\_\_\_ Approve \_\_\_\_\_ Veto

By: \_\_\_\_\_  
Mayor Dirk Burton Date \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Tangee Sloan  
City Recorder

**STATEMENT OF APPROVAL OE PASSAGE (check one)**

80 \_\_\_\_\_ The Mayor approved and signed Ordinance No. 22-\_\_\_\_.

81  
82  
83 \_\_\_\_\_ The Mayor vetoed Ordinance No. 22-\_\_\_\_ on \_\_\_\_\_ and the  
84 City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

85  
86  
87 \_\_\_\_\_ Ordinance No. 21-\_\_\_\_ became effective by operation of law without the  
88 Mayor's approval or disapproval.

89  
90  
91 \_\_\_\_\_  
92 Tangee Sloan  
93 City Recorder  
94

### **CERTIFICATE OF PUBLICATION**

95  
96 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and  
97 that a short summary of the foregoing ordinance was published on the Utah Public Notice Website  
98 on the \_\_\_\_\_ day of \_\_\_\_\_, 2022. The fully executed copy of the ordinance  
99 is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

100  
101  
102 \_\_\_\_\_  
103 Tangee Sloan  
104 City Recorder  
105

~~1-6-4: COMPENSATION OF MEMBERS OF CITY COUNCIL:~~

~~Each member of the city council, including the council chair, shall be paid a monthly salary and other compensation and benefits consistent with the compensation schedule or salary table approved with the annual budget. (2001 Code § 2-3-105; amd. Ord. 16-02, 1-13-2016; Ord. 19-32, 10-23-2019, Effective at 12 noon on January 6, 2020; Ord. 21-36, 8-11-2021)~~

## ~~1-7-2: MAYOR'S COMPENSATION:~~

~~—A. Periodic Establishment of Mayor Salary: The mayor salary shall be determined as follows:~~

~~—1. During year four of each four-year mayoral term (“Year Four”) and prior to the filing deadline during Year Four to run for elected office in the next subsequent four-year mayoral term (“Filing Deadline”), the city council shall determine the mayor salary for the next subsequent four-year mayoral term (“Successor Salary”). The Successor Salary shall be included in the fiscal year budget approved during Year Four (“Year Four Budget”). Should the city council either (i) not determine the Successor Salary prior to the Filing Deadline, or (ii) not include the Successor Salary in the Year Four Budget, as provided in this paragraph, the Successor Salary shall be the same as that salary provided to the then current mayor in the Year Four Budget.~~

~~—2. The Successor Salary will take effect on the date and at the time the elected individual to the office of mayor for the next subsequent four-year mayoral term is sworn into office.~~

~~—3. Should any person elected to complete a full four-year mayoral term not complete such term (“Prior Mayor”), the individual appointed to complete the remainder of the four-year mayoral term shall receive the same salary provided to the Prior Mayor at the time the Prior Mayor left office.~~

~~—B. Mayor Consent Required to Reduce Compensation: The mayor may voluntarily reduce his/her compensation for a given budget year, with the amount of the reduction to be placed in the general fund. The mayor’s compensation may not be reduced during his/her term of office without his/her consent.~~

~~—C. Mayor Salary Accrual; Timesheets; Benefits; Salary Increases: The mayor compensation will accrue and/or be distributed to the mayor each year over twenty-six (26) pay periods through the city’s regular payroll system, including the withholding of state and federal taxes and state pension plan contributions. The mayor will not be required to submit time sheets. The mayor will also receive the standard benefits provided by the city to appointed officers of the city; provided that the mayor will neither (i) be allocated executive or compensatory leave, nor (ii) be entitled to merit or performance increases afforded City employees.~~

~~—D. Increase in Mayor Compensation: Any increase in mayor compensation shall be approved in a compensation schedule adopted by the city council by ordinance, after a public hearing, in a manner consistent with all other relevant requirements of this code and of Utah Code Annotated section 10-3-818. (2001 Code § 2-4-404; amd. Ord. 13-24, 7-31-2013; Ord. 14-02, 1-29-2014; §1-7B-4, Ord. 19-37, 11-13-2019, Effective at 12 noon on January 6, 2020; Ord. 19-46, 12-4-2019; Ord. 21-03, 1-27-2021)~~

1 Title 1-Chapter 4.

## 3 Chapter 4

### 4 1-4-1 City Council Compensation

5 A. Each member of the city council shall be paid over 26 pay periods  
6 through the city's regular payroll system, including the withholding  
7 of state and federal states, in an amount set forth in the compensation  
8 schedule or salary table adopted with the annual budget.

10 B. Each member of the city council may opt into any benefit provided to  
11 full-time employees as adopted in the annual budget.

13 C. Increase in Council Compensation: Any increase in council  
14 compensation shall be approved in a compensation schedule or salary  
15 table adopted by the city council by ordinance, after a public hearing,  
16 in a manner consistent with all other relevant requirements of this code  
17 and of Utah Code Annotated §10-3-818.

### 19 1-4-2 Mayor's Compensation

20 A. Periodic Establishment of Mayor Salary: The mayor's salary shall  
21 be determined as follows:

22 B. During year four of each four-year mayoral term ("Year Four")  
23 and prior to the deadline for filing a declaration of candidacy for  
24 the mayor during Year Four ("Filing Deadline"), the city council  
25 shall determine the mayor's salary for the next subsequent four-  
26 year mayoral term ("Successor Salary"). The Successor Salary shall  
27 be included in the fiscal year budget approved during Year Four  
28 ("Year Four Budget"). Should the city council neither

29 1. determine the Successor Salary prior to the Filing Deadline, nor



2. include the Successor Salary in the Year Four Budget, as provided in this paragraph, the Successor Salary shall be the same as that salary provided to the incumbent mayor in the Year Four Budget.

C. The Successor Salary shall take effect on the first Monday of January following the mayoral election per Utah Code Annotated §10-3-201.

D. Should any person elected to complete a full four-year mayoral term not complete such term ("Prior Mayor"), the individual appointed to complete the remainder of the four-year mayoral term shall receive the same salary provided to the Prior Mayor at the time the Prior Mayor left office.

E. Mayor Consent Required to Reduce Compensation: The mayor may voluntarily reduce his or her compensation for a given budget year, with the amount of the reduction to be placed in the general fund. The mayor's salary may not be reduced during his or her term of office without his or her consent.

F. Mayor Salary Accrual; Timesheets; Benefits; Salary Increases: The mayor's compensation will be distributed to the mayor over twenty-six (26) pay periods through the city's regular payroll system, including the withholding of state and federal taxes and state pension plan contributions. The mayor shall not be required to submit time sheets. The mayor shall also receive the standard benefits provided by the city to appointed officers of the city; provided however that the mayor will neither

1. be allocated executive or compensatory leave, nor

2. be entitled to merit increases, performance increases, and cost of living increases afforded City employees, without specific approval of the City Council as noted in paragraph G of this section.

G. Increase in Mayor Compensation: Any increase in the mayor's compensation shall be approved in a compensation schedule or salary table adopted by the city council by ordinance, after a public hearing, in a manner consistent with all other relevant requirements of this code and of Utah Code Annotated §10-3-818.

### **1-4-3 Elected Official In-Kind Benefits**

A. The city council and mayor ("Elected Official") may, at the option of the Elected Official, receive in-kind benefits as described in this section. The value of in-kind benefits an Elected Official receives shall be limited to an amount allocated in the annual City budget ("Event In-kind Budget"). The annual budgeted amount adopted for each Elected Official cannot exceed seven-hundred fifty dollars (\$750.00). An Elected Official is not obligated to use the Event In-kind budget, if funded, to participate in city events.

B. The Elected Official shall reimburse the City or pay for any events that exceed the Elected Officials use of the Event In-kind Budget. Any Event In-kind Budget used by the Elected Official is subject to federal and state taxes. The Event In-kind Budget may be used for the annual Western Stampede as well as any other City events, subject to the following:

1. Western Stampede. Each Elected Official may receive the following:

- a. Two (2) "Ambassador" passes for each event date of the Stampede. This allows an Elected Official and one (1) guest access to all areas of the Western Stampede event subject to specific event security restrictions. These passes do not provide seating in the rodeo arena or Skyboxes, nor meals and are "for access" only.

b. One VIP Parking pass for each night of the Western Stampede.

c. Meals for the Elected Officials and their ticketed guests for each night of the Western Stampede.

(i) The cost of meals for the Ambassador passes and the ticketed guests are based on General Services Administration (GSA) per-diem rates.

C. Arena Tickets. An Elected Official may secure seating for the Elected Official and guests in sections A-I of the arena using the official ticketing provider the City uses and when the City begins to sell tickets to the public. These tickets can be used or distributed at the discretion of the Elected Official.

1. All Other City Events. The Event In-kind Budget amount approved for all other City events may be used as follows:

2. Tickets to all other City-sponsored events: These tickets may be used or distributed at the discretion of the Elected Official.

a. Elected Officials may receive two (2) "Ambassador" passes to city sponsored events for introductions or other requirements as necessary for the Elected Official and one (1) guest

b. An Elected Official may secure tickets for the Elected Official and guests using the official ticketing provider the city uses and when the City begins to sell tickets to the public. These tickets can be used or distributed at the discretion of the Elected Official.

3. Other Official Functions: When an Elected Official is representing the City at official functions, other than a city

121 sponsored event, and there is a cost for the function, a  
122 budgeted amount may be used to pay for one (1) guest to  
123 attend the function with the Elected Official.

124



**MINUTES OF THE CITY OF WEST JORDAN  
COMMITTEE OF THE WHOLE  
Wednesday, July 27, 2022 – 5:30 PM  
Waiting Formal Approval**

Thomas M. Rees Justice Center • 8040 S Redwood Road • West Jordan, UT  
84088

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## **WORK SESSION 5:30 pm**

### **1. CALL TO ORDER**

Chair Whitelock called the Work Session to order at 5:30 pm

### **2. DISCUSSION ITEMS**

#### **a. Moderate Income Housing Goals**

Amendments to the Moderate Income Housing Plan updating strategies to be compliant with State Law.

City Planner/Zoning Administrator Larry Gardner oriented the Council regarding Moderate Income Housing Strategies and the nine strategies recommended by the Planning Commission. He noted the state required adoption of six strategies to maintain funding by October 1, 2022.

The nine strategies recommended by the Planning Commission were as follows:

- (A) Rezone for densities necessary to facilitate the production of moderate income housing.
- (D) Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing.
- (F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
- (G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors
- (J) Implement zoning incentives for moderate income units in new developments.
- (M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing.
- (Q) Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.



- (U) Develop a moderate income housing project for residents who are disabled or 55 years old or older.
- (V) Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

Vice Chair Kelvin Green felt that the Integrated Housing ordinance would qualify for strategy letter (L) reduce, waive, or eliminate impact fees related to moderate income housing. and (W) create or allow for, and reduce regulations related to, multifamily residential dwellings

compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones, Mr. Gardner agreed.

Council Member Pamela Bloom suggested working on restricting HOA fees and a discussion took place where Council felt it was a larger discussion for another time.

Chair Kayleen Whitelock was uncomfortable with letter (D), she didn't feel the City was in a position to do that. She was in favor of letter (J) and letter (M). She wondered if the water tanks would satisfy strategy letter (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing. Regarding strategy letter (T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing, she wondered if the city could form a partnership with the Jordan School District. She requested that the city find partners to for strategy letter (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

Mr. Gardner reported that he would bring strategies recommended by the Planning Commission, striking letter (D) and adding letter (L), (W), (B), (T) and (O) to the meeting on August 24, 2022 with benchmarks.

Chair Whitelock asked for a discussion during the August 10, 2022 Work Session and received Council consensus to waive Council rules regarding the due date

for submitting that packet.

City Administrator Korban Lee voiced concern with letter (L). Vice Chair Green referring to an ordinance amendment explained that it would only waive three homes which would be required to donate to a community trust. Mr. Gardner believed it would impact water fees.

- b. Discussion of outstanding and new matters related to the FY 2023 annual budget  
Chair Kayleen Whitelock reminded Council that we could discount taxes or cut something but cannot increase.

Administrative Services Director Danyce Steck asked Council to consider a proposal from the Police Chief to use restricted reserves from allocated state liquor tax, utilizing \$300,000 for motorcycle leases, FARO imaging system, covert cameras, car and body cameras, camera for intoxilyzer, and a DARE vehicle. She noted that the cameras would be an ongoing expense.

Council Member Chris McConnehey was in favor. Council Member Jacob felt it went against the principle of one-time monies for ongoing expenses. He mentioned being in favor of budgeting for body cameras and thought the amount should be increased. Vice Chair Green reiterated that the ongoing expense was for in-car and body cameras and felt it was well worth it. There was no opposition from Council for the request.

Administrative Services Director Steck oriented the Council regarding a contract with the Utah Dept of Health & Human Services to manage and administer a state-wide mental health program for first responders. The contract provides for reimbursement of all actual provider costs associated with the program outside of dedicated time. The budget request was for \$72,500 in contract revenue, \$72,500 for professional & technical services. She noted that our Police Chief Ken Wallentine was asked to take the project forward for the state. The budget would need to be amended taking money in and paying the contract out. Deputy Police Chief Robertson mentioned that the department would receive peer support and training as part of the program. Council consensus was to support the program and the amendment request.

Council Office Director Alan R. Anderson reminded Council of their budget requests from previous discussions and noted that any increases made would need a source of revenue.

Council Member McConnehey asked staff for further information regarding a grant writer position. City Administrator Lee felt where they already had an employee handling grant writing, he did not prepare a proposal for a new

position. Regarding his request for a better reporting tool, Vice Chair Green with the support of Council Member Bloom, Worthen and Whitelock requested that Cassidy Hansen to look into options and costs.

Council Member Melissa Worthen requested a report outlining grants the city had applied for and grants they had been awarded. She requested holding off on the budget request for Federal Lobbying until they received better information outlining the benefits of the position. Chair Whitelock and Vice Chair Green agreed. However, Council Member McConnehey, Bloom, Pack, and Jacob saw value in keeping the position in the budget.

Administrative Services Director Steck added that a lobbyist would work on federal funding and stated she would prepare a report regarding Jeremy's efforts. Council Member Pack asked that Jeremy work together with the Federal Lobbyist. Council Member McConnehey requested that the report include those grants coming from other employees as well.

Vice Chair Green requested putting the Veteran's Park Master Plan in place. City Administrator Lee reported that when they fill the position of Park Manager that task would be a priority.

Vice Chair Green requested that the City Survey and Annual Resident Report be placed on the website with the URL being emailed, texted, and advertised on the water bill.

Council Member McConnehey asked that the budget be placed in Council Professional Services instead of with Administration. Council Members agreed.

Council Member Jacob requested trying the art program he proposed and using funds from Council Contingency.

### **3. ADJOURN**

Chair Whitelock adjourned the work session at 6:50 pm

### **UPCOMING CITY COUNCIL MEETINGS**

- Wednesday, August 10, 2022 – 6:00p Truth in Taxation
- Wednesday, August 10, 2022 – 5:30p Committee of the Whole; Regular City Council

Meeting 7:00p

- Wednesday, August 24, 2022 – 5:30p Committee of the Whole; Regular City Council

Meeting 7:00p

- Wednesday, September 14, 2022 – 5:30p Committee of the Whole; Regular City Council Meeting 7:00p

*I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 27, 2022. This document constitutes the official minutes for the West Jordan City Council Meeting.*

Cindy M. Quick, MMC  
Council Office Clerk

Approved this\_\_\_\_ day of\_\_\_\_2022



**MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL REGULAR MEETING**

**Wednesday, July 27, 2022 - 7:00 PM**

**Waiting Formal Approval**

West Jordan City Council Chambers  
8040 S Redwood Road  
West Jordan, UT 84088

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## **CITY COUNCIL MEETING 7:00 PM**

**COUNCIL:** Council Member Chris McConnehey, Council Member Zach Jacob, Council Member Melissa Worthen, Council Member David Pack, Council Member Kelvin Green, Council Member Pamela Bloom, Council Member Kayleen Whitelock

**STAFF:** Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, City Administrator Korban Lee, Mayor Dirk Burton, City Attorney Rob Wall, Administrative Services Director Danyce Steck, Community Engagement & Government Affairs Director Tauni Barker, Budget & Management Analyst Rebecca Condie, City Planner / Zoning Administrator Larry Gardner, Senior PC Specialist Rodney Glore, Community Development Director Scott Langford, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra

### **1. CALL TO ORDER**

Chair Kayleen Whitelock called the meeting to order at 7:00 pm.

### **2. PLEDGE OF ALLEGIANCE**

Rob Wall led participants in the pledge of allegiance.

### **3. PUBLIC COMMENT**

**Chair Whitelock opened the public comment period.**

**Comments:**

Anne Marie Barrett, Manager of Bingham Creek Library, thanked West Jordan Police Officers who visited the library during the summer story time. She felt proud to be part of West Jordan City.

**Chair Whitelock closed the public comment period.**



#### **4. EXECUTIVE REPORTS TO COUNCIL**

##### **a. Mayor's Report**

Mayor Dirk Burton spoke of weekly food truck events and the recent Sugar Factory Playhouse production.

##### **b. City Administrator's Report**

Fire Chief Derek Maxfield reported on the July 2022 fireworks season. The Fire Department received 39 total fire calls in July, 14 involved actual fires of which 12 were fireworks-related. He emphasized the importance of visible notification regarding restriction areas, and spoke of the difficulty of enforcement. Council Member Jacob felt the smaller yard signs were effective, and suggested more in 2023. Council Member McConnehey suggested posting restriction area maps at firework vendors in the City. City Administrator Korban Lee thanked the Council for keeping boundaries for fireworks restrictions simple.

Mr. Lee provided a brief update regarding City Hall renovations. He introduced the new Community Outreach Manager Ariel Campos. Mr. Campos shared his background and previous professional experience.

#### **5. PUBLIC HEARINGS**

##### **a. Consider Ordinance No. 22-14 amending the 2009 West Jordan City Code amending Chapter 5 of Title 13 Adopting Article N "Southwest Quadrant Mixed Use"; amending Section 13-5-1 "Zoning Districts"; and amending 13-7-B "Site Plans"; City-wide applicability.**

City Planner/Zoning Administrator Larry Gardner oriented the Council with the area staff focused on in creating the proposed Southwest Quadrant Mixed-Use (SWQ-MU) Zone. The purpose of the proposed SWQ-MU Zone was to create a purposefully planned development area promoting hi-tech manufacturing, employment centers, flexible commercial, office, and mixed density buffer residential uses in a master planned development. He said the development standards were designed to allow development flexibility, within parameters, that supported the intended characteristics of the specific zone. Mr. Gardner explained proposed requirements for master development plan submissions.

Council Member Jacob asked why areas between the Bingham Highways were not included. Mr. Gardner responded those areas were owned by a property owner who did not want to participate at that time.

**Council Chair Whitelock opened the public comment period at 7:34 pm**

**Comments:**

None

**Council Chair Whitelock closed public comment at 7:35 pm**

Referring to the proposed Use List, Chair Whitelock suggested Daycares, both general and limited, be a permitted use in the zone because more Daycares were needed. Vice Chair Green said he would like to change Personal Instruction Service; Recreation Entertainment, indoor and outdoor; Research and Development; and General Restaurant to permitted uses. Council Member Bloom suggested adding Pet Groomer, Pet Hotel, and Preschool to the list of permitted uses in the zone.

Council Member McConnehey commented that the original purpose had been to preserve the area for a specific purpose, but plans seemed to have gone a different direction. Mr. Gardner responded that the research park was still intact.

Council Member Jacob said he would vote in favor of the motion, but was not sure he would vote in favor of applying the zone to the specific area shown. Council Member McConnehey said he would vote against the motion because he would prefer the uses discussed to remain conditional to begin with for more control over how things evolved.

**MOTION: Council Member Green moved to APPROVE Ordinance No. 22-14 amending the 2009 West Jordan City Code amending Chapter 5 of Title 13 Adopting Article N "Southwest Quadrant Mixed Use"; amending Section 13-5-1 "Zoning Districts"; and amending 13-7-B "Site Plans"; City-wide applicability. With the following additions. Daycare General and Daycare Limited, Personal Instruction Service, Pet Groomer, Pet Hotel, Preschool, Recreation and Entertainment Indoor, Recreation and Entertainment Outdoor, Research Laboratories, Research and Development Center, and Restaurant General be permitted uses..**

**Council Member Worthen seconded the motion.**

**The vote was recorded as follows:**

**Yes: Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock**

**No: Chris McConnehey**

**Absent:**

**The motion Pass 6-1.**

***b. Consider Ordinance No. 22-33 amending the 2009 West Jordan City Code***

***Section 12-4-1 “Material Enhancement” adding language that legal non-conforming signs can be relocated and reconstructed, as a result of road widening, only if the relocated/reconstructed sign meets all provisions of Section 12-4-6 of West Jordan City Code.***

City Planner/Zoning Administrator Larry Gardner explained the Utah Department of Transportation (UDOT) would be widening 9000 South. The proposed Code Amendment would require that any legal non-conforming signs required to be removed for roadway widening must be replaced with a new sign of higher-quality materials. The overall height, sign area, and width of the sign may not be increased, and all new signs must be reviewed by the Design Review Committee and the Planning Commission.

Responding to a question from Council Member Jacob, Mr. Gardner said determination of “higher quality materials” would be done by a combination of staff, the Design Review Committee, and the Planning Commission. He explained that 9000 South from 1300 West to Redwood Road would be affected by the project. Council Member McConnehey asked if other tools were available, such as redevelopment area funds, to enable replacement with signs that would conform with Code.

Chair Whitelock asked for clarification that the HomeDepot and Kmart sign would remain if Council approved the proposal. The response was affirmative.

**Council Chair Whitelock opened the public hearing at 7:59 pm**

**Comments:**

None

**Council Chair Whitelock closed the public hearing at 7:59 pm**

Vice Chair Green was comfortable with the proposal. Council Member McConnehey asked if staff anticipated anywhere else in the City the proposed language could be applied, and if the language could be specified for just the one area. Mr. Gardner responded the language was narrowly tailored for non-conforming signs removed as a result of road widening.

**MOTION: Council Member Green moved to APPROVE Ordinance No. 22-33 amending the 2009 West Jordan City Code Section 12-4-1 “Material Enhancement” adding language that legal non-conforming signs can be relocated and reconstructed, as a result of road widening, only if the relocated/reconstructed sign meets all provisions of Section 12-4-6 of West Jordan City Code..**

**Council Member Whitelock seconded the motion.**

**The vote was recorded as follows:**

**Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock**

**No: Absent:**

**The motion Pass 7-0.**

## **6. CONSENT ITEMS**

*Routine items on the Consent Agenda not requiring public discussion by the City Council or which have been discussed previously may be adopted by one single motion. A Council member may request to remove an item from the consent agenda for individual discussion and consideration.*

**a. Approve Meeting Minutes**

- July 13, 2022 – Committee of the Whole
- July 13, 2022 – City Council Meeting

**b. Approve Resolution No. 22-032** authorizing execution of the Salt Lake Area Gang Project Memorandum of Understanding.

**MOTION: Council Member McConnehey moved to APPROVE Consent Items as listed.. Council Member Bloom seconded the motion.**

**The vote was recorded as follows:**

**Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock**

**No: Absent:**

**The motion Pass 7-0.**

## **7. CITY COUNCIL REPORTS/REMARKS**

**a. Council Office Report**

Council Office Director Alan Anderson provided an update regarding PrimeGov, YouTube, and Zoom collaboration. Mr. Anderson reminded the Council of Council photographs scheduled for August 9th. Open houses for the General Plan Update were scheduled at Bingham Creek and Veridian Libraries. The Council was scheduled to meet with the Planning Commission on August 30th.

**b. City Council Reports / Remarks**

Council Member Melissa Worthen thanked Anne Marie Barrett for attending the meeting.

Council Member Zach Jacob welcomed new Community Outreach Manager Ariel Campos.

Council Member David Pack gave an update on fee waivers and street name forms, noting he was grateful for the citizens who provided input. He too

attended the recent Sugar Factory Playhouse production and expressed the desire to move forward with the Community Arts Center project. He also requested that the Council address Council Member Compensation for the benefit of future Council Members.

Vice Chair Kelvin Green reported on a recent ChamberWest meeting. He thanked Cindy Quick for her work on implementing PrimeGov.

Council Member Pamela Bloom reported a Truth-in-Taxation hearing for the Board of Education was scheduled for August 2, 2022, and expressed appreciation to City staff for all they do.

Chair Kayleen Whitelock enjoyed attending the recent Sugar Factory Playhouse production and welcomed requests for the recognition of exemplary individuals or businesses in the community.

***c. Council Chair Housekeeping Items***

None

**8. CLOSED MEETING**

***a. The West Jordan City Council may temporarily recess the City Council meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205***

Council Member Chris McConnehey asked the Mayor's Office to work with the State Legislature to change the requirement to go back into an open meeting after a closed session.

Those present during the closed session included Council Members Pamela Bloom, Kelvin Green, Zach Jacob, Chris McConnehey, David Pack, Kayleen Whitelock, and Melissa Worthen. Staff members City Attorney Rob Wall.

**The closed session began at 8:37 pm**

City Council Members discussed the character, professional competence, or physical or mental health of an individual as follows:

Personnel Discussion: 8:37 to 8:47 pm

Council Vice Chair Green moved to adjourn the closed session. Council Member McConnehey seconded the motion. All voted in favor and the motion passed unanimously.

**The closed meeting adjourned at 8:47 pm**

**MOTION: Council Member Green moved to to temporarily recess the City Council meeting to convene in a closed session to discuss the character,**

**professional competence, or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205..**

**Council Member McConnehey seconded the motion.**

**The vote was recorded as follows:**

**Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock**

**No: Absent:**

**The motion Pass 7-0.**

## **9. ADJOURN**

Vice Chair Green moved to adjourn the meeting. Council Member McConnehey seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 8:47 pm

*I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 27, 2022. This document constitutes the official minutes for the West Jordan City Council Meeting.*

Cindy M. Quick, MMC  
Council Office Clerk

Approved this\_\_\_\_ day of\_\_\_\_2022



# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 07/27/2022

**Presenter:** Mark Forsythe

**Deadline of item** :

**Department Sponsor:** Community Development

**Agenda Type:** \*NEW BUSINESS

**Time Requested:** 5 minutes presentation, 10 minutes council

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Consider **Ordinance No. 22-24**, a petition by Robert Bowman to amend the General Plan's Future Land Use Map concerning his 86.14-acre property at 6170 West 7800 South from Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land to Very High Density Residential, High Density Residential, Medium Density Residential, Community Commercial and Mixed Use.

## 2. EXECUTIVE SUMMARY

The proposal would change the Future Land Use designations on the property at 6170 West 7800 South from Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land to Very High Density Residential, High Density Residential, Medium Density Residential, Community Commercial and Mixed Use.

The applicant has withdrawn their previous application for a Rezone, Master Development Plan and a Master Development Agreement. As such, no specific development is proposed at this time.

## 3. TIME SENSITIVITY / URGENCY

No known deadlines

## 4. FISCAL NOTE

There is no fiscal impact for a Future Land Use Amendment, however, there are unknown fiscal impacts on infrastructure depending on a potential future rezone request, Master Development Plan and Master Development Agreement.

## 5. STAFF RECOMMENDATION

A higher intensity land use makes sense from a land use planning standpoint if public facilities are able to serve the project; however, due to the lack of supportive and clarifying content from this application, the ambiguity of the timing and financial commitment associated with the infrastructure makes it challenging to forward a positive recommendation. Refer to Finding E in the staff report and recommendation from the city Department of Utilities.

## 6. PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing for this item on April 19, 2022 and voted unanimously to table it to the next meeting. On May 3, 2022, the Planning Commission voted unanimously to forward a negative recommendation to the City Council citing failure to meet Findings A, C and D of §13-7C-6 of the West Jordan City Code.

## 7. MOTION RECOMMENDED

I move the City Council (**approve/deny**) Ordinance 22-24 regarding an amendment to the General Plan's Future Land Use Map for Bowman's Arrow at 6170 West 7800 South, amending 86.14 acres from Low Density Residential, Medium Density Residential, High Density Residential, Community

Commercial, Future Park, and Parks and Open Land to Very High Density Residential, High Density Residential, Medium Density Residential, Community Commercial and Mixed Use.

**8. MAYOR RECOMMENDATION**

N/A

**9. PACKET ATTACHMENT(S)**

Proposal Packet

Staff Report

Current FLUM

Proposed FLUM

MTP 2015

Parks Master Plan 2019

Ordinance

Land Use Subcommittee Minutes

Planning Commission Minutes 5/03/2022

Planning Commission Minutes 4/19/2022

General Plan Committee Minutes 6/16/2022

**10. OTHER INFORMATION**

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

ORDINANCE NO. 22-24

AN ORDINANCE FOR 86.14 ACRES OF PROPERTY LOCATED AT APPROX. 6170 WEST  
7800 SOUTH, IDENTIFIED AS BOWMAN'S ARROW;

AND AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP FROM LOW  
DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY  
RESIDENTIAL, COMMUNITY COMMERCIAL, FUTURE PARK, AND PARKS AND OPEN  
LAND TO VERY HIGH DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL,  
MEDIUM DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL AND MIXED USE

WHEREAS, the City of West Jordan ("City") adopted the Comprehensive General Plan  
("General Plan") in 2012, as amended, which provides for a general plan land use map ("General Plan  
Land Use Map"), which is periodically updated; and

WHEREAS, an application was made by Robert Bowman ("Applicant") for approximately  
86.14 acres of property ("Property" or "Bowman's Arrow") located at approximately 6170 West 7800  
South ("Application") for, in part, a request for an amendment to the General Plan's Future Land Use  
Map ("General Plan Use Map Amendment") for the Property from the Low Density Residential,  
Medium Density Residential, High Density Residential, Community Commercial, Future Park, and  
Parks and Open Land designations to the Very High Density Residential, High Density Residential,  
Medium Density Residential, Community Commercial and Mixed Use; and

WHEREAS, on April 19, 2022 the Application was considered by the West Jordan Planning  
Commission ("Planning Commission"), which held a public hearing and which made a unanimous  
motion to table the amendment to the General Plan Land Use Map to the next available Planning  
Commission meeting; and

WHEREAS, on May 3, 2022 the Application was considered by the West Jordan Planning  
Commission ("Planning Commission") as a business item and which made a recommendation to the  
West Jordan City Council ("City Council") concerning the amendment to the General Plan Land Use  
Map; and

WHEREAS, a public hearing was held before the City Council on August 10, 2022 concerning  
the amendment to the General Plan Land Use Map; and

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the  
following concerning the amendment to the General Plan Land Use Map:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives  
and policies set forth in the City General Plan;
2. The development pattern contained on the land use plan inadequately provides the  
appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned,  
in the vicinity;
4. The proposed amendment constitutes an overall improvement to the adopted general land  
use map and is not solely for the good or benefit of a particular person or entity;
5. The proposed amendment will not adversely impact the neighborhood and community as  
a whole by significantly altering acceptable land use patterns and requiring larger and

43 more expensive public infrastructure improvements, including, but not limited to, roads,  
44 water, wastewater and public safety facilities, than would otherwise be needed without  
45 the proposed change; and  
46 6. The proposed amendment is consistent with other adopted plans, codes and ordinances.

47 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best  
48 interest of the public health, safety, and welfare of the residents of the City to adopt the following  
49 amendment to the General Plan Land Use Map.

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

52 **Section 1. Amendment to the General Plan Land Use Map.** The General Plan Land Use Map is  
53 hereby amended by changing the designations on approximately 86.14 acres, located at approximately  
54 6170 West 7800 South, from the Low Density Residential, Medium Density Residential, High Density  
55 Residential, Community Commercial, Future Park, and Parks and Open Land designations to the Very  
56 High Density Residential, High Density Residential, Medium Density Residential, Community  
57 Commercial and Mixed Use designations, as per the legal descriptions in "Attachment 1", which is  
58 attached hereto.

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

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

65 PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS  
66 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

67 CITY OF WEST JORDAN

68  
69 By: \_\_\_\_\_  
70 Kayleen Whitelock  
71 Council Chair

72 ATTEST:

73  
74 \_\_\_\_\_  
75 Cindy M. Quick, MMC  
76 Council Office Clerk

77	Voting by the City Council	"YES"	"NO"
78	Council Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
79	Council Vice-Chair Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
80	Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
81	Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
82	Council Member Christopher McConnehey	<input type="checkbox"/>	<input type="checkbox"/>
83	Council Member David Pack	<input type="checkbox"/>	<input type="checkbox"/>
84	Council Member Melissa Worthen	<input type="checkbox"/>	<input type="checkbox"/>
85			

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON \_\_\_\_\_.**

Mayor's Action: \_\_\_\_\_ Approve \_\_\_\_\_ Veto

By: \_\_\_\_\_  
Mayor Dirk Burton

\_\_\_\_\_  
Date

ATTEST:

Tangee Sloan  
City Recorder

**STATEMENT OF APPROVAL OF PASSAGE** (check one)

\_\_\_\_\_ The Mayor approved and signed Ordinance No. 22-24.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 22-24 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 22-24 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 \_\_\_\_\_ day of \_\_\_\_\_, 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 1 to  
ORDINANCE NO. 22-24**

**AN ORDINANCE FOR 86.14 ACRES OF PROPERTY LOCATED AT APPROX. 6170 WEST  
7800 SOUTH, IDENTIFIED AS BOWMAN'S ARROW;**

**AND AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP FROM LOW  
DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY  
RESIDENTIAL, COMMUNITY COMMERCIAL, FUTURE PARK, AND PARKS AND OPEN  
LAND TO VERY HIGH DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL,  
MEDIUM DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL AND MIXED USE**

**LEGAL DESCRIPTION:**

**VERY HIGH DENSITY RESIDENTIAL**

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point being on the north line of 7800 South Street, said point also being 1278.29 feet North 89°58'36" East and 78.82 feet North 00°01'24" West from the Southwest Corner of said Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 363.69 feet; thence South 89°58'27" West 182.83 feet; thence North 00°02'47" East 350.49 feet; thence northerly 175.29 feet along the arc of a 262.78 foot radius curve to the left, through a central angle of 38°13'13", chord bears North 14°24'59" West 172.06 feet; thence North 32°52'10" West 578.71 feet; thence northwesterly 197.20 feet along the arc of a 200.05 foot radius curve to the left, through a central angle of 56°28'41", chord bears North 61°06'45" West 189.31 feet; thence North 633.72 feet; thence North 33°08'09" West 565.01 feet; thence North 89°51'27" West 285.76 feet to the westerly line of said Section 26; thence, along said westerly line of Section 26, North 00°27'05" West 1296.72 feet to the westerly right-of-way line of the Mountain View Corridor (Utah Department of Transportation) as described in Deed Book 9969 at Page 174 of the official records of Salt Lake County; thence, along said westerly right-of-way line, the following eleven (11) courses: (1) South 21°52'11" East 234.12 feet, (2) South 23°19'12" East 262.06 feet, (3) South 18°16'57" East 250.48 feet, (4) South 30°30'48" East 193.13 feet, (5) South 49°06'22" West 16.31 feet, (6) South 40°53'38" East 44.24 feet, (7) South 23°19'12" East 507.09 feet, (8) South 32°57'48" East 2116.84 feet, (9) South 28°28'11" East 508.23 feet, (10) southerly 254.88 feet along the arc of a 1397.00 foot radius curve to the right, through a central angle of 10°27'13", chord bears South 23°14'35" East 254.53 feet, (11) South 25°04'56" West 37.22 feet to the north line of 7800 South Street, thence, along the said north line of 7800 South Street, South 89°59'21" West 778.29 feet to the Point of Beginning.

**HIGH DENSITY RESIDENTIAL**

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point being 346.59 feet North 89°58'36" East and 442.49 feet North 00°01'24" West from the Southwest Corner of said Section 26 and running thence North 00°27'14" West 1818.29 feet; thence West 350.45 feet to the west line of said Section 26; thence, along said west line of Section 26,



183 North 00°28'02" West 374.49 feet to the West Quarter Corner of said Section 26; thence, continuing  
184 along the said west line of Section 26, North 00°27'05" West 9.81 feet; thence South 89°51'27" East  
185 285.76 feet; thence South 33°08'09" East 565.01 feet; thence South 633.72 feet; thence southeasterly  
186 97.20 feet along the arc of a 200.05 foot radius curve to the right, through a central angle of 56°28'41",  
187 chord bears South 61°06'45" East 189.31 feet; thence South 32°52'10" East 578.71 feet; thence  
188 southerly 175.29 feet along the arc of a 262.78 foot radius curve to the right, through a central angle of  
189 38°13'13", chord bears South 14°24'59" East 172.06 feet; thence South 00°02'47" West 350.49 feet;  
190 thence South 89°58'27" West 581.22 feet; thence South 89°58'56" West 167.80 feet to the Point of  
191 Beginning.

192  
193 MEDIUM DENSITY RESIDENTIAL

194  
195 A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and  
196 Meridian, located in West Jordan, Utah, more particularly described as follows:

197  
198 Beginning at a point on the west line of said Section 26, said point also being 442.54 feet North  
199 00°28'02" West from the Southwest Corner of said Section 26 and running thence, along said west line,  
200 thence North 00°28'02" West 1818.40 feet; thence East 350.45 feet; thence South 00°27'14" East  
201 1818.29 feet; thence South 89°58'56" West 350.02 feet to the Point of Beginning.

202  
203 COMMUNITY COMMERCIAL

204  
205 A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and  
206 Meridian, located in West Jordan, Utah, more particularly described as follows:

207  
208 Beginning at a point on the west line of said Section 26, said point also being 392.99 feet North  
209 00°28'02" West from the Southwest Corner of said Section 26 and running thence, along said west line,  
210 thence North 00°28'02" West 49.55 feet; thence North 89°58'56" East 517.82 feet; thence South  
211 00°27'17" East 379.97 feet to the north line of 7800 South Street; thence, along the said north line of  
212 7800 South Street, the following four (4) courses: (1) North 89°58'36" West 392.65 feet, (2) North  
213 35°13'17" West 141.55 feet, (3) North 00°28'02" West 214.82 feet, (4) South 89°31'58" West 44.39  
214 feet to the Point of Beginning.

215  
216 MIXED USE

217  
218 A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and  
219 Meridian, located in West Jordan, Utah, more particularly described as follows:

220  
221 Beginning at a point being on the north line of 7800 South Street, said point also being 517.72 feet North  
222 89°58'36" East and 62.52 feet North 00°27'17" West from the Southwest Corner of said Section 26 and  
223 running thence North 00°27'17" West 379.97 feet; thence North 89°58'27" East 764.05 feet; thence  
224 South 363.69 feet to the north line of 7800 South Street; thence, along the said north line of 7800 South  
225 Street, the following twelve (12) courses: (1) South 89°59'21" West 98.87 feet, (2) North 62°49'14"  
226 West 30.04 feet, (3) North 23°10'56" West 43.80 feet, (4) North 00°13'00" West 93.72 feet, (5) South  
227 89°47'00" West 76.00 feet, (6) South 00°13'00" East 85.93 feet, (7) South 29°54'54" West 54.04 feet,  
228 (8) South 71°06'36" West 45.36 feet, (9) South 89°59'16" West 44.24 feet, (10) South 00°11'15" East  
229 9.87 feet, (11) South 73°17'22" West 23.79 feet, (12) North 89°58'36" West 405.31 to the Point of  
230 Beginning.

# The Community

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At Bowman's Arrow

## General Plan Map Amendment

July 6, 2022

**Prepared by:**

Bowman Properties

Psomas

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# Bowman's Arrow

## General Plan Amendment

### Property:

Sidwell/Parcel # from SL Cnty: 20-26-301-004 Acreage 86.14 Lots: \_\_\_\_\_

Approximate Street Address: 6170 W. 7800 S.

Project Name: BOWMAN'S ARROW

Project Location: \_\_\_\_\_

### Type of Application:

☐ Concept

☐ Preliminary

☐ Final

☐ Agreement

☐ Conditional Use Permit

☐ Design Review Committee

☐ Development Plan

☒ General Land Use Amendment

☐ Other: \_\_\_\_\_

☐ Site Plan

☐ Site Plan Amended

☐ Subdivision Major

☐ Subdivision Minor

☐ Subdivision Amended

☐ Temporary Use Permit

☐ Zone Change

☐ Planned Community

Applicant: ROBERT BOWMAN

Company: ARB INVESTMENTS, LLC

Address: 7103 S. REDWOOD RD. #138

City: WEST JORDAN State: UT Zip: 84084

Phone: 801.758.8885 Cell: \_\_\_\_\_

Email: ROB@BOWMAN.ORG

Consultant: PSOMAS

Address: 4177 RIVERBANK RD. SUITE 200

City: SALT LAKE CITY State: UT Zip: 84123

Phone: 801.270.5777 Cell: \_\_\_\_\_

Email: CHRIS.HUPP@PSOMAS.COM

### \*\* Property Owner(s):

Name: ARB Investments LLC.

Address: 7103 S. Redwood Rd #138

City: West Jordan State: UT Zip: 84084

Phone: 801-758-8885 Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

**\*\* Applicant must identify as a "Property Owner", all holders of any legal title to the Property; if necessary, attach additional page(s) to this Application to identify additional Property Owners.**

By signing below, the Applicant hereby represents, and affirms the following:

1. Definitions.
  - a. "Application": Application includes (i) this Application form, (ii) the Property Owner(s) Affidavit, and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").
  - b. "Property Owner(s)": Holders of any legal title to the Property.
2. Information is True and Correct. The information described on this Application form and contained in the Property Owner's Affidavit, is true and correct. The Applicant will use its best efforts to ensure all contents of the Application are accurate and current.
3. Property Owner(s) Consent to this Application. All Property Owner(s) (i) have reviewed and expressly approve of the contents of this Application form, and (ii) consent to the Applicant pursuing approval of the Application.
4. City's Right to Contact Property Owner(s). The City has the right to contact the Property Owner(s) directly, in writing or through other means, to verify any information contained in the Application.
5. Contact with Property Owner(s) is not Interference. Contact by the City as outlined in "4." above is and shall not be considered interference with the Applicant's business dealings.
6. Incorrect or Untrue Information Voids this Application. If any information provided as part of the Application is untrue or incorrect, at the option of the City (i) this Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Applicant shall indemnify and hold the City harmless for any costs or claims resulting from false or incorrect representations (A) of or from the Applicant, and/or (B) of or from the Property Owner(s), the Consultant, and/or the Supporting Parties of which the Applicant has or had knowledge.
7. Notice to the City of a Changed Event. The Applicant has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executes this Application form, and (ii) which alters the legal relationship of the Applicant and the Property Owner(s) to an extent that either (A) the Applicant no longer has authorization from the Property Owner(s) to pursue the Application, or (B) results in any representation or information in this Application or the Property Owner's Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

Applicant Signature:  Date: 3/12/20.

(Completed Notary Block for Applicant's signature must be attached to this Application form)

OFFICE USE ONLY			
MUNIS #:	Date Received:	Date of Meeting:	
ODA	Planner:	Engineer:	Fire:



# Bowman's Arrow

## General Plan Amendment

### Notary Block for Applicant's Signature

STATE OF UTAH )  
 : ss.  
County of SALT LAKE )

On this 12 day of MARCH, 2020, before the undersigned notary public in and for the said state, personally appeared ROBERT BOWMAN [name of person], known or identified to me to be a/the OWNER [position of responsibility] of ARB INVESTMENTS, LLC [name of company or entity], and the person who executed the foregoing instrument and acknowledged to me that said company or entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

  
Notary Public





### PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }  
COUNTY OF SALT LAKE } ss

I, ROBERT BOWMAN, being duly sworn, by my signature represent, affirm and attest as follows:

1. Definitions. The following definitions apply in this Affidavit:
  - a. "Application": Application includes (i) the document entitled *West Jordan City Development Services Application* ("Application Form"), (ii) this Property Owner Affidavit ("Affidavit") and any other Property Owner Affidavit(s), and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").
  - b. "Applicant": The individual and/or entity named as such on the Application Form.
  - c. "Property Owner": Holder of any legal title to the Property.
  - d. "Property": That parcel identified as sidwell/parcel# 20-26-301-004,  
located at approximately 6170 W. 7800 S.  
(approximate street address)

2. Property Owner. To the best of my knowledge (**check one**):

☒ I am the SOLE Property Owner.

-or-

☐ There is/are (an) additional Property Owner(s), whose name(s) follow:

(include additional pages with names if necessary)

3. Reviewed the Application. I have reviewed the Application Form dated 3-12-2020,

submitted to the West Jordan City by ROBERT BOWMAN,  
(name of Applicant as appears on the signature line of the Application form)

for the project entitled, "BOWMAN'S ARROW"  
(name of Project as appears on the Application form)

which Application requests approval by the City of West Jordan for the following:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Agreement                             | <input type="checkbox"/> Site Plan           | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Conditional Use Permit                | <input type="checkbox"/> Site Plan Amended   | <input type="checkbox"/> Zone Change          |
| <input type="checkbox"/> Design Review Committee               | <input type="checkbox"/> Subdivision Major   | <input type="checkbox"/> Planned Community    |
| <input type="checkbox"/> Development Plan                      | <input type="checkbox"/> Subdivision Minor   |   |
| <input checked="" type="checkbox"/> General Land Use Amendment | <input type="checkbox"/> Subdivision Amended |   |
| <input type="checkbox"/> Other: _____                          |  |   |

# Bowman's Arrow

## General Plan Amendment


4. Information is True and Correct. The information contained in this Affidavit and the Application form, is true and correct. The Property Owner will use its best effort to ensure all contents of this Affidavit and the Application form are accurate and current.
5. Property Owner's Consent to the Application. The Property Owner (i) has reviewed and expressly approves the contents of the Application Form, and (ii) consents to the Applicant pursuing approval of the Application.
6. City's Right to Contact Property Owner. The City has the right and may contact the Property Owner directly, in writing or through other means, to verify any information contained in the Application.
7. Contact with Property Owner is not Interference. Contact by the City as outlined in "6." above is and shall not be considered interference with the Property Owner's business dealings with the Applicant.
8. Incorrect or Untrue Information Voids the Application. If any information provided as part of the Application or this Affidavit is untrue or incorrect, at the option of the City (i) the Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Property Owner shall indemnify and hold the City harmless for any costs or claims from the Property Owner resulting from false or incorrect representations (A) of or from the Property Owner, and/or (B) resulting from the Application being voided.
8. Notice to the City of a Changed Event. The Property Owner has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executed the Application Form, and (ii) which alters the legal relationship of the Applicant and the Property Owner to an extent that either (A) the Applicant no longer has authorization from the Property Owner to pursue the Application in whole or in part, or (B) results in any representation or information of which the Property Owner is aware or becomes aware in the Application or this Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

My signature below attests the I consent to the statements and information provided in the Application and attached plans and exhibits for the requested process(s) as checked above, and that all information presented by me is true and correct to the best of my knowledge.

  
(Property Owner Signature)

Robert Bowman  
(Printed Name)

Subscribed and sworn to me this 12 day of MARCH, 20 20.

  
(Notary)  
Residing in SALT LAKE, UT  
(County) (State)

My commission expires: 2/22/2024





## Checklist



## GENERAL PLAN MAP AMENDMENT SUBMITTAL CHECKLIST

APPLICANT Robert BowmanDATE 2/16/2022PROJECT Bowman's Arrow

### GENERAL PLAN MAP AMENDMENT

Your Check	City Check	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	As part of the general plan map amendment process, the applicant shall attempt to collect the signature of the property owner or authorized agent or, in the case of amendments affecting multiple properties, the signatures of a majority of the persons who own property within the area proposed for the general plan map amendment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the following information: <ol style="list-style-type: none"> <li>1. Legal description for the property</li> <li>2. Property owner name</li> <li>3. The present zoning classification</li> <li>4. The present land use</li> <li>5. The proposed land use</li> <li>6. A scaled diagram of the subject parcel/land</li> </ol>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	In writing, explain the reason and justification for a general plan map amendment. The statement must include: <ol style="list-style-type: none"> <li>1. Explain how the required findings of the Municipal Code are met.</li> <li>2. Analysis of the potential impacts on the existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, electric power, fire protection, garbage collection, etc.</li> <li>3. Specify the potential use of the property within the area of the proposed amendment.</li> <li>4. Explain why the existing general plan designation/general plan language for the area is no longer appropriate or feasible.</li> </ol>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Obtain a Salt Lake County Plat of the area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal description of the boundary to be amended.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	List of property owners within 300' radius of the subject parcel (prepared by Salt Lake County Recorders Office on address labels)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Prepare <b>two sets</b> of Addressed and Stamped ( <b>not metered</b> ) letter-sized envelopes (no. 10) to be mailed (by the City) to the neighboring property owners. Do not use envelopes with your business return address.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Digital copy in PDF format

**NOTE:** *Incomplete applications will not be scheduled for Planning Commission Review.*

# Bowman's Arrow

## General Plan Amendment

### Legal Description

**ARB INVESTMENTS LLC,  
A UTAH LIMITED LIABILITY COMPANY**  
Parcel No 20-26-301-004

#### PROJECT BOUNDARY

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at the Southwest Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running, along the section line, North 00°28'02" West 2635.43 feet to the West Quarter Corner of said Section 26; thence, along the section line, North 00°27'08" West 1304.72 feet to the southerly right-of-way line of the Mountain View Corridor (Utah Department of Transportation) as described in Deed Book 9969 at Page 174 of the official records of Salt Lake County; thence, along said deed, the following eleven (11) courses: (1) South 21°52'57" East 232.37 feet, (2) South 23°19'58" East 262.06 feet, (3) South 18°17'43" East 250.48 feet, (4) South 30°31'34" East 193.13 feet, (5) South 49°05'36" West 16.31 feet, (6) South 40°54'24" East 44.24 feet, (7) South 23°19'58" East 507.09 feet, (8) South 32°58'34" East 2116.84 feet, (9) South 28°28'57" East 508.23 feet, (10) southerly 254.88 feet along the arc of a 1397.00 foot radius curve to the right, through a central angle of 10°27'13" (chord bears South 23°15'22" East 254.53 feet), (11) South 24°53'23" West 37.47 feet; thence South 89°59'21" West 1086.81 feet; thence South 00°00'39" East 78.89 feet to the south line of said Section 26; thence, along said south line, South 89°58'36" West 945.30 feet to the Point of Beginning.

Contains 3,752,258 Sq. Ft. (86.14 Ac.)

Basis of Bearing being North 89°58'36" East along the section line from the Southwest Corner to the South Quarter Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian.

### Future Land Use Map Legal Description

#### VERY HIGH DENSITY RESIDENTIAL

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point being on the north line of 7800 South Street, said point also being 1278.29 feet North 89°58'36" East and 78.82 feet North 00°01'24" West from the Southwest Corner of said Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 363.69 feet; thence South 89°58'27" West 182.83 feet; thence North 00°02'47" East 350.49 feet; thence northerly 175.29 feet along the arc of a 262.78 foot radius curve to the left, through a central angle of 38°13'13", chord bears North 14°24'59" West 172.06 feet; thence North 32°52'10" West 578.71 feet; thence northwesterly 197.20 feet along the arc of a 200.05 foot radius curve to the left, through a central angle of 56°28'41", chord bears North 61°06'45" West 189.31 feet; thence North 633.72 feet; thence North 33°08'09" West 565.01 feet; thence North 89°51'27" West 285.76 feet to the westerly line of said Section 26; thence, along said westerly line of Section 26, North 00°27'05" West 1296.72 feet to the westerly right-of-way line of the Mountain View Corridor (Utah Department of Transportation) as described in Deed Book 9969 at Page 174 of the official records of Salt Lake County; thence, along said westerly right-of-way line, the following eleven (11) courses: (1) South 21°52'11" East 234.12 feet, (2) South 23°19'12" East 262.06 feet, (3) South 18°16'57" East 250.48 feet, (4) South 30°30'48" East 193.13 feet, (5) South 49°06'22" West 16.31 feet, (6) South 40°53'38" East 44.24 feet, (7) South 23°19'12" East 507.09 feet, (8) South 32°57'48" East 2116.84 feet, (9) South 28°28'11" East 508.23 feet, (10) southerly 254.88 feet along the arc of a 1397.00 foot radius curve to the right, through a central angle of 10°27'13", chord bears South 23°14'35" East 254.53 feet, (11) South 25°04'56" West 37.22 feet to the north line of 7800 South Street, thence, along the said north line of 7800 South Street, South 89°59'21" West 778.29 feet to the Point of Beginning.

Contains 1,652,606 Sq. Ft. (37.94 Ac.)

#### High Density Residential

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point being 346.59 feet North 89°58'36" East and 442.49 feet North 00°01'24" West from the Southwest Corner of said Section 26 and running thence North 00°27'14" West 1818.29 feet; thence West 350.45 feet to the west line of said Section 26; thence, along said west line of Section 26, North 00°28'02" West 374.49 feet to the West Quarter Corner of said Section 26; thence, continuing along the said west line of Section 26, North 00°27'05" West 9.81 feet; thence South 89°51'27" East 285.76 feet; thence South 33°08'09" East 565.01 feet; thence South 633.72 feet; thence southeasterly 197.20 feet along the arc of a 200.05 foot radius curve to the right, through a central angle of 56°28'41", chord bears South 61°06'45" East 189.31 feet; thence South 32°52'10" East 578.71 feet; thence southerly 175.29 feet along the arc of a 262.78 foot radius curve to the right, through a central angle of 38°13'13", chord bears South 14°24'59" East 172.06 feet; thence South 00°02'47" West 350.49 feet; thence South 89°58'27" West 581.22 feet; thence South 89°58'56" West 167.80 feet to the Point of Beginning.

Contains 1,015,591 Sq. Ft. (23.31 Ac.)

# Bowman's Arrow

## General Plan Amendment

### Future Land Use Map Legal Description Continued...

#### Medium Density Residential

A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the west line of said Section 26, said point also being 442.54 feet North 00°28'02" West from the Southwest Corner of said Section 26 and running thence, along said west line, thence North 00°28'02" West 1818.40 feet; thence East 350.45 feet; thence South 00°27'14" East 1818.29 feet; thence South 89°58'56" West 350.02 feet to the Point of Beginning.

Contains 636.828 Sq. Ft. (14.62 Ac.)

#### Commercial

A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the west line of said Section 26, said point also being 392.99 feet North 00°28'02" West from the Southwest Corner of said Section 26 and running thence, along said west line, thence North 00°28'02" West 49.55 feet; thence North 89°58'56" East 517.82 feet; thence South 00°27'17" East 379.97 feet to the north line of 7800 South Street; thence, along the said north line of 7800 South Street, the following four (4) courses: (1) North 89°58'36" West 392.65 feet, (2) North 35°13'17" West 141.55 feet, (3) North 00°28'02" West 214.82 feet, (4) South 89°31'58" West 44.39 feet to the Point of Beginning.

Contains 177,314 Sq. Ft. (4.07 Ac.)

#### Mixed Use

A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point being on the north line of 7800 South Street, said point also being 517.72 feet North 89°58'36" East and 62.52 feet North 00°27'17" West from the Southwest Corner of said Section 26 and running thence North 00°27'17" West 379.97 feet; thence North 89°58'27" East 764.05 feet; thence South 363.69 feet to the north line of 7800 South Street; thence, along the said north line of 7800 South Street, the following twelve (12) courses: (1) South 89°59'21" West 98.87 feet, (2) North 62°49'14" West 30.04 feet, (3) North 23°10'56" West 43.80 feet, (4) North 00°13'00" West 93.72 feet, (5) South 89°47'00" West 76.00 feet, (6) South 00°13'00" East 85.93 feet, (7) South 29°54'54" West 54.04 feet, (8) South 71°06'36" West 45.36 feet, (9) South 89°59'16" West 44.24 feet, (10) South 00°11'15" East 9.87 feet, (11) South 73°17'22" West 23.79 feet, (12) North 89°58'36" West 405.31 to the Point of Beginning.

Contains 270,977 Sq. Ft. (6.22 Ac.)

Basis of Bearing being North 89°58'36" East along the section line from the Southwest Corner to the South Quarter Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian.



## Introduction & Vicinity Map

Bowman's Arrow will be located in the West Side Planning area of West Jordan City at the corner of Mountain View Corridor and 7800 South. It is bordered by the Mountain View Corridor to the East, 7800 South to the South, and the Maples development to the West. The property falls under the Interchange Overlay Zone (IOZ) area D.



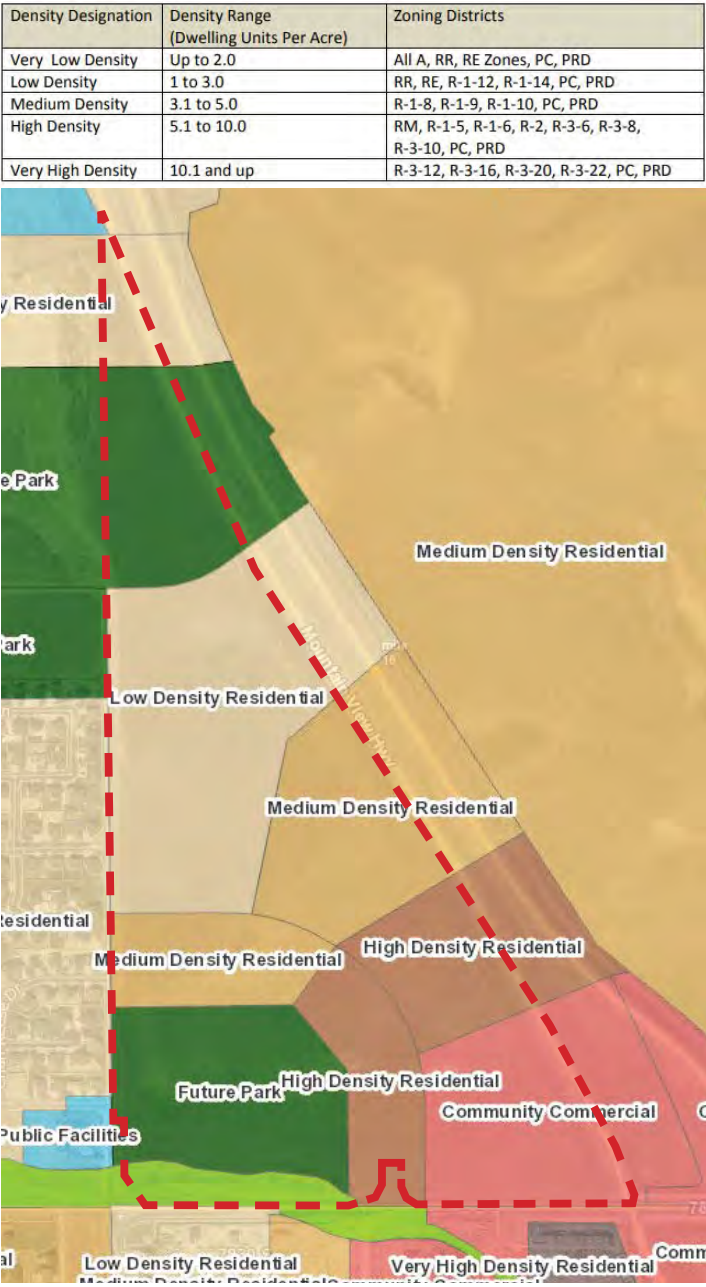


# Bowman's Arrow

## General Plan Amendment

### Project Boundary, Acreage, Current Zoning & Land Use

The project boundary as shown below encompasses 86.14 acres on the west side of Mountain View Corridor. The map to the left shows existing zoning and the map to the right shows general plan land use. The entire site is currently zoned A-20, with the majority of the surrounding development zoned PC. The land use plan for the area includes a mix of residential density types, as well as some community commercial and open space. The proposed land use map on the following page updates the general plan map with a more compatible arrangement of uses and densities given the properties surrounding developmental context.



### Proposed Land Use

The proposed land use types for Bowman's Arrow are shown below. The nature of the project is to mix land use types (such as medium density, high density, very high density and community commercial) to create a cohesive community. Development in Bowman's Arrow is meant to match adjacent densities and support surrounding commercial centers while minimizing potential impacts on the transportation network. The land use layout was developed to better conserve resources by utilizing the surrounding infrastructure and uses. This land use layout allows a more urban walkable interior community with amenities, shopping, and services close by. It also allows for a range of different housing types—enhancing and increasing the affordability of residents in different life stages thus ensuring a vibrant walkable community through multi-generational overturn and integrated amenities.

In addition, this land use layout better meets the purpose of the West Jordan Municipal code in that it:

- Promotes the health, safety, convenience and general welfare of the city and its present and future inhabitants. (Proximity to large commercial area, major transportation corridor, walkable community)
- Encourages and facilitates orderly growth and development. (Focusing development around major infrastructure and services)
- Provides adequate open space, prevents overcrowding, and lessens congestion
- Secures economy in municipal expenditures and encourages adequate provisions for services

It accomplishes these goals by focusing the development around major transportation corridors, commercial districts, and services. More compact development encourages walkability, close usable amenities, increases tax revenue/acre while decreasing cost to service residents, increases affordability of homes, increases viability and success of commercial development by adding higher intensities within less than a mile.





## Parcel Map

The below scaled map outlines the subject parcel/land for the Bowman's Arrow project. The entire project encompasses one parcel, with no boundary adjustments or subdivisions required. The parcel totals 86.14 acres in area.



## Amendment Justification

All elements required by Municipal Code for the Bowman's Arrow project are present in this document (see checklist items on page vii).

This proposed General Plan Amendment is compatible with neighboring uses and densities. The property is bounded to the east by Mountain View Corridor, to the west by medium density residential and a fire station, and to the south by high density and very high density residential. The updated land uses (pg 3) are strategically placed to create buffers and transition areas between existing and new development. The densities blend with existing development, and higher densities are used along major transportation corridors and intersections (providing efficient use of existing infrastructure and utilities).

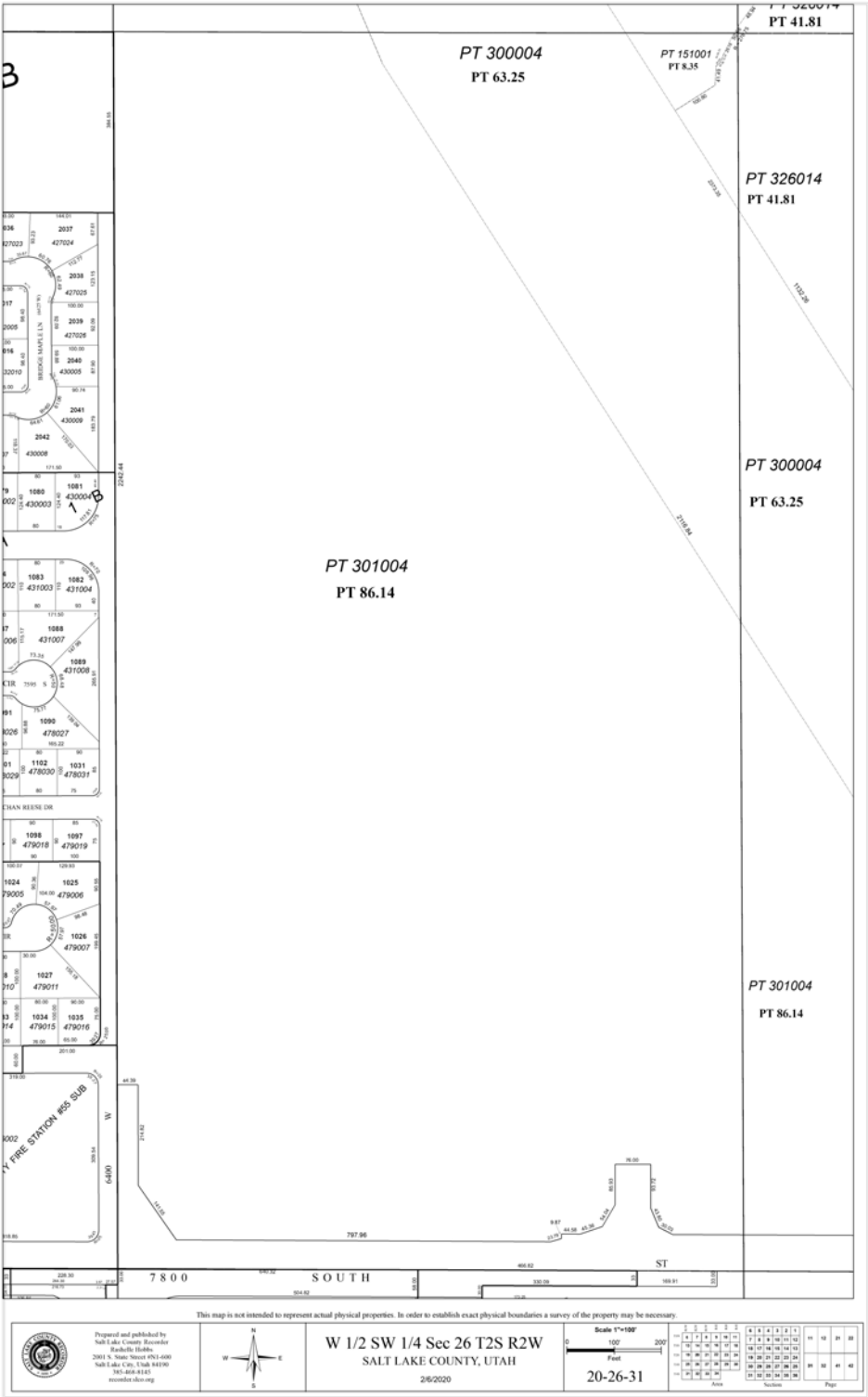
By consolidating the higher density units to the east, traffic can be channeled onto collector roads, and quickly onto the Mountain View Corridor, thus reducing the traffic impact to the neighborhoods to the west. A new intersection on 7800 South would provide safe access from the development. The proposed looping road network would allow easy access for fire and police protection, as well as garbage collection.

The use of the property will be primarily residential. The existing General Plan needs to be updated because the previously-planned layout and uses are no longer appropriate next to recent high and very high density residential developments and the previously developed medium and high density residential development in the area. The planned Community Commercial area was shifted from the southeast corner to the southwest corner for improved business access and traffic flows.

# Bowman's Arrow

General Plan Amendment

## Salt Lake County Plats





## General Plan Amendment

## **I. BACKGROUND**

The subject property (“Property”) which is the subject of this Land Use Map amendment (“Amendment”) is 86.14-acres of land located at 6170 West 7800 South. The land is vacant and is bordered by the Mountain View Highway to the east, 7800 South to the south, and 6400 West to the west.

The Applicant initially filed an application for a Rezone to a P-C zone with an Interchange Overlay District, a Master Development Plan and a Future Land Use Map Amendment on March 2, 2020 for the purposes of developing the Property into a planned community consisting of a mix of multi-story apartments/condos, townhomes, detached single-family, active and passive open space, trails and various amenities. The application was reviewed for completeness and was deemed incomplete. The Applicant responded on April 2<sup>nd</sup>, 2020 and the application was then deemed complete.

The initial review of the Master Development Plan, Rezone and Future Land Use Map Amendment was completed on May 5, 2020. Some of the City staff comments from the initial review were:

- “Due to the significant increase in density the City will require an update to the master plan. This will be a privately funded update which must be approved by the City. Additional requirements may come as a result of the findings of that update.”
- “Water Reservoir Storage for Zone 5 is presently not available for this project.”

Following the initial review, the project was presented conceptually to the City Council in a work session on May 27, 2020. The majority of the City Council seemed supportive of the proposal but had concerns related to the presence of collapsible soils in the area, assurance that the proposed residential density will not cause an undo burden on city services, and the automobile traffic generated can be mitigated by means such as mass transit services provided by Utah Transit Authority and the inclusion of roundabouts on 7800 South. Following the City Council work session, the Applicant submitted a revised Master Development Plan.

A second review was completed by staff of this revision where it was determined that the availability of utilities related to the City’s water and sewer master plans had not been adequately addressed by the Applicant. A revised Master Development Plan was submitted by the Applicant.

Due to the lack of adequate water service infrastructure to service the new development, inadequate sewer infrastructure and road connectivity issues, the Applicant chose to withdraw their applications for a Rezone and a Master Development Plan but chose to proceed with their application for an amendment to the Future Land Use Map.

On April 19, 2022, the Planning Commission held a public hearing for the proposed Amendment to the Future Land Use Map. Due to several written public comments that were sent to the Planning Commission minutes before the start of the meeting and the controversiality of the proposal, the Planning Commission voted unanimously to table the item to the next available meeting to provide them with more time to review the citizen comments. During the next meeting on May 3, 2022, the Planning Commission voted unanimously to forward a negative recommendation to the City Council

for the proposed Amendment. Their concerns pertained to the removal of commercial space and cited failure to meet Findings A, C and D of §13-7C-6 of the City Code. After the vote to forward a negative recommendation of the Application to the City Council, the Planning Commission suspended its rules and added additional information explaining the reasoning for the negative recommendation. In addition to expanding on the concerns with Findings A, C, and D §13-7C-6 of the City Code which were specifically mentioned in the prevailing motion, one Commissioner added that the Commissioner’s “biggest concern” was the expense for infrastructure to support the Application (this requirement is Finding “E” required by the City Code, is not met in the current Application, and is further explained below).

Following the Planning Commission’s decision, the Applicant met with the Land Use Subcommittee on May 17, 2022 to discuss some of the concerns from the Planning Commissioners and the public during the past hearings, particularly regarding the potential of including commercial land use. The Land Use Subcommittee recommended that the Applicant consult with the General Plan Committee.

On June 16, 2022, the Applicant met with the General Plan Committee to discuss the proposal and what they would envision for this area. The majority of the comments from the General Plan Committee were in favor of adding commercial and mixed use along 7800 South, preferably on the far side away from the Mountain View Corridor. The Applicant has now updated their proposed plan based on these comments.

## II. GENERAL INFORMATION & ANALYSIS

The Property’s surrounding zoning and land uses are as follows:

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Low Density Residential	A-20	Mountain View Highway
<b>South</b>	Low Density Residential, Medium Density Residential, High Density Residential, Very High Density Residential, Community Commercial, Parks and Open Land	LSFR, MFR, SC-2, HFR	7800 South, Detached Single-Family Residential, Townhomes, High Density Apartments, Vacant Land
<b>West</b>	Low Density Residential, Future Park, Public Facilities, Parks and Open Land	P-C, P-F, LSFR, A-20	Detached Single-Family Residential, West Jordan Fire Station, Vacant Land
<b>East</b>	Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial	A-20	Mountain View Highway

The Applicant is requesting to amend the General Plan’s Future Land Use Map to a mix of Very High Density Residential, Community Commercial, Mixed Use, High Density Residential and Medium Density Residential in anticipation of a future master planned community on the 86.14-acre property on the northwest corner of the 7800 South/Mountain View Highway interchange. The original request was strictly for a mix of very high, high and medium density residential, but

the Applicant has decided to include commercial and mixed use based on the suggestions from the Planning Commission, the General Plan Committee and the general public residing in the area. The original Future Land Use Map Amendment request was for a “floating” residential land use category. The Applicant is no longer pursuing a specific overall density for a specific project but is instead requesting a conceptual arrangement of land use designations that would be conducive to a master planned community in the future and to guide future infrastructure planning.

### III. FINDINGS OF FACT

#### Section 13-7C-6: Amendments to the General Plan Future Land Use Map

An amendment to the General Plan Future Land Use Map amendment may only be approved by the City Council if the following findings are made:

**Finding A:** *The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.*

**Staff Discussion:** The proposed land use pattern will include a mix of mostly Very High Density Residential, High Density Residential and Medium Density Residential, which are defined in the General Plan as follows:

*“Very High Density Residential will include development providing for multi-family high-rise apartments, condominium and townhomes, where public transit and major transportation routes are readily available and nearby. These higher density classifications should be applied around commercial nodes at major intersections.*

*High Density Residential will include development providing for multi-family housing at or above 2-stories in height, with densities intended to serve a large number of residents in a small development area. This designation is typically used to serve as a transition from higher intensity land uses to lower density residential uses and is located in neighborhoods near major transportation routes, near core shopping centers, and where densities are typically higher to increase daily ridership numbers that are near transit stations.*

*Medium Density Residential will include development providing for moderate intensity single-family attached/detached units as well as twin and town homes. Areas that should be designated as medium density residential uses should be preferred for infill development that are well buffered from commercial and industrial uses.” – 2012 West Jordan General Plan; page 25*

The proposed land use pattern meets the purposes behind these definitions by guiding development on land that is adjacent to a State highway and a major arterial, with the highest densities located adjacent to the highway with a transition to lower densities further to the west.

The General Plan provides a range of density for each type of residential land use, as depicted in the following table:

Residential Density - Adjusted Net Density (Excluding Multi -Family Residential)

Density Designation	Density Range (Dwelling Units Per Acre)	Zoning Districts
Very Low Density	Up to 2.0	All A, RR, RE Zones, PC, PRD
Low Density	1 to 3.0	RR, RE, R-1-12, R-1-14, PC, PRD
Medium Density	3.1 to 5.0	R-1-8, R-1-9, R-1-10, PC, PRD
High Density	5.1 to 10.0	RM, R-1-5, R-1-6, R-2, R-3-6, R-3-8, R-3-10, PC, PRD
Very High Density	10.1 and up	R-3-12, R-3-16, R-3-20, R-3-22, PC, PRD

Based on this table, the current Future Land Use Map designations within the Applicant's Property boundaries are planned for the following unit ranges:

- High Density Residential: 65.97 – 129.36 potential dwelling units
- Medium Density Residential: 52.57 – 84.79 potential dwelling units
- Low Density Residential: 23.22 – 69.67 potential dwelling units

In total, a range of 141.76 - 283.82 dwelling units is possible under the current Future Land Use Map.

The proposed land use pattern will have a density range larger than what the current land use map anticipates. Based on the legal descriptions provided by the Applicant, the proposed Future Land Use Map designations within the Property boundaries would have the following unit ranges:

- Very High Density Residential: 400 -  $\infty$  potential dwelling units
- High Density Residential: 118 - 233 potential dwelling units
- Medium Density Residential: 45 - 73 potential dwelling units

In summary, the proposed amendment to the Future Land Use Map would allow a minimum of 563 dwelling units but *no maximum* number of units. The Very High Density Residential land use designation has no maximum limit, which means that the maximum density of any future development would be at the discretion of the City Council.

The Mixed Use and Community Commercial land use designations do not have a specified density range, although the General Plan suggests a density range of 0-25 dwelling units per acre for Mixed Use within the now-defunct Performance Based Planning Area (West Side Planning Area).

The most applicable objectives of the General Plan are:

### General Land Use Goals and Policies

*GOAL 2. CONTINUALLY AND CONSISTENTLY UPDATE THE FUTURE LAND USE MAP, ZONING MAP, AND ZONING ORDINANCE FOR EASE OF REFERENCE AND ADMINISTRATION.*

*Policy 1. The official Future Land Use Map should accurately represent the future land use needs and goals of the city.*

### *Implementation Measure*



*1. Update the Future Land Use Map on an as-needed basis after positively finding that the location of the new or changed use is appropriate for the area and that no negative impact will be created to the neighborhood or the city because of the change.*

The proposed land use pattern will be located near a major transportation interchange in an area that is designated for potential rezone to an Interchange Overlay District. The lowest density areas will be located near the existing single-family residential neighborhood, while the highest density areas will be adjacent to the Mountain View Highway.

### *Residential Goals and Policies*

*GOAL 1. PROVIDE A SAFE AND HEALTHY LIVING ENVIRONMENT FOR ALL CITIZENS OF THE CITY.*

*Policy 2. Establish standards employing easily sustainable practices.*

### *Implementation Measures*

*6. Locate moderate to high density housing next to employment and transit centers to reduce the vehicle miles traveled.*

The proposed land use pattern will encourage moderate to high density housing near the intersection of a State highway and a major arterial road. The nearest commercial center is on 5600 West and 7800 South, with another commercial center planned for the northeast corner of 7800 South and the Mountain View Highway, and other major job centers in West Jordan are easily accessible via a 2-4 mile drive south along the Mountain View Highway.

*GOAL 3. MANAGE GROWTH OCCURRING WITHIN THE CITY.*

*Policy 1. Plan and support an efficient residential development pattern that enhances established neighborhoods and creates new neighborhoods in identified (infill) growth areas.*

### *Implementation Measures*

*5. Ensure the adequacy of present and future public services such as culinary water, sanitary sewer, storm drain, schools, parks/recreation, public safety, transportation facilities and other vital utilities prior to approval of a development.*

Water and sewer infrastructure is based upon the current land use map. An increase in density above what is currently planned for on the land use map is inadequate to service a large high density residential community. Any increase in residential density above what is planned for on the current land use map should be considered a project improvement not a system improvement and funding the increased utility costs should be negotiated with the City Council in a master development agreement.

### Commercial Goals and Policies

#### **GOAL 2. PROVIDE ADEQUATE AND ACCESSIBLE COMMERCIAL AND BUSINESS SERVICES TO ALL CITY RESIDENTS.**

*Policy 1. Continue to implement the policy of limiting commercial centers to “nodes” located at the intersections of major arterial streets or, in the case of neighborhood commercial centers, at designated locations within large planned residential communities.*

#### *Implementation Measures*

*8. Provide for commercial districts within close proximity to residential neighborhoods and transit stations.*

The proposed commercial land use is placed in a location that is conducive to integral inclusion within a future planned community. The surrounding land uses will be low and medium density residential, with mixed use to the east. This location will allow for easy access from nearby existing and future residential neighborhoods.

#### **GOAL 3. PROVIDE WELL-DESIGNED, AESTHETICALLY PLEASING, AND EFFICIENT COMMERCIAL AREAS WITHIN THE CITY OF WEST JORDAN.**

*Policy 2. Coordinate commercial development with transportation planning.*

#### *Implementation Measures*

*6. Expand economic development opportunities along the future Mountain View Corridor and near all major transit stations without compromising the existing adjacent land uses.*

The proposed commercial land use designation will be located on the corner of an arterial street and a collector street on the west side of the Mountain View Corridor. There is currently no commercial designated for the northwest and southwest corners of the Mountain View Highway/7800 South interchange and the addition of commercial should provide more economic and social vitality to the area. This area will be situated between an existing fire station and a future mixed use area, and will be compatible with both land uses.

### Mixed Use Goals and Policies

#### **GOAL 1. EVALUATE AND UPDATE SECTIONS OF THE ZONING ORDINANCE AND ZONING MAP TO INCORPORATE MORE MIXED USE DEVELOPMENT IN THE CITY.**

*Policy 1. Amend the Zoning Ordinance and Zoning Map to include a Mixed Use (MU) zoning district that applies to all areas of the city.*

#### *Implementation Measures*

*1. The Mixed Use designation should be applied to key intersections and street corridors in order to provide a mix of uses that will become centers of activity and development within the city.*

The proposed Mixed Use land use designation will be located on the northwest corner of 7800 South and a planned collector road that will be constructed with future development. This future collector road will connect to 7800 South to 6400 West, which will facilitate easy access to the Mixed Use area from both 7800 South and the surrounding neighborhood.

### Goals and Policies for Housing

*GOAL 2 PROVIDE A RANGE OF HOUSING TYPES, STYLES, SIZES, AND PRICE LEVELS IN ALL AREAS OF THE CITY.*

*Policy 2. Provide opportunities within the community for a variety of multi-family housing units.*

### Implementation measures

*1. Select multi-family development locations to minimize incompatibility with surrounding land uses, and to serve a transitional function between lower density residential areas and other land uses.*

The proposed amendment to the Future Land Use Map will provide a transitional land use pattern between the single-family residential neighborhood to the west and the Mountain View Highway and commercial areas to the east.

### Environmental Goals and Policies

*GOAL 8. ACHIEVE A HARMONIOUS RELATIONSHIP BETWEEN MAN AND HIS ENVIRONMENT AND ASSURE ALL CITIZENS AN AESTHETICALLY PLEASING AND ENVIRONMENTALLY SENSITIVE URBAN ENVIRONMENT.*

*Policy 1. Preserve the natural character, beauty, and amenities of the city, and encourage developments compatible with the natural environment.*

### Implementation Measures

*9. Protect all natural waterways in the city to provide for clean storm drainage and as a component of the city's linear park system.*

The south end of the southwest quadrant of the Property is traversed by the Clay Hollow natural wash. The Applicant is proposing to remove the Parks & Open Lands designation for this area in order to provide a larger and more functional commercial development in the future by eventually piping the wash. Although the General Plan encourages the preservation of these washes, this particular wash is only 855 feet long and any future commercial development would be unreasonably

squeezed between the wash and a future eastward extension of 7735 South. This would result in a much smaller space for future development, which could limit the types of commercial development that could be built on the property.

**Staff Finding:** The proposed Amendment generally conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan; although, the lack of detail provided in this Application does open the door to potential conflict with the General Plan if a rezoning and/or other land use application is presented in the future.

**Planning Commission Finding:** The planning commission did not go into detail as to their specific findings, but in general they believe the proposed Amendment does not conform to and is not consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

**Finding B:** *The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.*

**Discussion:** The existing land use designations shown on the Future Land Use Map include a patchwork of Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, and Parks and Open Lands. These existing land uses call for a range of low-intensity residential areas that are situated directly adjacent to a major State highway. While this situation is not inherently bad, it is less than ideal considering that higher intensity uses would be better suited to such close proximity to a major highway.

Despite the abundance of areas throughout the city that are designated for residential, many of them do not allow the flexibility needed to provide for a variety of housing types and high-density availability that are supported by the General Plan. Based on land use studies conducted by the City last year, roughly 30% of all land in West Jordan is utilized for detached single-family residential and is the most prevalent land use in the city. The Future Land Use Map at that time also reflected these trends, with Medium Density Residential comprising the largest amount of land in the city at 28%. By comparison, multi-family housing occupied only 3% of all land in the city. The Very High Density Residential and High Density Residential future land use designations that are conducive to multi-family residential covered 11% of the city area, although it should be noted that many of these areas that are already developed contain detached single-family homes on smaller lots.

Due to the abundance of detached single-family residential subdivisions throughout the eastern two-thirds of the city and the desirability of larger lots near the Oquirrh Mountain foothills, the areas around the Mountain View Highway interchanges are best suited to accommodate higher density residential housing options that can also support nearby commercial businesses to, in turn, facilitate a more vibrant urban center within these interchange nodes.

**Staff Finding:** The development pattern contained on the land use plan

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inadequately provides the appropriate optional sites for the use and/or change proposed in the Amendment.

**Planning Commission Finding:** The planning commission supports this Staff Finding.

**Finding C:** The proposed Amendment will be compatible with other land uses, existing or planned, in the vicinity.

**Discussion:** All of the proposed Very High Density Residential land use designations will be located along the east periphery of the Property, namely along the Mountain View Highway. The future development of these areas is anticipated to be multi-story condominiums or apartment buildings, 4-plex multi-family housing or townhomes. The southern periphery adjacent to 7800 South will also be designated for more intense uses, namely Very High Density Residential, Mixed Use and Community Commercial. The Medium Density Residential land use designation will be concentrated along 6400 West, directly across the street from the Maple Hills planned community. This existing community is designated for Low Density Residential, so a new Medium Density Residential land use designation on the opposite side of a collector road will be an appropriate transition.

In order to follow the land use policy of concentrating high intensity uses near major roadways and highway intersections, staff deems the location of Bowman's Arrow to be appropriate. High intensity uses are frequently found on most major intersections throughout West Jordan and the proposed development will continue this pattern. An existing example of the proposed land use pattern would be the Gladstone at the Highlands apartment complex directly across the street on the southwest corner of 7800 South and the Mountain View Highway. This development is subject to the Very High Density Residential and High Density Residential land use designations in a similar pattern, with the highest density located closest to the highway.

The Property is located adjacent to 7800 South, 6400 West and 7400 South, which are designated arterial and collector roads. 6400 West was constructed as a half-road, as approved by the City Council, with the Maple Hills development to the west for the purposes of serving said development. The latest Master Transportation Plan calls for 6400 West to be widened to a collector road, which will need to be dedicated and built to current City standards with any future development. The other half of a roundabout will also need to be completed. 7800 South will also need to be widened, depending on the increase in density. There are 2 roundabouts planned along 7800 South between 6400 West and the Mountain View Highway interchange. The Applicant's property is traversed by 2 planned collector roads. One of these planned roads runs through the center of the Property and will likely connect Haven Maple Drive to the west with Fall Water Drive to the south. The other master planned road is 7400 South, which is planned to run across the northern tip of the Property and over the Mountain View Highway to connect with Verdigris Drive on the east side. UDOT has agreed to construct the bridge over the Mountain

View Highway if the City can provide roads stubbing to each side of it.

**Staff Finding:** The proposed Amendment generally conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan; although, the lack of detail provided in this Application does open the door to potential conflict with the General Plan if a rezoning and/or other land use application is presented in the future.

**Planning Commission Finding:** The planning commission did not go into detail as to their specific findings, but in general they believe the proposed Amendment does not conform to and is not consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

**Finding D:** *The proposed Amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.*



**Discussion:** The proposed land uses will guide development toward a variety of housing types that will help to alleviate current housing supply shortages, provide additional commercial services to the west side of the Mountain View Highway, support existing and future commercial centers on the west side and offer greater diversity in housing choices for different lifestyles.

The proposed land use pattern will provide a better west-to-east transition of land uses, with the more intense uses being located near the Mountain View Highway and 7800 South, with the less-intensive land uses gradually transitioning toward the detached single-family homes on the west side of 6400 West and acting as a buffer between the high-density areas and the low-density areas.

Although the existing Community Commercial land use area will be reduced and relocated to the corner of 6400 West and 7800 South, this change is justified because UDOT will not allow any current or future access near the Mountain View Highway/7800 South interchange. The natural wash and a potential road to be aligned with 7735 South further constrain the size of the commercial area. Most of the remaining area along 7800 South will be Mixed Use, which is currently non-existent on the west side of the Mountain View Highway. The use of smaller commercial areas on the Property is justified given that the largest commercial center on the western half of the city is located within 1 mile of the Property and a 14-acre commercial area is already designated across the street on 7800 South. In order for the current and future businesses in this commercial center to be viable and successful and to spur additional commercial development on property that has yet to attract any commercial development, the housing supply will need to increase to provide greater confidence for business owners looking to move to this area.

**Staff Finding:** The proposed Amendment generally conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan; although, the lack of detail provided in this Application does open the door to potential conflict with the General Plan if a rezoning and/or other land use application is presented in the future.

**Planning Commission Finding:** The planning commission did not go into detail as to their specific findings, but in general they believe the proposed Amendment does not conform to and is not consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

**Finding E:** *The proposed Amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.*

**Discussion:** Although the proposed land use patterns will increase the intensity of the land uses currently designated on the Property, the new land use patterns will be more consistent with the land use designations and current development in this area of the city. The development is located across the street from a fire station and

the schools that will service the Property include Fox Hollow Elementary to the south, Sunset Ridge Middle School to the southwest, and Copper Hills High School to the southeast. All existing utilities in this area have been installed underground, and any future development will follow suit.

The Engineering Division has provided the following review comments concerning utility infrastructure:

**Storm Drain:** The proposed land use drains to Clay Hollow Wash and will be required to detain on site. Any future development should include low impact development best management practices for storm water.

**Sanitary Sewer:** The landowner is proposing to increase the existing general planned density. The proposed increased density will require expensive public sewer infrastructure to be constructed in 7800 South, a major arterial in the City, from Mountain View Corridor to Airport Road. None of the needed improvements are included in current master plans or impact fee reports. The City cannot service this proposed increased density without the required expensive public infrastructure improvements.

**Water:** The Property is located within two separate pressure zones. Currently there is not sufficient infrastructure to accommodate the proposed density increase. In order to service this proposed increased density, the City would need to construct costly public infrastructure improvements to increase water storage capacity, water source capacity and existing distribution system capacity.

**Conclusion:** Significant and expensive on and off-site improvements are required in order for this Property to be developed at this density.

**Staff Finding:** The City does not have the ability to service the property with regards to culinary water and sanitary sewer at this time. Significant and expensive on and off site improvements are required in order for this property to be developed at this density.

Although certain land use goals, objectives, and policies set forth in the City General Plan may in isolation be satisfied by this Application, in the context of infrastructure, the proposed Amendment could demand, it cannot be concluded that the City can service the Property with regards to culinary water and sanitary sewer infrastructure. Although there is not a specific land development application accompanying the Application which specifies the exact density to be located on the Property, the magnitude of possible increased density the requested land use map change could support makes it clear that a significant increase in the breadth of additional infrastructure and possible expense for such would result if the Amendment were approved. Using the prior proposal of the Applicant as a baseline, Staff has provided an analysis of what density could be supported with existing infrastructure compared to what existing infrastructure must be built to accommodate the highest density the Amendment could allow (see attached "Utility Infrastructure Letter").

**Planning Commission Finding:** The planning commission supports this Staff Finding.

***Finding F: The proposed Amendment is consistent with other adopted plans, codes, and ordinances.***

**Discussion:** In 2019, the City created and adopted the new Interchange Overlay Zone, along with corresponding ordinances and design standards. In summary, the IOZ is a mixed-use overlay district that allows commercial, office and high-density residential development near the interchanges of the Mountain View Highway. The adopted ordinances specify which areas of the city can be rezoned to an IOZ, and the Property is part of such an area. Development under this overlay district must be thoroughly planned through a Master Development Plan that is subject to strict architectural, amenity and urban design standards outlined in the adopted IOZ Design Guidelines. The Applicant originally intended to change the existing zoning to this IOZ designation and establish a Master Development Plan but has since withdrawn this request. However, the proposed Amendment might further reflect the intent of any future proposal to master plan this Property under the IOZ zoning designation by designating the area for a mix of residential densities allowed under this potential overlay district.

The current Future Land Use Map and the 2019 Parks, Recreation, Trails & Open Space Master Plan have 2 designated areas for regional parks: 7.1 acres within the northernmost “tip” of the Property and 15.3 acres within the southwest corner of the Property. The proposed land use patterns will eliminate these future parks entirely. However, it should be noted that any future master plan will need to provide a minimum number of amenities, such as parks, basketball courts, plazas, playgrounds, etc., based on the overall density. Although some of these amenities can be distributed throughout the development, a “signature space” consisting of a mix of multiple amenities in one place that provide a unique sense of identity and place will be required with any new master plan for this area. This signature space and other amenities could serve the purposes of providing park service in lieu of a large City-funded and maintained park. The 2019 Parks, Recreation, Trails & Open Space Master Plan shows a fairly significant projected level of service for the future park space designated on this plan. Further assessment could be conducted to determine if the projected level of service shown on the 2019 master plan is excessive, considering the combination of the new Maple Hills Park that is currently under construction and the unaccounted-for amenities and park space provided in the nearby Copper Rim development. Any amenities provided by a future development on the Property could add to these amenities in providing the needed park levels of service.

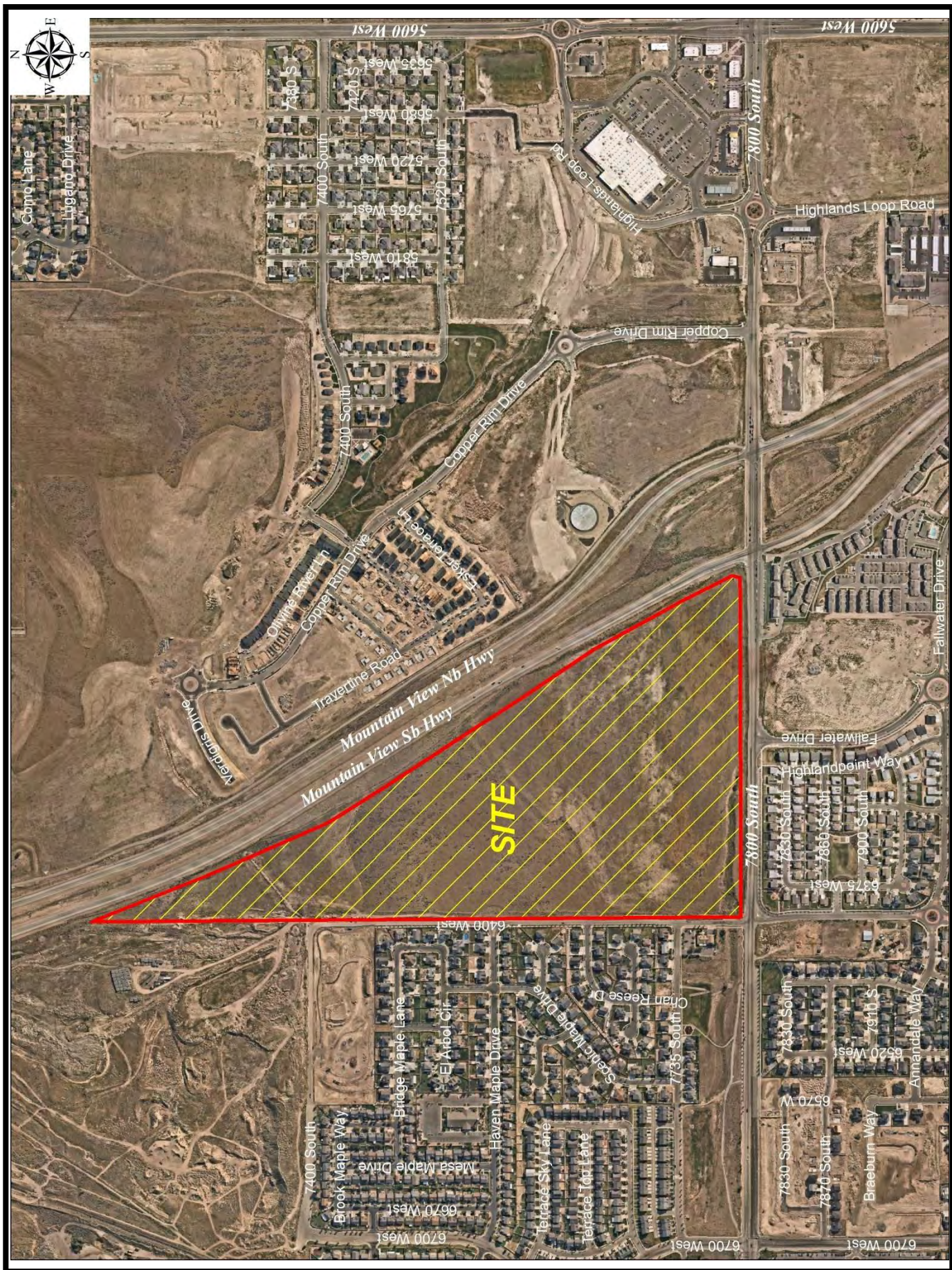
**Staff Finding:** The proposed Future Land Use Map Amendment is consistent with other adopted plans, codes and ordinances.

**Planning Commission Finding:** The planning commission supports this Staff Finding.

## **V. ATTACHMENTS:**

- Exhibit A – Aerial Map
- Exhibit B – Current Future Land Use Map
- Exhibit C – Proposed Future Land Use Map
- Exhibit D – 2015 Master Transportation Plan
- Exhibit E – 2019 Parks-Current & Future Levels of Service





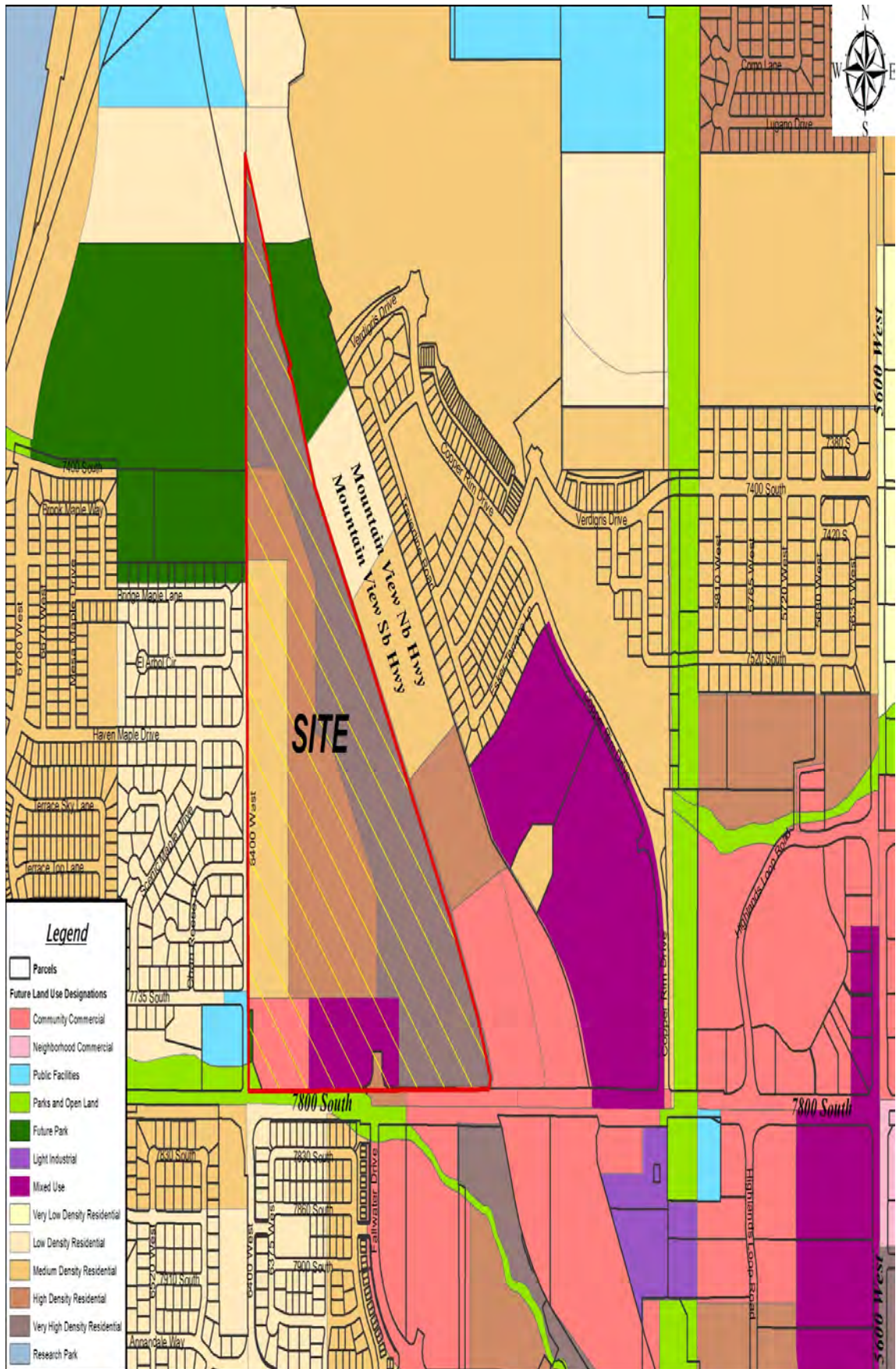
# Aerial Map

## Exhibit A





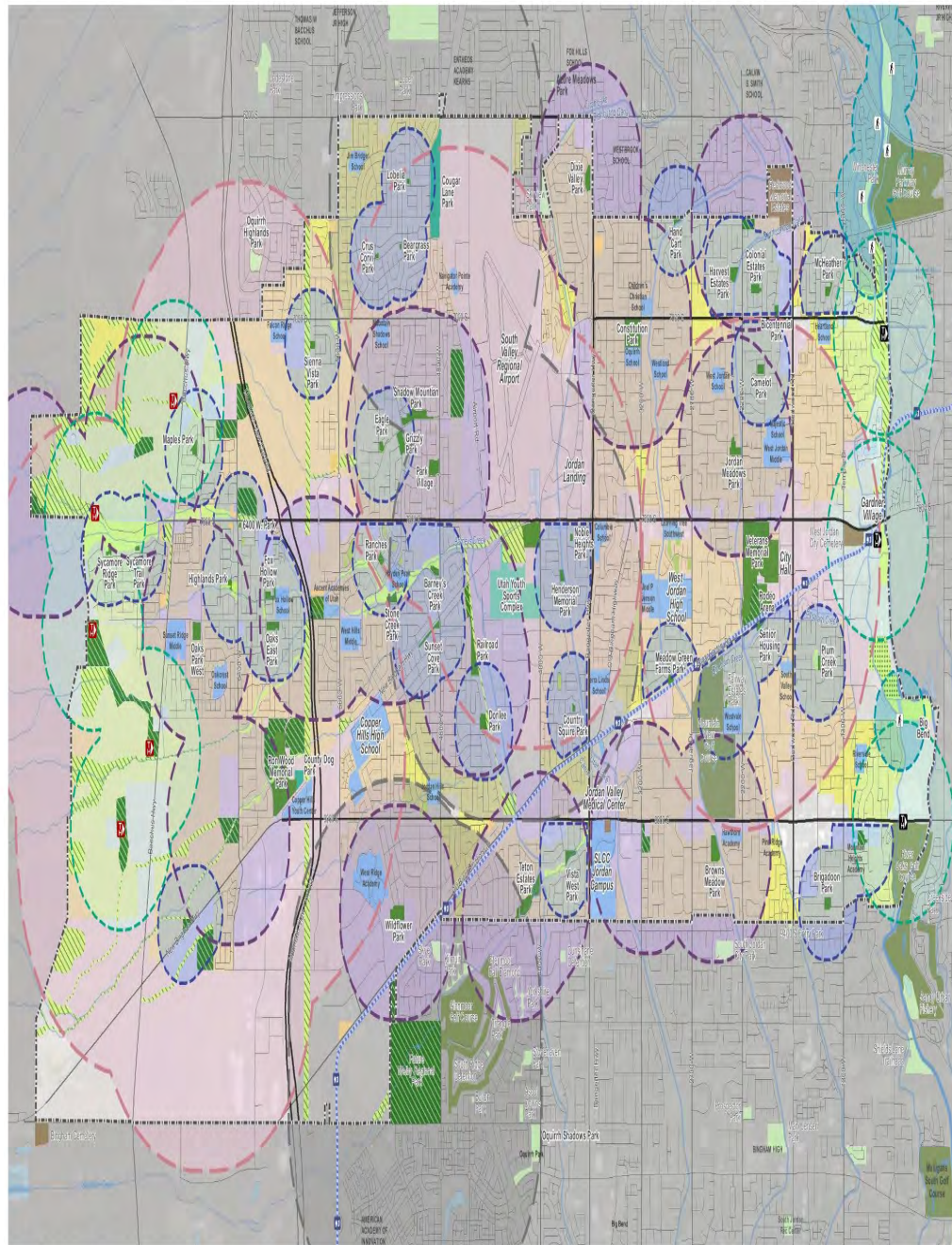












**West Jordan Parks, Recreation and Trails Master Plan**  
**Map 4: Distribution/Service Areas for Existing and Proposed Parks**

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION  
HELD MAY 3, 2022, IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM**

**PRESENT:** Jay Thomas, Kent Shelton, Matt Quinney, Trish Hatch, Ammon Allen, and George Winn.

**STAFF:** Scott Langford, Larry Gardner, Mark Forsythe, Ray McCandless, Duncan Murray, Julie Davis, Greg Davenport, Paul Brockbank

\*\*\*\*\*  
The briefing meeting was called to order by Jay Thomas. A spelling correction was made in the minutes and clarifying questions on the agenda were answered. Greg Davenport gave an update on the drought situation and possible restrictions.

\*\*\*\*\*  
The regular meeting was called to order at 6:00 p.m.

**1. Consent Calendar  
Approve Minutes from April 19, 2022**

**MOTION:** Trish Hatch moved to approve the minutes from April 19, 2022 with the correction noted in the pre-meeting. The motion was seconded by Ammon Allen and passed 6-0 in favor.

\*\*\*\*\*  
**2. Bowman's Arrow; 6170 West 7800 South; Future Land Use Map Amendment for 86.14 acres from Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land to Medium Density Residential, High Density Residential, Very High Density Residential and Parks and Open Land; ARB Investments/Robert Bowman (applicant) [#20674; parcel 20-26-301-004]**

Jay Thomas opened discussion for this business item, which was tabled for a decision from the previous meeting.

Matt Quinney felt that the City needs to retain commercial areas along the main arteries. Therefore, he couldn't support a plan that does not include some commercial/retail even though he thought that this was a good location for some high and very high density residential.

Kent Shelton agreed that the biggest problem with the amendment is the lack of commercial. A number of residents commented in the public hearing that they travel to other municipalities for dining and shopping because the area is lacking. Very high density residential is a hard pill to swallow, but this area is appropriate for at least some because of proximity to transportation arteries, even though the area already bears a lot of that burden.

George Winn said that in reviewing the proposal against the required findings, in his judgment, the proposal does not meet Findings A, C, or D so he was against the proposal.

Jay Thomas felt the same way and he would like to see a rough plan for infrastructure that shows how increased traffic will be handled.

Kent Shelton didn't feel that traffic was the issue because the request is only to amend the future land use map. Roads will be upgraded to handle the traffic in the future.

Jay Thomas said that added traffic will come no matter how the property develops, but it would be easier to manage a modest increase compared to a large increase.

Ammon Allen said he agreed with the same findings as Commissioner Winn. He liked the applicant's presentation that showed the need to look at the future land use on the entire west side of Mountain View Corridor so we can understand what infrastructure is needed for the city and to make other stakeholders aware. He hadn't completely ruled out the suggestion that the proposal wouldn't work, but he would like to see commercial in the project or look at the broader picture to see where other commercial areas are planned.

Kent Shelton agreed that this property and other large pieces in the area also need to be addressed with an updated land use map.

Trish Hatch agreed with the comments regarding the findings of fact. She agreed that there are infill problems, and the land use map needs to be updated but this is not the time. She agreed that there is a need for more commercial, and they need to understand how transportation and other infrastructure fits together. She was also against the proposal.

**MOTION: George Winn moved, based on the findings A, C, and D that are not met, to forward a negative recommendation regarding this amendment to the General Plan's Future Land Use Map for Bowman's Arrow to the City Council. The motion was seconded by Jay Thomas and passed 6-0 in favor.**

**[Additional explanation of the motion occurred after the last agenda item.]**

Matt Quinney asked Commissioners Winn and Hatch to elaborate on the negative findings cited in the motion for Item #2 Bowman's Arrow.

**MOTION: Matt Quinney moved to suspend the rules to add an explanation of the findings. The motion was seconded by Ammon Allen and passed 6-0 in favor.**

Duncan Murray said that it is appropriate to identify specific documents, facts, or information in the staff report or discussion in the public hearing that relate to the findings in the motion.

George Winn stated that his conclusion that Finding A, Goal 2 that reads "no negative impact will be created to the neighborhood or city because of the proposed change" has not been met because the public who commented at the meeting expressed that there would be a negative impact to them. Finding C that reads "the proposal has to be compatible with other land uses in the vicinity" has not been met because they heard during the hearing that the change was not compatible with other land uses in the vicinity. Finding D that reads "the proposal must be an overall improvement to the



neighborhood” has not been met again because the citizens’ comments stated, and he felt, that it was not an improvement to the neighborhood.

Duncan Murray understood that Commission Winn’s decision was based a lot upon the comments at the public hearing.

George Winn said his motion reflected the public comments as well as his personal judgment.

Trish Hatch said her biggest concern was Finding E that reads “the proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land uses, infrastructure, expense of public infrastructure improvements, etc.”. It has been proven in the findings that we have to build infrastructure to service the proposal with water. The increase to high density will increase traffic, and road infrastructure is not yet built. Once they see what the area will look like then they can decide what type of housing makes sense. She agreed that this is an appropriate place for high and very high density, but she would like to see how it is going to be built up around the area before they move forward. She didn’t feel that the proposal was fleshed out enough to provide what they are looking for. Regarding Finding D as being an overall improvement to the adopted general plan land use, it is hard to determine because in some ways the land use map is outdated and needs to be improved, but she didn’t agree that this is the right approach.

George Winn asked if considering streets and utilities mentioned in Commissioner Hatch’s comments on Finding E are within the Commission’s purview.

Larry Gardner said how the land use map affects those things is within their purview. He felt that the applicant had been given satisfactory justification of the motion.

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**3. West Jordan Medical Partners; 5459 West 7800 South; Preliminary Site Plan and Conditional Use Permit for Medical Services; P-C Zone; Fort Street Partners/James Balderson (applicant) [#26552; parcel 20-36-134-002]**

Heather Lewellen, Fort Street Partners, gave an overview of the proposed one-story medical office building that is 18,000 square feet in size. Two leases have been signed at this point. The building backs onto 7800 South with parking and the main entrance on the south. The architecture is designed to look nice from all sides. Building height is 18 feet at the tallest parapet wall. Materials are EFIS, brick, aluminum siding to mimic wood, and glass. There is cross access between the building to the west and to the vacant property to the east, but the main access is from Ranches Loop Road. They are also requesting a conditional use permit for medical services and feel that this addition will enhance the health and safety of the community. Medical use is in line with the purposes of the general plan and is compatible with the surrounding uses.

Ray McCandless said the proposed medical office is within the Planned Community zone located on a major arterial street and includes good cross access with the neighboring properties. Staff felt that it fits in well with other buildings regarding height and design.

Regarding a question of future expansion of 7800 South, Nathan Nelson stated that the road is already built to the final width and will serve future needs.

Staff recommended that the Planning Commission approve the Preliminary Site Plan and Conditional Use Permit for Medical Services for the West Jordan Medical Partners office located at 5459 West 7800 South in a P-C zone subject to the Requirements of Site Plan Approval and Conditional Use Permit approval conditions listed below:

Requirements of Site Plan Approval

1. An approved preliminary site plan shall remain valid for one year following the date of the approval.
2. Approval of a final site plan shall become null and void if development does not commence within two (2) years of the approval.
3. The proposed development shall meet all applicable 2009 City Code requirements.
4. The development shall meet all requirements of the Engineering and Fire departments.
5. All rooftop mechanical equipment must be screened from adjoining properties and streets.

Conditional Use Permit approval conditions:

1. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
2. Any appeals to the decision of the Planning Commission may be made to the Board of Adjustment within thirty (30) days pursuant to City Code, Section 15-5-3.

Jay Thomas opened the public hearing.

Further public comment was closed at this point for this item.

**MOTION:** Trish Hatch moved to approve the Preliminary Site Plan for the West Jordan Medical Partners office located at 5459 West 7800 South in a P-C zone subject to the Requirements of Site Plan Approval 1 through 5 listed on Page 2 of the staff report. The motion was seconded by Matt Quinney and passed 6-0 in favor.

**MOTION:** Trish Hatch moved to approve the Conditional Use Permit for Medical Services for the West Jordan Medical Partners office located at 5459 West 7800 South in a P-C zone subject to the Conditional Use Permit approval conditions 1 and 2 listed on Page 2 of the staff report. The motion was seconded by Matt Quinney and passed 6-0 in favor.

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4. **Ortega Property; 1875 West 7800 South; Future Land Use Map Amendment for 0.39 acres from Parks and Open Lands to Professional Office and Rezone from R-1-8A (Single-family residential 8,000 square foot lots minimum) Zone to P-O (Professional Office) Zone; Efrain Ortega (applicant) [#26940, 26941; parcel 21-34-126-011]**

Efrain Ortega, applicant, said the request is to change the zoning to professional office to match the current uses in the area. The property is not compatible with residential uses due to its location on 7800 South. He would like to use the existing building for small professional offices for rent, similar to those in the area. When asked if he would have a residential use along with the offices, he said that his

idea was to rent the basement for short term residential and use the top as offices. However, if that isn't allowed then he would use the whole property as professional offices.

Larry Gardner explained the area and surrounding uses. There are three structures that were built as houses on the south side of 7800 South. The properties to the north are former homes that have been converted into insurance offices as well as the home to the east. Although the applicant has expressed a proposal for offices, any allowed use in the P-O zone would be available to him. The current land use map shows the three homes on the south within the parks and open lands designation, which might have been intended for park expansion at one time. However, he thought that small offices would work better than a park for this property. The proposal is to change the land use map and zoning of the applicant's property to professional office. The property to the east is already zoned P-O. He proposed an alternate motion that would recommend amending the land use map for all three properties to professional office and rezoning the Ortega property only to P-O.

Jay Thomas opened the public hearing.

Further public comment was closed at this point for this item.

**MOTION:** Kent Shelton moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council to amend the future land use map on .81 acres of property located at 1897 West 7800 South, 1875 West 7800 South, and 1871 West 7800 South from Parks and Open Land to Professional Office. The motion was seconded by Ammon Allen and passed 6-0 in favor.

**MOTION:** Kent Shelton moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for Ortega Property to Rezone .39 acres of property located at 1875 West 7800 South from R-1-8A (Single-family residential 8,000 square foot lot minimum) Zone to P-O (Professional Office) Zone. The motion was seconded by Ammon Allen and passed 6-0 in favor.

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**5. Text Amendment - Drought Management Plan Update; Amend the 2009 West Jordan City Code Title 9, Chapter 6, Sections 1 through 8 (Utilities, Drought Management); city-wide applicability; City of West Jordan (applicant) [#27099]**

Greg Davenport, West Jordan Utility Manager, reviewed proposed updates in Title 9. The City Council provided feedback for this amendment in a work session and included concerns regarding how inside watering restrictions would affect businesses and concerns with unfair enforcement practices. It was determined that enforcement will follow the current code. He reviewed the proposed drought stages for outdoor watering in the Drought Management Plan, which better match those from the Jordan Valley Water Conservancy District.

Staff recommended approval of this text amendment for the Drought Management Plan Update.

George Winn asked who determines when there is a drought and at what stage it is.

Greg Davenport said the Jordan Valley Water Conservancy Board does since that is where we get 95% of our water. The Board meets in April with all of the water suppliers, and they vote in May and let the communities know what the requirements are, for example to save 5% during the affected months of May, June, July, and August.

Ammon Allen appreciated the direction that the plan gives and with the recent change in landscaping this is a good start to conservation. He asked if commercial businesses are alerted any differently than residential.

Greg Davenport said in a stage 3 or 4 the city would require a business to save a certain amount compared to their previous usage. However, in a stage 1 or 2 the tier pricing system acts as a penalty of sorts for overwatering.

Jay Thomas opened the public hearing.

Further public comment was closed at this point for this item.

**MOTION: Matt Quinney moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for this application regarding amendments to Title 9. The motion was seconded by George Winn and passed 6-0 in favor.**

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**MOTION: Matt Quinney moved to adjourn.**

The meeting adjourned at 6:53 p.m.

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JAY THOMAS  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Community Development Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION  
HELD APRIL 19, 2022 IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM**

**PRESENT:** Jay Thomas, Kent Shelton, Matt Quinney, Trish Hatch, Ammon Allen, and George Winn.

**STAFF:** Scott Langford, Larry Gardner, Lisa Elgin, Mark Forsythe, Nathan Nelson, Duncan Murray, Julie Davis

\*\*\*\*\*  
The briefing meeting was called to order by Jay Thomas. Duncan Murray provided training on types of Planning Commission decisions and recommendations – Administrative and Quasi-Judicial actions and by-laws.

\*\*\*\*\*  
The regular meeting was called to order at 6:00 p.m.

**1. Consent Calendar  
Approve Minutes from April 5, 2022**

**MOTION:** Ammon Allen moved to approve the minutes from April 5, 2022. The motion was seconded by Matt Quiney and passed 6-0 in favor.

\*\*\*\*\*  
**2. Welby West; 8945 South 4800 West; Future Land Use Map Amendment for 11.54 acres from Neighborhood Commercial to High Density Residential and Rezone from SC-2 (Community Shopping Center) Zone and R-1-10D (ZC) (Single-family residential 10,000 square foot minimum lots with zoning conditions) Zone to PRD(H) (Planned Residential Development – High Density) Zone and Master Development Plan; CanyonStone Capital/Todd Amberry (applicant) [#25540, 25541, 25538; parcels 27-06-152-017, 022]**

Greg Hughes, CanyonStone Capital, reviewed the plan. The property is currently zoned community shopping center and single family residential. The property has remained vacant partly because UDOT will not allow access from 9000 South. The expected demographic is young family and senior/active adult. Home sizes are similar to the adjacent neighborhood, but with smaller lots. The goal was to achieve an attainable price point with economy of scale. Homes will have a two-car garage and there will be no on-street parking, regulated with CC&R's and an HOA that will also maintain yards and open space. Initially 108 lots were proposed but the City Council's land use subcommittee felt it was too dense. After several versions and neighborhood meetings, the count was lowered to 76 lots and included more open space and parking. Home prices had to increase because there were fewer lots to portion out the cost of development. Results from meetings also included a border trail that increases the distance from the existing homes, extra parking, and a left and right hand turn onto 4800 West for commuter benefit. Mr. Hughes felt that the project met the required findings and is feasible and less impactful than a fully developed commercial center. High density has a range of 5.6 to 10 dwelling units per acre. With the bonus density they are asking for 6.6 units per acre and not the maximum allowed. He also asked them to consider that density in R-1 zones now comes into question with recent changes in state law that allow for accessory dwelling units. However, the PRD zone does not allow them, so the approved number of units would remain at that number. There are no additional utility needs or increased demands between the proposal and the current zoning. He explained their options for utility connections and availability. The city has to sign off that utilities are being addressed in a satisfactory way.



Ammon Allen asked how many lots would fit on the property in an R-1-10 zone.

Greg Hughes said there would be around 50, but that would increase house prices even more. They feel that this location is a good fit for the proposal that provides a good buffer and a more attainable price.

Matt Quinney asked how their prices continue to rise above the median home price for the area when he knows someone in the area on more acreage in the \$550,000 range.

Greg Hughes explained that the raw costs of development are reflected on the price of the finished lots. The more homes they have the lower the home costs.

Kent Shelton commented on the statement that traffic would be higher with a commercial property, but it is spread throughout the day instead of having pinch points with residential.

Greg Hughes said it works both ways. There may be less traffic at certain times with commercial, but there is also less traffic during the day with residential. Their traffic impact study said with current zoning the traffic impact is 3,970 daily trips. It was 1,022 trips per day with the first layout, but with 76 homes it is 808 trips per day. Drone data at school pick up and rush hour showed the largest ingress into the school is at 8:21 to 8:25 a.m. and from 3:00 – 3:20 p.m. the longest line had seven cars. The largest stacking on 4800 West turning left at commute times between 8:00 and 8:30 a.m. was 14 cars that lasted for three minutes. UDOT told them that they did not think this intersection was a congestion failure situation, but that they could adjust the lefthand turn signal to be longer during high traffic times.

Larry Gardner added that the traffic impact study did not recommend any mitigation for traffic created by this project. He confirmed with the city utility manager that if the applicant waits to build anything for four months, then the new reservoir will provide adequate water supply. There is sewer capacity in the 9000 South line, but if they choose to go through the Whispering Pines neighborhood the applicant will have to pay for sewer upgrades as a project improvement.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Master Development Plan, General Land Use Map Amendment, and Rezone.

Jay Thomas opened the public hearing and noted that emails in opposition of the request were received from the public and would be entered into the record.

Debra Stewart, West Jordan resident, said it is important to her that her home values increase. They are being shamed into allowing smaller lots when there is already so much high density. The current residents who want to keep the area nice need to be considered. She said it is not fair to have high density here and it is not what they were told when they moved to the area. The rail line is also in operation again. Homeowners' associations can be revoked, and she thought that visitors will be parking in the existing neighborhood if they only have two parking spaces. Home values will be lowered, and congestion will increase.

Aaron Baugh, West Jordan resident, said that traffic is a concern from an emergency vehicle perspective with the alleyways. There is already low income, high density across the street and high-density



apartments on 9000 South. He loves West Jordan, but standards need to be maintained. He was glad to see the unit count lowered and the addition of a trail, but he thought they could do better. Visitors will be parking on Red Pine or at the library, which could be unsafe if they don't cross 4800 West at the crosswalk.

Spencer Riehl, Taylorsville resident and middle school teacher in West Jordan, was disheartened when people complain about traffic or utilities. He was forced from West Jordan when he couldn't find a place to live. It is sad to see how home prices have to increase or to hear the people who live in the area think they have the right to all of the property around them and who get up the ladder and then pull up the ladder on others who are trying. There is a housing crisis, so he is in favor of more housing for more people.

Chris Hupp, West Jordan resident, said that a commercial development as a destination would create at least three times more traffic than the proposal. The residential development will have garages and two parking spots in the driveway, but a commercial development will create a huge parking lot and home values will go down. However, this development, and even an apartment complex, would cause their values to go up. He said that 9000 South is a key spot for transportation, which is where density belongs.

Further public comment was closed at this point for this item.

Trish Hatch reiterated Mr. Riehl's comments that people are getting priced out of home ownership. This is not low-income housing, and she thought it would be a great addition to the area. She appreciated the applicant's attempts at providing housing that was somewhat more affordable. She didn't think that traffic would be impacted with only 76 homes. She thought it would be great to provide a place where families can live and work and stay here.

Kent Shelton said he lives in the neighborhood, and he didn't feel like this plan will fit in with the existing neighborhood and it should not be approved.

Ammon Allen did not think this area would be a big commercial draw and agreed that it should be something other than that. He thought it was a nice idea, but it should be somewhere consistent with surrounding neighborhoods and closer to mass transit. This property would be consistent with an R-1-10 zoning. He said that the west side of the valley is in potentially bad shape with overcrowded roads, lack of UTA transit, and the need for expanded commercial districts. He said that the west side is being asked to take the burden for more high-density housing without proper infrastructure. He would support a recommendation for the R-1-10 zone.

Trish Hatch thought that because this is at the corner of 9000 South and 4800 West it is a good place for density. The HOA will solve any parking problems. In her experience, residents can usually have on-street parking for family gatherings, but not overnight. An R-1-10 zone will just create more of the same high housing costs. This proposal is not ideal, but we are not in an ideal situation.

**MOTION: Trish Hatch moved to suspend the rules to allow the applicant to address the Commission. The motion was seconded by Matt Quinney and passed 6-0 in favor.**

Greg Hughes stated that the property is within a half-mile of the Trax station and the State Statute looks to have higher density around Trax stations.



Matt Quinney said that after listening to the presentation and the comments he is beginning to agree with the comments from Commissioner Hatch. There is not an affordable price point with the development, but if the zoning is approved at R-1-10 it will only reduce the lots by 14 and it takes away the HOA controls and would allow parking on both sides of the road. Even with a more realistic zoning of R-1-8, the housing costs go up in order to share development costs. He is not a fan of 3500-square-foot lots, but creative solutions are needed for smaller parcels. The only finding that could be in question is Finding A that requires a recommendation for the PRD zone on less than 20 acres, but he felt that it meets the intent of the district.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the requested Master Development Plan for Welby West located at 8945 South 4800 West. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

Jay Thomas said that instead of changing the future land use plan again and again we need to stay with what is on the books. He agreed that this property probably isn't a good fit for commercial but considering comments from the neighbors he thought that R-1-10 would be better than high density.

Duncan Murray explained that if there are no other motions then a tied vote goes to the City Council as a negative recommendation.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the General Plan Land Use Map Amendment for Welby West located at 8945 South 4800 West amending the Future Land Use Map for 11.54 acres from Neighborhood Commercial to High Density Residential. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the rezone request for Welby West located at 8945 South 4800 West Rezoning 11.54 acres from SC-2 Zone and R-1-10D (ZC) Zone to PRD(H) (Planned Residential Development – High Density) Zone. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

**[The application automatically is forwarded to the City Council with a negative recommendation.]**

Jay Thomas explained to those in attendance that the application will be heard by the City Council for a final decision.

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**3. Cottages at Parker Place Development Plan Amendment; 7430 South Redwood Road; Recommendation to Amend the development plan eliminating the requirement for a masonry wall; Liberty Homes, Inc./Joshua Shipp (applicant) [#26647; parcel 21-27-178-054]**

Scott Langford explained that since there are no findings of fact to base a recommendation on, staff looks at the fact that City Council approved the development that showed a masonry wall, and that is the reason for a negative recommendation. The zoning ordinance addresses fencing and screening between different uses. Residential next to residential doesn't usually require a fence, but the original developer chose to go above that requirement with a masonry wall, which was approved by the City Council. The current developer is now asking for a change in the development plan regarding fencing.

Brian Pearson, general manager for Liberty Homes, said that most residential development would only require an opaque fence. The code requirement for a masonry wall pertains to properties adjacent to major streets, railroad tracks, or open waterways. This property borders apartments to the north and the Drake farm to the west. Otherwise, it is residential, and that is why they are making the request.

Ammon Allen said the initial application included a wall. He asked Mr. Pearson why they are now asking for something else.

Brian Pearson said the major reason is cost being \$100 per foot versus \$30 per foot. There is an existing vinyl fence on the north boundary, and it does not make sense to put a masonry fence next to it. He said the project will benefit the community. He said working with the city has been a positive experience, and he hoped it would remain that way. He said there are no other fences along the boundary of their property. They do not have ownership of Lot 15 or parcel A. They propose to leave the existing vinyl fence, which is not in disrepair.

Lisa Elgin added that when the original developer included the wall, especially the one on the north, it was in consideration of the senior residents.

Staff recommended that the Planning Commission recommend denial of the amended development plan for The Cottages at Parker Place.

Jay Thomas asked for clarification on the process following the Planning Commission meeting.

Duncan Murray said it is ultimately a City Council decision. He explained the recent policy change regarding the authority of the Zoning Administrator. Any request to amend a requirement that was made by the Planning Commission or City Council has to be approved by that same body. However, the more guidance the Planning Commission wants to give to the Council regarding the recommendation, the more helpful it will be.

Jay Thomas opened the public comment.

Jeanette Drake, West Jordan resident, said their property is zoned residential but it is being used as agricultural. There is a ditch on the fence line. They have had so many problems with this development since it was approved in 2017. In the letter she wrote to the Mayor there were three things they wanted communication about: 1) a stamped concrete wall; 2) a possible retaining wall due to grade change; 3)



access to their irrigation water. The ditch was piped so they are not able to install a pump to get the water. Mrs. Drake said her son bought an irrigation box that needs to be installed. Mr. Shipp told her that the only place on the west boundary that Liberty Homes intended to install a wall along was lot 14. She doesn't care what type of fence is on the northern property line, but they need a wall along their property for safety reasons with the irrigation box. They are shareholders in the South Jordan Canal company and need that access. She said 'good fences make good neighbors' and agreed that would be true in this situation. Another thing she is unhappy about is that they didn't get paid for giving access for an emergency turnaround.

Ron Drake, West Jordan resident, said not all people have a high tolerance for the things that come along with farming activities, so they need a concrete wall for residents of the homes facing west. When the developer installed the road they put a curb across the lane, so they had to put dirt on top of it for people to access the farm. The first contractor was going to help them get a bid to install concrete up to their store, which didn't happen. Now there is the curb instead. He would like the developer to cut out the curb that is blocking the lane when they are working on the two new homes.

Dan Drake said he is continuing the family farm. He said that there was a very old fence on the west property line that had grapes on it and one day they came home it had been ripped out without any discussion. Now the house is exposed. The Planning Commission now has the opportunity to allow the contractor to further disregard promises. The development has been poorly planned and executed and has dragged on with no resolution. There is now a square curb over his parents' driveway and his 80-year-old dad had to pile up dirt in order to access their driveway. This is the type of thing the builder wants to continue doing by not installing a wall. He said that the prior owners of the subject property said that children would climb over the vinyl fence. He said that they were promised sewer to the homes, city water with a new pipeline, a paved lane, and a fence. The only thing in writing was the fence, and now they don't want to do that. He said the wall placement should be discussed so that it isn't built on top of the ditch.

Further public comment was closed at this point for this item.

Larry Gardner explained that most of the real wrongs the Drake's mentioned were not caused by the current applicant who purchased the property from a previous developer.

Jay Thomas thought that the original approval by the City Council should be honored, even by the developer who acquired it.

Matt Quinney felt that the City Council should decide if they want to make a change. However, he thought that the developer should work with the Drakes who have been most affected by the development, including a masonry wall placed in a way that it won't interfere with the ditch. He didn't think that a masonry wall is needed between the apartments and the new lots. The property owners can work through the problem of children climbing the fence if that happens. There is already a fence next to the school.

Trish Hatch asked for clarification on what was approved for the west property line where the irrigation ditch is.



Lisa Elgin said the wall was only planned to be along lots 7, 8, 14, and 15, so the wall ends at Pearson Park Court.

Trish Hatch thought that City Council should address the issues with the irrigation water and safety.

Larry Gardner said the ditch is piped from the north property line to Parker Place, so it shouldn't be a safety issue. However, the Drakes still need to install the box in order to access irrigation water.

Matt Quinney said the big issue is to make sure that the fence is installed so that the ditch will not collapse. He explained that the Planning Commission is making a recommendation to City Council, who will make the final decision. The public will have a chance to give input again at that time.

**MOTION:** George Winn moved that the Planning Commission recommend to the City Council denial of the amended development plan for The Cottages at Parker Place located at 7398 South Redwood Road. The motion was seconded by Matt Quinney and passed 6-0 in favor.

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4. **Sienna Hills II; approx. 7515 S Copper Rim Drive; Preliminary Site Plan and Preliminary Subdivision Plat (79 townhome and 47 single-family lots and 7 parcels on 12.62 acres); P-C(IOZ) Zone; Lennar Homes Utah, LLC/Steven Jackson (applicant) [#25599, 26221; parcel 20-26-326-050]**

Staff requested the Planning Commission continue the following item to a date uncertain to allow the applicant and City staff to work through several issues related to the subdivision plat.

**MOTION:** Matt Quinney moved to continue the Preliminary Subdivision Plat and Preliminary Site Plan for Sienna Hills II located at approximately 7515 South Copper Rim Drive in the P-C(IOZ) Zone to a date uncertain. The motion was seconded by Ammon Allen and passed 6-0 in favor.

\*\*\*\*\*

5. **Bowman's Arrow; 6170 West 7800 South; Future Land Use Map Amendment for 75.66 acres from Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land to High Density Residential, Very High Density Residential and Parks and Open Land; ARB Investments/Robert Bowman (applicant) [#20674; parcel 20-26-301-004]**

Ben Southworth, applicant, reviewed the application for an update to the future land use map. The proposal meets the vision of the code that has been approved by City Council. He said this property was originally part of a larger piece that includes Copper Rim, but it was split by the Mountain View Corridor, which created some changes. The area is in need of an update in the that follows the policies and direction of where the City is today and looking at the changes that have taken place in the area that justify making this amendment. The Mountain View Corridor is a significant change. Zoning will only change once adequate infrastructure is in place. An update to the future land use map will correct some issues and give time to all of the agencies to property plan for the future. The IOZ zoning overlay allows this property to take advantage of the freeway. If there are too many small commercial properties that



are not regional draws, they start cannibalizing each other. So rather than having commercial on this piece, the IOZ says it would be a good place for the housing component. There are still more than 200 acres of commercial to the east, which would be hard to compete with. He acknowledged that there are concerns with traffic, but this change won't impact traffic at this time. This is where density belongs based on the code, near transportation hubs. We need to address the concerns for housing availability. The findings are thorough, and they feel that this plan makes the most sense for the community going forward.

Matt Quinney asked why they need to make this change now if there is no infrastructure or available services.

Ben Southworth said they tried to bring the rezoning and development plan together with the land use map amendment, but infrastructure, schools, and city services can't be prepared for because the land use map hasn't been updated to show what is coming. A change in the land use plan triggers impact fees, they understand there are obligations with development for roads and other impacts. Impact fees need to be increased to help pay for development of infrastructure.

Matt Quinney said an example of commercial property going undeveloped is the lot at 4800 West and 9000 South. Then after a time the property becomes orphaned and a non-conforming project comes in.

Trish Hatch didn't see the need for going forward with the map amendment before we know what the plan is. She acknowledged that there are several areas in the city in which the land use map needs to be updated.

Mark Forsythe showed the current land use map. The general plan has a recommended density range for each land use designation. Using the current map, the density range is between 142 and 284 dwelling units. The proposed map shows higher density close to the highway and decreasing as it nears the neighborhood. The proposed map amendment estimates a minimum of 600 units. Density would be negotiated with City Council at rezoning for the very high-density designation, which starts at 10.1 units per acre with no cap. Two future park areas are also being removed, so the city would have to revisit the Parks and Open Lands Master Plan to reassess levels of park service. There is currently not enough water infrastructure to support this development. There are some planned infrastructure projects in the coming years, but any deficit in those levels would be addressed at rezoning. Significant upgrades to the sewer infrastructure would be needed to service this amount of density. He pointed out the master planned roads of 6400 West. UDOT has agreed to build a bridge over Mountain View Corridor at 7400 South if the city can connect the two road. Verdigris Drive is already in place on the east side.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for this application.

Jay Thomas opened the public hearing. Emails in opposition of the request were received from the public and would be entered into the record.

June Christiansen, West Jordan resident, expressed serious concerns for increased traffic that this density would cause and for the possibility for a big box apartment complex. She thought that the future land use map as it is now gives a nice variety of housing that blends into the existing subdivisions. Over the years development has gone more and more to increased density, which has whittled away at property that



would have been developed in a more attractive way. There should be a nice mix of housing, but they shouldn't have to bear the brunt of affordable housing. Very high-density apartments cause schools to suffer because of the transient nature. She was strongly against the request at this point and said that it could be revisited when there is a plan.

Ken Wilhoite, West Jordan resident, said that 7800 South is congested and clearly over capacity. Even if the road is improved there is a limit to the number of travel lanes. He was concerned with the amount of very high density in the plan. He understood the need to know what the transportation plan will serve in the future, but there has been no reason given as to why that much high density is needed. He cannot see any parks and open lands designations on the new plan. He is against the project.

Lisa Banks, West Jordan resident, said she struggles with driving on 7800 South and is worried about lack of water. West Jordan has done a good job of having nice communities with different housing types but adding more high density is a problem when there are already so many apartments in that area. She liked the idea of commercial with a mix of low, medium, and high-density housing. As a schoolteacher she was also concerned about how that type of density would affect the schools. She was against the proposal.

Matthew Smith, West Jordan resident, was against the proposal. Finding E is unmet because of inadequate infrastructure, especially water and sewer. He saw a problem with roads. The shape of the property will require that everyone in this neighborhood will have to either go to 7800 South or over the bridge that just goes to another neighborhood before reaching a major road. Estimated units could go as high as 1800, which would triple the number of people and the amount of traffic in the area. Finding F is not met because the Interchange Overlay Zone is meant to be a mix of use types. The current land use map shows a mix, but the proposal does not. The proposal also goes against the cap and grade ordinance. He is worried that there is no upper limit to the density. It would be detrimental to the residents to take away the commercial property.

Carli Lewis, West Jordan resident, agreed with the comment about removing the commercial property, which would also take away revenue that is used for city services such as park maintenance. It makes sense to have a mixture in this area like it is currently shown. With a mix, it allows West Jordan residents to live, work, and shop here. She did not think that very high density made sense and that there isn't room for it. She felt that they need to solve the other problems first and take care of the community.

Brian Looney, West Jordan resident, said the most tragic part of the proposal is the children because our education system is not set up for this. West Jordan has some of the most populous schools in the state already. The children, as future leaders, need to be better supported now, and this will cause education to suffer even more. He was against the proposal.

Randy Hoffman, West Jordan resident, said they should consider that this plan would lack a of sense of community with the possibility of so many high-density apartment buildings. He did not know who would want to live in the medium density area surrounded by high density. The entire area will be transient with no sense of continuity or community. West Jordan needs additional funding for park maintenance because the current ones are horribly maintained. He understood that there is a need for high density, but the current plan has a decent mixture, and the proposal throws that out for something that is really extreme.



Tina Smith, West Jordan resident, said everyone in the community is struggling with the proposal. Traffic in the area is already being impacted from the 300 units of very high density to the south, which isn't even completed. This proposal is at least three times the number of units with access coming only onto 7800 South. No matter how wide they make 7800 South it will have a big impact. The west side is being given a huge load with the amount of high density. There are four very large apartment complexes within one mile of this property that all feed into 7800 South. The comment had been made that this is just a formality because it is not a zone change, but once this map is changed then the zone change is the formality and that is why this is a big deal to the neighborhood.

Brandon Bauman, West Jordan resident, said that it can take 10-15 minutes to get through the area between Mountain View Corridor and 5600 West. He would love some commercial development that included sit-down restaurants and stores on the west side of Mountain View Corridor. This proposal is not the best option for development. He thought it would be bad growth, with more crime, and increased water usage and traffic concerns, which makes it an undesirable place for the residents. He proposed that the Planning Commission reject the request and keep the property as it is.

Chris Hupp, representing this client, stated that there are valid concerns that have been mentioned. Regarding commercial development, there are more than 200 acres in the area. The reason there haven't been sit-down restaurants is because there aren't enough residents within a one-, three-, and five-mile radius. As a reference, he pointed out that the area indicated as low density on the current land use map is actually developed as medium density up to five units per acre, and the area indicated as medium is actually developed as high density up to 10 units per acre. Typically, townhomes are at 12-14 units per acre and a 3-story apartment building could not fit in the high-density range in West Jordan. They have some good commercial eating places in the area, but there are still 150 vacant commercial acres, and they need residents in order for it to fill in. Traffic is a valid concern, but UTA won't respond until the area meets the 12 units per acre threshold.

Nancy Andrew, West Jordan resident, showed pictures of what very high density looks like, but that could be even bigger. She said the area cannot handle more traffic and the schools are at risk. Her feelings are the same as most of the residents speaking tonight, and she was opposed to the change.

Further public comment was closed at this point for this item.

Ben Southworth understood that very high density can be scary. He pointed out that the very tip of the property will probably not be buildable because of the amount of property 7400 South will require. The highest density is pushed against Mountain View Corridor. The reality of what the IOZ will allow is going to be similar to what is already in the area. The very high density will act as a barrier and sound screen from the future freeway. Housing types vary and not everyone wants to live in the same type of product, but there are a lot of people who would want to live here. The City of West Jordan has wisely deemed areas where this type of density is preferable with the Interchange Overlay Zone, which includes this property. The plan matches medium density next to the existing medium density and moves in intensity toward the freeway. Density should not be the victim of unwise decisions in the past. This property meets all of the guidelines found in the general plan. Traffic issues will be addressed later with a development plan and will identify mitigation measures. They have worked with City Council and received positive reviews with suggestions to have a good transition from the existing neighborhoods, as well as other things. Because of problems with infrastructure, they are pulling back from the rezoning and development plan process so that infrastructure can come into place. He asked the Planning



Commission to look at this in an honest and objective way and ask, “Where does density belong, and where does commercial make sense?” Policies have also shifted with regards to parks due to maintenance constraints. This development would have private parks and open space that will be maintained by an HOA. They are only asking for what policy is already and allows for all stakeholders to prepare for the future.

Ammon Allen said his thoughts on this application have shifted just a bit. Most people in the area have to take 7800 South east to get to work. His commute has increased 2-3 minutes every year for the last five years. He is concerned about transportation, and he wants to get some commercial on the west side of Mountain View Corridor. He is generally against the proposal because of those reasons. However, he would like to see a review of the future land use map and the master transportation map for everything to the west. They cannot just stop at this one parcel. At this point he would make a negative recommendation for this change, but a positive recommendation to look at the future land use map in total.

Matt Quinney asked Commissioner Allen which findings he would use to support a negative recommendation.

Ammon Allen said with the size of the packet and with the number of comments received he would not be able to articulate it well at this point without more time. He suggested postponement until the next meeting.

Matt Quinney said there was so much information and comments being received from the residents up until the meeting that he would like more time to read comments and think through the applicant’s presentation before deciding. He said that they do not need to reopen the public hearing but have it as a business item on the next agenda.

Larry Gardner explained to those in attendance that they will have another opportunity to give comments at the City Council meeting.

Matt Quinney appreciated the public involvement and input and respected their time. He would usually want a decision made tonight but because of the vast amount of information he needs more time.

George Winn also agreed that the decision should be postponed and appreciated the valuable input from the residents. He recognized the need for a change in the land use map, but he thought this proposal needed more work.

Ammon Allen said he would appreciate a discussion and review of the future land use map on the west side of the city during their next pre-meeting.

Larry Gardner said that staff and the General Plan Committee have been working on an update of the general plan. This summer the Commission will get to review the plan with the primary discussion being the remaining vacant parcels on the west side, which will take several meetings.

George Winn and Ammon Allen would like to review the land use map for more of the area around this property. Specifically, where the commercial centers are planned for if this commercial area is removed.



Commissioner Allen asked why this map amendment is being reviewed now instead of when the entire plan is reviewed and updated.

Larry Gardner explained that an applicant submitted and paid a fee for an application and staff is processing the application following State Law and City Code. This allows due process to occur, including holding the public hearing that allows people who are affected to attend and give input. When the general plan update comes before them, then the Planning Commission is the applicant and will be imposing the Planning Commission and City Council's will upon private property, but not because of an application.

Scott Langford explained that while the Commission and City Council have the right to ask for more time to review an application, it cannot be done too slowly.

Trish Hatch was pleased to see so much involvement from the public, which is very helpful, and she thanked them.

Larry Gardner encouraged the public to become involved in the general plan update process.

**MOTION: Ammon Allen moved to table the Future Land Use Map Amendment for Bowman's Arrow to the May [3rd] meeting as a Business Item. The motion was seconded by Matt Quinney and passed 6-0 in favor.**

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**6. Text Amendment – Accessory Dwelling Units in Agriculture Zones; Amend the 2009 West Jordan City Code Section 13-5A-2 Adding Accessory Dwelling Units to the A-1, A-5, A-20, Zoning Districts as a Permitted Use; City of West Jordan (applicant) [#27084]**

Larry Gardner said last year the code was updated for accessory dwelling units, which focused on the R-1 and RR zones. The Agricultural zones were not considered at that time. Staff has been approached by people with agriculturally zoned property requesting an ADU, which is not allowed. The impact is even less than it would be for a property with 10,000 square feet. The main difference with this amendment is that the setback restrictions revert to the standard setbacks for the primary house, which the properties are large enough to accommodate.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for this application.

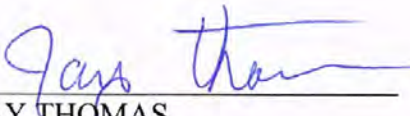
Jay Thomas opened the public hearing.

Further public comment was closed at this point for this item.

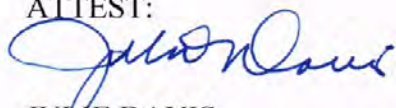
**MOTION: Trish Hatch moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the Text Amendment regarding Accessory Dwelling Units in Agriculture Zones. The motion was seconded by Matt Quinney and passed 6-0 in favor.**

**MOTION:** Matt Quinney moved to adjourn.

The meeting adjourned at 8:47 p.m.

  
\_\_\_\_\_  
JAY THOMAS  
Chair

ATTEST:



JULIE DAVIS  
Executive Assistant  
Community Development Department

Approved this 3<sup>rd</sup> day of MAY, 2022



To: [councilcomments@westjordan.utah.gov](mailto:councilcomments@westjordan.utah.gov)

Subject: Welby West neighborhood 4800 W.

Hello, I am a resident in the neighborhood just to the east of this purposed subdivision. I have attended the meetings with the developer and have expressed my concerns on this matter.

In my opinion West Jordan does not need any more neighborhoods like this, there have been a lot of them built off of 7800 s and Mountain View, and since all of these neighborhoods have come in the city has a huge traffic problem.

In my opinion this property needs to be developed similar to the existing neighborhood. 30-40 homes with .25+ acres. Putting 70+ homes in this tiny 11 acres is crazy. 4800 w is a nightmare around school time and parking is going to be horrible. I am assuming the city will see a large amount of vehicles parking along 4800 w to accommodate this development. I understand that lot needs to be developed, but in my opinion 70+ Low density homes is not the answer.

Thank you for your time.

Tyler



## Julie Davis

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**From:** Jennifer <jenniferhunt2008@comcast.net>  
**Sent:** Tuesday, April 19, 2022 1:04 AM  
**To:** Julie Davis  
**Subject:** Welby west 9000 s 4800 w corner rezone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name: Jennifer Hunt  
Address: 8898 S Black Pine St  
West Jordan It, 84088

Julie,

Hello. I am  
Contacting you about the rezoning of the corner on 9000 s and 4800 w. We have a meeting 4/19/22 for the Welby west rezoning.

We have had several meetings with the contractors/people Who want to rezone and build here.I just have to say I am not a fan of either plan they have proposed.High density. One was 98 homes and now 77 homes.I really feel this should not be a high density corner. When we would try to voice our concerns these builders would change the subject or start another topic to address it. We suggested a senior living center and feel this would be perfect for this area.Many people have parents they would love to have close by who live in this area. It would bring less traffic as well. Ever since Mountain view opened and 9000 s opened to it.This area has tripled with cars and it is a speedway with so many cars.We don't need any extra traffic added here.

I learned This is an 11 acre corner and if homes are built, max should be 50-55 homes with quarter acre lots to match the existing neighborhood next to it and across from it on 90th.With a variety of ramblers, multi levels homes.Not 2 story. We have SO MANY high density living places right off 9000 so and 5600 w. We don't need more here.. We really don't.Please do not zone it high density. It should stay single family 10,000 sq ft lots as it is zoned.We are worried that we'll have overload of cars trying to park in our existing neighborhood or on the streets..Just like most High density living the cars line the busy roads for lack of parking.

The Jordan Hills school right by this corner is already overloaded everyday as well as 9000 so during morning and evening rush hour.I feel it is so unsafe to add more cars and a right only out in the direction of the school. We have so many people who walk on this corner as well as by the school and library.The less cars the better. Also the existing neighborhood cannot get out of the exit across the the school off pine crossing.This will make it so much worse.We've had several accidents already right here. I believe another 3000+ extra car trips from this corner daily in and out travel will make it awful. The builders keep saying we can control this with traffic lights being timed right, it's still going to be a nightmare.This road is

backed up every day at school Drop off and pick up from the school to the light on 90th. In the winter it's even worse. The builders did drone footage to view this..I don't think they fully understand or care about the issue.They just want what they want.What about a UDOT team conducting a survey?

The existing home owners bordering this field do not want 2 story homes looking down into their backyards. It's an invasion of privacy. The existing home owners do not like the idea of the hoa home owners having access into our neighborhood nor us driving through theirs.If this is built we suggest the 2nd entrance stay locked and not made a 2nd exit as has been for over 20+ yrs as the field owner had it and has been into the exsisting neighborhood and the city/fire/police will have access if this gate needs opened.We we're told this could be done at the last meeting by a West Jordan board member.

Sorry for any rambling and or repeating..I was trying to type this quickly tonight and get it sent in for the meeting.

Thank you for your time reading this.

Thank you,  
Jen Hunt

Sent from my iPhone

## Julie Davis

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**From:** The Sanderson Family <sandersonclan@hotmail.com>  
**Sent:** Wednesday, April 13, 2022 8:08 PM  
**To:** Julie Davis  
**Subject:** Comment for the April 19 Planning Commission Meeting - Welby West

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Julie,

Please confirm that you will add the following comments to the Planning Commission Meeting on April 19, 2022; it's in regards to the Welby West Development Plan rezoning proposal. For the record, my name is Rachel Sanderson and my address is 8957 S. Black Pine Street, West Jordan, UT 84088. My husband, Phillip Sanderson, and I are the current owners. I will be out of town when this meeting takes place and want to make sure you know how I feel about this request.

*"In regards to the Welby West proposed high density re-zoning: I appreciate that the developer has held 3 meetings trying to convince us that we need this "affordable housing", as they put it. To get behind this project I feel that they need a plan that would match the surrounding area. A plan for 8,000 - 10,000 sq ft lots would be prime. Right now the 3,700 square ft lots they are requesting, are just too small with no parking options. My home sits directly at the end of Red Spruce Drive and my concern is that when a HOA limits parking on high density housing, we will find more vehicles parked in front of my house and down Black Pine Street as an "overflow". Take a look at the Daybreak area south of 4800 West & 10200 South, there is road constantly filled with cars at all times of the day or night. I have only lived here for about 3 years, but I figured housing would always come to that piece of land, but not at such a high density. It will wreak havoc on my street with parking and traffic and I refuse to get behind their current proposed plan. I am hoping that the West Jordan Planning Commission would agree."*

If you need to get in contact with me about this comment or anything else, please feel free to call me at 801-787-4709 or email me at sandersonclan@hotmail.com.

Thank you so much for your consideration,  
Rachel E. Sanderson  
8957 S Black Pine Street  
West Jordan, UT 84088

## Julie Davis

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**From:** Trisha Masuda <trishamasuda@gmail.com>  
**Sent:** Tuesday, April 19, 2022 10:35 AM  
**To:** Julie Davis  
**Subject:** Comment on land use amendment at Bowman's Arrow

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Please pass on my comment regarding a future land use amendment for Bowman's Arrow located at 6170 West 7800 South, West Jordan.

I am a resident across 7800 S and do not want the land use amended. We already have very high density apartment complexes in the area and the nature of the community will be negatively impacted by adding more (for several reasons including traffic congestion and lack of supporting commercial development.) I vote NO on amending the land use.

Trisha Masuda  
6343 W 7830 S, West Jordan, UT 84081

## Julie Davis

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**From:** Diljeet Masuda <diljeetmasuda@gmail.com>  
**Sent:** Tuesday, April 19, 2022 10:40 AM  
**To:** Julie Davis  
**Subject:** Bowman's Arrow

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Diljeet Masuda  
6343 W 7830 S, West Jordan, UT 84081

303-949-8791 cell

Sent from my iPhone



## Julie Davis

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**From:** Walker Masuda <walkermasuda@gmail.com>  
**Sent:** Tuesday, April 19, 2022 10:43 AM  
**To:** Julie Davis  
**Subject:** Comment on land use amendment at Bowman's Arrow

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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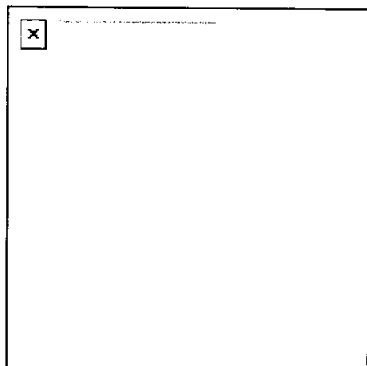
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Walker Masuda  
6343 W 7830 S, West Jordan, UT 84081



## Walker Masuda

*Visual Artist & Musician/Composer/Producer*

<https://www.walkermasuda.com>

My Social Pages: <https://linktr.ee/walkermasuda.art>

*Directly Message Me*

Discord • Twitter • Instagram

## Julie Davis

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**From:** Tirah Sheppard <tirah.sheppard@yahoo.com>  
**Sent:** Tuesday, April 19, 2022 8:37 AM  
**To:** Julie Davis  
**Subject:** Bowman's Arrow zoning change

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To whom it may concern:

I am writing today regarding the upcoming meeting on the proposed zoning change on Bowman's Arrow site. I am concerned with the change to High Density and Very High Density due of the lack of infrastructure in our area. 7800 South is not designed well enough to accommodate the already overwhelming amount of traffic, not to mention turning onto 7800 S from 6400 W is already a nightmare and a round-about (which is currently planned, from what I understand) does not seem to be adequate with the increased population that is being proposed. We also have extremely limited public transit to this area. There are no current bus routes or TRAX stations within walking distance of this site. In my opinion, before changing the zoning in this area, you need to address adding 2 full lanes with a turning lane on 6400 W, creating 4 full lanes and a turning lane on 7800 South, make a traffic light at 6400 W 7800 S, as well as add more schools to the area. The current Maple Hills neighborhood isn't even offered bus services to Fox Hollow Elementary School. This new neighborhood would also be considered "too close" with much heavier traffic for crossing on 7800 South. Sunset Ridge Middle School and Copper Hills High School are bursting at the seams. Before adding thousands more to the current population of the area, we need to consider where these children will get their education. West Jordan is already the third or fourth largest city in Utah. Traffic is terrible. Smith's is the only grocery store in the area, and although has adequate space to handle the existing residents, will not be able to accommodate the hundreds/thousands more that this proposal will bring. The area needs more basic necessities before we consider increasing the population with changing from low, medium and high density housing to high and very high density housing.

Thank you for your time.

Tirah Sheppard concerned West Jordan resident

## Julie Davis

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**From:** David Sheppard <dshep4589@gmail.com>  
**Sent:** Tuesday, April 19, 2022 10:13 AM  
**To:** Julie Davis  
**Subject:** Bowman's Arrow

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As a West Jordan resident living near 7800 South and 6400 W, I am vehemently opposed to high density or multi-family housing of any kind being approved at Bowman's Arrow. It should be developed into an archery park to commemorate it's name. Children and adults of all ages can learn and develop a lifelong skill and those who love archery already can have a local place to practice.

Also, the county assessor's website has this area listed at 86.14 acres. Why is there a 10.48 acre discrepancy?

Dave Sheppard

## Julie Davis

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**From:** Chelsea Sheppard <chelsit21@gmail.com>  
**Sent:** Tuesday, April 19, 2022 9:56 AM  
**To:** Julie Davis  
**Subject:** Against the Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
*Bowman's Arrow*

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Hi,

We are VERY against "Bowman's Arrow" rezoning to high density housing. When we moved in, we were under the impression it was supposed to be a beautiful park area. We have enough houses going up around here that are already hurting our resources. My water pressure has dramatically decreased in the last year. I can't imagine what adding this kind of community would do. We are saying NO to this zoning option.

Chelsea Sheppard  
6308 W 7900 S

## Julie Davis

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**From:** Cody Funk <cody.funk@hsc.utah.edu>  
**Sent:** Thursday, April 14, 2022 1:06 PM  
**To:** Julie Davis  
**Subject:** Rezoning of "Bowman's Arrow"

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Julie,

I am strongly against the rezoning of Bowman's Arrow just east of 6400S. We don't need more high or very high density housing in the area. The higher density housing that was built across 7800S is already falling into disrepair. The land hasn't been taken care of, there is no curbing in place around the complex. Building rental property just to fix the housing issues can potentially make it worse. In the long run it isn't going to do any good. This entire rezoning attempt is solely for the owner of an \$11million dollar (according to the West Jordan website) piece of land to make more money off of it. I am also extremely against the major hit to property values that higher density housing creates. We also don't want the crime increase, that higher density brings, nor do we even remotely have the infrastructure to support higher density housing. Fox Hollow Elementary School is already overcrowded, and we don't need the state education system any worse. Utah finally passed Idaho as the 2<sup>nd</sup> worst for spending per pupil in the nation, we don't want to be in last place again.

In talking to the people around my community, I haven't encountered anyone that is for this zoning change. If anything, the change should be for lower density in the area.

-Cody Funk



Bowman

**Tudie Frank-Johnson & Allen E Johnson**

6341 W Annandale Way

West Jordan, UT 84081

April 14, 2022

Planning and Zoning  
City of West Jordan

RE: Comment on Proposed Land Use Change for NW corner of 7800 S and Mountain View

We are writing to voice our concern over the proposed change for Land Use of this corner that will be on your April 19, 2022 agenda. Please VOTE NO to the change.

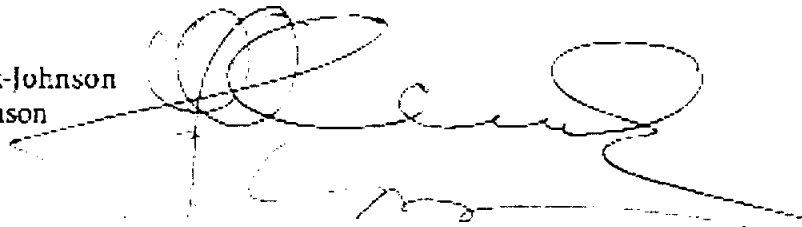
As it is, 7800 S is already so crowded and changing that corner to more high-density use will burden the road and our nearby neighborhoods. In the mornings and afternoons, the round-about by Smith's becomes a back log of cars. There is much need for 7800 to be widened towards Mountain View and beyond heading west.

We need more grocery store choices in the neighborhood. We need independent restaurants/bar/grills -vs- all the FAST FOOD CHAINS that are everywhere. We have no place to bike or walk to for a meal. A Sprouts or Trader Joe's or Whole Foods would be a welcome change and offer so many more options than the single grocery we have-Smith's or Walmart down the road. It would be nice to see some higher end retail on our side of town. Jordan Landing is ok, but still several miles away without nice stores. Try to grab a bottle of wine to take to dinner at a friends! Nope, you have to go to West Valley or Herriman to get one. Such an inconvenience. I come from Arizona where you can grab one at the grocery store. How about a state store in the Highlands?

We moved to West Jordan because we liked the cleaner air and the view from our yard is magnificent east and west. Moving that parcel's land use to super high-density apartments will bring more crime, trash, noise, air pollution and traffic. Transient apartment dwellers are rarely as respectful of neighborhoods as home owners are. We know first-hand as we own several rental properties and the renters wreck the homes. Please don't turn us into a West Valley!

Sincerely,

Tudie Frank-Johnson  
Allen E Johnson

A handwritten signature in black ink, appearing to read 'Allen E Johnson', with a long horizontal flourish extending to the right.

**Julie Davis**

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**From:** Brandon Andersen <b\_andersen540@yahoo.com>  
**Sent:** Tuesday, April 12, 2022 10:29 AM  
**To:** Julie Davis  
**Subject:** Public Comment for 6170 W 7800 S Use Map Amendment

*Bowman*

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Julie,

For the upcoming Planning Commission Meeting on Apr. 19, I will not be able to attend, but wanted my comment to be recorded. Regarding the Future Land Use Map Amendment for 6170 W. 7800 S., I have some major concerns regarding this requested change, the primary one being the increased amount of traffic this will bring to the area that is already overloaded. The E-W traffic during both morning and evening commute times is already too much for the intersection at 7800 S. and Mtn. View Corridor to handle. I have talked to UDOT about this and even they have admitted that this intersection was not designed to handle the amount of traffic that is currently going through this intersection, yet they have no plans within the next 10 years to do anything about it. As people travel during this timeframe and have to wait multiple lights, they get impatient and then make bad decisions, often resulting in accidents, sometimes deadly. UDOTs own data shows that this intersection is one of the two most dangerous along Mtn. View Corridor, and adding more residents will increase this and ultimately make this intersection even less safe and create even more frustration for residents in this area that are already frustrated with traffic here.

Before considering any change to the Use Map I would encourage those on the Planning Commission to drive through this intersection during the evening commutes and really think about how adding even more residencies will affect this area before voting. I truly understand the need to create more affordable housing in Salt Lake County, but when doing so, we must consider everything that will impact, especially our roads. Until major changes happen at this intersection that will alleviate the already strained traffic, I cannot put my support behind this Use Map Amendment, and ask the Planning Committee to do the same and not recommend this change. The current Use Map for this land will already create for issues here for this intersection, please dont make it even worse by recommending this change that will add even more residents.

Thanks,

Brandon Andersen  
6513 W. 7735 S.  
West Jordan, UT 84081  
b\_andersen540@yahoo.com  
801-842-3031

## Julie Davis

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**From:** Carly Stirland <carlystirland@gmail.com>  
**Sent:** Thursday, April 14, 2022 1:39 PM  
**To:** Julie Davis  
**Subject:** Re: Re-zoning

Bowman

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6170 W 7800 S  
West Jordan, UT 84081

On Thu, Apr 14, 2022 at 1:37 PM Julie Davis <[julie.davis@westjordan.utah.gov](mailto:julie.davis@westjordan.utah.gov)> wrote:

Can you tell me which property this is regarding?

*Julie Davis*

Executive Assistant

West Jordan Community Development

801.569.5066

**From:** Carly Stirland <carlystirland@gmail.com>  
**Sent:** Thursday, April 14, 2022 1:36 PM  
**To:** Julie Davis <[julie.davis@westjordan.utah.gov](mailto:julie.davis@westjordan.utah.gov)>  
**Subject:** Re-zoning

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Please read this at the planning meeting.

To Whom it May Concern:

The field should not be rezoned.

High-density housing will put a strain on infrastructure, which is nowhere near ready.

Schools are overcrowded.

The current plan of mixed low, medium, and high density housing along with commercial, a future park and open space is very reasonable and was well thought out when the zoning was originally determined. It should stay as intended.

Please keep the plan as previously designed.

Thank you.

Carly Stirland

## Julie Davis

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**From:** Andrew Conelly <aconelly1813@gmail.com>  
**Sent:** Thursday, April 14, 2022 3:29 PM  
**To:** Julie Davis  
**Subject:** Bowman's Arrow rezoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I was told that could send an email to you in regards to the rezoning of Bowman's Arrow and have it passed on to the planning meeting.

I just wanted to voice my opposition to the possible rezoning of the aforementioned area from low, medium, and high density housing to high and ultra high density housing, as well as removing space for commercial building.

It's already getting crowded west of Mountain View Corridor and 7800 S isn't wide enough to accommodate the traffic as is. Adding high density apartments will not only exacerbate the traffic problem, but it will also further overcrowd our public schools.

In speaking with others in the area, we would much rather the zoning stay the same to accommodate some new homes, but also some new commercial properties.

Andrew Conelly  
6617 W Terrace Sky Lane  
West Jordan, UT 84081  
801-380-3615

Sent from my iPhone



## Julie Davis

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**From:** Tiffany Nguyen <t.a.brinkerhoff@gmail.com>  
**Sent:** Friday, April 15, 2022 12:54 PM  
**To:** Julie Davis  
**Subject:** Bowman's Arrow

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

I would like to formally state that I am against the proposal for the change of zoning to build high density and very high density buildings in Bowman's Area. The current zone for low - medium - high is why we chose the area for our family and to raise our children. We do not want very high density buildings here.

Please take this into consideration along with my fellow neighborhood complaints.

Thank you,

Tiffany

## Julie Davis

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**From:** Alissa Hicks <AlissaHicks@msn.com>  
**Sent:** Saturday, April 16, 2022 6:40 PM  
**To:** Julie Davis  
**Subject:** Comment on Bowman's Arrow Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi,

I wanted to send my comments about the rezoning of the Bowmans Arrow area that is on the meeting schedule for April 19th.

I am a homeowner in the Garbett home developments directly across the street from this piece of land. My backyard is right up against 7800 South. I want to say that I am very against the rezoning of this land to high and very high density. I do not want it at all.

My husband and I moved to West Jordan back in 2019, because we loved how open it all was. There was space to move around and little traffic, especially compared to the east side or towards salt lake city. Since then, the huge apartment complex right against mountain view corridor off 7800 south (as well as many other developments around the area) have been put in and the traffic is horrendous. 7800 south is a 2 lane road and with my house being against it, I can see how backed up the traffic is constantly. We are pretty far up the road and traffic will be stop/go, regularly, clear past my house! It is, also, impossible to turn left out of our neighborhood, except for very late at night. There are constantly accidents by the apartment complex entrance on to 7800, as well as, at that intersection of mountain view corridor. It is a very regular (and scary!) occurrence. Mind you, that this is all with just the current building that has already happened. I fear how much worse it will become if this development is allowed to move forward with very high density house. We do not have the infrastructure to deal with this many more people moving to the west side. Even mountain view corridor is only 2 lanes each direction!

Beyond that, I, also, worry about what kind of crime is going to be brought to the west side with all of those high density buildings. I grew up in Magna and once they started building all of those huge apartment complexes, the crime seemed to have increased significantly. Enough so, that my parents decided to move away after 20 years of living there. I love our area of West Jordan and I don't want it to become completely different.

I understand that people need places to live and that there might be a shortage of living spaces for everyone. However, this rezone does not feel like our area of West Jordan is being truly considered or cared about. To be honest, it feels like a massive cash grab from shoving a bunch of people into a very small area and not caring about any of the effects it may actually have on the area. (The little amount land I was forced to settle for in my neighborhood was bad enough!) What is to be done about our water situation for all of these new houses (now and in the future)? What about the traffic, as I mentioned? The overall quality of life in this area? People mention high/very high density housing when it comes to "affordable living", but is it actually? When those apartments on Mountain View were built, they were \$1800 a month at the time. That is just barely less than my mortgage for an entire house, so, I'd hardly call that affordable at all. It sounds like an excuse to put more people on smaller and smaller amounts of land.

I would much rather see the varieties of housing density that this area is originally zoned for. Equal amounts of low, medium, and some high density would be fine. I love the idea of another a park and even some open land or a couple of commercial things. I can live with all of that. I just do not want high density only housing in our area. If I wanted to be around a ton of people in small areas, I'd live in Daybreak or the east side. I would've made a whole different decision on where I ended up. I built in this area of West Jordan, \*because\* I wanted to get away from a busy city, but still be close enough to drive in. I wasn't expecting the busy city to follow and be packed so tightly together. So, please, do not allow this area to be rezoned.

Thank you for your time and consideration,

-Alissa

## Julie Davis

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**From:** Edwin Morgan <edwin.s.morgan@gmail.com>  
**Sent:** Monday, April 18, 2022 7:36 PM  
**To:** Julie Davis  
**Subject:** Bowman's Arrow Meeting Topics

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Hi Julie, I was given your email to submit a request for the below comments to be added to the Bowman's Arrow group discussion on April 19, 2022.

One concern is how this rezoning will impact the city's last decade of decreasing water flows and the all-time water level lows.

Other areas that I think should be considered are local school ratios and if this rezoning will positively or negatively impact those. Recent estimates recognize West Jordan has a 23:1 student to teacher ratio (higher ratios depending on the age group). When comparing that to the national average of ~17:1. I see this rezoning proposal as negatively impacting our future student to teacher ratios. The student test scores are already pretty low (less than 50% in most categories) and taking further resources away from the teachers ability to effectively educate our children by increasing their class sizes significantly, will put our children at an even further disadvantage. New schools need to be considered

## Julie Davis

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**From:** Amy Rowe <mames25@gmail.com>  
**Sent:** Monday, April 18, 2022 8:21 PM  
**To:** Julie Davis  
**Subject:** Against the land plans at Mountain View and 7800 S North West side.  
*Bowman*

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To Whom it may concern,

I am one who does not voice my opinion but this plan is one that I really do not like at all. I am a mother and plan on raising our family in this neighborhood. We do not want high density housing just off the Mountain View Corridor and 7800 South on the northwest side. Here are my main concerns; 7800 South is not able to handle the traffic of that many cars or the intersection with mountain view, we are worried that having high density housing will lower the value of the area, high density housing leads to higher crime and garbage of the area, there are not enough restaurants or grocery stores in the area to accommodate this area with that many people in it.

The fire department will have huge issues using 7800 with the increase of cars. The roundabout that is planned for 7800 will not be able to handle the increase of people.

Instead we would like to see a developed neighborhood with parks like what has already been done in the area. This still allows for more homes to be built but still keeps green spaces and places for families to grow. Another thing that would be good for the neighborhood is a community garden area that could help bring people together and help those out in difficult times. More community spaces are a benefit to all and also increase value of the community and property.

Thanks for taking the time to read this and consider other options.

Very Respectfully the Rowe Family.

## Julie Davis

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**From:** allison sorenson <allisonsorenson@yahoo.com>  
**Sent:** Monday, April 18, 2022 10:33 PM  
**To:** Julie Davis  
**Subject:** Bowman's Arrow

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My name is Allison Burnett and I am strongly against Bowman's Arrow being a High density development. There are no resources for that many more people out here! Not to mention, where are all of the children going to go to school? The already overcrowded schools? Absolutely not!! There is no reason that area cannot just be single family homes. We DO NOT need any more apartments out here. The ones they are finishing on the corner of Mtn. View is ENOUGH.

Maybe you all should be focusing on widening 7800 S. before you even THINK about building more of anything out here. I really hope you consider this and let's stick to single family homes, more schools and working on 7800s(not in that order).

Best regards,

Allison burnett  
Sent from Yahoo Mail for iPhone



## Julie Davis

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**From:** joe burnett <xjoebgox@yahoo.com>  
**Sent:** Monday, April 18, 2022 10:34 PM  
**To:** Julie Davis  
**Subject:** Bowman's Arrow re-zoning

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Hello, I'm writing you in regards to the proposed re-zoning of Bowman's Arrow in West Jordan. I'm hoping this will be read in the planning meeting scheduled for 4/19/2022.

I am a resident of Maple Hills which is adjacent to Bowman's Arrow. I am VERY opposed to any re-zoning of that property. We already have so many challenges in our neighborhood. Traffic on 7800 s is a complete nightmare. The schools are very over crowded Fox Hollow, Sunset Ridge and Copper Hills are so over capacity it's sad. I've chosen to remove my daughter from Sunset Ridge because the over crowding is so terrible. We've also had water pressure issues in our neighborhood which I can only imagine will increase due to the constant growth. I am asking the city council and the planning commission to deny any re-zoning of that property.

Thank you, Joe Burnett  
Sent from Yahoo Mail for iPhone

## Julie Davis

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**From:** Loraine La <lorainela37@gmail.com>  
**Sent:** Tuesday, April 19, 2022 12:45 PM  
**To:** Julie Davis  
**Subject:** Public Comment for Bowman's Arrow Future Land Use Amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Julie,

Please may I ask that the below comments be entered in the public hearing for Bowman's Arrow listed as item 5 for the April 19, 2022 Planning & Zoning Commission meeting .

My name is Loraine La. I am a resident of the Maples Hills community west of 6400 W and north of 7800 S. I am opposed to the proposed amendment for Bowman's Arrow.

The increase to very high density in most of the lot will add a burden to the already stressed out traffic and road infrastructure, overcrowd the already full schools, and completely eliminate the community commercial zoning that is included in the current plan.

Commercial development has been slow to be added and removal of commercial zones will mean it will never be added. Before we eliminate the commercial zone entirely from the land use map, we must look at other options to attract businesses to West Jordan. We have watched development spring up on many neighboring cities's Mountain View Corridor intersections with bustling, attractive & lucrative commercial hubs, easily accessible on the Corridor and are eager to see that for ourselves. We would welcome being able to spend more of our dollars in West Jordan businesses (currently our dollars are spent in a lot of Riverton, Herriman and South Jordan businesses).

West Jordan as the 3rd largest city in the state, should be striving for more such commercial developments in such easily accessible transportation hubs as 78th South & Mountain View, while thoughtfully adding appropriate residential density adjacent to those commercial and transportation hubs.

Thank you for your time.

Loraine La  
Maples Hills Resident

## Julie Davis

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**From:** mua aiono <mua\_aiono@yahoo.com>  
**Sent:** Tuesday, April 19, 2022 1:04 PM  
**To:** Julie Davis  
**Subject:** AGAINST Bowman's Arrow

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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To whom it may concern:

We currently live in the Maples Neighborhood and are AGAINST the development of high, medium, or low density apartments or homes in the Bowman's Arrow area. Our schools are currently over populated. For example, there are SEVEN 5th grade classes alone at Fox Hollow Elementary with 30 children in each class. That is ridiculous. 7800 South from 5600 W all the way west has terrible traffic as it is. These issues need to be FIXED first before any other homes are built. The developer said they are fixing the road in the next two years, why can't they bring up these plans after the road is fixed and the issue with overpopulation in school is fixed.

Regards,  
Lomu Residence

## Julie Davis

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**From:** Shaleese McPhee <ShaleeseYoung@hotmail.com>  
**Sent:** Tuesday, April 19, 2022 12:10 PM  
**To:** Julie Davis  
**Subject:** Planning & Zoning for Bowman's Arrow, Hearing 4/19/22

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Good afternoon, Ms. Davis,

I was given your email after receiving the notice that we received about the meeting that is scheduled for this evening to discuss the planning and rezoning of the area located at 6170 W. 7800 S. in West Jordan into a high-density residential community. I am unable to attend the meeting, but I do wish to express my disapproval of the high-density residential community through email and I hope that my concerns will be read by the commission.

As a resident of the area, I can honestly say that the area cannot sustain a high-density residential community. The school system is overwhelmed, 7800 S. can not accommodate for the amount of traffic that travels on the road to and from Mountain View and SR 111, and our State is in a record drought and looking for alternative ways to preserve water. From what I've read on the HOA FaceBook page, my neighbors feel the same.

Thank you for receiving my email, and I hope a well thought out and conscious plan will come from tonight's meeting.

Sincerely,

*Shaleese Young McPhee*

**Julie Davis**

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**From:** Matt Smith <matthewdsmith@gmail.com>  
**Sent:** Tuesday, April 19, 2022 3:33 PM  
**To:** Julie Davis  
**Cc:** Tina Smith  
**Subject:** Email to planning commission

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Bowman's Arrow*

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Julie Davis,

Would you please forward this email to the members of the Planning Commission? I will be in attendance at the meeting this evening but will not have time to read the entire text but would like the commission to have a copy to refer to.

Thank you,  
Matthew and Tina Smith

**For the West Jordan Planning and Zoning Commission**

**From the Maples Development Neighborhood at Jordan Hills**

Our Arguments against amending the Future Land Use Map for 86. 14- acres of land located at 6170 West 7800 South, parcel# 20263010040000.

This proposed Land Map change is laying the groundwork for zone changes to this parcel of property., which is directly adjacent to our neighborhood to the East. If allowed to go forward, this map change will allow ease in zone change. *This Land Map change and the ensuing zone changes should not be allowed to go forward based on the following findings being unmet:*

Finding A: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan- **Partly Unmet.**

While this proposed Map change includes a mix of mostly Very High Density Residential, High Density Residential and Medium Density Residential (all allowed for within the Plan), this plan drastically alters the distribution of these densities and completely removes zoning for Commercial, Low Density and Future Parks/Green Space. Therefore it does not meet



the objectives of the General Plan in creating balance nor their goals in Providing a Safe and Healthy Living Environment, Preserving the Natural Character, Beauty and Amenities of the city.

Finding B: The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/ or change proposed in the amendment. - **Unmet.**

The discussion in this section of the Proposal discusses land use across West Jordan City as a whole, and is inadequate for discussing the needs of a balanced Land Map. The acknowledgment that most of the lowest density housing within West Jordan is found in already established neighborhoods should be of concern to the West Jordan Planning commission. Balance is not just a numbers game. A good Land Map does not see that one area of the city is heavy in one type of zoning, and thus tries to balance the numbers by piling higher densities in other areas. The whole reason for a Land Use Map is to try to ensure balance within all areas of the city. The discussion in Finding B does not look at our specific area and discusses the balance of zoning needs within our community, as well as the city as a whole.

Finding C: The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity. - **Partly Unmet**

As discussed above, this Proposal includes a mix of Residential Zoning that is allowed for within the Future Land Map, and in fact are already found within the parcel. However, the increased traffic demand created by increased density designations will over-stress and overwhelm the already struggling collector roads, intersections and removes potential for commercial amenities desperately needed, as discussed further below.

Finding D: The proposed amendment constitutes an overall improvement to the adopted general land use map - **Unmet.**

This proposed increased density change to the Land Use Map is definitely in the best interest of only one or two of the parties involved, and does not constitute an overall improvement. A reduction of Commercial zoning West of Mountain View cannot be justified using the parcels proximity to commercial located East of Mountain View, when all access to that commercial is limited to one single-lane road which is already over-taxed. In addition, all alternative mass transportation routes and plans are also located East of Mountain View, and not available to us on the West side.

The Proposal dictates that, “the proposed land uses will guide development toward a variety of housing types that will help to alleviate current housing supply shortages, support existing and future commercial centers and offer greater diversity in housing choices for different lifestyles.” We ask the Committee step back and see that increasing density does not create variety or diversity in housing choices in our area. Indeed, a review of our area map shows that within the 1 mile of 7800 South adjacent to our neighborhood we have 4 of the largest and highly dense apartment complexes on the West side (Serengeti Springs, Gladstone, Affinity and Boulder Canyon). While we recognize and agree that High

Density zoning is necessary for a balanced Land Use Map, we implore the committee to maintain the current size and level of density in parcel# 20263010040000, thus insuring a balance of zoning for our community and a safe and healthy environment for us to live in.

Finding E: The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

### 1) Adequate Road Infrastructure – **Unmet.**

Residents of the Maples and parcel# 20263010040000 must drive on 7800 So. to enter or exit the neighborhood, as there is no alternate North/South or East/West road to access our neighborhood. While improvements have been made to 7800 South over the last 20 years, this portion of the road remains a narrow 1-lane-each-way. This proposal would drastically increase traffic in this over-stressed essential portion of road- which already suffers from major bottlenecks during school/work high traffic times, as well as frequent and significant accidents at the Mountain View junction.

Increasing density to adjacent properties drastically impacts our neighborhood. As stated in the Planning Commission Staff Report, “the applicant has not provided a legal description that would be needed in order to calculate the new potential density.” This is of great concern as the proposed changes would alter a significant portion of land to Very High Density. We are keenly aware of the impact this will have as we have recently seen this change occur with the addition of the Gladstone Place Apartments development, directly across 7800 South from parcel# 20263010040000, which is referenced in the proposal.

Gladstone is a Very High Density development, which is not yet complete. According to their office, at it's completion in 2023, Gladstone will have over 300 units. Unlike parcel# 20263010040000, Gladstone has an alternate exit allowing access to 8200 South. Despite this alternate route, already the traffic impact from this partially complete development have created substantial increase in traffic, delays and accidents on 7800 South. In addition, there is significant overflow street parking happening on 7800 South associated with these units.

This proposed amendment would create a Very High Density area which appears almost 3 times the acreage of Gladstone Place. Therefore, using Gladstone as a reference we can assume that just the Very High Density portion of this development could create between 700-900 units. When adding the High Density and Medium density portions, it is not unreasonable for us to assume that the zone change could result in around 1500 units, which is about 3000 new cars both within the neighborhood and driving on 7800 So. As all East-bound traffic from the west side bottlenecks through either 7800 South or 9000 South, significant increase in density on 7800 South will result in extreme delays on both these roads.

UDOT is responsible for both 7800 South and 9000 South in our area. All previous conversations we've had with UDOT have indicated that UDOT has no imminent plans or projections for widening 7800 So. (beyond one extra lane in each direction) or 9000 So. While Mountain View Highway is adjacent to this parcel, any access to Mountain View must come off of 7800 South. As we have no north-south roads accessing our neighborhood, it is unacceptable to consider adding the potential of approximate 3000 or more cars to our only access road (7800 So.) from one small entrance area, and does not meet the criteria to provide a Safe Living Environment for all Citizens required for Residential Goal 1.

## 2) Adequate Public Water and Waste Infrastructure – Unmet.

The City does not have the ability to service the property with regards to culinary water and sanitary sewer. The City's own findings confirm that this parcel does not have the Storm Drain, Sanitary Sewer or Water infrastructure to increase the current plan's density. As stated within the findings, "Water and sewer infrastructure is based upon the current land use map. An increase in density above what is currently planned for on the land use map is inadequate to service a large high density residential community." **Any movement towards increasing the potential density of this parcel creates a major expense and future claim on city funds.** "Significant and expensive on and off site improvements are required in order for this property to be developed at this density."

## 3. Adequate Commercial Infrastructure – Unmet.

After over 20 years of existence and consistent development, our area West of Mountain View still only has a single business– a gas station on U-111. The proposed commercial development on U-111 and 7800 S. have been shrunk in place of high density housing. For years we have been told that increasing roof-tops will bring in more business, however the incredible growth over the last 10 years has actually been at the expense of our commercial zoning. Over and over intended commercial areas have been rezoned to mostly High Density zoning, While the Future Land Map is meant to be a fluid plan, with changes allowed as necessary, this trend defeats the purpose of the Future Land Map by creating an imbalance of appropriate zones and amenities. This constant increase of higher density zones without infrastructure on the west side has created an imbalance of amenities to households, with all residents having to travel East to get groceries and other necessities. While we have been thrilled to see increased commercial come to the east-side of Mountain View, we have watched our own Commercial Zones be re-zoned over and over. We implore the Planning Commission to reject this proposal of removing Commercial Zoning from parcel # 20263010040000, and allow the area to remain where Commercial Infrastructure can still be available to our community.

## 4) Adequate School Infrastructure – Unmet.

The overtaking of our schools is a well-known problem here in the West part of West Jordan. Our elementary schools are crowded with many portable classrooms on school properties, and Copper Hills High School has almost 2900 students. While we have learned that the city works independently from the School District in projections and funding, we implore the Planning Commission to take into account the heavy burden the influx of potentially 1500 units from one parcel would have on our school infrastructure.

These plans will increase density in our area to what appears to be an unreasonable and unbalanced amount. We strongly urge the West Jordan Planning Commission to review and carefully consider what is best for the long-term development of our area, and that such broad areas of high density be kept in check.

Finding E: The proposed amendment does not take into consideration West Jordan’s Cap and Grade ordinance. A future land use designation of Very High density residential should not be considered until the percentages of the cap and grade ordinance are met. - **Unmet**

We, the residents of the Maples at Jordan Hills, thank you for your time and URGE you as members of the West Jordan Planning and Zoning Commission to **vote against amending the Future Land Use Map for 86. 14- acres of land located at 6170 West 7800 South , parcel# 20263010040000.**

## Julie Davis

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**From:** Tom La <thomasla23@gmail.com>  
**Sent:** Tuesday, April 19, 2022 3:53 PM  
**To:** Julie Davis  
**Subject:** Public Comment: Bowman's Arrow

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Julie,

I am making comment on today's agenda item for Bowman's Arrow. Please make record and please read the comment in today's planning commission and zoning meeting.

I'd like to express my opposition to the future land use map amendment. The proposal to bump up the density levels to existing zones and removal of commercial and green space seems like a poor plan for the community. The existing infrastructure and logistics is already highly stressed and traffic is terrible. High-density housing has already been packed in on the Southeast and Southwest quadrants of 7800 S and Mountain View. My concern with increased high-density housing will be the increase in crime and increase in stress to our already lacking infrastructure.

Mr. Bowman has addressed our community social media page stating that the density designation of the different resident zones are not consistent from city to city and that West Jordan is a step down in density range. If this is the case, West Jordan City needs to specially address this inconsistency so there is no ambiguity in understanding the plan.

Another disappointment to the development of this community is the lack of commercial development. First the Copper Rim plan west of the Smith's wants to decrease commercial from their original plan. Now the Bowman's arrow plan also wants to strip any plans of commercial development. The planning committee would be wise to follow the models that South Jordan, Herriman, and Riverton have had for commercial along Mountain View Corridor as those areas seem well planned and thriving.

Thanks,  
Thomas La  
Resident of West Jordan Maples Community

Sent from my iPhone



**Julie Davis**

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**From:** Allie L <aliisaleon@gmail.com>  
**Sent:** Tuesday, April 19, 2022 4:11 PM  
**To:** Larry Gardner; Julie Davis; Mayor Burton; Council Comments; Mark Forsythe; Duncan Murray; Todd Johnson  
**Subject:** 04/19/22 Planning Commission Meeting and Public Hearing  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Bowman's Arrow

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Greetings,

I am writing to express my concerns over Agenda Item 5, The plan to amend West Jordan's General Plan's future land use on the land known as Bowman's Arrow. I wish I could attend in person to register my displeasure with this proposal but I must attend a previously scheduled event for the Utah Coalition Against Sexual Assault.

I own a home in the Maple Hills neighborhood adjacent to Bowman's Arrow. It is a pleasant, family-oriented neighborhood with large residential lots. Its residents are well informed and pay close attention to local politics. We vote in high numbers. We vote in local general elections AND primaries. We are well organized.

I've reviewed the current and proposed plans and maps for Bowman's Arrow. The current mixed use plan is reasonable. Whereas, the proposal to amend it to include very high and ultra high density housing is absolutely inconsistent with the current flavor of the neighborhood. West Jordan's city planning has a history of being a hodgepodge mess. This was one of the few pockets of nice residential homes within city limits that was not surrounded by high density housing, ugly low grade commercial space, or industrial zones. I am livid that the City wants to make a mess of this area too.

Moreover, we do not have the infrastructure: roads, schools, water, etc. in place to support ultra high density residential housing. Traffic is already an issue even outside of commuter hours. Traffic is routinely backed up at the crossroads by the firehouse and the roundabout. I am aware of the plans to address these issues and they fall short of the **current** needs let alone the future needs of the region even without the proposed amendment.

As someone who used to prosecute the crimes that occurred all too frequently within West Jordan City limits, I do not want the crime and noise that comes with the high density residential expanding to the area I live. I sacrificed to pay a premium to live in a nice area. Zoning and city planning should be consistent with the character of the existing neighborhood.

It is disappointing the planning commission staff has opted to support this proposal, favoring the greed of one large property owner over the well being and wishes of the hundreds of families that live adjacent to this property.

Best regards,  
Aliisa N. Leon

## Julie Davis

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**From:** Casey Dubbs <casey.dubbs@icloud.com>  
**Sent:** Tuesday, April 19, 2022 4:24 PM  
**To:** Larry Gardner; Julie Davis; Mayor Burton; Council Comments; Mark Forsythe; Duncan Murray; Todd Johnson  
**Subject:** Bowman Project - No very high density  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the planning commission,

I understand these emails will be read out loud and will be expecting to hear this and others and the meeting.

As a resident of Maple Hills and West Jordan, I am a very hard no on this proposed plan change.

There are no positives I see within this plan to anyone but the developer and those who have opportunity for financial gain.

Besides our streets water sewer and schools not being able to withstand that type of change it is not creating the type of city we should be out west. Why cram more high density in just because there is land to do so?

It will lower property values and increase crime.

Do better to clean up sidewalks weeds and run down lots and enforce our own city ordinances to keep the city a respectable and clean place to live. So many in this area take Mountain View down to south jordan and Herriman to shop because it is a vastly different experience and so much nicer.

Are we putting back into plans the rec center that was supposed to be built of 90? Why aren't we putting money into things for the residents that do generate city tax revenue?

The new plan not only adds way too much high density right off 78, but it removes the large park area and commercial area which is what was adjacent to the main road. That is a much classier and nice drive that to drive through high density apartments in both sides of the road. While we are at it, why are there so many cars just parked off 78 at those apartments on the gravel are right off the road? It's been a year plus since that development was out in. Was there not enough parking spaces? What a dump to drive by.

Some of those cars never even move. Why would I want two eye sores like that on both sides of the street.

Hard no.

- Casey

## Julie Davis

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**From:** Lise Letcher <liseletcher@gmail.com>  
**Sent:** Tuesday, April 19, 2022 4:25 PM  
**To:** Julie Davis  
**Subject:** Bowmans Arrow

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Members of the Planning Commission and our council.

I live at 7503 S Bridge Maple Lane in Maples Hills. My yard backs up to 6400 w. I am very concerned about you moving forward on the Bowmans Arrow project. I understand development has to happen, but why change the current residential zoning to very high? The homes surrounding this area are anywhere from the \$600,000 to 1 million. Why do you think that putting apartments and other "very high" density be a good idea? I would be concerned with not only the obvious problems with 7800 traffic, but schools and things like the grocery store. All ready many of us are going out of West Jordan to shop because other cities are easier to access and are not as crowded. I am also very concerned with crime in a much higher density area than single family homes and townhomes. Frankly back in those fields there is quite a few naughty things happening all ready.

The resources in this area are severely deficient, and before any zoning considerations are reviewed, the current infrastucure need to be addressed first.

For the record I am opposed at this current time.

Thank you for your time.

Lise Letcher  
801-209-0309  
[liseletcher@gmail.com](mailto:liseletcher@gmail.com)

**MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL WORK SESSION**

**Wednesday, May 27, 2020 - 5:30 p.m.**

**Approved June 24, 2020**

**Based from City Hall, 8000 South Redwood Road, West Jordan, Utah 84088  
With participants attending electronically via Zoom, and streamed on the  
West Jordan YouTube channel due to infectious disease COVID-19**

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**COUNCIL:** Chris McConnehey, Chair; Kelvin Green, Vice-Chair; Zach Jacob, Chad Lamb, David Pack, Kayleen Whitelock, and Melissa Worthen

**STAFF:** Alan R. Anderson, Deputy Council Office Director; Brian Clegg, Public Works Director; Korban Lee, CAO; Dirk Burton, Mayor; Michael Oliver, IT; Rachel MacKay, IT; Scott Langford, Development Services Director; Larry Gardner, City Planner; Mark Forsythe, Assistant Planner; Robert Wall, City Attorney; Derek Maxfield, Fire Chief; Duncan Murray, Assistant City Attorney; Kent Page, Senior Planner; Cindy Quick, City Recorder

**PUBLIC:** Chris Hupp

**CALL TO ORDER**

Chair McConnehey called the work session to order at 5:30 p.m.

**MODERATE INCOME HOUSING PLAN**

Larry Gardner explained that under Utah Code 10-9a-408 and 17-27a-408 (moderate income housing requirements), municipal legislative bodies must annually:

1. Update 5-year estimates of moderate-income housing needs;
2. Conduct a review of the moderate-income housing element and its implementation;
3. Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and WFRS no later than December 1<sup>st</sup>, 2019; the report on progress of said plan is due on December 1<sup>st</sup>, 2020; and annually after that; and
4. Post the report on their municipality's website.

Councilmember Green spoke of moderate income housing, property values, and property tax rates. Scott Langford and Mr. Gardner presented possible methods to encourage development of moderate income housing as interactive questions for the Council, with the following responses:

- Rezone for densities necessary to assure the production of moderate income housing – Yes (2) No (5)
- Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing – Yes (1) No (6)



- Facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing – Yes (5) No (2)
- Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city – Yes (0) No (7)
- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones – Yes (5) No (-)
- Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers – Yes (5) No (2)
- Encourage higher density or moderate income residential development near major transit investment corridors (required) – Yes (6) No (-)
- Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities (required) – Yes (1) No (5)
- Allow for single room occupancy developments – Yes (2) No (5)
- Implement zoning incentives for low to moderate income units in new developments – Yes (3) No (4)
- Utilize strategies that preserve subsidized low to moderate income units on a long-term basis – Yes (2) No (5)
- Preserve existing moderate income housing – Yes (6) No (1)
- Reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing – Yes (0) No (7)
- Participate in a community land trust program for low or moderate income housing – Yes (1) No (5)
- Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality – Yes (-) No (6)
- Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing – Yes (2) No (5)
- Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity – Yes (3) No (4)
- Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing – Yes (-) No (3)
- Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance – Yes (-) No (4)
- Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency – Yes (1) No (6)
- Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income – Yes (5) No (2)

Mr. Gardner thanked the Council for their input, and said he would bring back updates to the Moderate Income Housing Plan based on their feedback.

***TATTOO AND BODY ENGRAVING SERVICES***

Tattoo businesses as defined in 2009 City Code are not currently allowed in any zone in the City. Mr. Langford explained the Planning Commission recommendation to allow Tattoo and Body Engraving Service as a conditional use in the SC-2, SC-3, CC-C, and M-1 zones with the following definition:

Tattoo and Body Engraving Service: A personal service establishment furnishing tattoos and body piercing on the premises. This definition excludes permanent cosmetics when done in association with a permitted personal care service, such as a beauty shop or nail salon.

The proposal to the Planning Commission was a conditional use in the SC-3 and CC-C zones. The Planning Commission recommended expanding the use to SC-2 and M-1 zones as well. Mr. Gardner showed on a map that allowing the use in SC-2 zones would put the conditional use closer to existing residential.

Councilmember Lamb suggested designating three or four areas in the City to allow the conditional use, rather than allowing the use in all SC-2 zones, to provide greater buffering for residential neighborhoods. The Council discussed possible options. Rob Wall discouraged retaining the current prohibition in all zones. The Council directed Staff to draft language based on the discussion.

***NEW BUSINESS AND UNFINISHED BUSINESS***

The Council reviewed a list of items that will appear for the first time on an upcoming Council agenda, and reviewed a list of unfinished Council business items.

Chair McConnehey adjourned the work session at 6:47 p.m.

*I, Cindy Quick, hereby certify that the foregoing minutes represent an overview of what occurred at the meeting held on June 10, 2020. This document constitutes the official minutes for the West Jordan City Council Meeting.*

Cindy M. Quick, MMC  
City Recorder

Approved this 24<sup>th</sup> day of June 2020

**MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL MEETING**

**Wednesday, May 27, 2020 - 7:00 p.m.**

**Approved June 24, 2020**

**Based from City Hall, 8000 South Redwood Road, West Jordan, Utah 84088  
With participants attending electronically via Zoom, and streamed on the  
West Jordan YouTube channel due to infectious disease COVID-19**

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**COUNCIL:** Chris McConnehey, Chair; Kelvin Green, Vice-Chair; Zach Jacob, Chad Lamb, David Pack, Kayleen Whitelock, and Melissa Worthen

**STAFF:** Alan R. Anderson, Deputy Council Office Director; Brian Clegg, Public Works Director; Korban Lee, CAO; Dirk Burton, Mayor; Danyce Steck, Finance Director; Michael Oliver, IT; Rachel MacKay, IT; Robert Allred, IT Director; Scott Langford, Development Services Director; Tangee Sloan, Deputy City Recorder; Larry Gardner, City Planner; Robert Wall, City Attorney; Jared Smith, Risk & Emergency Manager; Derek Maxfield, Fire Chief; Duncan Murray, Assistant City Attorney; Kent Page, Senior Planner; Ray McCandless, Senior Planner; Brandon Turner, West Jordan Police Department; Mark Forsythe, Assistant Planner

**PUBLIC:** Chris Hupp, Gary Cannon, Ben Southworth

***I. CALL TO ORDER***

Chair McConnehey called the meeting to order at 7:00 p.m. Chair McConnehey explained to the public how to electronically participate in the citizen comment period and public hearings.

***II. PLEDGE OF ALLEGIANCE***

The Pledge was led by Chief Derek Maxfield.

***FAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT,  
MUNICIPAL BUILDING AUTHORITY, AND REDEVELOPMENT AGENCY  
MEETINGS***

At 7:04 p.m., the City Council moved to a meeting of the Fairway Estates Special Service Recreation District, moved to a meeting of the Municipal Building Authority at 7:09 p.m., and moved to a meeting of the City of West Jordan RDA Board at 7:13 p.m., returning to regular Council meeting at 7:17 p.m.

***III. CITIZEN COMMENT***

Chair McConnehey opened the citizen comment period and closed the citizen comment period seeing that no one electronically indicated a desire to speak.

***IV. COMMUNICATIONS***

**i. MAYOR'S REPORT**

Mayor Burton thanked the Council for their ongoing work on the FY 2021 Budget. He updated the Council regarding operations at City Hall and City Parks, and reported on meetings recently attended.

**ii. CAO'S REPORT**

Korban Lee updated the Council regarding street projects and water projects, and reported that the City Passport Office would begin accepting passport applications on June 1, 2020. Mr. Lee reported on a recent car show/parade.

**iii. COVID-19 UPDATE**

Jared Smith provided an update on relief efforts related to COVID-19.

**iv. COUNCIL OFFICE REPORT**

Alan Anderson reported on Council Office matters.

**v. CITY COUNCIL COMMENTS**

Councilmember Worthen –

- Expressed enthusiasm for the recent car parade.
- Congratulated the graduated Class of 2020.
- Commended her neighbor, Sean O'Brien, for service in the community, and encouraged everyone to be kind and respectful of others.

Councilmember Whitelock –

- Thanked citizens who took the time to contact Councilmembers with input.

Councilmember Jacob –

- Reported on a recent Wasatch Front Regional Council Joint Policy Advisory Committee meeting.
- Recognized his daughter, a Copper Hills High School student, for receiving the Carson Scholarship from the Ben Carson Foundation.

Councilmember Green –

- Thanked residents for reaching out to Councilmembers in the last few weeks.
- Expressed understanding for citizen perspectives regarding the FY 20201 Budget and emphasized that the current budget situation was not caused by overspending on City services. He encouraged citizens to make constructive suggestions regarding the budget.

Councilmember Pack –

- Said he enjoyed speaking with and receiving input from citizens and agreed with Councilmember Green regarding constructive suggestions.

Councilmember Lamb –

- Said he missed being able to meet in person as a Council.

- Recommended improving safety for drivers around the 7800 South and 4000 West intersection.

Chair McConnehey –

- Expressed appreciation to the Parks Department.

## **V. PUBLIC HEARINGS**

### **a. GENERAL LAND USE MAP AMENMDENT AND REZONE FOR MJ – PROJECT 1**

Scott Langford and Larry Gardner explained the proposed General Land Use Map Amendment at 6835 West New Bingham Highway to rezone approximately 9 acres from Parks and Open Land to Light Industrial, and rezone approximately 60 acres from Agricultural 20-acre lots (A-20) Zone to Light Manufacturing (M-1) Zone. The Planning Commission forwarded a positive recommendation on this application.

Chair McConnehey opened a public hearing at 8:08 p.m., and closed the public hearing seeing that no one electronically indicated a desire to comment.

**MOTION: Councilmember Whitelock moved to approve Ordinance No. 20-13 General Plan Land Use Map Amendment to rezone approximately 9 acres from Parks and Open Land to Light Industrial, and rezone approximately 60 acres from A-20 to M-1 Zone. Councilmember Jacob seconded the motion.**

A roll call vote was taken

<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>Yes</b>

**The motion passed 7-0.**

### **b. CANNON & COMPANY OFFICE REZONE**

Kent Page explained the request to rezone approximately 2.29 acres at 8631 South Redwood Road from RR-1A (Rural Residential 40,000 square foot lots) Zone to P-O (Professional Office) Zone. The Future Land Use Map designated the subject property for professional office use.

Gary Cannon, applicant, spoke of the property's history and explained his plans for the property.

Chair McConnehey opened a public hearing at 8:21 p.m.



Denise Ballard, West Jordan resident, commented that few drivers obey traffic laws in the area, and asked what would be done to control street traffic when the office building was built.

Chair McConnehey closed the public hearing. Mr. Langford thanked Ms. Ballard for bringing the issue to the City's attention and stated Staff would look in detail at possible traffic calming measures. A traffic signal light is part of the long-term plan for the intersection.

**MOTION: Councilmember Green moved to approve Ordinance No. 20-12 approving a rezone of 2.29 acres at 8631 South Redwood Road from RR-1A Zone to P-O Zone. Councilmember Worthen seconded the motion.**

A roll call vote was taken

<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>Yes</b>

**The motion passed 7-0.**

**c. ADOPTION OF THE TENTATIVE BUDGET FOR FISCAL YEAR 2020-2021**

Danyce Steck presented the FY 2021 Tentative Budget and suggested the Council schedule a public hearing for June 10, 2020.

Chair McConnehey opened a public hearing at 8:31 p.m., and closed the public hearing seeing that no one electronically indicated a desire to comment. Ms. Steck confirmed that no changes had been made to the Tentative Budget since it was last presented to the Council.

**MOTION: Councilmember Whitelock moved to adopt Resolution No. 20-31 regarding adoption of the Tentative Budget for FY 2020-2021. Councilmember Green seconded the motion.**

Councilmember Whitelock and Chair McConnehey thanked Ms. Steck for her outstanding work on the FY 2021 Budget.

A roll call vote was taken

<b>Councilmember Green</b>	<b>Yes</b>
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<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>Yes</b>

**The motion passed 7-0.**

#### ***VI. CONSENT ITEMS***

- a. Approve meeting minutes: April 29, 2020 Combined City Council/Planning Commission Work Session
- b. Approve Wastewater Planning Program Annual Report for the City of West Jordan
- c. Approve Reimbursement Agreement with Peterson Development Company, LLC

**MOTION: Councilmember Green moved to approve Consent Items 6a – 6c. Councilmember Whitelock seconded the motion.**

A roll call vote was taken

<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>Yes</b>

**The motion passed 7-0.**

#### ***VII. CONSENT ITEMS DISCUSSION***

No Consent Items were pulled for discussion.

#### ***VIII. BUSINESS ITEMS***

##### **a. RESCIND DIRECTION TO UPDATE THE VETERAN'S MEMORIAL PARK MASTER PLAN**

Councilmember Green explained the recommendation to rescind direction to update the Veteran's Memorial Park Master Plan until more resources are available. Councilmember Jacob said he would not want to send the message that the City did not value the project. Councilmember Green responded that he would not want to carry the item under "Unfinished Business" for a year or more. Councilmember Whitelock asked how the Council could ensure the project remained a priority. Mr. Lee commented that the Parks Capital Fund included a list of unfunded projects. He suggested the update of the Veteran's Memorial Park Master Plan could be included with the Veteran's Memorial Park Expansion Project already listed as an unfunded project, or could be listed separately on the Final Budget as an unfunded project.

Councilmember Lamb commented that the Veteran's Memorial Park Master Plan update was intended to update sidewalk and landscaping in the area of the planned Art Center. He suggested discussion of the Park Master Plan update could be postponed until the City moved forward with the Art Center Project.

**MOTION: Councilmember Green moved to approve Resolution No. 20-34 rescinding Council direction to update the Veteran's Memorial Park Master Plan. Councilmember Lamb seconded the motion.**

Councilmember Jacob said he would vote against the motion because he would like the update to remain on the radar. Councilmember Pack suggested the update remain on the list of Unfinished Business. Councilmember Lamb said he expected the update would move forward when the Art Center Project moved forward. Chair McConnehey said he would prefer Unfinished Business not become a growing wish list.

A roll call vote was taken

<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>No</b>
<b>Councilmember Lamb</b>	<b>Yes</b>

**The motion passed 6-1.**

## ***IX. WORKSESSION***

### **a. PRELIMINARY DEVELOPMENT PLAN FOR BOWMAN'S ARROW**

Ben Southworth with Bowman's Arrow explained the proposed Future Land Use Map Amendment, proposed rezone to P-C IOZ, and Master Development Plan included with the Bowman's Arrow proposal. He encouraged strict adherence to the IOZ plan. The concept plan included 24.85 dwelling units per acre with net density varying depending on land use areas, with a total of 2,193 units. Mr. Southworth shared results of a traffic impact study, plans for open space, and infrastructure needs. He asked the Council for feedback regarding the possibility of including a mountain bike trailhead that would ultimately need to be City owned and maintained.

Councilmember Whitelock asked if existing infrastructure would be able to serve the existing zoning. David Murphy explained infrastructure needs and benefits that would be gained from a consistent long-term land use plan. Responding to a question from Councilmember Whitelock, Mr. Southworth stated that a majority of the housing units would be part of an HOA.

Councilmember Jacob emphasized that soil studies would be important in the situation. He said he would like to see more single-family homes along 6400 West than are shown on the concept plan. Councilmember Jacob said he liked that the development would be entirely owner-occupied.

Councilmember Worthen said she would not want to put the cost of needed infrastructure on the rest of the City residents. She stated a plan was needed to show how the infrastructure would be funded. She said she would be comfortable eliminating some of the commercial at the subject location because of other commercial in the area.

Councilmember Pack expressed concern with the idea of the City assuming ownership and maintenance responsibility for a portion of open space within the project.

Councilmember Green agreed with Councilmember Jacob's suggestion for more single-family homes along 6400 West. Councilmember Green said he believed impact fees need to balance with the impact on the City and said he would be willing to look at the long-term possibility of the City assuming ownership and maintenance of the portion of open space. He said he believed the proposed development was appropriate for the proposed location and suggested a tie to public transit would be beneficial.

Mr. Southworth confirmed that he was aware of the unstable soils in the area. Mr. Murphy stated Staff would pay close attention to the soil studies. Mr. Langford requested Council feedback regarding timing and phasing of 7400 South. Mr. Southworth spoke of protection zone restrictions, and Mr. Murphy responded that he would look at deeds for the protection zones.

#### **X. REMARKS**

Mayor Burton –

- Spoke of the delicious donuts created at Dunford Bakers in West Jordan.

David Murphy –

- Provided an update on the intersection at 7800 South and 4000 West.

Councilmember Jacob –

- Asked when the Council would be able to meet together at City Hall again, and asked when the state of emergency would expire. Alan Anderson responded that the Governor's Executive Order on open public meetings would expire on June 30<sup>th</sup>. He said he was working with the Facilities Department and Council leadership to determine when the Council could return to Council Chambers. Councilmember Pack commented that social distancing would need to be possible for the Council and Staff, as well as any citizens desiring to attend. Mayor Burton said he intended to wait to lift the state of emergency until the City had moved from Risk Level Yellow to Green.

Councilmember Green –

- Provided input regarding street signs at the west end of 7800 South.

***XI. ADJOURNMENT***

**At 10:09 p.m., Councilmember Green moved to adjourn the Council meeting. Councilmember Worthen seconded the motion, which passed by unanimous vote (7-0).**

*I, Cindy Quick, hereby certify that the foregoing minutes represent an overview of what occurred at the meeting held on June 10, 2020. This document constitutes the official minutes for the West Jordan City Council Meeting.*

Cindy M. Quick, MMC  
City Recorder

Approved this 24<sup>th</sup> day of June 2020





City of West Jordan  
Department of Utilities  
8000 South Redwood Road  
West Jordan Utah 84088 Office: (801) 569-5070

TO: Mayor Dirk Burton, Korban Lee,  
FROM: Greg Davenport, P.E.  
DATE: August 04, 2022  
RE: Bowman's Arrow General Plan Land Use Amendment – Infrastructure Analysis

The Utility Department has been asked to answer the following question:

***Will the proposed general land use amendment for Bowman's Arrow adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change?***

While the public utilities department cannot answer for roadways or public safety, we can provide information regarding the proposed amendment's impact to existing storm water, wastewater, and culinary water facilities of the City. The following statements were given in May to the Planning Commission for this application.

*Storm Water: The proposed land use drains to Clay Hollow Wash. Any future development should include low impact development best management practices for storm water and will be required to detain on-site. The storm water impact for this development would not require expensive public infrastructure than otherwise be needed without the change.*

*Sanitary Sewer: The landowner is proposing to significantly increase the existing general planned density. The proposed increased density will require larger and more expensive public sewer infrastructure to be constructed in 7800 South, a major arterial in the City, from Mountain View Corridor to Airport Road. None of the needed improvements are included in current master plans or impact fee reports.*

*Water: The property is located within two separate pressure zones. Currently there is not sufficient infrastructure to accommodate the proposed density increase. In order to service this proposed increased density, the City would need to construct costly public infrastructure improvements to increase water storage capacity, water source capacity and existing distribution system capacity.*

***Finding: The proposed general land use amendment for Bowman's Arrow will adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, water and wastewater facilities, than would otherwise be needed without the proposed change.***

If the proposed property developed today under existing zoning which allows for four (4) residential units, the property owner would pay the current impact fee obligation. Existing utilities would support the development. In contrast the proposed land use amendment would allow for an unlimited number of units. This increase in density is almost impossible for the Utility Department to plan for and quantify without a more specific land use application.

However, to provide some perspective on the possible infrastructure costs that would result from development under a land use amendment as proposed, City staff has used a previous zoning application for this property as a guide which proposed a density for this property of 2,184 units. The previous zoning application included a conceptual engineering study that was only partially completed by the property owner.

Based upon the conceptual, partially completed study, City staff roughly estimates that additional water infrastructure improvements required to support 2,184 units on just this property would include an additional one (1) MG water storage tank, additional pumping facilities from zone 4 to zone 5, and a possible increase in a zone 5 transmission line to the site. City staff estimates that the cost of these additional improvements could be over 5 million dollars today and could be much greater in the future.

In addition, City staff also roughly estimates additional sewer infrastructure improvements required to support just this property if developed with 2,184 units would include removing and replacing existing sewer main lines in 7800 South from the east edge of the property to the intersection of New Bingham Highway and 7800 South. This 12,000 linear foot project would disrupt traffic along the five-lane arterial, pass through the very busy intersections of Mountain View Corridor Highway, 5900 West, 5600 West, Grizzly Way, 4800 West and Airport Road. The construction impact would be like the recent 7000 South project that began at 1300 West and ended at 3000 West. City staff believes the rough estimate for these improvements to be over 12 million dollars and could be much greater in the future.

It is important to again reiterate that because there is not a specific land use development application accompanying the land use amendment application it is not possible to provide a more refined and specific analysis of the cost associated with the proposed change. However, the rough estimates give a reasonable indication of the adverse impact this land use change would have on the neighborhood and community as a whole without larger and significantly more expensive infrastructure than would be otherwise needed without the proposed change.

Sincerely,



Greg Davenport, P.E.

# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 07/13/2022

**Presenter:** Kelly Dolar

**Deadline of item** :

**Department Sponsor:** Public Services Parks

**Agenda Type:** PUBLIC HEARINGS

**Time Requested:** 5 minutes presentation, 10 minutes council

*(Council may elect to provide more or less time)*

**1. AGENDA SUBJECT**

Consider **Ordinance No. 22-30** amending the 2009 West Jordan City Code Title 8, Chapter 14, Section 7 (Grave Decorations) and Section 8 (Markers and Monuments)

**2. EXECUTIVE SUMMARY**

The Cemetery Sexton has been having difficulty maintaining the Cemetery grounds. The purpose of this Ordinance No. 22-30 is to clarify what grave decorations are acceptable, which will increase the efficiency of our maintenance operations. The modifications made to the code also adds clarity to the overall size limits placed on headstones, tombstones, and markers in the cemetery

**3. TIME SENSITIVITY / URGENCY**

There is no urgency for this item.

**4. FISCAL NOTE**

There will be a reduction to ongoing operational and maintenance cost for the cemetery if approved.

**5. DEPARTMENT RECOMMENDATION**

The Public Services Department recommends the approval of Ordinance No. 22-30.

**6. PLANNING COMMISSION RECOMMENDATION**

**7. MOTION RECOMMENDED**

Move to approve **Ordinance No. 22-30** amending the 2009 West Jordan City Code Title 8, Chapter 14, Section 7 (Grave Decorations) and 8-14-8 (Markers and Monuments)

**8. MAYOR RECOMMENDATION**

The Mayor recommends that the Council approve Ordinance No. 22-30.

**9. PACKET ATTACHMENT(S)**

**10. OTHER INFORMATION**

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION  
HELD JUNE 7, 2022, IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM**

**PRESENT:** Jay Thomas, Kent Shelton, Matt Quinney, Trish Hatch, Ammon Allen, George Winn, and McKenna Marchant

**STAFF:** Larry Gardner, Duncan Murray, Ray McCandless, Mark Forsythe, Nathan Nelson (remotely)

\*\*\*\*\*  
The briefing meeting was called to order by Jay Thomas. Larry Gardner reviewed the strategies, goals, and timelines of the moderate-income housing plan taken from the discussion at the last meeting.

\*\*\*\*\*  
The meeting was called to order at 6:00 p.m.

**1. Oath of Office for New Commissioner**

City Recorder Tangee Sloan administered the Oath of Office to new Commissioner McKenna Marchant.

\*\*\*\*\*  
**2. Approve Minutes from May 17, 2022**

**MOTION:** Trish Hatch moved to approve the minutes from May 17, 2022. The motion was seconded by Ammon Allen and passed 7-0 in favor.

\*\*\*\*\*  
**3. Sienna Hills II; approx. 7515 S Copper Rim Drive; Preliminary Site Plan and Preliminary Subdivision Plat (78 townhomes and 47 single-family lots and 7 parcels on 13 acres); P-C(IOZ) Zone; Lennar Homes Utah, LLC/Steven Jackson (applicant) [#26221, 25599; parcel 20-26-326-050]**

Steven Jackson, applicant with Lennar Homes, said this is the residential component of the development within the IOZ zone. They have been working closely with staff regarding the site layout. The townhomes are similar to those in the other phases of Copper Rim. The single-family homes are a middle tier home with a 2-car garage. There are multiple open spaces and include tot lots and pickleball courts. An access to the city's water tower is provided. Staff felt that Parcel C should have a fence that would allow for visibility from the rear yards into the park. The current proposal is for a vinyl coated chain-link that is typically seen at park properties.

There was a brief discussion regarding fencing type. Some commissioners liked the idea of a vinyl slatted fence that would allow for visibility but would have a little more privacy. The applicant was willing to provide whatever type is preferred by the city and staff. The CC&Rs will require that any fence that is replaced will comply with whatever opacity is required.

An overview of the commercial area was given. Landscaping was discussed and waterwise methods were encouraged. The active open spaces will be sod due to the nature of the use. This project will have a sub-HOA under the overall Copper Rim HOA.

Ray McCandless said this property is within the Copper Rim town center. He pointed out the commercial/office area south of this property. The final landscaping review is typically done by staff during final approval, but the larger open spaces will have sod for active recreation. The opening into Parcel C is 18 feet wide. Staff recommended that the fence around Parcel C be no higher than 4 feet for visibility, no matter what type is chosen. Building examples were shown.

Staff recommended that the Planning Commission approve the Preliminary Subdivision and Preliminary Site Plan for Sienna Hills II subdivision located at approximately 7515 South Copper Rim Drive in the P-C(IOZ) Zone subject to the requirements of approval listed below.

#### Site Plan

1. An approved preliminary site plan shall remain valid for one year following the date of the approval.
2. Approval of a final site plan shall become null and void if development does not commence within two (2) years of the approval.
3. The proposed development shall meet all applicable 2009 City Code requirements.
4. The development shall meet all requirements of the Engineering and Fire departments.
5. A 4' high black vinyl coated chain link fence or equivalent that does not obscure visibility into Parcel C shall be installed along the rear and side yards of all lots that abut Parcel C and that language be added to the CC&R's prohibiting other types of fencing.
6. The site plan and subdivision must meet all requirements of the Master Development Plan and Master Development Agreement.

#### Subdivision

1. All lots must comply with the applicable requirements of Title 13, Zoning Regulations and Title 14, Subdivision Regulations including, but not limited to lot area, lot configuration, width and frontage requirements.
2. All applicable city departmental requirements must be met prior to recordation of the final plat.
3. All structures constructed within the Subdivision shall comply with the requirements of the zoning ordinance.
4. An approved preliminary subdivision plat shall remain valid for one (1) year. One 6-month extension may be granted by the zoning administrator if, upon written request by the owner/developer, the zoning administrator finds that the extension will not adversely affect the public health, safety, or welfare of the city.
5. An approved, unrecorded final subdivision plat shall remain valid for two (2) years. One 6-month extension may be granted by the zoning administrator if, upon written request by the owner/developer, the zoning administrator finds that the extension will not adversely affect the public health, safety, or welfare of the city.
6. If another development within the Copper Rim commercial area is not already fulfilling the improvements identified within the master development agreement, Sienna Hills II will fulfill these requirements as a condition of final approval.

McKenna Marchant asked staff if there was a need for additional parking near parcel C. She also wondered if there was some discretion in requiring a variation in townhome colors or requirements that would prohibit two of the same façades within a certain distance from the other.



Ray McCandless said tot lots usually only have a few people at a time and the streets can accommodate some on-street parking. Building colors are not regulated. The elevations and layouts were reviewed and approved as part of the preliminary development plan at the beginning of the approval process for Copper Rim, so it would be too late to ask for changes now.

Kent Shelton thought it might be nice to allow the residents who back up to Parcel C to have gates into the open space.

Ray McCandless did not see that information in the proposal, but he didn't see an issue with allowing it.

Matt Quinney said the concern seems to be with Parcel C. He knows of a park in Colonial Estates with the same design and situation and he had never heard of problems with it.

Jay Thomas opened the public hearing.

Alexander Hughes, West Jordan resident, said they are looking forward to new neighbors, but there are some concerns. They currently have a great view, and they know that they can't expect to always have one, but the subject property is elevated and unless it is leveled down it will restrict the view and light even more so. Also, there have been grading issues in that area. If the water from the property drains to that same line, then it could exacerbate those problems. He hoped that review of the plans includes building height and grading.

Further public comment was closed at this point for this item.

Ammon Allen understood that each lot is required to retain its own runoff, and he wanted to be sure that the grading will be done so that water will not be shedding onto the other properties.

Staff indicated that was correct.

**MOTION: Ammon Allen moved to approve the Preliminary Subdivision and Preliminary Site Plan for Sienna Hills II subdivision located at approximately 7515 South Copper Rim Drive in the P-C(10Z) Zone subject to the requirements of approval listed in the staff report. The motion was seconded by Matt Quinney and passed 7-0 in favor.**

\*\*\*\*\*

4. **Grand-Dale Estates Ph. 2 and 3; 6681 South 3200 West; Preliminary Subdivision (6 lots on 2.2 acres); R-1-10E Zone; Vetscorp/Kenneth Sanchez (applicant) [#26501; parcel 21-21-302-009, 21-21-302-021]**

Kenneth Sanchez, applicant, said they have been working with staff on a subdivision that will add five lots and keep the existing house on another lot. The existing southern driveway will serve as a private drive to the rear lots and the northern driveway access will be used for lot 201 from 3200 West. A hammerhead feature will be used for emergency turnaround. Lot sizes are above average for the zone, so impacts will be low. An HOA will enforce the 'no parking' regulations.

Mark Forsythe said the project is an infill subdivision with similar minimum lots sizes throughout the area. All proposed lots meet the code for size and widths. The subdivision ordinance requires lots to front public streets, but an allowance is given for a private street in an infill situation where a public road would be impractical, if approved by the planning commission. The four back lots will have frontage on the central private road. Justification was explained as to why a public road would be impractical, including removal of the existing home. The proposal would allow for a future connection to the north. Setbacks on lots facing 3200 West are standard. Because the private road is part of the four rear lots, setbacks are increased to create a more uniform look.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Preliminary Major Subdivision for the Grand-Dale Estates Phase 2 and 3, located at 6681 South 3200 West with the Conditions and Requirements of Approval listed below.

Conditions of Approval

1. Application for Final Subdivision review of Grand-Dale Estates Phase 3 shall occur no later than one (1) year following the date of final staff approval for Grand-Dale Estates Phase 2.
2. Storm drain impact fees for both Grand-Dale Estates Phase 2 and Grand-Dale Estates Phase 3 shall be paid during the Grand-Dale Estates Phase 2 impact fee payment period.
3. All new electrical lines servicing the Grand-Dale Estates Phase 2 and Phase 3 subdivisions shall tie into the existing power lines running along the southern boundary of the subdivision. These new and existing lines shall be buried underground.
4. Diamondville Lot 4 Amended Subdivision must be concurrently approved with the Grand-Dale Estates Phase 2 Subdivision.

Requirements of Approval

1. The subdivision development shall comply with all ordinances, provisions and standards of the West Jordan City Code.
2. All applicable West Jordan City departmental requirements must be met prior to final subdivision approval and recordation of the approved final subdivision plat.
3. The approved preliminary subdivision plat shall remain valid for 1 year following the date of approval. A single 6-month extension may be granted by the Zoning Administrator if, upon written request by the owner/developer, the Zoning Administrator finds that the extension will not adversely affect the public health, safety or welfare of the city.

Jay Thomas opened the public hearing.

Further public comment was closed at this point for this item.

**MOTION:** Matt Quinney moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to approve the Preliminary Major Subdivision for Grand-Dale Estates Phase 2 and 3, located at 6681 South 3200 West with the Conditions and Requirements of Approval listed in the staff report. The motion was seconded by George Winn and passed 7-0 in favor.

\*\*\*\*\*

**5. Text Amendment – Cemetery; Amend the 2009 West Jordan City Code Title 8, Chapter 14, Section 7 (Grave Decorations) and Section 8 (Markers and Monuments); City-wide applicability; City of West Jordan (applicant)**

Kelly Dolar, West Jordan Cemetery Sexton, explained that the adjustments to the cemetery ordinance are due to the growing number of burials and to address safety concerns. The amendments will make maintenance more efficient regarding placement of decorations on the monument, and it will establish a uniform removal day that visitors can plan for. The amendment will also clarify monument size limitations. Research had been conducted on some surrounding cemeteries, and these changes fall in line with what is typical. Certain holiday periods will be given an extra week for decorations, and signage will be updated with the amended policies.

Duncan Murray explained that Title 8 is adopted as a land use regulation, which is why the amendment needs a recommendation from the Planning Commission.

Larry Gardner stated that the staff report would usually include a statement regarding the findings for approving a text amendment as found in Section 13-7B. He has reviewed the proposed amendment and found that it meets the findings of the ordinance.

Jay Thomas opened the public hearing.

Further public comment was closed at this point for this item.

**MOTION: Trish Hatch moved to forward a positive recommendation to the City Council for the proposed amendment to the 2009 City Code Title 8, Chapter 14, Section 7 (Grave Decorations) and Section 8 (Markers and Monuments). The motion was seconded by Matt Quinney and passed 7-0 in favor.**

\*\*\*\*\*

**6. Moderate Income Housing Strategies: amendment to the Moderate-Income Housing Plan of the West Jordan General Plan adopting strategies to be compliant with State Law**

Strategies recommended by the planning commission at the previous meeting were reviewed along with goals and timelines.

1. Rezone for densities necessary to facilitate the production of moderate-income housing. Rezone all qualifying properties to the Interchange Overlay Zone (IOZ) by December 31, 2025.
2. Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate-income housing. Adopt policy to waive fees and subsize moderate-income housing by December 31, 2024.
3. Zone or rezone for higher density or moderate-income residential development to commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. Rezone all qualifying properties, approved by the city council, to the Residential Overlay District (ROD) by December 31, 2025.

4. Amend land use regulations to allow for new moderate-income residential development in mixed-use zones near major transit investment corridors. Modify City Center (CC) land use regulation by December 31, 2023
5. Implement zoning incentives for moderate-income units in new developments. Implement Integrated Housing Ordinance (IHD) by December 31, 2024.
6. Explore participation in a community land trust program for moderate income housing. Determine feasibility by December 31, 2023.
7. Create a housing and transit reinvestment zone (TRZ) pursuant to Title 63N Chapter 3, Part 6. Determine feasibility of TRZ by December 31, 2025.
8. Develop a moderate-income housing (MIH 55+) project for residents who are disabled or 55 years old or older. Complete the project by December 31, 2028.
9. Develop and adopt station area plan(s) in accordance with Section 10-9a-403.1. Adopt four station area plans by December 31, 2025.

It was explained that by adopting these or other strategies, West Jordan can get on a list for priority funding for transportation projects and other Federal funding that comes through the State of Utah. The penalty for noncompliance could be that funding is withheld.

Jay Thomas asked what would happen if West Jordan were not able to fulfill the strategies due to uncooperative parties or lack of funding sources.

Larry Gardner said initially we will determine feasibility and if other parties do not want to participate or if it is determined to be infeasible, then the goals can be amended. The State is looking to see that measures are being taken to meet the benchmarks, and if they cannot be met then they can be reevaluated.

McKenna Marchant was in support of moving forward with the TRZ.

Jay Thomas opened the public hearing.

Further public comment was closed at this point for this item.

**MOTION:** Matt Quinney moved to forward a positive recommendation to the City Council amending the moderate-income housing strategies of the moderate-income housing element of the General Plan as presented. The motion was seconded by McKenna Marchant and passed 7-0 in favor.

\*\*\*\*\*

7. **Text Amendment – Integrated Housing Ordinance; Amend the 2009 West Jordan City Code amending Chapter 5 of Title 13 Adopting Article M “Integrated Housing” and amending Section 13-5-1 “Zoning Districts”; City-wide applicability; City of West Jordan (applicant) [#27477]**

Larry Gardner thanked Councilmember Green for his leadership on this ordinance. The intent of the Integrated Housing (IH) ordinance is to allow for inclusionary development with varying home types and lot sizes. Requirements for entitlement and need to be met before a master development agreement or master development plan can be approved. The district will include a limited density zone meant for

infill projects up to 20 acres, and a development zone for projects with between 20 and 90 acres will require a commercial component. He explained density buy-up provisions, home type ratios, and open space. It is anticipated that this zoning district would be placed on undeveloped property.

Jay Thomas opened the public hearing.

Kelvin Green thanked Larry Gardner for his work on this ordinance. He said that the goal of this zoning district is to eliminate the PRD zoning districts, which do not provide for a good balance. Multi-family units in this district will be designed to look like a single home, which will integrate housing types within one neighborhood. The ordinance also attempts to address the middle housing issue by introducing the duplex, four-plex, and six-plex. Density buyup is allowed only by donating lots to a community housing trust. The developer would still be able to build and make a profit from the sale of the house, but not from the land. This ordinance will also waive the impact fees on donated lots in order to help integrate moderate-income housing within neighborhoods.

Further public comment was closed at this point for this item.

**MOTION:** McKenna Marchant moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council amending the 2009 West Jordan City Code Chapter 5 of Title 13 Adopting Article M “Integrated Housing” and Section 13-5-1 “Zoning Districts”. The motion was seconded by Matt Quinney and passed 7-0 in favor.

\*\*\*\*\*

8. **Text Amendment – Southwest Quadrant Mixed Use Ordinance; Amend the 2009 West Jordan City Code amending Chapter 5 of Title 13 Adopting Article N “Southwest Quadrant Mixed Use”; amending Section 13-5-1 “Zoning Districts”; and amending 13-7-B “Site Plans”; City-wide applicability; City of West Jordan (applicant) [#27476]**

Larry Gardner said staff has been working with the Gardner Company for more than a year to master plan 1100 acres of the Jones family property. It has been the goal of West Jordan for the last few years to create a job center in the southwest quadrant. Economic Development has been heavily involved with development in this area. This new tool will help to create a purposefully planned development area that promotes hi-tech manufacturing, employment centers, flexible commercial, office, and mixed density residential uses in a master planned development. The goal is to have a predictable development with relatable uses. Master development agreements and master development plans will govern the development and cannot be approve until the required upfront work is completed, including updates to city master plans in order to protect the city. This zoning district will be next to existing single-family residential. The residential component will provide a buffer with different types of multi-family product, which is generally the hierarchy housing type for buffering between commercial and residential uses. The development will all be controlled by a master development agreement and master development plan and will show the locations of all use types. The ordinance is geared toward ultimate flexibility to develop the 1,000 acres in a master planned way. He reviewed the density types, which will be approved by the City Council in an MDA. The entire development will have design guidelines for a consistent theme. Building styles and types could be updated over time, but the goal is



to create a development that is attractive to major manufacturers who want to come to the area. Manufacturing will be the predominant use in the zone in order to create a job center.

Matt Quinney asked why this ordinance is different from the one that was considered, but not approved, a few years ago.

Larry Gardner said the West Foothills ordinance had a much higher density in only a large apartment-style product that wasn't used as a buffer. The council was also concerned that the developer wanted to start with residential uses rather than manufacturing. The densities in this proposal are lower and we already have applications for some industrial uses. The land use subcommittee liked how this provides a buffer to the existing and anticipated future residential. This ordinance is more refined but gives the same flexibility to the developer, who is seasoned in development of this type of product.

Jay Thomas opened the public hearing.

Further public comment was closed at this point for this item.

**MOTION: Matt Quinney moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council Amending the 2009 West Jordan City Code Chapter 5 of Title 13 Adopting Article N "Southwest Quadrant Mixed Use"; Section 13-5-1 "Zoning Districts"; and 13-7-B "Site Plans". The motion was seconded by Kent Shelton and passed 7-0 in favor.**

**MOTION: Matt Quinney moved to adjourn.**

The meeting adjourned at 7:30 p.m.

---

JAY THOMAS  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Community Development Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**ORDINANCE NO. 22-30**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
TITLE 8, CHAPTER 14, SECTION 7 (“GRAVE DECORATIONS”) AND  
SECTION 8 (“MARKERS AND MONUMENTS”)**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and

WHEREAS, the City Council of the City (“City Council”) desires to amend certain sections of the City Code, regarding and related to grave decorations and markers and monuments; and

WHEREAS, the Planning Commission of the City (“Planning Commission”) held a properly noticed public hearing and provided a recommendation on June 7, 2022, regarding the proposed City Code amendments, since all the proposed City Code amendments are land use regulations, including City Code Sections 8-14-7 and 8-14-8; and

WHEREAS, the City Council held a public meeting and public hearing on July 13, 2022 regarding the proposed City Code amendments; and

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

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

**Section 1.** Amendment of Code Provisions. City Code Title 8, Chapter 14, Sections 7 and 8 are amended as redlined in Exhibit A, as attached, and approved in their amended final form as shown in Exhibit B; and

**Section 2.** Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all other sections, parts, and provisions shall be severable.

**Section 3.** Effective Date. This Ordinance shall become effect immediately upon posting or publication as provided as 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 13<sup>TH</sup> DAY OF JULY 2022.**

*(Continued on the following page)*

CITY OF WEST JORDAN

By: \_\_\_\_\_  
Kayleen Whitelock  
Council Chair

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

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

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON \_\_\_\_\_.**

Mayor's Action: \_\_\_\_\_ Approve \_\_\_\_\_ Veto

By: \_\_\_\_\_  
Mayor Dirk Burton Date \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Tangee Sloan  
City Recorder

*(Continued on the next page)*

93 **STATEMENT OF APPROVAL OR PASSAGE** (check one)

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95 \_\_\_\_\_ The Mayor approved and signed Ordinance No. 22-30.

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97  
98 \_\_\_\_\_ The Mayor vetoed Ordinance No. 22-30 on \_\_\_\_\_ and the  
99 City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

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101  
102 \_\_\_\_\_ Ordinance No. 22-30 became effective by operation of law without the  
103 Mayor's approval or disapproval.

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105  
106 \_\_\_\_\_  
107 Tangee Sloan  
108 City Recorder

109  
110  
111 **CERTIFICATE OF PUBLICATION**

112  
113 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a  
114 short summary of the foregoing ordinance was published on the Utah Public Notice Website on the \_\_\_\_\_  
115 day of \_\_\_\_\_, 2022. The fully executed copy of the ordinance is retained in the Office  
116 of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

117  
118  
119 \_\_\_\_\_  
120 Tangee Sloan  
121 City Recorder

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132 *(Exhibits Attached)*

[Exhibit A to ORDINANCE NO. 22-30  
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE TITLE 8,  
CHAPTER 14, SECTION 7 (“GRAVE DECORATIONS”) AND SECTION 8 (“MARKERS  
AND MONUMENTS”)]

Legislative Redlined Version:

**8-14-7: GRAVE DECORATIONS:**

- A. Grave decorations are limited to flowers, artificial flowers, and national and military flags.
- B. The placement of artificial flowers within the cemetery is prohibited during the months of April through October, except as provided in subsection C of this section.
- C. Artificial flowers may be placed within the cemetery on the state recognized holidays only and if placed within the container or receptacle provided in the grave marker.
- D. Subject to the holiday exception in this Section, all~~Any~~ grave decorations will be removed each Tuesday. In the event of a holiday, grave decorations will be removed and discarded the second Tuesday following the holiday.~~not removed by the owners by April 1 or one (1) week after any holiday may be removed and discarded by cemetery personnel~~
- E. All funeral flowers and floral pieces will be removed without notice when they appear dead or are past their useful life, or otherwise appear unsightly, as determined in the sole discretion of the Cemetery Sexton~~become unsightly.~~
- F. To protect the safety of cemetery personnel, no glass including vases and other containers are not permitted and will be removed if found. Approved decorations are permitted on the headstone as long as they do not extend beyond the mandatory six (6) inch mow strip.
- ~~—AG. Fencing or Dividers: No plot or block shall be defined by fences, railings, coping, hedges, trees, shrubs, embossing or depression, or any other markers to describe its corners or boundaries, unless approved by the city administrator or designee. (Ord. 17-30, 6-14-2017; amd. Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)~~

**8-14-8: MARKERS AND MONUMENTS:**

The monument (as defined herein) size, location on lot, foundation, kind of stones and other materials to be used shall comply with rules and regulations established by West Jordan City. No monument shall be placed on any lot or grave until approved by the cemetery sexton. The city, without any liability, shall have the right to correct, remove, or have removed any monument placed without the approval of the cemetery sexton or that does not comply with the rules and regulations established herein.

~~—A. Fencing or Dividers: No plot or block shall be defined by fences, railings, coping, hedges, trees, shrubs, embossing or depression, or any other markers to describe its corners or boundaries, unless approved by the city administrator or designee.~~

AB. Headstones, Tombstones and Markers: Raised markers are allowed in the cemetery. The owners of gravesites or relatives of deceased persons interred in the cemetery are required to erect and maintain, in a manner satisfactory to the city, and at the expense of the plot owner or relatives of the deceased, headstones, markers or other suitable monuments at the head of the gravesite, with the name of the deceased person plainly inscribed thereon. All headstones, tombstones or markers must be in an orderly row and reasonably in line with all other such markers in that block. No bench headstones are allowed to be placed in the cemetery. All upright headstones must be drilled and doweled and adhesive applied to secure the headstone to the base.

BC. Stone or Cement Base: All headstones, tombstones or markers shall have a stone or cement base (“base”), level with the ground. The maximum base for a single raised or flat headstone, tombstone or marker shall be no greater than forty-two (42) inches in length (side to side) and twenty-four (24) inches in width (front to back). The maximum base for a double raised or flat headstone, tombstone or marker shall be no greater than eighty (80) inches in length (side to side) and twenty-four (24) inches in width (front to back).~~., extending outward from the outer perimeter of the base and the~~Each headstones, tombstones or markers shall be located at least be eight-six inches (68") inches away from the outside perimeter of the cement base -on all sides~~The cement base must be at least four inches thick., with a minimum thickness of four inches (4").~~



55 CD. Specifications for Raised Markers: Subject to the exceptions stated herein, the dimensions of a  
56 single raised headstone, tombstone, or marker shall not exceed thirty (30) inches in length (side to side)  
57 and 12 inches in width (front to back), and forty-two (42) inches in height (top to bottom) measured in  
58 ground level.~~width of a single raised headstone, tombstone or marker shall not exceed twenty four~~  
59 ~~inches (24"), not including the base. The width of a raised double headstone, tombstone or marker shall~~  
60 ~~not exceed forty two inches (42"), not including the base. Subject to the exceptions stated herein, the~~  
61 ~~dimensions of a double raised headstone, tombstone or marker shall not exceed sixty-eight (68) inches~~  
62 ~~in length (side to side), twelve inches in width (front to back), and forty-two (42) inches in height (top to~~  
63 ~~bottom) measured from ground level. The height of single or double raised headstones, tombstones or~~  
64 ~~markers shall not exceed forty two inches (42") above ground level. The City Administrator or his/her~~  
65 ~~designee may grant an exception.~~An exception to the maximum height and width requirement may be  
66 granted by the city administrator or designee to the height of for a family marker, but in no event may the  
67 height of the headstone, tombstone or marker be, more than sixty ~~inches~~ (60") inches above ground  
68 level. Only one (1) family marker shall be allowed for each eight (8) plots. Family markers must be  
69 aligned within the general alignment of raised or flat markers.

70 DE. Specifications for Flat Markers: Flat markers shall not exceed the same length and width of the  
71 single or double. Flat markers shall not be smaller in surface measurement than eighteen (18)~~twelve~~  
72 inches in length (side to side) and by twelve (12) eighteen inches in width (front to back) (12" x 18"),~~not~~  
73 ~~including the base, and not larger than twenty one inches by forty two inches (21" x 42"), not including~~  
74 ~~the base.~~

75 EF. Materials: All headstones, tombstones or markers must be made of real bronze, glazed granite or  
76 other permanent materials acceptable to the city administrator or designee. Headstones, tombstones or  
77 markers shall not be made of wood, sandstone or any other material which is susceptible to decay.

78 EG. Vases: All permanent vases shall be placed in the cement or stone base of the marker or  
79 monument and shall be recessed to ground level when not in use. Receptacles in the monument itself  
80 are allowed, provided they do not project horizontally beyond the base of the monument.

81 GH. Liability for Damage: The city shall not be held liable for damage to headstones, tombstones or  
82 markers, including any damage caused during cemetery maintenance or resulting from the city moving  
83 or transferring a monument, headstones or markers for interment purposes. The maintenance and repair  
84 of grave markers including the repositioning of settled grave markers, is the responsibility of the  
85 individual who purchased the burial plot. The city assumes no responsibility for any damage, regardless  
86 of the source of damage, to any grave marker or monument.

87 HI. Setting of Markers or Monuments: Grave markers or monuments shall not be set after October 15  
88 until the following March 1, or as soon as weather conditions permit thereafter.

89 IJ. Repairs or Resetting: If any monument or headstone becomes unsafe, unsightly, in need of repair  
90 or resetting, the city shall attempt to notify the owner of the relevant "certificate of burial rights" of such  
91 condition and shall request such person to make any needed repairs under the cemetery sexton's  
92 supervision. If the owner does not make the needed repairs, the city shall have the right to have the  
93 monument or headstone removed at the expense of the lot owner or purchaser to remove, replace, or  
94 repair any monument or marker. (Ord. 17-30, 6-14-2017; amd. Ord. 19-48, 12-11-2019, Effective at 12  
95 noon on January 6, 2020)  
96

**[Exhibit B to ORDINANCE NO. 22-30  
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE TITLE 8,  
CHAPTER 14, SECTION 7 (“GRAVE DECORATIONS”) AND SECTION 8 (“MARKERS  
AND MONUMENTS”)]**

**8-14-7: GRAVE DECORATIONS:**

- A. Grave decorations are limited to flowers, artificial flowers, and national and military flags.
- B. The placement of artificial flowers within the cemetery is prohibited during the months of April through October, except as provided in subsection C of this section.
- C. Artificial flowers may be placed within the cemetery on the state recognized holidays only and if placed within the container or receptacle provided in the grave marker.
- D. Subject to the holiday exception in this Section, all grave decorations will be removed each Tuesday. In the event of a holiday, grave decorations will be removed and discarded the second Tuesday following the holiday..
- E. All funeral flowers and floral pieces will be removed without notice when they appear dead or are past their useful life, or otherwise appear unsightly, as determined in the sole discretion of the Cemetery Sexton.
- F. To protect the safety of cemetery personnel, glass including vases and other containers are not permitted and will be removed if found. Approved decorations are permitted on the headstone as long as they do not extend beyond the mandatory six (6) inch mow strip.
- G. Fencing or Dividers: No plot or block shall be defined by fences, railings, coping, hedges, trees, shrubs, embossing or depression, or any other markers to describe its corners or boundaries, unless approved by the city administrator or designee. (Ord. 17-30, 6-14-2017; amd. Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)

**8-14-8: MARKERS AND MONUMENTS:**

The monument (as defined herein) size, location on lot, foundation, kind of stones and other materials to be used shall comply with rules and regulations established by West Jordan City. No monument shall be placed on any lot or grave until approved by the cemetery sexton. The city, without any liability, shall have the right to correct, remove, or have removed any monument placed without the approval of the cemetery sexton or that does not comply with the rules and regulations established herein.

A. Headstones, Tombstones and Markers: Raised markers are allowed in the cemetery. The owners of gravesites or relatives of deceased persons interred in the cemetery are required to erect and maintain, in a manner satisfactory to the city, and at the expense of the plot owner or relatives of the deceased, headstones, markers or other suitable monuments at the head of the gravesite, with the name of the deceased person plainly inscribed thereon. All headstones, tombstones or markers must be in an orderly row and reasonably in line with all other such markers in that block. No bench headstones are allowed to be placed in the cemetery. All upright headstones must be drilled and doweled and adhesive applied to secure the headstone to the base.

B. Stone or Cement Base: All headstones, tombstones or markers shall have a stone or cement base (“base”), level with the ground. The maximum base for a single raised or flat headstone, tombstone or marker shall be no greater than forty-two (42) inches in length (side to side) and twenty-four (24) inches in width (front to back). The maximum base for a double raised or flat headstone, tombstone or marker shall be no greater than eighty (80) inches in length (side to side) and twenty-four (24) inches in width (front to back). Each headstone, tombstone or marker shall be located at least six (6) inches away from the outside perimeter of the cement base on all sides. The cement base must be at least four inches thick.

C. Specifications for Raised Markers: Subject to the exceptions stated herein, the dimensions of a single raised headstone, tombstone, or marker shall not exceed thirty (30) inches in length (side to side) and 12 inches in width (front to back), and forty-two (42) inches in height (top to bottom) measured in ground level. Subject to the exceptions stated herein, the dimensions of a double raised headstone, tombstone or marker shall not exceed sixty-eight (68) inches in length (side to side), twelve inches in width (front to back), and forty-two (42) inches in height (top to bottom) measured from ground level. The City Administrator or his/her designee may grant an exception to the height of a family marker, but in no

event may the height of the headstone, tombstone or marker be more than sixty (60) inches above ground level. Only one (1) family marker shall be allowed for each eight (8) plots. Family markers must be aligned within the general alignment of raised or flat markers.

D. Specifications for Flat Markers: Flat markers shall not exceed the same length and width of the single or double. Flat markers shall not be smaller in surface measurement than eighteen (18) inches in length (side to side) and twelve (12) inches in width (front to back).

E. Materials: All headstones, tombstones or markers must be made of real bronze, glazed granite or other permanent materials acceptable to the city administrator or designee. Headstones, tombstones or markers shall not be made of wood, sandstone or any other material which is susceptible to decay.

F. Vases: All permanent vases shall be placed in the cement or stone base of the marker or monument and shall be recessed to ground level when not in use. Receptacles in the monument itself are allowed, provided they do not project horizontally beyond the base of the monument.

G. Liability for Damage: The city shall not be held liable for damage to headstones, tombstones or markers, including any damage caused during cemetery maintenance or resulting from the city moving or transferring a monument, headstones or markers for interment purposes. The maintenance and repair of grave markers including the repositioning of settled grave markers, is the responsibility of the individual who purchased the burial plot. The city assumes no responsibility for any damage, regardless of the source of damage, to any grave marker or monument.

H. Setting of Markers or Monuments: Grave markers or monuments shall not be set after October 15 until the following March 1, or as soon as weather conditions permit thereafter.

I. Repairs or Resetting: If any monument or headstone becomes unsafe, unsightly, in need of repair or resetting, the city shall attempt to notify the owner of the relevant "certificate of burial rights" of such condition and shall request such person to make any needed repairs under the cemetery sexton's supervision. If the owner does not make the needed repairs, the city shall have the right to have the monument or headstone removed at the expense of the lot owner or purchaser to remove, replace, or repair any monument or marker. (Ord. 17-30, 6-14-2017; amd. Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)