

THE CITY OF WEST JORDAN, UTAH

**ORDINANCE NO. 25-48**

**AN ORDINANCE ADOPTING THE IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS DATED SEPTEMBER 2025 AND IMPACT FEES FOR TRANSPORTATION**

WHEREAS, the City of West Jordan (“**City**”) adopted West Jordan City Code (“**City Code**”) in 2009; and the City Council of the City (“**Council**” or “**City Council**”) is the legislative body for the City; and

WHEREAS, the City, in accordance with Utah Code Ann. Section 11-36a-101 *et seq.*, imposes impact fees for new growth on a proportionate share basis for development of capital facilities; and

WHEREAS, as necessary, capital facilities plans, other related plans, impact fee studies, and impact fees should be periodically reviewed and amended; and

WHEREAS, the City has commissioned Wall Consultant Group (“**WCG**”) to prepare revisions to the Impact Fee Facilities Plan (“**IFFP**”), and LRB Public Finance Advisors (“**LRB**”) to prepare revisions to the Impact Fee Analysis (“**IFA**”) for Transportation; and

WHEREAS, the proposed IFFP and IFA for Transportation are attached hereto and incorporated herein by reference; and

WHEREAS, the noticing requirements of Utah Code Ann. Section 11-36a-501 *et seq.* have been met; and

WHEREAS, the City Council held a public hearing on December 16, 2025, regarding the proposed IFFP and IFA and impact fees for Transportation, 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 IFFP and IFA for Transportation, and

WHEREAS, to support economic development and affordable housing initiatives, the City Council desires to exclude from the transportation impact fees a buy-in component of previous transportation projects, and thus adopt and enact the Transportation Impact Fees included as Exhibit C.

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

**Section 1. Adoption of IFFP and IFA.** The IFFP prepared by WCG and the IFA for Transportation prepared by LRB dated September 2025, attached as Exhibits A and B, are hereby adopted.

**Section 2. Adoption of and Effective Date of Impact Fees.** The transportation impact fees, attached as Exhibit C, are hereby adopted and enacted, to become effective on March 16, 2026, in accordance with Utah Code Ann. Section 11-36a-401(2).

**Section 3. Adoption of Statutory Requirements.** The following statutory provisions, required by Utah Code Ann. Section 11-36a-402, are hereby adopted:

- (a) The City hereby establishes one service area for the entire city limits of the City for Transportation Impact Fee purposes;
- (b) The schedules or formulas that the City will use to calculate each Transportation Impact Fee are set forth in Exhibit C;

- (c) The documents in Exhibit C contain provisions to adjust the standard impact fee at the time the fee is charged to:
  - (i) respond to:
    - (A) unusual circumstances in specific cases; and/or
    - (B) a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected; and
  - (ii) ensure that the impact fees are imposed fairly;
- (d) The documents in Exhibit C contain provisions governing the calculation of the amount of the impact fee to be imposed on a particular development that permits adjustment of the amount of the impact fee based upon studies and data submitted by the developer;
- (e) The City shall allow a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer:
  - (i) dedicates land for a system improvement;
  - (ii) builds and dedicates some or all of a system improvement; or
  - (iii) dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement;
- (f) The City requires a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:
  - (i) are system improvements; or
  - (ii)
    - (A) are dedicated to the public; and
    - (B) offset the need for an identified system improvement.

**Section 4. 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. All other ordinances in conflict or inconsistent with this ordinance are hereby repealed.

**Section 5. Effective Date.** Except as set forth in Section 2 above, this Ordinance shall become effective immediately upon adoption.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 16<sup>TH</sup> DAY OF DECEMBER 2025.

## CITY OF WEST JORDAN

BRK

By: Bob Bedore (Dec 18, 2025 12:57:41 MST)

ATTEST:

Cindy Ent. Director 

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

## **Voting by the City Council**

Council Chair Kayleen Whitelock  
Council Vice-Chair Bob Bedore  
Council Member Pamela Bloom  
Council Member Kelvin Green  
Council Member Zach Jacob  
Council Member Chad Lamb  
Council Member Kent Shelton

"YES"      "NO"

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON DECEMBER 18, 2025.**

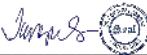
Mayor's Action:  Approve  Veto

By:   
Mayor Dirk Burton

Dec 18, 2025  
Date

ATTEST:

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Tangee Sloan, MMC, UCC  
City Recorder

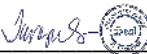
**STATEMENT OF APPROVAL/PASSAGE (check one)**

The Mayor approved and signed Ordinance No. 25-48.

The Mayor vetoed Ordinance No. 25-48 on \_\_\_\_\_ and the  
City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

Ordinance No. 25-48 became effective by operation of law without the  
Mayor's approval or disapproval.

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Tangee Sloan, MMC, UCC  
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 22nd day of December 2025. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

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Tangee Sloan, MMC, UCC  
City Recorder

*(Continued on the following pages)*

**EXHIBIT A**

**IMPACT FEE FACILITIES PLAN  
TRANSPORTATION  
PREPARED BY WALL CONSULTANT GROUP**

*(See the attached following pages)*

**EXHIBIT B**

**IMPACT FEE ANALYSIS  
TRANSPORTATION  
PREPARED BY LRB PUBLIC FINANCE ADVISORS**

*(See the attached following pages)*

## EXHIBIT C

### TRANSPORTATION IMPACT FEES

<u>CATEGORY</u>	<u>Fee</u>
Single Family	\$3,946 per dwelling unit
Multi-family	\$2,820 per dwelling unit
Assisted Living	\$1,088 per bed
Hotel	\$3,343 per room
Motel	\$1,402 per room
Institutional	\$3,180 per 1,000 sq ft
Industrial	\$2,038 per 1,000 sq ft
Warehouse	\$716 per 1,000 sq ft
Hospital	\$4,507 per 1,000 sq ft
Nursing Home	\$2,824 per 1,000 sq ft
Office	\$4,536 per 1,000 sq ft
Commercial	\$10,997 per 1,000 sq ft

#### FORMULA FOR NON-STANDARD TRANSPORTATION IMPACT FEES:

Total Demand Units x Estimated Trips per Unit x Adjustment Factors x \$418.44 = Impact Fee per Demand Unit

# Ordinance No. 25-48 IFFP, IFA, Transportation Impact Fees

Final Audit Report

2025-12-22

Created:	2025-12-18
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAATd1vHF_PSRs67hYoqWzl1vWTDgBFFRAJ

## "Ordinance No. 25-48 IFFP, IFA, Transportation Impact Fees" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2025-12-18 - 7:10:50 PM GMT
-  Document emailed to bob.bedore@westjordan.utah.gov for signature  
2025-12-18 - 7:32:01 PM GMT
-  Email viewed by bob.bedore@westjordan.utah.gov  
2025-12-18 - 7:56:11 PM GMT
-  Signer bob.bedore@westjordan.utah.gov entered name at signing as Bob Bedore  
2025-12-18 - 7:57:39 PM GMT
-  Document e-signed by Bob Bedore (bob.bedore@westjordan.utah.gov)  
Signature Date: 2025-12-18 - 7:57:41 PM GMT - Time Source: server
-  Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature  
2025-12-18 - 7:57:42 PM GMT
-  Email viewed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2025-12-18 - 7:59:54 PM GMT
-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
Signature Date: 2025-12-18 - 8:00:23 PM GMT - Time Source: server
-  Document emailed to Dirk Burton (dirk.burton@westjordan.utah.gov) for signature  
2025-12-18 - 8:00:24 PM GMT
-  Email viewed by Dirk Burton (dirk.burton@westjordan.utah.gov)  
2025-12-18 - 11:06:40 PM GMT



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Signature Date: 2025-12-18 - 11:07:04 PM GMT - Time Source: server

 Document emailed to Tangee Sloan (tangee.sloan@westjordan.utah.gov) for signature

2025-12-18 - 11:07:06 PM GMT

 Email viewed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)

2025-12-22 - 10:34:20 PM GMT

 Document e-signed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)

Signature Date: 2025-12-22 - 10:35:04 PM GMT - Time Source: server

 Agreement completed.

2025-12-22 - 10:35:04 PM GMT



**Adobe Acrobat Sign**