

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 16TH DAY OF DECEMBER 2025.

CITY OF WEST JORDAN

By: 
 By: [Bob Bedore \(Dec 18, 2025 12:57:41 MST\)](#)
 Bob Bedore
 Council Chair

ATTEST:


 
 Cindy M. Quick, MMC
 Council Office Clerk

Voting by the City Council

	"YES"	"NO"
Council Chair Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Bob Bedore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Chad Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Mayor's Action: X Approve Veto

By:  Dec 18, 2025
Mayor Dirk Burton Date

ATTEST:



Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

 X 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.

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.

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

CATEGORY	FEE
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
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Agreement completed.

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