



THE CITY OF WEST JORDAN CITY COUNCIL MEETING July 26, 2023

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

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CITY COUNCIL MEETING 6:00 PM *(or as soon thereafter as possible)*

- 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. REPORTS TO COUNCIL**
 - a. City Council Reports
 - b. Council Office Report
 - c. Mayor's Report

d. City Administrator's Report

5. BUSINESS ITEMS

- a. Water Report
 - Report by Zach Jacob of a proposed property tax increase by Jordan Valley Water Conservancy District
 - Comment on report by members of the public and/or city council members
- b. **Ordinance No. 23-18** amending Section 13-6K-4B Interchange Overlay Zone to be consistent with the IOZ map adopted in 2021
- c. Discussion of Citywide Survey Results

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
 - June 21, 2023 – Committee of the Whole Meeting
 - June 28, 2023 – Regular City Council Meeting
- b. **Resolution No. 23-047** authorizing a Real Estate purchase contract with Bobbie Jo Glover for the purchase of approximately 4.77 acres located at approximately 8598 South 6400 West.

7. COUNCIL MEETING WRAP UP

- a. City Council Remarks
- b. Council Administrative Items

8. ADJOURN

UPCOMING CITY COUNCIL MEETINGS

- Wednesday, August 09, 2023 – Regular City Council Meeting – 6:00p
- Wednesday, August 16, 2023 – Committee of the Whole Meeting – 6:00p
- Tuesday, August 22, 2023 – Truth in Taxation Hearing – 6:00p
- Wednesday, August 23, 2023 – Regular City Council Meeting – 6:00p
- Wednesday, September 13, 2023 – Regular City Council Meeting – 6:00p

- Tuesday, September 19, 2023 – Primary Board of Canvassers Meeting – 6:00p
- Wednesday, September 20, 2023 – Committee of the Whole Meeting – 6:00p
- Wednesday, September 27, 2023 – Regular City Council Meeting – 6:00p

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. 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://westjordan.primegov.com/public/portal>, 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.

Posted and dated July 21, 2023 Cindy M. Quick, MMC, Council Office Clerk



REPORT TO WEST JORDAN CITY COUNCIL REGARDING A PROPOSED PROPERTY TAX RATE INCREASE FOR 2023

July 26, 2023

Jordan Valley Water Conservancy District is proposing a property tax increase for its fiscal year 2023/2024 budget.

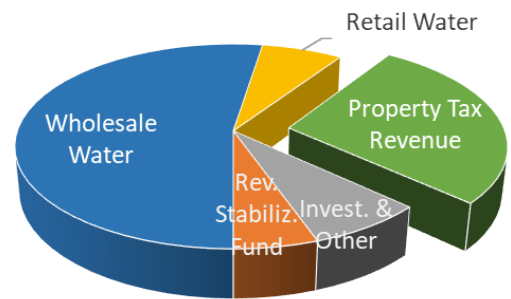
A public hearing is scheduled for August 9, 2023, at 6:00 p.m., where citizens will be able to attend and ask questions or make comments.

A growing service area and increasing water demands require additional water supplies and infrastructure, costing millions of dollars.

Summary information regarding Jordan Valley's proposed property tax increase:

FROM JORDAN VALLEY'S 2023/2024 TENTATIVE BUDGET:

Total budgeted revenue	\$98.7 million
Property tax revenue as a percentage of total budgeted revenue	29%
Amount of additional revenue from the proposed property tax increase	\$2.3 million
Percent increase in property tax revenue	9.3%
Percent increase in property tax revenue to the total annual cost of water (average residence)	1.8%



PROPERTY TAX INCREASE AMOUNT FOR A HOME OR BUSINESS:

	\$400,000		\$550,000		\$700,000	
	Home	Business	Home	Business	Home	Business
Current annual property tax	\$68.64	\$124.80	\$94.38	\$171.60	\$120.12	\$218.40
New annual property tax	\$75.02	\$136.40	\$103.15	\$187.55	\$131.29	\$238.70
Annual property tax increase	\$6.38	\$11.60	\$8.77	\$15.95	\$11.17	\$20.30

PURPOSE FOR ADDITIONAL PROPERTY TAX REVENUE:

Major capital projects and debt needs over the next five years, which property tax helps support.

Treatment plant upgrades and expansion	\$69.6 million
Two new storage reservoirs	\$40.0 million
New Southwest Aqueduct segment	\$35.0 million
New wells and groundwater development	\$10.3 million
Debt service from \$190 million of new bonds to be issued	\$30.0 million



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/26/2023

Presenter: Larry Gardner

Deadline of item : 07/13/2023

Applicant: West Jordan City

Department Sponsor: Community Development

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 No. 23-18 Amending The 2009 West Jordan City Code Amending Interchange Overlay Zone (IOZ) Provisions;
City Code Sections 13-6k-1 Through 13-6k-6 Inclusive.

2. EXECUTIVE SUMMARY

At the June 28, 2023 City Council public hearing the Council requested that further amendments be made to the IOZ draft ordinance. The Council asked that the minimum acreage requirement be removed and that access requirement be modified in the proposed ordinance. The draft ordinance contains the requested changes.

3. TIME SENSITIVITY / URGENCY

Not urgent

4. FISCAL NOTE

No fiscal impact.

5. PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended approval of the requested amendment.

6. STAFF ANALYSIS

Council requested two additional changes and moved to postpone the item to July 26, 2023 as a Business Item. The public hearing was held on June 28th.

7. MOTION RECOMMENDED

Motion to approve Ordinance 23-18.

8. MAYOR RECOMMENDATION

N/A

9. PACKET ATTACHMENT(S)

10. OTHER INFORMATION

1 **THE CITY OF WEST JORDAN, UTAH**
2 **ORDINANCE NO. 23-18**

3 **AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE**
4 **(AMENDING INTERCHANGE OVERLAY ZONE (IOZ) PROVISIONS;**
5 **CITY CODE SECTIONS 13-6K-1 THROUGH 13-6K-6 INCLUSIVE)**

6 WHEREAS, the City of West Jordan (“**City**”) adopted West Jordan City Code (“**City Code**”)
7 in 2009; and the City Council of the City (“**Council**” or “**City Council**”) desires to amend certain
8 sections of the City Code, regarding and related to Interchange Overlay Zone (IOZ) Provisions
9 (“**proposed City Code amendments**”); and

10 WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public
11 hearing and provided a recommendation on April 4, 2023, regarding the proposed City Code
12 amendments, which are all land use regulations, including City Code Sections 13-6K-1 through 13-
13 6K-6 inclusive; and determined the following:

14 1. The proposed City Code amendments conform to the General Plan and are consistent with
15 the adopted goals, objectives and policies described therein;

16 2. The proposed City Code amendments are appropriate given the context of the request and
17 there is sufficient justification for a modification to this title;

18 3. The proposed City Code amendments will not create a conflict with any other section or part
19 of this title or the General Plan; and

20 4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer
21 any special privileges to a single property owner or cause, and it is only necessary to make a
22 modification to this title in light of corrections or changes in public policy; and

23 WHEREAS, the City Council held a public hearing on June 28, 2023, and an additional
24 public meeting on July 26, 2023, regarding the proposed City Code amendments; and

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

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

29 **Section 1. Amendment of Code Provisions.** City Code Sections 13-6K-1 through 13-6K-6
30 inclusive are amended to read as shown on Attachment 1 to this Ordinance.

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

33 **Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting
34 or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council
35 duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto
36 the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.
37
38

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS
DAY OF 2023.

CITY OF WEST JORDAN

By: _____
Christopher McConnehey
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES" "NO"

Council Chair Christopher McConnehey

☐☐

Council Vice-Chair Pamela Bloom

☐☐

Council Member Kelvin Green

☐☐

Council Member Zach Jacob

☐☐

Council Member David Pack

☐☐

Council Member 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, CMC
City Recorder

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85
86 **STATEMENT OF APPROVAL/PASSAGE** (check one)
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88 _____ The Mayor approved and signed Ordinance No. 23-18.
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90
91 _____ The Mayor vetoed Ordinance No. 23-18 on _____ and the
92 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
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95 _____ Ordinance No. 23-18 became effective by operation of law without the
96 Mayor's approval or disapproval.
97

98
99 _____
100 Tangee Sloan, CMC
101 City Recorder
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CERTIFICATE OF PUBLICATION

105
106 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and
107 that a short summary of the foregoing ordinance was published on the Utah Public Notice Website
108 on the _____ day of _____ 2023. The fully executed copy of the ordinance
109 is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.
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111
112 _____
113 Tangee Sloan, CMC
114 City Recorder
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117 *(Attachment on the following pages)*
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Attachment 1 to
ORDINANCE NO. 23-18
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(AMENDING INTERCHANGE OVERLAY ZONE (IOZ) PROVISIONS;
CITY CODE SECTIONS 13-6K-1 THROUGH 13-6K-6 INCLUSIVE)

(See the following pages)

Attachment 1

[Attachment to ORDINANCE NO. 23-18

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(AMENDING INTERCHANGE OVERLAY ZONE (IOZ) PROVISIONS;
CITY CODE SECTIONS 13-6K-1 THROUGH 13-6K-6 INCLUSIVE)

Legislative Version:

SECTION:

13-6K-1: Purpose

13-6K-2: Applicability

13-6K-3: Process for IOZ And Project Approval 13-6K-4: Uses

13-6K-5: Development and Design Requirements 13-6K-6: Administration

13-6-K-1: PURPOSE:

A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and facilitate the development and redevelopment of large properties with an influx of new residential, commercial and mixed-use development to promote and maintain the viability of interchange areas. It is the intent:

1. To utilize the Mountain View Corridor (SR-85) to enhance the City image, build communities of distinction, create jobs, and assure long term sustainable development that contributes to the financial and social well-being of the City.

2. To manage and promote appropriate uses around specified interchanges along the Mountain View Corridor.

3. To assure that market demand is strategically distributed between the potential interchanges.

4. To improve property and sales tax generation by locating and attracting land uses that benefit the City within the corridors.

5. To reinforce the land use relationship between interchanges which will allow appropriate intensification and densification where it is appropriate.

6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring neighborhoods, and commercial viability.

7. To provide a proactive series of expectations from developers and to avoid processes that are reactive to development proposals.

8. To enhance the potential for compatible development with surrounding uses and a positive appearance from the adjacent freeway and highway.

9. To design areas in a way that design off-sets any residential density impacts.

10. To assure walkable connected communities are designed from the ground up. (Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6- 23-2021)

13-6-K-2: APPLICABILITY:

A. This overlay is only allowed at specific locations that are impacted by the Mountain

View Corridor. The locations where the IOZ may be adopted are shown on Figure 1 - Interchange Overlay Zone Map.

1. Area A. 90th 9000 South and Mountain View Corridor - a regional commercial area. The primary intent of this area is for regional commercial uses in all parts of the area and the secondary intent is ~~At the north end of the area, the intent is to provide~~ for higher density additional housing at the north end of the area as a transition from the commercial uses to the single family homes to the north of 8600 South.

2. Area B. 7800 South Mountain View Corridor - the intent is to provide for hospital, medical offices and neighborhood commercial and additional ~~higher density~~ housing to the west of Mountain View Corridor and housing mixed with limited commercial uses to the east of Mountain View Corridor.

3. Area C. Highlands - area east and west of Mountain View Corridor off of 7800 South in the Highlands Master Planned development. Intent is a mix of housing, office and commercial.

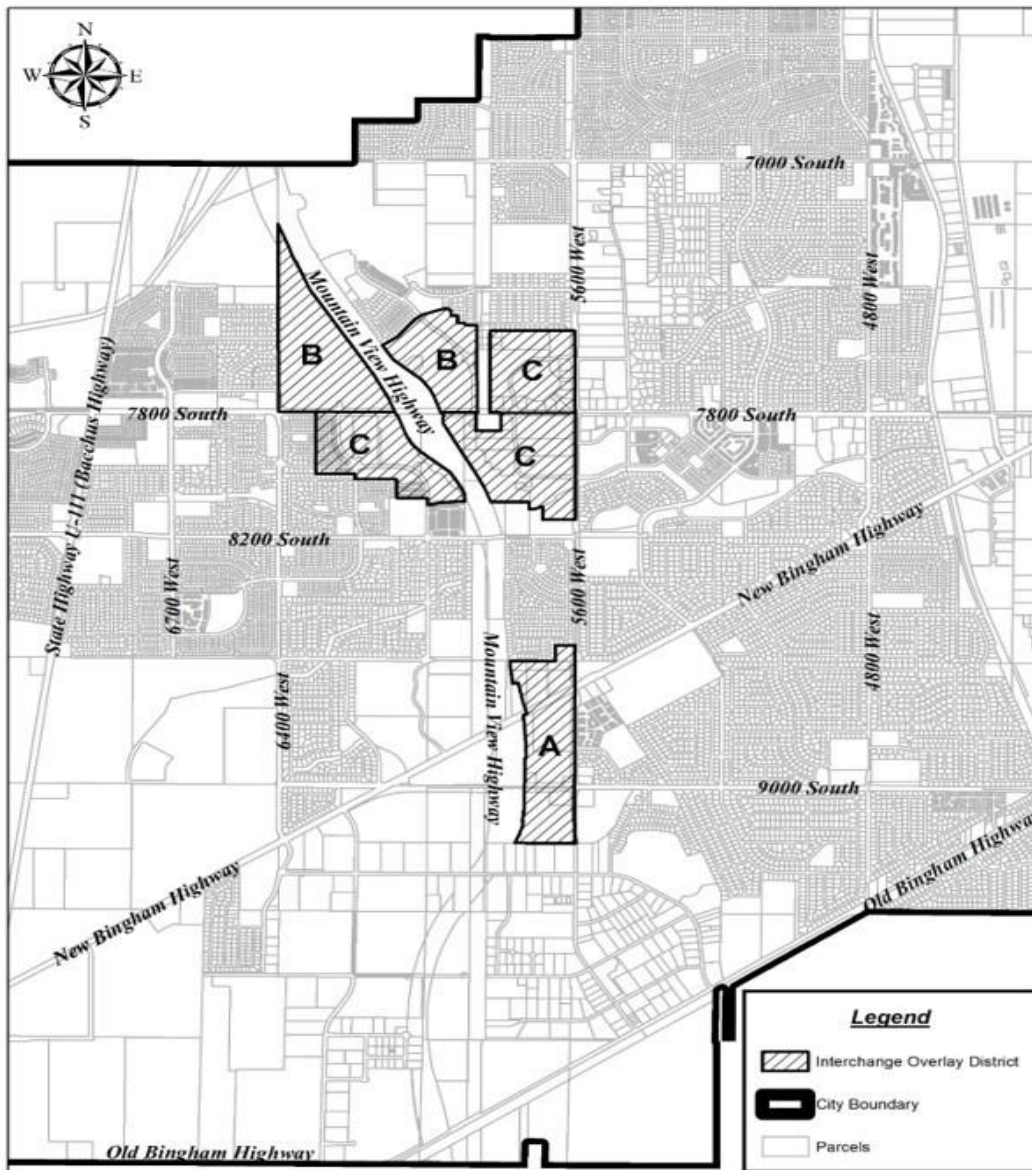


Figure 1 - Interchange Overlay Zone Map

4. To apply for the IOZ, a property must be located in one of the areas shown on Figure 1 - Interchange Overlay Zone Map. ~~The area must be a minimum of 50 contiguous acres.~~ ~~One~~ The parcel must also be adjacent to ~~both~~ an interchange of the Mountain View Corridor ~~and the~~ or a major road ~~it~~ that has accesses to an interchange of Mountain View Corridor which are (78th 7800 South, 90th 9000 South, or 5600 West). If the area is located in a current (not expired) adopted master planned project and lies within areas B or C as shown on the Interchange Overlay Zone Map as of November 14, 2019, the proximity and acreage requirements do not apply.

5. Any new development within the specified interchange areas as defined on the zoning map, meeting the restrictions of subsection 6 may apply for the IOZ. IOZ is an overlay and has no required relationship to the underlying zone.

6. IOZ standards and requirements supersede any underlying zone, but not necessarily other relevant chapters of the West Jordan code. This chapter reflects the minimum requirements and where such requirements conflict with other requirements of the code, these shall prevail. A development agreement may include provisions that enhance or conflict with the standards found in this chapter. (Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6-23-2021)

13-6-K-3: PROCESS FOR IOZ AND PROJECT APPROVAL:

A. Feasibility preapplication meeting: Before application is made for a zone change to the IOZ overlay zone, the entity proposing the change shall first meet with the city staff to review and assess the feasibility of the change and to refine the potential application.

B. Application: An application for a zone change to an IOZ zone shall include a Master Development Plan ("MDP") and shall be submitted, according to section 15-3-8 and title 13, chapter 7, article I of this code, concurrently with and as part of the application for a zone change. A Master Development Agreement ("MDA") in a form acceptable to the city shall also be required and presented to the planning commission as part of the application review prior to consideration of the application by the city council. The MDP shall follow the expiration time frames of title 13, chapter 7, article I, or as modified by the MDP and/or the MDA. The MDP shall be attached to and be part of the MDA. And MDP shall include, as a minimum:

1. A conceptual site plan or plans, including sketches of the types of buildings proposed, elevations of proposed buildings, parks, plazas, trails, oblique sketches of the project to show any view related issues, and conceptual street cross sections using this IOZ chapter as a guide to items that should be addressed.

2. Design Guidelines: Design Guidelines shall be submitted with each MDP and shall be approved by the city council, after receiving a recommendation from the planning commission and the design review committee.

3. A written explanation of the project that describes the thematic elements of the project, the place making concepts, one or more signature features, proposed residential density, commercial and mixed-use designs (if applicable), and other details that will provide reasons that the development will create a long-term benefit to the city.

4. Master Development agreement - on a form acceptable to the city: (a) specify and

103 describe the proposed development through text, site plans and elevations (b) detail the
104 major concepts, building types, amenities, residential density and other benefits being
105 provided to the city and its residents. A master development agreement approval runs with
106 the land and is a recorded document.

107 5. A preliminary traffic study that defines potential traffic generation, the integration
108 of the new development with the adjacent highway corridors, traffic capacity/level of
109 service issues on adjacent roads and intersections, and suggested solutions for anticipated
110 traffic congestion problems.

111 6. Other information or documentation the planning department/and or West Jordan City
112 may deem necessary, as described on the application form, for proper review and analysis
113 of a particular application.

114 C. Phase Sub-Area Development Plans: Each phase described in an MDP shall be
115 submitted in the form of a Phase Sub-Area Development Plan, following the standards and
116 guidelines established in the MDP, and shall be approved by city staff.

117 D. Residential density shall be established by the City Council, after receiving a
118 recommendation from the Planning Commission and shall be adopted with the master
119 development plan and agreement.

120 E. Ownership at Time of Application: Each Master Development proposal under the IOZ
121 shall be in single or corporate ownership at the time of application, or the subject of an
122 application filed jointly by all owners of the property. (Ord. 19-34, 11-13-2019; amd. Ord.
123 22-13, 5-11-2022)

124
125 13-6-K-4: USES:

126 A. Specific uses and categories of use are listed below. Use categories are subject to the
127 definitions found in section 3. The definitions are meant to describe typical uses in the
128 category. Not all potential uses for the category are listed. Uses not mentioned may be
129 added through an interpretation of the Zoning Administrator. Uses shall vary between the
130 specified interchanges. "P" indicates that a use is permitted within the IOZ. No letter (i.e.,
131 a blank space), or the absence of the use from the table, indicates that use is not allowed
132 within the Overlay or is only allowed in certain areas of the Overlay. Uses may be subject
133 to additional restrictions and limitations found in Table 2.

134 B. Permitted uses, including categories of use, are defined in the following table:
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USES	IOZ	SPECIFIC USE STANDARDS
Indoor entertainment	P	
Residential facility for the elderly or persons with a disability, assisted care facility, nursing facility	P	Except in area B – no residential allowed
Hotel, Motel, Bed & Breakfast	P	No Hotel or Motels within 500 ft. of a single family residential zone
Public, quasi-public use, schools (public, charter, private) and Civic uses	P	
Hospital and all other medical, dental facilities	P	
Neighborhood Retail	P	No commercial building over 12,000 square feet is allowed. In addition, no business shall occupy a space greater than 5000 square feet.
General Retail and Entertainment	P	See table 2 for additional limitations
Automobile, motorcycle, recreational vehicle sales	P	Only allowed in area ~~B~~ A
Retail Food Trucks, Farmers Market including vegetable stands	P	As an accessory use on private property and not within a front or side yard setback. On-street locations may be allowed on a non-UDOT street
Drive up uses with outside order windows or structures, such as restaurants, banks, convenience stores with gas pumps, etc.	P	No order window or structure is allowed within 150 ft. of a residential use. Speakers to be oriented away from adjacent residential uses. No drive-ups facing the required front yard and all gas pumps shall not be located in the front yard.
Neighborhood Service	P	See definition
General Service	P	See definition
Office	P	See building types section for standards
Mixed-Use (commercial, or office and/or residential use within the same building or located adjacent within a unified site plan)	P	Non-residential uses are required for at least 50% of the ground floor facing a public street. This commercial space shall have a minimum depth of 30 ft. Only allowed in area C, D, E and F
Multi-family condominiums, townhouses, or apartment buildings	P	See building types section for standards. Only allowed in area C, D and F
Single family detached homes including small lot single family detached homes	P	Only allowed in area C, D and F See building types section for standards.

Light Manufacturing/Warehousing	P	Only allowed in area A
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Notwithstanding the permitted uses in Table 1, the following specific prohibitions and/or limitations apply:

Table 2

USES	SPECIFIC USE LIMITATIONS
Detention facility/jail as a principal use	Not allowed
Industrial equipment sales and rental	Not allowed
Commercial wireless communication facilities	Only stealth type towers, stealth roof/wall structures, and stealth accessory structures are allowed
Kennel	Not allowed
Sexually oriented businesses	Not allowed
Mobile Home/Manufactured Home park or manufactured home subdivision	Not allowed
Flea markets, swap meets	Not allowed
Outdoor commercial recreation, outdoor commercial amusement, or outdoor commercial entertainment	Not allowed within 150 ft. of a residential use or zone. This limitation excludes outdoor music as part of a bonafide restaurant.
Recreational vehicle campgrounds	Not allowed
Impound, Vehicle Recycling, outdoor storage lots, and/or junk yards	Not allowed

C. Definitions.

1. Neighborhood Retail - A use in this category occupies a space of less than 12,000 square feet. Neighborhood retail includes: Antique Shop, Apparel & Accessory Store, Art & Education Supplies, Bakery, Retail Bicycle Sales & Repair, Book, Magazine, & Newspaper Store, Garden Supply, Camera & Photo Supply, China & Glassware Shop, Convenience Store, Drug Store/Pharmacy, Fabric & Craft Store, Florist, Gift, Novelty, & Souvenir Shop, Grocery Store, Hardware Store, Hobby Shop, Jewelry Sales & Repair, Luggage & Leather Goods, Music Store and Musical Instrument Repair, Office Supply, Optical Goods, Paint & Wallpaper, Party Supply Shop, Pet & Pet Supply, Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.) Sporting Goods Sales & Rental, Stationary & Paper Store, Toy Shop, Video/Game Sales & Rental, etc.

2. General Retail and Entertainment - includes: All Neighborhood Retail with no restriction on size, Appliance & Electronic Sales & Service, Automotive Service and Supply, Building Supplies, Computer Software Sales & Leasing, Convenience Store with or without

gas pumps, Department Store, Home Furnishings & Accessories, Automobile Sales, Medical Supply Store & Rental, Motorcycle & Motor Scooter Sales, Heating, Air Conditioning & Plumbing Supplies, Sales, & Service, Cabinet Supply (display only), Machine Sales and Rental, Agriculture Equipment and Supply, Electrical Supplies and Merchandise, Vending Machines, Medical Supply Store & Sales, etc.

3. Neighborhood Service - A use in this category occupies a space of less than 12,000 square feet. Neighborhood Service includes: Bank or other Financial Service, Barber Shop, Beauty Salon, Spa, Catering, Day Care (Adult or Child), Dry Cleaning & Laundry, Emergency Care Clinic, Fitness, Dance Studio, Gym, Framing, Home Furniture & Equipment Repair, Locksmith, Mailing Services, Microbrewery, Pet Grooming, Photocopying & Printing, Photography Studio & Supplies (on-site processing permitted), Restaurants, (refer to state law for alcoholic beverage requests) Shoe Repair, Tailor & Seamstress, Tanning Salon, Theater, Training Center Travel Agency & Tour Operator, Veterinarian, Vehicle service excluding body work, etc.

4. General Service - A use in this category includes all Neighborhood Service uses and: All Neighborhood Services, Aquatic Facilities, Batting Cages, Bowling Alley, Concert Hall, Exterminating & Disinfecting Service, Funeral Home, Miniature Golf Course, Commercial Indoor Recreation, Repair of Small Goods & Electronics, Restaurants with drive up windows, Shooting & Archery Ranges (indoor only), Skating Rink, Vehicle Service, etc. (Ord. 19-34, 11-13-2019)

13-6K-5: DEVELOPMENT AND DESIGN REQUIREMENTS:

All development in the IOZ shall follow the adopted Interchange Overlay Zone (IOZ) design and development standards and requirements on file with the City. This section is intended to provide standards and requirements for the variety of building types suggested for the IOZ. Defining building types focuses the process on design and creates an understanding of what sort of development will be found in the IOZ. All drawings are meant to represent design features and not a style or theme that needs to be adhered to. (Ord. 19-34, 11-13-2019)

13-6-K-6: ADMINISTRATION:

A. The Community Development Director or his/her designee shall enforce this title.

B. Work to commence - after final approval is granted and a final development agreement recorded, work shall commence within 3 years. "Work" is defined by the construction of foundations and access from surface roads. If work has not begun within that time frame, the overlay zone will revert to the underlying zone and the development agreement will be null and void. The three-year limitation may be extended for good cause through a written request to the City Council. Good cause should include substantial reasons such as financing issues, delays resulting from issues of the land, and/or lack of material availability, etc.

C. Minor plan modifications - as a plan is constructed, the Zoning Administrator may approve modifications to the site approved site plan for up to 10% of the physical layout. For any particular building, the façade materials and relief may be modified up to 10% but the height and setbacks shall not be varied from the approved plans. (Ord. 19-34, 11-13-2019)

ARTICLE K. INTERCHANGE OVERLAY ZONE (IOZ)

SECTION:

13-6K-1: Purpose

13-6K-2: Applicability

13-6K-3: Process For IOZ And Project Approval 13-6K-4: Uses

13-6K-5: Development And Design Requirements 13-6K-6: Administration

13-6K-1: PURPOSE:

A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and facilitate the development and redevelopment of large properties with an influx of new residential, commercial and mixed-use development to promote and maintain the viability of interchange areas. It is the intent:

1. To utilize the Mountain View Corridor (SR-85) to enhance the City image, build communities of distinction, create jobs, and assure long term sustainable development that contributes to the financial and social well-being of the City.
2. To manage and promote appropriate uses around specified interchanges along the Mountain View Corridor.
3. To assure that market demand is strategically distributed between the potential interchanges.
4. To improve property and sales tax generation by locating and attracting land uses that benefit the City within the corridors.
5. To reinforce the land use relationship between interchanges which will allow appropriate intensification and densification where it is appropriate.
6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring neighborhoods, and commercial viability.
7. To provide a proactive series of expectations from developers and to avoid processes that are reactive to development proposals.
8. To enhance the potential for compatible development with surrounding uses and a positive appearance from the adjacent freeway and highway.
9. To design areas in a way that design off-sets any residential density impacts.
10. To assure walkable connected communities are designed from the ground up. (Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6-23-2021)

13-6K-2: APPLICABILITY:

A. This overlay is only allowed at specific locations that are impacted by the Mountain View Corridor. The locations where the IOZ may be adopted are shown on Figure 1 - Interchange Overlay Zone Map.

1. Area A. 9000 South and Mountain View Corridor - a regional commercial area. The primary intent of this area is for regional commercial uses in all parts of the area and the secondary intent is for additional housing at the north end of the area as a transition from the commercial uses to the single family homes to the north of 8600 South.
2. Area B. 7800 South Mountain View Corridor - the intent is to provide for hospital, medical offices, neighborhood commercial and additional housing to the west of Mountain View Corridor and housing mixed with limited commercial uses to the east of Mountain View Corridor.
3. Area C. Highlands - area east and west of Mountain View Corridor off of 7800 South in the Highlands Master Planned development. Intent is a mix of housing, office and commercial.

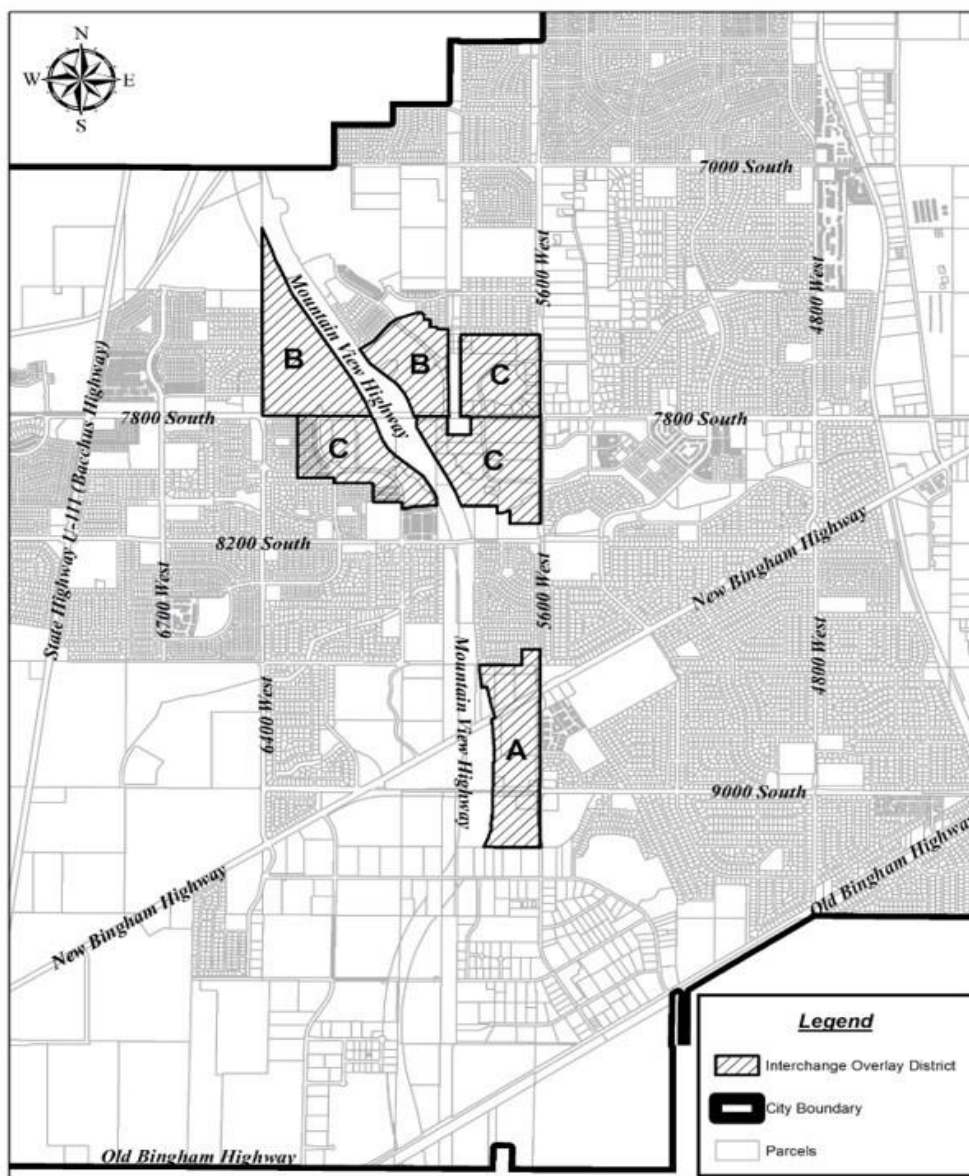


Figure 1 - Interchange Overlay Zone Map

4. To apply for the IOZ, a property must be located in one of the areas shown on Figure 1 - Interchange Overlay Zone Map. The parcel must also be adjacent to an interchange of the Mountain View Corridor or a major road that has access to an interchange of Mountain View Corridor which are 7800 South, 9000 South, and 5600 West. If the area is located in a current (not expired) adopted master planned project and lies within areas B or C as shown on the Interchange Overlay Zone Map as of November 14, 2019, the proximity and acreage requirements do not apply.

5. Any new development within the specified interchange areas as defined on the zoning map, meeting the restrictions of subsection 6 may apply for the IOZ. IOZ is an overlay and has no required relationship to the underlying zone.

6. IOZ standards and requirements supersede any underlying zone, but not necessarily other relevant chapters of the West Jordan code. This chapter reflects the minimum requirements and where such requirements conflict with other requirements of the code, these shall prevail. A development agreement may include provisions that enhance or conflict with the standards found in this chapter. (Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6-23-2021)

13-6K-3: PROCESS FOR IOZ AND PROJECT APPROVAL:

A. Feasibility preapplication meeting: Before application is made for a zone change to the IOZ overlay zone, the entity proposing the change shall first meet with the city staff to review and assess the feasibility of

the change and to refine the potential application.

B. Application: An application for a zone change to an IOZ zone shall include a Master Development Plan ("MDP") and shall be submitted, according to section 15-3-8 and title 13, chapter 7, article I of this code, concurrently with and as part of the application for a zone change. A Master Development Agreement ("MDA") in a form acceptable to the city shall also be required and presented to the planning commission as part of the application review prior to consideration of the application by the city council. The MDP shall follow the expiration time frames of title 13, chapter 7, article I, or as modified by the MDP and/or the MDA. The MDP shall be attached to and be part of the MDA. And MDP shall include, as a minimum:

1. A conceptual site plan or plans, including sketches of the types of buildings proposed, elevations of proposed buildings, parks, plazas, trails, oblique sketches of the project to show any view related issues, and conceptual street cross sections using this IOZ chapter as a guide to items that should be addressed.

2. Design Guidelines: Design Guidelines shall be submitted with each MDP and shall be approved by the city council, after receiving a recommendation from the planning commission and the design review committee.

3. A written explanation of the project that describes the thematic elements of the project, the place making concepts, one or more signature features, proposed residential density, commercial and mixed-use designs (if applicable), and other details that will provide reasons that the development will create a long-term benefit to the city.

4. Master Development agreement - on a form acceptable to the city: (a) specify and describe the proposed development through text, site plans and elevations (b) detail the major concepts, building types, amenities, residential density and other benefits being provided to the city and its residents. A master development agreement approval runs with the land and is a recorded document.

5. A preliminary traffic study that defines potential traffic generation, the integration of the new development with the adjacent highway corridors, traffic capacity/level of service issues on adjacent roads and intersections, and suggested solutions for anticipated traffic congestion problems.

6. Other information or documentation the planning department/and or West Jordan City may deem necessary, as described on the application form, for proper review and analysis of a particular application.

C. Phase Sub-Area Development Plans: Each phase described in an MDP shall be submitted in the form of a Phase Sub-Area Development Plan, following the standards and guidelines established in the MDP, and shall be approved by city staff.

D. Residential density shall be established by the City Council, after receiving a recommendation from the Planning Commission and shall be adopted with the master development plan and agreement.

E. Ownership at Time of Application: Each Master Development proposal under the IOZ shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property. (Ord. 19-34, 11-13-2019; amd. Ord. 22-13, 5-11-2022)

13-6K-4: USES:

A. Specific uses and categories of use are listed below. Use categories are subject to the definitions found in section 3. The definitions are meant to describe typical uses in the category. Not all potential uses for the category are listed. Uses not mentioned may be added through an interpretation of the Zoning Administrator. Uses shall vary between the specified interchanges. "P" indicates that a use is permitted within the IOZ. No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not allowed within the Overlay or is only allowed in certain areas of the Overlay. Uses may be subject to additional restrictions and limitations found in Table 2.

B. Permitted uses, including categories of use, are defined in the following table:

Table 1

USES	IOZ	SPECIFIC USE STANDARDS
Indoor entertainment	P	
Residential facility for the elderly or persons with a disability, assisted care facility, nursing facility	P	
Hotel, Motel, Bed & Breakfast	P	
Public, quasi-public use, schools (public, charter, private) and Civic uses	P	
Hospital and all other medical, dental facilities	P	
Neighborhood Retail	P	No commercial building over 12,000 square feet is allowed. In addition, no business shall occupy a space greater than 5000 square feet.
General Retail and Entertainment	P	See table 2 for additional limitations
Automobile, motorcycle, recreational vehicle sales	P	Only allowed in area A
Retail Food Trucks, Farmers Market including vegetable stands	P	As an accessory use on private property and not within a front or side yard setback. On-street locations may be allowed on a non-UDOT street
Drive up uses with outside order windows or structures, such as restaurants, banks, convenience stores with gas pumps, etc.	P	No order window or structure is allowed within 150 ft. of a residential use. Speakers to be oriented away from adjacent residential uses. No drive-ups facing the required front yard and all gas pumps shall not be located in the front yard.
Neighborhood Service	P	See definition
General Service	P	See definition
Office	P	See building types section for standards
Mixed-Use (commercial, or office and/or residential use within the same building or located adjacent within a unified site plan)	P	Non-residential uses are required for at least 50% of the ground floor facing a public street. This commercial space shall have a minimum depth of 30 ft.
Multi-family condominiums, townhouses, or apartment buildings	P	See building types section for standards.
Single family detached homes including small lot single family detached homes	P	See building types section for standards.

Notwithstanding the permitted uses in Table 1, the following specific prohibitions and/or limitations apply:

Table 2

USES	SPECIFIC USE LIMITATIONS
Detention facility/jail as a principal use	Not allowed
Industrial equipment sales and rental	Not allowed
Commercial wireless communication facilities	Only stealth type towers, stealth roof/wall structures, and stealth accessory structures are allowed
Kennel	Not allowed
Sexually oriented businesses	Not allowed
Mobile Home/Manufactured Home park or manufactured home subdivision	Not allowed
Flea markets, swap meets	Not allowed
Outdoor commercial recreation, outdoor commercial amusement, or outdoor commercial entertainment	Not allowed within 150 ft. of a residential use or zone. This limitation excludes outdoor music as part of a bonafide restaurant.
Recreational vehicle campgrounds	Not allowed
Impound, Vehicle Recycling, outdoor storage lots, and/or junk yards	Not allowed

C. Definitions.

1. Neighborhood Retail - A use in this category occupies a space of less than 12,000 square feet. Neighborhood retail includes: Antique Shop, Apparel & Accessory Store, Art & Education Supplies, Bakery, Retail Bicycle Sales & Repair, Book, Magazine, & Newspaper Store, Garden Supply, Camera & Photo Supply, China & Glassware Shop, Convenience Store, Drug Store/Pharmacy, Fabric & Craft Store, Florist, Gift, Novelty, & Souvenir Shop, Grocery Store, Hardware Store, Hobby Shop, Jewelry Sales & Repair, Luggage & Leather Goods, Music Store and Musical Instrument Repair, Office Supply, Optical Goods, Paint & Wallpaper, Party Supply Shop, Pet & Pet Supply, Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.) Sporting Goods Sales & Rental, Stationary & Paper Store, Toy Shop, Video/Game Sales & Rental, etc.

2. General Retail and Entertainment - includes: All Neighborhood Retail with no restriction on size, Appliance & Electronic Sales & Service, Automotive Service and Supply, Building Supplies, Computer Software Sales & Leasing, Convenience Store with or without gas pumps, Department Store, Home Furnishings & Accessories, Automobile Sales, Medical Supply Store & Rental, Motorcycle & Motor Scooter Sales, Heating, Air Conditioning & Plumbing Supplies, Sales, & Service, Cabinet Supply (display only), Machine Sales and Rental, Agriculture Equipment and Supply, Electrical Supplies and Merchandise, Vending Machines, Medical Supply Store & Sales, etc.

3. Neighborhood Service - A use in this category occupies a space of less than 12,000 square feet. Neighborhood Service

includes: Bank or other Financial Service, Barber Shop, Beauty Salon, Spa, Catering, Day Care (Adult or Child), Dry Cleaning & Laundry, Emergency Care Clinic, Fitness, Dance Studio, Gym, Framing, Home Furniture & Equipment Repair, Locksmith, Mailing Services, Microbrewery, Pet Grooming, Photocopying & Printing, Photography Studio & Supplies (on-site processing permitted), Restaurants, (refer to state law for alcoholic beverage requests) Shoe Repair, Tailor & Seamstress, Tanning Salon, Theater, Training Center Travel Agency & Tour Operator, Veterinarian, Vehicle service excluding body work, etc.

4. General Service - A use in this category includes all Neighborhood Service uses and: All Neighborhood Services, Aquatic Facilities, Batting Cages, Bowling Alley, Concert Hall, Exterminating & Disinfecting Service, Funeral Home, Miniature Golf Course, Commercial Indoor Recreation, Repair of Small Goods & Electronics, Restaurants with drive up windows, Shooting & Archery Ranges (indoor only), Skating Rink, Vehicle Service, etc. (Ord. 19-34, 11-13-2019)

13-6K-5: DEVELOPMENT AND DESIGN REQUIREMENTS:

All development in the IOZ shall follow the adopted Interchange Overlay Zone (IOZ) design and development standards and requirements on file with the City. This section is intended to provide standards and requirements for the variety of building types suggested for the IOZ. Defining building types focuses the process on design and creates an understanding of what sort of development will be found in the IOZ. All drawings are meant to represent design features and not a style or theme that needs to be adhered to. (Ord. 19-34, 11-13-2019)

13-6K-6: ADMINISTRATION:

A. The Community Development Director or his/her designee shall enforce this title.

B. Work to commence - after final approval is granted and a final development agreement recorded, work shall commence within 3 years. "Work" is defined by the construction of foundations and access from surface roads. If work has not begun within that time frame, the overlay zone will revert to the underlying zone and the development agreement will be null and void. The three-year limitation may be extended for good cause through a written request to the City Council. Good cause should include substantial reasons such as financing issues, delays resulting from issues of the land, and/or lack of material availability, etc.

C. Minor plan modifications - as a plan is constructed, the Zoning Administrator may approve modifications to the site approved site plan for up to 10% of the physical layout. For any particular building, the façade materials and relief, may be modified up to 10% but the height and setbacks shall not be varied from the approved plans. (Ord. 19-34, 11-13-2019)



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, June 21, 2023 – 6:00 pm
Waiting Formal Approval

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

1. CALL TO ORDER

Chair McConnehey called the Committee of the Whole to order at 6:00 pm

COUNCIL: Council Chair Chris McConnehey, Council Member Zach Jacob, Council Member Melissa Worthen, Council Member David Pack, Council Member Kelvin Green, Council Vice Chair 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, Administrative Services Director Danyce Steck, Public Services Director Isaac Astill, Public Utilities Director Greg Davenport, City Planner / Zoning Administrator Larry Gardner, Community Development Director Scott Langford, Fire Chief Derek Maxfield, Economic Development Director Chris Pengra, City Attorney Josh Chandler, Assistant City Administrator Jamie Davidson

2. DISCUSSION TOPICS

a. *Western Stampede Report*

Events Manager Ashley Dupler reported plans for the upcoming Western Stampede, and answered questions from the Council.

b. *Discussion regarding a petition by Peterson Development regarding a General Plan Map Amendment, Rezone (to the PC zone), Master Development Agreement/Plan and an Annexation for Copper Meadows approximately 75 acres located at approximately 7339 West 8200 South*

Community Development Director Scott Langford said staff had been working with Peterson Development on the subject proposal for over a year. Senior Planner Tayler Jensen oriented the Council with the proposal to rezone property at approximately 7339 West 8200 South to PC (Planned Community) Zone to develop 161 single-family units, 175 carriage homes, and 69 townhomes, with 17.9 acres of passive open space and 4.4 acres of active open space. Mr. Jensen explained staff concerns regarding proposed private lanes, and the staff recommendation to require sidewalk access from units to the street separate from the private lanes.

Mr. Jensen shared the following feedback from the Design Review Committee (DRC):

- Concern about the number of guest parking stalls, and the need for a strong HOA to keep guest stalls open in the carriage home portion.
- Did not feel high density residential was appropriate that far from transit.
- Concern the proposal did not comply with the purpose of the PC Zone as it was only residential.

- Felt the project would be more appropriate if the development standards were more in line with standards already established in Code.
- Felt the cluster lot/carriage home portion of the development should only have 2 lots off a private drive.
- Liked the elevations and the proposed signage.
- DRC voted (4-0) to recommend the proposal be revised based on the above. Under the current design, they recommended denial of General Plan Amendment and rezone to PC.

Public Works Utility Manager Greg Davenport said the proposed development area was in both Zones 6 and 7. He said Zone 6 did not currently have water storage for the project, Zone 7 had zero facilities, and requirements with Jordan Valley Water Conservation District would need to be changed. If the proposed development were approved, no homes could be built in Zone 7 until a source and tank were provided. Responding to a question from Council Member Jacob, Mr. Davenport said not many development applicants would be in a position to bear the cost of the needed infrastructure.

Mr. Davenport spoke of the cost of the potential sewer impact, and said the proposed storm water pond would need to be larger than shown. He said the size of the pond could be decreased if low-impact development (LID) methods were utilized; however, most of the proposed open space was on hillside slopes where water could not be stored. The proposed plan did not show use of LID methods. Responding to a question from Council Member Whitelock, Mr. Davenport said the proposed development would take 300 ERUs, and said he could take a look at how the proposed development would affect water availability for other potential future development.

Mr. Davenport said infrastructure cost would not be excessive if development were to occur at the size included in the Future Land Use Map. An increase in the density would increase the cost to develop the area. Vice Chair Bloom said she liked the proposed layout with the buffers, and said she hoped the developer could find a balance and make the project work.

Council Member Jacob asked if the infrastructure lines were upgradable to accommodate the proposed project, and said he was concerned about collapsible soils in the area. Council Member Jacob pointed out that UTA would not route bus lines to the area without enough people, and said he preferred four-unit access per driveway instead of six. He said the density seemed well done, and expressed confidence in engineers' ability to deal with the slopes.

Mr. Jensen said the public facilities designation on the Future Land Use Map was intended for a school, but the Jordan School District (JSD) had not shown interest in the property. Council Members shared their understanding of whether or not the JSD had plans for schools on the west side of West Jordan.

Council Member Whitelock said she had concerns, and expressed the opinion that a very strong MDA and MDP would be needed to guarantee that the City did not end up paying for the needed infrastructure.

Council Member Green said the proposed development had some high-density components, but was about 5.6 units per acre overall, which he did not consider high-density residential. He commented that the PC Zone required commercial, but expressed the opinion that commercial would perhaps not be appropriate at that location and suggested the ordinance may need to be modified for flexibility. Council Member Green said he had concerns with the cottage driveways, lack of sidewalks, and soils issues, but felt the overall layout was not bad.

Chair McConnehey said he was not terribly worried about the proposed concept. He said that although the concept did not fit the PC Zone, the City had approved PC Zones without commercial in the past. Chair McConnehey said he agreed a strong MDA would be needed to support all potential future impacts. He said he was interested in hearing if the proposed development was the type of development the Council wanted to see at that location.

Mr. Jensen asked if the Council was comfortable with the proposed density, and the proposed setbacks and driveway lengths. Council Member Jacob asked if a PRD Zone would be appropriate, and staff responded the PRD Zone was only applicable for 20-30 acres, but other zoning tools were available. Staff clarified the PC Zone encouraged commercial, but did not require commercial.

Scott Langford said staff would work on the details if the Council was amenable to the proposed project moving forward. Vice Chair Bloom expressed the opinion that the project should not be classified as high density, and suggested the wording should be changed.

Council Member Green said there were obvious infrastructure issues he was willing to look at to ensure they were done correctly. He said he was open to considering a public infrastructure district if it meant getting the infrastructure right. Council Member Whitelock expressed the opinion that 22-foot driveways were necessary for safety reasons, and said she would want to provide some way to access the cottage homes other than the shared driveway.

City Administrator Korban Lee said he felt confused, and commented that the proposed development was a far departure from what the Council had previously suggested for the subject area. He said master plans would need to be reconsidered because they were built on the broad assumption that density should decrease moving further away from the infrastructure core.

Barrett Peterson with Peterson Development introduced Jeff Seamon and Kaylen Nichols with Peterson Development and Thomas Romney with Focus Engineering. Mr. Peterson said he was proud of what Peterson Development had accomplished in West Jordan. He expressed a desire to bring forward a community that was creative and imaginative, and said commercial may not work at the subject location. Mr. Peterson said he believed the proposal was reasonable at 5.3 units per acre, and believed the subject location was a good place for the proposed residential development.

Thomas Romney with Focus Engineering said the property already had some infrastructure planned that the proposed development would add onto. He said he understood that infrastructure took time, and said they would make sure needed infrastructure was in place before building homes. Mr. Romney said they were working with geotechnical experts and City staff.

Chair McConnehey asked what the applicants wanted the Council specifically to weigh in on. Mr. Peterson referred to Vice Chair Bloom's comment about finding balance. He said Peterson Development was willing to wait on building until water and sewer were ready. Ms. Nichols said Peterson Development was wanting to know from the Council if they should generally move forward. She said they had taken note of the Council comments that evening. Council Member Worthen said she wanted to hear feedback from people who lived in that area.

Responding to Mr. Lee's comments, Chair McConnehey said he felt the proposed development location was different because of the existing gravel pit and associated challenges. He acknowledged that flexibility and creativity were needed in the area. Chair McConnehey said he would prefer less density, but felt there was a fair amount of open space in the proposed plan. He said six units sharing a drive access seemed a bit much, and said he believed the infrastructure issues could be worked out.

Vice Chair Bloom said she looked forward to hearing what the neighbors had to say. She said she appreciated Peterson Development's willingness to listen and work with the City to find a balance. Council Member Pack said the location was tough and he liked the general concept plan. He said Peterson Development had a great track record for involving the community. Council Member Jacob shared personal experience with shared driveways, and suggested a little more breathing space between the houses.

Mr. Peterson spoke in favor of having a blend of housing options available in a community. Ms. Nichols said Peterson Development would be creative in finding ways to include pedestrian walkways and guest parking.

Mr. Lee asked if the Council was comfortable with the proposed density level. Council Members Worthen and Whitelock said they wanted to hear from the neighborhood. Council Member Whitelock said she understood the property was unique, but said the proposal was a little too dense for her. She said she would like to see more useable greenspace and more places to park. Responding to a question from Council Member Whitelock, Mr. Peterson said the HOA would be responsible for parking enforcement through CC&Rs.

Council Member Green said the development to the south was 5.2 units per acre, and he did not feel the proposed 5.3 units per acre was out of line with surrounding development. He said he was comfortable with the proposed density. Vice Chair Bloom said she was fine with 5.3 units per acre. Council Member Pack said smaller lots seemed to be the trend rather than large lots on the hill. He said he had no problem with the proposed density, but would appreciate hearing neighbor feedback.

Council Member Green pointed out that a portion of the subject property would need to

be annexed. Responding to a question from Council Member Jacob, Mr. Peterson estimated it would be at least a couple years before the first home could go in. Mr. Romney said he believed it would be reasonable to have a home completed by spring of 2025.

Chair McConnehey thanked Peterson Development representatives for their time.

- c. Consider a potential Code Amendment to Title 13-5C; Planned Residential Development Zone, and potentially Title 13-5B-3; Residential Lot and Bulk Standards**
- Community Development Director Scott Langford said staff had delved into the possibility of amending the Planned Residential Development (PRD) Zone at the urging of Council Members Whitelock and Bloom following a Committee of the Whole discussion in March of 2023. He said staff had tried to remove road design and traffic calming issues from Title 13, said an ad hoc committee had researched and settled on 22 feet as a proposed standard driveway length, and said an effort had been made to make the PRD and PRC Zones more uniform.

Council Member Jacob asked if a developer would be able to propose three PRD phases of 20-30 acres each on a total of 75 acres of land. Mr. Langford said it would not be possible under current Code, but added that the Council was the land use authority and had the ability to govern a development with a master development agreement. Larry Gardner said the Council had full approval discretion under Utah State Law. Mr. Langford suggested reducing the 20 down to 10 acres. Council Member Green said he generally liked the direction the suggestions were headed, with the exception of the reduction to 10 acres. He argued that 10 acres was an infill project, not a large-scale project (as stated in the preamble), and said the preamble would need to be changed if the number reduced to 10. Council Member Whitelock said she agreed that the preamble would need to be modified, and said she thought more “shalls” and fewer “mays” were needed.

Council Member Jacob said he favored form-based code over arbitrary numbers, and suggested getting rid of the PRD Zone. Council Member Green said he would not be opposed. Mr. Langford said in making the proposed changes he was hoping to present more predictability for a developer while maintaining flexibility for the Council. Council Member Green suggested looking at the flex residential and flex commercial zones in Taylorsville.

Vice Chair Bloom asked the benefits of moving in the proposed direction. Mr. Langford responded that the Council and Code were always adapting to new ideas. He said he liked the clarity and predictability the proposed changes would provide.

A majority of the Council indicated support for:

- a minimum front yard 22-foot setback in the PRD and Residential zoning districts;
- a Code amendment that would bring the PRD into greater uniformity with standards currently found in the PC Zone;
- changing PRD language regarding minimum development acreage, with an immediate change to the preamble; and
- retaining discretion to approve PRD developments less than 10 acres in size.

d. Discussion to permit daycare as a conditional use in an M-1 Zone

Vice Chair Bloom and Council Member Worthen brought this agenda item forward. Vice Chair Bloom said she was approached by a community with a need for a daycare onsite in an M1 Zone, and expressed the opinion that it made sense to her to be able to expand the use not just to the M1 Zone, but generally where needed. Council Members Whitelock, Green, and Jacob expressed support. A majority of the Council indicated support for directing staff to look into other possible zones where childcare might be appropriate.

e. Discussion of 2023 Property Tax Scenarios

Budget & Management Analyst Rebecca Condie gave a brief summary of changes made to the Consolidated Fee Schedule based on Council feedback and direction. The Certified Tax Rate provided by the County was .00143. Ms. Condie presented a tax rate history for tax years 2012 through 2023 and average West Jordan home values for the same period, with the tax rate to average home value reducing over time. Ms. Condie showed scenarios involving different home values and different tax rate increases up to 5%. A majority of the Council indicated support for continuing forward with consideration of a property tax increase not to exceed 5%.

3. ADJOURN

Vice Chair Bloom moved to adjourn the meeting. Council Member Worthen seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 8:25 pm

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 21, 2023. This document constitutes the official minutes for the West Jordan City Committee of the Whole.

Cindy M. Quick, MMC
Council Office Clerk

Approved this ____ day of ____ 2023



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, June 28, 2023 – 6:00 pm
Waiting Formal Approval

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

1. CALL TO ORDER

COUNCIL: Chair Chris McConnehey, Vice Chair Pamela Bloom (joined at 6:07 pm), Zach Jacob, Melissa Worthen (joined at 6:07 pm), David Pack, Kelvin Green, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, City Administrator Korban Lee, Administrative Services Director Danyce Steck, Public Services Director Isaac Astill, Public Utilities Director Greg Davenport, City Planner / Zoning Administrator Larry Gardner, Community Development Director Scott Langford, Fire Chief Derek Maxfield, Economic Development Director Chris Pengra, City Attorney Josh Chandler, Assistant City Administrator Jamie Davidson

Chair McConnehey called the meeting to order at 6:03 pm and noted that Council Members Worthen and Bloom would shortly join online.

2. PLEDGE OF ALLEGIANCE

Alan Anderson led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

a. Resolution No. 23-043 providing advice and consent to appoint Brock Damjanovich to serve on the Diversity Committee

City Administrator Korban Lee recommended Brock Damjanovich for appointment to the Diversity Committee. Council Member Pack, speaking on behalf of the Mayoral Appointment Subcommittee, expressed gratitude for Mr. Damjanovich's willingness to volunteer and share time and talents. Council Member Pack said the Subcommittee supported the recommendation.

MOTION: Council Member Jacob moved to APPROVE Resolution No. 23-043 providing advice and consent to appoint Brock Damjanovich to serve on the Diversity Committee.

Council Member Green seconded the motion.

The vote was recorded as follows:

Yes: Chris McConnehey, Zach Jacob, David Pack, Kelvin Green, Kayleen Whitelock, Melissa Worthen

No:

Absent: Pamela Bloom

The motion passed 6-0.

4. PUBLIC COMMENT

Chair McConnehey opened the public comment period at 6:09 pm

Comments:

Ann Marie Barrett, Bingham Creek Library Manager, reported on summer activities at the library, and spoke of upcoming events.

Brock Damjanovich thanked the Council for the opportunity to join the Diversity Committee, and said he believed he was a good fit with his experience in communications and social media.

Chair McConnehey closed public comments at 6:14 pm

5. REPORTS TO COUNCIL

a. City Council Reports

Council Member Whitelock –

- Reported that she had volunteered to serve on two Utah League of Cities and Towns (ULCT) subcommittees.

Council Member Worthen –

- Reported that “keep intersection clear” paint lines had been added on 9000 South between 4000 West and Bangarter. She thanked Scott Howell, Nathan Peterson, and Council Member Whitelock for pushing the project through.

b. Council Office Report

Council Office Director Alan Anderson provided an update on the upcoming 4th of July parade and activities. He reported that Policy Analyst Cassidy Hansen was leaving West Jordan employment. Mr. Anderson thanked Ms. Hansen for the work she had done for the Council Office. Council Member Green also voiced thanks to Ms. Hansen noting she would be missed.

c. Mayor's Report

Mayor Dirk Burton reported on a recent IT issue and subsequent restoration process. He emphasized that serving residents was a top priority. Mayor Burton spoke of the importance of involvement in the community. He reported that West Jordan rated in the middle on a scale of Utah cities for the percentage of residents who lived within a ten-minute walk to a park.

d. City Administrator's Report

City Attorney Josh Chandler reported that Jared Tingey would be leaving the Legal Department. He said Mr. Tingey would be missed. Council Member Green expressed appreciation to Mr. Tingey.

Chair McConnehey noted that Business Items would be taken before Public Hearings that evening.

6. BUSINESS ITEMS

a. Cultural Arts Society of West Jordan Annual Report and Request for Funding

Janessa Kimball, Executive Director for CASWJ, presented a 2021-2022 Annual Report, a 2022-2023 application for funding, and a 2023-2024 application for funding. She shared the CASWJ purpose and mission, spoke of 2021-2022 programs, and spoke of the CASWJ community impact. Ms. Kimball reported in-kind donations valued at \$277,532 during 2021-2022, shared the number of West Jordan residents who participated in the different programs in 2021-2022, and shared financial reports for July 2021 through June 2022.

With the 2022-2023 request for funding, Ms. Kimball shared a 2022-2023 budget and list of programs. She reported plans for 2023-2024, including an expanded Board of Directors, new rehearsal and class space, Rachel O’Crowley as CASWJ President, continued organization expansion and execution of non-profit best practices, and expanded fundraising efforts and events. Ms. Kimball shared the following 2023-2024 CASWJ goals: offer additional free events and offerings in new building space; expand reach through marketing and expansion; and continue to collaborate more extensively with the City of West Jordan for events. She said the FY 2024 Budget would total \$171,620 (hoping for a \$60,000 grant from West Jordan City), and outlined plans for 2023-2024 programs and events.

The Council discussed whether the contract included dispersal of funds by calendar year or fiscal year, and Council Member Green said he wanted to be sure to follow the contract. Council Member Whitelock expressed appreciation to Ms. Kimball for the data. Ms. Kimball said the new rehearsal space would be nearby on 7000 South.

Chair McConnehey stated the agenda item did not require action by the Council.

b. Ordinance No. 23-10 adopting the 2023 General Plan and amended Future Land Use Map as the comprehensive and long-range plan for the City of West Jordan

Policy Analyst Cassidy Hansen explained steps that would follow adoption of the 2023 General Plan, if adopted by the Council. She said the document was prepared and ready to be available online. Ms. Hansen asked if the Council would approve addition of an acknowledgements page dedicated to those who worked on the 2023 General Plan. A majority of the Council indicated support.

MOTION: Council Member Green moved to APPROVE Ordinance No. 23-10 adopting the 2023 General Plan and amended Future Land Use Map as the comprehensive and long-range plan for the City of West Jordan, including addition of an acknowledgement page.
Council Member Whitelock seconded the motion.

Council Member Green expressed appreciation to everyone who put time and effort into the General Plan. Council Member Whitelock expressed appreciation, and said she hoped the Council and the development community would truly use the General Plan as a guide.

Council Member Whitelock said she was not a fan of one portion of the Future Land Use Map, but would support the Plan as a whole. Council Member Green spoke of plans to update the General Plan on a five-year cycle.

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 passed 7-0.

c. Resolution No. 23-045 establishing water and wastewater rates

Administrative Services Director Danyce Steck said the proposed rates had been reviewed by the Council at a previous meeting and were included in the FY 2024 Budget.

**MOTION: Council Member Green moved to APPROVE Resolution No. 23-045 establishing the water and wastewater rates.
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 passed 7-0.

d. Resolution No. 23-046 adopting the transfer of monies from enterprise funds to other City funds

Administrative Services Director Danyce Steck said staff provided a presentation regarding transfer of enterprise funds to the General Fund at a previous meeting. The proposed transfer had been noticed on utility bills for the last two months, as well as other locations as required by statute. The Mayor supported the transfer in the FY 2024 Mayor's Budget.

**MOTION: Council Member Green moved to APPROVE Resolution No. 23-046 adopting the transfer of monies from Enterprise Funds to other City funds.
Council Member Whitelock seconded the motion.**

Chair McConnehey said he was not a fan of the Enterprise Fund transfer, but felt the budget was in a good place overall. Council Member Jacob said he was also not fond of the transfer but liked balanced budgets and acknowledged that the budgets relied on the transfer. He said he would vote in support, but hoped a way would be found to eliminate the transfer in the future.

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 passed 7-0.

7. PUBLIC HEARINGS

- a. Ordinance No. 23-19 amending the 2009 West Jordan City Code adding a definition for petting zoos and allowing petting zoos as a conditional use in the P-C and P-F Zones; amending City Code sections 13-2-3, 13-5C-4, and 13-5G-3**

City Planner/Zoning Administrator Larry Gardner oriented the Council with the definition of petting zoo and the request to add petting zoos as a conditional use in the P-C and P-F Zones. Council Member Green asked if a temporary or traveling petting zoo would fall under the conditional use. Mr. Gardner responded that a petting zoo associated with the rodeo would be considered an ancillary use to the rodeo and would not require a conditional use permit.

Chair McConnehey opened a public hearing at 7:06 pm

Comments:

Russ Murdoch, West Jordan resident, said he currently ran a petting zoo at Gardner Village. He said he had talked to the Council in the past about the possibility of relocating to a City park. Mr. Murdoch said he educated the public about animals, and the animals touched and healed hearts and traumas. He expressed support for the proposed amendment.

Chair McConnehey closed the public hearing at 7:08 pm

Council Member Whitelock said she was comfortable with the conditional use in the P-C Zone, but not the P-F Zone. She said she was not sure City parks would be the right place for a petting zoo, and spoke of liability issues. Council Member Green said he had a little hesitancy with the P-F Zone. He referred to Tracey Aviary at Liberty Park in Salt Lake City and the zoo at Willow Park in Logan as being the same type of thing, and said they had been in place for many years. Council Member Green commented that the Council would have the final say on the conditional use since no fees had been established for public facility use. He said he did not want to close the door to that kind of future possibility in West Jordan.

Council Member Jacob commented that P-F Zone did not automatically mean public property. He said he was not sure he was comfortable with the idea of a petting zoo in a City park, but said he liked creativity and wanted to provide flexibility. He said he would vote in favor.

Chair McConnehey said he did not have any issue with the conditional use in the P-C Zone, but was still hesitant with the P-F Zone. He mentioned specific P-F Zones in West Jordan,

and said he would prefer the request to come with context in the form of an application instead of as conditional use for P-F Zones. Chair McConnehey said he would be willing to vote in favor of the P-C Zone, but not the P-F Zone.

Council Member Pack commented that as a conditional use in the P-F Zone, the Council would be able to place conditions, and said he did not feel it necessary to ban the use from P-F Zones. Council Member Pack expressed the opinion that a petting zoo would fit within how they were trying to develop Veterans Memorial Park, and suggested animals and a focus on the area's farming history would be better than an electrical substation. He said he would be in favor of approval as a conditional use.

MOTION: Council Member Jacob moved to APPROVE Ordinance No. 23-19 amending the 2009 West Jordan City Code adding a definition for petting zoos and allowing petting zoos as a conditional use in the P-C and P-F zones; amending City Code Sections 13-2-3, 13-5C-4, and 13-5G-3. Council Member Worthen seconded the motion.

Council Member Whitelock said she would not vote in support of the motion. She commented that a petting zoo would still potentially be possible if an applicant came to the Council and requested a rezone.

The vote was recorded as follows:

Yes: Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom

No: Chris McConnehey, Kayleen Whitelock

Absent:

The motion passed 5-2.

b. Ordinance No. 23-18 amending Section 13-6K-4B Interchange Overlay Zone to be consistent with the IOZ Map adopted in 2021

City Planner/Zoning Administrator Larry Gardner explained that ordinance text had not been changed when the Interchange Overlay Zone Map was amended in 2021, which caused confusion. He presented proposed updates to the ordinance text.

Chair McConnehey opened a public hearing at 7:26 pm

Comments:

None

Chair McConnehey closed the public hearing at 7:26 pm

Council Member Green said there was a section he wanted to fix before approving the amendment. He suggested eliminating the contiguous 50-acre minimum, the requirement for the property to be adjacent to the interchange and Mountain View Corridor and referred to areas that would not meet the 50-acre minimum. Council Member Jacob suggested changes to improve sentence structure noting that in lines 46 through 48 the words "secondary intent" were inserted and then crossed out again. The Council

discussed defining the term “higher density”. Chair McConnehey suggested removing “higher” from “additional higher density” on page 2 line 52 of Attachment 1.

Chair McConnehey suggested staff bring back a clean version for approval. Council Members Pack and Green expressed agreement. Council Member Jacob was unsure about eliminating the contiguous 50-acre or adjacent to the interchange requirements. He believed that idea had been included for development to be cohesive. Chair McConnehey wanted to provide flexibility for the Council. Council Member Green noted that the Peterson development already had a plan for 15 acres and was not sure he wanted to send the message that any group wanting to develop would have to partner with another group to meet the requirement for the contiguous 50-acre minimum.

Chair McConnehey asked the Council for clarity and consensus on the changes staff should bring back to the July 26th meeting. A majority of the Council indicated support for amending page 2, lines 46-54 to improve sentence structure and strike the words “higher density” from line 52 leaving it to read “additional housing”.

A majority of the Council also indicated support to remove reference to the contiguous 50-acre minimum and to leave the “adjacent to the interchange” requirement.

**MOTION: Council Member Green moved to POSTPONE Ordinance No. 23-18, to be brought back on July 26, 2023.
Council Member Jacob 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 passed 7-0.

c. *Ordinance No. 23-14 amending the City’s Annual Budget for FY 2023*

Administrative Services Director Danyce Steck said the Council and staff discussed the proposed FY 2023 Budget Amendment at the last meeting.

Chair McConnehey opened a public hearing at 7:51 pm

Comments:

None

Chair McConnehey closed the public hearing at 7:51 pm

**MOTION: Council Member Green moved to APPROVE Ordinance No. 23-14 amending the City’s Annual Budget for FY 2023.
Council Member Jacob 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 passed 7-0.

d. Resolution No. 23-044 amending the City's Consolidated Fee Schedule

Administrative Services Director Danyce Steck reviewed changes to the Consolidated Fee Schedule requested by the Council at a previous meeting. Responding to a question from Council Member Jacob, Ms. Steck said she would find out how many cemetery plots were sold to non-residents in a year and provide the information to the Council.

Chair McConnehey opened a public Hearing at 7:55 pm

Comments:

None

Chair McConnehey closed the public hearing at 7:55 pm

**MOTION: Council Member Green moved to APPROVE Resolution No. 23-044 amending the City's Consolidated Fee Schedule.
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 passed 7-0.

e. Resolution No. 23-035 adopting the Tentative Budget for the City of West Jordan, Utah for Fiscal Year 2024, and setting August 22, 2023 as the date for a public hearing regarding final adoption of the budget and setting property tax rates

Administrative Services Director Danyce Steck advised the Council to adopt the FY 2024 Tentative Budget to serve as an operating budget until a final budget was adopted following the truth in taxation process.

Chair McConnehey opened a public hearing at 7:58 pm

Comments:

None

Chair McConnehey closed the public hearing at 7:58 pm

Council Member Jacob commented that the public hearing date was set by the State, and encouraged residents to reach out to Council Members individually, or at any public comment period.

Council Member Green said the budget had things he liked, and things he did not. He expressed the opinion that sales tax revenue was overestimated, and said some of the ongoing expenses would hurt the city in the long-run. He said he was not sure how he was going to vote.

Chair McConnehey said he felt the Council had done a good job finding compromise. He said there were portions he was not happy about, but was probably happy with 95%. He said the budget was not perfect, but he would vote in favor.

MOTION: Chair McConnehey moved to APPROVE Resolution No. 23-035 adopting the Tentative Budget for the City of West Jordan, Utah for Fiscal Year 2024, and setting August 22, 2023 as the date for a public hearing regarding the final adoption of the budget and setting property tax rates. Council Member Jacob seconded the motion.

Council Member Whitelock said there were things in the budget with which she was not happy, but acknowledged the need to have a Tentative Budget until a final budget was adopted. She said she would like the Council to receive the Mayor's Budget earlier in the year. Council Member Whitelock suggested scheduling additional budget work sessions for further discussion. Chair McConnehey asked that Council Members forward any desired discussion topics to Council Leadership.

The vote was recorded as follows:

Yes: Chris McConnehey, Zach Jacob, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock

No: Melissa Worthen

Absent:

The motion passed 6-1.

Chair McConnehey thanked staff for the time they had put into the budget process. Council Member Green expressed a desire to make sure future IT software services were cloud-based rather than server-based. Chair McConnehey requested a report from the Mayor's Office once current IT issues were resolved regarding changes that would be made.

8. CONSENT ITEMS

a. Approve Meeting Minutes

- ***June 14, 2023 – Committee of the Whole meeting***

MOTION: Council Member Green moved to APPROVE the Consent Item. 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 passed 7-0.

9. COUNCIL MEETING WRAP UP

a. City Council Remarks

Council Member Whitelock –

- Thanked those who put together the employee luncheon earlier that day.
- Thanked Council Member Worthen for being persistent regarding the need for paint on 9000 South.
- Expressed gratitude for Ms. Steck and her team, and encouraged Ms. Steck to take vacation time.
- Thanked the IT team for working diligently to get things running following recent issues.

Council Member Green –

- Read aloud a message of gratitude for West Jordan employees.

Council Member Jacob –

- Referred to recent comments on social media regarding IT issues, and said he knew staff were working extremely hard to find work-arounds and resolve issues. He expressed appreciation to staff, and said everyone was doing the best they could. He said Council Members might not always agree on everything, but were all motivated by the desire to do the right thing for the City of West Jordan.

Mayor Burton commented that Marina Gonzales, who cleaned City Hall for many years, passed away early that morning.

b. Council Administrative Items

None

10. ADJOURN

Council Member Green moved to adjourn the Council Meeting. Chair McConnehey seconded the motion, which passed by unanimous vote (7-0).

The meeting adjourned at 8:23 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 28, 2023. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this____ day of____ 2023

DRAFT



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/26/2023

Presenter: David Clemence

Deadline of item : 08/31/2023

Applicant:

Department Sponsor: Community Development

Agenda Type: CONSENT ITEMS

Time Requested: 5 minutes presentation, 10 minutes council

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 23-047 authorizing a Real Estate purchase contract with Bobbie Jo Glover for the purchase of approximately 4.77 acres located at approximately 8598 South 6400 West.

2. EXECUTIVE SUMMARY

On November 4, 2020, the City Council approved Ordinance No. 20-35, concerning the Jones Ranch Master Development Agreement (the "MDA"), which development has since been renamed "Dry Creek Highlands". Article 4.2 of the fully executed MDA (Dedication and Construction of Local Streets and Other Streets) obligates the City to purchase the undeveloped portion of 8600 South Street lying adjacent to but outside the boundaries of the Dry Creek Highlands development, as follows, "...the City shall bear the cost of purchasing the remaining right of way needed for the completion of 8600 South Street, between 6400 West and the eastern boundary of the Bridgeport Subdivision, which right-of-way is a System Improvement."

On May 18, 2023, the City received a funding award in the amount of \$847,000.00 from the Salt Lake County Council of Governments (the "COG") through the corridor preservation program to purchase the subject property, which award amount was based on the results of an independent appraisal commissioned by the City.

Ultimately, approving the attached Contract and Resolution will assist the City in fulfilling its obligation created under the cited MDA provision, and largely do so with funds awarded by the COG.

3. TIME SENSITIVITY / URGENCY

The Contract requires the Seller and Buyer to close the transaction on or before August 31, 2023, but also allows for a mutually agreeable later date if necessary. However, the COG award expires if the funds are not used to close the transaction within two years from the award date.

4. FISCAL NOTE

The City must pay for all of the transaction costs up front, and then the City can use the final closing settlement statement to seek a reimbursement of \$847,000.00 from the COG. There is usually somewhere between a 2-3 month delay between the upfront payment from the City and the reimbursement from the County. However, the City's appraisal costs and closing costs (including title and escrow fees, document recording fees, etc.) are the City's out of pocket costs that are not reimbursable. Therefore, while the appraisal has already been paid for in the amount of \$1,700.00,

the City should still expect to pay additional non-reimbursable fees to close the transaction, which can range between \$2,000 - \$3,000.

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. STAFF ANALYSIS

Staff recommends approval.

7. MOTION RECOMMENDED

Move to approve Resolution No. 23-047 authorizing the Mayor to execute the attached Real Estate Purchase Contract between Bobbie Jo Glover and the City of West Jordan, and authorizing the City's Real Property Administrator to act on behalf of the City while closing the transaction, with the right and authority to sign all documents necessary as part of said closing.

8. MAYOR RECOMMENDATION

The Mayor recommends approval of Resolution No. 23-047. He was present at the COG meeting, lobbying the committee to award the funds, knowing that the City had a contractual obligation to purchase the property pursuant to the MDA.

9. PACKET ATTACHMENT(S)

Resolution No. 23-047

Agreement Signed by other party

COG Award Letter

Map

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 23-047

**A RESOLUTION AUTHORIZING A REAL ESTATE PURCHASE CONTRACT
BETWEEN BOBBIE JO GLOVER AND THE CITY OF WEST JORDAN**

WHEREAS, the City Council of the City of West Jordan (“City Council” and “City”) has reviewed the attached Real Estate Purchase Contract between Bobbie Jo Glover and the City for the purchase of approximately 4.77 acres of real property located at approximately 8598 South 6400 West, West Jordan, Utah (the “Contract”); and

WHEREAS, the City Attorney’s Office has reviewed the Contract in the form attached to this Resolution; and

WHEREAS, the City Council desires to approve of said Contract and desires that the Mayor be authorized to execute the Contract; and

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

Section 1. The City Council hereby approves of the attached Real Estate Purchase Contract and hereby authorizes the Mayor to execute the attached Real Estate Purchase Contract.

Section 2. The City’s Real Property Administrator is authorized to act on behalf of the City while closing the transaction, with the right and authority to sign all documents necessary as part of said closing.

Section 3. This Resolution shall take effect immediately.

Adopted by the City Council of West Jordan, Utah, this 26th day of July 2023.

CITY OF WEST JORDAN

By: _____
Christopher McConnehey
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

Council Chair Christopher McConnehey

Council Vice Chair Pamela Bloom

Council Member Kelvin Green

Council Member Zach Jacob

Council Member David Pack

Council Member Kayleen Whitelock

Council Member Melissa Worthen

"YES"

☐☐☐☐☐☐☐

"NO"

☐☐☐☐☐☐☐

**City of West Jordan
Real Estate Purchase Contract**

Advanced Acquisition – Corridor Preservation Funds

Project No: N/A	Parcel No(s): N/A	
Job/Proj /Auth No: N/A	Pin No. N/A	Tax ID: 20-34-400-015 and 20-34-400-018
Project Location: 8600 South Street		
County of Property: Salt Lake		
Property Address: 8598 S 6400 W, West Jordan, Utah 84081		
Owner / Grantor(s): Bobbie Jo Glover		
Owner's Address: PO Box 711879, Salt Lake City, Utah 84171		
Primary Phone: (801) 558-1600	Owner's Home Phone: N/A	Owner's Work Phone: N/A

This Real Estate Purchase Contract (the "Contract"), dated the 3RD day of JULY, 2023, is by and between BOBBIE JO GLOVER (hereinafter referred to as "Grantor"), who has a mailing address of PO Box 711879, Salt Lake City, Utah 84171, and the CITY OF WEST JORDAN, UTAH, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as "City"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088.

RECITALS

A. Grantor owns two parcels of real property in the City of West Jordan, Salt Lake County, State of Utah, located at approximately 8598 South 6400 West, West Jordan, Utah 84081, which can be found under Salt Lake County Tax Parcel Numbers 20-34-400-015 and 20-34-400-018, and which contains approximately 4.77 acres, which is more particularly described in Exhibit 'A' (the "Property").

B. City has determined that acquiring the Property is necessary in order to construct 8600 South Street in accordance with its Master Planned Road system.

C. Grantor has determined that the Property is surplus to her needs and is voluntarily willing to sell said Property.

D. The fair market value (the "FMV") of the Property was determined by Eric Leonhardt of Integra Realty Resources, who is a Utah certified real estate appraiser chosen by City at City's sole cost and expense, and both Grantor and City have agreed to use Mr. Leonhardt's appraisal report as the valuation basis for this transaction.

E. Grantor and City (each a "Party," and collectively the "Parties") have agreed to proceed with this Contract pursuant to the terms and conditions set forth herein.

AGREEMENT

1. Incorporation of Recitals. The foregoing Recitals and all Exhibits referenced herein are hereby incorporated into this Contract and are made a part hereof.

2. Purchase Price: City agrees to pay Grantor the total sum of EIGHT HUNDRED FORTY-SEVEN THOUSAND and 00/100 DOLLARS (\$847,000.00), exclusive of closing, inspection and other related costs and fees, subject to the terms and conditions set forth below, in exchange for Grantor conveying the Property to City (the "Purchase Price").

3. No Personal Property. The Parties acknowledge that no personal property is being acquired and that no personal property is located on the Property.

4. Risk of Loss for Damage to Improvements. Grantor shall be responsible for any risk of loss to the Property prior to closing.

5. Deed. Grantor shall cause title to the Property to be transferred to City by Special Warranty Deed in a form and format substantially similar to that which is attached hereto as Exhibit 'B'. Grantor shall transfer title to City free and clear of all liens and financial encumbrances, subject only to the following: a) those matters set forth on Schedule B, Part II of the preliminary title commitment attached hereto as Exhibit 'C', except as otherwise specifically set forth herein; and b) those matters identifiable by viewing the Property or an accurate survey thereof, including but not limited to unrecorded easements, rights-of-ways and property lines.

6. Closing Costs and Prorations. The Purchase Price shall be due in full at closing, and the date of closing shall be used for proration of all property taxes due and owing or accruing on the Property. At closing, Grantor shall pay for and cause to be issued to City the most current version of an ALTA standard owner's policy of title insurance to cover the Property in the amount of the Purchase Price, and Grantor and City shall each pay one half of the fees charged by the escrow company to close this transaction. The escrow company is authorized and directed to withhold from Grantor's proceeds at closing, sufficient funds to pay off all mortgages, trust deeds, judgments, mechanic's liens, tax liens, warrants, and any other monetary encumbrances that may attach to the Property as of the closing. City shall pay the recording fees associated with filing the Special Warranty Deed in the office of the Salt Lake County Recorder.

7. Other Documents. This transaction must comply with state and federal property acquisition guidelines; therefore, Grantor and City shall voluntarily execute documents substantially similar to the "Voluntary Acquisition" form attached hereto as Exhibit 'D'. Grantor and City shall also voluntarily execute any other document necessary to close this transaction.

8. Possession and Closing Date. Grantor shall provide possession of the Property to City on the date of closing. Grantor shall leave the Property in the same condition as it existed when the Contract was signed; no work or alteration will be done to the Property other than what may be provided for in this Contract, provided, however, that Grantor agrees to maintain the Property until the date of Closing. Closing shall be on or before Thursday, August 31, 2023; provided, however, that the Parties may extend the date of closing to a mutually agreeable date if necessary.

9. Inspection Rights. City has had full opportunity to inspect and investigate the Property to its satisfaction. City is fully satisfied with the condition of the Property and has agreed to accept the Property in its present condition, "as-is", subject to the provisions of this Contract. Grantor makes no representation or warranties as to the condition of the Property or its suitability for City's intended use, except representations specifically set forth herein.

10. Voluntary Conveyance. Grantor acknowledges that the Property is being conveyed to City voluntarily and that there is not a current threat of condemnation proceedings, and since this is a voluntary transaction, Grantor waives any rights it might otherwise have to a "right of first refusal" on any surplus property not used for the future 8600 South Street construction project or other transportation projects.

11. Broker's Commission. The City has not used a broker or finder for this transaction; therefore, no commissions are due from the City. If the Seller has used a broker or finder for this transaction, the Seller shall be solely responsible for any commissions that may be due and owing to said broker or finder.

12. 1031 Exchange. City shall cooperate with Grantor in effecting an exchange under The Internal Revenue Code Section 1031; provided, however, that City's cooperation shall be conditioned on the following: (a) the exchange will be at no additional liability or cost to City; (b) the exchange will not delay Settlement or Closing; and (c) Grantor shall not be required to acquire title to any proposed exchange properties to accommodate an exchange. Grantor shall indemnify, defend and hold City harmless from and against any and all claims, demands, costs, and expenses which Grantor may sustain or incur resulting from the attempt of Grantor to consummate the sale of the Property as a Section 1031 exchange.

13. Entire Agreement. This Contract sets forth the entire understanding of the Parties with respect to the matters set forth herein as of the date hereof, it supersedes all prior oral or written agreements of the Parties as to the matters set forth herein, and it cannot be altered or amended except pursuant to an instrument in writing, signed by the Parties.

14. Binding Effect. This Contract shall run with the land and shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns, and any persons or entities claiming rights by, through or under them.

15. Advice of Counsel. The Parties confirm, represent and warrant that they (a) have carefully read this Contract, (b) understand the terms hereof, (c) have had the opportunity to seek the advice from legal counsel of their own choosing, (d) find it to be a fair and reasonable compromise of the disputed claims, defenses and issues, (e) are executing this Contract as a voluntary act, and (f) agree to be bound by and to faithfully execute the terms of the Contract. The Parties further confirm, represent and warrant that they are not under duress, and they acknowledge that to the extent they have waived any rights or defenses by entry into this Contract that such waiver was made voluntarily and with full knowledge of the ramifications of such waiver.

16. Attorney's Fees. If any Party shall seek to enforce or protect its rights under this Contract or under any document or instrument executed and delivered in connection herewith in any action, suit, mediation, arbitration case or other proceeding, the prevailing Party shall be entitled to receive from the other Party payment of its costs and expenses, including reasonable attorneys' fees incurred (whether such costs or fees are incurred before or after the commencement of the proceeding), including any and all appeals or petitions therefrom.

17. Controlling Law, Jurisdiction and Venue. This Contract shall be governed by the laws of the State of Utah. Venue shall be in Salt Lake County, Utah.

18. Authority. The individuals whose signatures appear below represent and warrant that they have full power and authority to enter into this Contract on behalf of the Parties for whom this Contract is executed, and no further act on behalf of any such Party shall be or is required to effectuate the terms hereof.

19. Effect of Contract. Nothing in this Contract shall be construed to relieve Grantor or City of any obligations imposed by federal, state or local laws, ordinances, regulations or standards.

20. Assignment. This Contract shall not be assigned by either Party.

21. Execution of Agreement. This Contract shall be valid only after it has been executed by Grantor and City's Mayor and City Recorder.

22. Representation Regarding Ethical Standards for City Officers and Employees and Former City Officers and Employees.

The bidder, offeror, or contractor represents that it has not (1) provided an illegal gift or payoff to a City officer or employee or former City officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, or brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; (3) knowingly breached any of the ethical standards set forth in state ethics laws, including those codified at Sections 10-3-1301 et seq. and Sections 67-16-1 et seq., Utah Code Annotated; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, a City officer or employee or former City officer or employee to breach any of the ethical standards set forth in state ethics laws, including those codified at Sections 10-3-1301 et seq. and Sections 67-16-1 et seq., Utah Code Annotated.

End of Section. Signatures Begin on Next Page.

IN WITNESS WHEREOF, the parties have executed this Contract effective the date and year first above written.


Bobbie Jo Glover

CITY OF WEST JORDAN, UTAH

By: _____

Name: Dirk Burton

Title: Mayor

Dated: _____

ATTEST:

Tangee Sloan, City Recorder

Approved as to Legal Form
West Jordan City Attorney

By: _____

Date: _____

Exhibit 'A'

Parcel 1:

Beginning at the Southeast corner of Section 34, Township 2 South, Range 2 West of the Salt Lake Base and Meridian; thence North $0^{\circ}35'55''$ West along the Easterly line of said Section 34, a distance of 758.96 feet, more or less, to the Southerly line of 6400 West Street as dedicated on The Oaks at Jordan Hills Villages – Phase 2-2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence South $89^{\circ}24'05''$ West along said Southerly line, a distance of 75.00 feet, more or less, to the Easterly line of The Oaks at Jordan Hills Villages Phase 9, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence South $0^{\circ}35'55''$ East along the Easterly line of said Phase 9, a distance of 713.0 feet, more or less, to the Southeasterly corner thereof; thence North $89^{\circ}51'27''$ West along the Southerly line of said Phase 9, a distance of 750.06 feet, more or less, to the Southwest corner thereof, said point also being the Southeast corner of The Oaks at Jordan Hills Villages Phase 10, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence North $89^{\circ}51'27''$ West along the Southerly line of said Phase 10, a distance of 1054.13 feet, more or less, to the Southwest corner thereof; thence South $0^{\circ}35'55''$ East 45.00 feet, more or less, to the Southerly line of said Section 34; thence South $89^{\circ}52'$ East along said Section line, a distance of 1879.20 feet, more or less, to the point of beginning.

Parcel 2:

Beginning at the South Quarter corner of Section 34, Township 2 South, Range 2 West of the Salt Lake Base and Meridian, said point also being the Southeast corner of Bridgeport Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence North $0^{\circ}46'52''$ West along the Easterly line of said subdivision, a distance of 45.01 feet, more or less, to the Southwest corner of The Oaks at Jordan Hills Villages Phase 15, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence South $89^{\circ}51'27''$ East along the Southerly line of said Phase 15, a distance of 679.59 feet, more or less, to the Southeast corner thereof; thence North $0^{\circ}35'55''$ West along the Easterly line of said Phase 15, a distance of 397.87 feet, more or less, to the Southerly line of 6700 West Street as dedicated on The Oaks at Jordan Hills Villages – Phase 2-1, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence North $89^{\circ}24'05''$ East along the Southerly line of said 6700 West Street, a distance of 90.00 feet, more or less, to the Westerly line of The Oaks at Jordan Hills Villages Phase 10, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence South $0^{\circ}35'55''$ East along the Westerly line of said Phase 10, and the Westerly line of said subdivision extended Southerly, a distance of 444.02 feet, more or less, to the Southerly line of said Section 34; thence North $89^{\circ}52'$ West along said Section line, a distance of 769.30 feet, more or less, to the point of beginning.

Exhibit 'B'

WHEN RECORDED, PLEASE RETURN TO:

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

APN: 20-34-400-015
20-34-400-018

SPECIAL WARRANTY DEED

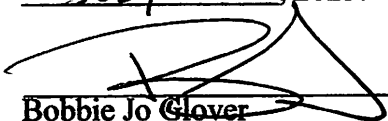
BOBBIE JO GLOVER (hereinafter referred to as "Grantor"), who has a mailing address of PO Box 711879, Salt Lake City, Utah 84171, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant, against all claiming by through or under Grantor, but none other, to the CITY OF WEST JORDAN, UTAH, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as "Grantee"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088, the following parcels of real property located in Salt Lake County, State of Utah, more particularly described as follows, to wit:

[See Exhibit 'B-1' attached hereto and by this reference incorporated herein].

TO HAVE AND TO HOLD the described property, together with the tenements, hereditaments, and appurtenances belonging to the property to Grantee, Grantee's successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this instrument this 3rd day of

July, 2023.


Bobbie Jo Glover

STATE OF Texas)
: SS.
COUNTY OF Dallas)

On the 3rd day of July, 2023, personally appeared before me BOBBIE JO GLOVER, the signer of the foregoing instrument who duly acknowledged to me that she executed the same.


Notary Public
Residing at Dallas, Texas
My Commission Expires 2-1-2026

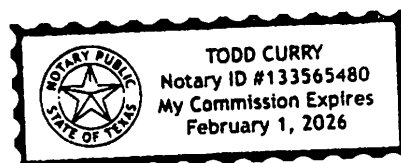


Exhibit 'B-1'

Parcel 1:

Beginning at the Southeast corner of Section 34, Township 2 South, Range 2 West of the Salt Lake Base and Meridian; thence North $0^{\circ}35'55''$ West along the Easterly line of said Section 34, a distance of 758.96 feet, more or less, to the Southerly line of 6400 West Street as dedicated on The Oaks at Jordan Hills Villages – Phase 2-2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence South $89^{\circ}24'05''$ West along said Southerly line, a distance of 75.00 feet, more or less, to the Easterly line of The Oaks at Jordan Hills Villages Phase 9, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence South $0^{\circ}35'55''$ East along the Easterly line of said Phase 9, a distance of 713.0 feet, more or less, to the Southeasterly corner thereof; thence North $89^{\circ}51'27''$ West along the Southerly line of said Phase 9, a distance of 750.06 feet, more or less, to the Southwest corner thereof, said point also being the Southeast corner of The Oaks at Jordan Hills Villages Phase 10, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence North $89^{\circ}51'27''$ West along the Southerly line of said Phase 10, a distance of 1054.13 feet, more or less, to the Southwest corner thereof; thence South $0^{\circ}35'55''$ East 45.00 feet, more or less, to the Southerly line of said Section 34; thence South $89^{\circ}52'$ East along said Section line, a distance of 1879.20 feet, more or less, to the point of beginning.

Parcel 2:

Beginning at the South Quarter corner of Section 34, Township 2 South, Range 2 West of the Salt Lake Base and Meridian, said point also being the Southeast corner of Bridgeport Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence North $0^{\circ}46'52''$ West along the Easterly line of said subdivision, a distance of 45.01 feet, more or less, to the Southwest corner of The Oaks at Jordan Hills Villages Phase 15, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence South $89^{\circ}51'27''$ East along the Southerly line of said Phase 15, a distance of 679.59 feet, more or less, to the Southeast corner thereof; thence North $0^{\circ}35'55''$ West along the Easterly line of said Phase 15, a distance of 397.87 feet, more or less, to the Southerly line of 6700 West Street as dedicated on The Oaks at Jordan Hills Villages – Phase 2-1, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence North $89^{\circ}24'05''$ East along the Southerly line of said 6700 West Street, a distance of 90.00 feet, more or less, to the Westerly line of The Oaks at Jordan Hills Villages Phase 10, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder; thence South $0^{\circ}35'55''$ East along the Westerly line of said Phase 10, and the Westerly line of said subdivision extended Southerly, a distance of 444.02 feet, more or less, to the Southerly line of said Section 34; thence North $89^{\circ}52'$ West along said Section line, a distance of 769.30 feet, more or less, to the point of beginning.

Exhibit 'C'
(Permitted Exceptions)

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or claims of parties in possession not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

4. Easements, or claims of easements, not shown by the Public Records.

5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the Public Records.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

8. Said property is located within the boundaries of South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy (Previously SL Co Water Conservancy), Central Utah Water Conservancy District (1) (3), Jordan School District, Salt Lake County, West Jordan City, and is subject to the charges and assessments levied thereunder.

9. Any right, title or interest in any minerals, mineral rights, or related matters, including, but not limited to, oil, gas, coal, and other hydrocarbons. Further, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

10. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.

11. An easement, including the terms and conditions thereof, for the purposes shown below. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and rights of way and easements thereof.

12. Rights of tenants in possession.

Exhibit 'D'
(VOLUNTARY ACQUISITION)

Project: 8600 South Corridor Preservation

Salt Lake County Tax Parcel Numbers: 20-34-400-015 and 20-34-400-018

Name: BOBBIE JO GLOVER

The City of West Jordan, Utah, is interested in voluntarily acquiring your property located at approximately 8598 South 6400 West, West Jordan, Utah 84081, for a Road Construction Project, which may be eligible for future funding assistance from the Federal Highway Administration.

The City of West Jordan will **not** pursue acquisition by eminent domain at this time in the event you are not interested in selling your property, or if we cannot reach a voluntary agreement for the purchase of your property.

The City of West Jordan is acquiring your property for transportation corridor preservation and your property is not a necessary part of a City funded transportation project at this time. Therefore, under corridor preservation guidelines, the City of West Jordan may only acquire your property if you are willing to voluntarily sell it, and the City of West Jordan is prohibited from using eminent domain to acquire your property (Utah Code Ann. Section 72-5-402(2)).

In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), owner-occupants, who move as a result of a voluntary acquisition, are **not** eligible for relocation assistance. The property owner understands and acknowledges that if she waited for the funded project for this portion of the roadway, she would be eligible for relocation benefits pursuant to 49 CFR 24. However, by signing below the property owner understands and acknowledges that she is not entitled to any relocation benefits for the voluntary purchase of the property in advance of a funded project and freely choose to sell the property to the City of West Jordan before the project is funded by the City.

Date: 7/3/2023 By: _____

Signature of Bobbie Jo Glover

Salt Lake County Council of Governments

AN ASSOCIATION OF LOCAL GOVERNMENTS IN SALT LAKE COUNTY, UTAH

May 18, 2023

Aimee Winder Newton,
Chair, Salt Lake County Council
2001 South State Street Suite N2-200
Salt Lake City, Utah 84114

Re: Salt Lake County Corridor Preservation Fund

Dear Chair Winder Newton:

At the May 18th, 2023, meeting of the Salt Lake County Council of Governments (COG), the following corridor preservation projects were considered and approved:

Bluffdale:

\$680,500.00

985 W. 14600 S.

Herriman:

\$1,714,000.00

6400 W. Between 12600 S. & Herriman Main Street

West Jordan:

\$847,000.00

8958 S. 6400 W.

Total Funding Approved: \$3,241,500.00

Once each municipality has completed the real estate transaction and a fully signed Settlement Statement is sent to the County's Regional Planning and Transportation department indicating the amount of the requested reimbursement along with other necessary documentation, an Interlocal Cooperation Agreement will be presented to the County Council seeking approval for the distribution of funds from the Salt Lake County Corridor Preservation Fund for specific cities. From there, notice of such approval will be forwarded to Salt Lake County Mayor Jenny Wilson for disbursal of funds.

Sincerely,



Dan Dugan
Councilmember, Salt Lake City
Chair, Salt Lake County Council of Governments

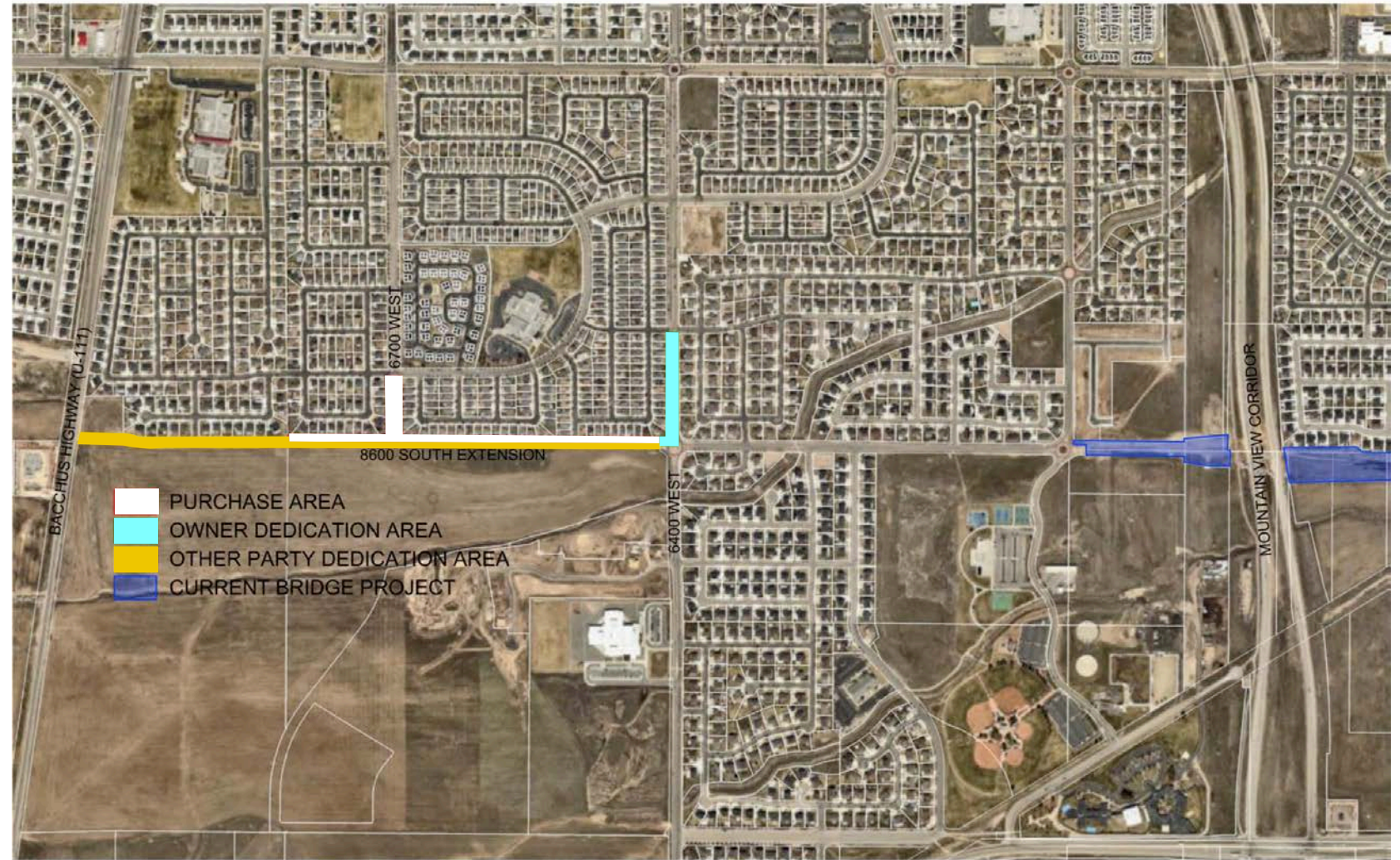
Parcel Details

Address: 8600 South
from 6400 West to
6800 West

Owner: Bobbie Jo
Glover

Acreage: 4.774

Total Purchase Cost:
\$847,000



8600 South - 6400 West to U-111 Connection Project



The attached map may not be accurate and should not be relied upon; it is for reference purposes only. Each party who uses this map does so at their own risk. The City of West Jordan does not guarantee that the attached map is sufficient for your intended use and disclaims responsibility for any claims or damages that might result from anyone who relies on the attached mapping information.