THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
October 18, 2023

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

Zoom Webinar ID: 853 4696 0120 Password: 8000 Click Here to Join

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WORK SESSION 6:00 pm

1. **CALL TO ORDER**
2. **DISCUSSION TOPICS**
   a. **Copper Rim – Preliminary Development Plan / Master Development Agreement Amendment**; a petition by Matt Dean/C.W. Land Co. requesting a major variation to the Preliminary Master Development Plan for Copper Rim at approximately 7516 South Copper Rim Drive by (1) removing the requirement for 204 age-restricted senior housing units in Phase 9 and replacing it with 133 market-rate multi-family residential townhomes, (2) changing the location and classification of Phase 9's road from a Public Road to Private Driveways, and (3) reconfiguring phase boundaries, relocating lots, changing street connections, removing private alleys, and making other revisions to the adopted Preliminary Development Plan.

   b. Discussion on Transportation Projects
   c. Discussion on Council Rules related to Council Seniority

3. **ADMINISTRATIVE ITEMS**
4. **ADJOURN**

UPCOMING CITY COUNCIL MEETINGS

- Wednesday, October 25, 2023 – Regular City Council Meeting – 6:00p
- Wednesday, November 1, 2023 – Regular City Council Meeting – 6:00p
- Wednesday, November 8, 2023 – Committee of the Whole Meeting – 6:00p
- Wednesday, November 15, 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 October 16, 2023 *Cindy M. Quick, MMC, Council Office Clerk*

REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Presenter: Ray McCandless

Applicant: CW Land/Matt Dean

Department Sponsor: Community Development

Agenda Type: DISCUSSION TOPICS

Presentation Time: 10 Minutes

Meeting Date Requested : 10/18/2023

Deadline of item : 10/18/2023

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**

Copper Rim – Preliminary Development Plan/Master Development Agreement Amendment; a petition by Matt Dean/C.W. Land Co. requesting a major variation to the Preliminary Master Development Plan for Copper Rim at approximately 7516 South Copper Rim Drive by (1) removing the requirement for 204 age-restricted senior housing units in Phase 9 and replacing it with 133 market-rate multi-family residential townhomes, (2) changing the location and classification of Phase 9's road from a Public Road to Private Driveways, and (3) reconfiguring phase boundaries, relocating lots, changing street connections, removing private alleys, and making other revisions to the adopted Preliminary Development Plan.

2. **EXECUTIVE SUMMARY**

C.W. Land is requesting to amend the approved preliminary development plan and Master Development Agreement for the Copper Rim planned community located at approximately 7516 South Copper Rim Drive to remove the senior housing component in Phase 9 and replace it with market rate multi-family townhomes and make other changes to the adopted preliminary development plan including changing the location of the Copper Rim Phase 9 Road and its classification from a Public Road to Private Driveways and reconfiguring phase boundaries, relocating lots, removing alleys and changing street connections and other changes as discussed in the attached staff memorandum. The applicant is seeking Council direction whether or not the request and necessary ordinance amendments would be generally supported in order to proceed with the development as proposed. Should the Council be supportive of this request, Staff would like the Council's input regarding how the Balanced Housing Ordinance might be changed or if there are other code amendment options that could be considered to accommodate the request.

3. **STAFF ANALYSIS**

C.W. Land is asking to amend the approved preliminary development plan for the Copper Rim planned community located at approximately 7516 South Copper Rim Drive to remove the senior housing component in Phase 9 and replace it with market rate multi-family townhomes and make other changes to the adopted preliminary development plan. The applicant has indicated that "The age restriction designation is not feasible due to low rental rates and slow absorptions for rental product can realistically only be achieved at this location. As further restricted by the 55+ market offering limitation, results in an unfeasible and low-quality project for developer…" as noted in the application.

The area within the Interchange Overlay Zone (IOZ) on the south side of the Copper Rim development is exempt from the city's Balanced Housing Ordinance (City Code, Section 13-8-23)

meaning that the residential densities and housing mix within this area were approved with separate development standards independent of the rest of the Copper Rim development. The proposed amended development plan includes the area within the IOZ with regard to open space, unit count and housing mix; However, for purposes of this request, only the area north of, or outside the IOZ should be considered.

The approved Copper Rim Preliminary Development Plan (excluding the IOZ) shows 753 total units (456 single-family, 93 multi-family, 204 age restricted units). The proposed amendment, replacing the senior housing with market rate townhomes shows 682 residential units (456 single-family, 226 multi-family dwelling units), resulting in an overall reduction of 71 dwelling units as illustrated in the following table:

Copper Rim Dwelling Unit Count		**Copper Rim**	**Phase 9**	**Total**	**Residential Density @ 162.59 ac. Excludes IOZ, City Water Tank Site and Institutional Site in Phase 3**
Approved Preliminary Development Plan	Single-Family Dwellings (Cottage and Preserve Lots)	456	0	**456**	
	Multi-Family Dwellings (Townhomes)	93	204 (Age Restricted Units)	**297**	
		549	**204**	**753**	**4.6 du/ac**
Proposed Preliminary Development Plan	Single-Family Dwellings (Cottage and Preserve Lots)	456	0	**456**	
	Multi-Family Dwellings (Townhomes)	93	133 (Townhomes)	**226**	
		549	**133**	**682**	**4.2 du/ac**

The approved preliminary development plan shows Phase 9 to be developed as senior housing which is exempt from Balanced Housing Ordinance standards. Copper Rim, exclusive of Phase 9 and the IOZ, was approved with an 83% single-family to 17% multi-family residential housing mix. This ratio meets the requirement that multifamily housing that is not exempt “shall comprise no greater than seventeen percent (17%) of the total number of dwelling units” [City Code, Section 13-8-23: B.1e.(2)]. Under the proposed development plan, the ratio of single-family to multi-family residential would be 66.9 to 33.1 which does not meet Balanced Housing standards as market rate townhomes in the PC zone are not exempt.

In order for this request to proceed, either the Balanced Housing standards would first need to be revised adding another exemption or, another ordinance would need to be developed and approved as there are no other zoning district options in city code that can accommodate the proposed amendment.

The Utilities Department has no concerns with reducing the total number of units as proposed.

Other changes are being proposed in the preliminary development plan as shown in the following table:

		APPROVED PRELIMINARY DEVELOPMENT PLAN	REVISED PRELIMINARY DEVELOPMENT PLAN	STAFF OPINION
1.	**PHASING**		Boundaries of Phases 2 through 9 have been revised.	No concerns
2.	**PHASING & STREETS**	Copper Rim Drive to be completed in segments as each phase develops.	Copper Rim Drive to be completed to 7000 South as part of Phase 4	Earlier connectivity between 7000 S and 7800 S than the approved PDP would provide.

Approved Preliminary Development Plan



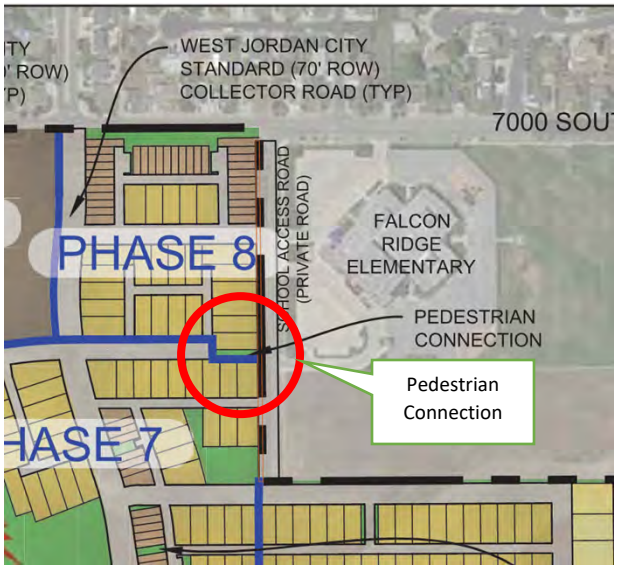
Proposed Preliminary Development Plan



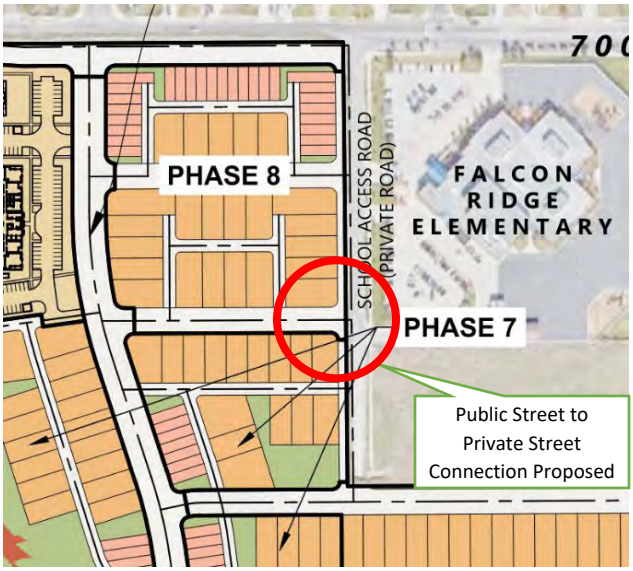
		APPROVED PRELIMINARY DEVELOPMENT PLAN	REVISED PRELIMINARY DEVELOPMENT PLAN	STAFF OPINION
3.	**STREETS**		Street improvement timing within each phase is more clearly defined.	Improvement over the adopted PDP.

4.	**STREETS**	Ring road shown around the perimeter of phase 9.	Ring road around Phase 9 is removed due to steep grades and the connection to 7000 South is too close to the Mountain View Corridor. Access to phase 9 will be from 7000 South and Copper Rim Drive via driveway connections instead of a public street.	This is an improvement over the approved PDP. Less maintenance for the city.
5.	**STREETS**	Pedestrian connection shown between Phase 8 and the Falcon Ridge Elementary School access.	Public street connection shown between Phase 8 and the Falcon Ridge Elementary School access.	A public street connecting to a private street is not recommended unless the school is willing to vacate and the city is willing to accept the dedication and improve and maintain the street as a public road.

Approved Preliminary Development Plan



Proposed Preliminary Development Plan



6.	**Alleys**		Many alley loaded lots have been removed from phases 3, 5 and 6.	No concerns. Removes unnecessary driveways serving lots adjacent to the Mountain view Corridor and reduces maintenance costs for homeowners.

7.	**Garages**	A number of Phase 9 townhome units are only 14’ wide.		14’ wide townhomes do not allow sufficient width for side-by-side parking in a garage. A two-car garage must be provided for each dwelling unit meaning that 2-car tandem parking must be provided in all 14’ wide units.

These are general observations, and a detailed analysis will be conducted in a future staff report should the Council decide to proceed with this request.

4. PACKET ATTACHMENT(S)

1. Application
2. Owner Permission Letter / Owner Affidavit
3. Approved Preliminary Development Plan March 20, 2018
4. Proposed Amended Preliminary Development Plan
5. Loop Road Analysis
6. Townhome Proposal 1 of 2
7. Townhome Proposal 2 of 2
8. Master Development Agreements
9. Pre-Application Letter

Community Development
7960 South 4000 West, 2nd Floor
West Jordan, Utah 84088
Phone 801-569-5060

Pre-application reviews are to help future applicants understand what will be required prior to formal application submittal. Staff will review pre-application documents and prepare comments that will be returned in letter form at the pre-application meeting. Pre-application meetings take place only on Monday between the hours of 2pm and 4pm. To schedule a pre-application meeting; submit the following documents, along with this application form by 3pm Tuesday one week prior. You will be notified by the assigned project manager of the time when your meeting is scheduled.

Provide all documents listed below. Incomplete submittals will not be accepted.

- ☐ Pre-application Meeting Form.
- ☐ Conceptual site plan.
- ☐ Conceptual building(s) rendering.
- ☐ Description of proposed residential density (if applicable).
- ☐ Current Zoning & Land use category from land use map. https://gis.wjordan.com/city-info/
- ☐ Proposed land use and zoning.
- ☐ Size of proposed building(s).
- ☐ Property Owner Permission Letter (Signed by Owner).
- ☐ Aerial View of Property (Google).
- ☐ Pre-application Narrative.

The cost of the pre-application review is $110.00. After submitting the documents, you will be sent an invoice. The invoice must be paid before the project team will start their review. Please send a return email when the invoice has been paid.

For your convenience you can make payments over the phone by calling **801-569-5018** with VISA or MASTERCARD. Payment can also be made by mailing a check (which will slow the process) or submitting it in person at City Hall, 8000 South Redwood Road, in the finance department.

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Submittal Instructions

- It is a form field document. The form can be filled out online prior to saving to your device, but it must be saved to and emailed from your device.
- The form can be downloaded first and filled out using any compatible PDF software.
- Save form to your device.
- Submit the pre-application form and the required documents to WJPlanning@westjordan.utah.gov. PDF files are required for all submittals and plans.
- After submittal you will receive an email verification that the form and documents have been received. Incomplete submittals will not be accepted.

Pre-Application Meeting Form

Project Name: Copper Rim - Phase 9 Townhomes

Project Address: 6150 W 7800 S, West Jordan, UT 84081

Parcel ID # (SL County) 20-26-101-008-0000

Applicant: Matt Dean; VP of CW Land Co. - CW Copper Rim 1, LLC; 610 N 800 W, Centerville, UT 84014; C: (970) 376-3699

Address:

Phone:

E-Mail: matt@cw.land

Property Owner: CW Copper Rim 1, LLC, a Utah limited liability company

Address: 610 N 800 W, Centerville, UT 84014

Phone: C: (970) 376-3699 / O: (801) 677-3810

E-mail: matt@cw.land

Current use of property: Vacant land; Agricultural; Cooper Rim Phase 9 currently in greenbelt status.

Current Zoning: Zoning: Planned Community (PC); Density Designation: Very High Density Residential (Copper Rim MDA)

Property Acreage: Copper Rim Phase 9 approx 15.45-acres

Applicant's Signature _____ Date 7/18/2023

Staff Use Only

Project# Date Received:

Meeting Date and Time:

Planner: Engineer: Public Utilities:

Fire: Parks:

Pre-Application Meeting Narrative

Provide staff with as much information on your proposed project as possible.

Project Name (not your name): Copper Rim - Phase 9 Townhomes

Provide a brief written description of your project: (You may also attach a typed description)

REQUESTED VARIATIONS:
The purpose of this application is to request from West Jordan City three (3) variations from the approved 2018 Copper Rim Master Development Agreement (MDA) and Preliminary Development Plan (PDP) recorded 11/27/2018, for Copper Rim Phase 9, including:
1. Down-Zoning of the density of Copper Rim Phase 9 from 204 Age Restricted Units to 133 Townhome Units.
2. Remove the Age-Restricted Units designation from Copper Rim Phase 9, and
3. Change the classification of a 53.5' Public ROW "exterior loop road" to a 26' Private ROW Two-Way Alley "interior loop road".

CURRENT CONDITIONS (Current Zoning & Land Use):
According to the recorded 2018 Copper Rim MDA and PDP, Copper Rim Phase 9 is zoned Planned Community (PC), with a density designation of Very High Density Residential for 204 Age Restricted Units. The average net density for the very high density residential area within the 2018 Copper Rim MDA is 19.1 DU/acre. Also, the Phase 9 "Exterior Loop Road" is a 53.5-wide Public ROW Local City Street, which connects to the north at 7000 South and connects to the southeast at Northern Copper Rim Drive.

PROPOSED CONCEPT LAND PLAN, LAND USE, & PRODUCT (Proposed Zoning, Land Use, & Concept Land Plan):
Specific to Copper Rim Phase 9, Applicant proposes to retain the current Planned Community (PC) zoning, retain the current density designation of Very High Density Residential, reduce/down-zone the residential density of Phase 9 to 133 Townhome Units, and remove the current Age Restricted Units designation. The resulting net density specific to Phase 9 would be reduced from 13.2 DU/acre (204 DU/15.45-acres) to 8.6 DU/acre (133 DU/15.45-acres). Additionally, Applicant proposes to change the classification of the Phase 9 "exterior loop road" to be a 26'-wide Private ROW Two-Way Alley "interior loop road", which retains the prior northern and southeastern connection points at 7000 South and Northern Copper Rim Drive, respectively, thereby retaining the prior looped road configuration. The interior loop road will be privately owned & maintained by the Phase 9 homeowner's association.

KEY BENEFITS OF THE PROPOSED VARIATIONS & RATIONALE:
1. Density Reduction & Down-Zoning - Phase 9 density and DU/acre reduced from 204 to 133 units and from 13.2 to 8.6 DU/acre, respectively. Copper Rim overall density and DU/acre reduced from 878 to 807 units and from 4.28 to 3.93 DU/acre, respectively.

2. Quality Townhome Segment - Offering a quality, nationally recognized, and award-winning alternative additional townhome product segment to the West Jordan market. Sego Homes' Manhattan floor plan within the Daybreak Urban Townhome Community won "Best Affordable Home In The Nation" Best in American Living (BALA) award from the NAHB in 2022.

3. Age Restricted Units - The age restriction designation is not feasible due to low rental rates and slow absorptions for rental product can realistically only be achieved at this location. As further restricted by the 55+ market offering limitation, results in an unfeasible and low quality project for developer. Removal of the Age-Restricted Units designation allows developer to offer product to a wide range of buyers in the market, who are seeking a quality alternative townhome product, resulting in market-rate price points, greatly improved absorptions, and an economically viable and well received for-sale residential project in the West Jordan market.

4. Phase 9 Loop Road - Changing the location and classification of the Phase 9 exterior public loop road to an interior private loop road has several benefits to the city, community, and development as a whole: 1) Regarding slope and site grading, the existing topography of the western half of Phase 9 is simply too steep to feasibly construct the exterior public loop road or safely connect to 7000S as reflected in the 2018 MDA. The private road option offers a sizable reduction in graded area of Phase 9, minimizing development footprint, greatly reducing cuts, fills, and large retaining walls (as will be necessary to create an exterior loop road), and greatly increases the amount of usable open space for the community and its residents. The installation of a 53.5'-wide public exterior loop road will require massive cuts, fills, and retaining walls, essentially devastating the site's natural grading. Rather, our proposal for a 26'-wide Private ROW Two-Way Alley interior loop road will blend and sit the project and its road platform more naturally into the existing site topography; 2) Regarding safety and traffic congestion, 7000S will become a main arterial road when the road is widened and the UDOT bridge over Mountain View Corridor is completed. It is likely to experience heavy traffic congestion during peak hours. By moving the loop road connection at 7000S to the east to intentionally align with the existing intersection at Tourist Lane (at Oquirrh Highlands to the north), this new intersection alignment prevents an additional intersection on 7000S from being too close to the future Mountain View Corridor overpass, which creates safer roadway and intersection conditions, avoids hazardous intersection conditions between cars, pedestrians, and cyclists, and improves traffic flow along 7000S; and 3) Finally, our proposal for the interior loop road reduces the burden on the city's operating and maintenance budget due to the Phase 9 HOA owning & maintaining a private road.

ENCLOSURES:
Exhibit A: Current Zoning & Land Use Conditions/Maps of Copper Rim Phase 9 (Incl. selected pages of 2018 Copper Rim MDA/PDP).
Exhibit B: Proposed Conceptual Site Plan, Residential Density, & Conceptual Buildings Renderings for Copper Rim Phase 9 (UDA).

Do you have any specific questions or concerns regarding your proposed development?

REQUEST TO MEET WITH THE WEST JORDAN CITY COMMITTEE OF THE WHOLE (Work Session):
In consideration of the above proposal for and variations to the 2018 Copper Rim MDA/PDP for Copper Rim Phase 9, Applicant requests Planning Staff to assist with scheduling on the City's Committee of the Whole agenda for a work session of this Pre-Application to allow Applicant to present to City Council, to be scheduled through Alan Anderson. This will allow Applicant and its Builder to present the rationale and merits of this Pre-Application to City Council and obtain immediate and relevant feedback from City Council Members during the Committee of the Whole work session with no action taken.

We look forward to reviewing this Pre-Application with Community Development and Planning Staff, and having an opportunity to present our application to City Council's Committee of the Whole in the near future.

Please reach out to me with any questions.

Best regards,

Matt Dean
Vice President
CW Land Co. (on behalf of CW Copper Rim 1, LLC)

There will be additional fees that will be associated with your development that you will be responsible to pay. All applicable development application fees will be explained at the pre-application meeting. All applicable impact fees will be reviewed at the pre-application meeting. In addition to the pre-application fee, development application fees and impact fees you will also be responsible for all recording fees and building permit fees.

The process is as follows:

- Pre-application process
- Entitlement process
- Development process
- Construction process

Building Permit (for information regarding their fees contact them 801-569-5050) It is against the city policy to create an estimate fee invoice. Application fees are non-refundable.

Development Application

8000 South Redwood Road, 2nd Floor, South
801-569-5060
WJPlanning@westjordan.utah.gov

Property:

Sidwell/Parcel #: 20-26-101-008-000 Acreage: ~15.5 ac Lots: 133 Zoning: PC

Project Name: Copper Rim - Phase 9 Townhomes

Project Location: 6150 W 7800 S, West Jordan, UT 84081

Type of Application: ☐ Concept ☐ Preliminary ☐ Final

- ☐ Agreement
- ☐ Conditional Use Permit
- ☐ Design Review Committee
- ☐ Development Plan
- ☐ General Land Use Amendment
- ☐ Site Plan
- ☐ Site Plan Amended
- ☐ Subdivision Major
- ☐ Subdivision Minor
- ☐ Subdivision Amended
- ☐ Temporary Use Permit
- ☐ Zone Change
- ☐ Planned Community
- ☒ Other: Pre-Application Review & Meeting

Applicant: Matt Dean; VP of CW Land Co Company: CW Copper Rim 1, LLC
Address: 610 N 800 W
City: Centerville State: UT Zip: 84014
Phone: (801) 677-3810 Cell: (970) 376-3699
Email: matt@cw.land

Consultant: Urban Design Associates (UDA); Alice Enz, Assoc. Principal
Address: 3 PPG Place, 3rd Floor
City: Pittsburgh State: PA Zip: 15222
Phone: (412) 263-5200 Cell: —
Email: —

** Property Owner(s):

(1) Name: CW Copper Rim 1, LLC
Address: 610 N 800 W
City: Centerville State: UT Zip: 84014
Phone: (801) 677-3810 Cell: (970) 376-3699
Email: matt@cw.land

(2) Name: — n/a —
Address: —
City: — State: — Zip: —
Phone: — Cell: —
Email: —

** *Applicant must identify as a "Property Owner", all holders of any legal title to the Property; if necessary, attach additional page(s) to this Application to identify additional Property Owners.*

By signing below, the Applicant hereby represents, and affirms the following:

1. Definitions.
   a. "Application": Application includes (i) this Application form, (ii) the Property Owner(s) Affidavit, and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").
   b. "Property Owner(s)": Holders of any legal title to the Property.

2. Information is True and Correct. The information described on this Application form and contained in the Property Owner's Affidavit, is true and correct. The Applicant will use its best efforts to ensure all contents of the Application are accurate and current.

3. Property Owner(s) Consent to this Application. All Property Owner(s) (i) have reviewed and expressly approve of the contents of this Application form, and (ii) consent to the Applicant pursuing approval of the Application.

4. City's Right to Contact Property Owner(s). The City has the right to contact the Property Owner(s) directly, in writing or through other means, to verify any information contained in the Application.

5. Contact with Property Owner(s) is not Interference. Contact by the City as outlined in "4." above is and shall not be considered interference with the Applicant's business dealings.

6. Incorrect or Untrue Information Voids this Application. If any information provided as part of the Application is untrue or incorrect, at the option of the City (i) this Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Applicant shall indemnify and hold the City harmless for any costs or claims resulting from false or incorrect representations (A) of or from the Applicant, and/or (B) of or from the Property Owner(s), the Consultant, and/or the Supporting Parties of which the Applicant has or had knowledge.

7. Notice to the City of a Changed Event. The Applicant has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executes this Application form, and (ii) which alters the legal relationship of the Applicant and the Property Owner(s) to an extent that either (A) the Applicant no longer has authorization from the Property Owner(s) to pursue the Application, or (B) results in any representation or information in this Application or the Property Owner's Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

Applicant Signature: _____ Date: 7-18-22

(Completed Notary Block for Applicant's signature must be attached to this Application form)

OFFICE USE ONLY

MUNIS #: _____ Date Received: _____ Date of Meeting: _____

ODA _____ Planner: _____ Engineer: _____ Fire: _____

Notary Block for Applicant's Signature

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

On this 18th day of July, 2023, before the undersigned notary public in and for the said state, personally appeared Colin H. Wright [name of person], known or identified to me to be a/the Manager [position of responsibility] of CW Land Co, LLC / CW Copper Rim 1, LLC [name of company or entity], and the person who executed the foregoing instrument and acknowledged to me that said company or entity executed the same.

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

CHASE FREEBAIRN
NOTARY PUBLIC ● STATE of UTAH
COMMISSION NO. 729682
COMM. EXP. 02-28-2027

Notary Public for Utah

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
} ss
COUNTY OF DAVIS }

I, Colin H. Wright, being duly sworn, by my signature represent, affirm and attest as follows:

1. Definitions. The following definitions apply in this Affidavit:
   a. "Application": Application includes (i) the document entitled *West Jordan City Development Services Application* ("Application Form"), (ii) this Property Owner Affidavit ("Affidavit") and any other Property Owner Affidavit(s), and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").

   b. "Applicant": The individual and/or entity named as such on the Application Form.

   c. "Property Owner": Holder of any legal title to the Property.

   d. "Property": That parcel identified as sidwell/parcel# 20-26-101-008-0000, located at approximately 6150 W 7800 S, West Jordan, UT 84081.
   (approximate street address)

2. Property Owner. To the best of my knowledge **(check one):**
   ☒ I am the SOLE Property Owner.
   -or-
   ☐ There is/are (an) additional Property Owner(s), whose name(s) follow:

   _____
   (include additional pages with names if necessary)

3. Reviewed the Application. I have reviewed the Application Form dated _____, submitted to the West Jordan City by Matt Dean; CW Copper Rim 1, LLC,
   (name of Applicant as appears on the signature line of the Application form)
   for the project entitled, "Copper Rim - Phase 9 Townhomes"
   (name of Project as appears on the Application form)
   which Application requests approval by the City of West Jordan for the following:

☐ Agreement	☐ Site Plan	☐ Temporary Use Permit
☐ Conditional Use Permit	☐ Site Plan Amended	☐ Zone Change
☐ Design Review Committee	☐ Subdivision Major	☐ Planned Community
☐ Development Plan	☐ Subdivision Minor	
☐ General Land Use Amendment	☐ Subdivision Amended	

☒ **Other:** Pre-Application Review & Meeting

4. Information is True and Correct. The information contained in this Affidavit and the Application form, is true and correct. The Property Owner will use its best effort to ensure all contents of this Affidavit and the Application form are accurate and current.

5. Property Owner's Consent to the Application. The Property Owner (i) has reviewed and expressly approves the contents of the Application Form, and (ii) consents to the Applicant pursuing approval of the Application.

6. City's Right to Contact Property Owner. The City has the right and may contact the Property Owner directly, in writing or through other means, to verify any information contained in the Application.

7. Contact with Property Owner is not Interference. Contact by the City as outlined in "6." above is and shall not be considered interference with the Property Owner's business dealings with the Applicant.

8. Incorrect or Untrue Information Voids the Application. If any information provided as part of the Application or this Affidavit is untrue or incorrect, at the option of the City (i) the Application shall be considered void *ab initio,* (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Property Owner shall indemnify and hold the City harmless for any costs or claims from the Property Owner resulting from false or incorrect representations (A) of or from the Property Owner, and/or (B) resulting from the Application being voided.

8. Notice to the City of a Changed Event. The Property Owner has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executed the Application Form, and (ii) which alters the legal relationship of the Applicant and the Property Owner to an extent that either (A) the Applicant no longer has authorization from the Property Owner to pursue the Application in whole or in part, or (B) results in any representation or information of which the Property Owner is aware or becomes aware in the Application or this Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

My signature below attests that I consent to the statements and information provided in the Application and attached plans and exhibits for the requested process(s) as checked above, and that all information presented by me is true and correct to the best of my knowledge.

(Property Owner Signature) Colin H. Wright (Printed Name)

Subscribed and sworn to me this 18th day of July, 2023.

CHASE FREEBAIRN
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 729682
COMM. EXP. 02-28-2027

Chase Freebairn (Notary)

Residing in Davis (County), Utah (State)

My commission expires: 02-28-2027

COPPER RIM

PRELIMINARY DEVELOPMENT PLAN

March 20, 2018

WEST JORDAN
Traffic
Reviewed for compliance
03/02/2023



PRELIMINARY DEVELOPMENT PLAN OVERVIEW



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DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

PLANNING AND ZONING

APPLICANT __Colin Wright / C.W. Land Co._____DATE___8/23/2017__

PROJECT ____Jensen_____

GENERAL INFORMATION

Your Check	City Check	Description
☒	☐	Outline of the subject property(s)
☒	☐	Site acreage
☒	☐	General subdivision layout (if a subdivision is required)
☒	☐	General site plan layout (if mixed use)
☒	☐	Phasing Plan
☒	☐	Types of land use(s)
☒	☐	General street and pedestrian layout
☒	☐	General Building footprints (if mixed use)
☒	☐	Conceptual elevations of structures, buildings, monuments
☒	☐	General landscape and\or open space areas (trails, riparian corridors, equestrian and\or animal keeping areas)
☒	☐	Proposed parking areas
☒	☐	Proposed storm water detention
☒	☐	Flood plain boundary (if known)
☒	☐	Sensitive hillsides or wetlands
☐ n/a	☐	Density Bonuses (proposed amenity checklist completion)
☐ n/a	☐	Overall maximum density calculation based on proposed installation of amenities and improvements.
x ☐	☐	CD of all plans in PDF format

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

PLANNING AND ZONING

APPLICANT _____DATE_____

PROJECT _____

PRELIMINARY DEVELOPMENT PLAN INFORMATION

Your Check	City Check	Description
☒	☐	Application
☒	☐	Fees
☒	☐	Owner(s) Affidavit
☒	☐	The initial submittal will require two (2) copies of the plan.
☒	☐	Subsequent submittal will require fifteen (15) 81/2 x 14 bound color textual and visual report
		Scope
☐	☐	Introduction which explains the land use and zoning characteristics
x		☒ Overall project area ☒ Number of proposed dwelling units ☒ Number of phases ☒ Mixed use areas ☒ Parks ☒ Schools ☒ Trails ☒ Special amenities
☐	☐	Location
x		☐ Overall location of the project ☒ Location of differing proposed land
x ☐	☐	Land features – description and location of existing physical features
		☒ Drainage canals ☒ Irrigation canals ☒ Flood plains ☒ Steep slopes ☒ Infrastructure ☒ Ditches ☐ Easements
☐ n/a	☐	Improvement and amenities installation – this portion of the report shall explain which development improvements and amenities are being selected for purposed density bonus
		n/a ☐ Exactly how the criterion is being met n/a ☐ The purpose of the improvement or amenity n/a ☐ Describe how the improvement or amenity serve the development (outside of increasing

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

overall density

n/a ❑ Define what is being installed to meet the criterion by giving the number, type and or placement of each type of improvement or amenity feature (i.e. traffic calming devices etc.)

☒ ❑ Zoning regulations

Explain how the City zoning regulations apply to the proposed development – including the following:

- ☒ Minimum and average lot area
- ☒ Minimum and average lot width
- ☒ Setback information based on garage placement
- ☒ Minimum living area per each proposed structure type
- ☒ Maximum and average height of each proposed structure type

☒ ❑ Building and structures

- ☒ Number and placement of each dwelling/structure type
- ☒ Direct reference on the plan to specific building elevations

x ❑ Fencing and wall – explain and indicate the following:

- ☒ Placement
- ☒ Height
- ☒ Type
- ❑ Maintenance responsibilities
- ☒ Elevation

☒ ❑ Lighting – explain and indicate the following:

- ☒ Placement
- ☒ Height
- ☒ Style(s)
- ☒ Elevation/profile
  - ○ Light
  - ○ Light base
  - ○ Fixture

☒ ❑ Public and private use areas – explain areas which will serve as either public or private use areas

- ☒ Recreational
- ☒ Open space
- ☒ Park
- ☒ School
- ☒ Public utility
- ☒ Maintenance responsibilities for each use area

☒ ❑ Landscaping - identify the following;

- ☒ Location
- ☒ Amount sqft
- ☒ Purpose

☒ ❑ Reimbursement of Public

- ☒ Explain and specify all improvements, facilities and amenities that meet the criteria and eligibility for a reimbursement agreement

  - See Proposed Development Agreement in Separate Application

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

Include as an appendix or inserted throughout the report detailed renderings and drawings of the following

- ☒ Existing land use and zoning surrounding the proposed development
- ☒ Location of all abutting structures within 100 ft
- ☒ Identify all abutting property owners

Exterior elevations of all sides or exterior perspectives of the following:

- ☒ Residential buildings
- ☒ Mixed use buildings
- ☒ Monuments
- ☒ Gateway features
- ☒ any additional structures

Residential development

- ☒ Building envelope of every lot
- ❑
- ☒ Lot dimensions
- ☒ Building footprint
- ☒
- Lot area

Street layout system

Parking layout

- ☒ Parking stalls
- x Ingress and egress areas
- ☒ Emergency lanes
- ☒ Medians

Location of existing services

- ❑
- x Water
- ☒ Sanitary sewer
- ☒ Storm Drain
- ☒ Electricity
- ☒ Natural gas

Copy of preliminary site plan showing:

- ☒ Site plan
- ❑
- ☒ Landscape and Irrigation plan
- ❑ Fencing/wall plan
- ❑
- x

Copy of preliminary subdivision or condominium plat showing:

- ☒ Lighting
- ☒ Slope analysis map for projects with a slope in excess of 10%
- x Drainage ways
- ☒
- ☒ Roadway plans
- ☒ Traffic impact study (if applicable)
- ☒ Existing public facilities/utilities

❑ ❑ CD of all plans in PDF format

x

CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road
(801) 569-5180

20-26-326-003-4001
20-26-326-003-4002
20-26-101-004-4001
20-26-101-004-4002

Sidwell # _____ **Acreage**: _____ **Lots:** _____ **Zoning**: A-20

Project Location: NW Corner of 7800 South and 5800 West

Project Name: Copper Rim

Type of Application:

- ❒Subdivision
- ❒Site Plan
- ❒Rezone
- ❒Condominium
- ❒Conditional Use Permit
- ❒General Land Use Amendment
- ❒Agreement
- ❒Other _____

Applicant: Colin Wright ***Company:*** CW LAND Co.

Address: 1222 West Legacy Crossing Blvd. #6

City: Centerville **State;** Utah **Zip:** 014

Telephone: Office: (801) 21-9079 **Cell:** _____

Email bryan@cw.land

Property Owner: Craig D. Jensen and Richard H. Jensen

Address: 1222 West Legacy Crossing Blvd. #6

City: Centerville **State;** UT **Zip:** 84 014

Telephone: Office: (801)888-5528 **Cell:** _____

Email colin@cw .land

Engineer; Dave Peterson ***Company:*** Horrocks Engineers

Address: 2162 W. Grove Parkway, Suite 400

City: Pleasant Grove **State;** UT **Zip:** 840 62

Telephone: Office: (801)763-52 77 **Cell:** _____

Email davep@horrocks.com

Architect: Eric Osth, AIA ***Company***: Urban Design Associates

Address: 3 PPG Place, 3rd Floo r

City: Pittsburgh **State;** PA **Zip:** 152 22

Telephone: Office: (412) 263_5200 **Cell:** (41 2)225-0 435

Email _____

SIGNATURE: _____ **DATE:** _____

Project #: _____ **Date:** _____

Received By: ODA _____ **PLANNING** _____ **ENGINEERING** _____

WEST JORDAN DEVELOPMENT APPLICATION REVIEW FEES

8000 South Redwood Road
(801) 569-5180

Preliminary and Final Review fee amount includes two (2) reviews.
Additional reviews will be charged the supplemental rate as noted.
The fees listed here are in no way a guarantee that these are the only fees assessed by the City of West Jordan.

CONDITIONAL AND TEMPORARY USE PERMITS

_____	Conditional Use Permit – *CUP*	$700
_____	Administrative Conditional Use Permit - *CUPA*	$350
_____	Engineering Review Fee - *ECUP*	$200
_____	Amended Conditional Use - *ACUP*	$200
_____	Temporary Use Permit Planning Commission - *TUPC*	$350
_____	Temporary Use Permit Administrative - *TUP*	$150
_____	Temporary Use Permit Renewal - *TUPR*	$150

GENERAL PLAN AND ZONE AMENDMENTS

_____	General Land Use Map Amendment -- *PRG*	$1,590
_____	General Land Use Text Amendment -- *MPA*	$2,010
_____	Zone Change Review --*ZCR*	$1,590
_____	Zone Text Amendment --*ZTA*	$2,010

AGREEMENTS AND DEVELOPMENT PLANS

_____	Agreement Request (Reimbursement, Franchise etc) -*DRPA*	$1,000 Deposit plus Staff time
_____	Conceptual Development Plan – *DPC*	$490
✓	Preliminary Development Plan – *PDP*	$1,065 (includes 2 reviews)
_____	Preliminary Development Plan Supplemental –*PDPS*	$83.50 Hourly Charge
_____	Final Development Plan – *FDP*	$850 (includes 2 reviews)
_____	Final Development Plan Supplemental – *FDPS*	$84 Hourly Charge
_____	Revised Preliminary Development Plan – *RPP*	$850 (includes 2 reviews)
_____	Revised Preliminary Development Plan Supplemental - *RPDS*	$84 Hour Charge
_____	Revised Final Development Plan – *RFP*	$850 (includes 2 reviews)
_____	Revised Final Development Supplemental - *FDPS*	$84 Hourly Charge
✓	Engineering Review Fee - *EAPR*	$350

MISCELLANEOUS

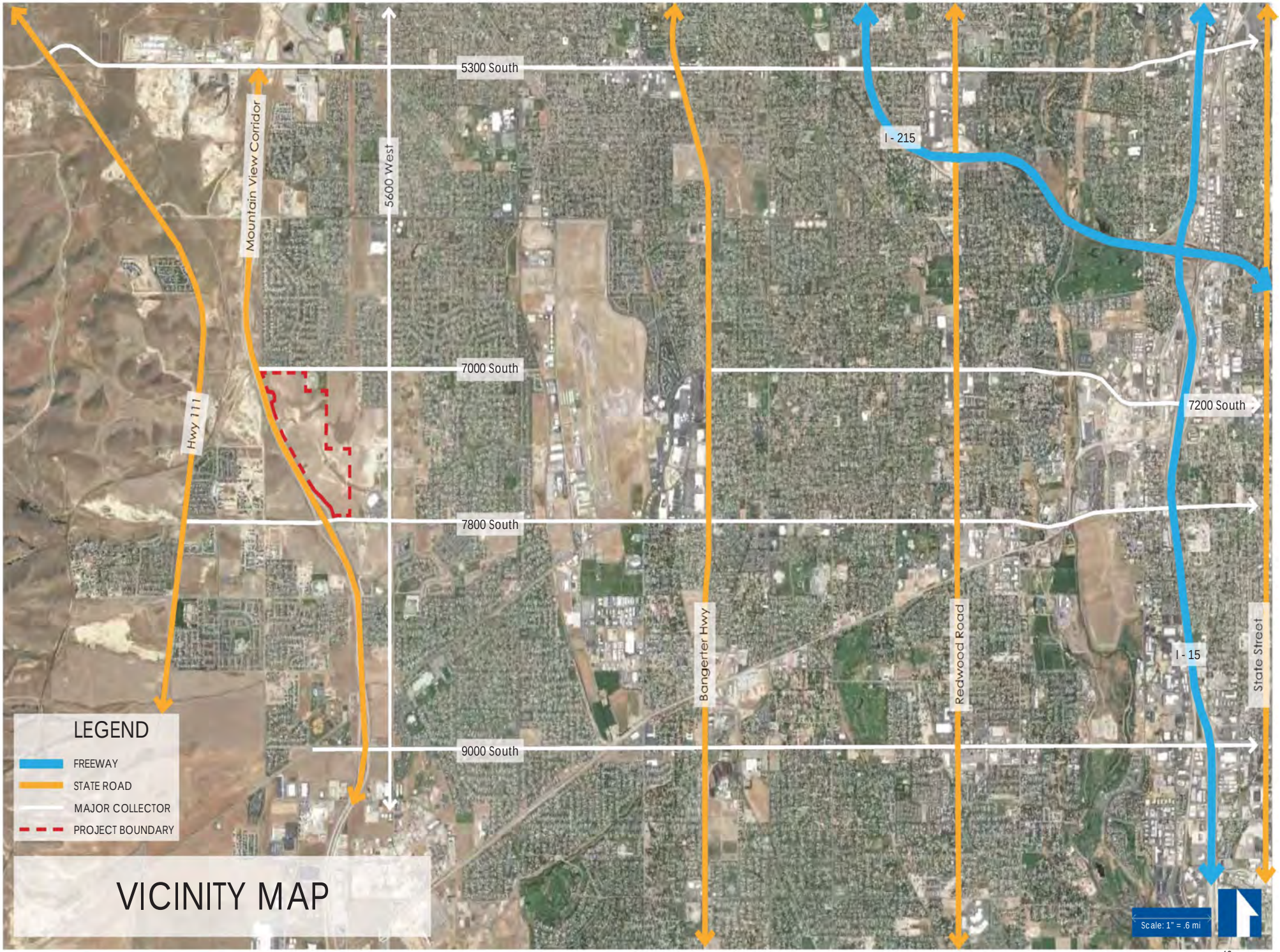
_____	Amended Subdivision Condition – *ASC*	$450 (includes 2 reviews)
_____	Amended Subdivision Condition Supplemental - *SASC*	$88 Hourly Charge
_____	Annexation - *RRA*	$2375 (includes 2 reviews)
_____	Annexation Supplemental Review - *RRAS*	$82 Hourly Charge
_____	Concept Plan Meeting – *CPM*	$500
✓	Design Review Committee – *ARC*	$250
_____	Development Time Extension -- *DTE*	$150
_____	Miscellaneous PC Application -- *MPC*	$400
_____	Request for Modification of Eng Design Standards-*RMDS*	$500
_____	Request for Modification of Design Standards *WAV*	$1,150
_____	Request for Deferral –*DEF*	$1,150
_____	Sheet Change Correction – *SCC*	$41 per Sheet
_____	Street Vacation - *ROWV*	$1490 (includes 2 reviews)
_____	Street Vacation Supplemental Review- *RWVS*	$81.50 Hourly Charge
_____	Subdivision Vacation - *SVA*	$1490 (includes 2 reviews)
_____	Subdivision Vacation Supplemental Review - *SVAS*	$81.50 Hourly
_____	Zoning Administration / Interpretation – *ZAIN*	$52 per Hour
_____	Zoning Verification Letter -- *ZVL*	$50

APPEALS

_____	Board of Adjustments Variance Request – *VRA*	$800
_____	Board of Adjustment Expansion of Non-Conforming Use –*VRE*	$800
_____	Sign Plan Review/Appeal – *SPP*	$250
_____	City Council -*ACC*	$1,150
_____	Appeal of Administrative Decision - *SPA*	$980
_____	Appeal to Board of Adjustments – *ABAD*	$250

SCOPE





VICINITY MAP

Zoning & Land Use

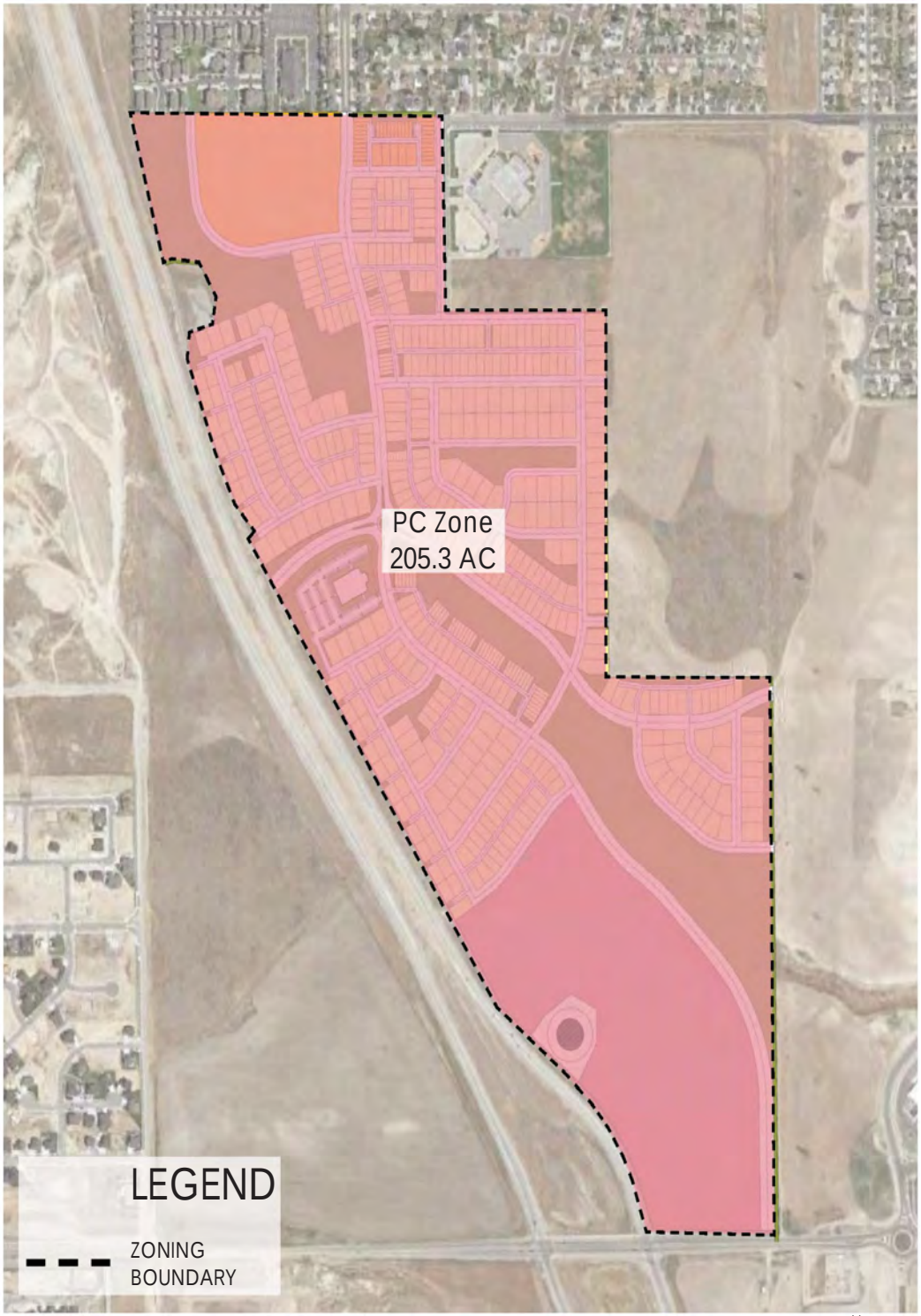
The Copper Rim project is a 205-acre mixed use development located in West Jordan City between 7000 South and 7800 South, from approximately 5900 West to the Mountain View Corridor. The land has historically been zoned A-20 agriculture, but was recently changed to Planned Community (PC). This zone change brings the property more in line with other adjacent properties that have recently been developed and/or approved as commercial or residential development. The construction of Mountain View corridor (MVC) has significantly altered the character of the property in terms of visibility, land use potential, and access. The close proximity to MVC creates both opportunities and challenges for future land uses within the property. As a result, the master plan includes a mix of medium and higher density residential products, along with a proposed commercial center on 7800 South.

The Preliminary Development Plan calls for 753 residential units; comprised of Preserve Lots, Cottage Lots, Townhomes, and Age Restricted Units. The Copper Rim project also includes a 38.4-acre commercial parcel and a 3.8 acre church site. The average residential density for the medium density area is 4.9 du/ac.

Open space is the central unifying feature within the plan with multiple open spaces that are visually prominent from collector streets. A few of the local streets within the project are also single loaded in order to preserve visual exposure of open space for the majority of residents. Neighborhoods are organized around the open space network that includes a community clubhouse, an amphitheater, a community garden, tot lots, passive and active recreation areas, pocket parks, paseos, greens, miles of trails, and the natural open space drainage corridor associated with Dry Wash.

A great deal of planning effort went into making sure that residential units adjacent to collector streets don't have any driveway curb-cuts onto the collector. All residential units fronting onto collector streets are either alley-loaded, or have a side-on condition taking access from an intersecting local street. This will create an enhanced pedestrian experience along all collector streets within the project.

The Copper Rim project is comprised of 9 development phases. Proposed phase boundaries were designed to provide adequate infrastructure and access to development parcels that are large enough to sustain construction for a reasonable period. No new schools will be provided in the plan. Negotiations with the school district determined that residents within the projects can be adequately served by existing nearby schools.





Use Map and Buildout Allocation

TABLE 1 - BUILDOUT ALLOCATION	
USE	**ACRES**
MEDIUM DENSITY RESIDENTIAL	152.3 ac
VERY HIGH DENSITY RESIDENTIAL	14.6 ac
COMMERCIAL	38.4 ac
TOTAL ACRES	205.3 ac

Density Designation

As seen in the Density Designation diagram to the right, Copper Rim is broken up into three zoning distinctions: Commercial, Medium Density Residential, and Very High Density Residential. The following paragraphs will break down each zoning distinction by acreage, total units, roads, area above 30% slope, and other undevelopable acreage (See Title 13-5C-6-A2 and Title 13-5C-6-B).

Commercial:
The commercial area as shown in the Density Designation diagram is 38.4 acres. Within this parcel there are no residential units, therefore the density for this area is zero units per acre.

Medium Density Residential:
The medium density residential area is 152.3 acres, and includes the 3.8 acre institutional phase, and the two acre water tank. There are 42.3 acres of road, and 2.5 acres of area above 30% slope, which leaves 103.7 acres of developable land. Within the medium density residential area are 138 preserve lots, 313 cottage lots, and 61 townhome lots for a total unit count of 512. The average net density for the medium density area is 4.9 du/ac (512 units/103.7 acres)

Very High Density Residential:
The very high density residential area is 14.6 acres, and encompasses part of phase 8, and part of phase 9. The dividing line between the medium density and very high density residential areas runs along the ROW edge as shown in the Lot Breakdown diagram. There are two acres of roads in this zoning distinction, and no acres above 30% slope which leaves 12.6 acres of developable land. Within the very high density residential area are 204 age restricted units, 32 townhomes, and 5 cottage lots for a total of 241 overall units. The average net density for the very high density residential area is 19.1 du/ac (241 units/12.6 acres)

Overall Density:
The overall density is calculated by totaling the total number of units, divided by the combined developable area of the entire development. There are 753 units (512 medium density units + 241 very high density units) in the development and 155.8 acres of developable land (38.4 commercial acres + 103.7 medium density acres + 12.6 very high density acres). 753 units divided by 154.7 acres of developable land equals 4.9 du/ac for the entire development. Townhomes constitute 16.9% of the total unit count excluding the age restricted units.

Lot Types:
Relative to West Jordan's land use classification, low, medium, high, and very high density land use categories, Copper Rim contains 138 medium density lots (preserve lots), 318 high density lots (cottage lots), and 297 very high density lots (townhomes and age restricted units). The product types and density designation listed in this preliminary concept development plan are in harmony with the goals set forth by the West Jordan Comprehensive General Plan which are: vibrant economic development, efficient transportation, sustainable growth, infrastructure and quality design, and responsive, transparent and trusted communication. The plan includes an extensive trail system and cluster design scenarios which allow for larger areas of open space. It also seeks to give a range of residential housing types in order to provide housing opportunities for all age groups and income levels.

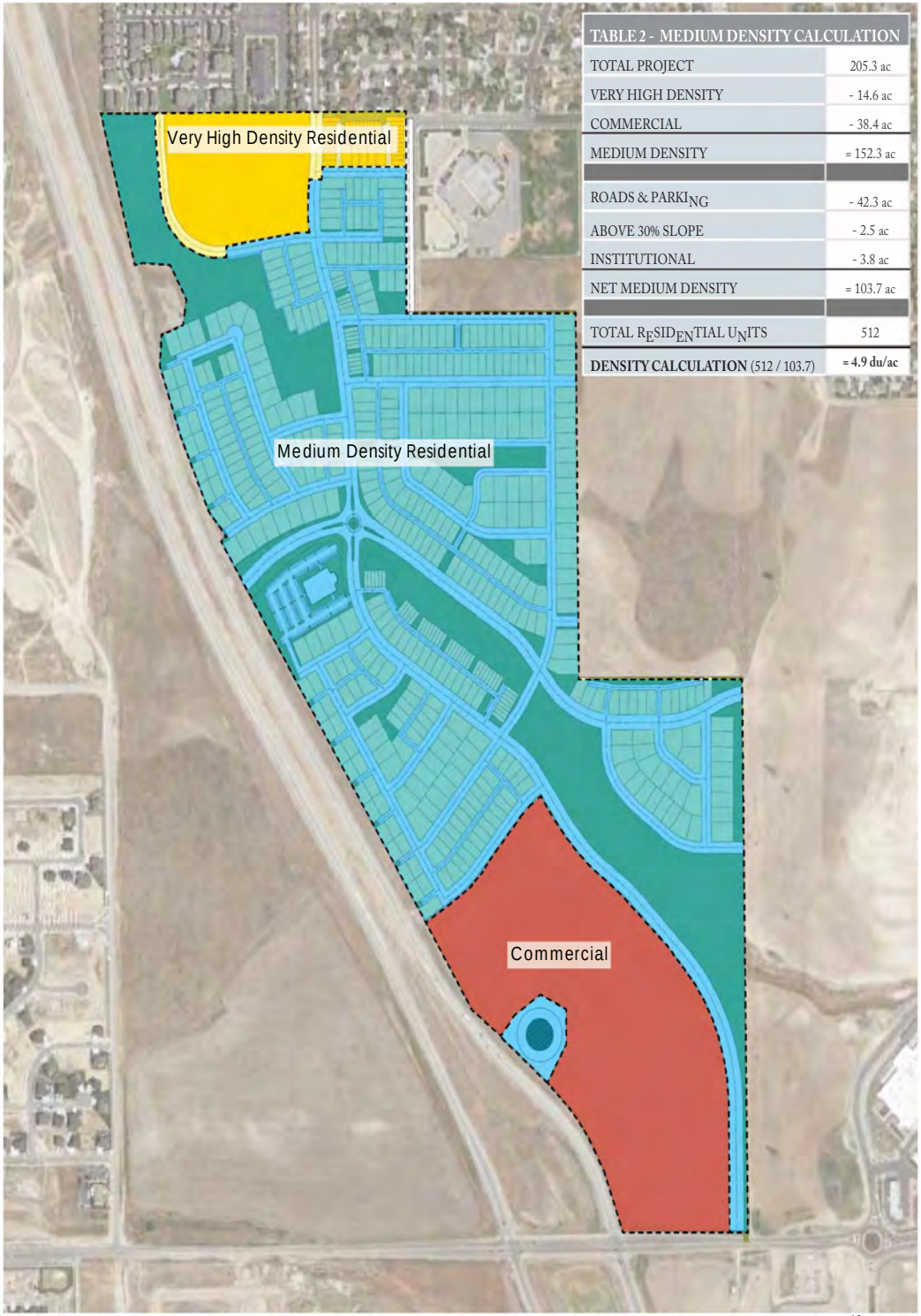
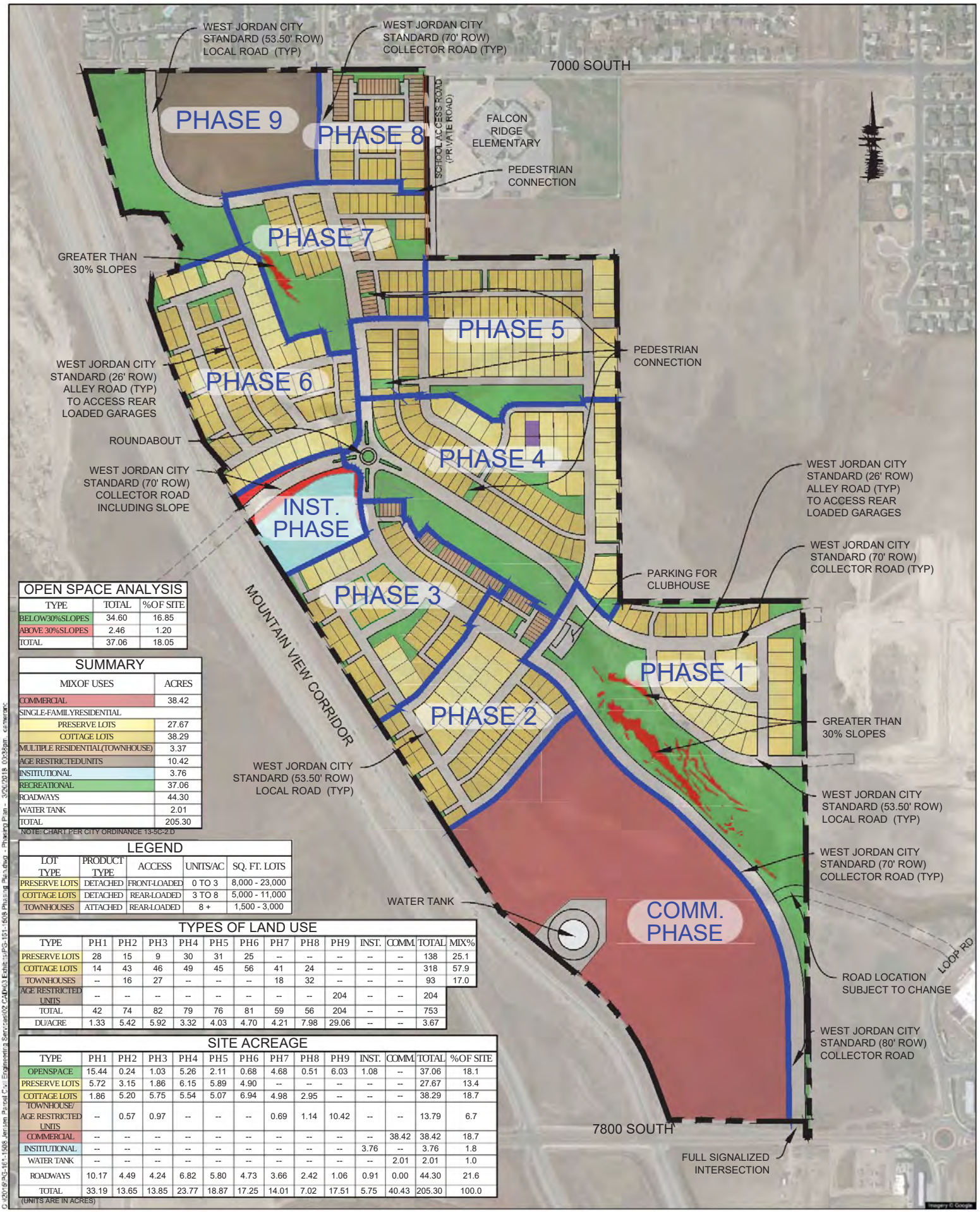


TABLE 2 - MEDIUM DENSITY CALCULATION	
TOTAL PROJECT	205.3 ac
VERY HIGH DENSITY	- 14.6 ac
COMMERCIAL	- 38.4 ac
MEDIUM DENSITY	= 152.3 ac
ROADS & PARKING	- 42.3 ac
ABOVE 30% SLOPE	- 2.5 ac
INSTITUTIONAL	- 3.8 ac
NET MEDIUM DENSITY	= 103.7 ac
TOTAL RESIDENTIAL UNITS	512
DENSITY CALCULATION (512 / 103.7)	**= 4.9 du/ac**



OPEN SPACE ANALYSIS

TYPE	TOTAL	%OF SITE
BELOW30%SLOPES	34.60	16.85
ABOVE 30%SLOPES	2.46	1.20
TOTAL	37.06	18.05

SUMMARY

MIXOF USES	ACRES
COMMERCIAL	38.42
SINGLE-FAMILYRESIDENTIAL	
PRESERVE LOTS	27.67
COTTAGE LOTS	38.29
MULTIPLE RESIDENTIAL(TOWNHOUSE)	3.37
AGE RESTRICTEDUNITS	10.42
INSTITUTIONAL	3.76
RECREATIONAL	37.06
ROADWAYS	44.30
WATER TANK	2.01
TOTAL	205.30

NOTE: CHART PER CITY ORDINANCE 13-5C-2.D

LEGEND

LOT TYPE	PRODUCT TYPE	ACCESS	UNITS/AC	SQ. FT. LOTS
PRESERVE LOTS	DETACHED	FRONT-LOADED	0 TO 3	8,000 - 23,000
COTTAGE LOTS	DETACHED	REAR-LOADED	3 TO 8	5,000 - 11,000
TOWNHOUSES	ATTACHED	REAR-LOADED	8 +	1,500 - 3,000

TYPES OF LAND USE

TYPE	PH1	PH2	PH3	PH4	PH5	PH6	PH7	PH8	PH9	INST.	COMM.	TOTAL	MIX%
PRESERVE LOTS	28	15	9	30	31	25	--	--	--	--	--	138	25.1
COTTAGE LOTS	14	43	46	49	45	56	41	24	--	--	--	318	57.9
TOWNHOUSES	--	16	27	--	--	--	18	32	--	--	--	93	17.0
AGE RESTRICTED UNITS	--	--	--	--	--	--	--	--	204	--	--	204	
TOTAL	42	74	82	79	76	81	59	56	204	--	--	753	
DU/ACRE	1.33	5.42	5.92	3.32	4.03	4.70	4.21	7.98	29.06	--	--	3.67	

SITE ACREAGE

TYPE	PH1	PH2	PH3	PH4	PH5	PH6	PH7	PH8	PH9	INST.	COMM.	TOTAL	%OF SITE
OPENSPACE	15.44	0.24	1.03	5.26	2.11	0.68	4.68	0.51	6.03	1.08	--	37.06	18.1
PRESERVE LOTS	5.72	3.15	1.86	6.15	5.89	4.90	--	--	--	--	--	27.67	13.4
COTTAGE LOTS	1.86	5.20	5.75	5.54	5.07	6.94	4.98	2.95	--	--	--	38.29	18.7
TOWNHOUSE/ AGE RESTRICTED UNITS	--	0.57	0.97	--	--	--	0.69	1.14	10.42	--	--	13.79	6.7
COMMERCIAL	--	--	--	--	--	--	--	--	--	--	38.42	38.42	18.7
INSTITUTIONAL	--	--	--	--	--	--	--	--	--	3.76	--	3.76	1.8
WATER TANK	--	--	--	--	--	--	--	--	--	--	2.01	2.01	1.0
ROADWAYS	10.17	4.49	4.24	6.82	5.80	4.73	3.66	2.42	1.06	0.91	0.00	44.30	21.6
TOTAL	33.19	13.65	13.85	23.77	18.87	17.25	14.01	7.02	17.51	5.75	40.43	205.30	100.0

(UNITS ARE IN ACRES)

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

C.W. LAND CO.

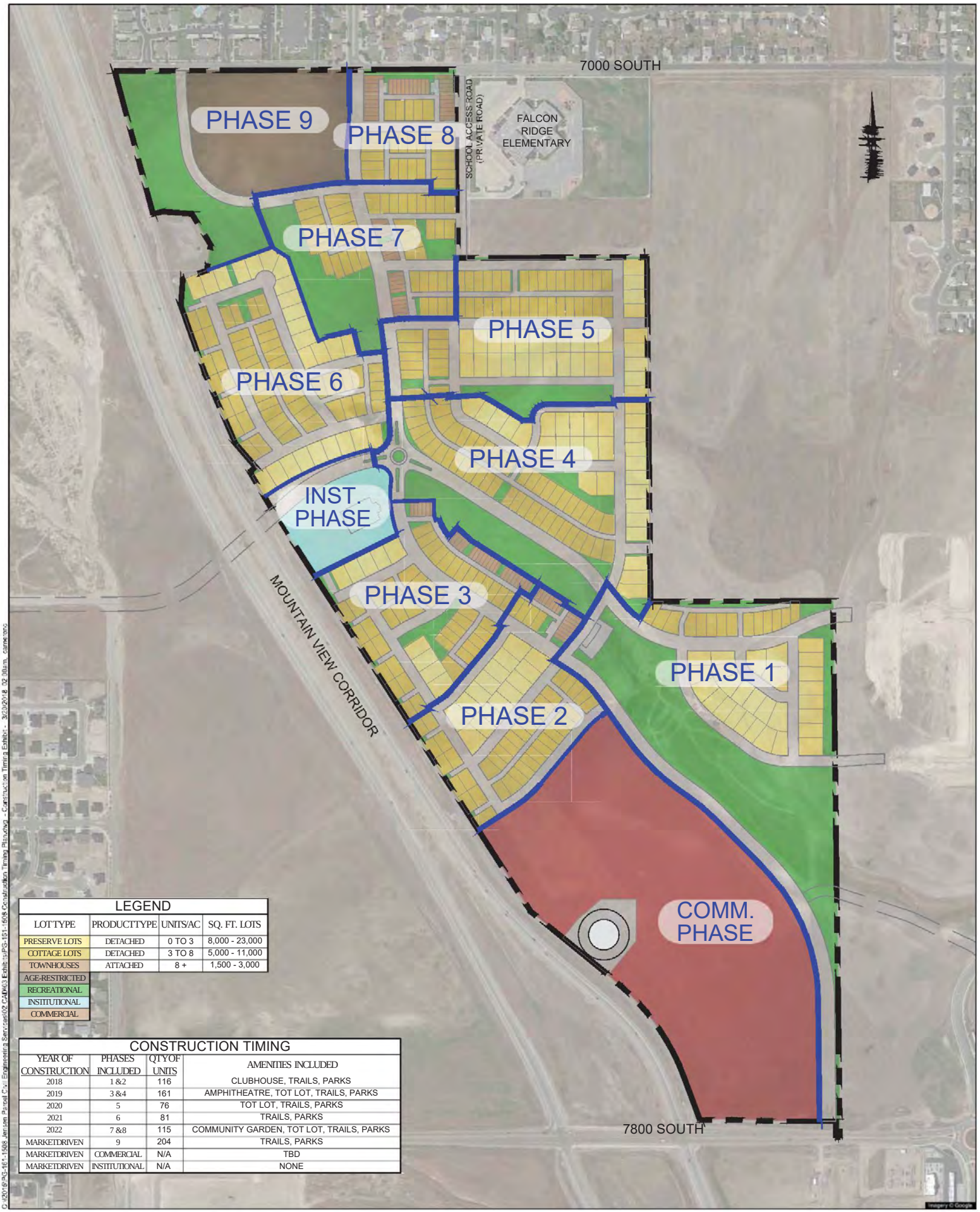
CONCEPT DEVELOPMENT PLAN

DEVELOPMENT PLAN
JENSEN PARCEL
WEST JORDAN, UTAH

EXHIBIT D1

SCALE: 1" = 600'

DATE: 20 MAR 2018



LEGEND			
LOT TYPE	PRODUCT TYPE	UNITS/AC	SQ. FT. LOTS
PRESERVE LOTS	DETACHED	0 TO 3	8,000 - 23,000
COTTAGE LOTS	DETACHED	3 TO 8	5,000 - 11,000
TOWNHOUSES	ATTACHED	8 +	1,500 - 3,000
AGE-RESTRICTED			
RECREATIONAL			
INSTITUTIONAL			
COMMERCIAL			

CONSTRUCTION TIMING			
YEAR OF CONSTRUCTION	PHASES INCLUDED	QTY OF UNITS	AMENITIES INCLUDED
2018	1 &2	116	CLUBHOUSE, TRAILS, PARKS
2019	3 &4	161	AMPHITHEATRE, TOT LOT, TRAILS, PARKS
2020	5	76	TOT LOT, TRAILS, PARKS
2021	6	81	TRAILS, PARKS
2022	7 &8	115	COMMUNITY GARDEN, TOT LOT, TRAILS, PARKS
MARKET DRIVEN	9	204	TRAILS, PARKS
MARKET DRIVEN	COMMERCIAL	N/A	TBD
MARKET DRIVEN	INSTITUTIONAL	N/A	NONE

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

C.W. LAND co.

CONSTRUCTION TIMING PLAN

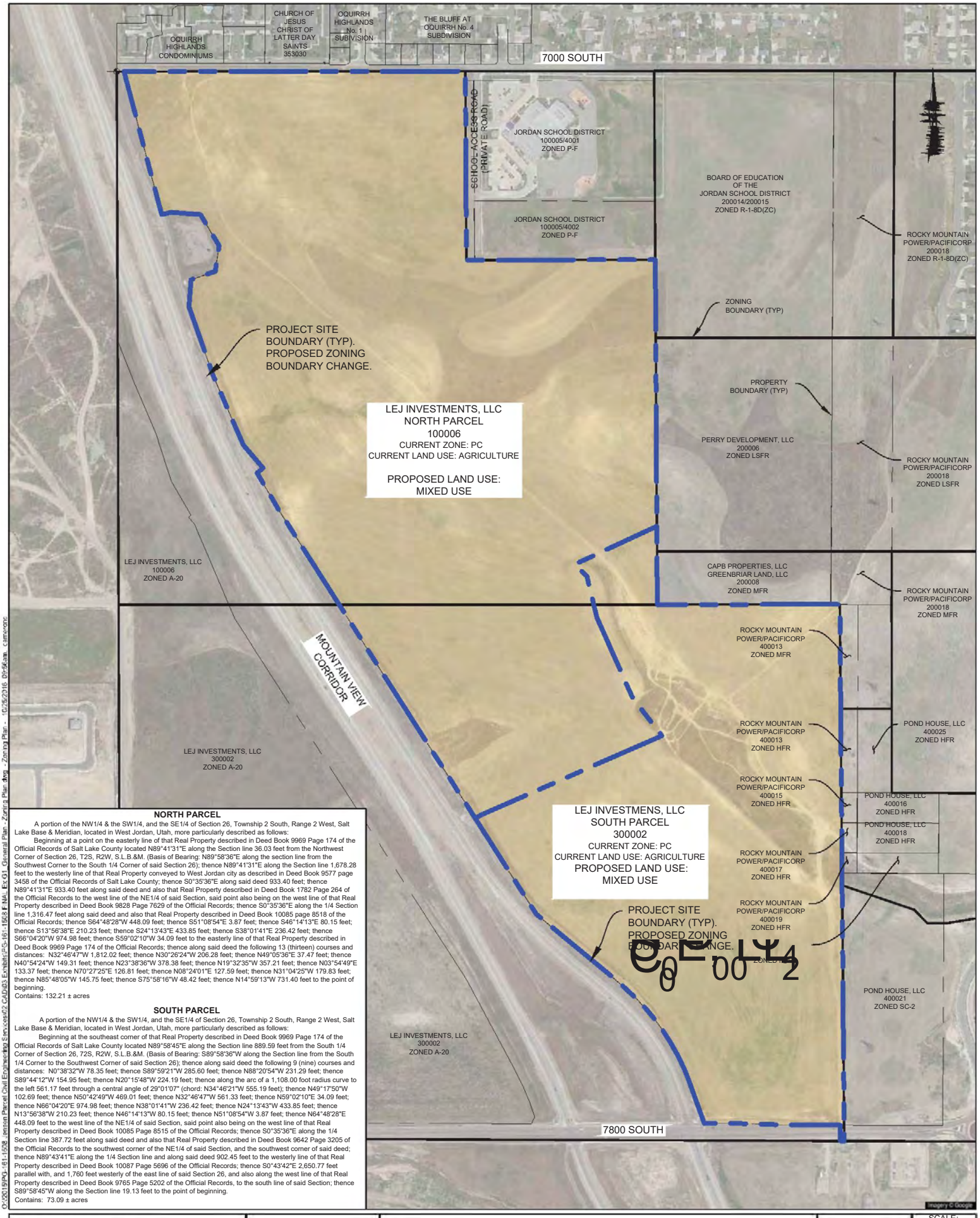
DEVELOPMENT PLAN
JENSEN PARCEL
WEST JORDAN, UTAH

EXHIBIT CT1
15

SCALE: 1" = 600'

DATE: 18 MAR 2018

Imagery © Google



NORTH PARCEL

A portion of the NW1/4 & the SW1/4, and the SE1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the easterly line of that Real Property described in Deed Book 9969 Page 174 of the Official Records of Salt Lake County located N89°41'31"E along the Section line 36.03 feet from the Northwest Corner of Section 26, T2S, R2W, S.L.B.&M. (Basis of Bearing: N89°58'36"E along the section line from the Southwest Corner to the South 1/4 Corner of said Section 26); thence N89°41'31"E along the Section line 1,678.28 feet to the westerly line of that Real Property conveyed to West Jordan city as described in Deed Book 9577 page 3458 of the Official Records of Salt Lake County; thence S0°35'36"E along said deed 933.40 feet; thence N89°41'31"E 933.40 feet along said deed and also that Real Property described in Deed Book 1782 Page 264 of the Official Records to the west line of the NE1/4 of said Section, said point also being on the west line of that Real Property described in Deed Book 9828 Page 7629 of the Official Records; thence S0°35'36"E along the 1/4 Section line 1,316.47 feet along said deed and also that Real Property described in Deed Book 10085 page 8518 of the Official Records; thence S64°48'28"W 448.09 feet; thence S51°08'54"E 3.87 feet; thence S46°14'13"E 80.15 feet; thence S13°56'38"E 210.23 feet; thence S24°13'43"E 433.85 feet; thence S38°01'41"E 236.42 feet; thence S66°04'20"W 974.98 feet; thence S59°02'10"W 34.09 feet to the easterly line of that Real Property described in Deed Book 9969 Page 174 of the Official Records; thence along said deed the following 13 (thirteen) courses and distances: N32°46'47"W 1,812.02 feet; thence N30°26'24"W 206.28 feet; thence N49°05'36"E 37.47 feet; thence N40°54'24"W 149.31 feet; thence N23°38'36"W 378.38 feet; thence N19°32'35"W 357.21 feet; thence N03°54'49"E 133.37 feet; thence N70°27'25"E 126.81 feet; thence N08°24'01"E 127.59 feet; thence N31°04'25"W 179.83 feet; thence N85°48'05"W 145.75 feet; thence S75°58'16"W 48.42 feet; thence N14°59'13"W 731.40 feet to the point of beginning.

Contains: 132.21 ± acres

SOUTH PARCEL

A portion of the NW1/4 & the SW1/4, and the SE1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at the southeast corner of that Real Property described in Deed Book 9969 Page 174 of the Official Records of Salt Lake County located N89°58'45"E along the Section line 889.59 feet from the South 1/4 Corner of Section 26, 72S, R2W, S.L.B.&M. (Basis of Bearing: S89°58'36"W along the Section line from the South 1/4 Corner to the Southwest Corner of said Section 26); thence along said deed the following 9 (nine) courses and distances: N0°38'32"W 78.35 feet; thence S89°59'21"W 285.60 feet; thence N88°20'54"W 231.29 feet; thence S89°44'12"W 154.95 feet; thence N20°15'48"W 224.19 feet; thence along the arc of a 1,108.00 foot radius curve to the left 561.17 feet through a central angle of 29°01'07" (chord: N34°46'21"W 555.19 feet); thence N49°17'50"W 102.69 feet; thence N50°42'49"W 469.01 feet; thence N32°46'47"W 561.33 feet; thence N59°02'10"E 34.09 feet; thence N66°04'20"E 974.98 feet; thence N38°01'41"W 236.42 feet; thence N24°13'43"W 433.85 feet; thence N13°56'38"W 210.23 feet; thence N46°14'13"W 80.15 feet; thence N51°08'54"W 3.87 feet; thence N64°48'28"E 448.09 feet to the west line of the NE1/4 of said Section, said point also being on the west line of that Real Property described in Deed Book 10085 Page 8515 of the Official Records; thence S0°35'36"E along the 1/4 Section line 387.72 feet along said deed and also that Real Property described in Deed Book 9642 Page 3205 of the Official Records to the southwest corner of the NE1/4 of said Section, and the southwest corner of said deed; thence N89°43'41"E along the 1/4 Section line and along said deed 902.45 feet to the westerly line of that Real Property described in Deed Book 10087 Page 5696 of the Official Records; thence S0°43'42"E 2,650.77 feet parallel with, and 1,760 feet westerly of the east line of said Section 26, and also along the west line of that Real Property described in Deed Book 9765 Page 5202 of the Official Records, to the south line of said Section; thence S89°58'45"W along the Section line 19.13 feet to the point of beginning.

Contains: 73.09 ± acres

C:\2015\PROJ-161-1508_Jensen Parcel\Civil Engineering Services\62 CAD\03 Exhibits\25-161-1508 F NAL_Ex G1_General Plan - Zoning Plan.dwg - Zoning Plan - 10/25/2016 09:56am cameronc

HORROCKS ENGINEERS
2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

ZONING PLAN

GENERAL PLAN MAP AMENDMENT
JENSEN PARCEL
WEST JORDAN, UTAH

EXHIBIT GI 16

SCALE: 1" = 600'

DATE: 23 AUG 2017

RESIDENTIAL STANDARDS



Overall Design Principles

Principle 1: Connect to the Environment

Principle 2: Provide Mobility Choices

Principle 3: Provide a Community for All Generations

Design Principles

The consultant team proposed the following Design Principles based on the agreed upon project goals:

PRINCIPLE 1: Connect to the Environment

- Promote outdoor living
- Create safe routes to school
- Connect new trails to regional trails

PRINCIPLE 2: Provide Mobility Choices

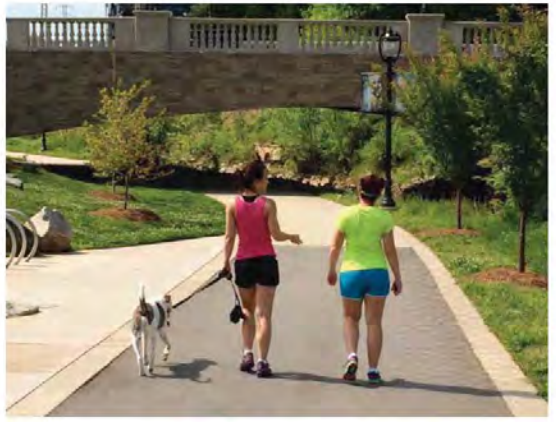
- Design safe, calm streets that serve bikes and pedestrians as well as they do the automobile

PRINCIPLE 3: Provide a Community for All Generations

- Provide housing choices for people at various stages of life
- Design a live/work/play environment







Concept Elevations of Structures

Product 1: Single-Family Preserve Lots

Product 2: Single-Family Cottage Lots

Product 3: Townhouse Lots

Product 4: Commercial

Single-Family Preserve Lots



- Largest lot type
- 25% of single-family mix
- 70' width (average)
- 120' depth
- Front-loaded
- 2 Car Garage

SINGLE FAMILY PRESERVE LOT

This is an example of a house that may be constructed as a Preserve Lot. The houses are large, front-loaded with garages to the side. In this example, and those that will be built in this property, the front door and porch are prominent, while the garages and driveway are de-emphasized.

Single-Family Preserve Lots



Single-Family Preserve Lots



Single-Family Cottage Lots



- Smaller, detached lot type
- 58% of single-family mix
- 45' width (average)
- 120' depth
- Alley-loaded
- 2 Car Garage

SINGLE-FAMILY COTTAGE LOT

This is an example of a house that may be constructed as a Cottage Lot. The houses are smaller and are rear-loaded from an alley, allowing for a streetscape that is uninterrupted by driveways and garage doors.

Single-Family Cottage Lots



Single-Family Cottage Lots



Preliminary Development Plan Submittal

Single-Family Cottage Lots



Preliminary Development Plan Submittal

Townhouse Lots



- Attached, fee-simple units
- 17% of single-family mix
- 20' width (average)
- 65' depth (average)
- Alley-loaded
- 2 Car Garage

TOWNHOUSE LOT

This is an example of a 'mansion' townhouse at nearby Daybreak, a community in South Jordan. These townhouses are grouped together under one roof form, creating the scale and look of a large single house. These types are effective starter homes for young families.

Townhouse Lots



Townhouse Lots



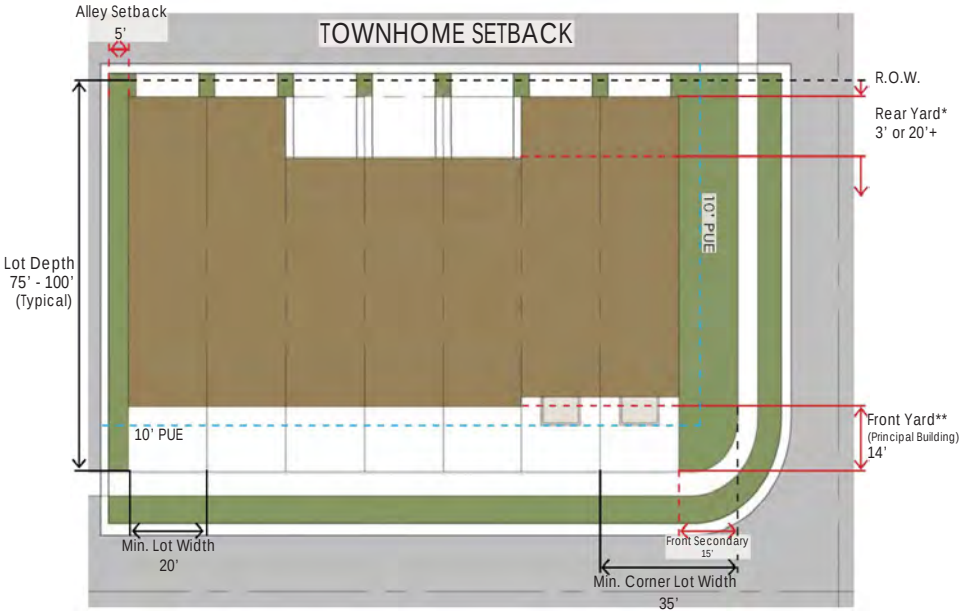
Preliminary Development Plan Submittal

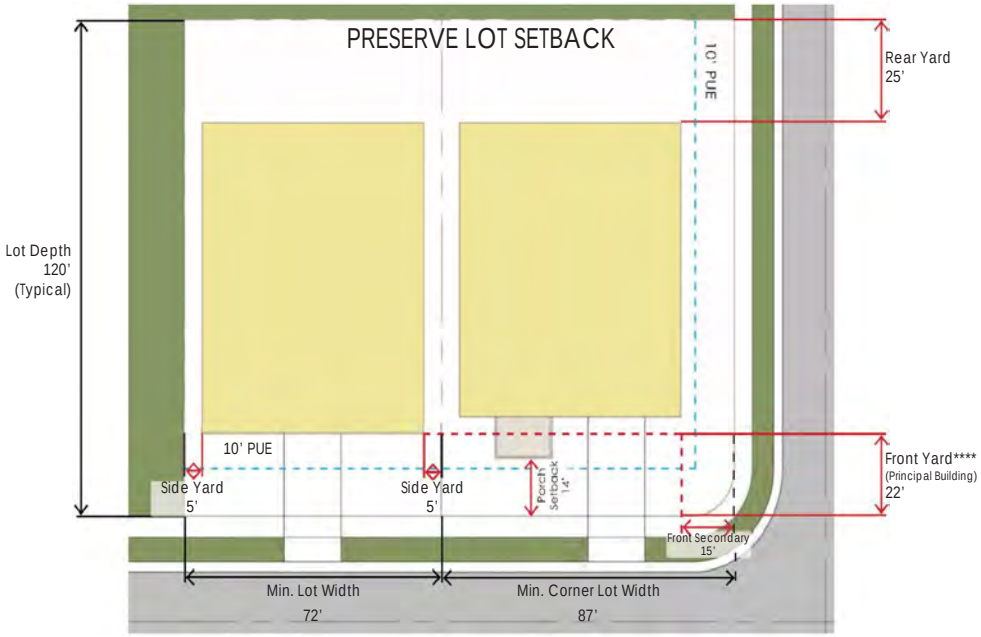
Townhouse Lots

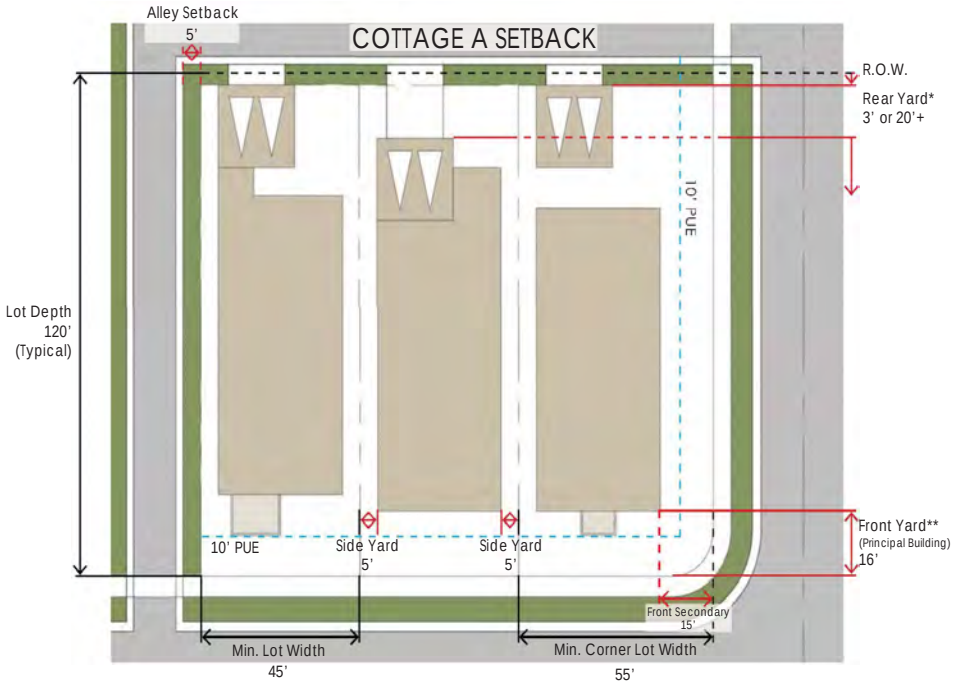


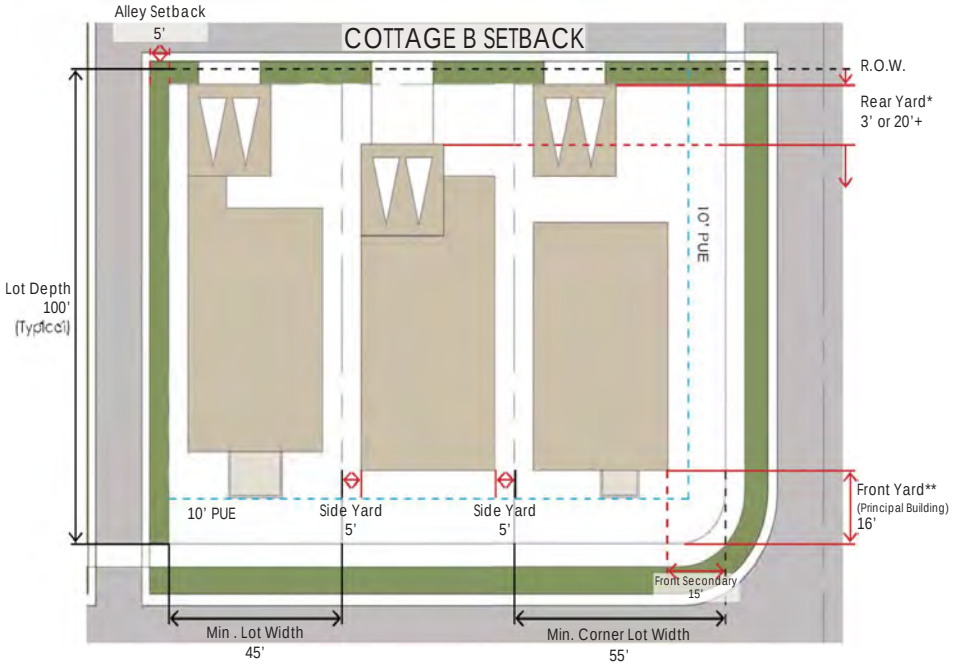
Preliminary Development Plan Submittal

GUIDING DEVELOPMENT STANDARDS - RESIDENTIAL









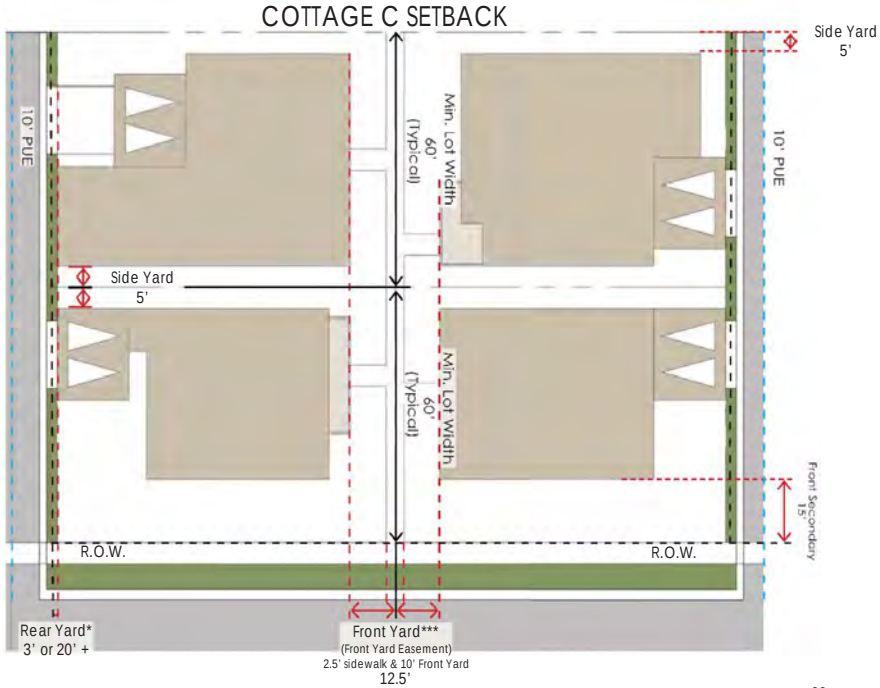


TABLE 3 - RESIDENTIAL SETBACKS (MINIMUM)				
	FRONT YARD	FRONT SECONDARY	SIDE YARD	REAR YARD
TOWNHOME	14' **	15'	-	3' or 20'+ *
COTTAGE A	16' **	15'	5'	3' or 20'+ *
COTTAGE B	16' **	15'	5'	3' or 20'+ *
COTTAGE C	12.5' ***	15'	5'	3' or 20' + *
PRESERVE LOT	22' ****	15'	5'	25'

* - Where slopes are greater than 10% 8' or 18'+ will be the required setback. For all other situations the 3' or less, and 16 or more will be the setback.

** - Porches can encroach into front setback up to 10' from edge of R.O.W.

*** - Porches cannot encroach within front yard easement.

**** - Porches can encroach into front setback up to 14' from edge of R.O.W.

TABLE 4 - RESIDENTIAL DIMENSIONS (TYPICAL)				
	DEPTH	WIDTH	HEIGHT	MIN. LIVING AREA
TOWNHOME	75' - 100'	20'	40' MAX.	1,000 s.f.
COTTAGE A	120'	45'	35' MAX.	1,500 s.f.
COTTAGE B	100'	45'	35' MAX.	1,500 s.f.
COTTAGE C	100'	60'	35' MAX.	1,500 s.f.
PRESERVE LOT	120'	72'	35' MAX.	1,900 s.f.

Note - All setbacks shall be measured from lot line to the portion of the foundation wall closest to the lot line. Overhangs, roof eves, vent shrouds, etc are permitted to protrude into setback area. Any retaining walls needed are also permitted to protrude into setback areas.



This graphic is strictly illustrative to depict the parking availability by product type. Subject to change.

Parking Plan

The Preserve, Cottage, and Townhome lot types will have a two car garage. Each will also have a driveway with room for two guest parking stalls. In addition to these stalls, which more than satisfy the total 2.25 required parking stalls per single-family dwellings and townhome units, on street and off street parking is available throughout the Copper Rim project (see table 5 below). For

TABLE 5 - PARKING	
SINGLE-FAMILY DWELLINGS	2 spaces/unit
TOWNHOME UNITS	2 spaces/unit
GUEST PARKING (TOWNHOMES)	.25 spaces/unit
GENERAL FACILITIES FOR ELDERLY PERSONS	1.5 spaces/unit
TOTAL UNITS	753 units
TOTAL REQUIRED PARKING (2/UNIT)	1,506 stalls
TOTAL GUEST PARKING REQUIRED (.25/UNIT)	189 stalls
TOTAL PARKING REQUIRED	1,695 stalls
GARAGES	1,098 stalls
DRIVEWAYS	1,098 stalls
OFF STREET STALLS*	62 stalls
PARALLEL PARKING	1,580 stalls
AGE RESTRICTED PARKING	459 stalls
TOTAL PARKING PROVIDED	4,297 stalls
SURPLUS PARKING	2,602 stalls

*To help emphasize the location of off-street parking, the site plan to the left indicates only off-street parking locations.

AMENITIES & IMPROVEMENTS



Amenities, General Landscape, and Open Space Areas

Amphitheater

Community Gardens

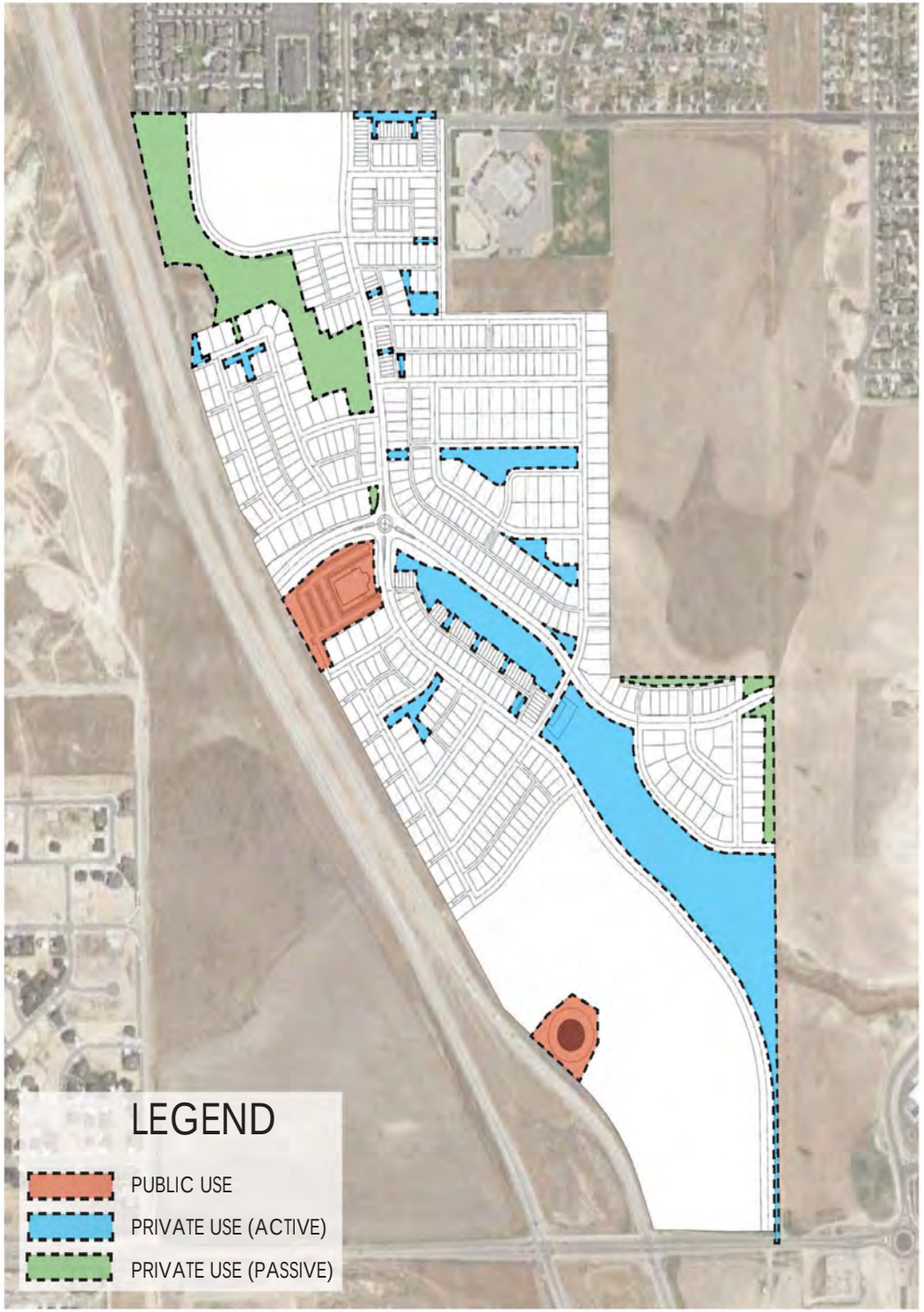
Pool/Clubhouse

Parks

Playgrounds

Trails

Natural Open Space



Public and Private Use Areas

The Copper Rim project is arranged around its open space network, having the phases organized in a way as to allow for open space to be built in connection with, and in many cases prior to, residential properties. Each residential unit is no more than 500 feet away from multiple open space areas giving residents close proximity to outdoor recreational opportunities. These areas are situated in earlier phases and in visibly apparent locations to ensure access to active and passive recreational opportunities for residents to enjoy. The active and passive recreational areas include a club house, amphitheater, community garden, tot lots, pocket parks, paseos, greens, miles of trails, and the natural open space drainage corridor running the length of the development. The trail system and sidewalks connect all open space amenities to all residential units. This system of trails also connects residents to Falcon Ridge Elementary situated on the northeast corner of the development, the church in the western middle of the development, and the commercial area located on the southern portion of the development.

Over 35 acres of the 205.3 acre site are dedicated to open space and connecting residents to the open space amenities. In Title 13-5C-6-A2 of the PC Zone it states that a "minimum of fifteen percent (15%) of the gross area of a planned community shall be retained in permanent open space". The Copper Rim project contains 37.1 acres of open space (area in blue and green on public and private use area diagram to the left). Section 13-5C-6-B further clarifies the computation of gross area as "Land proposed to be devoted to vehicular streets or roads, parking, driveways, required setbacks, commercially paved areas and slopes greater than thirty percent (30%) shall not be included in computations of permanent open space". Removing these areas from the total acreage results in a net project area of 147 total acres, and 34.6 acres of open space. The resulting open space percentage for the Copper Rim project is 33.3%; significantly more than the minimum 15% required by the PC Zone.

If calculations for open space included all areas excluded by section 13-5C-6-B, the Copper Rim project would still attain the minimum requirement of 15% open space for the project having 16.9% of the gross project area being open space.

LANDSCAPE / SPECIAL AMENITY PLAN



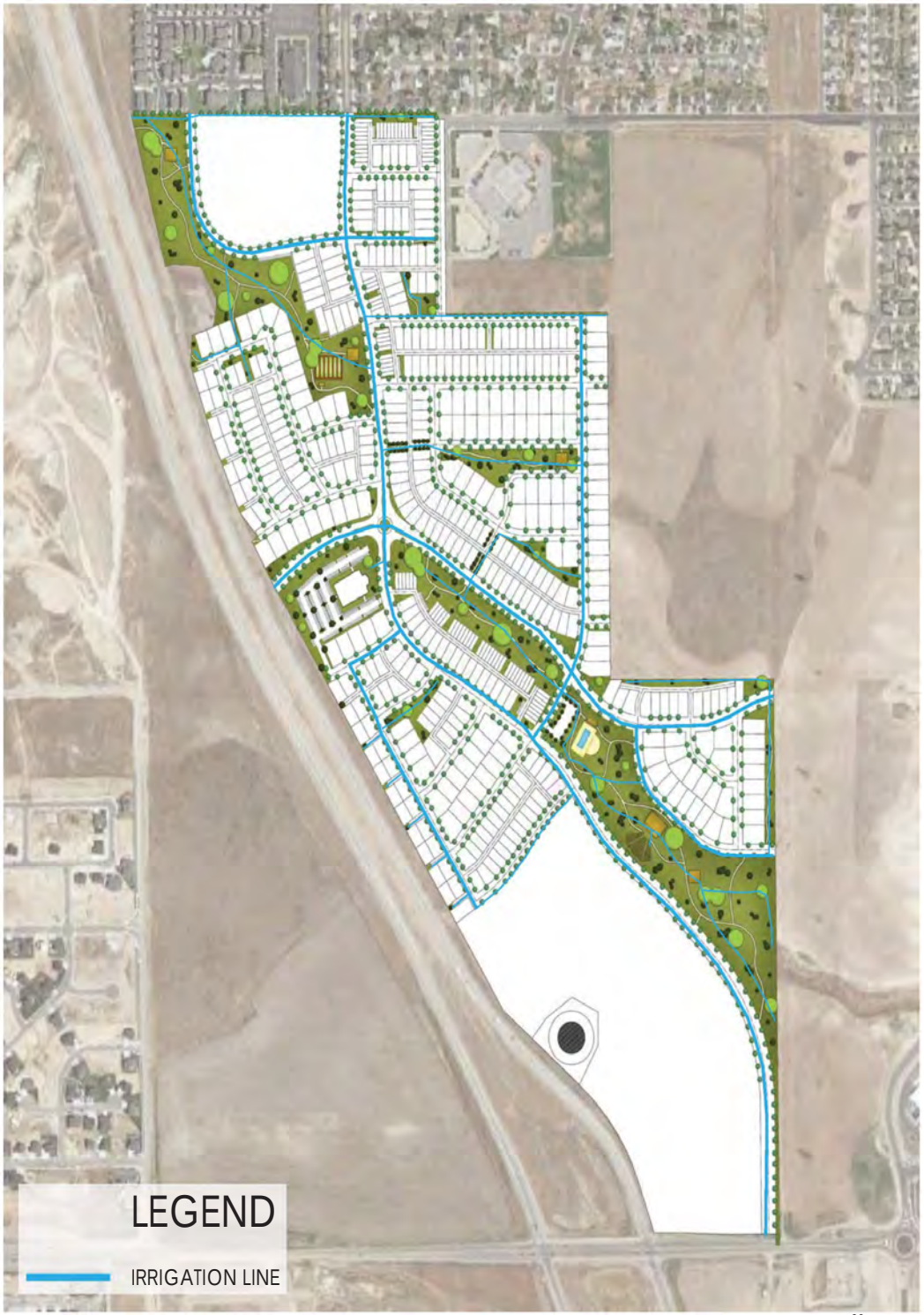
TABLE 6 - OPEN SPACE SUMMARY

OPEN SPACE	ACRES
COMMUNITY PLAN	205.3 ac
TOTAL OPEN SPACE	37.1 ac
OPEN SPACE GROSS %	16.9%
NET OPEN SPACE	34.6 ac
OPEN SPACE NET %	33.3 %

LEGEND

REGIONAL TRAIL

Conceptual Irrigation Plan



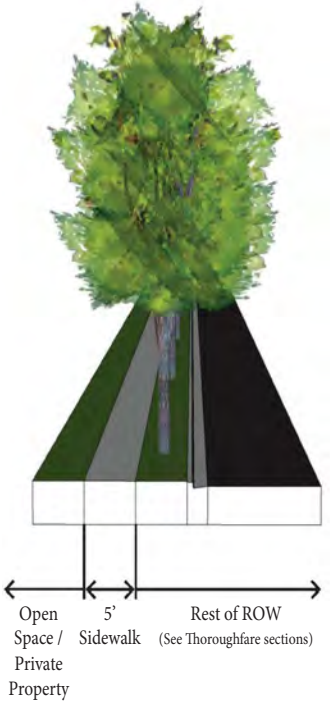


Trail Plan

Local Trail Cross Section



Sidewalk Cross Section



LIGHTING PLAN



Street Light Example

Pedestrian Light Example

LEGEND

LIGHT POLE
(Circles Represent 120' and 300' Diameter)

Fencing Plan

The Copper Rim project will have fencing around the perimeter of the project in areas where residential development interfaces directly with off-site areas, according to the fencing and walls plan.

A decorative or pre-cast concrete sound wall (8' height min.) will be installed by the Master Developer along the property boundary where residential units interface directly with the Mountain View Corridor. Sound walls will not be installed along those portions of Mountain View Corridor where the proposed church, open space and commercial uses abut the corridor. In these locations a 6' black vinyl coated chain link fence will be installed to allow penetrable areas into the development from the regional trail which runs along Mountain View Corridor.

6' high decorative privacy fence will be installed by the home builder along the property boundary where residential units interface directly with 7000 South, 6101 West, and the eastern edge of the project.

A 42" high wrought iron fence will be installed by the home builder where residential units front 7000 South, and along the back of the alley loaded units that are directly adjacent to the project boundary. It will also be installed along the open space to the north of the alley loaded cottages on the north side of the eastern most copper rim development entrance.

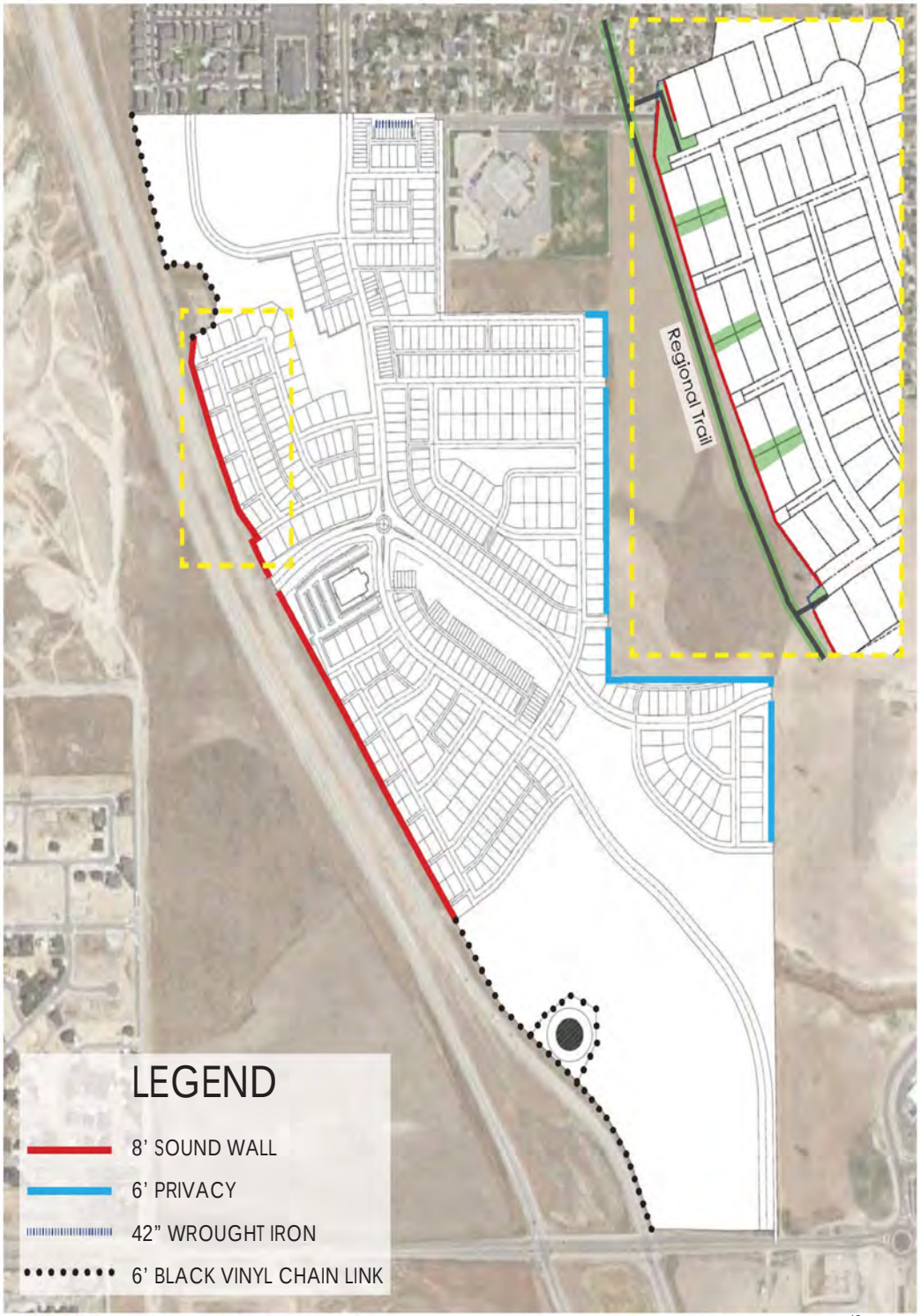
The close up of the 8' sound wall north of the institutional phase, shows the penetrability of residents to access the regional trail while still providing an 8' sound wall barrier.











MONUMENT PLACEMENT PLAN



Commercial Signage - 1

Main Monument Signage - 2



Supporting Signage - 3



Signage will not be located in the ROW without appropriate City approval.

Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Preliminary Development Plan Submittal

Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Amenities

Amenities

Parks
Playgrounds



Amenities

Parks
Playgrounds



Amenities

Parks
Playgrounds



Amenities

Amenities

Trails
Natural Open Space



Preliminary Development Plan Submittal

Amenities

Trails
Natural Open Space

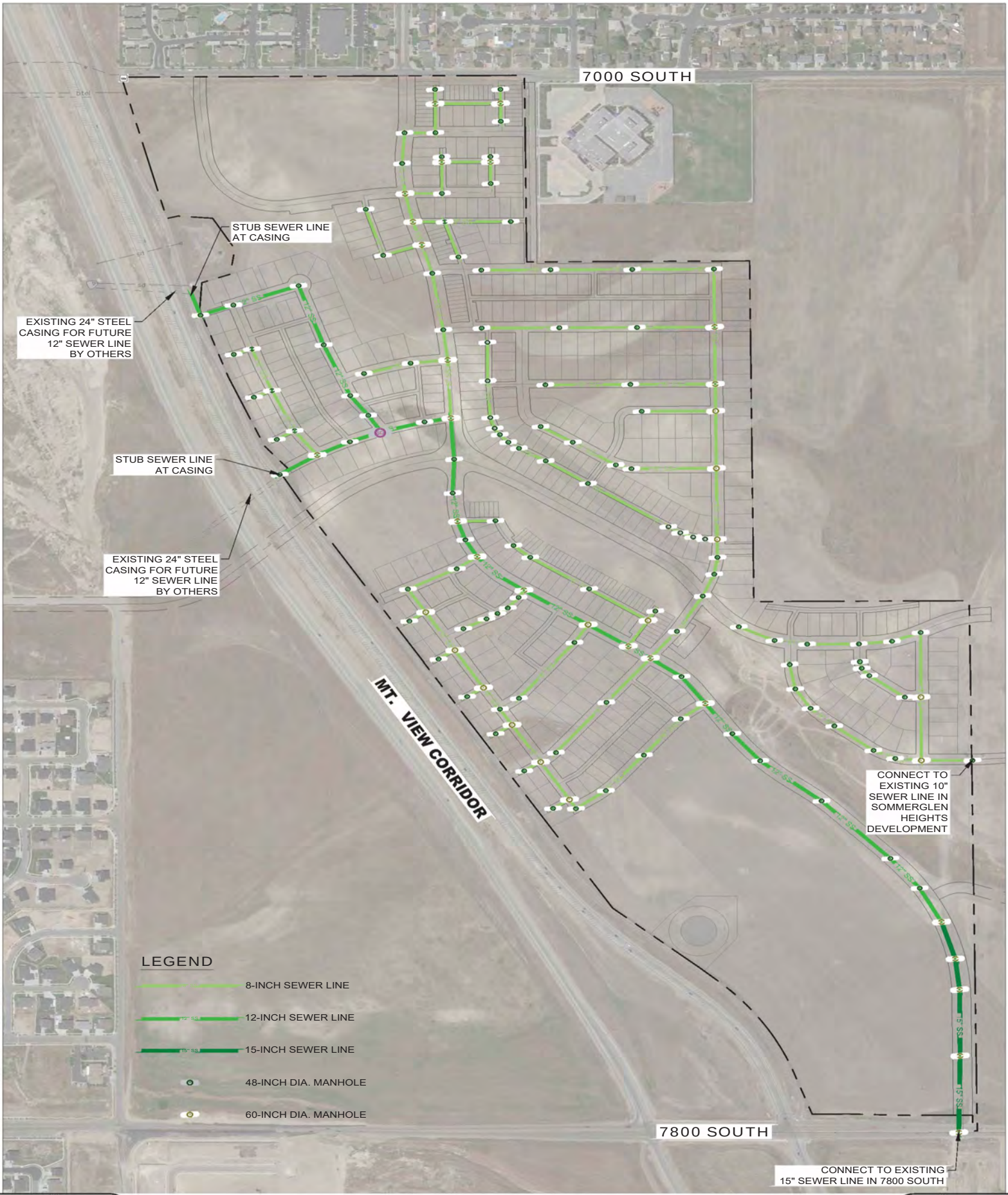


Amenities

Trails

Natural Open Space





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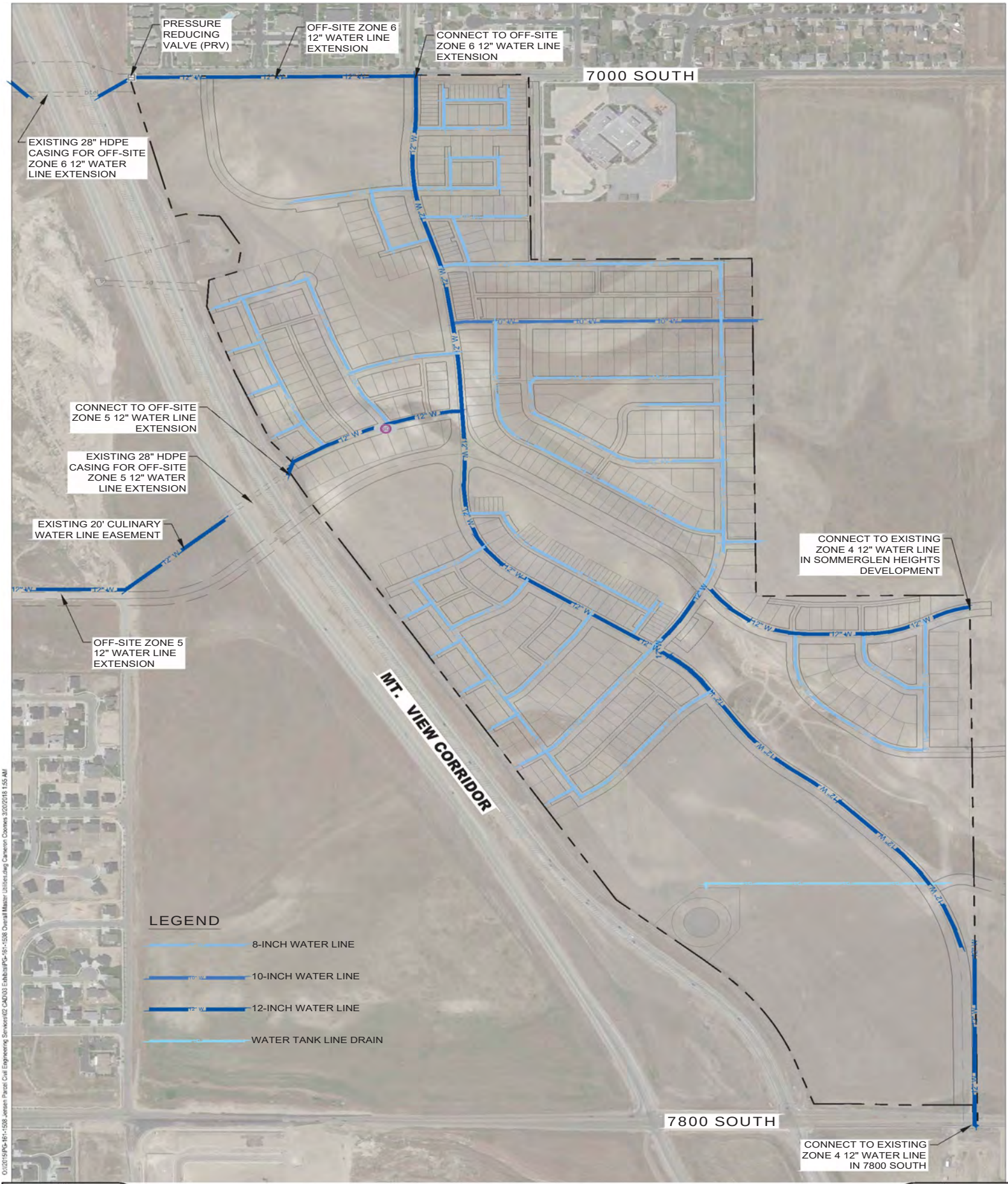
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IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

COPPER RIM

OVERALL MASTER UTILITY LAYOUT

DRAWING INFO
DATE 03/20/18
SCALE 1" = 400'
REV # DATE
*SEE 2nd SHEET FOR LISTING
PROJ. NO.:

SSWR



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WARNING
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COPPER RIM

OVERALL MASTER UTILITY LAYOUT

DRAWING INFO
DATE 03/20/18
SCALE 1" = 400'
REV # DATE
*SEE 2nd SHEET FOR LISTING
PROJ. NO.

WTR1



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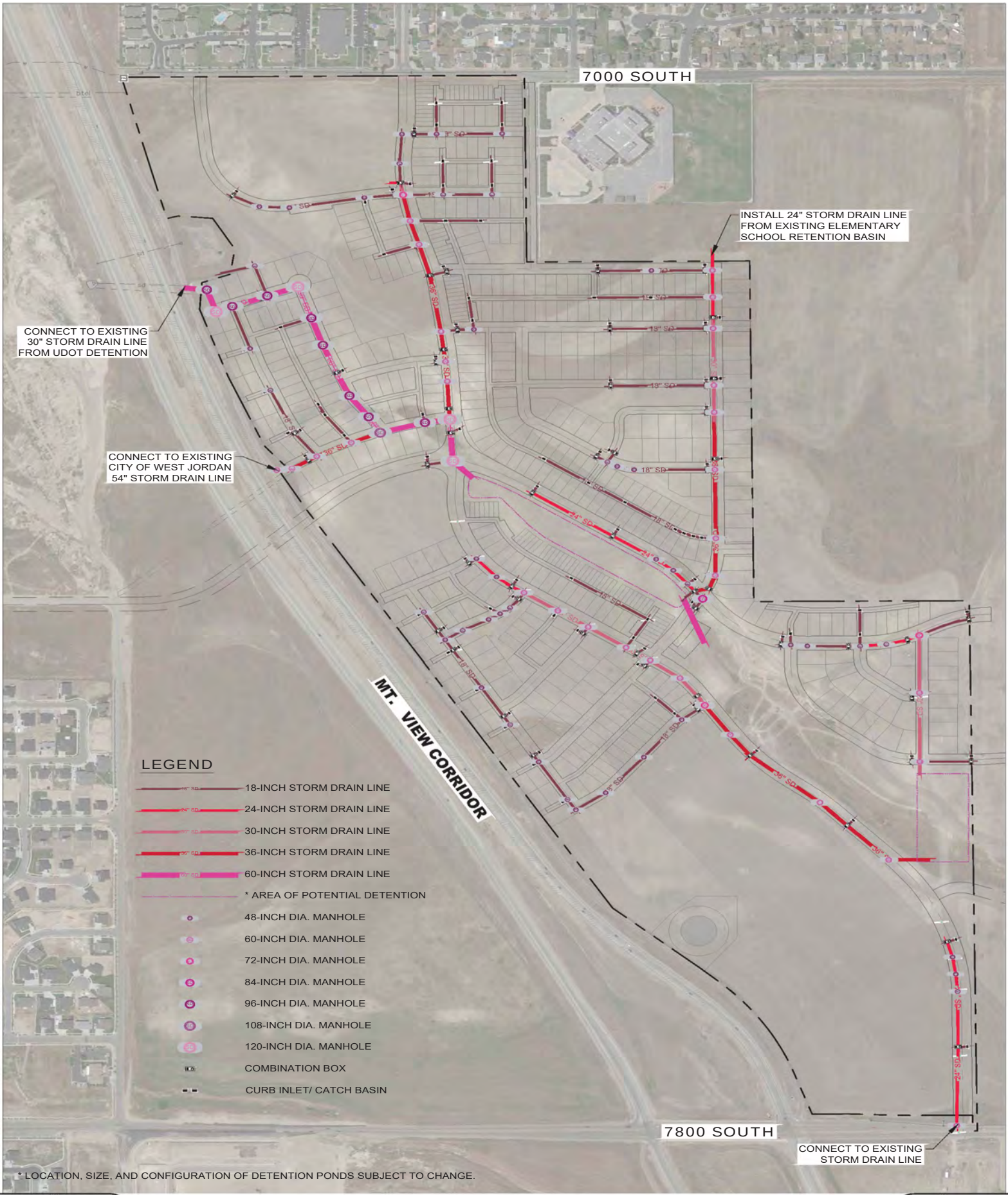
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IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

COPPER RIM

OVERALL MASTER UTILITY LAYOUT - OFF-SITE

DRAWING INFO
DATE 03/20/18
SCALE 1" = 400'
REV # DATE
*SEE 2nd SHEET FOR LISTING
PROJ. NO.

WTR2



* LOCATION, SIZE, AND CONFIGURATION OF DETENTION PONDS SUBJECT TO CHANGE.

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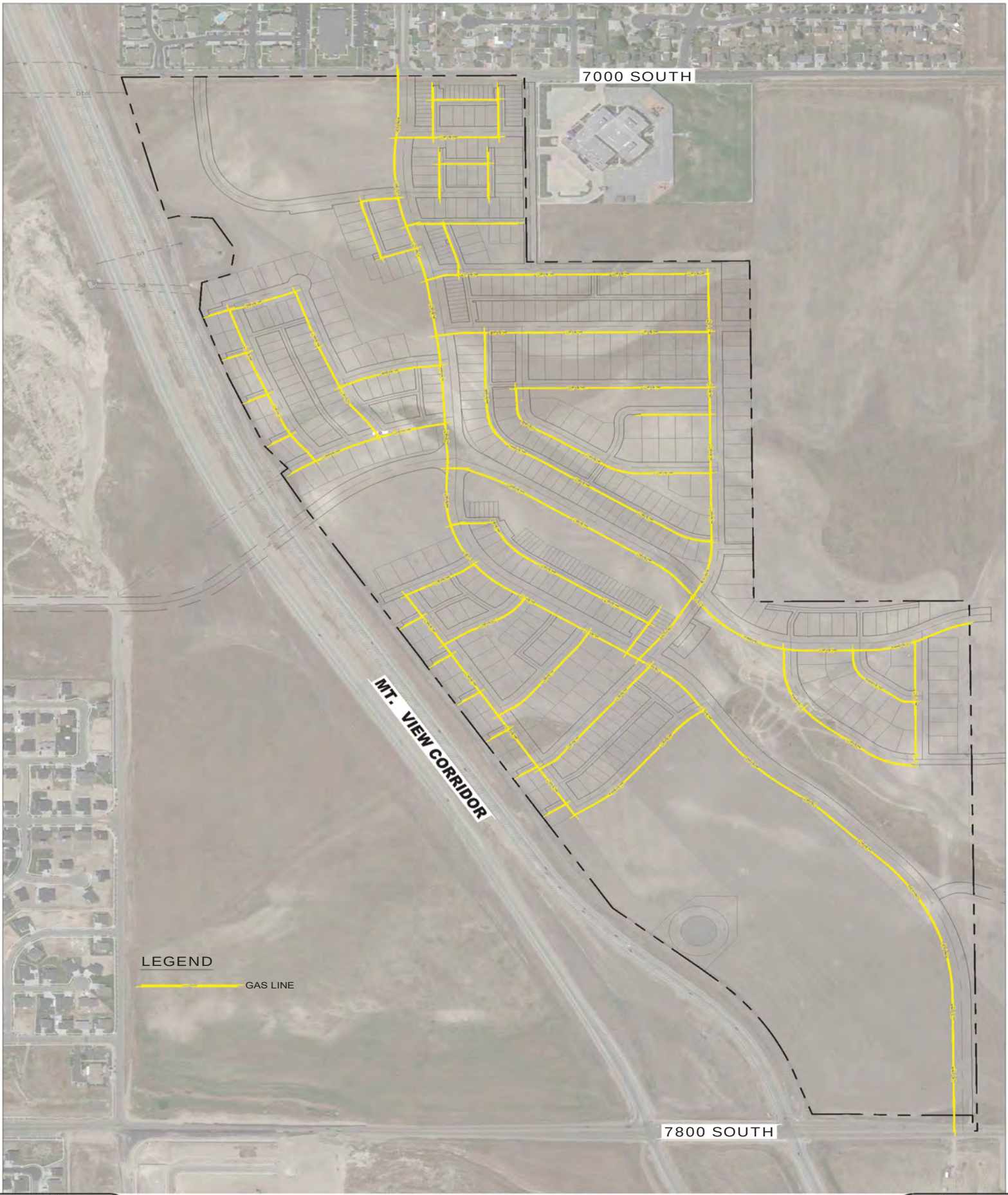
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COPPER RIM

OVERALL MASTER UTILITY LAYOUT

DRAWING INFO
DATE 03/20/18
SCALE 1" = 400'
REV # DATE
*SEE 2nd SHEET FOR LISTING
PROJ. NO.

STRM



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www.horrocks.com

WARNING
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IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

COPPER RIM

OVERALL MASTER UTILITY LAYOUT

DRAWING INFO
DATE 03/20/18
SCALE 1" = 400'
REV # DATE
*SEE 2nd SHEET FOR LISTING
PROJ. NO.

GAS

COMMERCIAL STANDARDS



Commercial Character



Commercial Character



Commercial Character



Commercial Character





CONCEPTUAL RENDERING OF COMMERCIAL DEVELOPMENT



TABLE 7 - BUILDOUT ALLOCATION - A	
USE	APPROXIMATE UNITS
TOTAL SF	352,000 s.f.
TOTAL PARKING STALLS	1,650 stalls
PARKING %	4.7 / 1000 s.f.

CONCEPT A -
This commercial site plan is shown for illustrative purposes only. The specific uses have not yet been identified.

CONCEPTUAL RENDERING OF COMMERCIAL DEVELOPMENT



TABLE 8 - BUILDOUT ALLOCATION - B	
USE	APPROXIMATE UNITS
TOTAL SF	469,000 s.f.
TOTAL PARKING STALLS	2,250 stalls
PARKING %	4.8 / 1000 s.f.

CONCEPT B -
This commercial site plan is shown for illustrative purposes only. The specific uses have not yet been identified.

ARCHITECTURAL COMPOSITION GUIDELINES

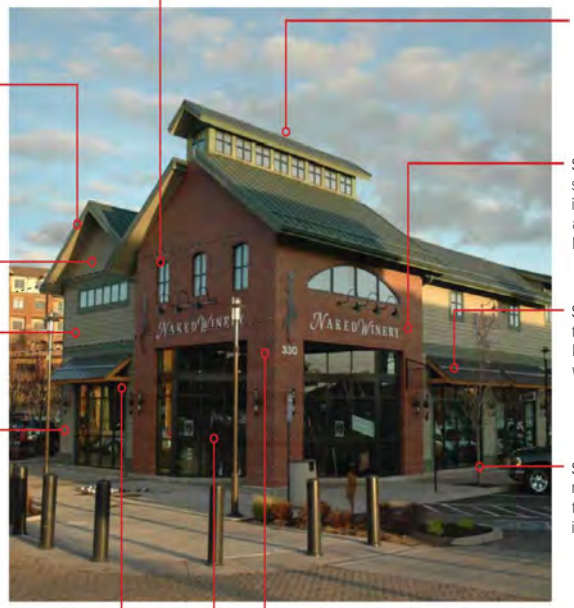
a. Building Massing

i. Two and three-story building masses next to the street create a streetwall that frames the streetscape, improving the pedestrian experience.

ii. Building masses are greater at areas with more pedestrians, such as street corners

iii. Building masses frequently defined by a discernible base, shaft and capital

iv. Load-bearing materials should touch the ground



Upper Story Windows. Vertically oriented upper-story windows to allow light into habitable spaces

Wide Eaves and Gable Ends. Wide eaves on pitched roofs with gable ends provide architectural capital element

Capital

Shaft

Base

Roof Accents. Specialized roof accents including dormers, cupolas, towers, etc.

Sign Band. Decorative sign band colorfully identifies the business and horizontally divides base from shaft.

Structural Bays. Structural bays composed by individual storefront windows and awnings

Street trees. Formal rows of columnar trees project an urban image

Building Massing.
Prominent corner accentuated by load bearing material and slight shift toward foreground

Storefront Windows.
Storefront windows provide ample interior lighting while displaying merchandise to pedestrians

Building Materials.
A combination of compatible building materials including lap siding, brick, timber, and metal panels

b. Roof Form

i. Commercial buildings should incorporate a variety of roof forms (flat, sloped, or pitched) to provide breaks in facade type and/or add visual interest. Roof shapes for accent/icon buildings should be slightly pitched with gable ends where appropriate to serve as a focal point.

ii. Roof pitches should be typically low (2:12-6:12)

iii. Moderate overhangs up to 3 feet should be supported by substantial dimensional corbels that define the top of the building



Roof Accents. Specialized roof accents including dormers, cupolas, towers, etc.

On-Street Dining. Take advantage of alcoves and courtyards for on-street dining opportunities.



Sign Band. Decorative sign band colorfully identifies the business and accentuates the shaft element.

Capital

Awning Structures. Provides visual interest and horizontally divides base from shaft.

Shaft

Base. Masonry applied to base creates a feeling of architectural stability.

c. Arcades and Storefront Structural Bays

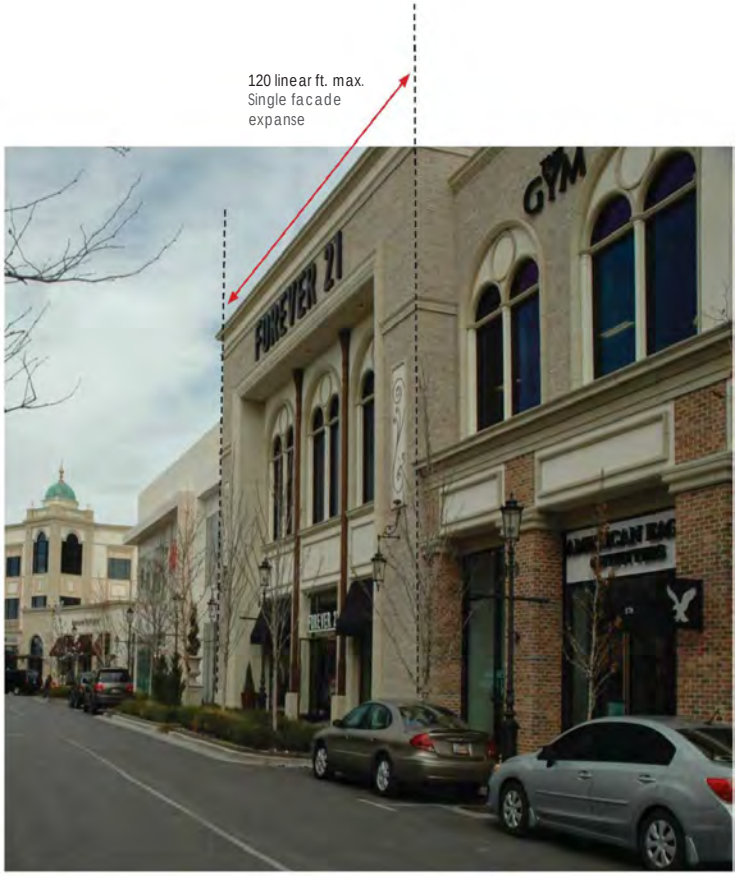
i. Storefront structural bays are commonly orchestrated to appear as phased construction over a long period of time

ii. Substantial structural bays should be composed of vertically oriented piers and horizontal spandrels with intervening storefront windows

iii. Ground-floor storefronts should be very different from upper-story facades with windows scaled and oriented for pedestrian interest

iv. Arcades are encouraged as semi-public spaces between the street and storefront, sheltering pedestrians from the elements

v. Multiple storefronts with separate storefront windows can be massed together within a single facade expanse with the same architectural style. The maximum length of a single facade expanse is 120 feet














CHICO'S




zumiez

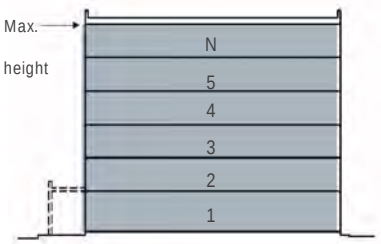


GUIDING DEVELOPMENT STANDARDS - COMMERCIAL

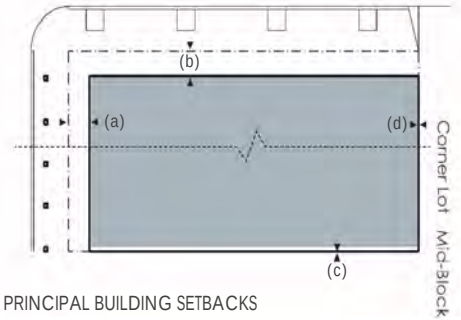
TABLE 9 - DEVELOPMENT CRITERIA	
BUILDING CONFIGURATION	
Principal Building (Non-Residential)	6 stories max.*
Parking Structures	3 levels max.**
PARCEL OCCUPATION	
Maximum Floor Area Ratio	1.25
SETBACKS - PRINCIPAL BUILDING	
Front- Primary (a)	5 ft. min
Front- Secondary (b)	15 ft. min
Side (c)	0 ft. min
Rear (d)	10 ft. min
BUILDING PLACEMENT/SEPARATION (STRUCTURE TO STRUCTURE)	
Front to Front	min. distance = 80% of building height
Side to Side***, or Side to Rear	min. distance = 40% of building height
Rear to Rear	min. distance = 50% of building height

* One story equals 15'
** One parking level equals 10'
*** Commercial buildings that are attached are exempted from this -standard.

All buildings must comply with IRC. All buildings that exceed 35 feet in height, as measured in the City Code, must be sprinkled and meet all additional Fire and Building Department requirements.



BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS

OFF-STREET PARKING - COMMERCIAL

TABLE 10 - MINIMUM REQUIRED OFF-STREET PARKING*	
OFFICE	
-Professional Office/Services	2.5 / 1000 sq.ft.
-Professional Office (Multi-story)	1 / 350 sq.ft.
MEDICAL OFFICE	
-Up to 15,000 sq.ft.	5.25 / 1000 sq.ft.
-Above 15,000 sq.ft.	4.5 / 1000 sq.ft.
RETAIL	
-General Use	4.5 / 1000 sq.ft.
-Restaurants	10 / 1000 sq.ft.
SENIOR HOUSING	
-Independent Living	1 space per unit
-Assisted Living	0.5 spaces per unit
-Memory Care	0.35 spaces per unit
-Guest Parking	1 space per 8 units
-Employee Parking	1 space per employee on the maximum shift
OTHER	1.5 / 1000 sq.ft.

* Parking ratios in this table are minimums. Additional parking may be provided based upon market/tenant demand.

TABLE 11 - PARKING CONFIGURATION			
Off-Street Parking			
ANGLE OF PARKING	ACCESS AISLE WIDTH		
	ONE WAY SINGLE LOADED	ONE WAY DOUBLE LOADED	TWO WAY DOUBLE LOADED
90	24 ft	24 ft	24 ft
60	15 ft	15 ft	20 ft
45	12 ft	12 ft	20 ft
Parallel	10 ft	10 ft	20 ft
Standard Stall	8.5 ft x 18 ft minimum		

On Street Parking	
ANGLE OF PARKING	STALL SIZE
Angled	8.5 ft x 18 ft minimum
Perpendicular	8.5 ft x 18 ft minimum
Parallel	8 ft x 22 ft minimum

* Parking aisles used to access a fire hydrant must be compliant with IFC standards.

SIGNAGE

1. All permanent signage must be configured as specified in Table 12 - Signage Standards.
2. Signage can only be used for business on premises. No off-site advertising is allowed.
3. Billboards are prohibited.
4. Sign types not included in Table 12 - shall be governed by the West Jordan Sign Ordinance 13-3-2: Sign Standards
5. Residential Functions
   a. One address number, no more than 6 inches measured vertically, may be attached to the building in proximity to the principal entrance or at a mailbox.
   b. Entrances to buildings including multi-family housing may install one directory sign, no more than 4 square feet, at each entry.
6. Non-residential Functions
   a. Monument signs must be separated by a minimum distance of 100 feet.
   b. Marquee signs may be located only above the principal entrance of a building and may encroach into the public frontage to within two feet of the curb.
   c. A-Frame signs must be located adjacent to the principal entrance of business. A-Frame signs must be removed from the sidewalk at the close of business each day.

Note: signage to be coordinated with engineering department.

TABLE 12A - SIGNAGE STANDARDS

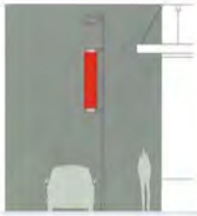
	SPECIFICATIONS	
ADDRESS SIGN 	Quantity	1 per address
	Area	2 sf max
	Width	24 in max
	Height	12 in max
	Depth / Projection	3 in max
	Clearance	4.5 ft min
	Apex	N/A
	Letter Height	6 in max
AWNING AND SIGN 	Quantity	1 per window
	Area	N/A
	Width	width of Awning
	Height	5 ft
	Depth / Projection	4 ft min
	Clearance	8 ft max
	Apex	N/A
	Letter Height	5 in min, 10 in max
BANNER 	Notes	Banner signs may be installed on private or City owned lighting fixtures. Banners on City owned fixtures require a time-limited permit and size restrictions are determined by the City according to the lighting fixture. Banner sizes on private fixtures must correspond to the overall scale of the fixture
BUILDING BANNER 	Quantity	2 per building Facade
	Area	48 sf max
	Width	2 ft max
	Height	24 ft max
	Depth / Projection	3 ft max
	Clearance	12 ft min
	Apex	N/A
	Letter Height	N/A
BAND SIGN 	Quantity	1 per building Facade
	Area	1.5 sq ft per linear ft
	Width	90% of width of Facade max
	Height	3 ft max
	Depth / Projection	7 in max
	Clearance	7 ft max
	Apex	N/A
	Letter Height	18 in max

TABLE 12B - SIGNAGE STANDARDS

	Specifications	
SUSPENDED SIGN 	Quantity	1 per business
	Area	16 sf max
	Width	4 ft max
	Height	4 ft max
	Depth / Projection	4 ft max
	Clearance	10 ft min
	Apex	N/A
	Letter Height	8 in max
BUILDING SIGN 	Quantity	1 per building elevation
	Area	1.5 sq ft per linear ft
	Width	80% building width max
	Height	7 ft max
	Depth / Projection	6 in max
	Clearance	N/A
	Apex	N/A
	Letter Height	48 in max
CORNER SIGN 	Quantity	1 per building at corner lots
	Area	72 ft max
	Width	3 ft max
	Height	24 ft max
	Depth / Projection	4 ft max
	Clearance	12 ft min
	Apex	N/A
	Letter Height	N/A
HANGING SIGN 	Quantity	1 per vehicular entrance
	Area	N/A
	Width	90% entrance width max
	Height	2 ft max
	Depth / Projection	0 ft max projection
	Clearance	8 ft min
	Apex	N/A
	Letter Height	18 in max
WALL MURAL SIGN 	Quantity	1 per block face
	Area	25% of Facade max
	Width	N/A
	Height	N/A
	Depth / Projection	5 ft max.
	Clearance	8 in max depth
	Apex	N/A
	Letter Height	N/A

TABLE 12C - SIGNAGE STANDARDS

	SPECIFICATIONS	
MARQUEE AND SIGN 	Quantity	1 per building
	Area	N/A
	Width	width of entrance plus 4' o.c.
	Height	50% Story height max
	Depth / Projection	4 ft min, 10 ft max
	Clearance	N/A
	Apex	N/A
	Letter Height	3 ft min
NAMEPLATE SIGN 	Quantity	1 per business
	Area	3 sf max
	Width	18 in max
	Height	2 ft max
	Depth / Projection	3 in max
	Clearance	4 ft max
	Apex	7 ft max
	Letter Height	N/A
OUTDOOR DISPLAY CASE 	Quantity	1 per business
	Area	6 sf max
	Width	3.5 ft max
	Height	3.5 ft max
	Depth / Projection	5 in max
	Clearance	4 ft max
	Apex	N/A
	Letter Height	N/A
A-FRAME SIGN 	Quantity	1 per business
	Area	12 sf max
	Width	36 in max
	Height	48 in max
	Depth / Projection	N/A
	Clearance	N/A
	Apex	48 in max
	Letter Height	N/A
WINDOW SIGN 	Quantity	1 per window
	Area	25% of glass max
	Width	varies
	Height	varies
	Depth / Projection	N/A
	Clearance	4 ft
	Apex	N/A
	Letter Height	N/A

TABLE 12D - SIGNAGE STANDARDS

	Specifications	
KIOSK 	Quantity	1 per block face
	Area	24 sq ft max
	Width	4.5 ft max
	Height	12 ft max
	Depth / Projection	4 ft max depth
	Clearance	N/A
	Apex	12 ft max
	Letter Height	12 in max within sign, 18 in max to identify sign
YARD SIGN 	Quantity	1 per Lot max
	Area	6 sf max
	Width	3 ft max (not counting post)
	Height	2 ft max (not counting post)
	Depth / Projection	N/A
	Clearance	3 ft to sign edge min
	Apex	6 ft to top of post max
	Letter Height	8 in max
MONUMENT SIGN 	Quantity	1 per vehicular entrance max
	Area	Sign - 78 sf max
	Width	Monument - 30 ft max
	Height	Sign - 12 ft max
	Depth / Projection	N/A
	Clearance	N/A
	Apex	Sign - 12 ft max
	Letter Height	N/A
PYLON SIGN 	Notes	Pylon signs are not subject to specific regulations on quantity, size, or design. They are permitted in the public realm where managed by the city and on private non-residential properties consisting of multiple buildings. Where on private lots Pylon signs should be sized for pedestrian legibility, consult with the Planning Department.
SPECIAL USE 	Quantity	1 per lot max
	Area	N/A
	Width	20 ft max
	Height	30 ft max
	Depth / Projection	N/A
	Clearance	N/A
	Apex	30 ft to top of structure
	Letter Height	N/A

TABLE 12E - SIGNAGE STANDARDS

	Specifications	
TEMPORARY SIGN 	Quantity	1 per block face
	Area	24 sq ft max
	Width	16 ft max
	Height	8 ft max
	Depth / Projection	2 ft max depth
	Clearance	N/A
	Apex	20 ft max
	Letter Height	N/A
	Details	Temporary signage is permitted upon application for a 9-month period. Sign permits may be extended for an additional 6-month period with Planning Director approval.
TEMPORARY FLAGS AND BANNERS 	Quantity	6 per lot
	Area	150 sq ft max
	Width	6 ft max
	Height	25 ft max
	Depth / Projection	N/A
	Clearance	N/A
	Apex	25 ft max
	Letter Height	N/A
	Details	Temporary signage is permitted upon application for a 9-month period. Sign permits may be extended for an additional 6-month period with Planning Director approval.
FREEWAY ORIENTED SIGNS 	Quantity	1 per 600 lf of freeway frontage
	Area	1000 sq ft max
	Width	N/A
	Height	50 ft max
	Depth / Projection	15 ft max depth
	Clearance	N/A
	Apex	50 ft max
	Letter Height	N/A
	Details	Community logos/signage painted on water tanks must conform to area criteria, but do not count toward the quantity maximum of 1 sign per 600 linear feet.
		(Sign not delineated in West Jordan City Standards)

LIGHTING

Public lighting in parking lots and along the peripheral arterial roadways, 7800 So. and Mountain View Corridor, will comply with West Jordan City Standard Street Light Details. Public lighting for all public and private thoroughfares internal to the Commercial Area will comply with the standards contained in Table 10. The aesthetic style of light fixtures within Copper Rim will be consistent with the style of fixture prescribed by West Jordan City lighting standards.

Only full cut-off fixtures are permitted. No uplight for area and street lighting is allowed to reduce glare, light trespass, and skyglow. Lumen levels should not exceed 1.25 foot candles, or 3,500 base foot candles per site. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.

Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low voltage landscape and architectural lighting, for the purpose of these standards, refers to permanently installed outdoor lighting fixtures operating at 12 volts or less, which illuminate landscape environments and exterior structures.

TABLE 13 - PUBLIC LIGHTING

TYPE			HEIGHT	SPACING
COLUMN 	T2			
	T3-R T3		10 - 14 ft.	300 ft. on center min.
	T4-R T4-SL T4	▪	10 - 14 ft.	300 ft. on center min.
	T5-R	▪	12 - 16 ft.	200 ft. on center min.
POST 	T2			
	T3-R T3	▪	8 - 10 ft.	300 ft. on center min.
	T4-R T4-SL T4	▪	10 - 14 ft.	200 ft. on center min.
	T5-R			.

TYPE			SIZE/HEIGHT	SPACING
WALL-MOUNT 	T2			
	T3-R T3	▪	Appropriate to achieve proper architectural scale	Opportunistic
	T4-R T4-SL T4	▪		Opportunistic
	T5-R	▪		Opportunistic
BOLLARD 	T2			
	T3-R T3			
	T4-R T4-SL T4	▪	3 ft. max.	20 ft. on center min.
	T5-R	▪	3 ft. max.	20 ft. on center min.

Note: Where possible, lights should be located in line with side lot lines.

BUILDING FORM

ARCHITECTURAL MATERIALS

a. The following are the acceptable predominant materials for non-residential development



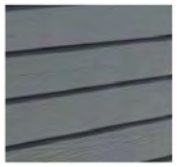
Stone



Brick



Timber



Lap Siding (No Vinyl)



Metal Panels



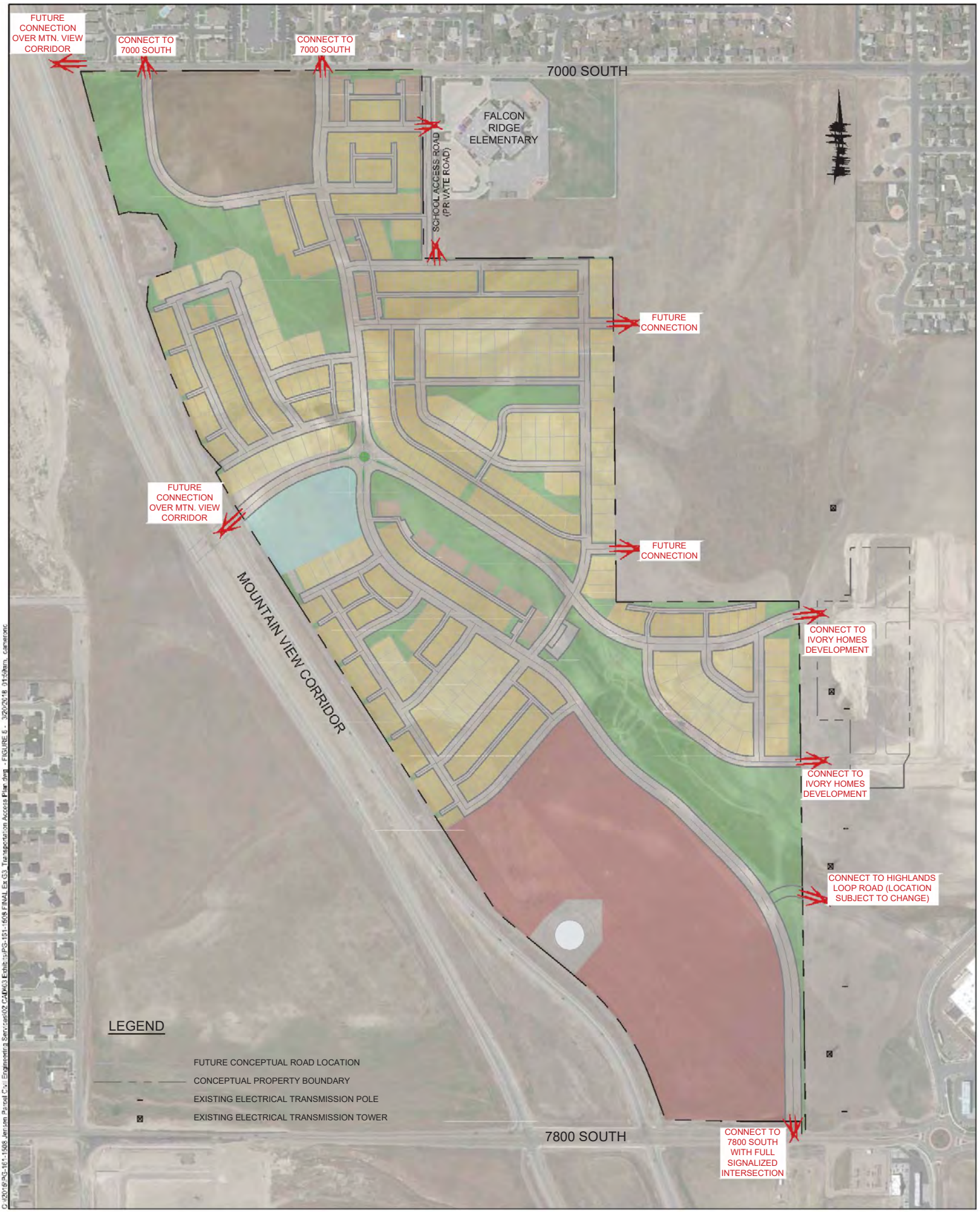
Batt and Board Siding (No Vinyl)



Concrete

ROAD STANDARDS





2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

C.W. LAND CO.

GENERAL PLAN

TRANSPORTATION ACCESS LAYOUT
COPPER RIM
WEST JORDAN, UTAH

EXHIBIT G3
76

SCALE: 1" = 600'

DATE: 18 MAR 2018

PROTOTYPICAL THOROUGHFARE SECTIONS

Thoroughfare sections on this page demonstrate proposed configurations for the major collectors, local streets, and alleys within this community plan.

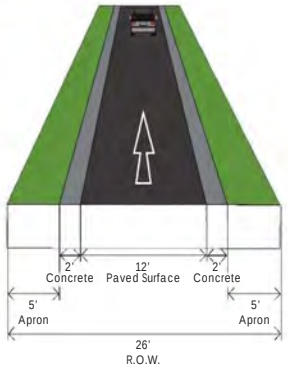
The following street sections were developed in conjunction with West Jordan City Staff in order to accommodate the potential for on-street parking. The prescribed asphalt section for minor collectors in the existing City standards is 37'. Bill Baranowski suggested that we increase the pavement section slightly to 39' in order to provide enough room for on-street parallel parking. Collector streets also have a 5' min. sidewalks and 8' park strips.



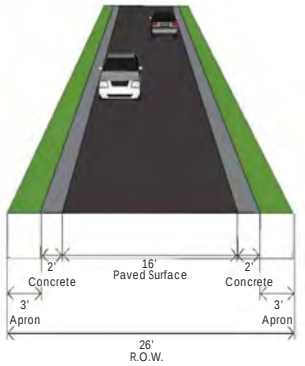
LEGEND

- 26' ONE-WAY ALLEY
- 26' TWO-WAY ALLEY
- 40' LOCAL ONE WAY STREET
- 53.5' LOCAL STREET
- 70' PARK COLLECTOR STREET
- 70' NEIGHBORHOOD COLLECTOR STREET
- 80' COLLECTOR STREET

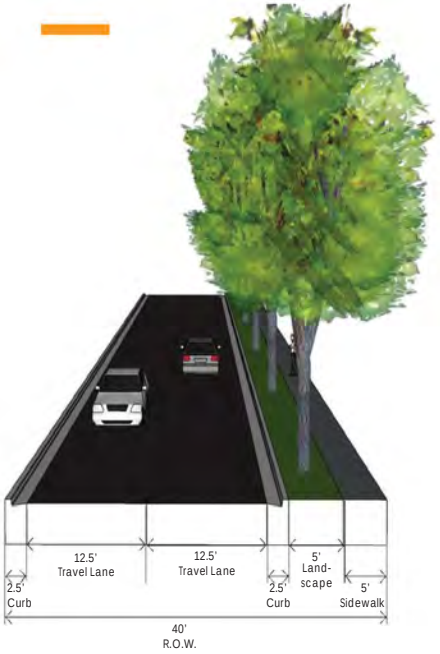
26' One-Way Alley Street Section



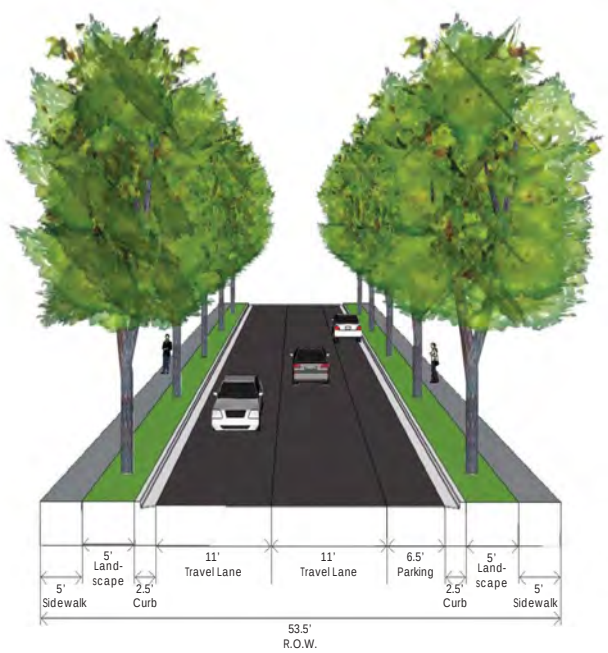
26' Two-Way Alley Street Section



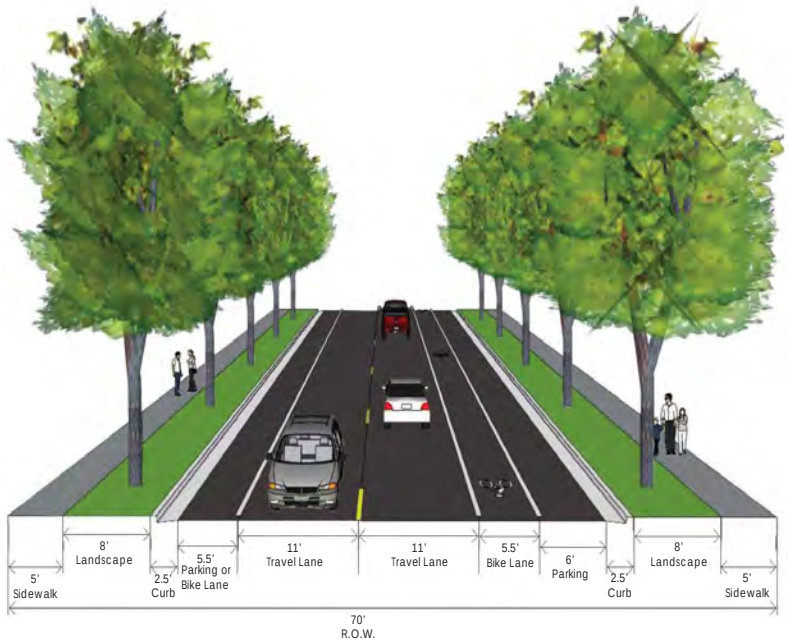
40' Local Street Section



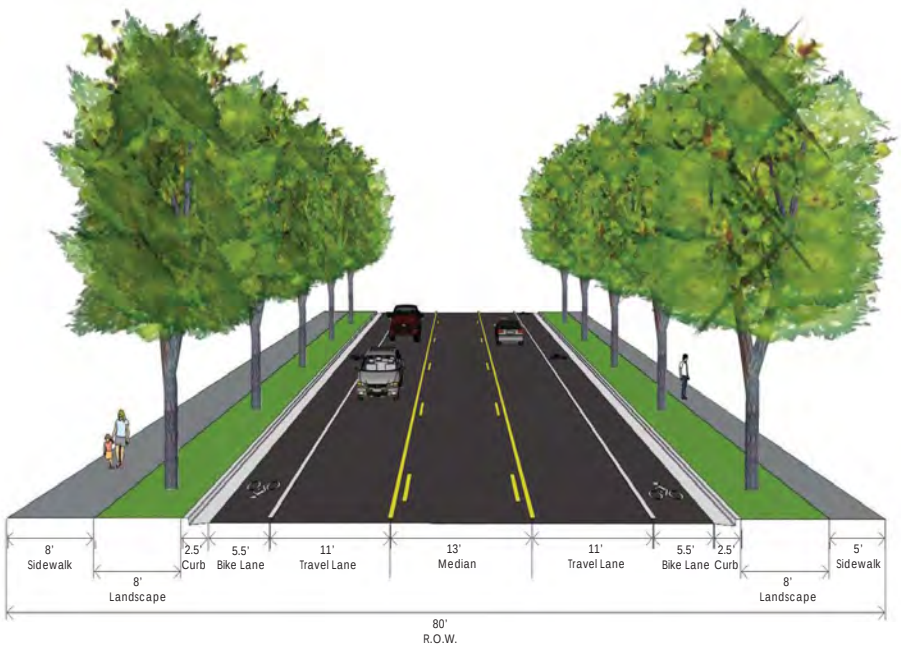
53.5’ Local Street Section



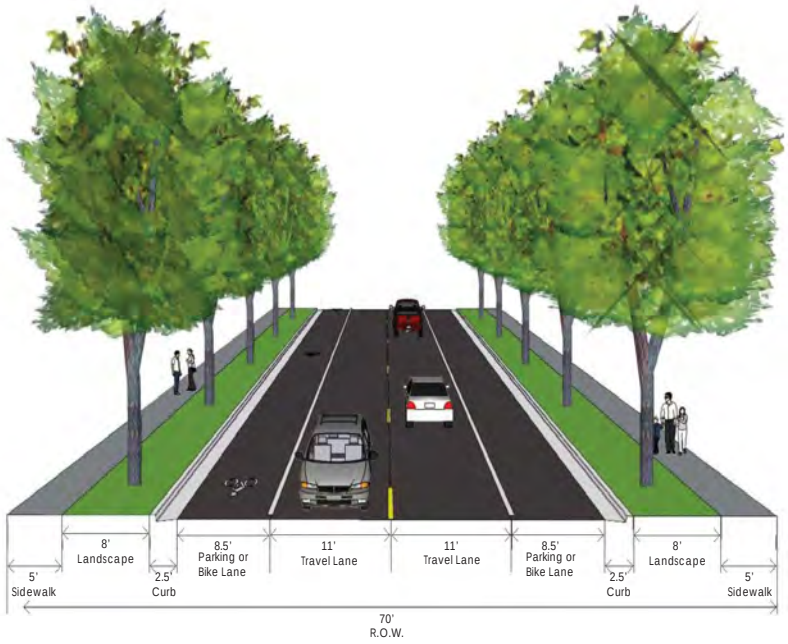
70’ Park Collector Street Section

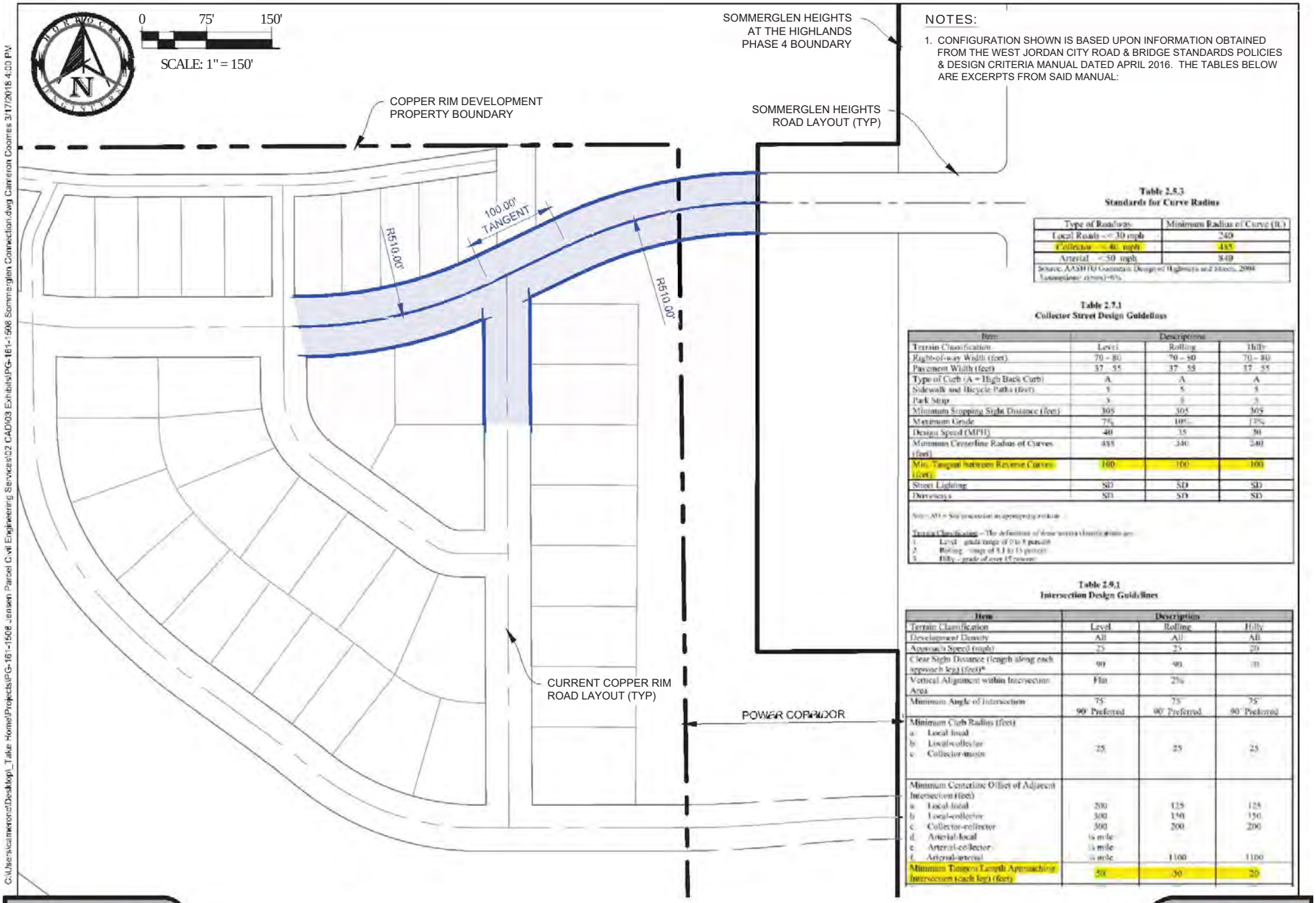


80’ Collector Street Section



70’ Neighborhood Collector Street Section





NOTES:

1. CONFIGURATION SHOWN IS BASED UPON INFORMATION OBTAINED FROM THE WEST JORDAN CITY ROAD & BRIDGE STANDARDS POLICIES & DESIGN CRITERIA MANUAL DATED APRIL 2016. THE TABLES BELOW ARE EXCERPTS FROM SAID MANUAL:

Table 2.5.3
Standards for Curve Radius

Type of Roadway	Minimum Radius of Curve (ft.)
Local Roads <= 30 mph	240
Collector <=40 mph	435
Arterial <=50 mph	840

Source: AASHTO Geometric Design of Highways and Streets, 2004
Assumptions: e(max)=6%

Table 2.7.1
Collector Street Design Guidelines

Item	Description		
Terrain Classification	Level	Rolling	Hilly
Right-of-way Width (feet)	70 – 80	70 – 80	70 – 80
Pavement Width (feet)	37 - 55	37 - 55	37 - 55
Type of Curb (A = High Back Curb)	A	A	A
Sidewalk and Bicycle Paths (feet)	5	5	5
Park Strip	5	5	5
Minimum Stopping Sight Distance (feet)	305	305	305
Maximum Grade	7%	10%	13%
Design Speed (MPH)	40	35	30
Minimum Centerline Radius of Curves (feet)	435	340	240
Min. Tangent between Reverse Curves (feet)	100	100	100
Street Lighting	SD	SD	SD
Driveways	SD	SD	SD

Notes: SD = Site dependent, as engineering evaluation

Terrain Classification – The definitions of these terms (Level, Rolling, etc.)
1. Level - grade range of 0 to 9 percent
2. Rolling - range of 8.1 to 15 percent
3. Hilly - grade of over 15 percent

Table 2.9.1
Intersection Design Guidelines

Item	Description		
Terrain Classification	Level	Rolling	Hilly
Development Density	All	All	All
Approach Speed (mph)	25	25	20
Clear Sight Distance (length along each approach leg) (feet)*	90	90	90
Vertical Alignment within Intersection Area	Flat	2%	
Minimum Angle of Intersection	75° 90° Preferred	75° 90° Preferred	75° 90° Preferred
Minimum Curb Radius (feet)			
a. Local-local	25	25	25
b. Local-collector			
c. Collector-major			
Minimum Centerline Offset of Adjacent Intersection (feet)			
a. Local-local	200	125	125
b. Local-collector	300	150	150
c. Collector-collector	300	200	200
d. Arterial-local	¼ mile		
e. Arterial-collector	¼ mile		
f. Arterial-arterial	½ mile	1100	1100
Minimum Tangent Length Approaching Intersection (each leg) (feet)	50	50	20

2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrocks.com

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

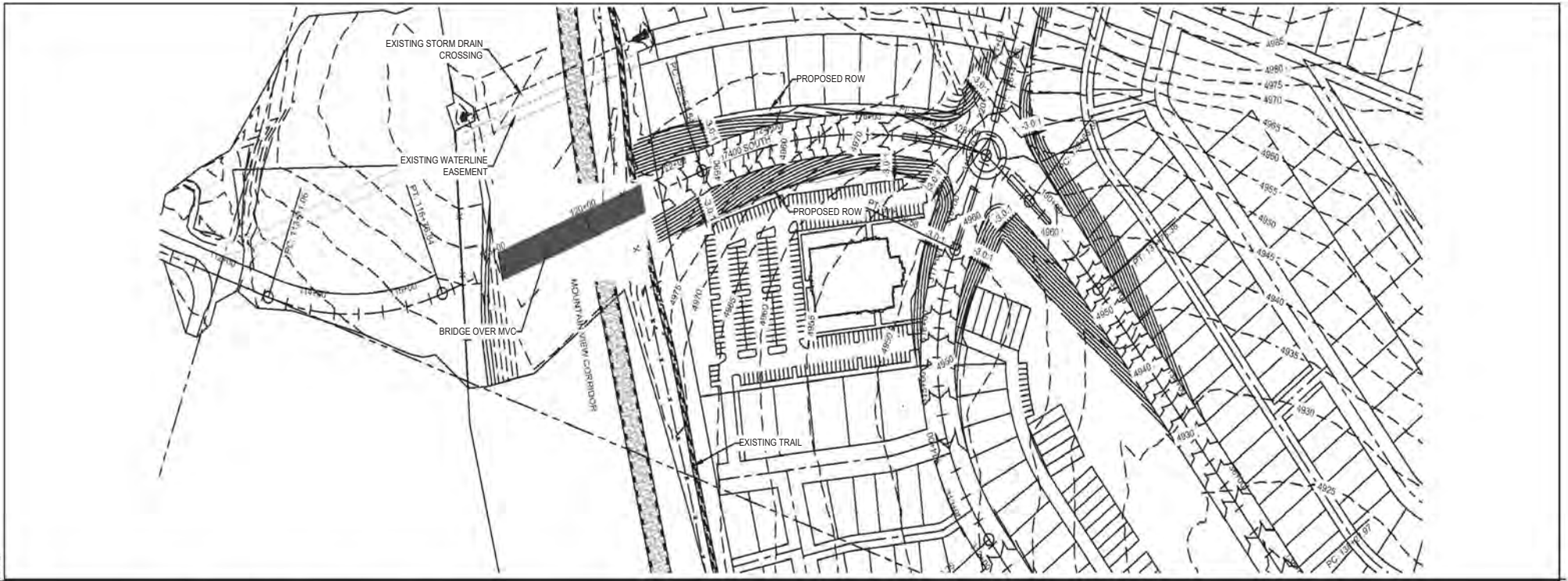
COPPER RIM DEVELOPMENT

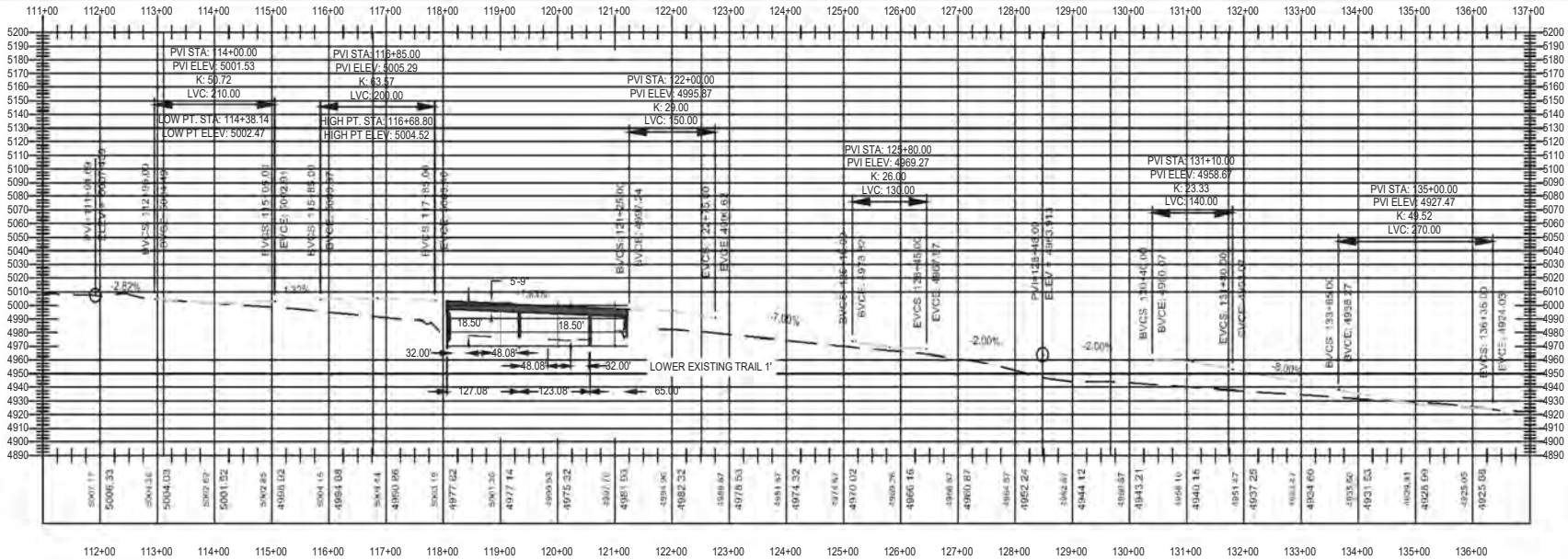
SOMMERGLEN CONNECTION EXHIBIT

DRAWING INFO
DATE 03/17/18
SCALE 1" = 150'
REV # DATE
PROJ. NO: PG-161-1508

SGC1
79
PAGE

C:\Users\cameron\Desktop_Take Home\Projects\PG-161-1508 Jensen Parcel G\Civil Engineering Services\02 CAD\03 Exhibits\PG-161-1508 Sommerglen Connection.dwg Cameron Coomes 3/17/2018 4:00 PM





2162 West Grove Pkwy., Suite 400
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(801) 763-5100
www.horrocks.com

OWNER:

CITY:

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

COPPER RIM

7400 S. BRIDGE OVER MVC

DRAWING INFO

DATE	03/9/18
SCALE	1" = 100'
REV #	DATE

SEE 2nd SHEET FOR LISTING

PROJ. NO:

PP101

CONCEPT PLAT AND PROJECT PHASING



PRELIMINARY PLAT
COPPER RIM SUBDIVISION

LOCATED IN NW1/4, SW1/4 & SE1/4 SECTION 26, T2S, R2W, SL&M JORDAN, UTAH

-2017-

COPPER RIM

LEGEND

SUBDIVISION BOUNDARY
ROAD RIGHT-OF-WAY
PARCEL
CENTERLINE
EASEMENTS
SECTION LINE
LOT LINE
EXISTING OVERHEAD POWER
EXISTING SANITARY SEWER
EXISTING WATER
EXISTING EDGE OF PAVING
EXISTING GAS
EXISTING DIRT ROAD
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING FENCE
ALUMINUM CAP

SCALE: 1" = 200'

NORTHEAST CORNER OF SECTION 26, T2S, R2W, SL&M NAIL & STRADDLES (FOUND)

NORTH 1/4 CORNER OF SECTION 26, T2S, R-2W, SL&M 2.5" FLAT BRASS CAP MONUMENT (RING & LID)

EAST 1/4 CORNER OF SECTION 26, T2S, R2W, SL&M 2.5" FLAT BRASS MONUMENT (RING & LID)

SOUTHEAST CORNER OF SECTION 26, T2S, R2W, SL&M 2.5" FLAT BRASS MONUMENT (RING & LID)

SOUTH 1/4 CORNER OF SECTION 26, T2S, R2W, SL&M 4" FLAT BRASS MONUMENT (RING & LID)

NORTHWEST SECTION CORNER OF SECTION 26, T2S, R2W, SL&M 4" FLAT BRASS CAP MONUMENT (RING & LID)

SOUTHWEST CORNER OF SECTION 26, T2S, R2W, SL&M 2.5" FLAT BRASS MONUMENT (RING & LID)

CALCULATED CENTER 1/4 CORNER OF SECTION 26

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
COMMERCIAL PHASE
INST. PHASE

UNPLATTED

7800 SOUTH
7000 SOUTH

MOUNTAIN VIEW CORRIDOR

PROJECT SITE

VICINITY MAP

SETBACKS

SHEET INDEX

CS0	PRELIMINARY PLAT OVERALL LAYOUT
CS0	LOT DIMENSIONS - PHASE 1
CS0	LOT DIMENSIONS - PHASE 2
CS0	LOT DIMENSIONS - PHASE 3
CS0	LOT DIMENSIONS - PHASE 4
CS0	LOT DIMENSIONS - PHASE 5
CS0	LOT DIMENSIONS - PHASE 6
CS0	LOT DIMENSIONS - PHASE 7 & 8
CS0	LOT DIMENSIONS - PHASE INST
CS0	LOT DIMENSIONS - PHASE COMM 2
CS1	LOT DIMENSIONS - PHASE COMM 3
CS1	
CS1	
3	

OWNER/DEVELOPER:
22 WEST LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014

ENGINEER/PLANNER:
ENGINEERS
DAVE PETERSON, P.E.
CLINT BOYLE, AICP
2162 W GROVE PKWY STE 400
PLEASANT GROVE, UT 84062
801.763.5100

FIRE DISTRICT: CITY OF WEST JORDAN
SEWER PROVIDER: CITY OF WEST JORDAN
WATER PROVIDER: CITY OF WEST JORDAN
PLANNING JURISDICTION: CITY OF WEST JORDAN
SCHOOL DISTRICT: CITY OF WEST JORDAN

ACREAGE SUMMARY
TOTAL - 205.30
RESIDENTIAL = 733
GROSS DENSITY = 3.57 DU/ACRE
ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

NOTES:
1. STORM WATER RUNOFF CALCULATIONS TO BE IN ACCORDANCE WITH CITY OF WEST JORDAN STORMWATER DIVISION DESIGN GUIDELINES.
2. LANDSCAPE IRRIGATION TO BE PROVIDED BY CITY OF WEST JORDAN.

(ARP: N0°28'24"W 2,635.82')
N0°27'30"W 2,635.82' MEASURED
(ARP: N0°28'24"W 2,635.15')
N0°28'53"W 2,635.15

BOWKER ENGINEERING
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.bowkers.com

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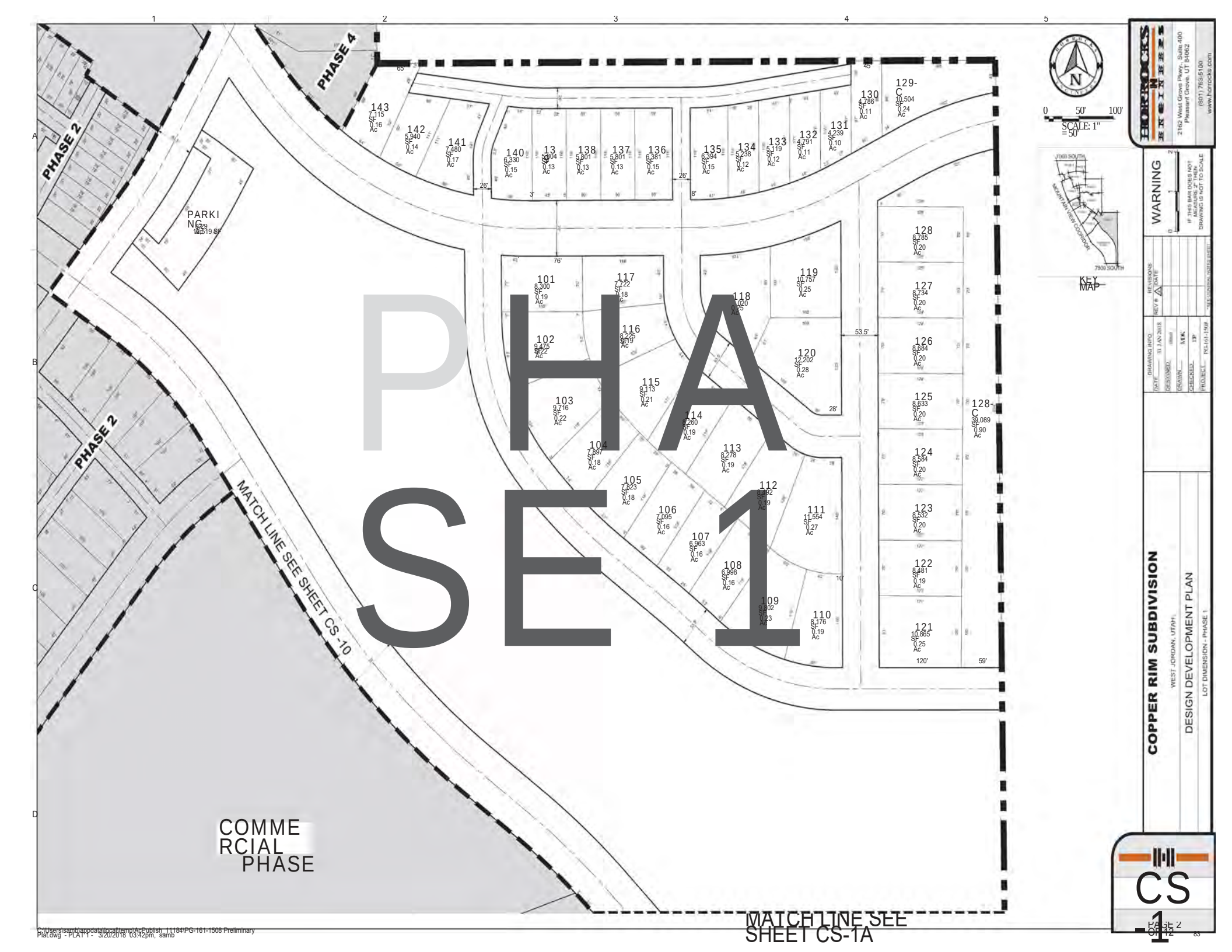
REVISIONS
REV # | DATE

DRAWING INFO
DATE: 31 JAN 2018
DESIGNED: MK
DRAWN: MK
CHECKED: DP
PROJECT: PG-161-1508

COPPER RIM SUBDIVISION
WEST JORDAN, UTAH
DESIGN DEVELOPMENT PLAN
PRELIMINARY PLAT OVERALL SHEET

CS-00

O:\2015\PG-161-1508 Jensen Parcel Civil Engineering Services\02 CAD\02 Sheet Files\00 Plats\Preliminary\PG-161-1508 Preliminary Plat Cover.dwg - OVERALL - 3/20/2018 03:08pm, samb



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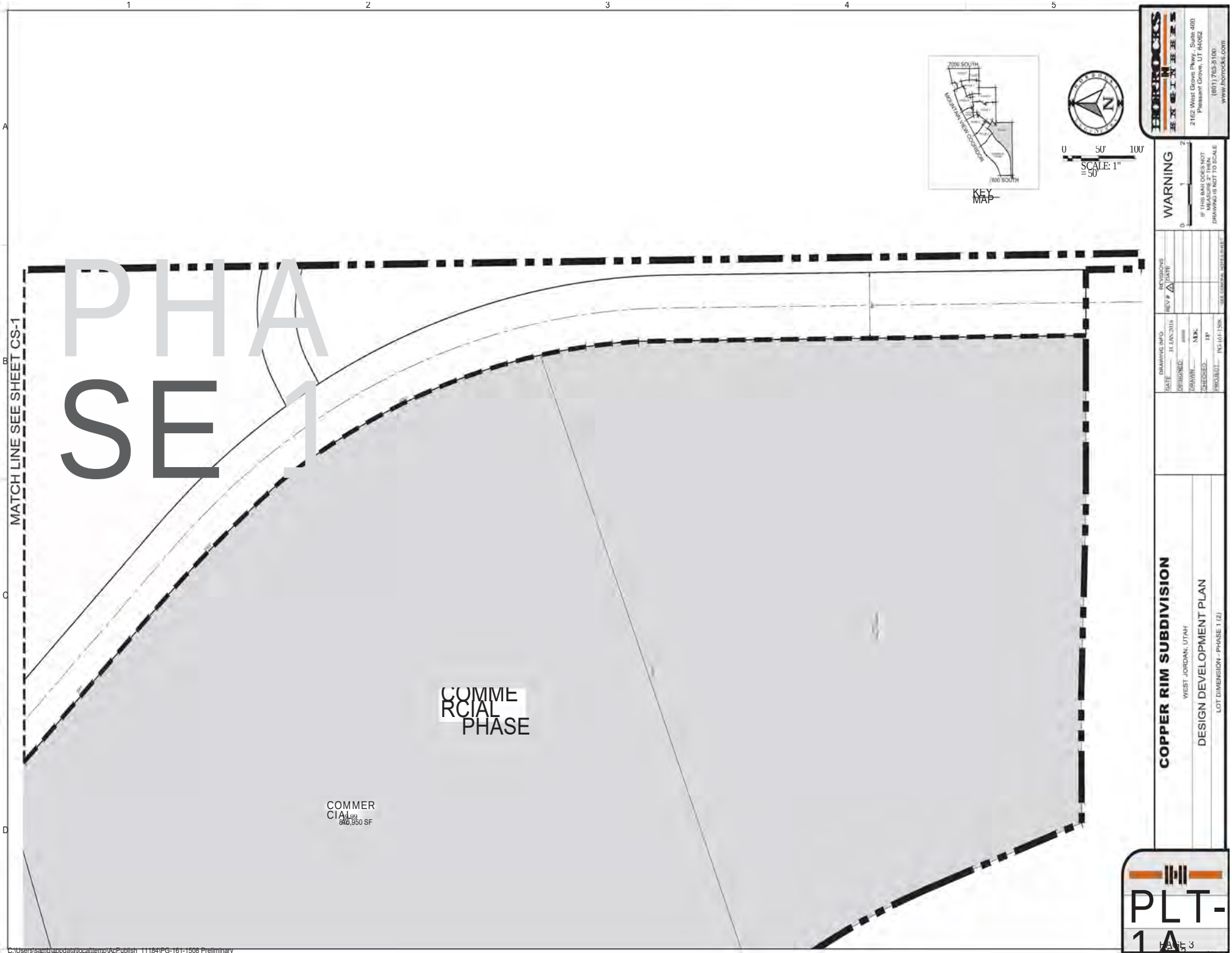
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DATE: 31 JAN 2018
DESIGNED: MM
DRAWN: MK
CHECKED: DP
PROJECT: PG-161-1508

COPPER RIM SUBDIVISION
WEST JORDAN, UTAH
DESIGN DEVELOPMENT PLAN
LOT DIMENSION - PHASE 1

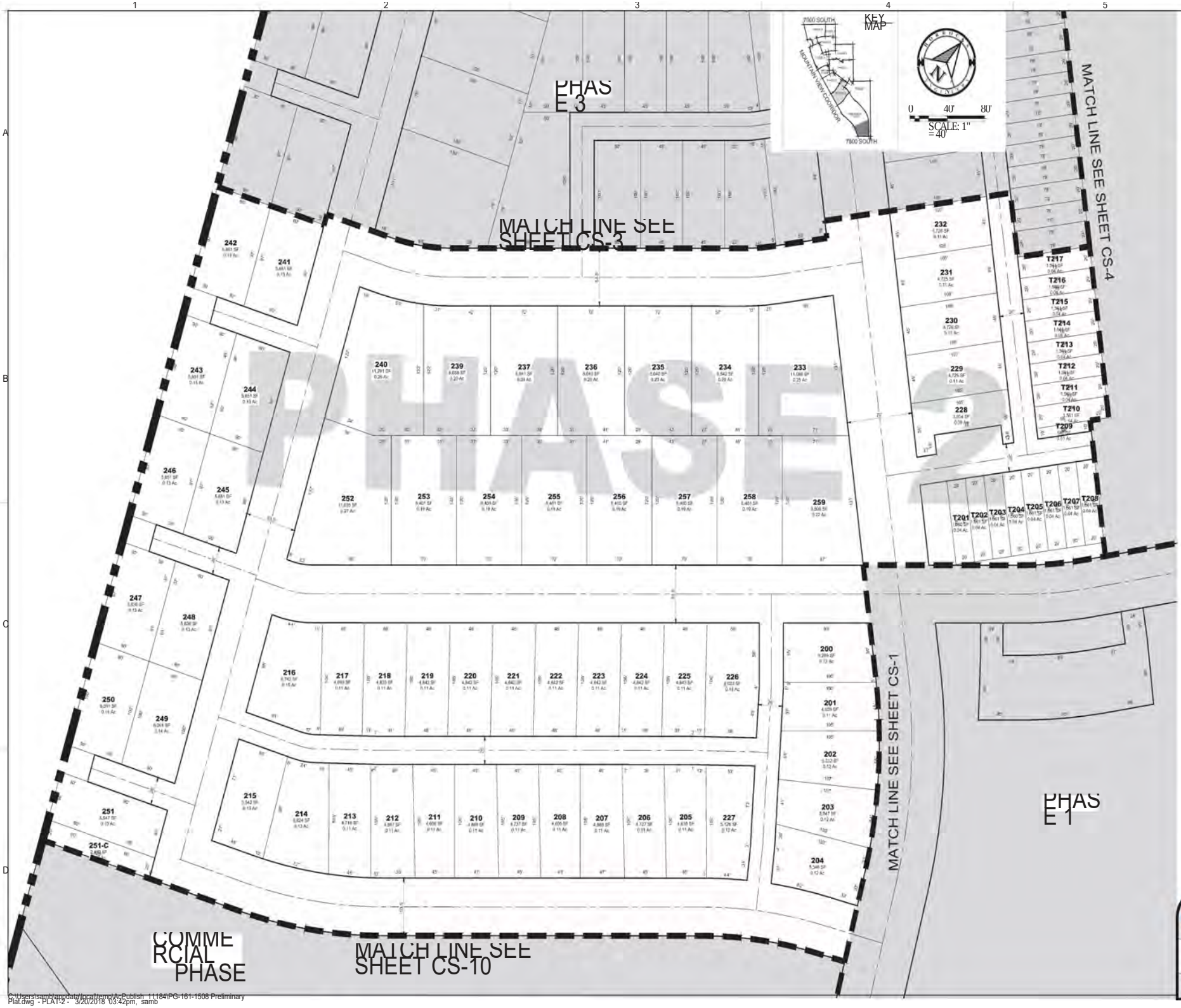
CS 1

PAGE 2 OF 12

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REVISIONS
REV # | DATE

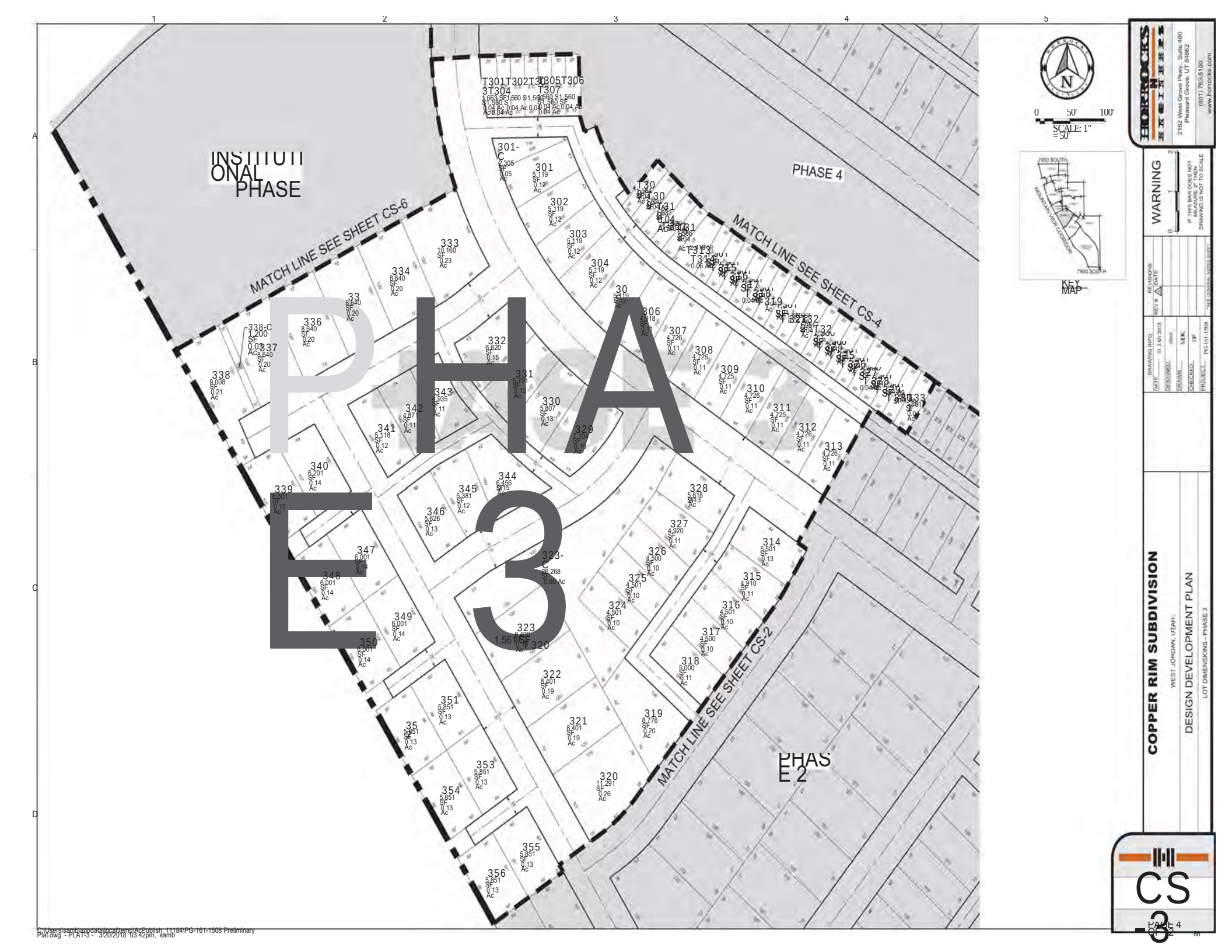
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DATE 31 JAN 2018
DESIGNED MK
DRAWN
CHECKED
PROJECT PG-161-1508

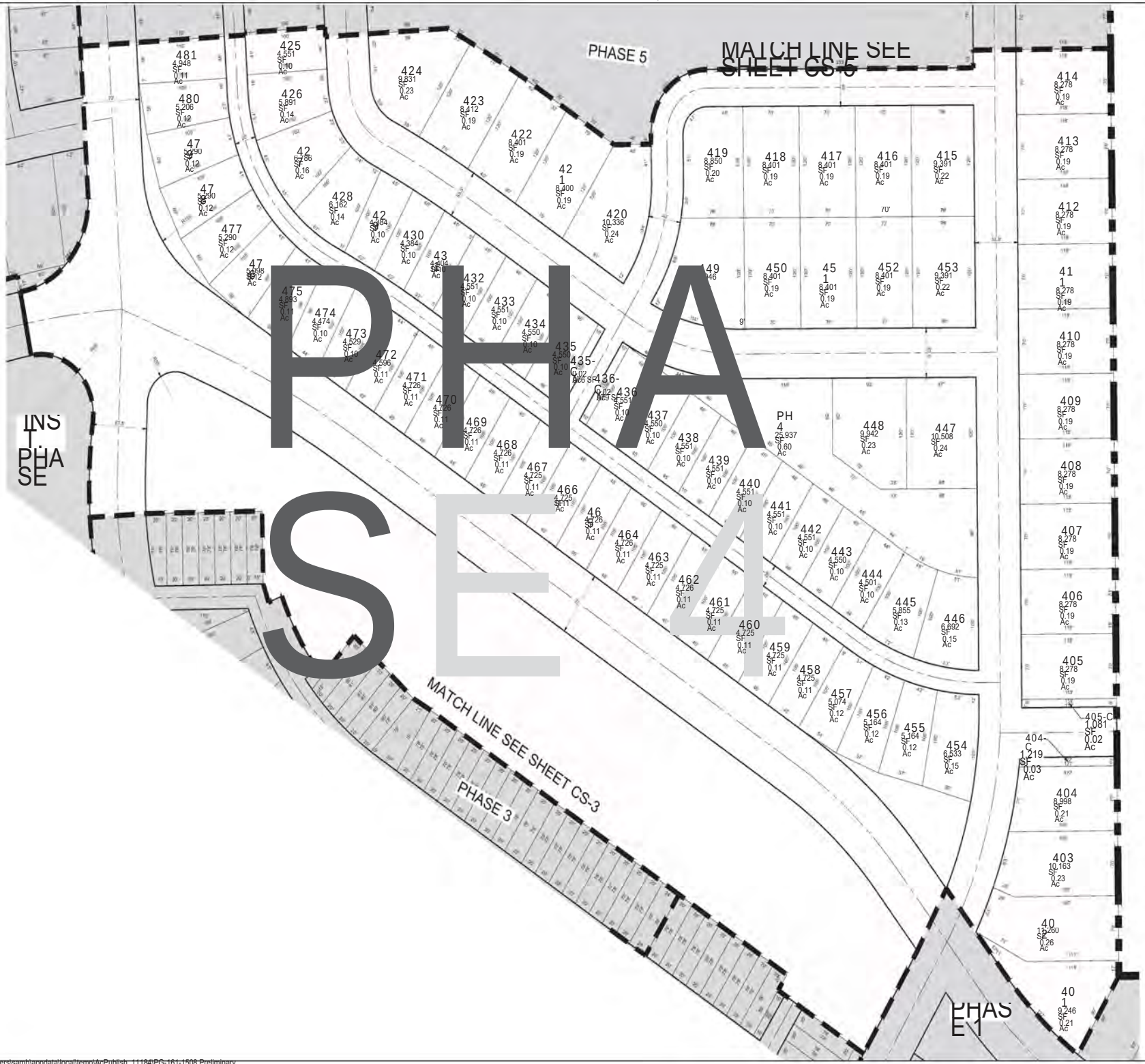
COPPER RIM SUBDIVISION
WEST JORDAN, UTAH
DESIGN DEVELOPMENT PLAN
LOT DIMENSION - PHASE 2

CS
2

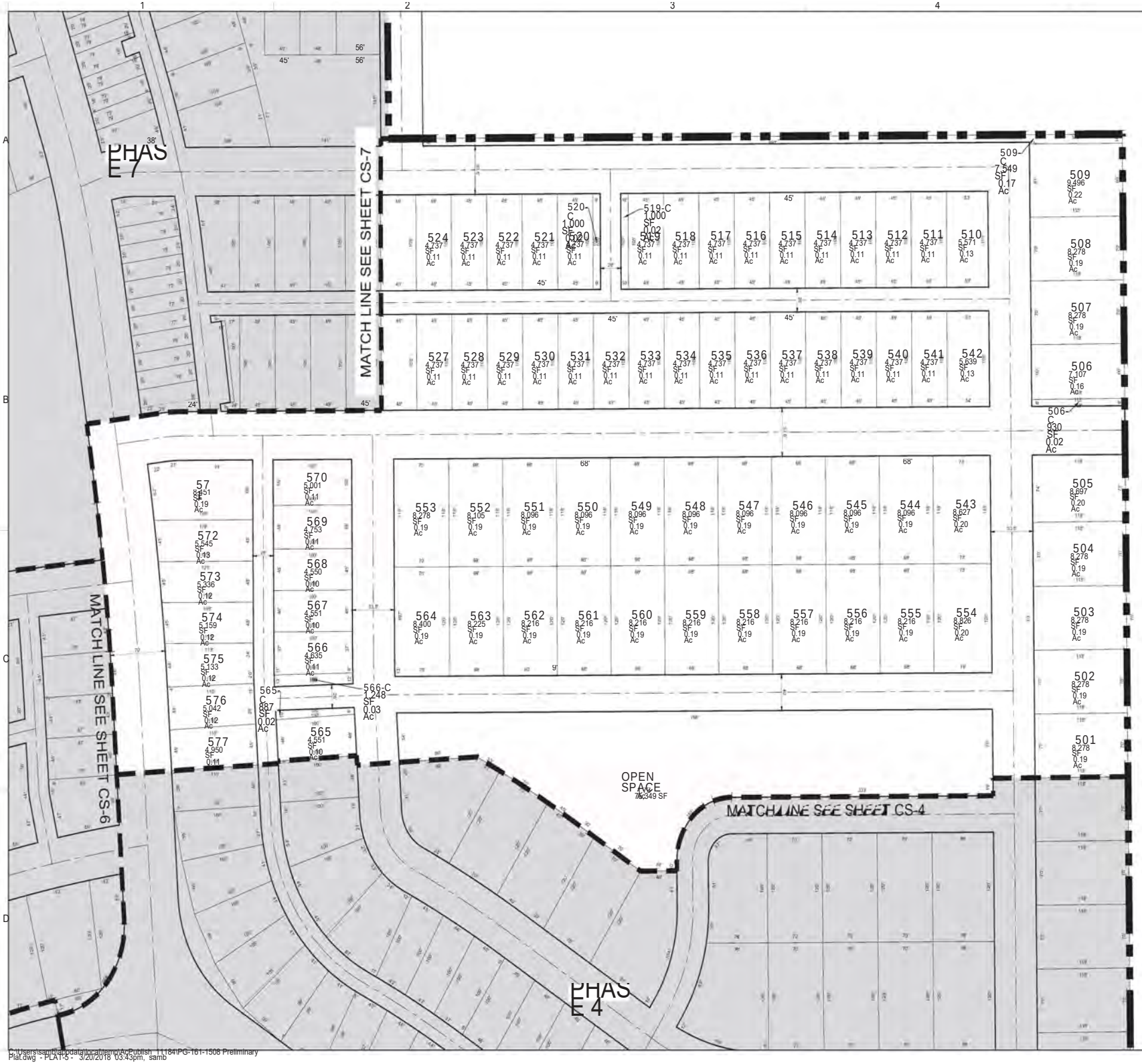
PAGE 3

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PHASE 3
INSTITUTIONAL PHASE
PHASE 4
PHASE 2
MATCH LINE SEE SHEET CS-6
MATCH LINE SEE SHEET CS-4
MATCH LINE SEE SHEET CS-2
KEY MAP
SCALE: 1" = 50'
0 50' 100'
WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE
COPPER RIM SUBDIVISION
WEST JORDAN, UTAH
DESIGN DEVELOPMENT PLAN
LOT DIMENSIONS - PHASE 3
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DATE 31-JAN-2018
DESIGNED MK
DRAWN MK
CHECKED DP
PROJECT PG-161-1508
REVISIONS
REV # DATE
CS 3
PHASE 4
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REV # | DATE

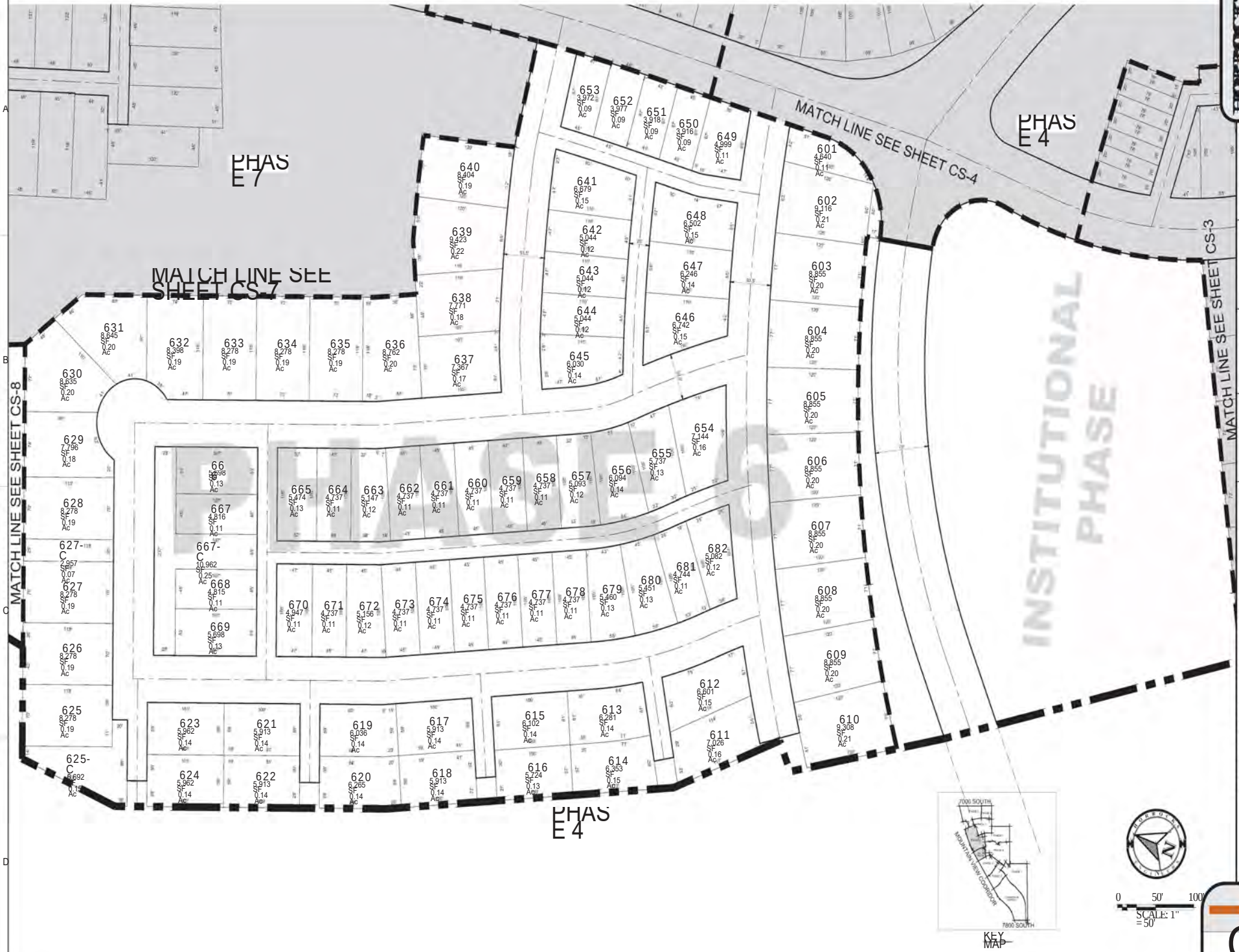
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DESIGNED MK
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CHECKED
PROJECT PG-161-1508

COPPER RIM SUBDIVISION
WEST JORDAN, UTAH

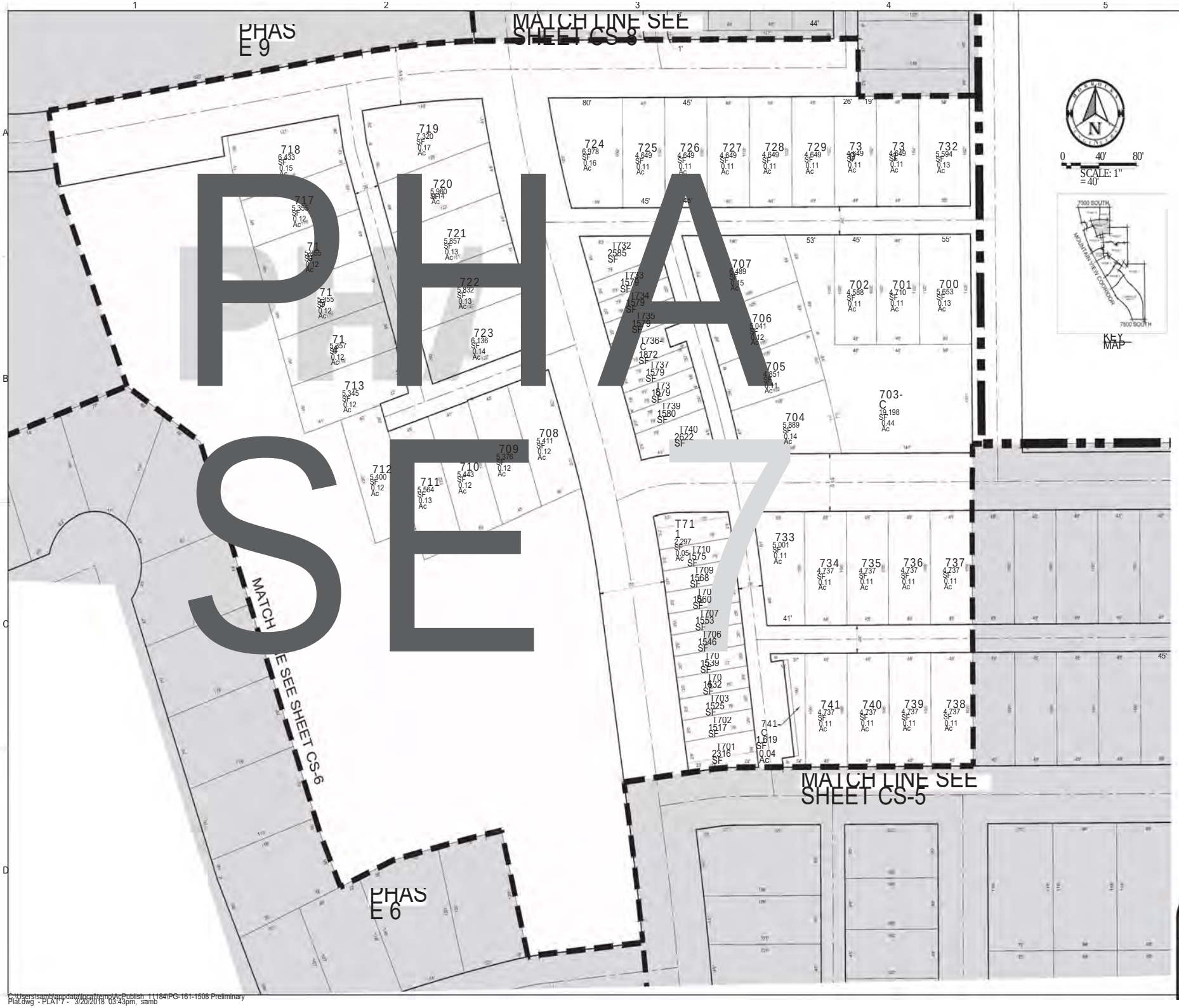
DESIGN DEVELOPMENT PLAN
LOT DIMENSIONS - PHASE 5

CS-5

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REV # | DATE

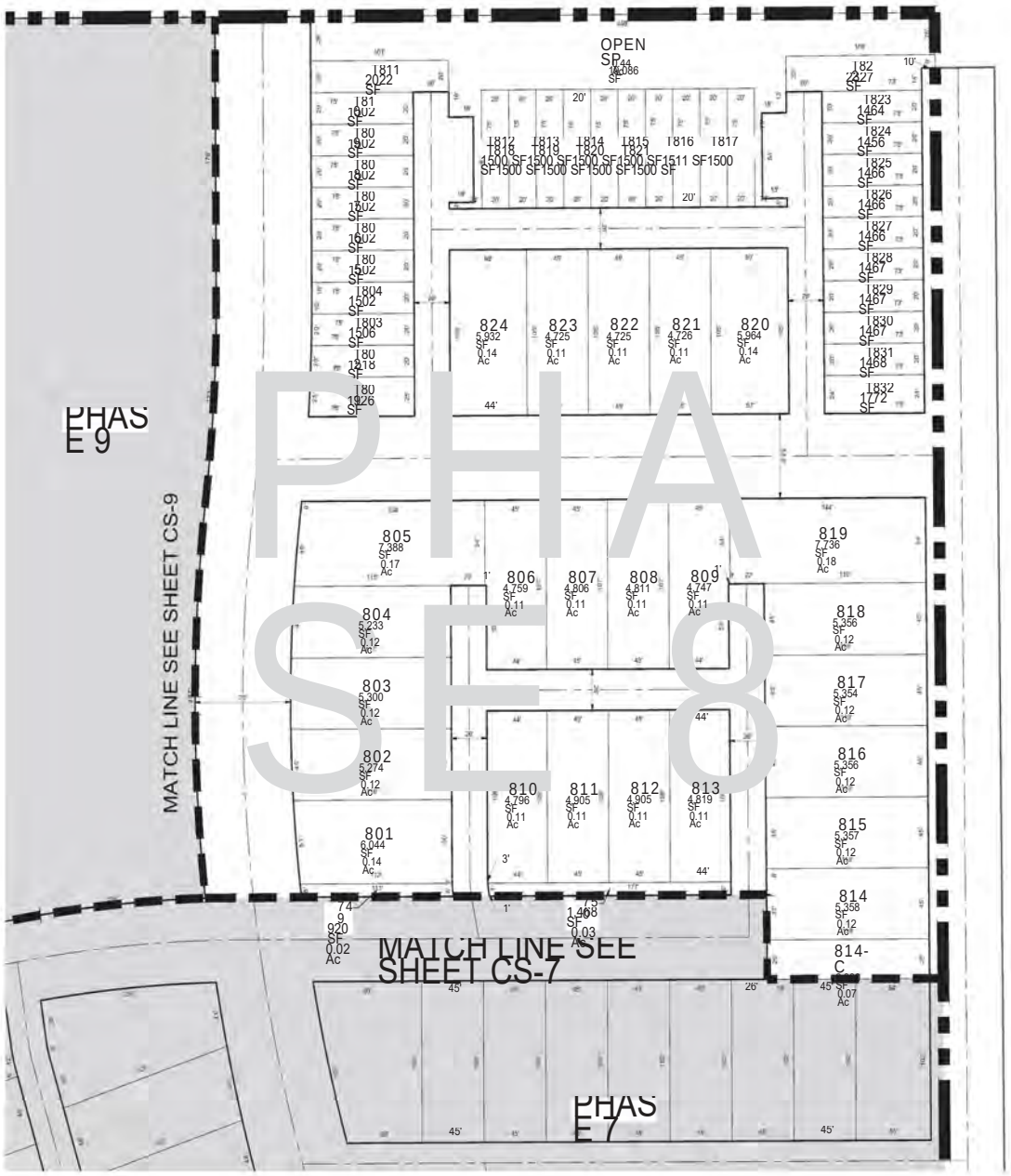
DRAWING INFO
DATE: 31-JAN-2018
DESIGNED: JBM
DRAWN: MK
CHECKED: DP
PROJECT: PG-161-1508

COPPER RIM SUBDIVISION
WEST JORDAN, UTAH

DESIGN DEVELOPMENT PLAN
LOT DIMENSIONS - PHASE 7

CS
7

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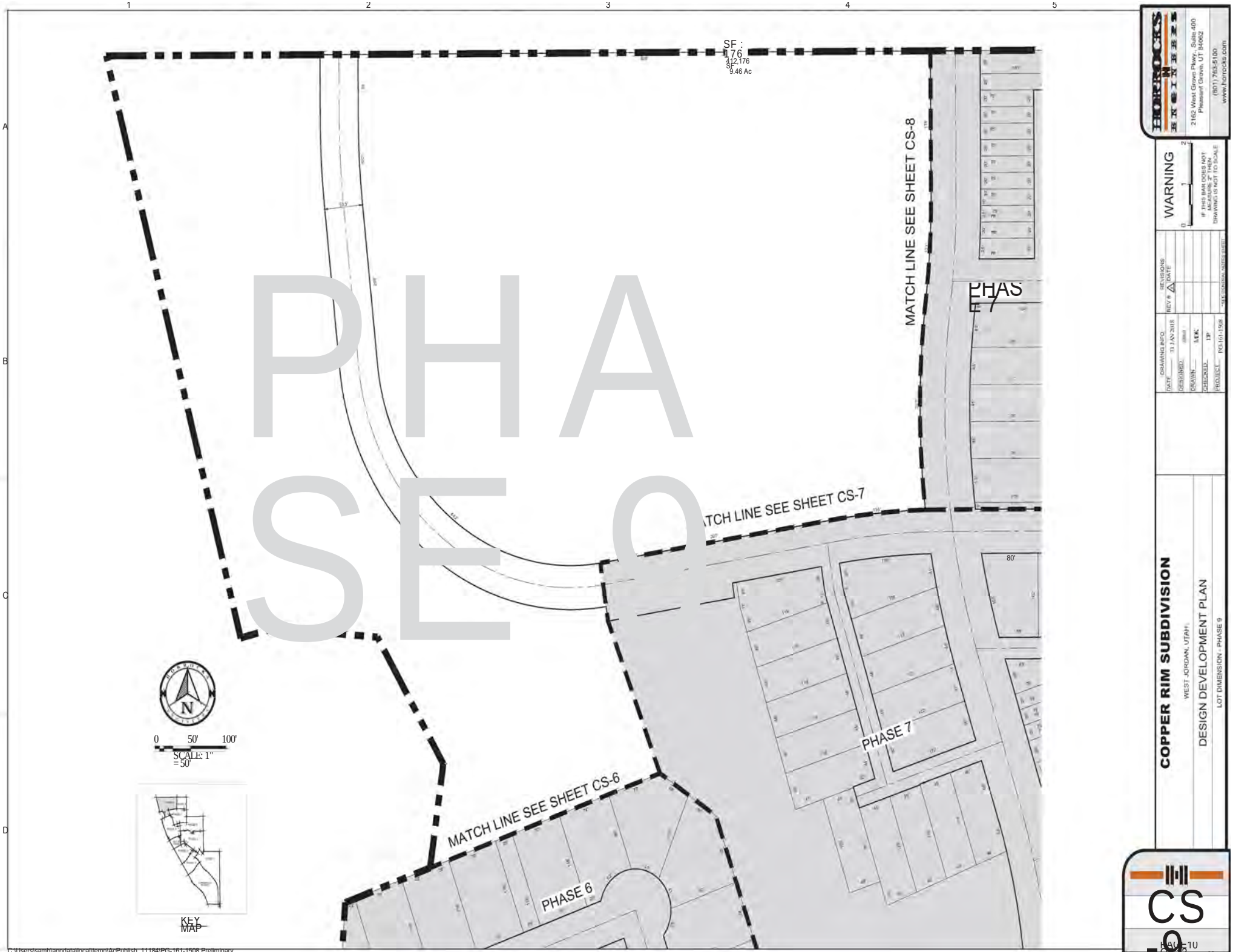
REVISIONS
REV # | DATE

DRAWING INFO
DATE: 31 JAN 2018
DESIGNED:
DRAWN: MX
CHECKED: TP
PROJECT: PG-161-1506

COPPER RIM SUBDIVISION
WEST JORDAN, UTAH
DESIGN DEVELOPMENT PLAN
LOT DIMENSION - PHASE II

CS 8

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REV # | DATE

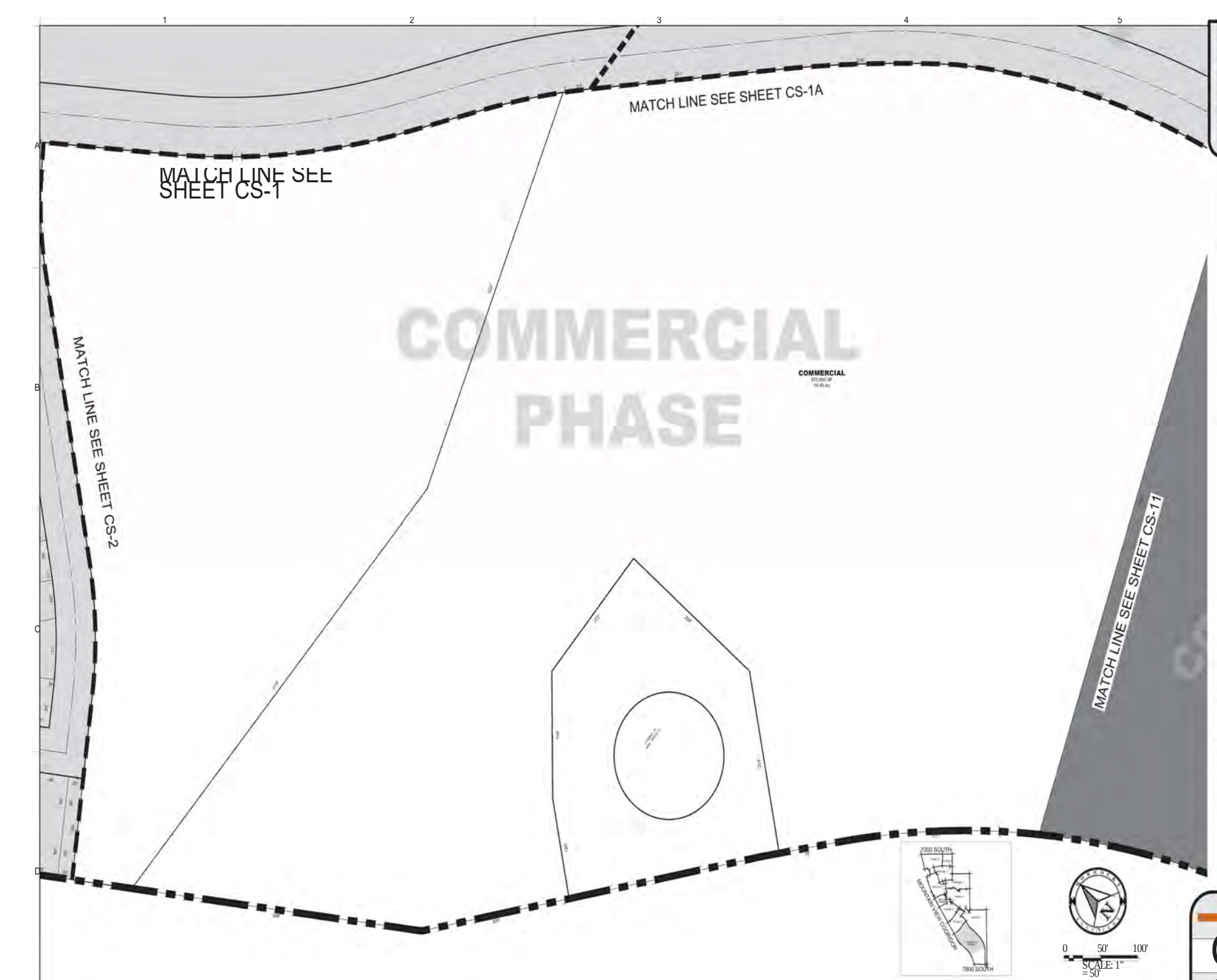
DRAWING INFO
DATE: 31 JAN 2018
DESIGNED:
DRAWN: MK
CHECKED: DP
PROJECT: PG-161-1508

COPPER RIM SUBDIVISION
WEST JORDAN, UTAH

DESIGN DEVELOPMENT PLAN
LOT DIMENSION - PHASE 9

CS
9

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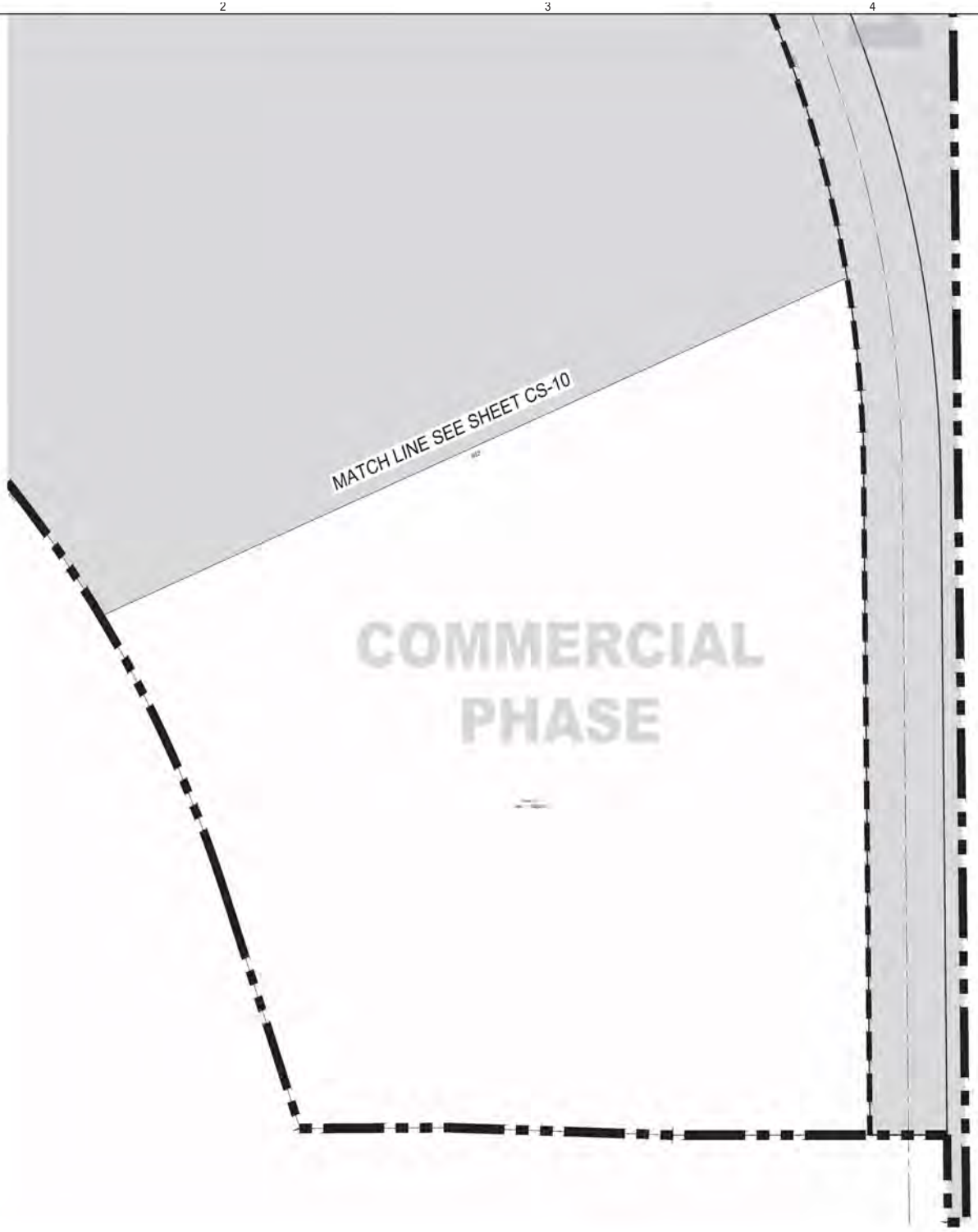
REVISIONS
REV # | DATE

DRAWING INFO
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DESIGNED: ####
DRAWN: MK
CHECKED: TP
PROJECT: PG-161-150K

COPPER RIM SUBDIVISION
WEST JORDAN, UTAH
DESIGN DEVELOPMENT PLAN
LOT DIMENSION - COMMERCIAL PHASE

CS 10

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KEY MAP

0 50' 100'

SCALE: 1" = 50'

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(801) 763-5100
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REVISIONS

REV #	DATE

DRAWING INFO

DATE	31 JAN 2018
DESIGNED	#####
DRAWN	MK
CHECKED	TP
PROJECT	PG-161-1506

COPPER RIM SUBDIVISION

WEST JORDAN, UTAH

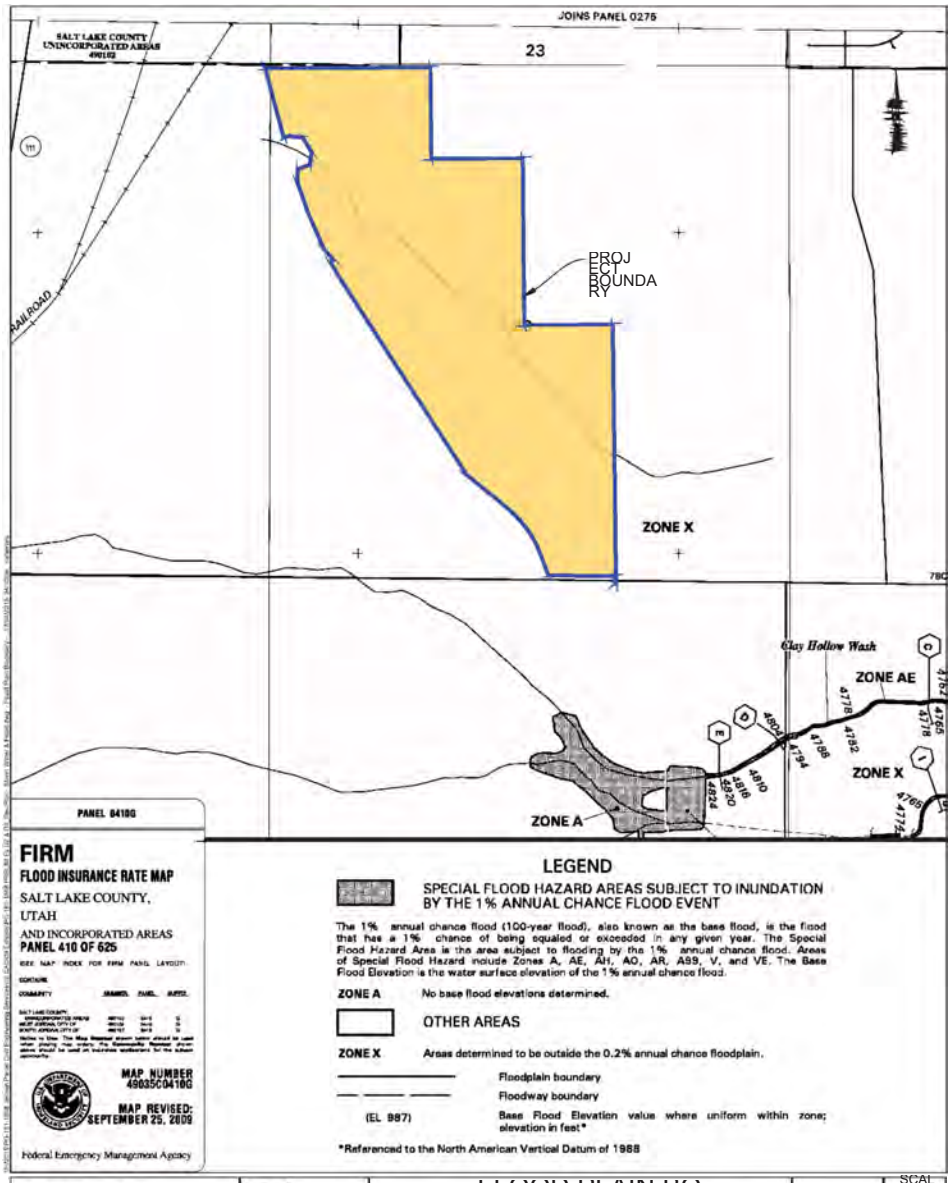
DESIGN DEVELOPMENT PLAN

LOT DIMENSION - COMMERCIAL PHASE

CS 11

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LAND
FEATURES



HORROCKS ENGINEERS
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Pleasant Grove, UT 84062
(801) 763-5100

JF CAPITAL™

FLOOD PLAIN BOUNDARY

67 DEVELOPMENT PLAN

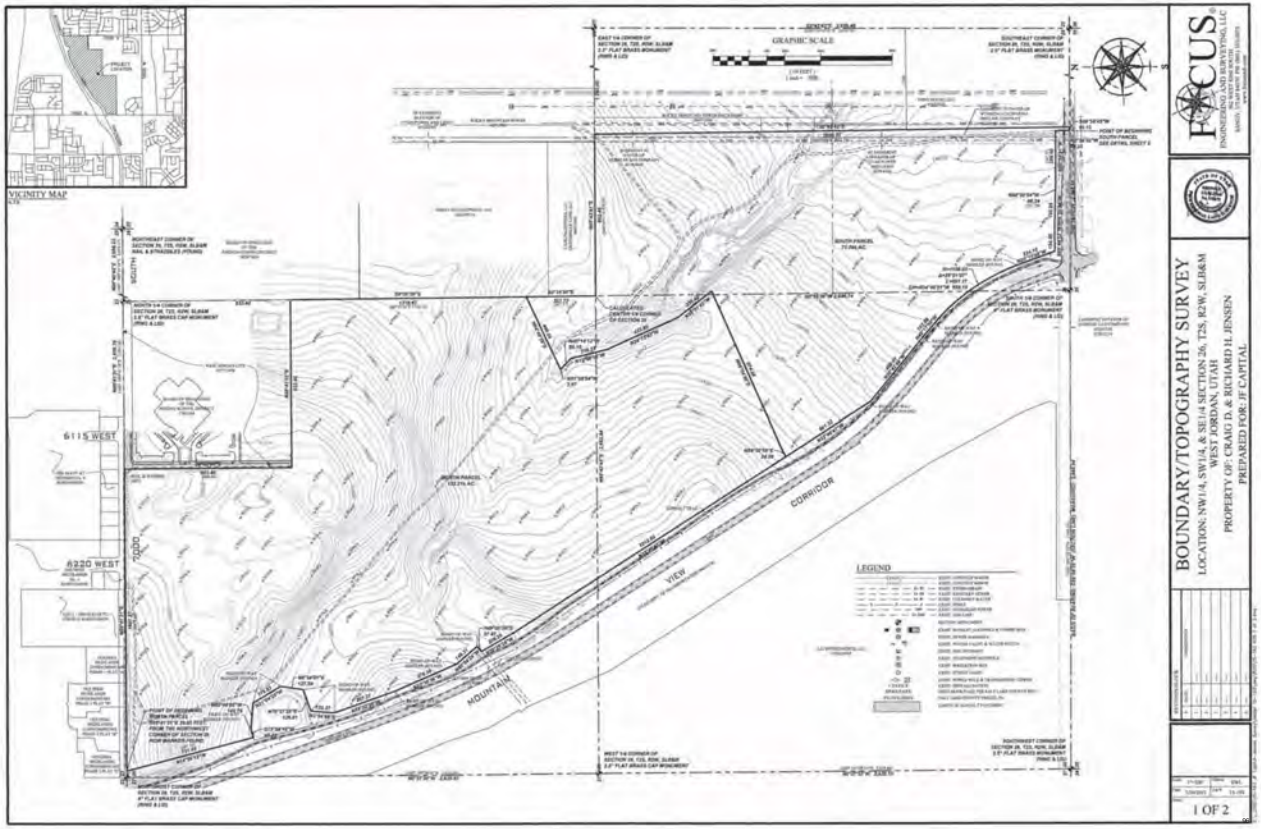
ENSEN PARCEL

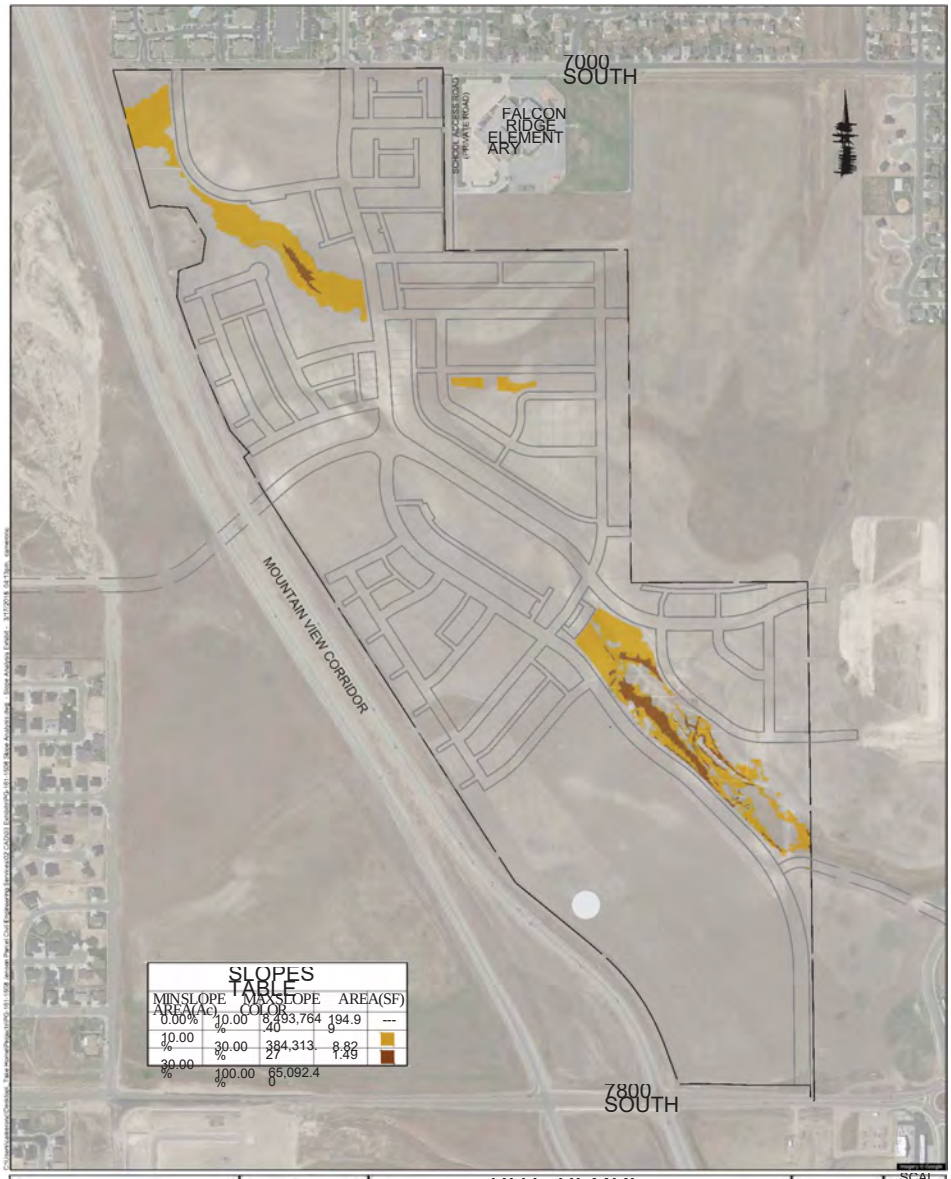
WEST JORDAN, UTAH

EXHIBIT 3

SCALE 1" = 1200'

DATE 04 DEC 2015


VICINITY MAP
GRAPHIC SCALE
6115 WEST
6220 WEST
7000
CORRIDOR
VIEW
MOUNTAIN
LEGEND
BOUNDARY/TOPOGRAPHY SURVEY
LOCATION: NW1/4, SW1/4, & SE1/4 SECTION 26, T2S, R2W, SLB&M
WEST JORDAN, UTAH
PROPERTY OF: CRAIG D. & RICHARD H. JENSEN
PREPARED FOR: JF CAPITAL
FOCUS.
1 OF 2



2162 West Grove Parkway, Suite 400 Pleasant Grove, UT 84062 (801) 763-5100

C.W. LAND

SITE SLOPE ANALYSIS

TAYLOR JENSEN PARCEL

TAYLOR JENSEN PARCEL
WEST JORDAN, UTAH

EXHIBIT S1

SCALE: 1" = 600'

DATE 18 MAR 2018

98

HORROCKS ENGINEERS

To: Project Folder
Prepared By: Marley Haupt Field Biologist Horrocks Engineers
Date: December 1, 2015
Memorandum
Subject: Jensen Parcel – Wetlands / Threatened and Endangered Species

Introduction

The project proposes to design and construct a new residential neighborhood on the Jensen parcel which is a 200 acre site located between 7800 South and 7000 South just east of Mountain View Corridor in West Jordan. Marley Haupt of Horrocks Engineers conducted a field visit of the project site on November 23, 2015 in an effort to identify any wetlands, threatened and endangered species, and/or wildlife resources which could be impacted by the project.

The purpose of this memo is to report the findings of that field visit and identify future actions which may need to be taken prior to development of the site.

General Description

The project site is located between 7800 South and 7000 South just east of Mountain View Corridor in West Jordan. The site is mostly undeveloped farmland which had recently been plowed (see Photo 1). The site is sloped with the southern portion of the site at the lowest elevation and the northern portion of the site at the highest elevation. Small discontinuous portions of the site did contain vegetation. Dominant vegetation in these areas consisted of weedy upland species, including: kochia (Kochia scoparia), Russian thistle (Kali tragus), common sunflower (Helianthus annuus), and cheat grass (Bromus tectorum). Sage brush (Artemisia tridentata) and rubber rabbit brush (Ericameria nauseosa) were also observed. The field visit was conducted outside the growing season and vegetation observed onsite was brown and no longer flowering.

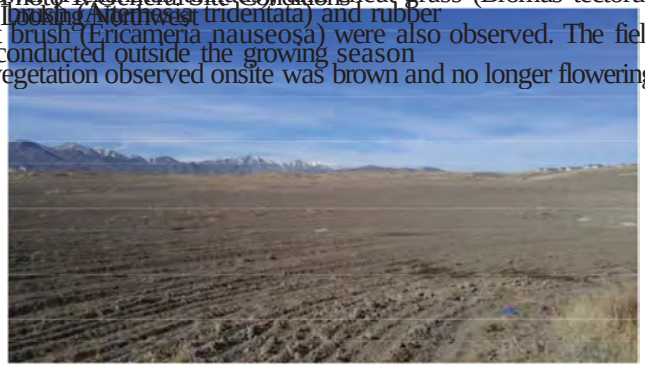


Photo 1: Southeast Site Corner looking Northwest

On the day of the site visit, it was mostly sunny with a high of 56 and a low of 28. There was no snow on the ground. No precipitation was recorded in West Jordan City on the date of the visit. No wetland or wildlife resources were identified on the site during the visit.

Threatened and Endangered Species

The project area is mostly undeveloped farmland. Appropriate federal agencies may be required to be contacted to determine if any threatened or endangered species may be impacted by the development of the site.

Field Visit Observations

Potential Waters of the U.S. and Wetlands

A small drainage was observed onsite. The drainage was previously known to be onsite and is sometimes called Dry Wash, although it is not named on U.S. Geological Survey (USGS) topography maps. The drainage is approximately 6,800 feet long and cuts through the center of the site from the northwest corner to the southeast corner. It is connected to a storm water detention basin for Mountain View Commons. The drainage contains no water observed onsite. Water from the storm water system is released into the drainage during heavy storm events. No evidence of an ordinary high water mark for the drainage was observed (see Photo 2 and Photo 3).

Photo 2: Drainage – Northwest Corner Looking Southeast



Photo 3: Drainage – Southeast Corner Looking Northwest



Threatened & Endangered Species Habitat

No evidence of threatened and endangered species or suitable habitat for threatened and endangered species was observed onsite during the field visit. As stated above, the site is largely unvegetated and has been heavily utilized for agriculture. Where vegetation is present it mainly consists of weedy species. Given these conditions, it is unlikely that any threatened or endangered species are present on the project site.

A red-tailed hawk (Buteo jamaicensis) was observed flying near several large power line structures located on the project site (see Photo 4). The hawk, and potentially other raptors or migratory birds, may use the structures as roosts or nesting sites. No nests were observed on the project site during the field visit. However, future surveys may need to be conducted prior to construction to identify any potential nesting sites or newly constructed nests.

No other wildlife was observed on the project site.

Photo 5: Power Line Structures on the Project Site



AFFIDAVITS & OWNERSHIP



AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
} ss
COUNTY OF SALT LAKE)

I (we), CRAIG D Jensen, _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at NW corner of 7800 South and 5800 West, West Jordan, Utah. My (our) signature below attests that I (we) have reviewed the proposal by JF Capital requesting review and approval of the Jensen Project (Project Name) by the City of West Jordan for the following process(s):

- ☐ General Land Use Map Amendment
- ☐ Rezone
- ☐ Conditional Use Permit
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Lot Line
- ☐ Subdivision (Minor, Major, Amendment or
- ☐ Site Plan (Multi-Family, Commercial/Industrial or
- ☐ Other: _____

My (our) signature below attests the I (we) consent to the statements and information provided in the attached plans and exhibits for the requested process(s) as checked above, and that all information presented to me (us) is true and correct to the best of my (our) knowledge.

Craig D. Jensen
(Property Owner)

_____
(Property Owner)

MELISSA TETLEY NOTARY PUBLIC STATE OF IDAHO

Subscribed and sworn to me this 11th day of December, 2015

Melissa Tetley
(Notary)
~~Residing in Salt Lake County, Utah~~
Bonneville County Idaho

My commission expires: July 13, 2021

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
} ss
COUNTY OF SALT LAKE }

I (we), Richard Jensen, _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at NW Corner of 7800 South and 5800 West, West Jordan, Utah. My (our) signature below attests that I (we) have reviewed the proposal by JF Capital requesting review and approval of The Jensen Project (Project Name) by the City of West Jordan for the following process(s):

- ☐ General Land Use Map Amendment
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- ☐ Site Plan (Multi-Family, Commercial/Industrial or
- ☐ Other: _____

My (our) signature below attests the I (we) consent to the statements and information provided in the attached plans and exhibits for the requested process(s) as checked above, and that all information presented to me (us) is true and correct to the best of my (our) knowledge.

Richard Jensen
(Property Owner)

State of Utah Notary Public
MEGAN DE LEON
Commission #681552
My Commission Expires
February 10, 2019

_____
(Property Owner)

Subscribed and sworn to me this 15th day of December, 2018.

Megan DeLeon
(Notary)
Residing in Salt Lake County, Utah

My commission expires: 2-10-19

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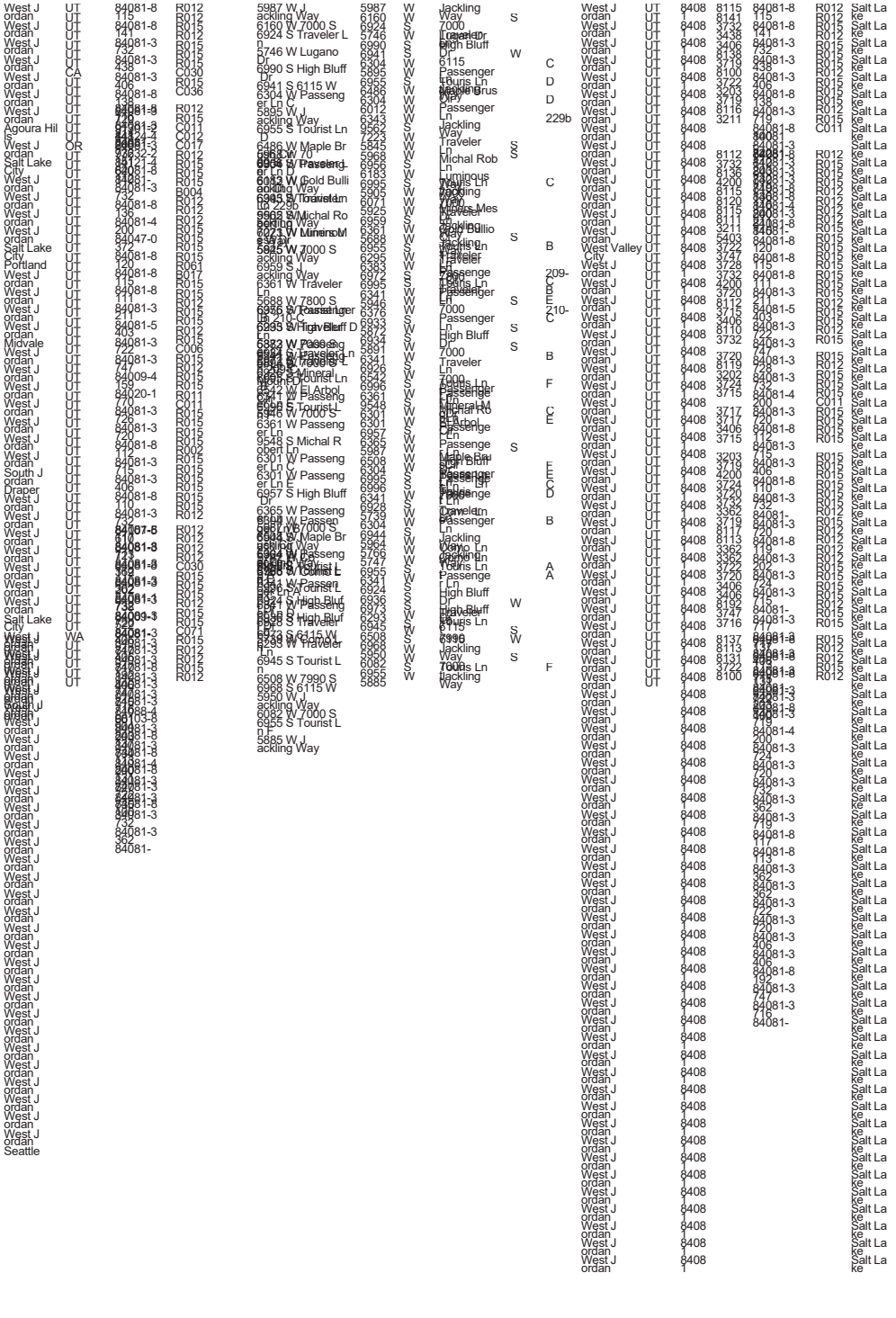
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PRELIMINARY DEVELOPMENT PLAN

May 2023



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PRELIMINARY DEVELOPMENT PLAN OVERVIEW



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DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

PLANNING AND ZONING

APPLICANT Colin Wright / C.W. Land Co. DATE 8/23/2017

PROJECT Jensen

GENERAL INFORMATION

Your Check	City Check	Description
☒	☐	Outline of the subject property(s)
☒	☐	Site acreage
☒	☐	General subdivision layout (if a subdivision is required)
☒	☐	General site plan layout (if mixed use)
☒	☐	Phasing Plan
☒	☐	Types of land use(s)
☒	☐	General street and pedestrian layout
☒	☐	General Building footprints (if mixed use)
☒	☐	Conceptual elevations of structures, buildings, monuments
☒	☐	General landscape and\or open space areas (trails, riparian corridors, equestrian and\or animal keeping areas)
☒	☐	Proposed parking areas
☒	☐	Proposed storm water detention
☒	☐	Flood plain boundary (if known)
☒	☐	Sensitive hillsides or wetlands
☐ n/a	☐	Density Bonuses (proposed amenity checklist completion)
☐ n/a	☐	Overall maximum density calculation based on proposed installation of amenities and improvements.
☒	☐	CD of all plans in PDF format

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

PLANNING AND ZONING

APPLICANT _____ DATE _____

PROJECT _____

PRELIMINARY DEVELOPMENT PLAN INFORMATION

Your Check	City Check	Description
☒	☐	Application
☒	☐	Fees
☒	☐	Owner(s) Affidavit
☒	☐	The initial submittal will require two (2) copies of the plan.
☒	☐	Subsequent submittal will require fifteen (15) 81/2 x 14 bound color textual and visual report
		Scope
☒	☐	Introduction which explains the land use and zoning characteristics
		☒ Overall project area
		☒ Number of proposed dwelling units
		☒ Number of phases
		☒ Mixed use areas
		☒ Parks
		☒ Schools
		☒ Trails
		☒ Special amenities
☒	☐	Location
		☒ Overall location of the project
		☒ Location of differing proposed land
☒	☐	Land features – description and location of existing physical features
		☒ Drainage canals
		☒ Irrigation canals
		☒ Flood plains
		☒ Steep slopes
		☒ Infrastructure
		☒ Ditches
		☒ Easements
☐ n/a	☐	Improvement and amenities installation – this portion of the report shall explain which development improvements and amenities are being selected for purposed density bonus
		n/a ☐ Exactly how the criterion is being met
		n/a ☐ The purpose of the improvement or amenity
		n/a ☐ Describe how the improvement or amenity serve the development (outside of increasing

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

overall density

n/a ☐ Define what is being installed to meet the criterion by giving the number, type and or placement of each type of improvement or amenity feature (i.e. traffic calming devices etc.)

☒ ☐ Zoning regulations

Explain how the City zoning regulations apply to the proposed development – including the following:

- ☒ Minimum and average lot area
- ☒ Minimum and average lot width
- ☒ Setback information based on garage placement
- ☒ Minimum living area per each proposed structure type
- ☒ Maximum and average height of each proposed structure type

☒ ☐ Building and structures

- ☒ Number and placement of each dwelling/structure type
- ☒ Direct reference on the plan to specific building elevations

☒ Fencing and wall – explain and indicate the following:

- ☒ Placement
- ☒ Height
- ☒ Type
- ☐ Maintenance responsibilities
- ☒ Elevation

☒ ☐ Lighting – explain and indicate the following:

- ☒ Placement
- ☒ Height
- ☒ Style(s)
- ☒ Elevation/profile
  - Ⓧ Light
  - Ⓧ Light base
  - Ⓧ Fixture

☒ ☐ Public and private use areas – explain areas which will serve as either public or private use areas

- ☒ Recreational
- ☒ Open space
- ☒ Park
- ☒ School
- ☒ Public utility
- ☒ Maintenance responsibilities for each use area

☒ ☐ Landscaping – identify the following:

- ☒ Location
- ☒ Amount sqft
- ☒ Purpose

☒ ☐ Reimbursement of Public

- ☒ Explain and specify all improvements, facilities and amenities that meet the criteria and eligibility for a reimbursement agreement

o See Proposed Development Agreement in Separate Application

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

Include as an appendix or inserted throughout the report detailed renderings and drawings of the following

- ☒ Existing land use and zoning surrounding the proposed development
- ☒ Location of all abutting structures within 100 ft
- ☒ Identify all abutting property owners

Exterior elevations of all sides or exterior perspectives of the following:

- ☒ Residential buildings
- ☒ Mixed use buildings
- ☒ Monuments
- ☒ Gateway features
- ☒ any additional structures

Residential development

- ☒ Building envelope of every lot
- ☒ Lot dimensions
- ☒ Building footprint
- ☒ Lot area

Street layout system

Parking layout

- ☒ Parking stalls
- ☒ Ingress and egress areas
- ☒ Emergency lanes
- ☒ Medians

Location of existing services

- ☒ Water
- ☒ Sanitary sewer
- ☒ Storm Drain
- ☒ Electricity
- ☒ Natural gas

Copy of preliminary site plan showing:

- ☒ Site plan
- ☒ Landscape and irrigation plan
- ☒ Fencing /wall plan
- ☒ Lighting

Copy of preliminary subdivision or condominium plat showing:

- ☒ Slope analysis map for projects with a slope in excess of 10%
- ☒ Drainage ways
- ☒ Roadway plans
- ☒ Traffic impact study (if applicable)
- ☒ Existing public facilities/utilities

☒ ☐ CD of all plans in PDF format

CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road
(801) 569-5180

20-26-326-003-4001
20-26-326-003-4002
20-26-101-004-4001
20-26-101-004-4002

Sidwell #: _____ Acreage: _____ Lots: _____ Zoning: A-20

Project Location: NW Corner of 7800 South and 5800 West

Project Name: Copper Rim

Type of Application:

- ☐ Subdivision
- ☐ Site Plan
- ☐ Rezone
- ☐ Condominium
- ☐ Conditional Use Permit
- ☐ General Land Use Amendment
- ☐ Agreement
- ☐ Other _____

Applicant: Colin Wright ***Company:*** CW LAND Co.

Address: 1222 West Legacy Crossing Blvd. #6

City: Centerville **State:** Utah **Zip:** 84014

Telephone: Office: (801)721-9079 **Cell:** _____

Email bryan@cw.land

Property Owner: Craig D. Jensen and Richard H. Jensen

Address: 1222 West Legacy Crossing Blvd. #6

City: Centerville **State:** UT **Zip:** 84014

Telephone: Office: (801)888-5528 **Cell:** _____

Email colin@cw.land

Engineer: Dave Peterson ***Company:*** Horrocks Engineers

Address: 2162 W. Grove Parkway, Suite 400

City: Pleasant Grove **State:** UT **Zip:** 84062

Telephone: Office: (801)763-5277 **Cell:** _____

Email davep@horrocks.com

Architect: Eric Osth, AIA ***Company:*** Urban Design Associates

Address: 3 PPG Place, 3rd Floor

City: Pittsburgh **State:** PA **Zip:** 15222

Telephone: Office: (412)263_5200 **Cell:** (412)225-0435

Email _____

SIGNATURE: _____ **DATE:** _____

Project #: _____ **Date:** _____

Received By: ODA _____ **PLANNING** _____ **ENGINEERING** _____

Revised 9/1/14

WEST JORDAN DEVELOPMENT APPLICATION REVIEW FEES

8000 South Redwood Road
(801) 569-5180

Preliminary and Final Review fee amount includes two (2) reviews.
Additional reviews will be charged the supplemental rate as noted.
The fees listed here are in no way a guarantee that these are the only fees assessed by the City of West Jordan.

CONDITIONAL AND TEMPORARY USE PERMITS

____	Conditional Use Permit – *CUP*	$700
____	Administrative Conditional Use Permit - *CUPA*	$350
____	Engineering Review Fee - *ECUP*	$200
____	Amended Conditional Use - *ACUP*	$200
____	Temporary Use Permit Planning Commission - *TUPC*	$350
____	Temporary Use Permit Administrative - *TUP*	$150
____	Temporary Use Permit Renewal - *TUPR*	$150

GENERAL PLAN AND ZONE AMENDMENTS

____	General Land Use Map Amendment -- *PRG*	$1,590
____	General Land Use Text Amendment -- *MPA*	$2,010
____	Zone Change Review --*ZCR*	$1,590
____	Zone Text Amendment --*ZTA*	$2,010

AGREEMENTS AND DEVELOPMENT PLANS

____	Agreement Request (Reimbursement, Franchise etc) -*DRPA*	$1,000 Deposit plus Staff time
____	Conceptual Development Plan – *DPC*	$490
✓	Preliminary Development Plan – *PDP*	$1,065 (includes 2 reviews)
____	Preliminary Development Plan Supplemental –*PDPS*	$83.50 Hourly Charge
____	Final Development Plan – *FDP*	$850 (includes 2 reviews)
____	Final Development Plan Supplemental – *FDPS*	$84 Hourly Charge
____	Revised Preliminary Development Plan – *RPP*	$850 (includes 2 reviews)
____	Revised Preliminary Development Plan Supplemental - *RPDS*	$84 Hour Charge
____	Revised Final Development Plan – *RFP*	$850 (includes 2 reviews)
____	Revised Final Development Supplemental - *FDPS*	$84 Hourly Charge
✓	Engineering Review Fee - *EAPR*	$350

MISCELLANEOUS

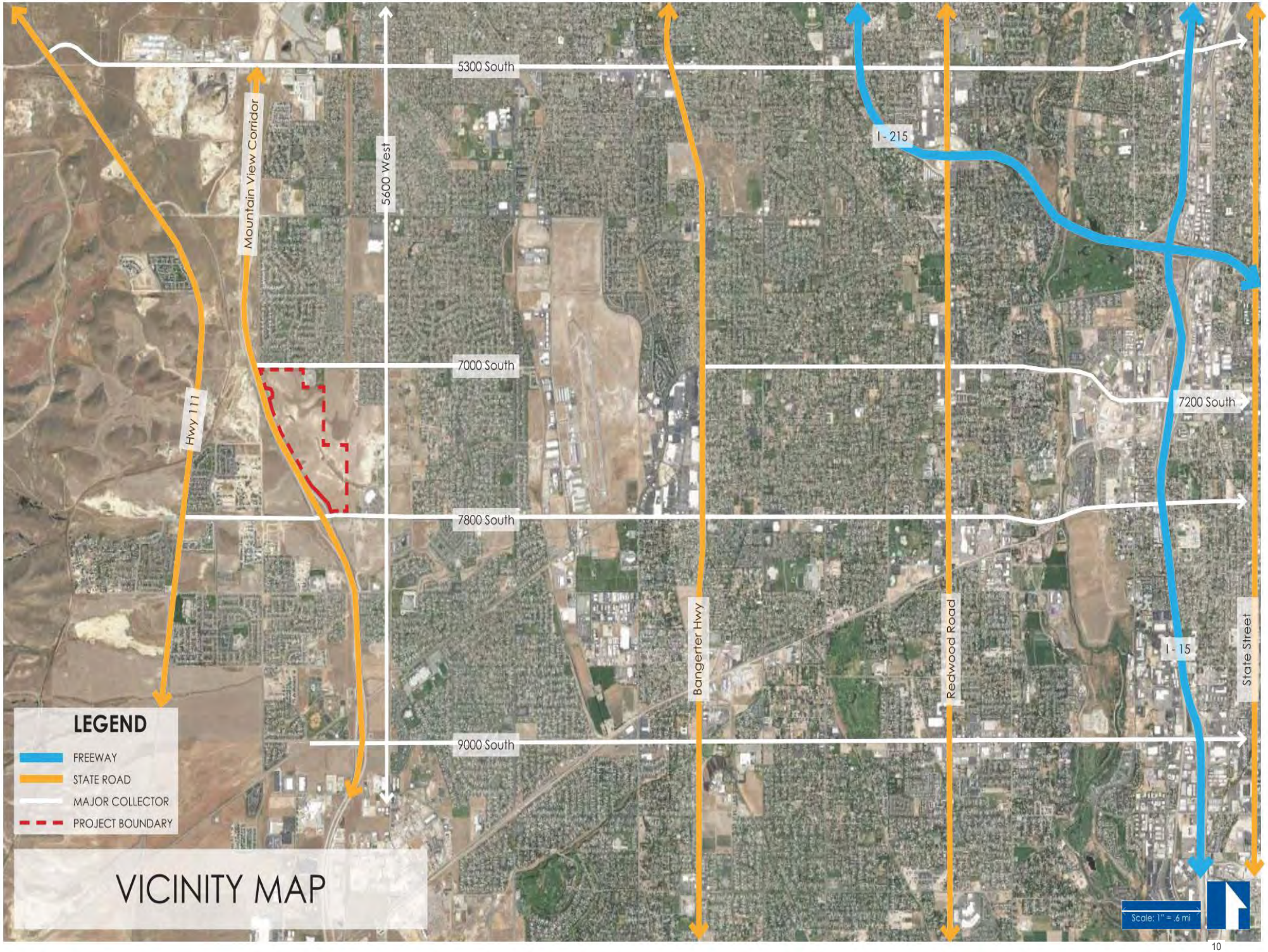
____	Amended Subdivision Condition – *ASC*	$450 (includes 2 reviews)
____	Amended Subdivision Condition Supplemental - *SASC*	$88 Hourly Charge
____	Annexation - *RRA*	$2375 (includes 2 reviews)
____	Annexation Supplemental Review - *RRAS*	$82 Hourly Charge
____	Concept Plan Meeting – *CPM*	$500
✓	Design Review Committee – *ARC*	$250
____	Development Time Extension -- *DTE*	$150
____	Miscellaneous PC Application -- *MPC*	$400
____	Request for Modification of Eng Design Standards-*RMDS*	$500
____	Request for Modification of Design Standards *WAV*	$1,150
____	Request for Deferral –*DEF*	$1,150
____	Sheet Change Correction – *SCC*	$41 per Sheet
____	Street Vacation - *ROWV*	$1490 (includes 2 reviews)
____	Street Vacation Supplemental Review- *RWVS*	$81.50 Hourly Charge
____	Subdivision Vacation - *SVA*	$1490 (includes 2 reviews)
____	Subdivision Vacation Supplemental Review - *SVAS*	$81.50 Hourly
____	Zoning Administration / Interpretation – *ZAIN*	$52 per Hour
____	Zoning Verification Letter -- *ZVL*	$50

APPEALS

____	Board of Adjustments Variance Request – *VRA*	$800
____	Board of Adjustment Expansion of Non-Conforming Use –*VRE*	$800
____	Sign Plan Review/Appeal – *SPP*	$250
____	City Council -*ACC*	$1,150
____	Appeal of Administrative Decision - *SPA*	$980
____	Appeal to Board of Adjustments – *ABAD*	$250

SCOPE





VICINITY MAP

Zoning & Land Use

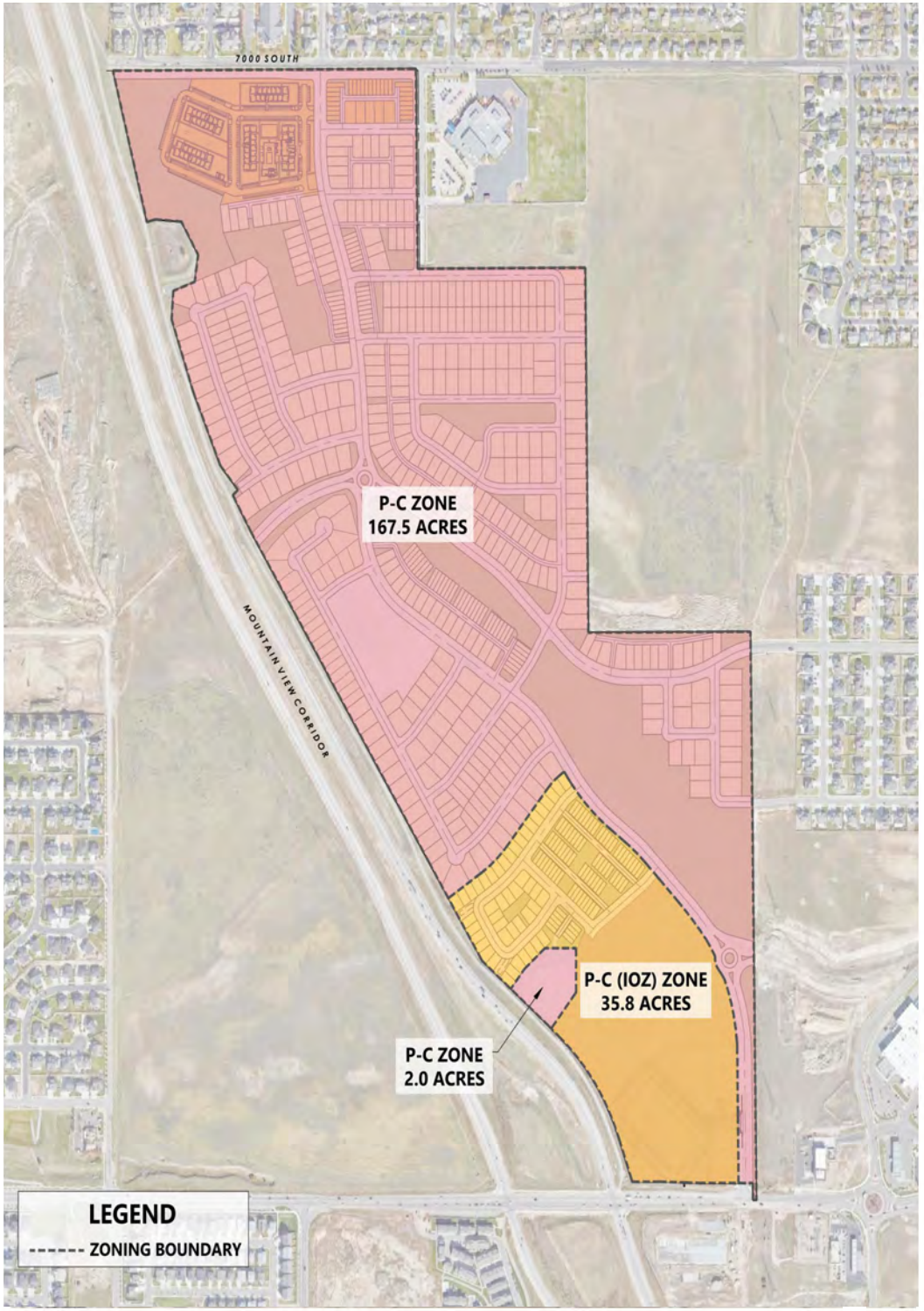
The Copper Rim project is a 205-acre mixed use development located in West Jordan City between 7000 South and 7800 South, from approximately 5900 West to the Mountain View Corridor. The land has historically been zoned A-20 agriculture, but was recently changed to Planned Community (PC). This zone change brings the property more in line with other adjacent properties that have recently been developed and/or approved as commercial or residential development. The construction of Mountain View corridor (MVC) has significantly altered the character of the property in terms of visibility, land use potential, and access. The close proximity to MVC creates both opportunities and challenges for future land uses within the property. As a result, the master plan includes a mix of medium and higher density residential products, along with a proposed commercial center on 7800 South.

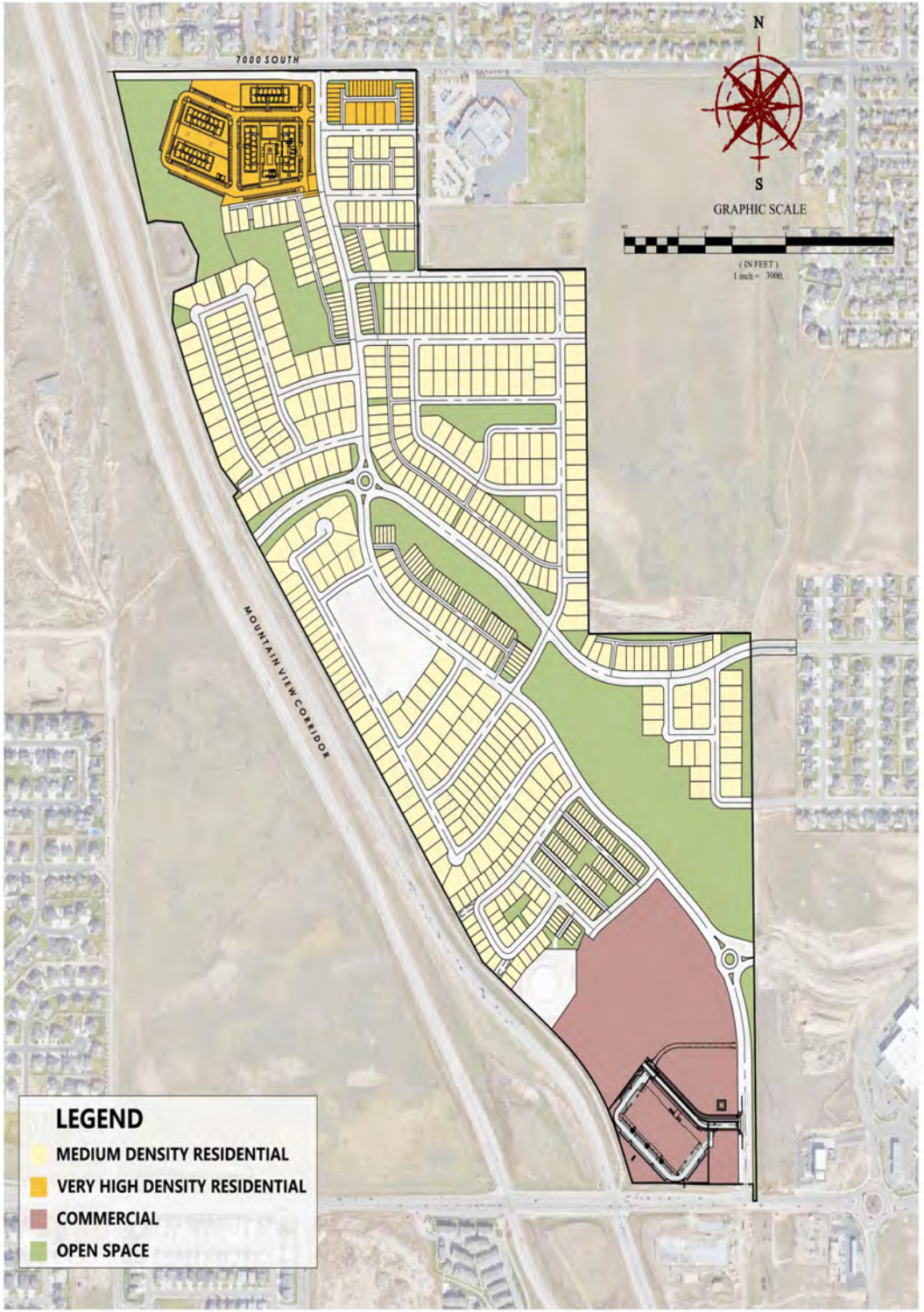
The Preliminary Development Plan calls for 878 residential units; comprised of Preserve Lots, Cottage Lots, Townhomes, and Age Restricted Units. The Copper Rim project also includes a 22.8-acre commercial parcel and a 4.3 acre church site. The average residential density for the medium density area is 4.28 du/ac.

Open space is the central unifying feature within the plan with multiple open spaces that are visually prominent from collector streets. A few of the local streets within the project are also single loaded in order to preserve visual exposure of open space for the majority of residents. Neighborhoods are organized around the open space network that includes a community clubhouse, an amphitheater, a community garden, tot lots, passive and active recreation areas, pocket parks, paseos, greens, miles of trails, and the natural open space drainage corridor associated with Dry Wash.

A great deal of planning effort went into making sure that residential units adjacent to collector streets don't have any driveway curb-cuts onto the collector. All residential units fronting onto collector streets are either alley-loaded, or have a side-on condition taking access from an intersecting local street. This will create an enhanced pedestrian experience along all collector streets within the project.

The Copper Rim project is comprised of 9 development phases. Proposed phase boundaries were designed to provide adequate infrastructure and access to development parcels that are large enough to sustain construction for a reasonable period. No new schools will be provided in the plan. Negotiations with the school district determined that residents within the projects can be adequately served by existing nearby schools.





Use Map and Buildout Allocation

TABLE 1 - BUILDOUT ALLOCATION

USE	ACRES
MEDIUM DENSITY RESIDENTIAL	169.8 AC
VERY HIGH DENSITY RESIDENTIAL	12.7 AC
COMMERCIAL	22.8 AC
TOTAL ACRES	205.3 AC

Density Designation

As seen in the Density Designation diagram to the right, Copper Rim is broken up into three zoning distinctions: Commercial, Medium Density Residential, and Very High Density Residential. The following paragraphs will break down each zoning distinction by acreage, total units, roads, area above 30% slope, and other undevelopable acreage (See Title 13-5C-6-A2 and Title 13-5C-6-B).

Commercial:
The commercial area as shown in the Density Designation diagram is 22.8 acres. Within this parcel there are no residential units, therefore the density for this area is zero units per acre.

Medium Density Residential:
The medium density residential area is 169.8 acres, and includes the 4.3 acre institutional phase, and the two acre water tank. There are 45.9 acres of road, and 2.5 acres of area above 30% slope, which leaves 117.1 acres of developable land. Within the medium density residential area are 180 preserve lots, 323 cottage lots, and 171 townhome lots for a total unit count of 674. The average net density for the medium density area is 5.7 du/ac (674 units / 117.1 acres)

Very High Density Residential:
The very high density residential area is 12.7 acres, and encompasses part of phase 8, and all of phase 9. There are 0.85 acres of roads in this zoning distinction, and no acres above 30% slope which leaves 11.85 acres of developable land. Within the very high density residential area are 204 age restricted units, 27 townhomes, and 5 cottage lots for a total of 236 overall units. The average net density for the very high density residential area is 19.9 du/ac (236 units/11.85 acres)

Overall Density:
The overall density is calculated by totaling the total number of units, divided by the combined developable area of the entire development. There are 878 units (642 medium density units + 236 very high density units) in the development and 156.9 acres of developable land (22.8 commercial acres +122.25 medium density acres +11.9 very high density acres). 878 units divided by 156.9 acres of developable land equals 5.6 du/ac for the entire development. Townhomes constitute 25.4% of the total unit count excluding the age restricted units.

Lot Types:
Relative to West Jordan's land use classification, low, medium, high, and very high density land use categories, Copper Rim contains 180 medium density lots (preserve lots), 323 high density lots (cottage lots), and 375 very high density lots (townhomes and age restricted units). The product types and density designation listed in this preliminary concept development plan are in harmony with the goals set forth by the West Jordan Comprehensive General Plan which are: vibrant economic development, efficient transportation, sustainable growth, infrastructure and quality design, and responsive, transparent and trusted communication. The plan includes an extensive trail system and cluster design scenarios which allow for larger areas of open space. It also seeks to give a range of residential housing types in order to provide housing opportunities for all age groups and income levels.

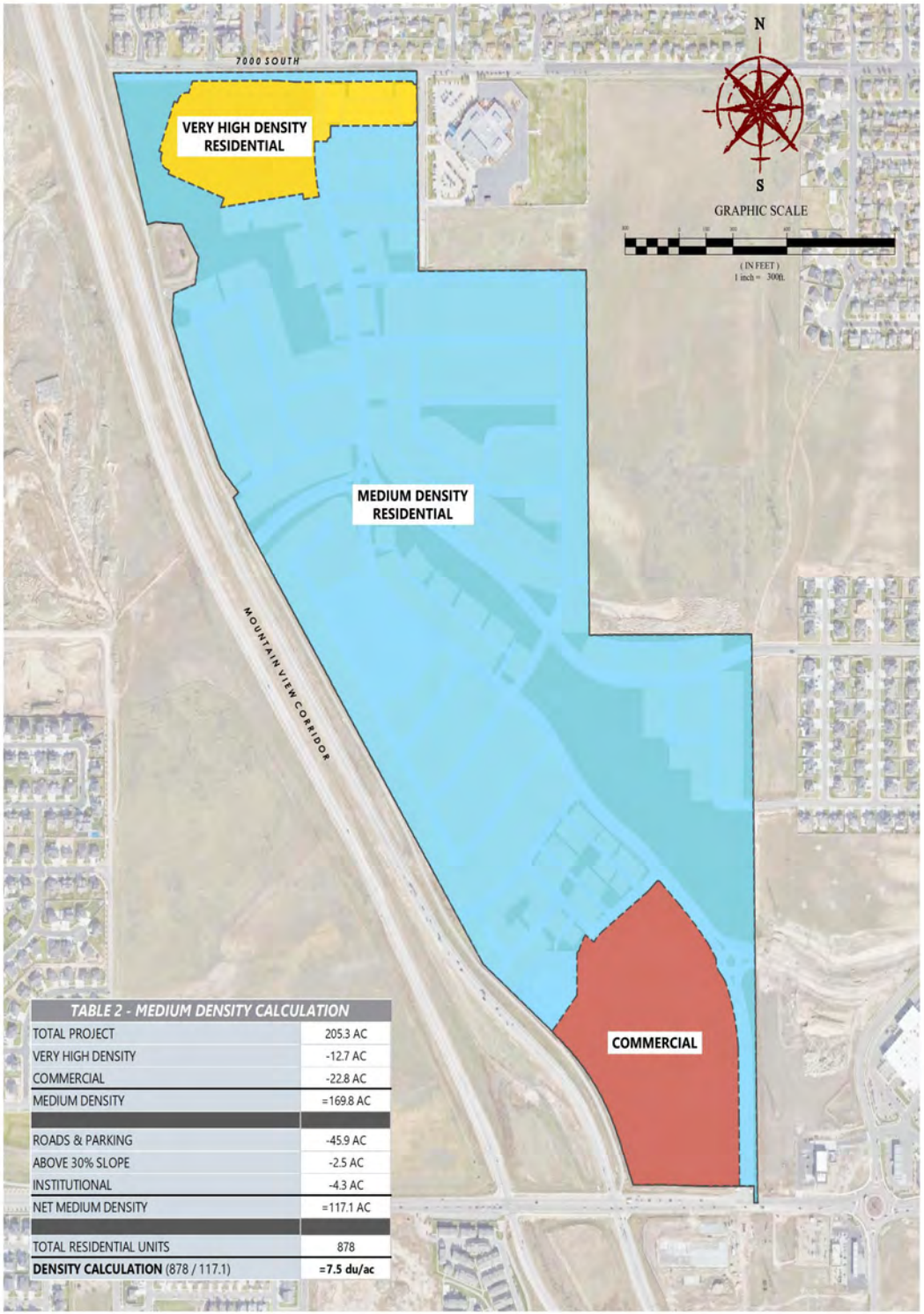
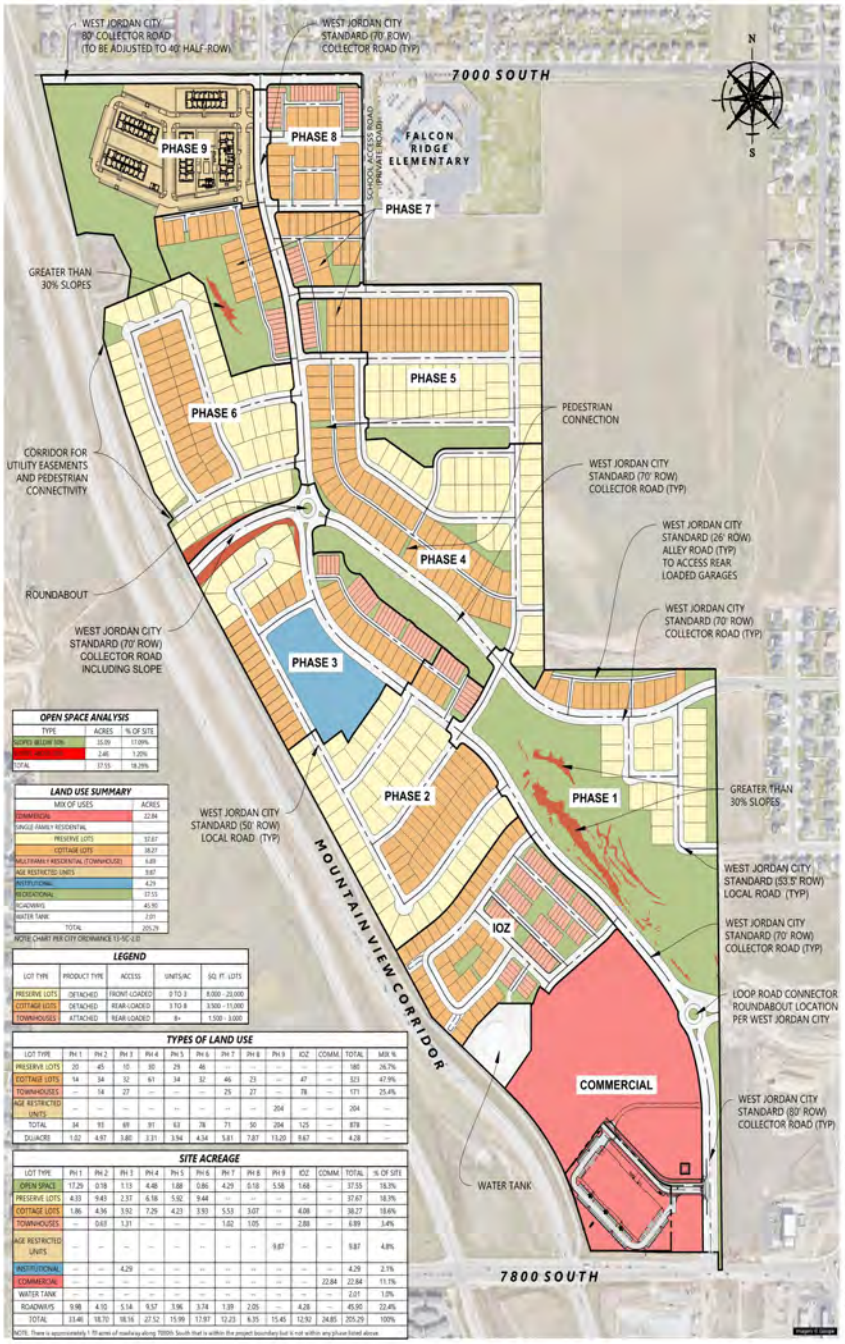


TABLE 2 - MEDIUM DENSITY CALCULATION	
TOTAL PROJECT	205.3 AC
VERY HIGH DENSITY	-12.7 AC
COMMERCIAL	-22.8 AC
MEDIUM DENSITY	=169.8 AC
ROADS & PARKING	-45.9 AC
ABOVE 30% SLOPE	-2.5 AC
INSTITUTIONAL	-4.3 AC
NET MEDIUM DENSITY	=117.1 AC
TOTAL RESIDENTIAL UNITS	878
DENSITY CALCULATION (878 / 117.1)	**=7.5 du/ac**



OPEN SPACE ANALYSIS

TYPE	ACRES	% OF SITE
SLOPES BELOW 30%	35.09	17.09%
SLOPES ABOVE 30%	2.46	1.20%
TOTAL	37.55	18.29%

LAND USE SUMMARY

MIX OF USES	ACRES
COMMERCIAL	22.84
SINGLE-FAMILY RESIDENTIAL	
PRESERVE LOTS	37.67
COTTAGE LOTS	38.27
MULTI-FAMILY RESIDENTIAL (TOWNHOUSE)	6.89
AGE RESTRICTED UNITS	9.87
INSTITUTIONAL	4.29
RECREATIONAL	17.55
ROADWAYS	45.90
WATER TANK	2.01
TOTAL	205.29

NOTE: CHART PER CITY ORDINANCE 13-5C-2.D

LEGEND

LOT TYPE	PRODUCT TYPE	ACCESS	UNITS/AC	SQ. FT. LOTS
PRESERVE LOTS	DETACHED	FRONT-LOADED	0 TO 3	8,000 - 20,000
COTTAGE LOTS	DETACHED	REAR-LOADED	3 TO 8	3,500 - 11,000
TOWNHOUSES	ATTACHED	REAR-LOADED	8+	1,500 - 3,000

TYPES OF LAND USE

LOT TYPE	PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8	PH 9	IOZ	COMM.	TOTAL	MIX %
PRESERVE LOTS	20	45	10	30	29	46	--	--	--	--	--	180	26.7%
COTTAGE LOTS	14	34	32	61	34	32	46	23	--	47	--	323	47.9%
TOWNHOUSES	--	14	27	--	--	--	25	27	--	78	--	171	25.4%
AGE RESTRICTED UNITS	--	--	--	--	--	--	--	--	204	--	--	204	--
TOTAL	34	93	69	91	63	78	71	50	204	125	--	878	--
DU/ACRE	1.02	4.97	3.80	3.31	3.94	4.34	5.81	7.87	11.20	8.67	--	4.28	--

SITE ACREAGE

LOT TYPE	PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8	PH 9	IOZ	COMM.	TOTAL	% OF SITE
OPEN SPACE	17.29	0.18	1.13	4.48	1.88	0.86	4.29	0.18	5.58	1.68	--	37.55	18.3%
PRESERVE LOTS	4.33	9.43	2.37	6.18	5.92	9.44	--	--	--	--	--	37.67	18.3%
COTTAGE LOTS	1.86	4.36	3.92	7.29	4.23	3.93	5.53	3.07	--	4.08	--	38.27	18.6%
TOWNHOUSES	--	0.63	1.31	--	--	--	1.02	1.05	--	2.88	--	6.89	3.4%
AGE RESTRICTED UNITS	--	--	--	--	--	--	--	--	9.87	--	--	9.87	4.8%
INSTITUTIONAL	--	--	4.29	--	--	--	--	--	--	--	--	4.29	2.1%
COMMERCIAL	--	--	--	--	--	--	--	--	--	--	22.84	22.84	11.1%
WATER TANK	--	--	--	--	--	--	--	--	--	--	--	2.01	1.0%
ROADWAYS	9.98	4.10	5.14	9.57	3.96	3.74	1.39	2.05	--	4.28	--	45.90	22.4%
TOTAL	33.46	18.70	18.16	27.52	15.99	17.97	12.23	6.35	15.45	12.92	24.85	205.29	100%

NOTE: There is approximately 1.79 acres of roadway along 7000th South that is within the project boundary but is not within any phase listed above.

GRAPHIC SCALE

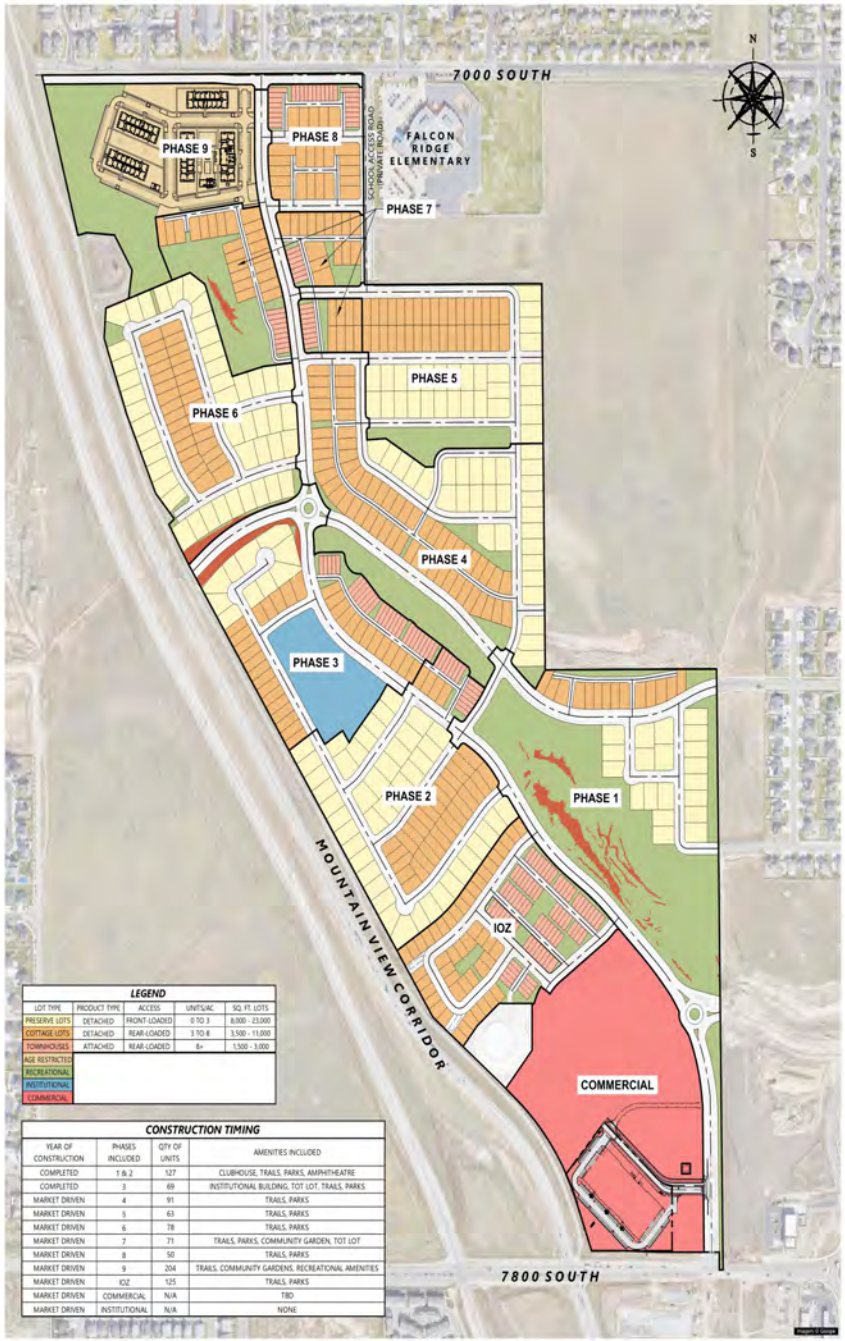
COPPER RIM *master plan (exhibit D1)*

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283

C.W. LAND CO.

FOCUS ENGINEERING AND SURVEYING, LLC

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



LEGEND				
LOT TYPE	PRODUCT TYPE	ACCESS	UNITS/AC	SQ. FT. LOTS
PRESERVE LOTS	DETACHED	FRONT-LOADED	0 TO 3	8,000 - 23,000
COTTAGE LOTS	DETACHED	REAR-LOADED	3 TO 8	3,500 - 11,000
TOWNHOUSES	ATTACHED	REAR-LOADED	8+	1,500 - 3,000
AGE RESTRICTED				
RECREATIONAL				
INSTITUTIONAL				
COMMERCIAL				

CONSTRUCTION TIMING			
YEAR OF CONSTRUCTION	PHASES INCLUDED	QTY OF UNITS	AMENITIES INCLUDED
COMPLETED	1 & 2	127	CLUBHOUSE, TRAILS, PARKS, AMPHITHEATRE
COMPLETED	3	69	INSTITUTIONAL BUILDING, TOT LOT, TRAILS, PARKS
MARKET DRIVEN	4	91	TRAILS, PARKS
MARKET DRIVEN	5	63	TRAILS, PARKS
MARKET DRIVEN	6	78	TRAILS, PARKS
MARKET DRIVEN	7	71	TRAILS, PARKS, COMMUNITY GARDEN, TOT LOT
MARKET DRIVEN	8	50	TRAILS, PARKS
MARKET DRIVEN	9	204	TRAILS, COMMUNITY GARDENS, RECREATIONAL AMENITIES
MARKET DRIVEN	IOZ	125	TRAILS, PARKS
MARKET DRIVEN	COMMERCIAL	N/A	TBD
MARKET DRIVEN	INSTITUTIONAL	N/A	NONE

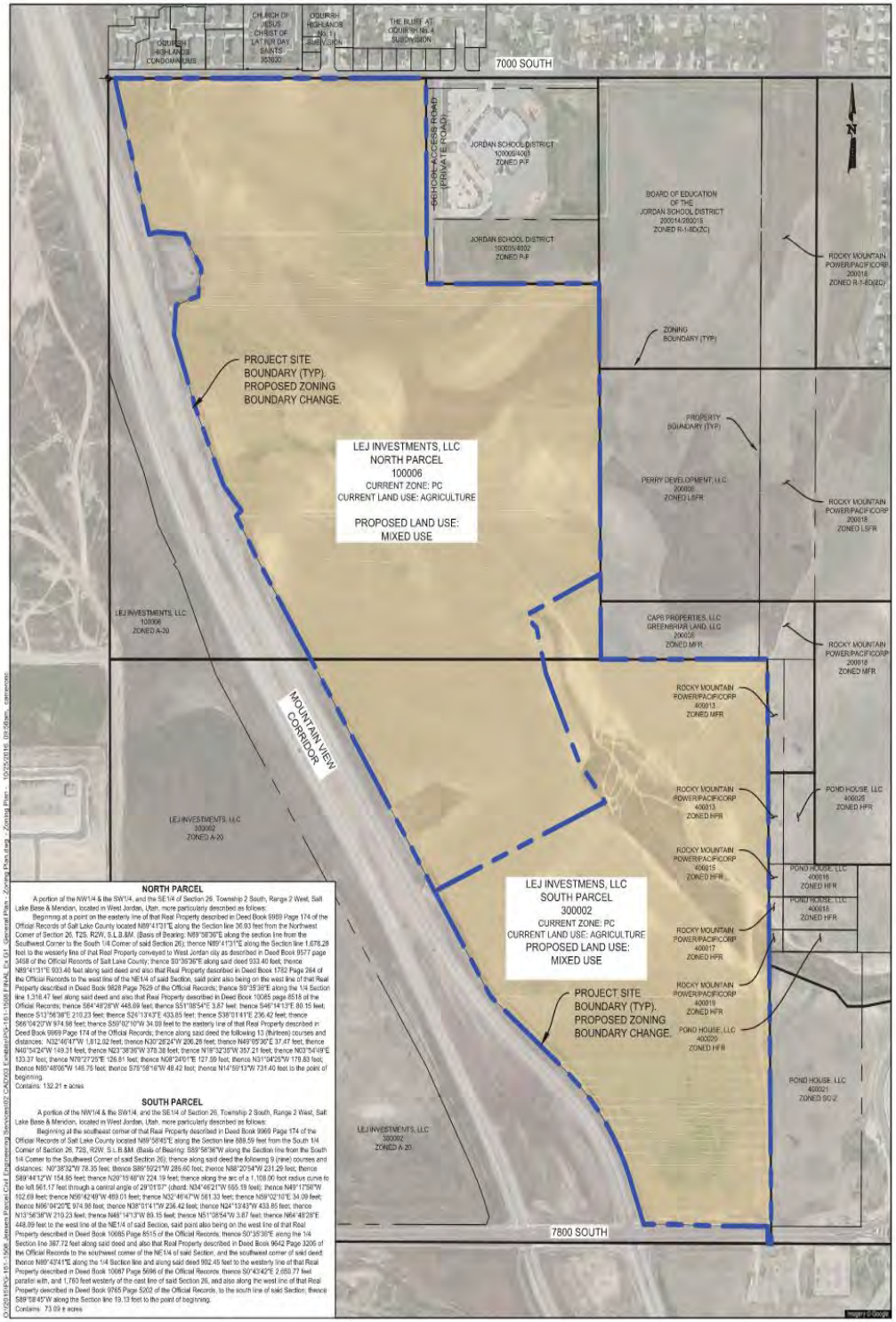
GRAPHIC SCALE

COPPER RIM *construction timing plan (exhibit CT1)*

WEST JORDAN CITY, SALT LAKE COUNTY
5/2/2023
22-0283

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

C.W. LAND CO. FOCUS ENGINEERING AND SURVEYING, LLC



NORTH PARCEL

A portion of the NW1/4 & the SW1/4, and the SE1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the easterly line of that Real Property described in Deed Book 9969 Page 174 of the Official Records of Salt Lake County located N89°41'31"E along the Section line 36.03 feet from the Northwest Corner of Section 26, T2S, R2W, S.L.B.&M. (Basis of Bearing: N89°58'36"E along the section line from the Southwest Corner to the South 1/4 Corner of said Section 26); thence N89°41'31"E along the Section line 1,678.28 feet to the westerly line of that Real Property conveyed to West Jordan city as described in Deed Book 9577 page 3458 of the Official Records of Salt Lake County; thence S0°36'36"E along said deed 933.40 feet; thence N89°41'31"E 933.40 feet along said deed and also that Real Property described in Deed Book 1782 Page 264 of the Official Records to the west line of the NE1/4 of said Section, said point also being on the west line of that Real Property described in Deed Book 9828 Page 7629 of the Official Records; thence S0°35'39"E along the 1/4 Section line 1,316.47 feet along said deed and also that Real Property described in Deed Book 10085 page 8518 of the Official Records; thence S64°48'28"W 448.69 feet; thence S51°08'54"E 3.87 feet; thence S46°14'13"E 80.15 feet; thence S13°56'36"E 210.23 feet; thence S26°13'43"E 433.85 feet; thence S39°01'41"E 236.42 feet; thence S66°04'20"W 974.98 feet; thence S59°02'10"W 34.09 feet to the easterly line of that Real Property described in Deed Book 9969 Page 174 of the Official Records; thence along said deed the following 13 (thirteen) courses and distances: N32°46'47"W 1,812.02 feet; thence N30°28'24"W 206.28 feet; thence N49°05'06"E 37.47 feet; thence N40°54'24"W 149.31 feet; thence N23°36'36"W 378.38 feet; thence N18°32'35"W 357.21 feet; thence N03°54'49"E 133.37 feet; thence N76°27'25"E 126.81 feet; thence N08°24'01"E 127.59 feet; thence N31°04'25"W 170.83 feet; thence N85°48'06"W 146.75 feet; thence S75°58'16"W 48.42 feet; thence N14°59'13"W 731.40 feet to the point of beginning.

Contains: 132.21 ± acres

SOUTH PARCEL

A portion of the NW1/4 & the SW1/4, and the SE1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at the southeast corner of that Real Property described in Deed Book 9969 Page 174 of the Official Records of Salt Lake County located N89°58'36"E along the Section line 889.59 feet from the South 1/4 Corner of Section 26, T2S, R2W, S.L.B.&M (Basis of Bearing: S89°58'36"W along the Section line from the South 1/4 Corner to the Southwest Corner of said Section 26); thence along said deed the following 9 (nine) courses and distances: N0°38'32"W 78.35 feet; thence S88°55'21"W 286.60 feet; thence N88°20'54"W 231.26 feet; thence S89°48'12"W 154.88 feet; thence N29°15'48"W 224.19 feet; thence along the arc of a 1,108.00 foot radius curve to the left 561.17 feet through a central angle of 29°01'07" (chord: N34°46'21"W 555.19 feet); thence N49°17'06"W 102.69 feet; thence N56°42'48"W 469.01 feet; thence N32°46'47"W 581.33 feet; thence N59°02'10"E 34.09 feet; thence N66°04'20"E 974.98 feet; thence N38°01'41"W 236.42 feet; thence N24°13'43"W 433.85 feet; thence N13°56'36"W 219.23 feet; thence N46°14'13"W 80.15 feet; thence N51°08'54"W 3.87 feet; thence N64°48'28"E 448.09 feet to the west line of the NE1/4 of said Section, said point also being on the west line of that Real Property described in Deed Book 10085 Page 8515 of the Official Records; thence S0°35'39"E along the 1/4 Section line 387.72 feet along said deed and also that Real Property described in Deed Book 9642 Page 3206 of the Official Records to the southwest corner of the NE1/4 of said Section, and the southeast corner of said deed; thence N89°43'41"E along the 1/4 Section line and along said deed 992.45 feet to the westerly line of that Real Property described in Deed Book 10087 Page 5696 of the Official Records; thence S0°43'42"E 2,659.77 feet parallel with, and 1,760 feet westerly of the east line of said Section 26, and also along the west line of that Real Property described in Deed Book 9765 Page 5202 of the Official Records, to the south line of said Section; thence S89°58'45"W along the Section line 19.13 feet to the point of beginning.

Contains: 73.09 ± acres

HORROCKS ENGINEERS 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100		ZONING PLAN GENERAL PLAN MAP AMENDMENT JENSEN PARCEL WEST JORDAN, UTAH	EXHIBIT GI 16	SCALE: 1" = 600' DATE: 23 AUG 2017

RESIDENTIAL STANDARDS



Overall Design Principles

Principle 1: Connect to the Environment

Principle 2: Provide Mobility Choices

Principle 3: Provide a Community for All Generations

Design Principles

The consultant team proposed the following Design Principles based on the agreed upon project goals:

PRINCIPLE 1: Connect to the Environment

- Promote outdoor living
- Create safe routes to school
- Connect new trails to regional trails

PRINCIPLE 2: Provide Mobility Choices

- Design safe, calm streets that serve bikes and pedestrians as well as they do the automobile

PRINCIPLE 3: Provide a Community for All Generations

- Provide housing choices for people at various stages of life
- Design a live/work/play environment







Concept Elevations of Structures

Product 1: Single-Family Preserve Lots

Product 2: Single-Family Cottage Lots

Product 3: Townhouse Lots

Product 4: Commercial

Single-Family Preserve Lots



- Largest lot type
- 25% of single-family mix
- 70' width (average)
- 120' depth
- Front-loaded
- 2 Car Garage

SINGLE FAMILY PRESERVE LOT

This is an example of a house that may be constructed as a Preserve Lot. The houses are large, front-loaded with garages to the side. In this example, and those that will be built in this property, the front door and porch are prominent, while the garages and driveway are de-emphasized.

Single-Family Preserve Lots



Single-Family Preserve Lots



Single-Family Cottage Lots



- Smaller, detached lot type
- 58% of single-family mix
- 45' width (average)
- 100' - 120' depth
- Alley-loaded or Front-loaded
- 2 Car Garage

SINGLE-FAMILY COTTAGE LOT

This is an example of a house that may be constructed as a Cottage Lot. The houses are smaller and are rear-loaded from an alley, allowing for a streetscape that is uninterrupted by driveways and garage doors.

Single-Family Cottage Lots



Preliminary Development Plan Submittal

Single-Family Cottage Lots



Preliminary Development Plan Submittal

Single-Family Cottage Lots



Preliminary Development Plan Submittal

Townhouse Lots



- Attached, fee-simple units
- 17% of single-family mix
- 20' width (average)
- 75' - 100' depth
- Alley-loaded
- 2 Car Garage

TOWNHOUSE LOT

This is an example of a 'mansion' townhouse at nearby Daybreak, a community in South Jordan. These townhouses are grouped together under one roof form, creating the scale and look of a large single house. These types are effective starter homes for young families.

Townhouse Lots



Preliminary Development Plan Submittal

Townhouse Lots



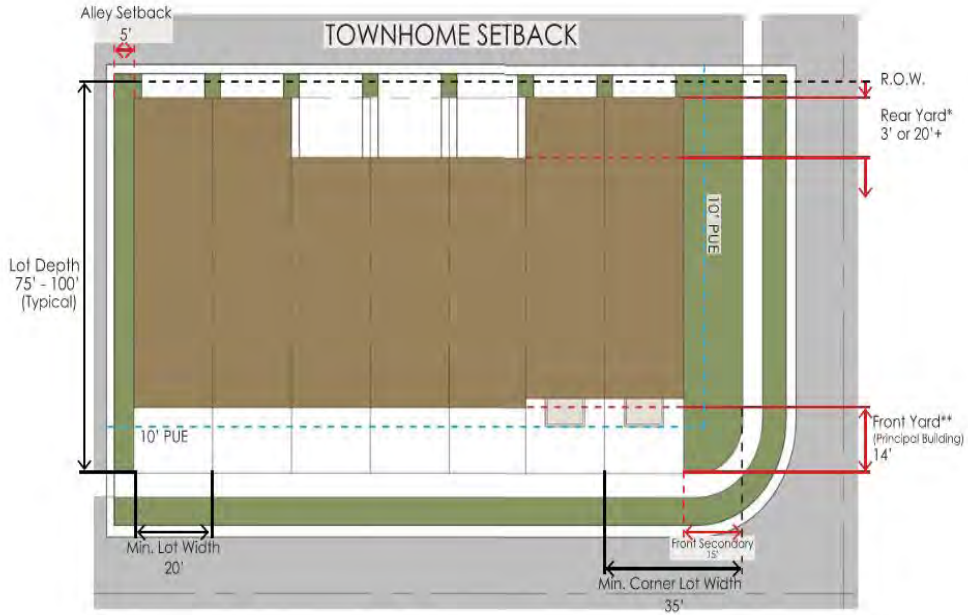
Preliminary Development Plan Submittal

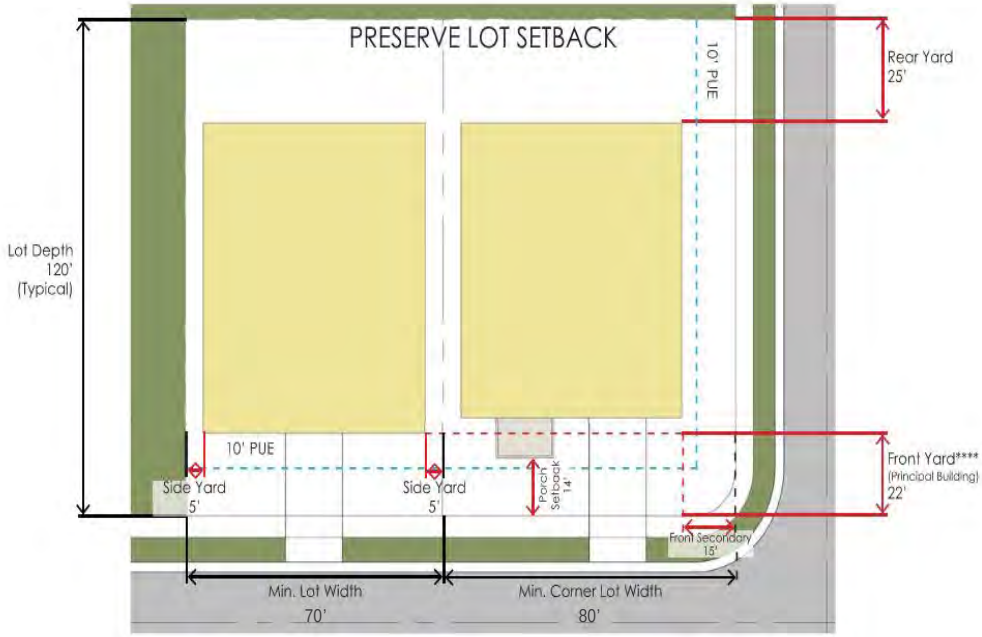
Townhouse Lots

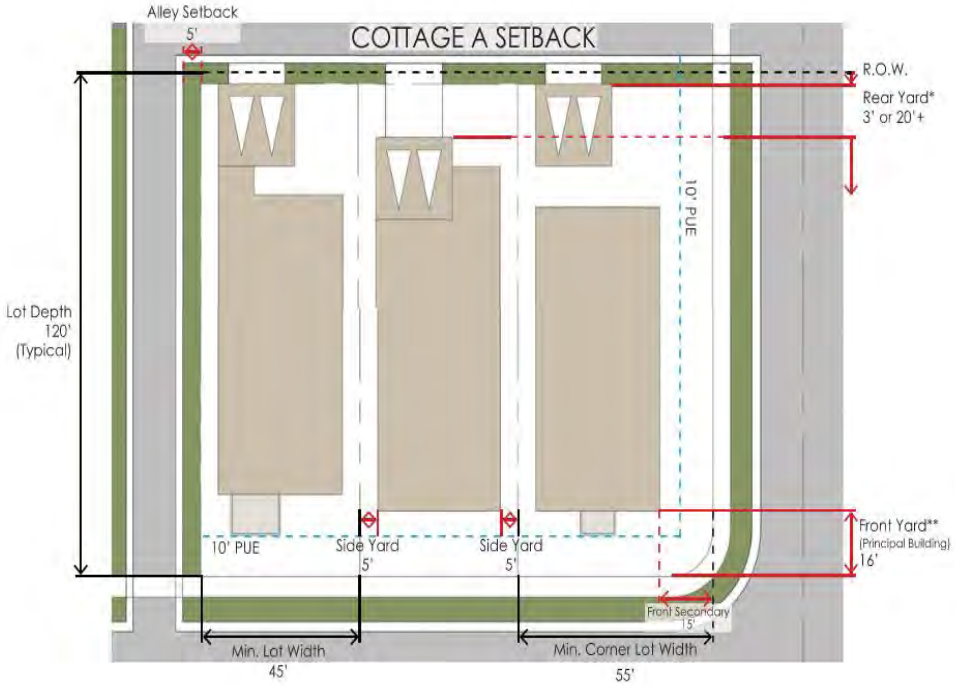


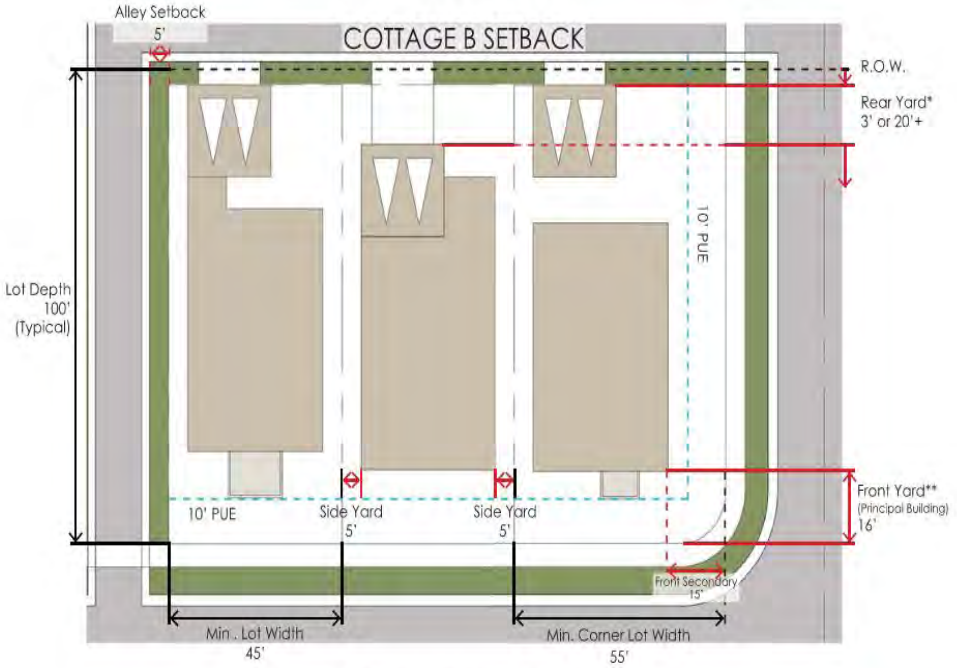
Preliminary Development Plan Submittal

GUIDING DEVELOPMENT STANDARDS - RESIDENTIAL









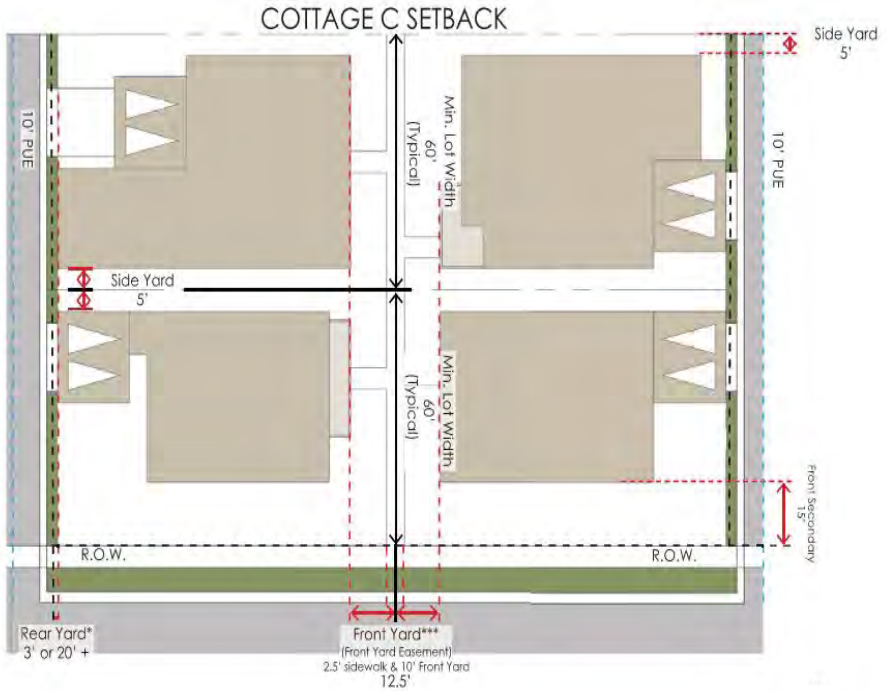


TABLE 3 - RESIDENTIAL SETBACKS (MINIMUM)				
	FRONT YARD	FRONT SECONDARY	SIDE YARD	REAR YARD
TOWNHOME	14' **	15'	-	3' or 20'+ *
COTTAGE A	16' **	15'	5'	3' or 20'+ *
COTTAGE B	16' **	15'	5'	3' or 20'+ *
COTTAGE C	12.5' ***	15'	5'	3' or 20' + *
PRESERVE LOT	22' ****	15'	5'	25'

* - Where slopes are greater than 10% 8' or 18'+ will be the required setback. For all other situations the 3' or less, and 16 or more will be the setback.

** - Porches can encroach into front setback up to 10' from edge of R.O.W.

*** - Porches cannot encroach within front yard easement.

**** - Porches can encroach into front setback up to 14' from edge of R.O.W.

TABLE 4 - RESIDENTIAL DIMENSIONS (TYPICAL)				
	DEPTH	WIDTH	HEIGHT	MIN. LIVING AREA
TOWNHOME	75' - 100'	20'	40' MAX.	1,000 s.f.
COTTAGE A	120'	45'	35' MAX.	1,500 s.f.
COTTAGE B	100'	45'	35' MAX.	1,500 s.f.
COTTAGE C	100'	60'	35' MAX.	1,500 s.f.
PRESERVE LOT	120'	70'	35' MAX.	1,900 s.f.

Note - All setbacks shall be measured from lot line to the portion of the foundation wall closest to the lot line. Overhangs, roof eves, vent shrouds, etc are permitted to protrude into setback area. Any retaining walls needed are also permitted to protrude into setback areas.

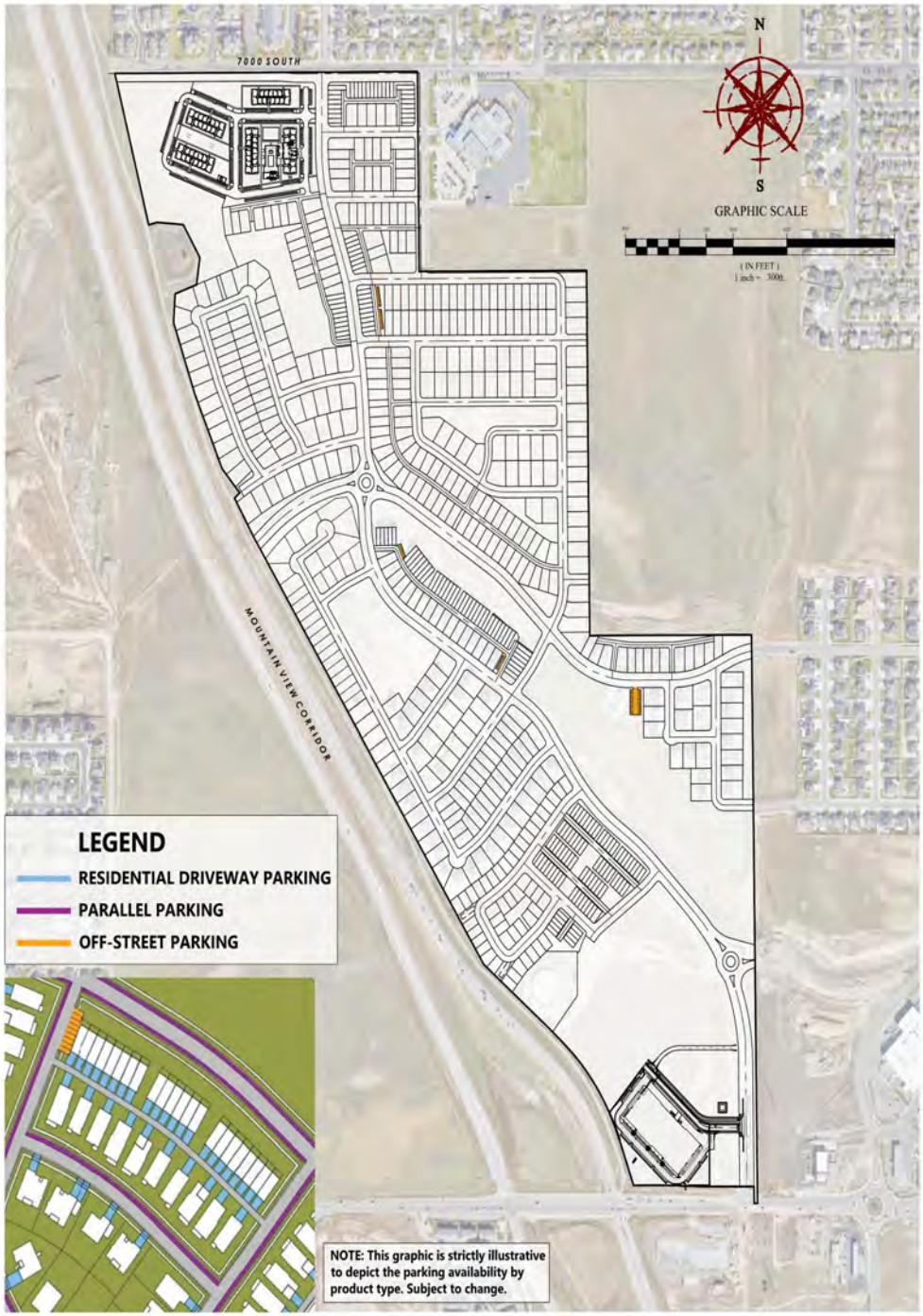


TABLE 5 - PARKING	
SINGLE-FAMILY DWELLINGS	2 spaces/unit
TOWNHOMES UNITS	2 spaces/unit
GUEST PARKING (TOWNHOMES)	.25 spaces/unit
GENERAL FACILITIES FOR ELDERLY PERSONS	1.5 spaces/unit
TOTAL UNITS	878
TOTAL REQUIRED PARKING (2/UNIT)	1,756
TOTAL GUEST PARKING REQUIRED (.25/UNIT)	220
TOTAL PARKING REQUIRED	1,976
GARAGES	1,348
DRIVEWAYS	1,348
OFF STREET STALLS*	60
PARALLEL PARKING	1,580
AGE RESTRICTED PARKING	341
TOTAL PARKING PROVIDED	4,677
SURPLUS PARKING	2,701

*To help emphasize the location of off-street parking, the site plan to the left indicates only off-street parking locations.

COPPER RIM parking exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283

AMENITIES & IMPROVEMENTS



Amenities, General Landscape, and Open Space Areas

Amphitheater

Community Gardens

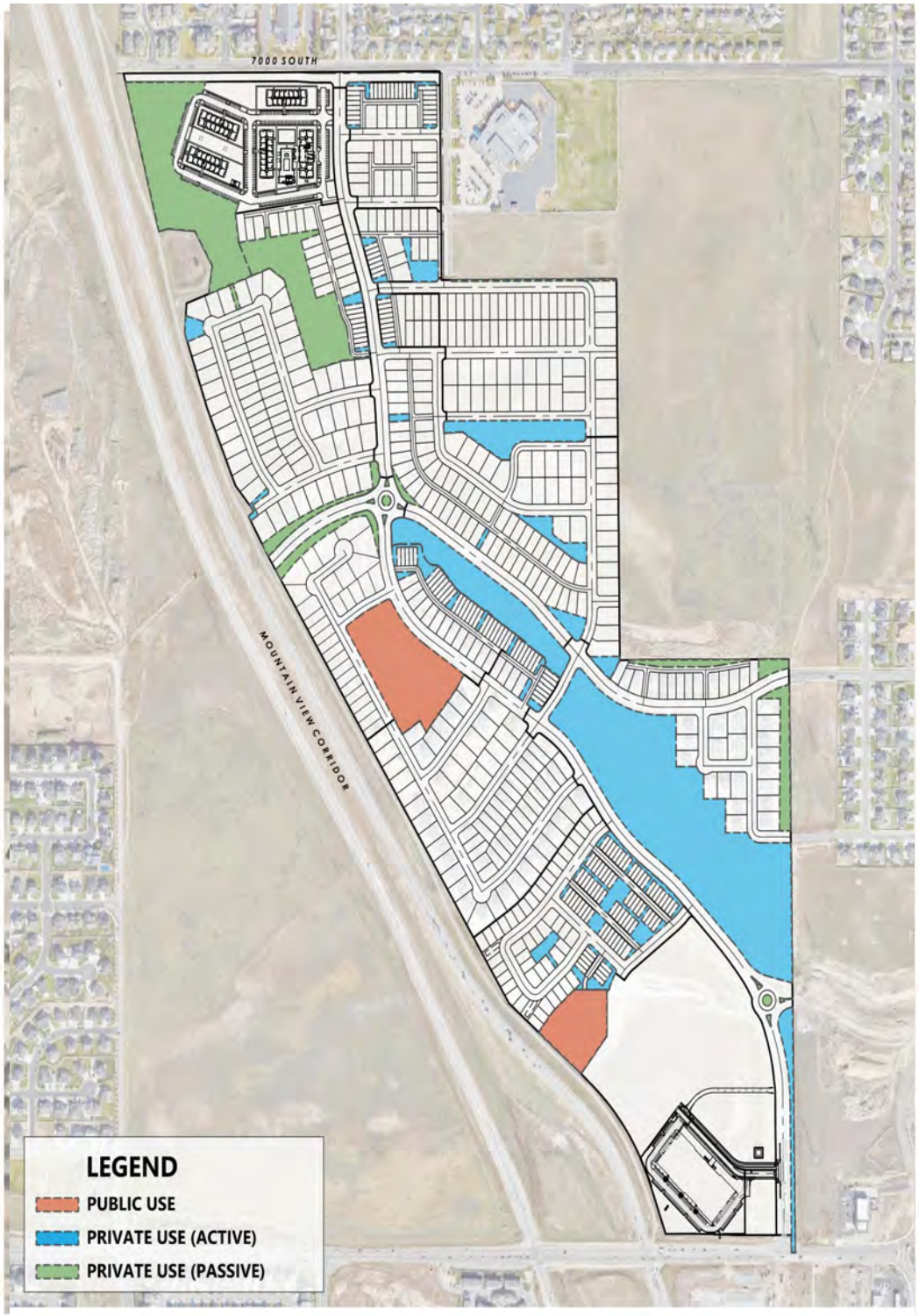
Pool/Clubhouse

Parks

Playgrounds

Trails

Natural Open Space



Public and Private Use Areas

The Copper Rim project is arranged around its open space network, having the phases organized in a way as to allow for open space to be built in connection with, and in many cases prior to, residential properties. Each residential unit is no more than 500 feet away from multiple open space areas giving residents close proximity to outdoor recreational opportunities. These areas are situated in earlier phases and in visibly apparent locations to ensure access to active and passive recreational opportunities for residents to enjoy. The active and passive recreational areas include a club house, amphitheater, community garden, tot lots, pocket parks, paseos, greens, miles of trails, and the natural open space drainage corridor running the length of the development. The trail system and sidewalks connect all open space amenities to all residential units. This system of trails also connects residents to Falcon Ridge Elementary situated on the northeast corner of the development, the church in the western middle of the development, and the commercial area located on the southern portion of the development.

Over 35 acres of the 205.3 acre site are dedicated to open space and connecting residents to the open space amenities. In Title 13-5C-6-A2 of the PC Zone it states that a "minimum of fifteen percent (15%) of the gross area of a planned community shall be retained in permanent open space". The Copper Rim project contains 37.5 acres of open space (area in blue and green on public and private use area diagram to the left). Section 13-5C-6-B further clarifies the computation of gross area as "Land proposed to be devoted to vehicular streets or roads, parking, driveways, required setbacks, commercially paved areas and slopes greater than thirty percent (30%) shall not be included in computations of permanent open space". Removing these areas from the total acreage results in a net project area of 128 total acres, and 34.6 acres of open space. The resulting open space percentage for the Copper Rim project is 27.4%; significantly more than the minimum 15% required by the PC Zone.

If calculations for open space included all areas excluded by section 13-5C-6-B, the Copper Rim project would still attain the minimum requirement of 15% open space for the project having 17.1% of the gross project area being open space.

LANDSCAPE / SPECIAL AMENITY PLAN

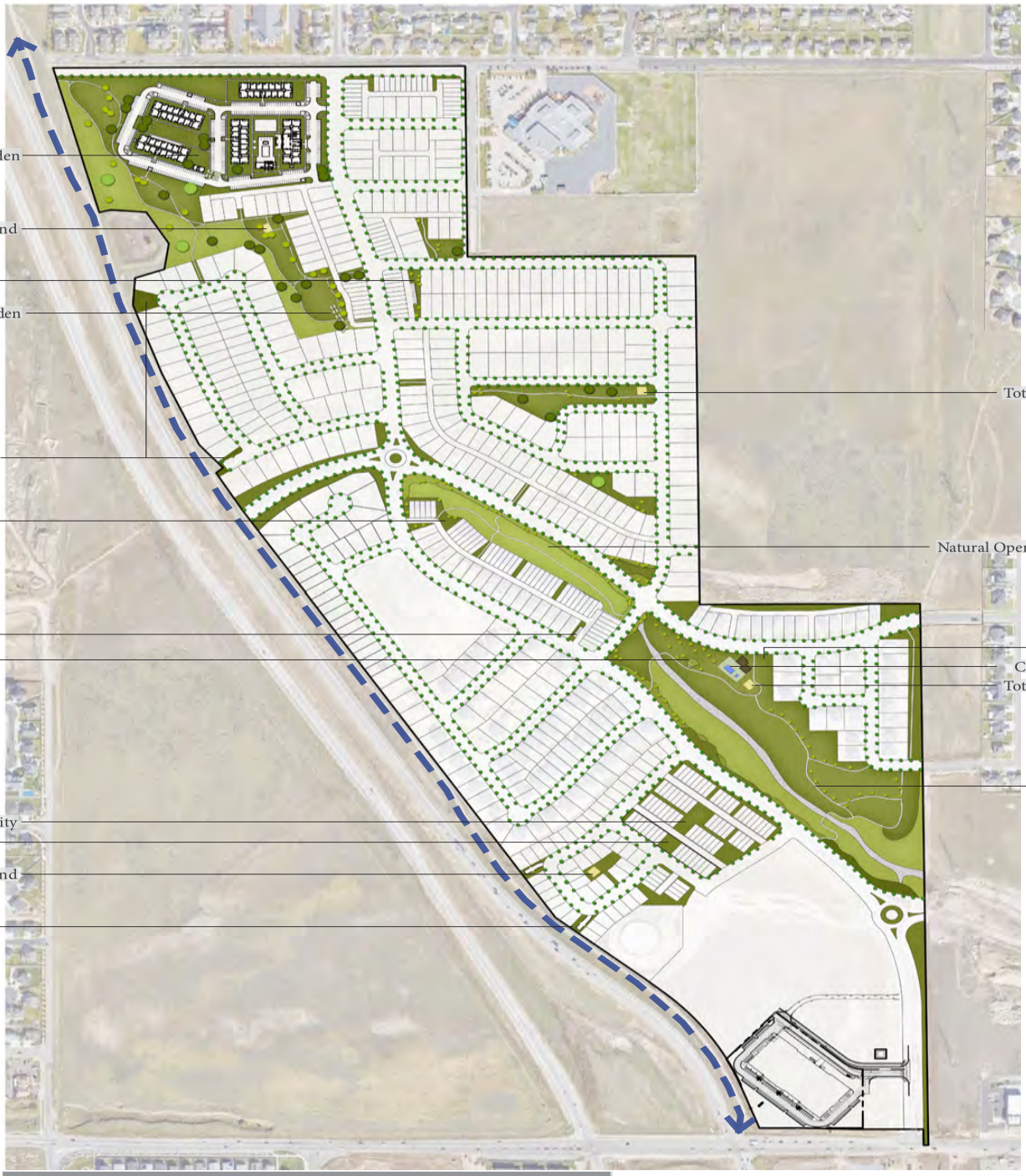
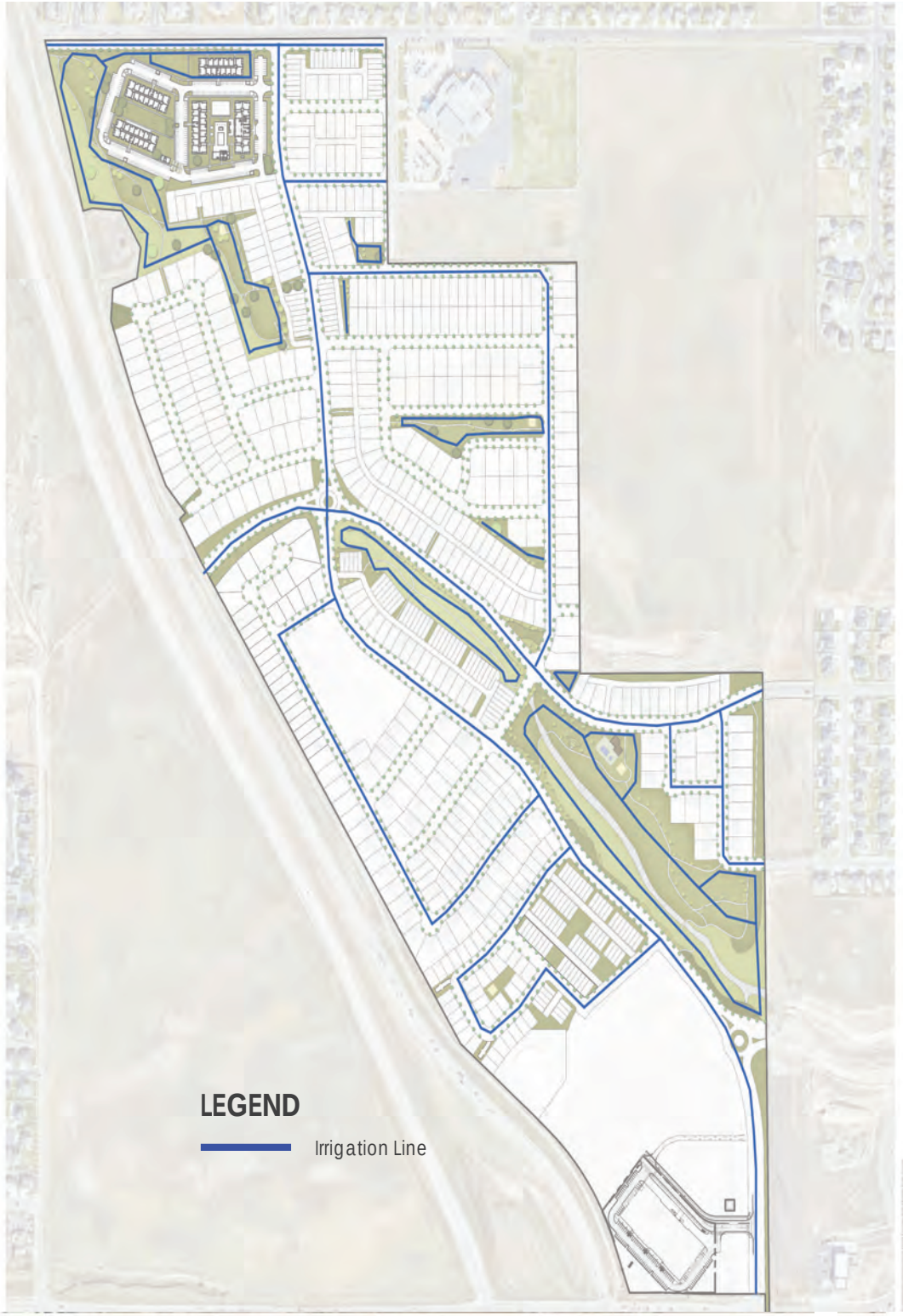


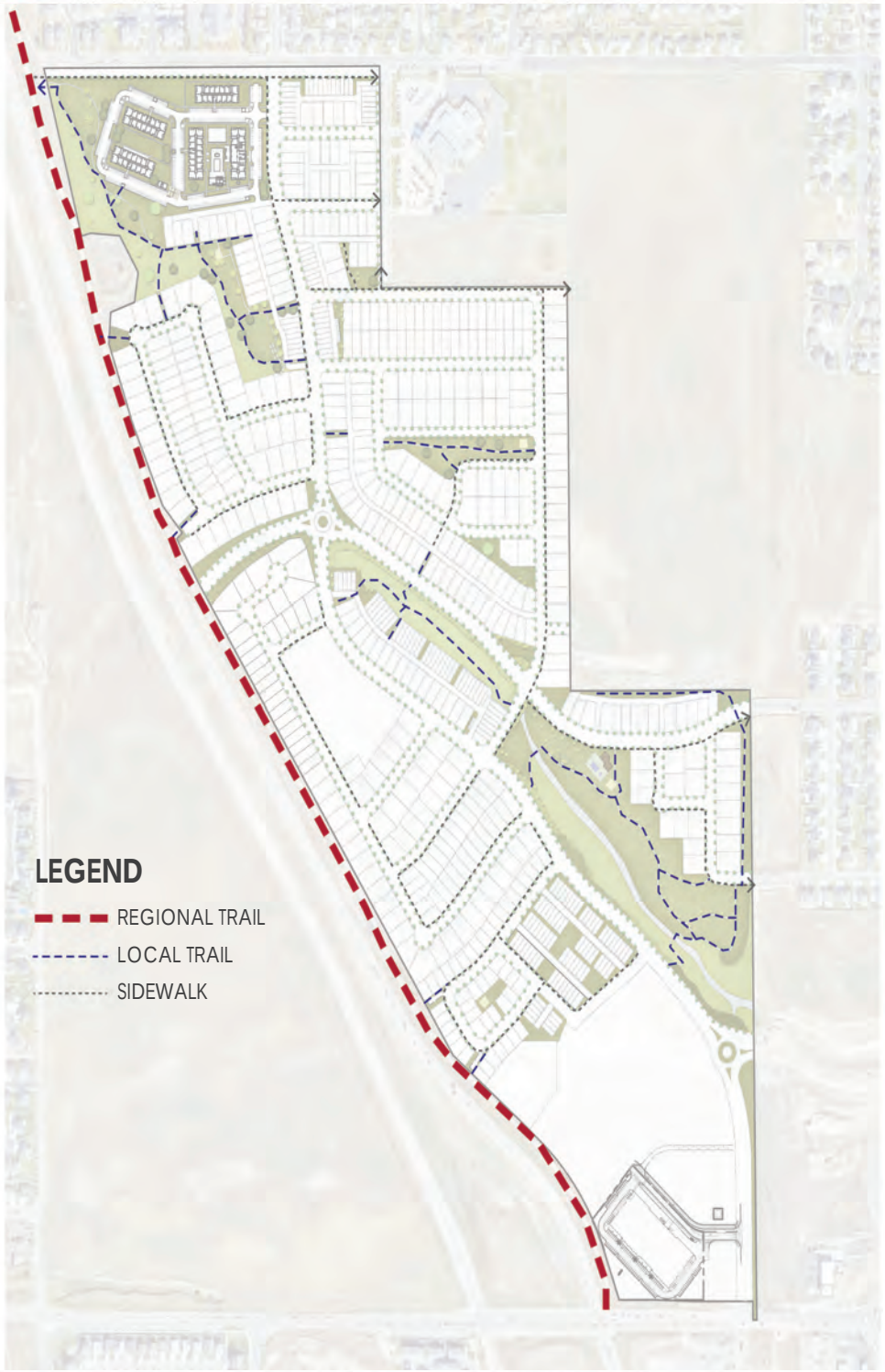
TABLE 6 - OPEN SPACE SUMMARY	
OPEN SPACE	ACRES
COMMUNITY PLAN	205.3 ac
TOTAL OPEN SPACE	37.55 ac
OPEN SPACE GROSS %	18.29%
NET OPEN SPACE	35.09 ac
OPEN SPACE NET %	17.09 %

REGIONAL TRAIL

Conceptual Irrigation Plan



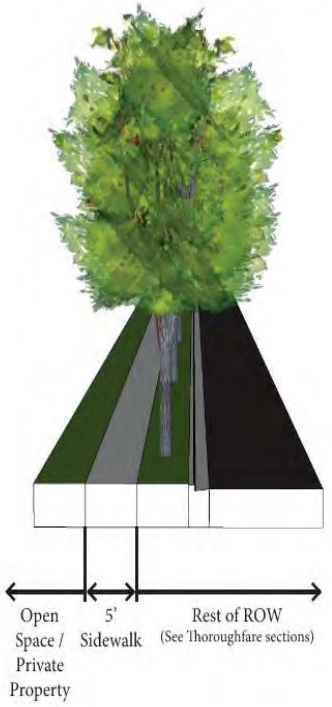
Trail Plan



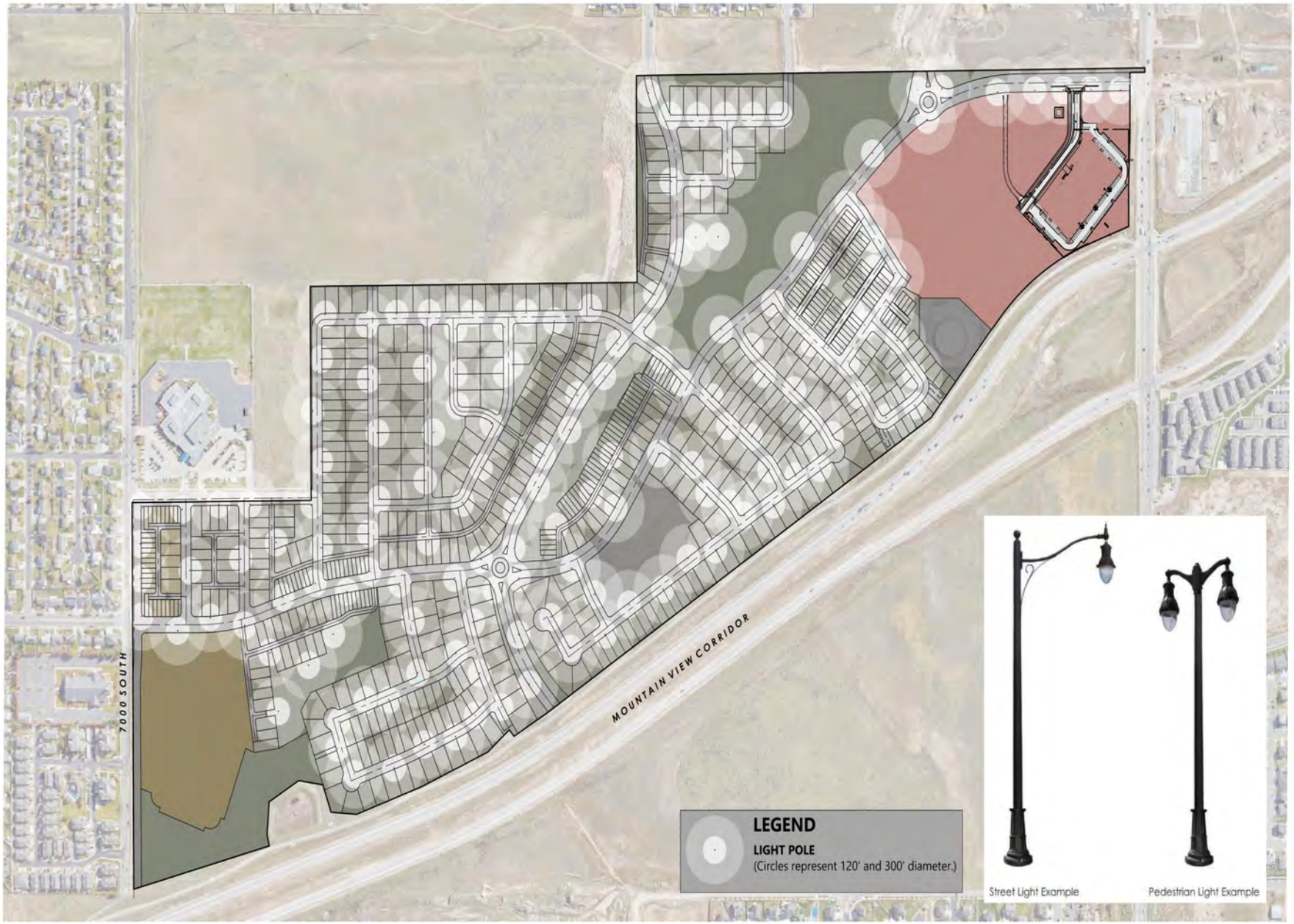
Local Trail Cross Section



Sidewalk Cross Section



LIGHTING PLAN



Fencing Plan

The Copper Rim project will have fencing around the perimeter of the project in areas where residential development interfaces directly with off-site areas, according to the fencing and walls plan.

A decorative or pre-cast concrete sound wall (8' height min.) will be installed by the Master Developer along the property boundary where residential units interface directly with the Mountain View Corridor. Sound walls will not be installed along those portions of Mountain View Corridor where the proposed church, open space and commercial uses abut the corridor. In these locations a 6' black vinyl coated chain link fence or a 6' decorative aluminum picket fence will be installed to allow penetrable areas into the development from the regional trail which runs along Mountain View Corridor.

6' high decorative privacy fence will be installed by the home builder along the property boundary where residential units interface directly with 7000 South, 6101 West, and the eastern edge of the project.

A 42" high wrought iron fence will be installed by the home builder where residential units front 7000 South, and along the back of the alley loaded units that are directly adjacent to the project boundary. It will also be installed along the open space to the north of the alley loaded cottages on the north side of the eastern most copper rim development entrance.

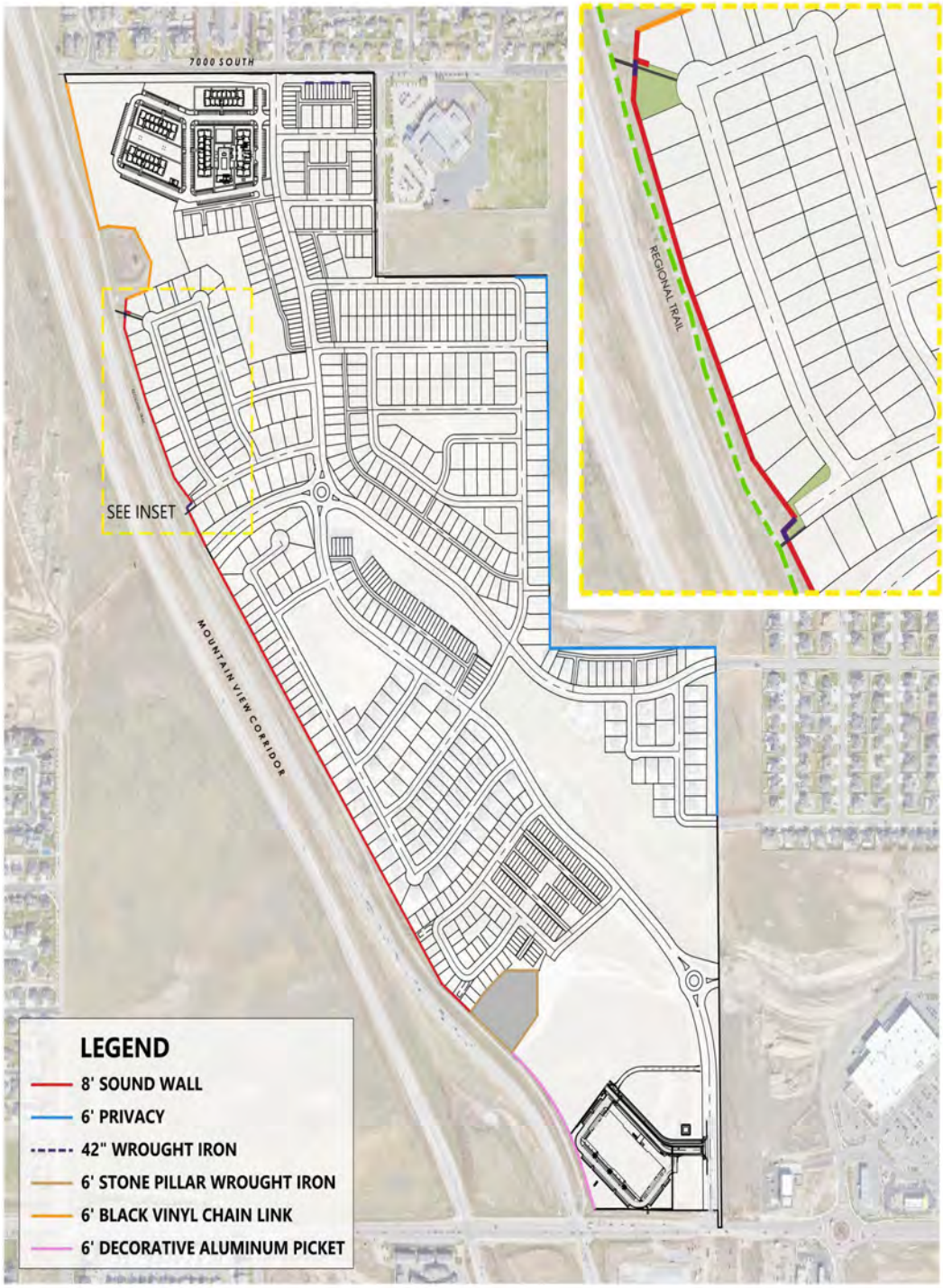
The close up of the 8' sound wall north of the institutional phase, shows the penetrability of residents to access the regional trail while still providing an 8' sound wall barrier.



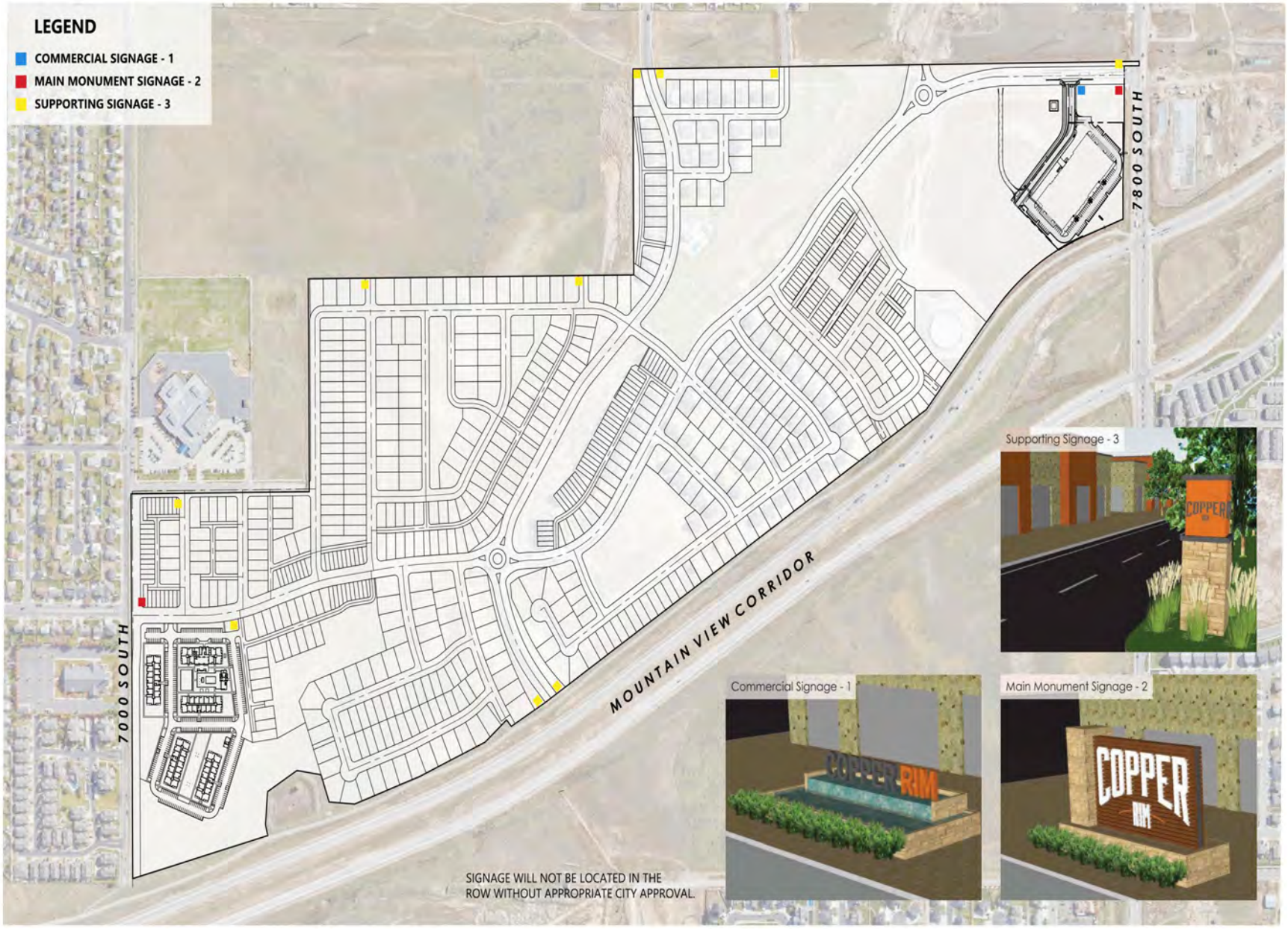








MONUMENT PLACEMENT PLAN



Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Preliminary Development Plan Submittal

Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Preliminary Development Plan Submittal

Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Preliminary Development Plan Submittal

Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Preliminary Development Plan Submittal

Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Amenities

Parks
Playgrounds



Amenities

Parks
Playgrounds



Preliminary Development Plan Submittal

Amenities

Parks
Playgrounds



Preliminary Development Plan Submittal

Amenities

Trails
Natural Open Space



Preliminary Development Plan Submittal

Amenities

Trails
Natural Open Space



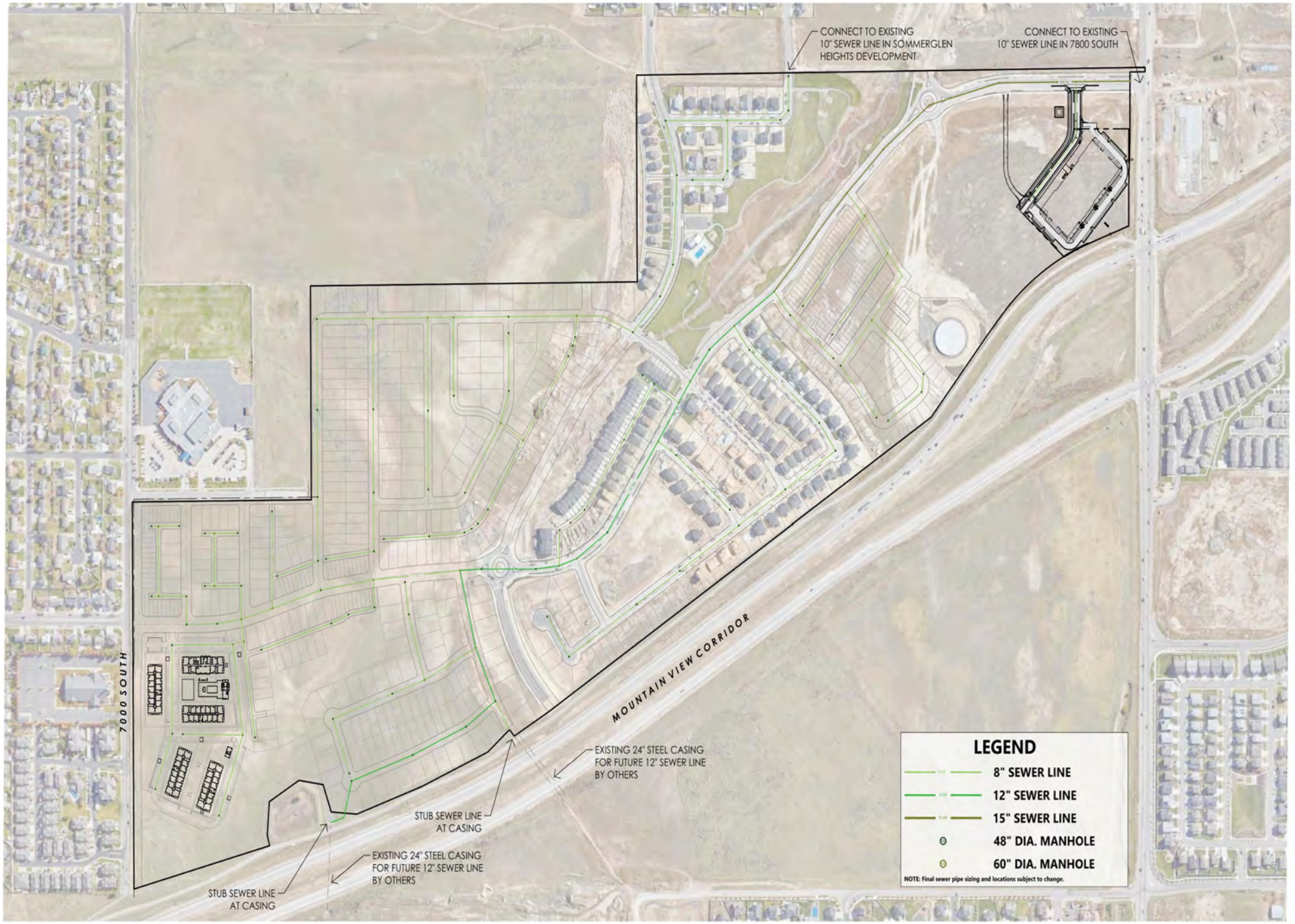
Preliminary Development Plan Submittal

Amenities

Trails
Natural Open Space

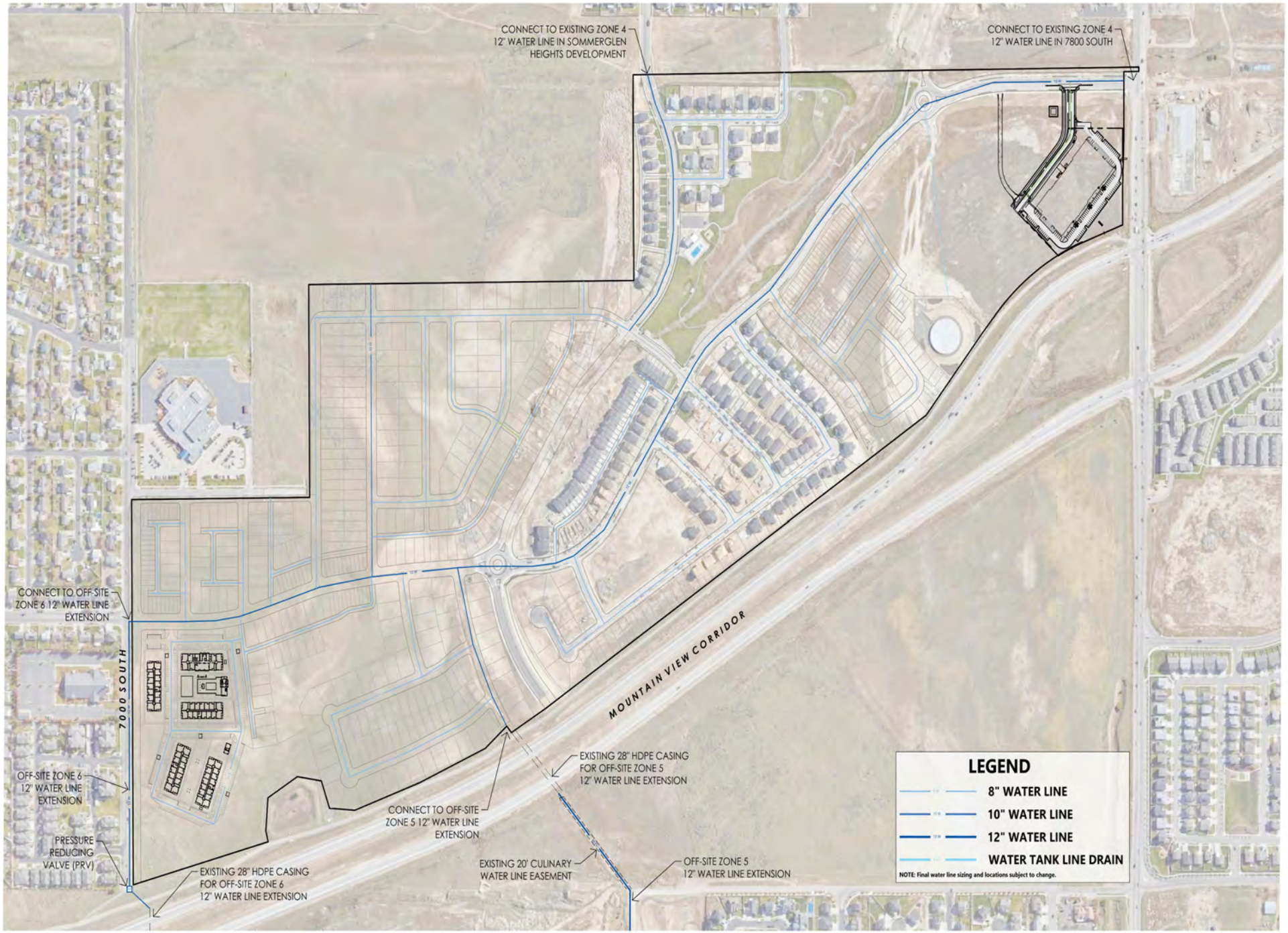


Preliminary Development Plan Submittal



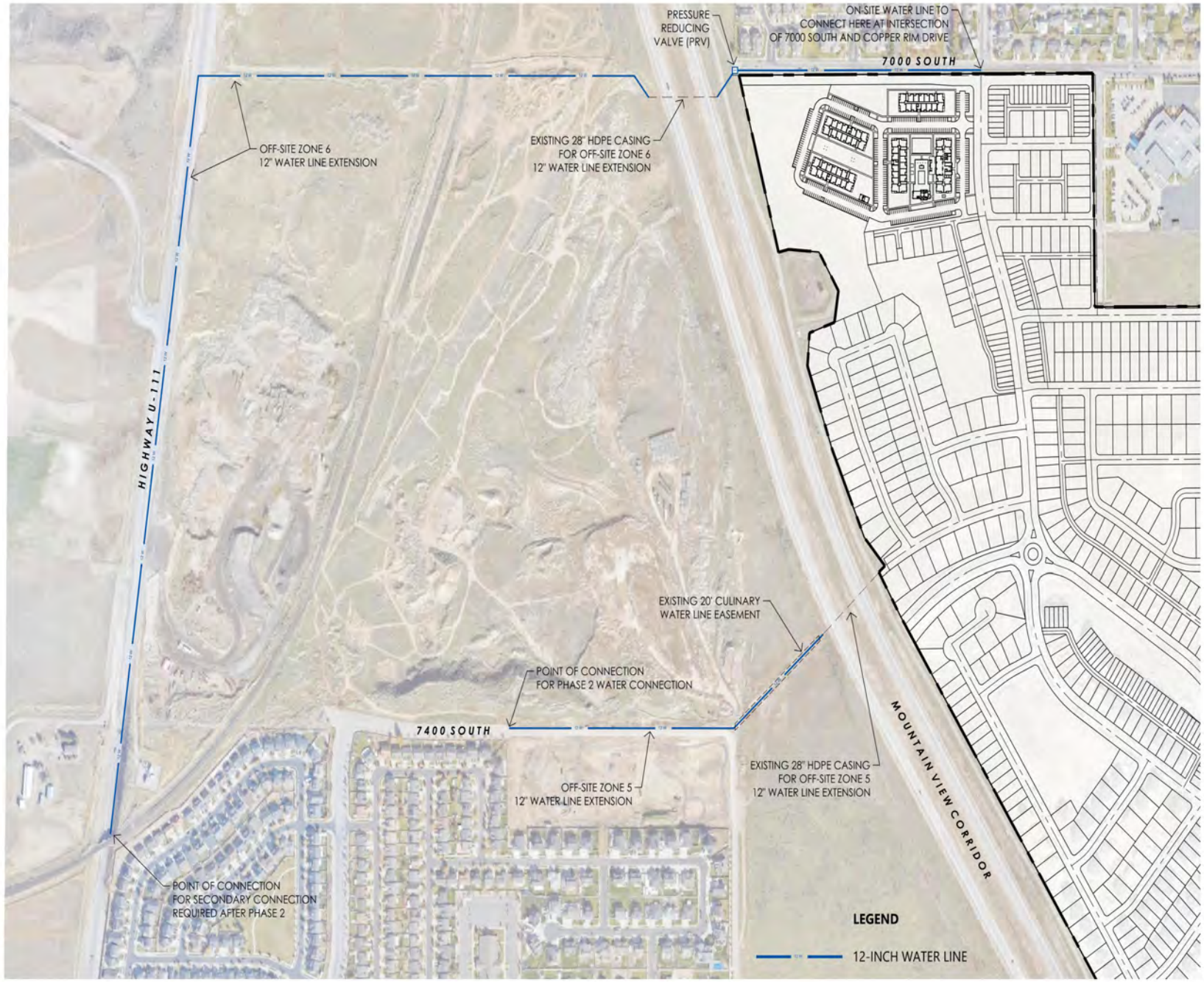
COPPER RIM sewer utility exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283



COPPER RIM water utility exhibit

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5/1/2023
22-0283



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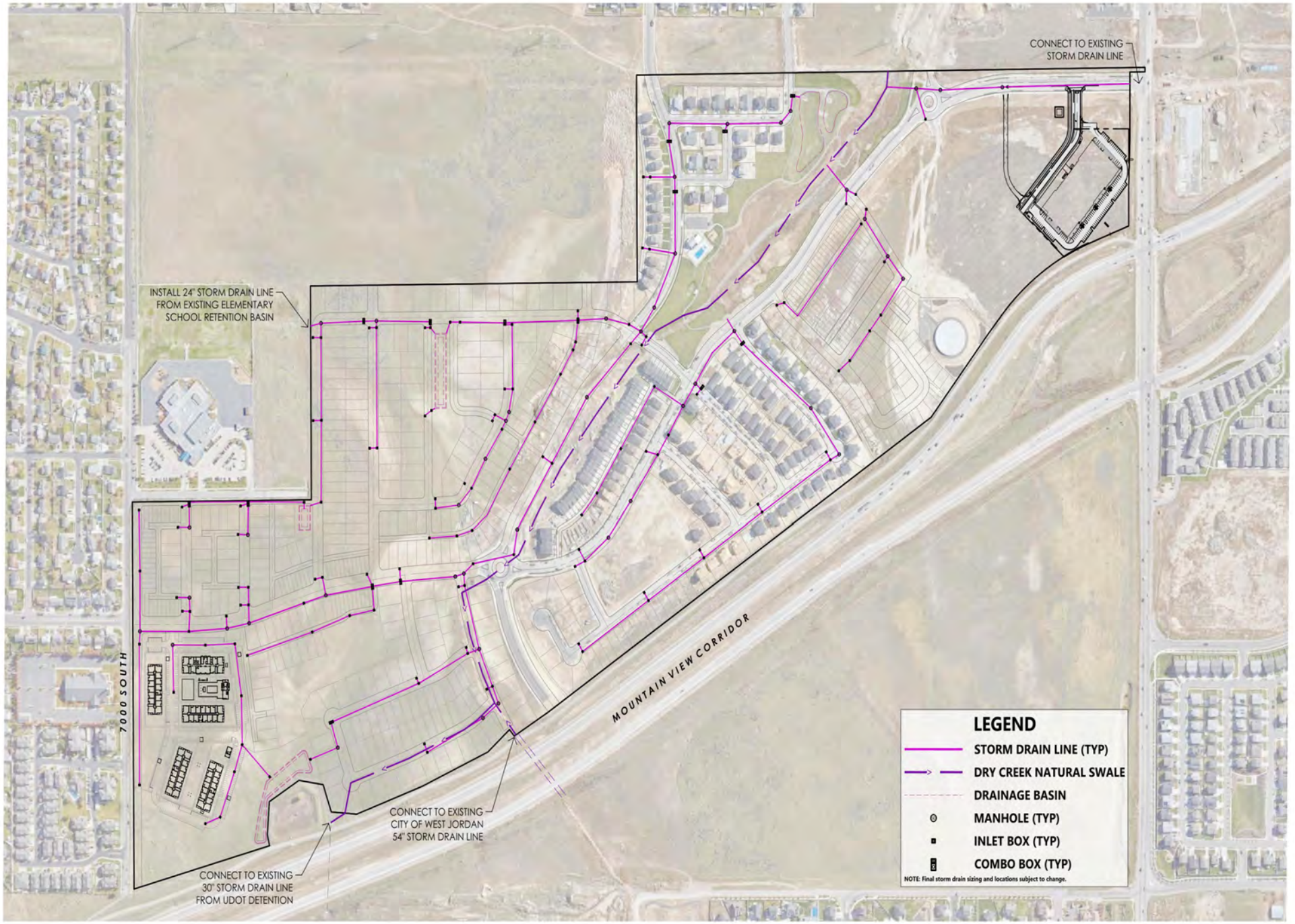
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GRAPHIC SCALE

(IN FEET)
1 inch = 200ft.

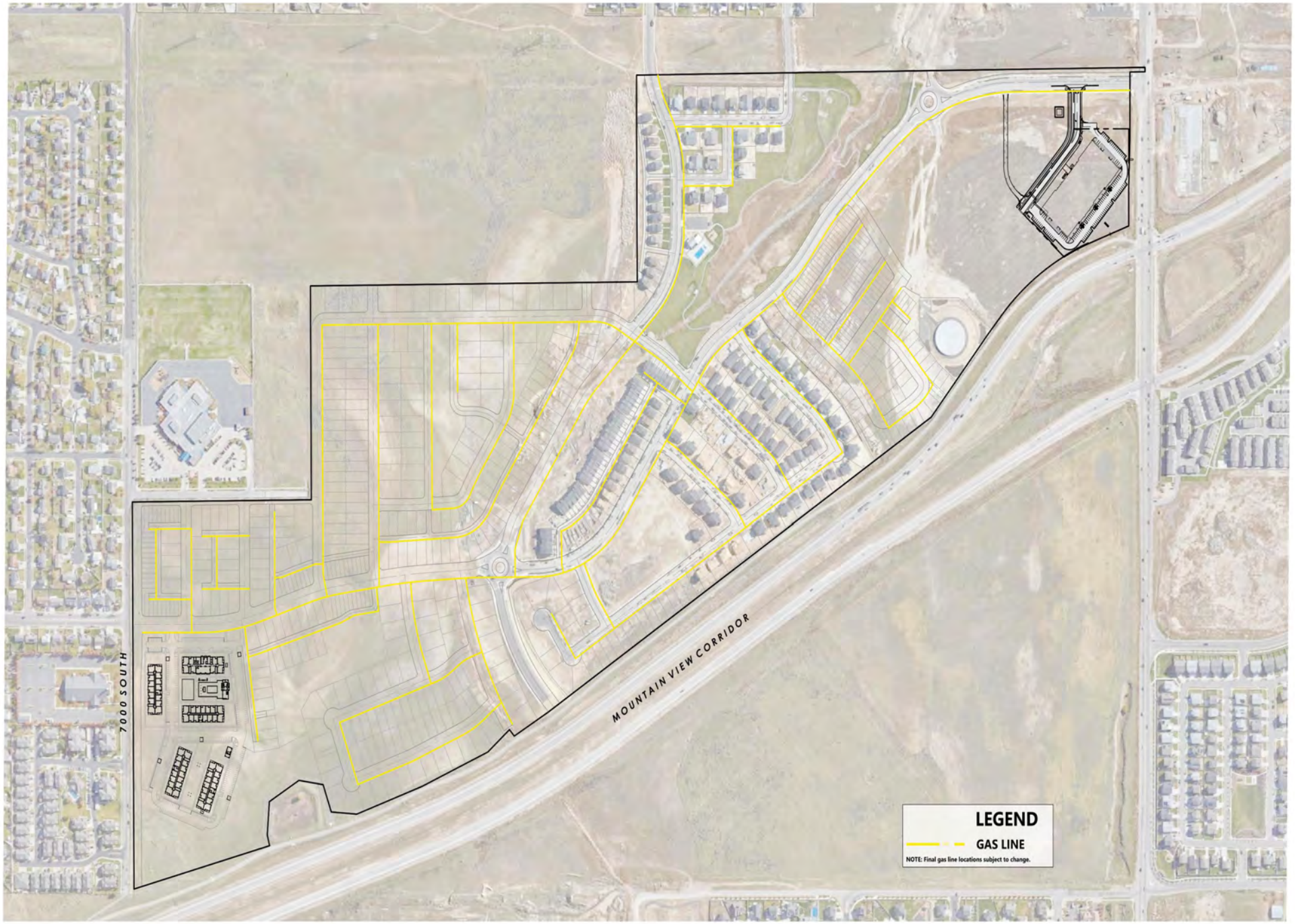
COPPER RIM off-site water exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
5/2/2023
22-0283



COPPER RIM storm drain utility exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283



COPPER RIM gas utility exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283

COMMERCIAL STANDARDS



Commercial Character



Commercial Character



Commercial Character



Commercial Character





ARCHITECTURAL COMPOSITION GUIDELINES

a. Building Massing

i. Two and three-story building masses next to the street create a streetwall that frames the streetscape, improving the pedestrian experience.

ii. Building masses are greater at areas with more pedestrians, such as street corners

iii. Building masses frequently defined by a discernible base, shaft and capital

iv. Load-bearing materials should touch the ground



Upper Story Windows. Vertically oriented upper-story windows to allow light into habitable spaces

Wide Eaves and Gable Ends. Wide eaves on pitched roofs with gable ends provide architectural capital element

Capital

Shaft

Base

Roof Accents. Specialized roof accents including dormers, cupolas, towers, etc.

Sign Band. Decorative sign band colorfully identifies the business and horizontally divides base from shaft.

Structural Bays. Structural bays composed by individual storefront windows and awnings

Street trees. Formal rows of columnar trees project an urban image

Building Massing.
Prominent corner accentuated by load bearing material and slight shift toward foreground

Storefront Windows.
Storefront windows provide ample interior lighting while displaying merchandise to pedestrians

Building Materials.
A combination of compatible building materials including lap siding, brick, timber, and metal panels

b. Roof Form

i. Commercial buildings should incorporate a variety of roof forms (flat, sloped, or pitched) to provide breaks in facade type and/or add visual interest. Roof shapes for accent/icon buildings should be slightly pitched with gable ends where appropriate to serve as a focal point.

ii. Roof pitches should be typically low (2:12-6:12)

iii. Moderate overhangs up to 3 feet should be supported by substantial dimensional corbels that define the top of the building



Roof Accents. Specialized roof accents including dormers, cupolas, towers, etc.

On-Street Dining. Take advantage of alcoves and courtyards for on-street dining opportunities.



Sign Band. Decorative sign band colorfully identifies the business and accentuates the shaft element.

Capital

Awning Structures. Provides visual interest and horizontally divides base from shaft.

Shaft

Base. Masonry applied to base creates a feeling of architectural stability.

c. Arcades and Storefront Structural Bays

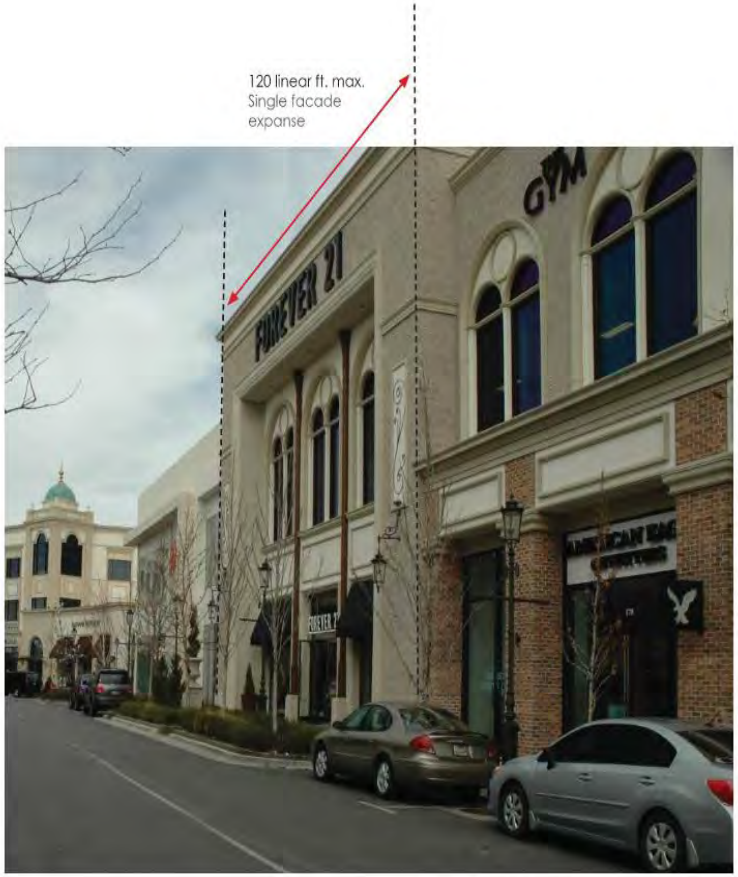
i. Storefront structural bays are commonly orchestrated to appear as phased construction over a long period of time

ii. Substantial structural bays should be composed of vertically oriented piers and horizontal spandrels with intervening storefront windows

iii. Ground-floor storefronts should be very different from upper-story facades with windows scaled and oriented for pedestrian interest

iv. Arcades are encouraged as semi-public spaces between the street and storefront, sheltering pedestrians from the elements

v. Multiple storefronts with separate storefront windows can be massed together within a single facade expanse with the same architectural style. The maximum length of a single facade expanse is 120 feet














CHICO'S




zumiez

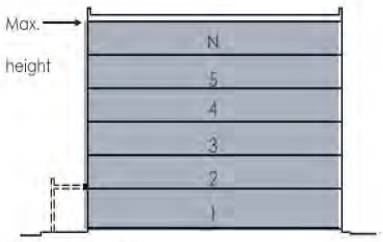


GUIDING DEVELOPMENT STANDARDS - COMMERCIAL

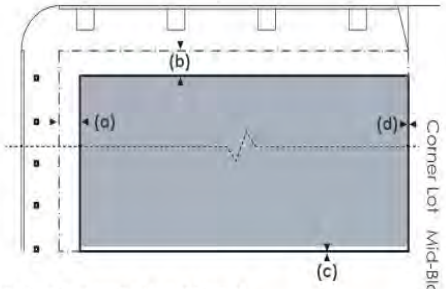
TABLE 9 - DEVELOPMENT CRITERIA	
BUILDING CONFIGURATION	
Principal Building (Non-Residential)	6 stories max.*
Parking Structures	3 levels max.**
PARCEL OCCUPATION	
Maximum Floor Area Ratio	1.25
SETBACKS - PRINCIPAL BUILDING	
Front- Primary (a)	5 ft. min
Front- Secondary (b)	15 ft. min
Side (c)	0 ft. min
Rear (d)	10 ft. min
BUILDING PLACEMENT/SEPARATION (STRUCTURE TO STRUCTURE)	
Front to Front	min. distance = 80% of building height
Side to Side***, or Side to Rear	min. distance = 40% of building height
Rear to Rear	min. distance = 50% of building height

* One story equals 15'
** One parking level equals 10'
*** Commercial buildings that are attached are exempted from this -standard.

All buildings must comply with IRC. All buildings that exceed 35 feet in height, as measured in the City Code, must be sprinkled and meet all additional Fire and Building Department requirements.



BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS

OFF-STREET PARKING - COMMERCIAL

TABLE 10 - MINIMUM REQUIRED OFF-STREET PARKING*	
OFFICE	
-Professional Office/Services	2.5 / 1000 sq.ft.
-Professional Office (Multi-story)	1 / 350 sq.ft.
MEDICAL OFFICE	
-Up to 15,000 sq.ft.	5.25 / 1000 sq.ft.
-Above 15,000 sq.ft.	4.5 / 1000 sq.ft.
RETAIL	
-General Use	4.5 / 1000 sq.ft.
-Restaurants	10 / 1000 sq.ft.
SENIOR HOUSING	
-Independent Living	1 space per unit
-Assisted Living	0.5 spaces per unit
-Memory Care	0.35 spaces per unit
-Guest Parking	1 space per 8 units
-Employee Parking	1 space per employee on the maximum shift
OTHER	1.5 / 1000 sq.ft.

* Parking ratios in this table are minimums. Additional parking may be provided based upon market/tenant demand.

TABLE 11 - PARKING CONFIGURATION			
Off-Street Parking			
ANGLE OF PARKING	**ACCESS AISLE WIDTH**		
	ONE WAY SINGLE LOADED	**ONE WAY DOUBLE LOADED**	**TWO WAY DOUBLE LOADED**
90	24 ft	24 ft	24 ft
60	15 ft	15 ft	20 ft
45	12 ft	12 ft	20 ft
Parallel	10 ft	10 ft	20 ft
Standard Stall	8.5 ft x 18 ft minimum		

On Street Parking	
ANGLE OF PARKING	**STALL SIZE**
Angled	8.5 ft x 18 ft minimum
Perpendicular	8.5 ft x 18 ft minimum
Parallel	8 ft x 22 ft minimum

* Parking aisles used to access a fire hydrant must be compliant with IFC standards.

SIGNAGE

1. All permanent signage must be configured as specified in Table 12 - Signage Standards.
2. Signage can only be used for business on premises. No off-site advertising is allowed.
3. Billboards are prohibited.
4. Sign types not included in Table 12 - shall be governed by the West Jordan Sign Ordinance 13-3-2: Sign Standards
5. **Residential Functions**
   a. One address number, no more than 6 inches measured vertically, may be attached to the building in proximity to the *principal entrance* or at a mailbox.
   b. Entrances to buildings including multi-family housing may install one directory sign, no more than 4 square feet, at each entry.
6. **Non-residential Functions**
   a. *Monument signs* must be separated by a minimum distance of 100 feet.
   b. Marquee signs may be located only above the *principal entrance* of a building and may encroach into the *public frontage* to within two feet of the curb.
   c. A-Frame signs must be located adjacent to the principal entrance of business. *A-Frame signs* must be removed from the sidewalk at the close of business each day.

Note: signage to be coordinated with engineering department.

TABLE 12A - SIGNAGE STANDARDS

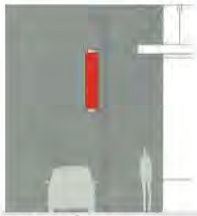
	SPECIFICATIONS	
ADDRESS SIGN 	Quantity	1 per address
	Area	2 sf max
	Width	24 in max
	Height	12 in max
	Depth / Projection	3 in max
	Clearance	4.5 ft min
	Apex	N/A
	Letter Height	6 in max
AWNING AND SIGN 	Quantity	1 per window
	Area	N/A
	Width	width of Awning
	Height	5 ft
	Depth / Projection	4 ft min
	Clearance	8 ft max
	Apex	N/A
	Letter Height	5 in min, 10 in max
BANNER 	Notes	Banner signs may be installed on private or City owned lighting fixtures. Banners on City owned fixtures require a time-limited permit and size restrictions are determined by the City according to the lighting fixture. Banner sizes on private fixtures must correspond to the overall scale of the fixture
BUILDING BANNER 	Quantity	2 per building Facade
	Area	48 sf max
	Width	2 ft max
	Height	24 ft max
	Depth / Projection	3 ft max
	Clearance	12 ft min
	Apex	N/A
	Letter Height	N/A
BAND SIGN 	Quantity	1 per building Facade
	Area	1.5 sq ft per linear ft
	Width	90% of width of Facade max
	Height	3 ft max
	Depth / Projection	7 in max
	Clearance	7 ft max
	Apex	N/A
	Letter Height	18 in max

TABLE 12B - SIGNAGE STANDARDS

	Specifications	
SUSPENDED SIGN 	Quantity	1 per business
	Area	16 sf max
	Width	4 ft max
	Height	4 ft max
	Depth / Projection	4 ft max
	Clearance	10 ft min
	Apex	N/A
	Letter Height	8 in max
BUILDING SIGN 	Quantity	1 per building elevation
	Area	1.5 sq ft per linear ft
	Width	80% building width max
	Height	7 ft max
	Depth / Projection	6 in max
	Clearance	N/A
	Apex	N/A
	Letter Height	48 in max
CORNER SIGN 	Quantity	1 per building at corner lots
	Area	72 ft max
	Width	3 ft max
	Height	24 ft max
	Depth / Projection	4 ft max
	Clearance	12 ft min
	Apex	N/A
	Letter Height	N/A
HANGING SIGN 	Quantity	1 per vehicular entrance
	Area	N/A
	Width	90% entrance width max
	Height	2 ft max
	Depth / Projection	0 ft max projection
	Clearance	8 ft min
	Apex	N/A
	Letter Height	18 in max
WALL MURAL SIGN 	Quantity	1 per block face
	Area	25% of Facade max
	Width	N/A
	Height	N/A
	Depth / Projection	5 ft max.
	Clearance	8 in max depth
	Apex	N/A
	Letter Height	N/A

TABLE 12C - SIGNAGE STANDARDS

	SPECIFICATIONS	
MARQUEE AND SIGN 	Quantity	1 per building
	Area	N/A
	Width	width of entrance plus 4' o.c.
	Height	50% Story height max
	Depth / Projection	4 ft min, 10 ft max
	Clearance	N/A
	Apex	N/A
	Letter Height	3 ft min
NAMEPLATE SIGN 	Quantity	1 per business
	Area	3 sf max
	Width	18 in max
	Height	2 ft max
	Depth / Projection	3 in max
	Clearance	4 ft max
	Apex	7 ft max
	Letter Height	N/A
OUTDOOR DISPLAY CASE 	Quantity	1 per business
	Area	6 sf max
	Width	3.5 ft max
	Height	3.5 ft max
	Depth / Projection	5 in max
	Clearance	4 ft max
	Apex	N/A
	Letter Height	N/A
A-FRAME SIGN 	Quantity	1 per business
	Area	12 sf max
	Width	36 in max
	Height	48 in max
	Depth / Projection	N/A
	Clearance	N/A
	Apex	48 in max
	Letter Height	N/A
WINDOW SIGN 	Quantity	1 per window
	Area	25% of glass max
	Width	varies
	Height	varies
	Depth / Projection	N/A
	Clearance	4 ft
	Apex	N/A
	Letter Height	N/A

TABLE 12D - SIGNAGE STANDARDS

	Specifications	
KIOSK 	Quantity	1 per block face
	Area	24 sq ft max
	Width	4.5 ft max
	Height	12 ft max
	Depth / Projection	4 ft max depth
	Clearance	N/A
	Apex	12 ft max
	Letter Height	12 in max within sign, 18 in max to identify sign
YARD SIGN 	Quantity	1 per Lot max
	Area	6 sf max
	Width	3 ft max (not counting post)
	Height	2 ft max (not counting post)
	Depth / Projection	N/A
	Clearance	3 ft to sign edge min
	Apex	6 ft to top of post max
	Letter Height	8 in max
MONUMENT SIGN 	Quantity	1 per vehicular entrance max
	Area	Sign - 78 sf max
	Width	Monument - 30 ft max
	Height	Sign - 12 ft max
	Depth / Projection	N/A
	Clearance	N/A
	Apex	Sign - 12 ft max
	Letter Height	N/A
PYLON SIGN 	Notes	Pylon signs are not subject to specific regulations on quantity, size, or design. They are permitted in the public realm where managed by the city and on private non-residential properties consisting of multiple buildings. Where on private lots Pylon signs should be sized for pedestrian legibility, consult with the Planning Department.
SPECIAL USE 	Quantity	1 per lot max
	Area	N/A
	Width	20 ft max
	Height	30 ft max
	Depth / Projection	N/A
	Clearance	N/A
	Apex	30 ft to top of structure
	Letter Height	N/A

TABLE 12E - SIGNAGE STANDARDS

	Specifications	
TEMPORARY SIGN 	Quantity	1 per block face
	Area	24 sq ft max
	Width	16 ft max
	Height	8 ft max
	Depth / Projection	2 ft max depth
	Clearance	N/A
	Apex	20 ft max
	Letter Height	N/A
	Details	Temporary signage is permitted upon application for a 9-month period. Sign permits may be extended for an additional 6-month period with Planning Director approval.
TEMPORARY FLAGS AND BANNERS 	Quantity	6 per lot
	Area	150 sq ft max
	Width	6 ft max
	Height	25 ft max
	Depth / Projection	N/A
	Clearance	N/A
	Apex	25 ft max
	Letter Height	N/A
	Details	Temporary signage is permitted upon application for a 9-month period. Sign permits may be extended for an additional 6-month period with Planning Director approval.
FREEWAY ORIENTED SIGNS 	Quantity	1 per 600 lf of freeway frontage
	Area	1000 sq ft max
	Width	N/A
	Height	50 ft max
	Depth / Projection	15 ft max depth
	Clearance	N/A
	Apex	50 ft max
	Letter Height	N/A
	Details	Community logos/signage painted on water tanks must conform to area criteria, but do not count toward the quantity maximum of 1 sign per 600 linear feet.
(Sign not delineated in West Jordan City Standards)		

LIGHTING

Public lighting in parking lots and along the peripheral arterial roadways, 7800 So. and Mountain View Corridor, will comply with West Jordan City *Standard Street Light Details*. Public lighting for all public and private thoroughfares internal to the Commercial Area will comply with the standards contained in Table 10. The aesthetic style of light fixtures within Copper Rim will be consistent with the style of fixture prescribed by West Jordan City lighting standards.

Only full cut-off fixtures are permitted. No uplight for area and street lighting is allowed to reduce glare, light trespass, and skyglow. Lumen levels should not exceed 1.25 foot candles, or 3,500 base foot candles per site. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.

Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low voltage landscape and architectural lighting, for the purpose of these standards, refers to permanently installed outdoor lighting fixtures operating at 12 volts or less, which illuminate landscape environments and exterior structures.

TABLE 13 - PUBLIC LIGHTING

TYPE			HEIGHT	SPACING
COLUMN 	T2			
	T3-R T3		10 - 14 ft.	300 ft. on center min.
	T4-R T4-SL T4	▪	10 - 14 ft.	300 ft. on center min.
	T5-R	▪	12 - 16 ft.	200 ft. on center min.
POST 	T2			
	T3-R T3	▪	8 - 10 ft.	300 ft. on center min.
	T4-R T4-SL T4	▪	10 - 14 ft.	200 ft. on center min.
	T5-R			

TYPE			SIZE/HEIGHT	SPACING
WALL-MOUNT 	T2			
	T3-R T3	▪	Appropriate to achieve proper architectural scale	Opportunistic
	T4-R T4-SL T4	▪		Opportunistic
	T5-R	▪		Opportunistic
BOLLARD 	T2			
	T3-R T3			
	T4-R T4-SL T4	▪	3 ft. max.	20 ft. on center min.
	T5-R	▪	3 ft. max.	20 ft. on center min.

Note: Where possible, lights should be located in line with side lot lines.

BUILDING FORM

ARCHITECTURAL MATERIALS

a. The following are the acceptable predominant materials for non-residential development


Stone


Brick


Timber


Lap Siding (No Vinyl)

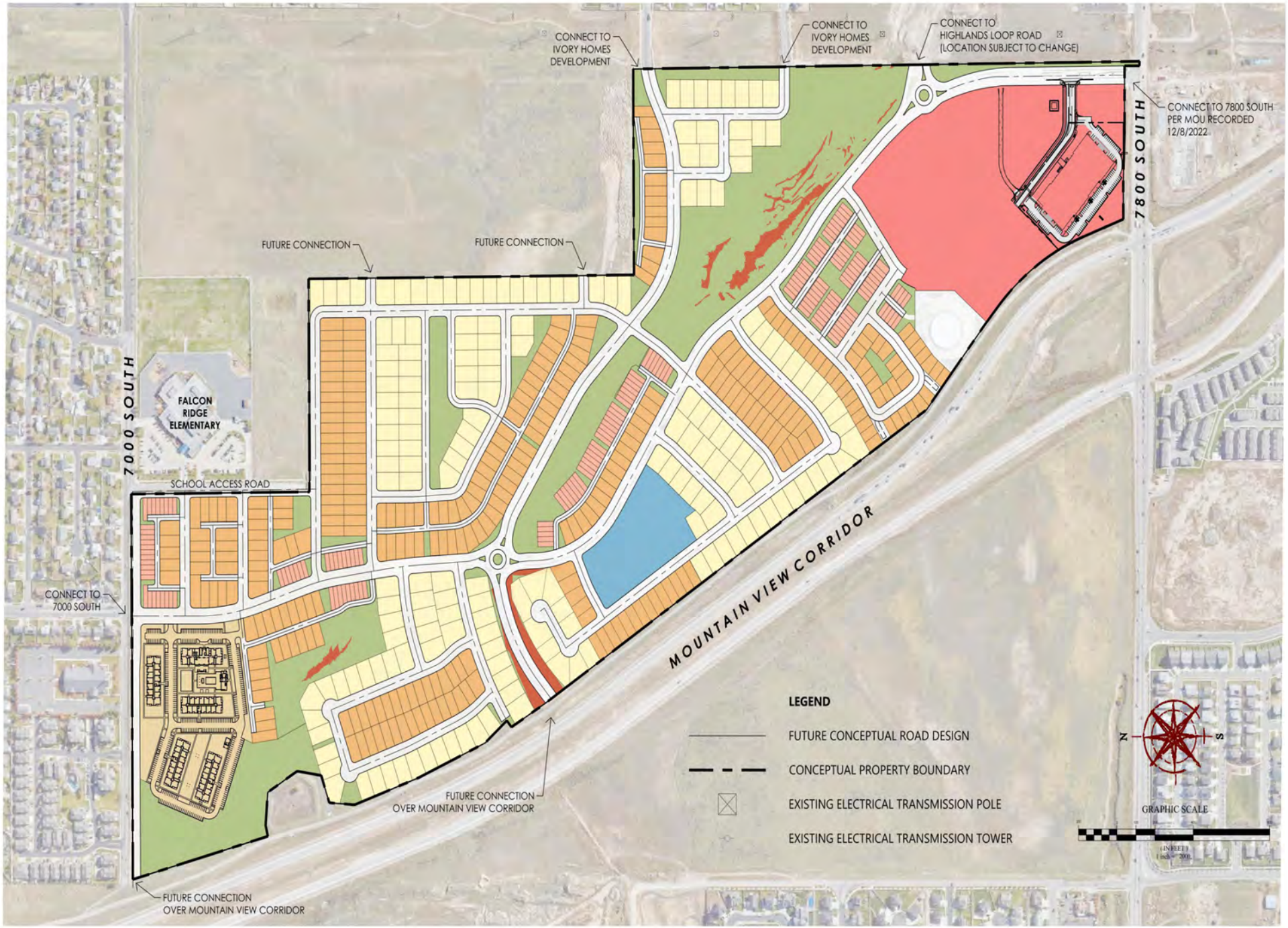

Metal Panels


Batt and Board Siding (No Vinyl)


Concrete

ROAD STANDARDS





COPPER RIM transportation access plan (exhibit G3)

WEST JORDAN CITY, SALT LAKE COUNTY
5/2/2023
22-0283

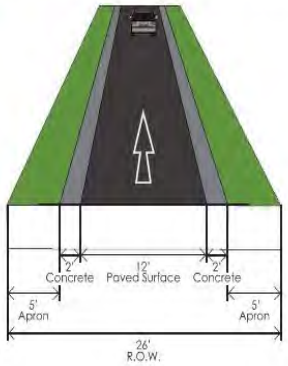
PROTOTYPICAL THOROUGHFARE SECTIONS

Thoroughfare sections on this page demonstrate proposed configurations for the major collectors, local streets, and alleys within this community plan.

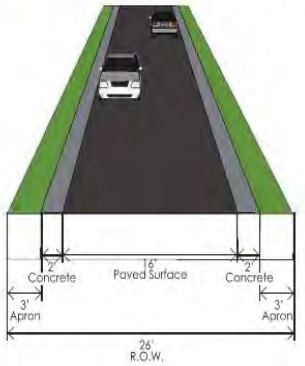


The following street sections were developed in conjunction with West Jordan City Staff in order to accommodate the potential for on-street parking. The prescribed asphalt section for minor collectors in the existing City standards is 37'. Bill Baranowski suggested that we increase the pavement section slightly to 39' in order to provide enough room for on-street parallel parking. Collector streets also have a 5' min. sidewalks and 8' park strips.

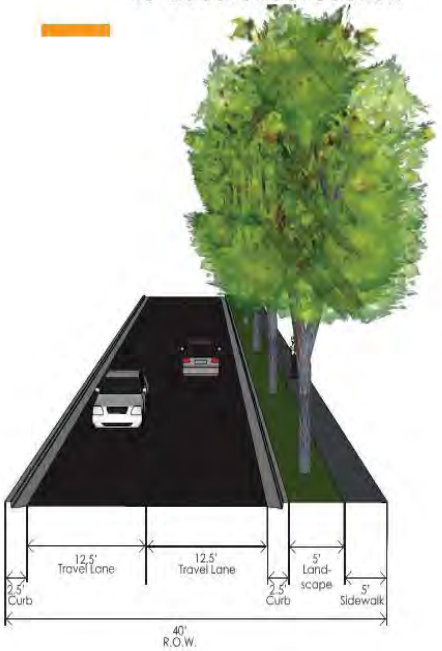
26' One-Way Alley Street Section



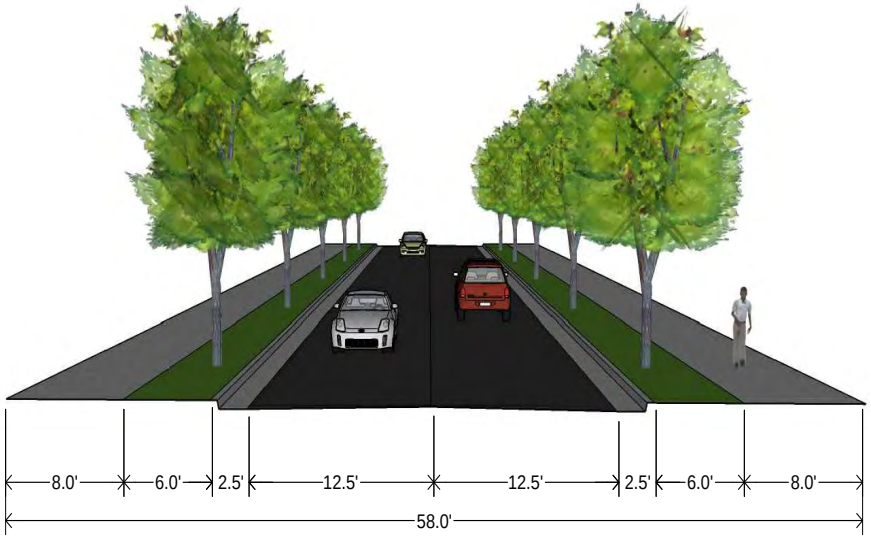
26' Two-Way Alley Street Section



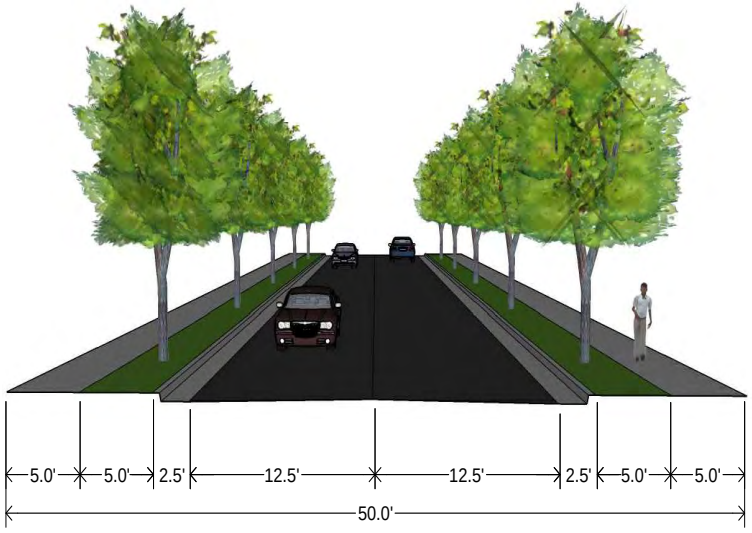
40' Local Street Section



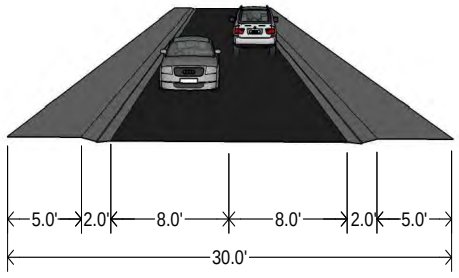
58' Local Street Section



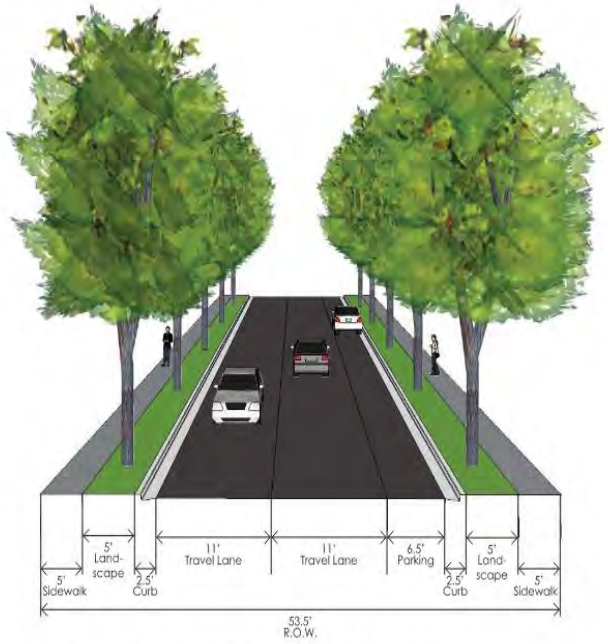
50' Local Street Section



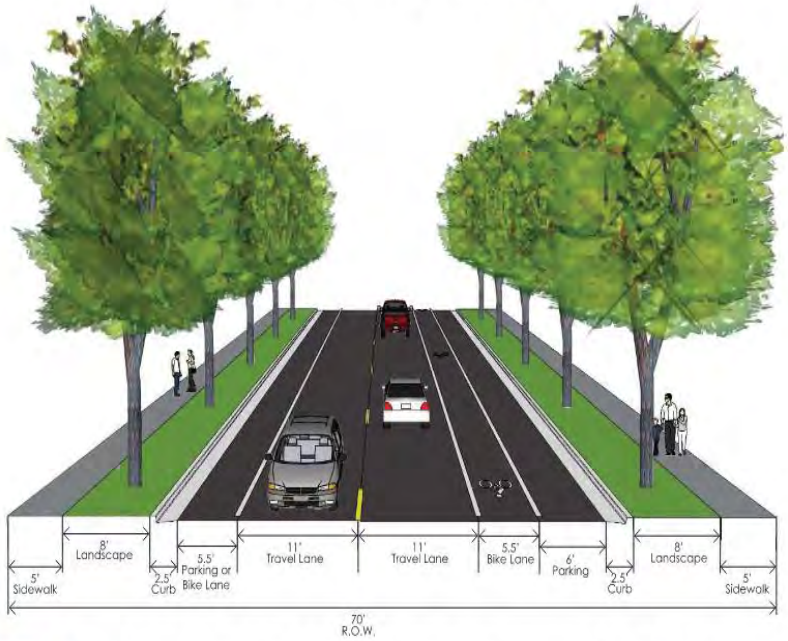
30' Private Alley Street Section



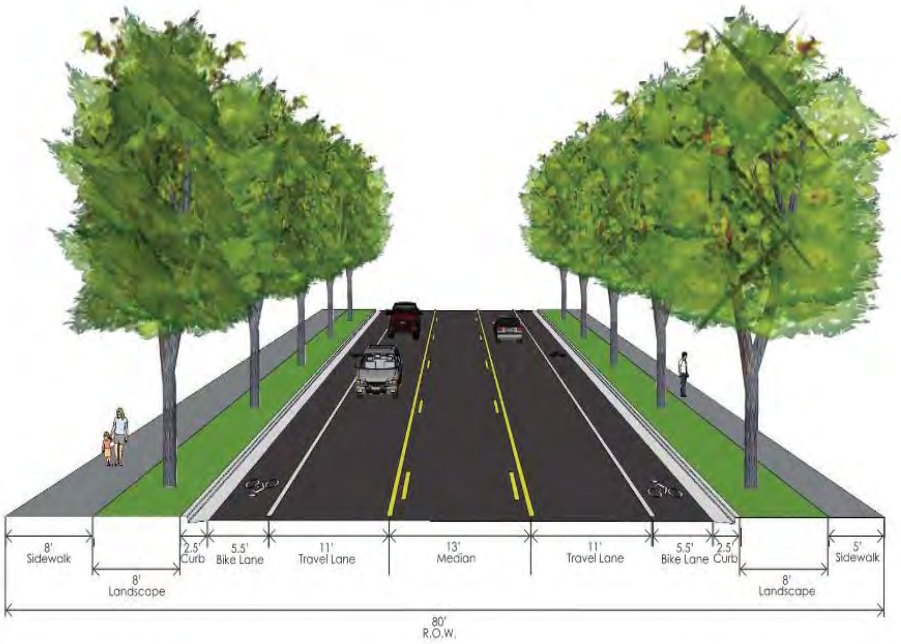
53.5' Local Street Section



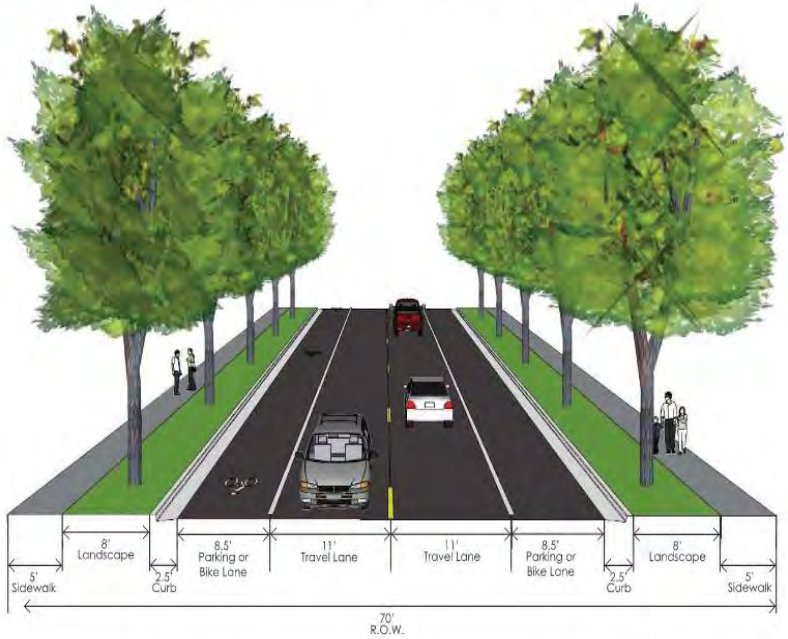
70' Park Collector Street Section



80' Collector Street Section



70' Neighborhood Collector Street Section



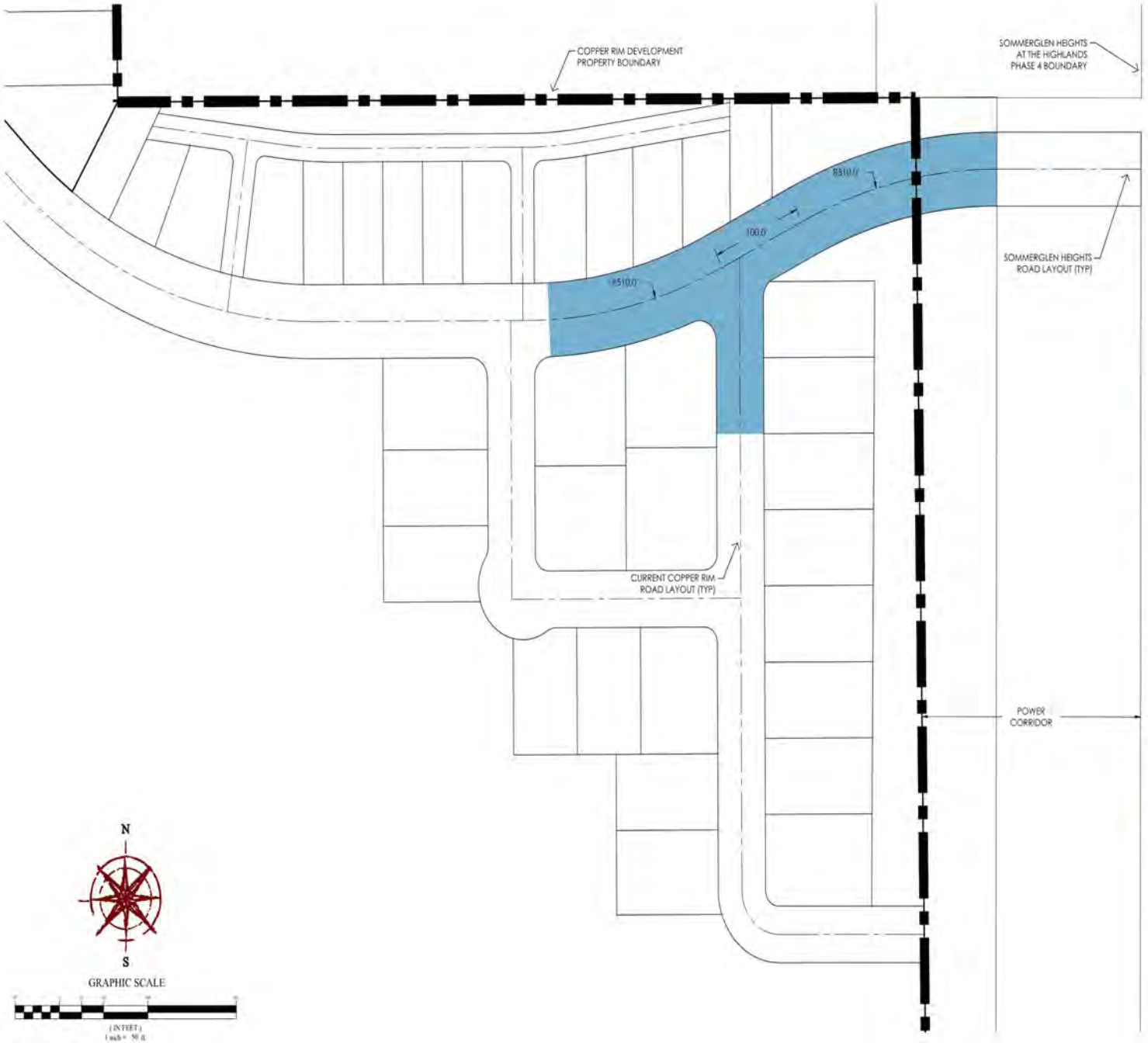


Table 2.8.3
Standards for Curve Radius

Type of Roadway	Minimum Radius of Curve (ft.)
Local Roads - < 30 mph	340
Collector - < 40 mph	485
Arterial - <50 mph	860

Source: AASHTO Geometric Design of Highways and Streets, 2004
Assumptions: grades <6%

Table 2.7.1
Collector Street Design Guidelines

Item	Description		
Terrain Classification	Level	Rolling	Hilly
Right-of-way Width (Feet)	70 – 80	70 – 80	70 – 80
Pavement Width (feet)	37 - 55	37 - 55	37 - 55
Type of Curb (A = High Back Curb)	A	A	A
Sidewalk and Bicycle Paths (feet)	5	5	5
Park Strip	5	5	5
Minimum Stopping Sight Distance (feet)	305	305	305
Maximum Grade	7%	10%	15%
Design Speed (MPH)	40	35	30
Minimum Centerline Radius of Curves (feet)	485	340	240
Min. Tangent between Reverse Curves (feet)	100	100	100
Street Lighting	SD	SD	SD
Driveways	SD	SD	SD

Note: "SD" - See discussion in appropriate section

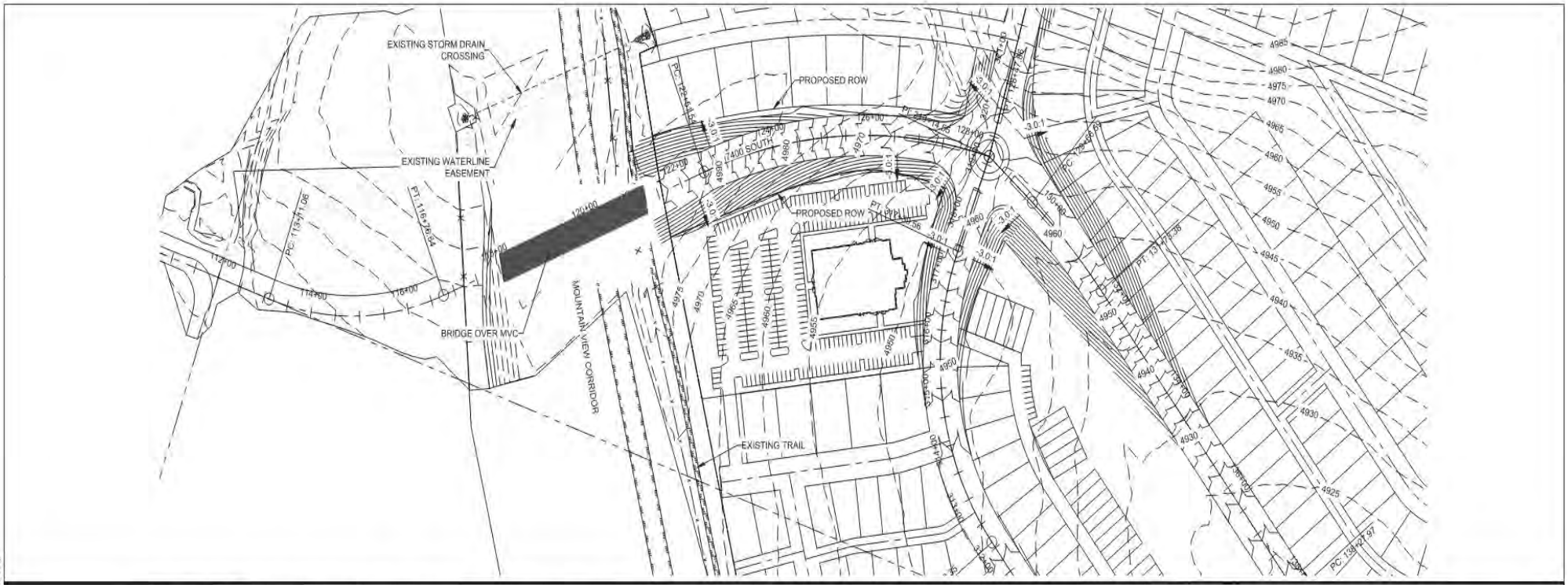
Terrain Classification – The definitions of these classifications are:
1. Level – grade range of 0 to 8 percent
2. Rolling – range of 8.1 to 15 percent
3. Hilly – grades over 15 percent

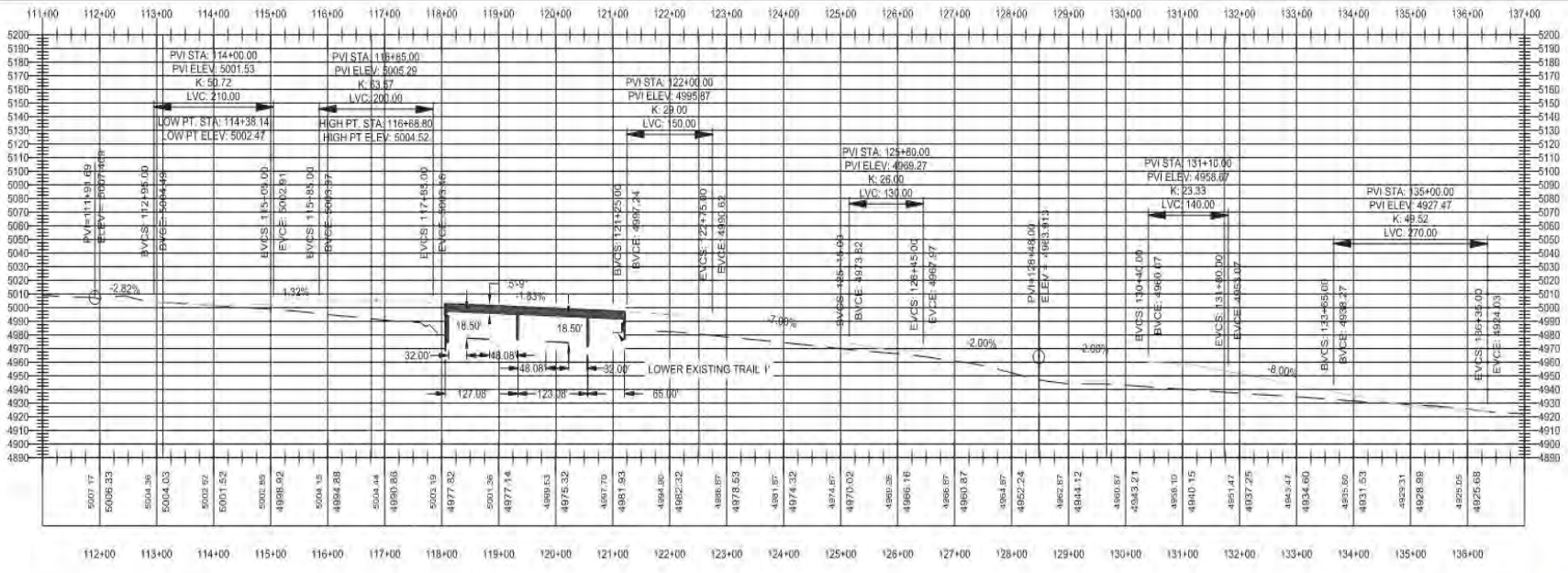
Table 2.9.1
Intersection Design Guidelines

Item	Description		
Terrain Classification	Level	Rolling	Hilly
Development Density	All	All	All
Approach Speed (mph)	25	25	20
Clear Sight Distance (length along each approach leg) (feet)*	90	90	90
Vertical Alignment within Intersection Area	Flat	2%	
Minimum Angle of Intersection	75° 90° Preferred	75° 90° Preferred	75° 90° Preferred
Minimum Curb Radius (Feet)			
a. Local-local	25	25	25
b. Local-collector			
c. Collector-collector			
Minimum Centerline Offset of Adjacent Intersection (feet)			
a. Local-local	200	125	125
b. Local-collector	300	150	150
c. Collector-collector	300	300	300
d. Arterial-local	¼ mile		
e. Arterial-collector	¼ mile		
f. Arterial-arterial	½ mile	1100	1100
Minimum Tangent Length Approaching Intersection (each leg) (feet)	50	50	50

COPPER RIM sommerglen connection exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283





HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrocks.com

OWNER:

CITY:

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

COPPER RIM

7400 S. BRIDGE OVER MVC

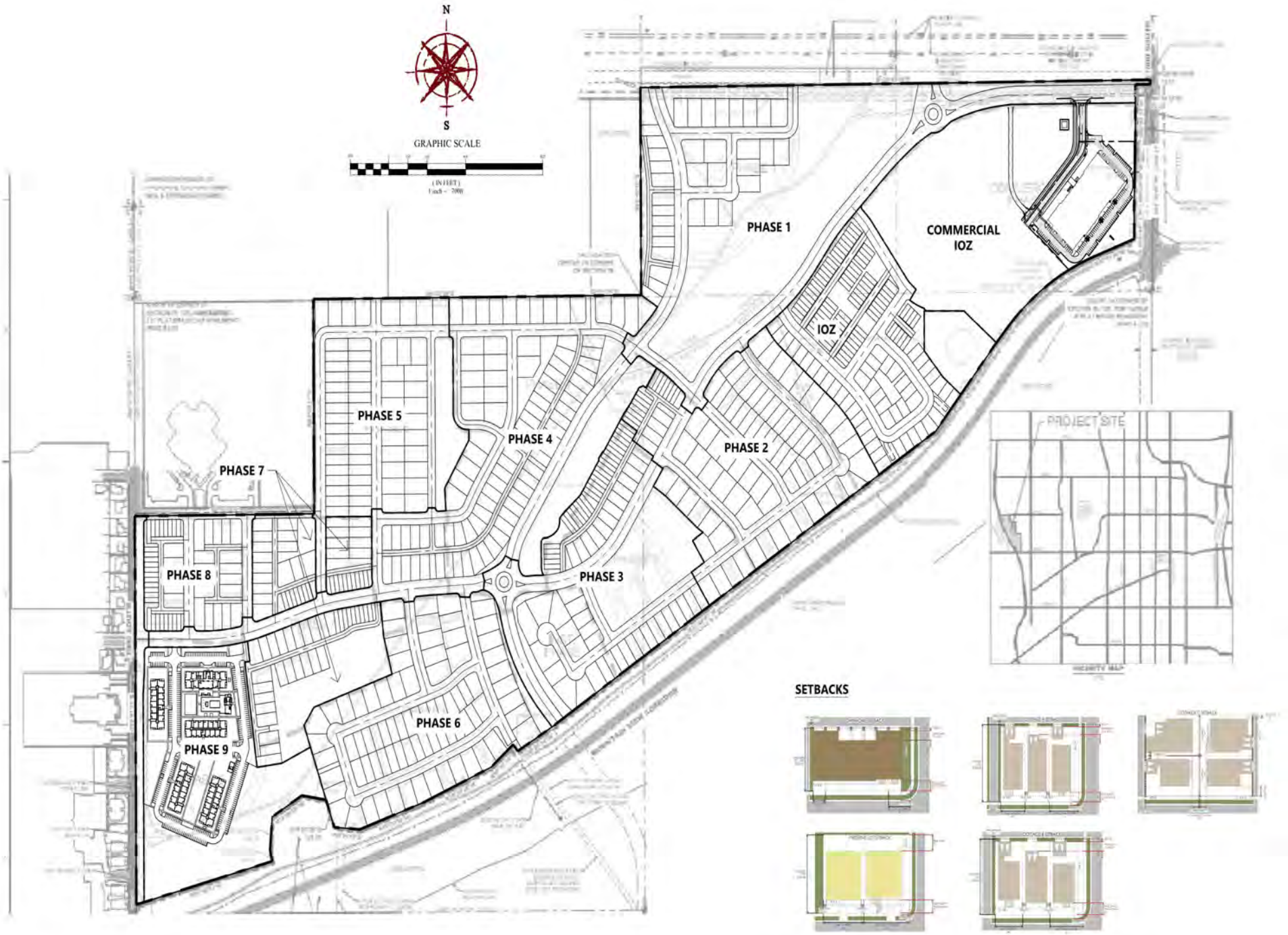
DRAWING INFO
DATE 03/9/18
SCALE 1" = 100'
REV # DATE
*SEE 2nd SHEET FOR LISTING
PROJ. NO.

PP101

C:\Users\jordanw\Desktop\Project Dump Folder\Jenson\CAD\PP_101-1506_Revised Grading and Layout.dwg Jordan Sheets 3/9/2018 4:28 PM

CONCEPT PLAT AND PROJECT PHASING





COPPER RIM preliminary plat

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm it's accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

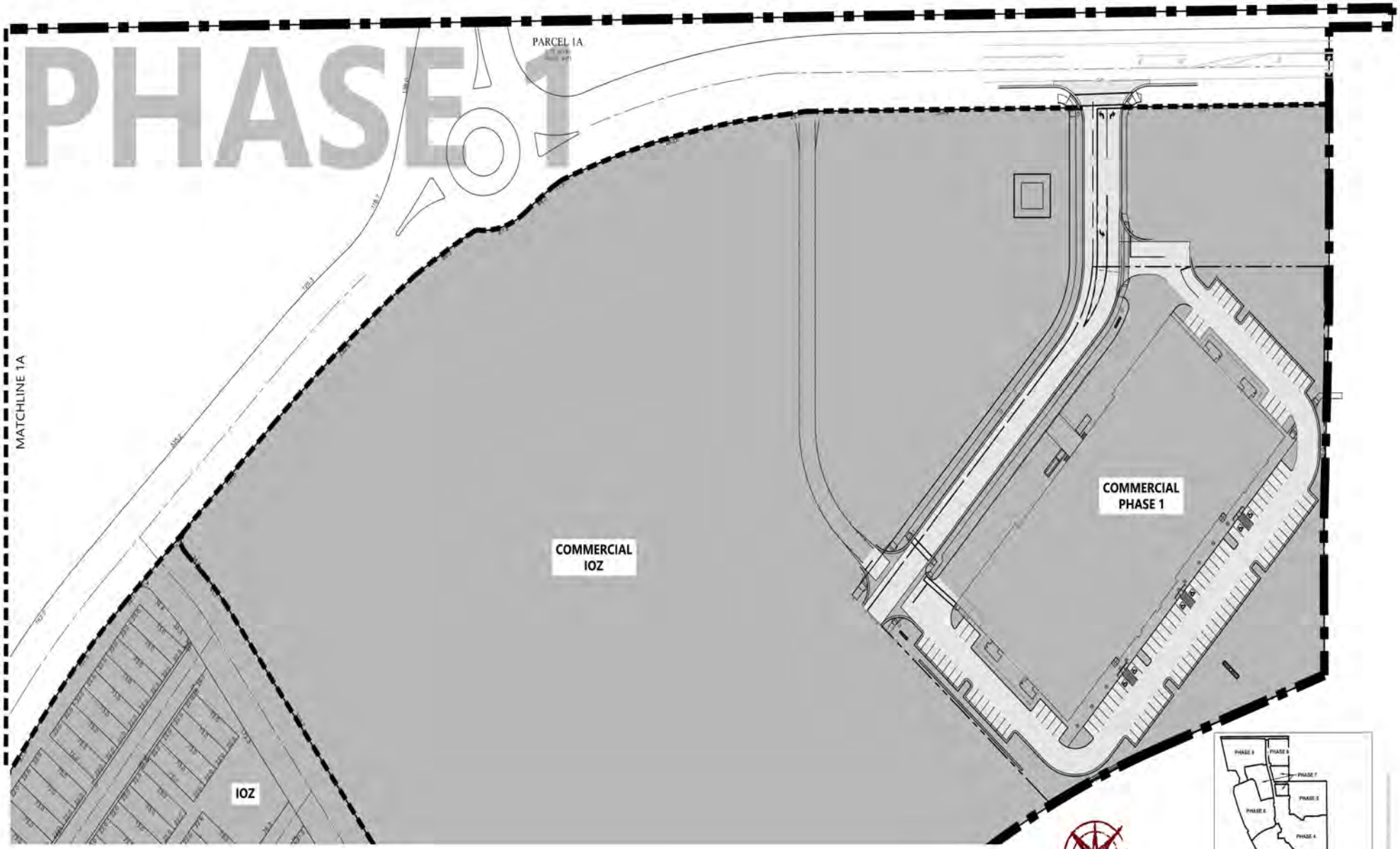


COPPER RIM *phase 1 lot dimensions*

WEST JORDAN CITY, SALT LAKE COUNTY

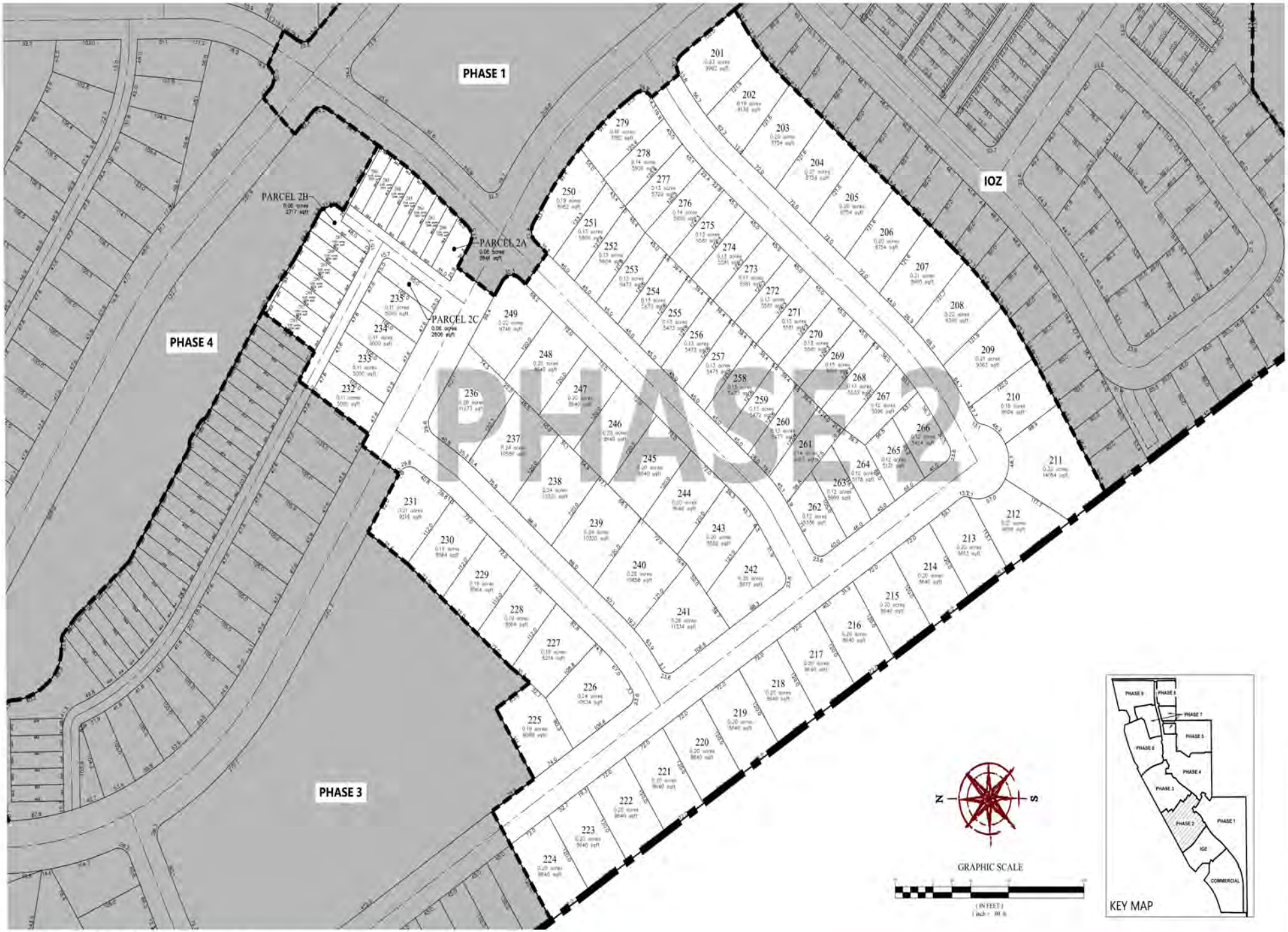
5/2/2023

22-0283



COPPER RIM phase 1 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283



COPPER RIM phase 2 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283



COPPER RIM phase 3 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283

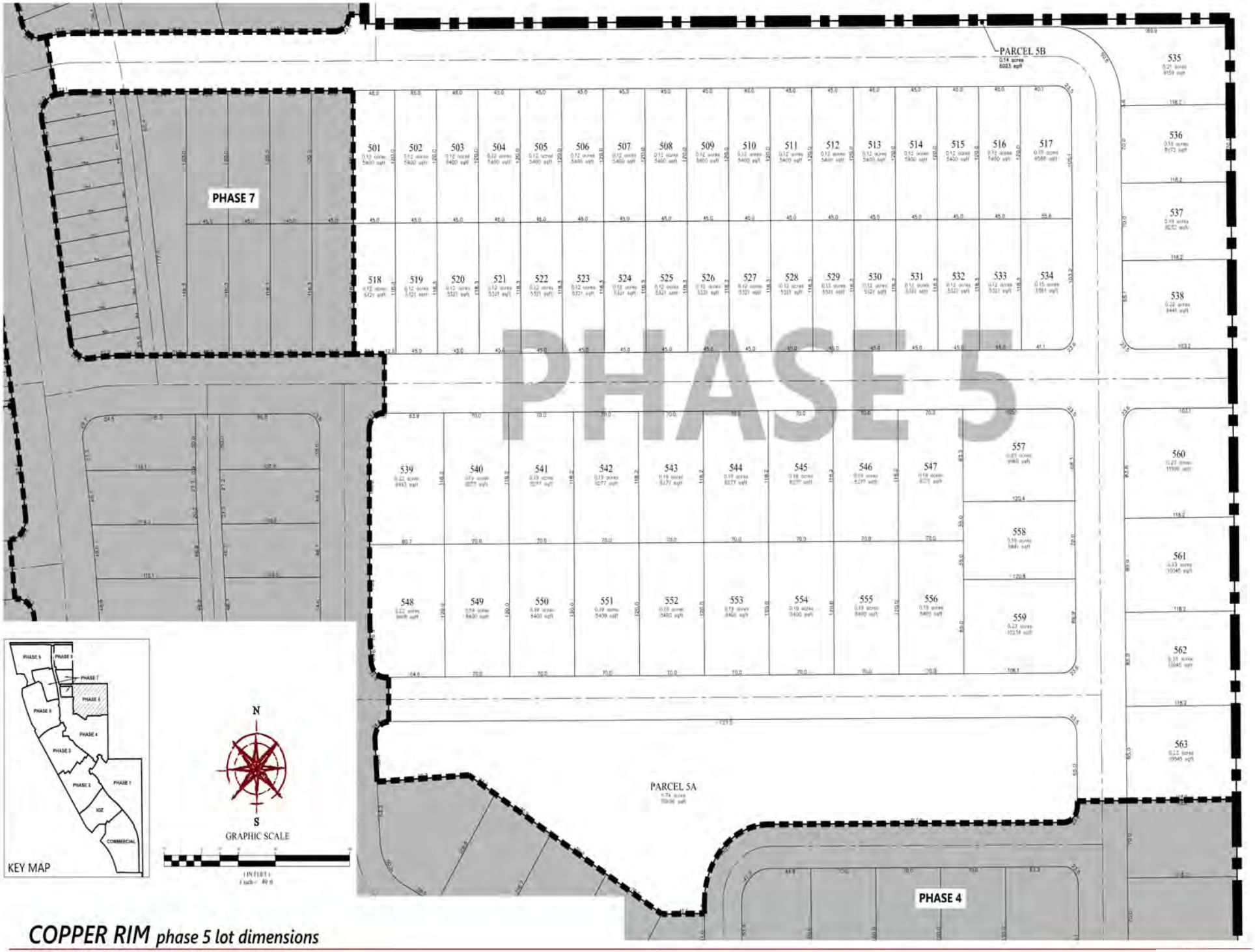


COPPER RIM phase 4 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY

5/1/2023

22-0283

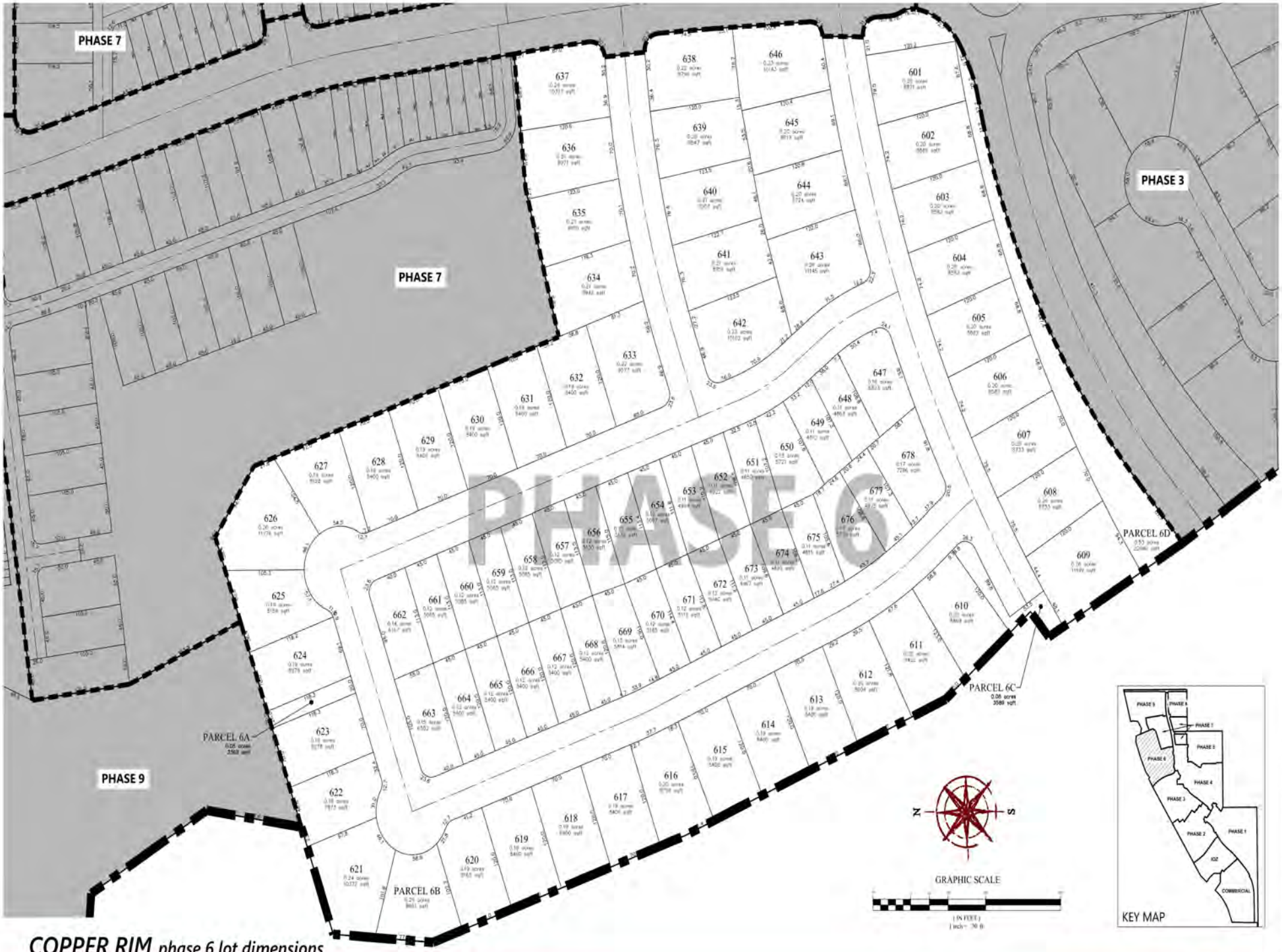


COPPER RIM phase 5 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY

5/1/2023

22-0283

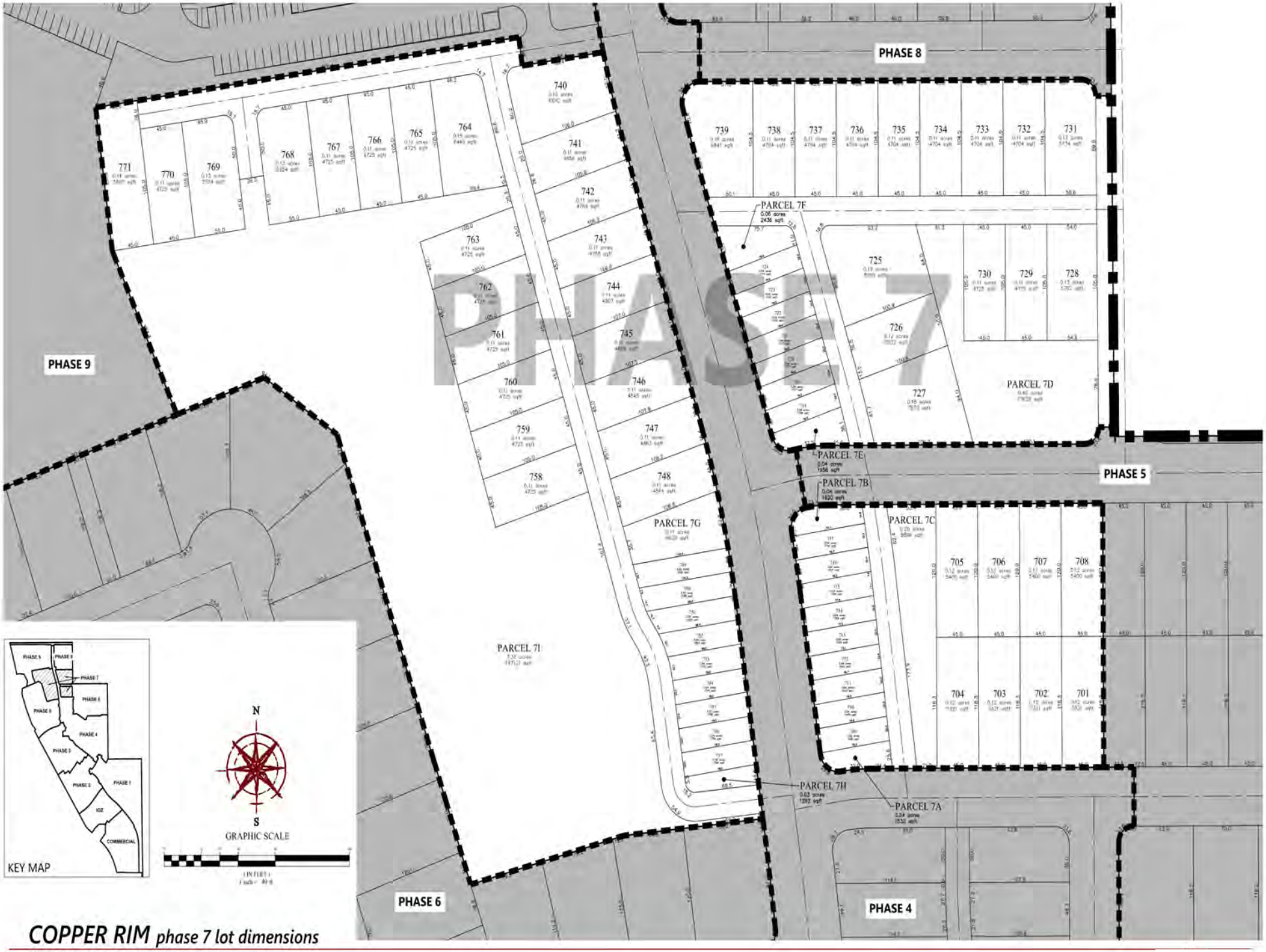


COPPER RIM phase 6 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY

5/1/2023

22-0283

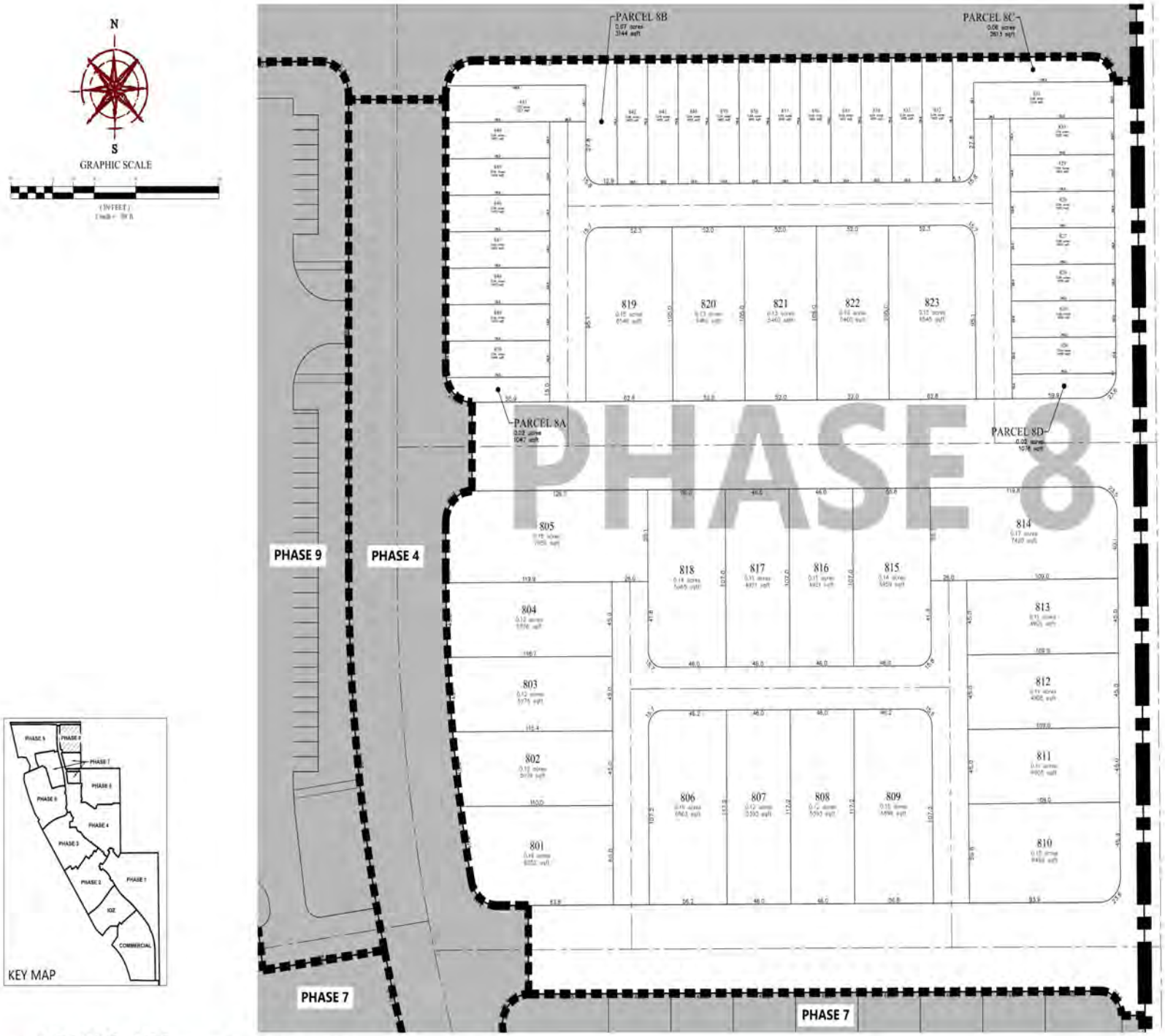


COPPER RIM phase 7 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY

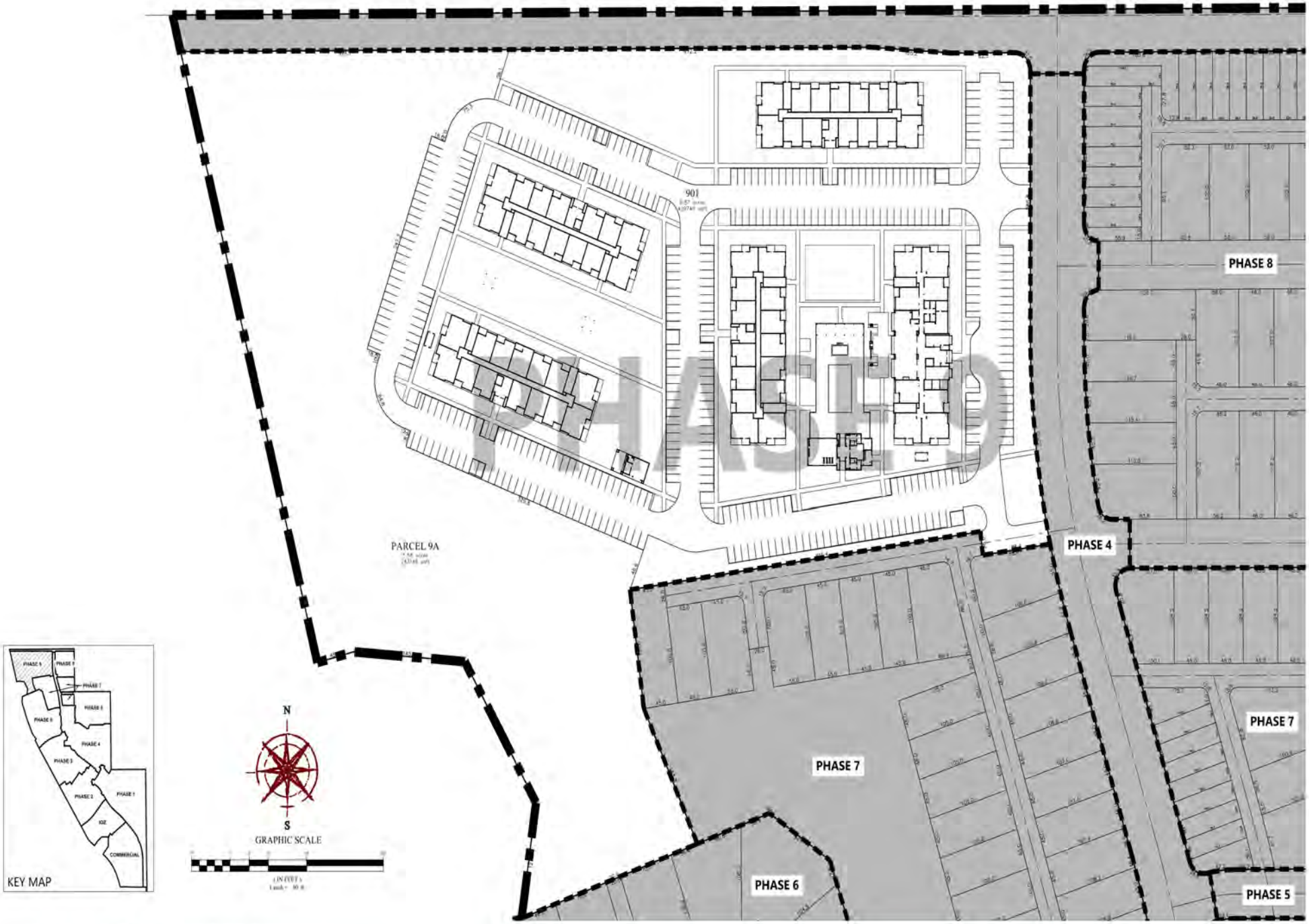
5/1/2023

22-0283



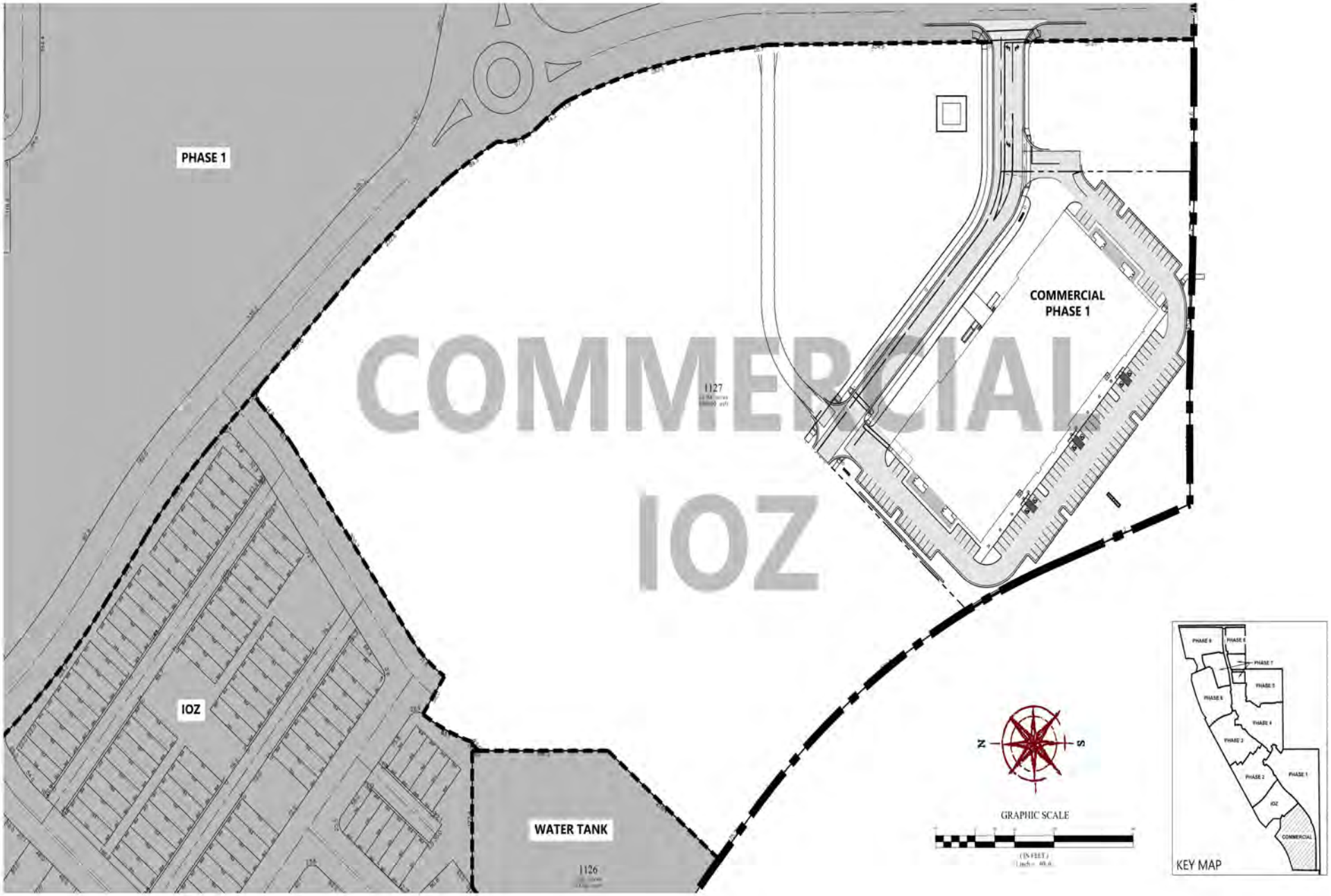
COPPER RIM phase 8 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283



COPPER RIM phase 9 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283



COPPER RIM commercial phase lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283

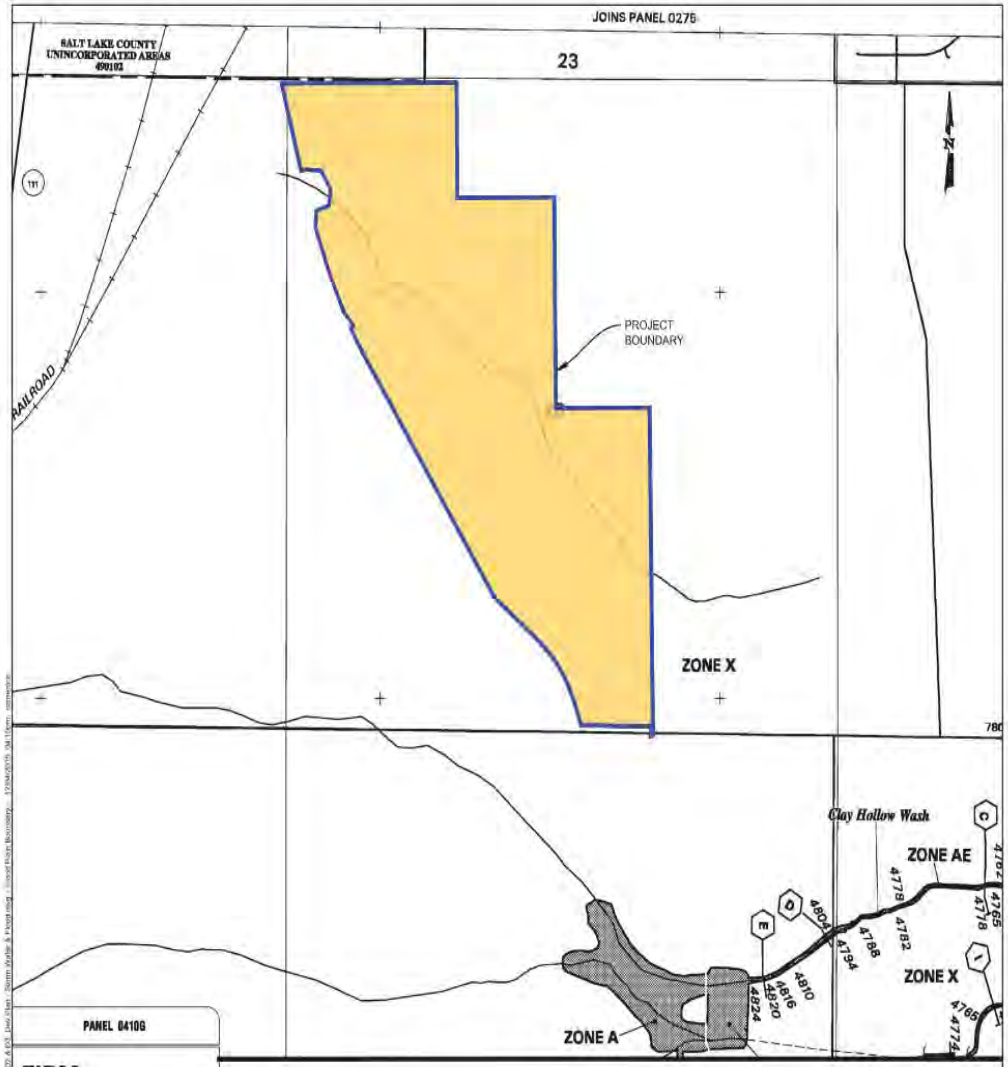


COPPER RIM IOZ lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283

LAND FEATURES





PANEL 0410G

FIRM

FLOOD INSURANCE RATE MAP

SALT LAKE COUNTY, UTAH

AND INCORPORATED AREAS

PANEL 410 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SALT LAKE COUNTY:			
UNINCORPORATED AREAS	490192	0410	G
WEST JORDAN, CITY OF	490159	0410	G
SOUTH JORDAN, CITY OF	490157	0410	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
49035C0410G

MAP REVISED:
SEPTEMBER 25, 2009

Federal Emergency Management Agency

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A No base flood elevations determined.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

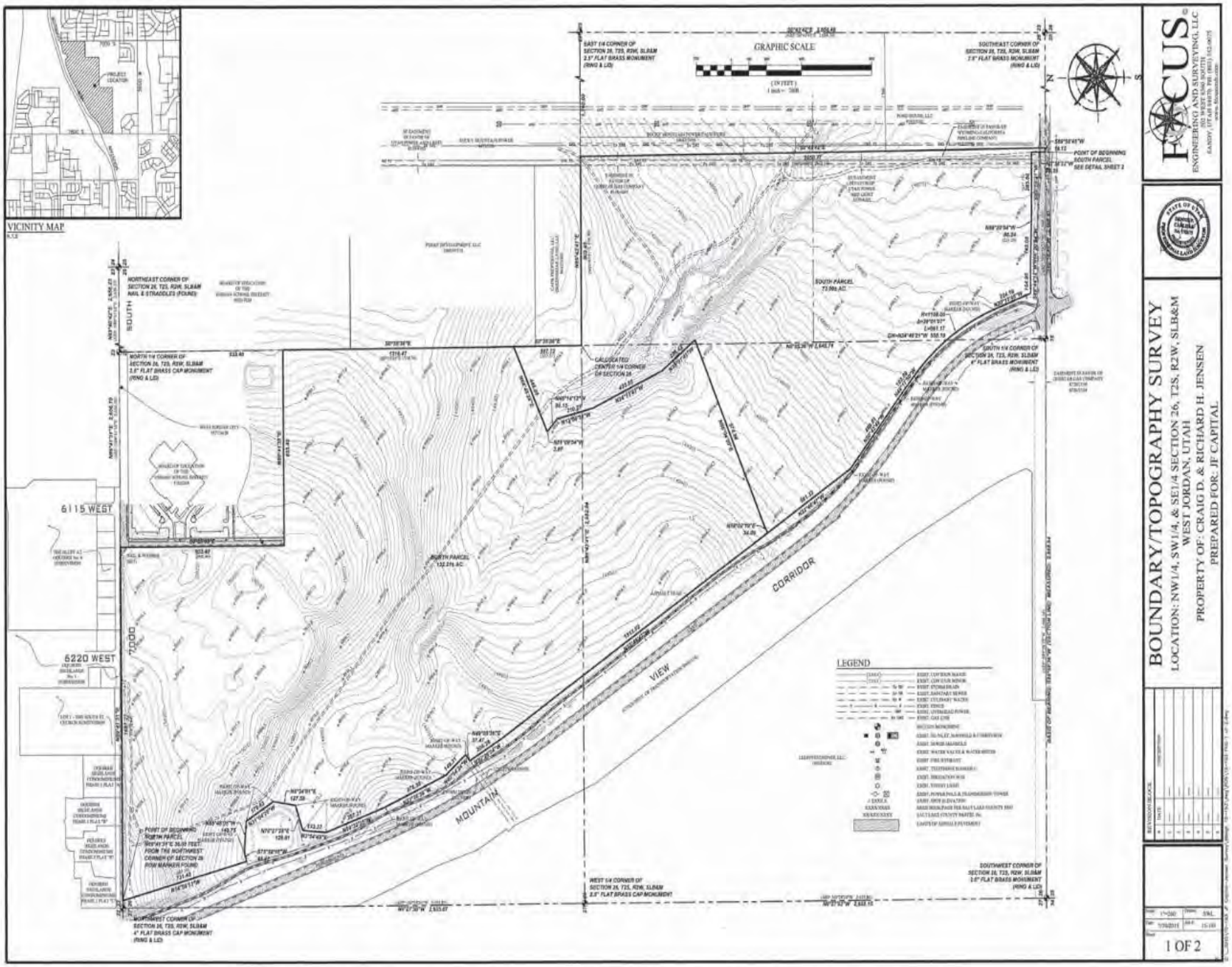
Floodplain boundary

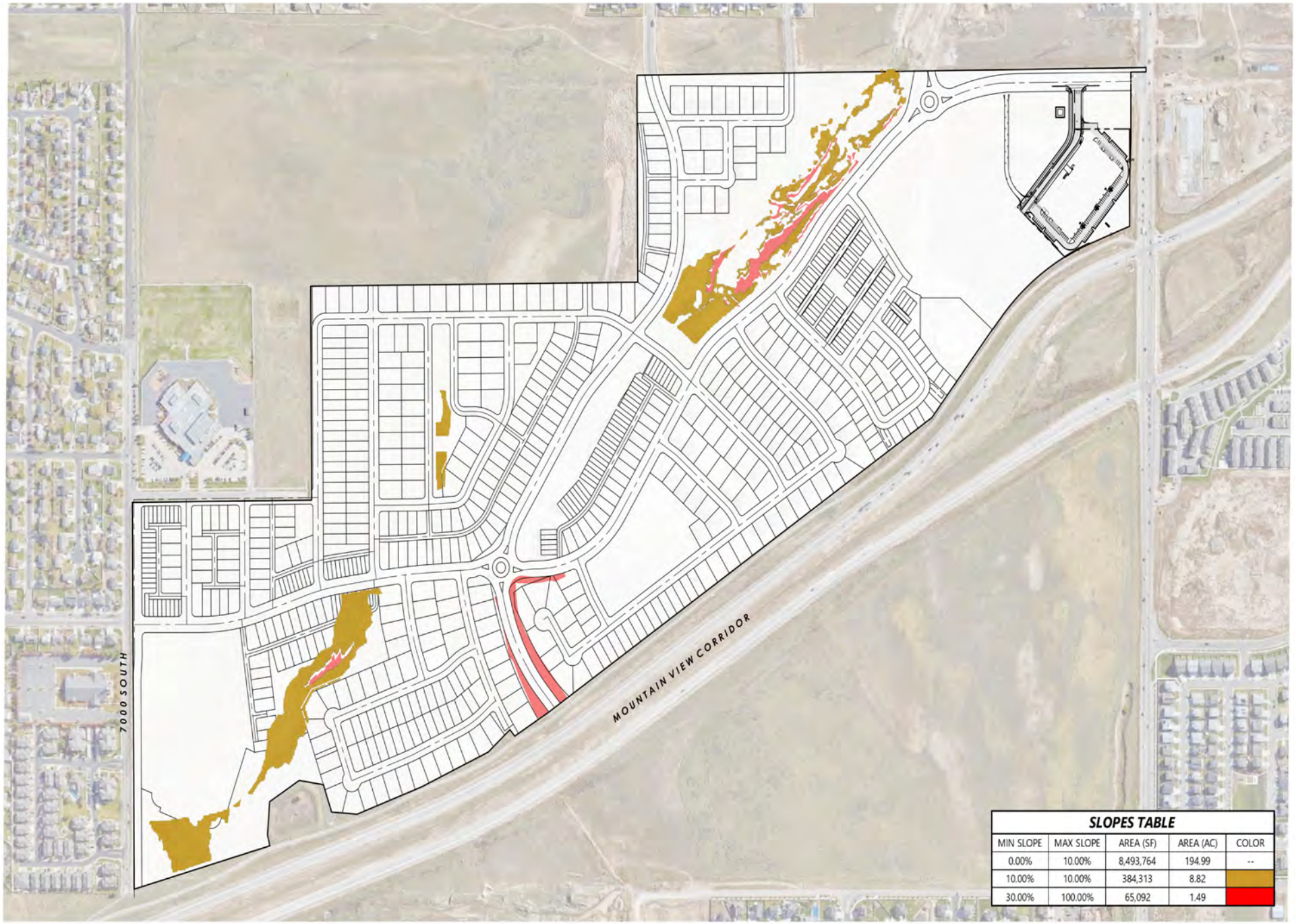
Floodway boundary

(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

HORROCKS ENGINEERS 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	JF CAPITAL	FLOOD PLAIN BOUNDARY 67 DEVELOPMENT PLAN JENSEN PARCEL WEST JORDAN, UTAH	EXHIBIT D3	SCALE: 1" = 1200' DATE: 04 DEC 2015


VICINITY MAP
GRAPHIC SCALE
EAST 1/4 CORNER OF SECTION 26, T2S, R2W, SLB&M 2.5" FLAT BRASS MONUMENT (RING & LID)
SOUTHEAST CORNER OF SECTION 26, T2S, R2W, SLB&M 2.5" FLAT BRASS MONUMENT (RING & LID)
POINT OF BEGINNING SOUTH PARCEL SEE DETAIL SHEET 2
NORTHEAST CORNER OF SECTION 26, T2S, R2W, SLB&M NAIL & STRADDLE'S (FOUND)
NORTH 1/4 CORNER OF SECTION 26, T2S, R2W, SLB&M 2.5" FLAT BRASS CAP MONUMENT (RING & LID)
CALCULATED CENTER 1/4 CORNER OF SECTION 26
SOUTH 1/4 CORNER OF SECTION 26, T2S, R2W, SLB&M 4" FLAT BRASS MONUMENT (RING & LID)
SOUTH PARCEL 73.906 AC.
NORTH PARCEL 132.276 AC.
6115 WEST
6220 WEST
7200 SOUTH
CORRIDOR
VIEW
MOUNTAIN
POINT OF BEGINNING NORTH PARCEL S89°44'39"E 30.00 FEET FROM THE NORTHWEST CORNER OF SECTION 26 ROW MARKER FOUND
NORTHWEST CORNER OF SECTION 26, T2S, R2W, SLB&M 4" FLAT BRASS CAP MONUMENT (RING & LID)
WEST 1/4 CORNER OF SECTION 26, T2S, R2W, SLB&M 2.5" FLAT BRASS CAP MONUMENT
SOUTHWEST CORNER OF SECTION 26, T2S, R2W, SLB&M 2.5" FLAT BRASS MONUMENT (RING & LID)
LEGEND
FOCUS
ENGINEERING AND SURVEYING, LLC
BOUNDARY/TOPOGRAPHY SURVEY
LOCATION: NW1/4, SW1/4, & SE1/4 SECTION 26, T2S, R2W, SLB&M
WEST JORDAN, UTAH
PROPERTY OF: CRAIG D. & RICHARD H. JENSEN
PREPARED FOR: JF CAPITAL
1 OF 2



SLOPES TABLE				
MIN SLOPE	MAX SLOPE	AREA (SF)	AREA (AC)	COLOR
0.00%	10.00%	8,493,764	194.99	--
10.00%	10.00%	384,313	8.82	
30.00%	100.00%	65,092	1.49	

COPPER RIM site slope analysis exhibit (exhibit S1)

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283

HORROCKS ENGINEERS

To: Project Folder

Prepared By: Marley Haupt
Field Biologist
Horrocks Engineers

Date: December 1, 2015

Memorandum

Subject: Jensen Parcel – Wetlands / Threatened and Endangered Species

Introduction

The project proposes to design and construct a new residential neighborhood on the Jensen parcel which is a 200 acre site located between 7800 South and 7000 South just east of Mountain View Corridor in West Jordan. Marley Haupt of Horrocks Engineers conducted a field visit of the project site on November 23, 2015 in an effort to identify any wetlands, threatened and endangered species, and/or wildlife resources which could be impacted by the project. The purpose of this memo is to report the findings of that field visit and detail any future actions which may need to be taken. For example, if a wetland or wildlife resource was identified further surveying and/or coordination with the appropriate federal agency may be required.

General Conditions

The weather on the date of the site visit was mostly sunny with a high of 46˚F and a low of 23˚F. There was no snow on the site on the date of the visit. No precipitation was recorded in West Valley on the date of the visit.

The project site was mostly unvegetated farmland which had recently been plowed (see Photo 1). The site is sloped with the southern portion of the site at the lowest elevation and the northern portion of the site at the highest elevation. Small discontinuous portions of the site did contain vegetation. Dominant vegetation in these areas consisted of weedy upland species, including: kochia (*Kochia scoparia),* Russian thistle (*Kali tragus),* common sunflower (*Helianthus annuus),* and cheat grass (*Bromus tectorum).* Sage brush (*Artemesia tridentata*) and rubber rabbit brush (*Ericameria nauseosa*) were also observed. The field visit was conducted outside the growing season and vegetation observed onsite was brown and no longer flowering.

Photo 1: General Site Conditions – Looking Northwest



2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 Telephone (801) 763-5100

Field Visit Observations

Potential Waters of the U.S. and Wetlands

A small dry drainage was observed onsite. The drainage was previously known to be onsite and is sometimes called Dry Wash, although it is not named on U.S. Geological Survey (USGS) topography maps. The drainage is approximately 6,800 feet long and cuts through the center of the site from the northwest corner to the southeast corner. It is connected to a storm water detention basin for Mountain View Corridor. The drainage contains no water except when water from the storm water system is released into the drainage or during heavy storm events. No evidence of an ordinary high water mark for the drainage was observed (see Photo 2 and Photo 3).

No wetlands were observed onsite.

Photo 2: Drainage – Northwest Corner Looking Southeast



Photo 3: Drainage – Southeast Corner Looking Northwest



Threatened & Endangered Species/ Wildlife

No evidence of threatened and endangered species or suitable habitat for threatened and endangered species was observed onsite during the field visit. As stated above, the site is largely unvegetated and has been heavily utilized for agriculture. Where vegetation is present it mainly consists of weedy species. Given these conditions, it is unlikely that any listed species are present on the project site (see Photo 4).

A red tail hawk (*Buteo jamaicensis*) was observed flying near several large power line structures located on the project site (see Photo 5). The hawk, and potentially other raptors or migratory birds, may use the structures as roosts or nesting sites. No nests were observed on the project site during the field visit. However, future surveys may need to be conducted prior to construction to identify any potential nesting sites or newly constructed nests.

No other wildlife was observed on the project site.

Photo 5: Power Line Structures on the Project Site



AFFIDAVITS & OWNERSHIP



AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
} ss
COUNTY OF SALT LAKE }

I (we), CRAIG D Jensen, _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at NW corner of 7800 South and 5800 West, West Jordan, Utah. My (our) signature below attests that I (we) have reviewed the proposal by JF Capital requesting review and approval of The Jensen Project (Project Name) by the City of West Jordan for the following process(s):

☐ General Land Use Map Amendment ☐ Rezone ☐ Conditional Use Permit

☐ Temporary Use Permit ☐ Variance ☐ Lot Line

☐ Subdivision (Minor, Major, Amendment or

☐ Site Plan (Multi-Family, Commercial/Industrial or

☐ Other: _____

My (our) signature below attests the I (we) consent to the statements and information provided in the attached plans and exhibits for the requested process(s) as checked above, and that all information presented to me (us) is true and correct to the best of my (our) knowledge.

Craig D Jensen
(Property Owner)

_____
(Property Owner)

MELISSA TETLEY NOTARY PUBLIC STATE OF IDAHO

Subscribed and sworn to me this 16th day of December, 2015

Melissa Tetley
(Notary)
~~Residing in Salt Lake County, Utah~~
Bonneville County Idaho

My commission expires: May 13, 2021

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
} ss
COUNTY OF SALT LAKE }

I (we), Richard Jensen, _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at NW Corner of 7800 South and 5800 West, West Jordan, Utah. My (our) signature below attests that I (we) have reviewed the proposal by JF Capital requesting review and approval of The Jensen Project (Project Name) by the City of West Jordan for the following process(s):

- ☐ General Land Use Map Amendment
- ☐ Rezone
- ☐ Conditional Use Permit
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Lot Line
- ☐ Subdivision (Minor, Major, Amendment or
- ☐ Site Plan (Multi-Family, Commercial/Industrial or
- ☐ Other: _____

My (our) signature below attests the I (we) consent to the statements and information provided in the attached plans and exhibits for the requested process(s) as checked above, and that all information presented to me (us) is true and correct to the best of my (our) knowledge.

Richard Jensen
(Property Owner)

_____
(Property Owner)

State of Utah Notary Public
MEGAN DE LEON
Commission #681552
My Commission Expires
February 10, 2019

Subscribed and sworn to me this 15th day of December, 2018.

_____
(Notary)
Residing in Salt Lake County, Utah

My commission expires: 2-10-19

MAIL CITY	MAIL STATE	MAIL ZIP/ZIP+4	MAIL CARRIER ROUTE	PROPERTY ADDRESS	PROPERTY	PROPERT	PROPERT	PROPERT	PROPERT	PROPERT	PROPERTY CITY	PROPERT	PROPERT	PROPERT	PROPERTY ZIP/ZI	PROPERT	COUNTY	PROPERTY TYPE
West Jordan	UT	84081-3722	R015	6955 S Tourist Ln C	6955	S	Tourist	Ln		C	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6352 W Traveler Ln	6352	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6946 S Traveler Ln 214a	6946	S	Traveler	Ln		214a	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6357 W Passenger Ln 202-B	6357	W	Passenger	Ln		202-B	West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-8138	R015	6951 S 6115 W	6951	S	6115		W		West Jordan	UT	84081	8138	84081-8138	R015	Salt Lake	Sfr
West Jordan	UT	84081-3715	R015	6354 W Passenger Ln	6354	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-8123	R012	5941 W Feldspar Way	5941	W	Feldspar	Way			West Jordan	UT	84081	8123	84081-8123	R012	Salt Lake	Sfr
West Jordan	UT	84081-3406	R015	6968 S High Bluff Dr	6968	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-8120	R012	6057 W Miners Mesa Dr	6057	W	Miners Mes	Dr			West Jordan	UT	84081	8120	84081-8120	R012	Salt Lake	Sfr
West Jordan	UT	84081-3211	R015	6303 W Traveler Ln	6303	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
Salt Lake City	UT	84118-7763	C025	6996 S Tourist Ln B	6996	S	Tourist	Ln		B	West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
West Jordan	UT	84081-3728	R015	6381 W Passenger Ct	6381	W	Passenger	Ct			West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
West Jordan	UT	84081-8113	R012	5992 W Jackling Way	5992	W	Jackling	Way			West Jordan	UT	84081	8113	84081-8113	R012	Salt Lake	Sfr
West Jordan	UT	84081-3438	R012	5766 W Lugano Dr	5766	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Sfr
West Jordan	UT	84081-3718	R015	6301 W Passenger Ln A	6301	W	Passenger	Ln		A	West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6941 S Traveler Ln	6941	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3716	R015	6939 S Tourist Ln 2c	6939	S	Tourist	Ln		2c	West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
West Jordan	UT	84081-8126	R012	6048 W Oquirrh Ridge Ct	6048	W	Oquirrh Rid	Ct			West Jordan	UT	84081	8126	84081-8126	R012	Salt Lake	Sfr
West Jordan	UT	84081-8126	R012	6964 S Oquirrh Ridge Rd	6964	S	Oquirrh Rid	Rd			West Jordan	UT	84081		84081-	R012	Salt Lake	Sfr
Draper	UT	84020-7143	R021	5701 W 7800 S	5701	W	7800		S		West Jordan	UT	84081		84081-		Salt Lake	Field & Seed
Riverton	UT	84065-8101	R039	6335 W Traveler Ln	6335	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-		6987 S 6115 W	6987	S	6115		W		West Jordan	UT	84081	8192	84081-8192	R012	Salt Lake	Sfr
West Jordan	UT	84081-3732	R015	6933 S Traveler Ln	6933	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6356 W Passenger Ln A205	6356	W	Passenger	Ln		A205	West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6307 W Traveler Ln	6307	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-8113	R012	5942 W Jackling Way	5942	W	Jackling	Way			West Jordan	UT	84081	8113	84081-8113	R012	Salt Lake	Sfr
West Jordan	UT	84081-8113	R012	5920 W Jackling Way	5920	W	Jackling	Way			West Jordan	UT	84081	8113	84081-8113	R012	Salt Lake	Sfr
West Jordan	UT	84081-3211	R015	6331 W Traveler Ln	6331	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6353 W Passenger Ln	6353	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3438	R012	5743 W Lugano Dr	5743	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Sfr
West Jordan	UT	84081-	C011	9446 S Michal Robert Ln	9446	S	Michal Rob	Ln			West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
West Jordan	UT	84084-		6945 S Traveler Ln	6945	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6374 W Traveler Ln	6374	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3358	R012	7153 S Mantova Way	7153	S	Mantova	Way			West Jordan	UT	84081	3358	84081-3358	R012	Salt Lake	Sfr
West Jordan	UT	84081-8131	R012	6092 W 7000 S	6092	W	7000		S		West Jordan	UT	84081	8131	84081-8131	R012	Salt Lake	Sfr
West Jordan	UT	84081-3406	R015	6956 S High Bluff Dr	6956	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-8111	R012	6937 S Jackling Way	6937	S	Jackling	Way			West Jordan	UT	84081	8111	84081-8111	R012	Salt Lake	Sfr
West Valley City	UT	84081-		7232 W Luminous Way	7232	W	Luminous	Way			West Valley City	UT	84081		84081-		Salt Lake	Pud
West Jordan	UT	84081-3211	R015	6302 W Traveler Ln 233a	6302	W	Traveler	Ln		233a	West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-8127	R012	6988 S Oquirrh Ridge Rd	6988	S	Oquirrh Rid	Rd			West Jordan	UT	84081	8127	84081-8127	R012	Salt Lake	Sfr
West Jordan	UT	84081-8136	R015	6122 W Gold Bullion Ct	6122	W	Gold Bullio	Ct			West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
Draper	UT	84020-7142	R021	6111 W 7800 S	6111	W	7800		S		West Jordan	UT	84081		84081-	C015	Salt Lake	Miscellaneous
West Jordan	UT	84081-8112	R012	5924 W 7000 S	5924	W	7000		S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Sfr
West Jordan	UT	84081-3202	R015	6543 W El Arbol Cir	6543	W	El Arbol	Cir			West Jordan	UT	84081	3202	84081-3202	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-3732	R015	6926 S Traveler Ln	6926	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-8128	R012	6985 S Oquirrh Ridge Rd	6985	S	Oquirrh Rid	Rd			West Jordan	UT	84081	8128	84081-8128	R012	Salt Lake	Sfr
West Jordan	UT	84081-8192	R012	6963 S 6115 W	6963	S	6115		W		West Jordan	UT	84081	8192	84081-8192	R012	Salt Lake	Sfr
West Jordan	UT	84081-8128	R012	6933 S Oquirrh Ridge Rd	6933	S	Oquirrh Rid	Rd			West Jordan	UT	84081	8128	84081-8128	R012	Salt Lake	Sfr
West Jordan	UT	84081-8136	R015	6182 W Gold Bullion Ct	6182	W	Gold Bullio	Ct			West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
West Jordan	UT	84081-5405	R014	7913 S Beechgrove Dr	7913	S	Beechgrov	Dr			West Jordan	UT	84081	5405	84081-5405	R014	Salt Lake	Residential Lot
West Jordan	UT	84081-8117	R012	6928 S Jackling Way	6928	S	Jackling	Way			West Jordan	UT	84081	8117	84081-8117	R012	Salt Lake	Sfr
West Jordan	UT	84081-3732	R015	6931 S Traveler Ln	6931	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6341 W Traveler Ln	6341	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-8136	R015	6147 W Gold Bullion Ct	6147	W	Gold Bullio	Ct			West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
West Jordan	UT	84081-8112	R012	5986 W 7000 S	5986	W	7000		S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Sfr
West Jordan	UT	84081-8135	R015	6185 W Miners Mesa Dr	6185	W	Miners Mes	Dr			West Jordan	UT	84081	8135	84081-8135	R015	Salt Lake	Sfr
West Jordan	UT	84081-3747	R015	6297 W Traveler Ln 235-B	6297	W	Traveler	Ln		235-B	West Jordan	UT	84081	3747	84081-3747	R015	Salt Lake	Condominium
West Jordan	UT	84081-	R015	5706 W 7800 S	5706	W	7800		S		West Jordan	UT	84081		84081-	R015	Salt Lake	Commercial Acreage
West Jordan	UT	84081-8124	R012	6020 W 7000 S	6020	W	7000		S		West Jordan	UT	84081	8124	84081-8124	R012	Salt Lake	Sfr
West Jordan	UT	84081-3211	R015	6305 W Traveler Ln	6305	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-8115	R012	5977 W Jackling Way	5977	W	Jackling	Way			West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Sfr
West Jordan	UT	84081-8113	R012	5930 W Jackling Way	5930	W	Jackling	Way			West Jordan	UT	84081	8113	84081-8113	R012	Salt Lake	Sfr
West Jordan	UT	84081-3715	R015	6355 W Passenger Ln 202a	6355	W	Passenger	Ln		202a	West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-8136	R015	6190 W Gold Bullion Ct	6190	W	Gold Bullio	Ct			West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
West Jordan	UT	84081-8126	R012	6079 W Oquirrh Ridge Ct	6079	W	Oquirrh Rid	Ct			West Jordan	UT	84081	8126	84081-8126	R012	Salt Lake	Residential (Nec)
West Jordan	UT	84081-8141	R012	6196 W 7000 S	6196	W	7000		S		West Jordan	UT	84081	8141	84081-8141	R012	Salt Lake	Sfr
West Jordan	UT	84081-3737	R015	6995 S Tourist Ln D	6995	S	Tourist	Ln		D	West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
Draper	UT	84020-8335	R014	6498 W Maple Brush Cir	6498	W	Maple Brus	Cir			West Jordan	UT	84081	3203	84081-3203	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-3715	R015	6362 W Passenger Ln	6362	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6969 S High Bluff Dr	6969	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-8136	R015	6135 W Gold Bullion Ct	6135	W	Gold Bullio	Ct			West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
Murray	UT	84157-1623	B017	6954 S Traveler Ln	6954	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6316 W Traveler Ln 231a	6316	W	Traveler	Ln		231a	West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium

West Jordan	UT	84081-8115	R012	5987 W Jackling Way	5987	W	Jackling	Way			West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Sfr
West Jordan	UT	84081-8141	R012	6160 W 7000 S	6160	W	7000		S		West Jordan	UT	84081	8141	84081-8141	R012	Salt Lake	Sfr
West Jordan	UT	84081-3732	R015	6924 S Traveler Ln	6924	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3438	R012	5746 W Lugano Dr	5746	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Sfr
West Jordan	UT	84081-3406	R015	6990 S High Bluff Dr	6990	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-8138	R015	6941 S 6115 W	6941	S	6115		W		West Jordan	UT	84081	8138	84081-8138	R015	Salt Lake	Sfr
West Jordan	UT	84081-3720	R015	6304 W Passenger Ln C	6304	W	Passenger	Ln		C	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
Agoura Hills	CA	91301-2148	C030	5895 W Jackling Way	5895	W	Jackling	Way			West Jordan	UT	84081	8100	84081-8100	R012	Salt Lake	Sfr
West Jordan	UT	84081-3736	R015	6955 S Tourist Ln D	6955	S	Tourist	Ln		D	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
Salt Lake City	UT	84121-4620	C036	6486 W Maple Brush Cir	6486	W	Maple Brus	Cir			West Jordan	UT	84081	3203	84081-3203	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-		6304 W Passenger Ln D	6304	W	Passenger	Ln		D	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
West Jordan	UT	84081-8116	R012	6012 W Jackling Way	6012	W	Jackling	Way			West Jordan	UT	84081	8116	84081-8116	R012	Salt Lake	Sfr
West Jordan	UT	84081-3211	R015	6343 W Traveler Ln 229b	6343	W	Traveler	Ln		229b	West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-	C011	9562 S Michal Robert Ln	9562	S	Michal Rot	Ln			West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
Salt Lake City	UT	84124-4208	C012	7223 W Luminous Way	7223	W	Luminous	Way			West Valley City	UT	84081		84081-		Salt Lake	Pud
Portland	OR	97232-2151	C017	5845 W 7000 S	5845	W	7000		S		West Jordan	UT	84081		84081-		Salt Lake	Tax Exempt
West Jordan	UT	84081-8112	R012	5968 W 7000 S	5968	W	7000		S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Sfr
West Jordan	UT	84081-3732	R015	6956 S Traveler Ln	6956	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-8136	R015	6183 W Gold Bullion Ct	6183	W	Gold Bullio	Ct			West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
West Jordan	UT	84081-4200	R015	6995 S Tourist Ln C	6995	S	Tourist	Ln		C	West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
Midvale	UT	84047-0372	B004	5905 W Jackling Way	5905	W	Jackling	Way			West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Sfr
West Jordan	UT	84081-8120	R012	6071 W Miners Mesa Dr	6071	W	Miners Mes	Dr			West Jordan	UT	84081	8120	84081-8120	R012	Salt Lake	Sfr
West Jordan	UT	84081-8115	R012	5925 W Jackling Way	5925	W	Jackling	Way			West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Sfr
West Jordan	UT	84081-8111	R012	6959 S Jackling Way	6959	S	Jackling	Way			West Jordan	UT	84081	8111	84081-8111	R012	Salt Lake	Sfr
West Jordan	UT	84081-3211	R015	6361 W Traveler Ln	6361	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-5403	R015	5688 W 7800 S	5688	W	7800		S		West Jordan	UT	84081	5403	84081-5403	R015	Salt Lake	Shopping Center
West Jordan	UT	84081-3722	R015	6955 S Tourist Ln B	6955	S	Tourist	Ln		B	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
West Jordan	UT	84081-3747	R015	6295 W Traveler Ln	6295	W	Traveler	Ln			West Jordan	UT	84081	3747	84081-3747	R015	Salt Lake	Condominium
South Jordan	UT	84009-4159	R061	6383 W Passenger Ct	6383	W	Passenger	Ct			West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
Draper	UT	84020-1770	B017	6972 S Traveler Ln 209-C	6972	S	Traveler	Ln		209-C	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3726	R015	6995 S Tourist Ln B	6995	S	Tourist	Ln		B	West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
West Jordan	UT	84081-3720	R015	6341 W Passenger Ln E	6341	W	Passenger	Ln		E	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-8112	R012	5946 W 7000 S	5946	W	7000		S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Sfr
West Jordan	UT	84081-3715	R015	6376 W Passenger Ln 210-C	6376	W	Passenger	Ln		210-C	West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6933 S High Bluff Dr	6933	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-8110	R012	5872 W 7000 S	5872	W	7000		S		West Jordan	UT	84081	8110	84081-8110	R012	Salt Lake	Sfr
West Jordan	UT	84081-3732	R015	6934 S Traveler Ln	6934	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
Salt Lake City	UT	84107-5610	C006	5891 W 7000 S	5891	W	7000		S		West Jordan	UT	84081		84081-		Salt Lake	Field & Seed
West Jordan	UT	84081-3721	R015	6341 W Passenger Ln B	6341	W	Passenger	Ln		B	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-8119	R012	6926 S Mineral Mount Dr	6926	S	Mineral Mo	Dr			West Jordan	UT	84081	8119	84081-8119	R012	Salt Lake	Sfr
West Jordan	UT	84081-3202	R015	6542 W El Arbol Cir	6542	W	El Arbol	Cir			West Jordan	UT	84081	3202	84081-3202	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-3738	R015	6996 S Tourist Ln F	6996	S	Tourist	Ln		F	West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
South Jordan	UT	84009-1522	R011	6361 W Passenger Ln	6361	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-	C011	9548 S Michal Robert Ln	9548	S	Michal Rot	Ln			West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
West Jordan	UT	84081-3717	R015	6301 W Passenger Ln C	6301	W	Passenger	Ln		C	West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-3717	R015	6301 W Passenger Ln E	6301	W	Passenger	Ln		E	West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6957 S High Bluff Dr	6957	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-3715	R015	6365 W Passenger Ln	6365	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84088-4601	R002	5987 W 7000 S	5987	W	7000		S		West Jordan	UT	84081		84081-		Salt Lake	Religious
West Jordan	UT	84081-3203	R015	6508 W Maple Brush Cir	6508	W	Maple Brus	Cir			West Jordan	UT	84081	3203	84081-3203	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-3734	R015	6304 W Passenger Ln F	6304	W	Passenger	Ln		F	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
West Jordan	UT	84081-4200	R015	6995 S Tourist Ln E	6995	S	Tourist	Ln		E	West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
West Jordan	UT	84081-3727	R015	6996 S Tourist Ln C	6996	S	Tourist	Ln		C	West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
West Jordan	UT	84081-3735	R015	6341 W Passenger Ln D	6341	W	Passenger	Ln		D	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6928 S Traveler Ln	6928	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3362	R012	5739 W Como Ln	5739	W	Como	Ln			West Jordan	UT	84081	3362	84081-3362	R012	Salt Lake	Sfr
West Jordan	UT	84081-		6304 W Passenger Ln B	6304	W	Passenger	Ln		B	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
West Jordan	UT	84081-8117	R012	6944 S Jackling Way	6944	S	Jackling	Way			West Jordan	UT	84081	8117	84081-8117	R012	Salt Lake	Sfr
West Jordan	UT	84081-8113	R012	5964 W Jackling Way	5964	W	Jackling	Way			West Jordan	UT	84081	8113	84081-8113	R012	Salt Lake	Sfr
West Jordan	UT	84081-3362	R012	5766 W Como Ln	5766	W	Como	Ln			West Jordan	UT	84081	3362	84081-3362	R012	Salt Lake	Sfr
West Jordan	UT	84081-3362	R012	5747 W Como Ln	5747	W	Como	Ln			West Jordan	UT	84081	3362	84081-3362	R012	Salt Lake	Sfr
West Jordan	UT	84081-1732	C030	6955 S Tourist Ln A	6955	S	Tourist	Ln		A	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
West Jordan	UT	84081-3720	R015	6341 W Passenger Ln A	6341	W	Passenger	Ln		A	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6924 S High Bluff Dr	6924	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-3406	R015	6936 S High Bluff Dr	6936	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-8192	R012	6973 S 6115 W	6973	S	6115		W		West Jordan	UT	84081	8192	84081-8192	R012	Salt Lake	Sfr
West Jordan	UT	84081-3747	R015	6293 W Traveler Ln	6293	W	Traveler	Ln			West Jordan	UT	84081	3747	84081-3747	R015	Salt Lake	Condominium
West Jordan	UT	84081-3716	R015	6945 S Tourist Ln	6945	S	Tourist	Ln			West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
Seattle	WA	98103-8904	C071	6508 W 7990 S	6508	W	7990		S		West Jordan	UT	84081		84081-		Salt Lake	Residential Lot
West Jordan	UT	84081-8137	R015	6968 S 6115 W	6968	S	6115		W		West Jordan	UT	84081	8137	84081-8137	R015	Salt Lake	Sfr
West Jordan	UT	84081-8113	R012	5950 W Jackling Way	5950	W	Jackling	Way			West Jordan	UT	84081	8113	84081-8113	R012	Salt Lake	Sfr
West Jordan	UT	84081-8131	R012	6082 W 7000 S	6082	W	7000		S		West Jordan	UT	84081	8131	84081-8131	R012	Salt Lake	Sfr
West Jordan	UT	84081-3722	R015	6955 S Tourist Ln F	6955	S	Tourist	Ln		F	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
West Jordan	UT	84081-8100	R012	5885 W Jackling Way	5885	W	Jackling	Way			West Jordan	UT	84081	8100	84081-8100	R012	Salt Lake	Sfr

West Jordan	UT	84081-3406	R015	6946 S High Bluff Dr	6946	S	High Bluff	Dr		West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
South Jordan	UT	84095-8878	R024	6851 S Uone Eleven Hwy	6851	S	Uone Elev	Hwy			UT			-		Salt Lake	Field & Seed
West Jordan	UT	84081-8136	R015	6171 W Gold Bullion Ct	6171	W	Gold Bullio	Ct		West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
West Jordan	UT	84081-8101	R012	6013 W Jackling Way	6013	W	Jackling	Way		West Jordan	UT	84081	8101	84081-8101	R012	Salt Lake	Sfr
West Jordan	UT	84081-3721	R015	6341 W Passenger Ln C	6341	W	Passenger	Ln	C	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6945 S High Bluff Dr	6945	S	High Bluff	Dr		West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-8116	R012	6026 W Jackling Way	6026	W	Jackling	Way		West Jordan	UT	84081	8116	84081-8116	R012	Salt Lake	Residential (Nec)
West Jordan	UT	84081-8131	R012	6066 W 7000 S	6066	W	7000	S		West Jordan	UT	84081	8131	84081-8131	R012	Salt Lake	Sfr
West Jordan	UT	84081-3211	R015	6324 W Traveler Ln	6324	W	Traveler	Ln		West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-8110	R012	5882 W 7000 S	5882	W	7000	S		West Jordan	UT	84081	8110	84081-8110	R012	Salt Lake	Sfr
Sunnyvale	CA	94086-9061	C011	5759 W Como Ln	5759	W	Como	Ln		West Jordan	UT	84081	3362	84081-3362	R012	Salt Lake	Sfr
West Jordan	UT	84081-3728	R015	6391 W Passenger Ct	6391	W	Passenger	Ct		West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
West Jordan	UT	84081-8135	R015	6173 W Miners Mesa Dr	6173	W	Miners Mes	Dr		West Jordan	UT	84081	8135	84081-8135	R015	Salt Lake	Sfr
West Valley City	UT	84081-		7237 W Luminous Way	7237	W	Luminous	Way		West Valley City	UT	84081		84081-		Salt Lake	Pud
West Jordan	UT	84081-8126	R012	6069 W Oquirrh Ridge Ct	6069	W	Oquirrh Rid	Ct		West Jordan	UT	84081	8126	84081-8126	R012	Salt Lake	Sfr
West Jordan	UT	84081-3211	R015	6333 W Traveler Ln 228-A	6333	W	Traveler	Ln	228-A	West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3728	R015	6385 W Passenger Ct	6385	W	Passenger	Ct		West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6944 S Traveler Ln 214-B	6944	S	Traveler	Ln	214-B	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3206	C011	9461 S Michal Robert Ln	9461	S	Michal Rob	Ln		West Jordan	UT	84081	3206	84081-3206	C011	Salt Lake	Pud
West Jordan	UT	84081-8141	R012	6184 W 7000 S	6184	W	7000	S		West Jordan	UT	84081	8141	84081-8141	R012	Salt Lake	Sfr
West Jordan	UT	84081-8202	R012	6986 S 6115 W	6986	S	6115	W		West Jordan	UT	84081	8202	84081-8202	R012	Salt Lake	Sfr
West Jordan	UT	84081-	R018	8142 S 6120 W	8142	S	6120	W		West Jordan	UT	84081	3205	84081-3205	R018	Salt Lake	Residential Lot
West Jordan	UT	84081-3716	R015	6947 S Tourist Ln	6947	S	Tourist	Ln		West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6936 S Traveler Ln 215-A	6936	S	Traveler	Ln	215-A	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-8188	R012	6103 W Miners Mesa Dr	6103	W	Miners Mes	Dr		West Jordan	UT	84081	8188	84081-8188	R012	Salt Lake	Sfr
West Jordan	UT	84081-4200	R015	6995 S Tourist Ln F	6995	S	Tourist	Ln	F	West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
West Jordan	UT	84081-8123	R012	5919 W Feldspar Way	5919	W	Feldspar	Way		West Jordan	UT	84081	8123	84081-8123	R012	Salt Lake	Sfr
West Jordan	UT	84081-3734	R015	6304 W Passenger Ln E	6304	W	Passenger	Ln	E	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6979 S High Bluff Dr	6979	S	High Bluff	Dr		West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-3720	R015	6341 W Passenger Ln F	6341	W	Passenger	Ln	F	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-8120	R012	6041 W Miners Mesa Dr	6041	W	Miners Mes	Dr		West Jordan	UT	84081	8120	84081-8120	R012	Salt Lake	Sfr
West Jordan	UT	84081-3438	R012	5773 W Lugano Dr	5773	W	Lugano	Dr		West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Sfr
West Jordan	UT	84081-8136	R015	6134 W Gold Bullion Ct	6134	W	Gold Bullio	Ct		West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
West Jordan	UT	84081-8111	R012	6949 S Jackling Way	6949	S	Jackling	Way		West Jordan	UT	84081	8111	84081-8111	R012	Salt Lake	Sfr
West Jordan	UT	84081-8112	R012	5956 W 7000 S	5956	W	7000	S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Sfr
West Jordan	UT	84081-5737	R014	6358 W Traveler Ln	6358	W	Traveler	Ln		West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6349 W Traveler Ln 224-C	6349	W	Traveler	Ln	224-C	West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-8101	R012	6029 W Jackling Way	6029	W	Jackling	Way		West Jordan	UT	84081	8101	84081-8101	R012	Salt Lake	Sfr
West Jordan	UT	84081-8136	R015	6146 W Gold Bullion Ct	6146	W	Gold Bullio	Ct		West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
West Jordan	UT	84081-5405	R014	7927 S Beechgrove Dr	7927	S	Beechgrov	Dr		West Jordan	UT	84081	5405	84081-5405	R014	Salt Lake	Residential Lot
West Jordan	UT	84081-3438	R012	5757 W Lugano Dr	5757	W	Lugano	Dr		West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Sfr
West Jordan	UT	84081-3728	R015	6393 W Passenger Ct 208-B	6393	W	Passenger	Ct	208-B	West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6364 W Passenger Ln	6364	W	Passenger	Ln		West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-8115	R012	5967 W Jackling Way	5967	W	Jackling	Way		West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Sfr
West Jordan	UT	84081-3438	R012	5769 W Lugano Dr	5769	W	Lugano	Dr		West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Sfr
Encino	CA	91316-2224	C024	6161 W Miners Mesa Dr	6161	W	Miners Mes	Dr		West Jordan	UT	84081	8135	84081-8135	R015	Salt Lake	Sfr
West Jordan	UT	84081-3732	R015	6966 S Traveler Ln 211-C	6966	S	Traveler	Ln	211-C	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6953 S Traveler Ln	6953	S	Traveler	Ln		West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6991 S High Bluff Dr	6991	S	High Bluff	Dr		West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-8115	R012	5955 W Jackling Way	5955	W	Jackling	Way		West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Sfr
West Jordan	UT	84081-3720	R015	6304 W Passenger Ln A	6304	W	Passenger	Ln	A	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
West Jordan	UT	84081-8136	R015	6170 W Gold Bullion Ct	6170	W	Gold Bullio	Ct		West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
West Jordan	UT	84081-3211	R015	6353 W Traveler Ln	6353	W	Traveler	Ln		West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-8123	R012	5929 W Feldspar Way	5929	W	Feldspar	Way		West Jordan	UT	84081	8123	84081-8123	R012	Salt Lake	Sfr
West Jordan	UT	84081-8110	R012	5892 W 7000 S	5892	W	7000	S		West Jordan	UT	84081	8110	84081-8110	R012	Salt Lake	Sfr
West Jordan	UT	84081-3732	R015	6955 S Traveler Ln	6955	S	Traveler	Ln		West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-8112	R012	5998 W 7000 S	5998	W	7000	S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Sfr
West Jordan	UT	84081-3207	C011	9553 S Michal Robert Ln	9553	S	Michal Rob	Ln		West Jordan	UT	84081	3207	84081-3207	C011	Salt Lake	Pud
West Jordan	UT	84081-8112	R012	5976 W 7000 S	5976	W	7000	S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Sfr
West Jordan	UT	84081-8126	R012	6078 W Oquirrh Ridge Ct	6078	W	Oquirrh Rid	Ct		West Jordan	UT	84081	8126	84081-8126	R012	Salt Lake	Sfr
West Jordan	UT	84081-8112	R012	5904 W 7000 S	5904	W	7000	S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Sfr
West Jordan	UT	84081-8141	R012	6172 W 7000 S	6172	W	7000	S		West Jordan	UT	84081	8141	84081-8141	R012	Salt Lake	Sfr
Fullerton	CA	92831-4026	C007	6955 S Tourist Ln E	6955	S	Tourist	Ln	E	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
West Jordan	UT	84081-8136	R015	6189 W Gold Bullion Ct	6189	W	Gold Bullio	Ct		West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
West Jordan	UT	84081-3206	C011	9473 S Michal Robert Ln	9473	S	Michal Rob	Ln		West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
West Jordan	UT	84081-3732	R015	6962 S Traveler Ln	6962	S	Traveler	Ln		West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3727	R015	6996 S Tourist Ln A	6996	S	Tourist	Ln	A	West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
West Jordan	UT	84081-3738	R015	6996 S Tourist Ln E	6996	S	Tourist	Ln	E	West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
Salt Lake City	UT	84121-4441	C016	6968 S Traveler Ln 209-A	6968	S	Traveler	Ln	209-A	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3716	R015	6935 S Tourist Ln 2b	6935	S	Tourist	Ln	2b	West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6363 W Passenger Ln	6363	W	Passenger	Ln		West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-8113	R012	5910 W Jackling Way	5910	W	Jackling	Way		West Jordan	UT	84081	8113	84081-8113	R012	Salt Lake	Sfr
West Jordan	UT	84081-3205	R018	8163 S 6120 W	8163	S	6120	W		West Jordan	UT	84081	3205	84081-3205	R018	Salt Lake	Residential Lot
West Jordan	UT	84081-8115	R012	5947 W Jackling Way	5947	W	Jackling	Way		West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Sfr

Plano	TX	75024-4100	R121	6923 S Oquirrh Ridge Rd	6923	S	Oquirrh Ridge	Rd			West Jordan	UT	84081	8128	84081-8128	R012	Salt Lake	Sfr
West Jordan	UT	84081-3732	R015	6948 S Traveler Ln	6948	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6938 S Traveler Ln 215-C	6938	S	Traveler	Ln		215-C	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-8141	R012	6136 W 7000 S	6136	W	7000		S		West Jordan	UT	84081	8141	84081-8141	R012	Salt Lake	Sfr
West Jordan	UT	84081-3716	R015	6943 S Tourist Ln	6943	S	Tourist	Ln			West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
West Jordan	UT	84084-		6158 W Gold Bullion Ct	6158	W	Gold Bullion	Ct			West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
West Jordan	UT	84081-3732	R015	6958 S Traveler Ln	6958	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6978 S High Bluff Dr	6978	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Sfr
West Jordan	UT	84081-3732	R015	6964 S Traveler Ln	6964	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
Salt Lake City	UT	84111-5007	C005	5642 W 7800 S	5642	W	7800		S		West Jordan	UT	84081		84081-	R015	Salt Lake	Strip Commercial Cent
West Jordan	UT	84081-8123	R012	5909 W Feldspar Way	5909	W	Feldspar	Way			West Jordan	UT	84081	8123	84081-8123	R012	Salt Lake	Sfr
West Jordan	UT	84081-3715	R015	6366 W Passenger Ln	6366	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3728	R015	6389 W Passenger Ct	6389	W	Passenger	Ct			West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
West Jordan	UT	84081-8121	R012	6945 S Mineral Mount Dr	6945	S	Mineral Mount	Dr			West Jordan	UT	84081	8121	84081-8121	R012	Salt Lake	Sfr
West Jordan	UT	84081-3438	R012	5778 W Lugano Dr	5778	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Sfr
West Jordan	UT	84081-8135	R015	6149 W Miners Mesa Dr	6149	W	Miners Mesa	Dr			West Jordan	UT	84081	8135	84081-8135	R015	Salt Lake	Sfr
West Jordan	UT	84081-3717	R015	6301 W Passenger Ln B	6301	W	Passenger	Ln		B	West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-8126	R012	6060 W Oquirrh Ridge Ct	6060	W	Oquirrh Ridge	Ct			West Jordan	UT	84081	8126	84081-8126	R012	Salt Lake	Sfr
West Jordan	UT	84081-	C011	9532 S Michal Robert Ln	9532	S	Michal Robert	Ln			West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
West Jordan	UT	84081-3726	R015	6995 S Tourist Ln A	6995	S	Tourist	Ln		A	West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
West Jordan	UT	84081-		7924 S 6375 W	7924	S	6375		W		West Jordan	UT	84081		84081-		Salt Lake	Residential Lot
West Jordan	UT	84081-8121	R012	6929 S Mineral Mount Dr	6929	S	Mineral Mount	Dr			West Jordan	UT	84081	8121	84081-8121	R012	Salt Lake	Sfr
West Jordan	UT	84081-8112	R012	5914 W 7000 S	5914	W	7000		S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Sfr
West Jordan	UT	84081-8120	R012	6083 W Miners Mesa Dr	6083	W	Miners Mesa	Dr			West Jordan	UT	84081	8120	84081-8120	R012	Salt Lake	Sfr
West Jordan	UT	84081-3715	R015	6372 W Passenger Ln	6372	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6974 S Traveler Ln	6974	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3438	R012	5758 W Lugano Dr	5758	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Sfr
West Jordan	UT	84081-3732	R015	6951 S Traveler Ln	6951	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-8141	R012	6148 W 7000 S	6148	W	7000		S		West Jordan	UT	84081	8141	84081-8141	R012	Salt Lake	Sfr
West Jordan	UT	84081-4306	R018	8116 S 6120 W	8116	S	6120		W		West Jordan	UT	84081	3205	84081-3205	R018	Salt Lake	Residential Lot
West Jordan	UT	84081-8101	R012	6001 W Jackling Way	6001	W	Jackling	Way			West Jordan	UT	84081	8101	84081-8101	R012	Salt Lake	Sfr
Winnetka	CA	91306-2859	C001	6008 W 7000 S	6008	W	7000		S		West Jordan	UT	84081	8124	84081-8124	R012	Salt Lake	Sfr
West Jordan	UT	84081-3715	R015	6358 W Passenger Ln	6358	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84084-2613	C003	6427 W Sunny Maple Way	6427	W	Sunny Maple	Way			West Jordan	UT	84081		84081-	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-3732	R015	6943 S Traveler Ln	6943	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-8126	R012	6070 W Oquirrh Ridge Ct	6070	W	Oquirrh Ridge	Ct			West Jordan	UT	84081	8126	84081-8126	R012	Salt Lake	Sfr
Salt Lake City	UT	84117-7265	C008	7300 S 5600 W	7300	S	5600		W			UT			-		Salt Lake	Field & Seed
West Jordan	UT	84081-	C011	9496 S Michal Robert Ln	9496	S	Michal Robert	Ln			West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
West Jordan	UT	84081-8123	R012	5965 W Feldspar Way	5965	W	Feldspar	Way			West Jordan	UT	84081	8123	84081-8123	R012	Salt Lake	Sfr
West Jordan	UT	84081-8135	R015	6137 W Miners Mesa Dr	6137	W	Miners Mesa	Dr			West Jordan	UT	84081	8135	84081-8135	R015	Salt Lake	Sfr
West Jordan	UT	84081-8136	R015	6159 W Gold Bullion Ct	6159	W	Gold Bullion	Ct			West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Sfr
West Jordan	UT	84081-3716	R015	6937 S Tourist Ln 203	6937	S	Tourist	Ln		203	West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
West Jordan	UT	84081-8112	R012	5936 W 7000 S	5936	W	7000		S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Sfr
West Jordan	UT	84081-3211	R015	6359 W Traveler Ln	6359	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3717	R015	6301 W Passenger Ln F	6301	W	Passenger	Ln		F	West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6308 W Traveler Ln 232-A	6308	W	Traveler	Ln		232-A	West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6301 W Passenger Ln D	6301	W	Passenger	Ln		D	West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-3724	R015	6996 S Tourist Ln D	6996	S	Tourist	Ln		D	West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
West Jordan	UT	84081-8115	R012	5915 W Jackling Way	5915	W	Jackling	Way			West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Sfr
West Jordan	UT	84081-8111	R012	6927 S Jackling Way	6927	S	Jackling	Way			West Jordan	UT	84081	8111	84081-8111	R012	Salt Lake	Sfr
West Jordan	UT	84081-8127	R012	6978 S Oquirrh Ridge Rd	6978	S	Oquirrh Ridge	Rd			West Jordan	UT	84081	8127	84081-8127	R012	Salt Lake	Sfr
West Jordan	UT	84081-8138	R015	6934 S 6115 W	6934	S	6115		W		West Jordan	UT	84081	8138	84081-8138	R015	Salt Lake	Sfr
West Jordan	UT	84081-3205	R018	8157 S 6120 W 109	8157	S	6120		W	109	West Jordan	UT	84081	3205	84081-3205	R018	Salt Lake	Sfr
West Jordan	UT	84081-3211	R015	6366 W Traveler Ln	6366	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6357 W Traveler Ln	6357	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium

Copper Rim – Phase 9 Townhomes

Enclosures for West Jordan City Pre-Application

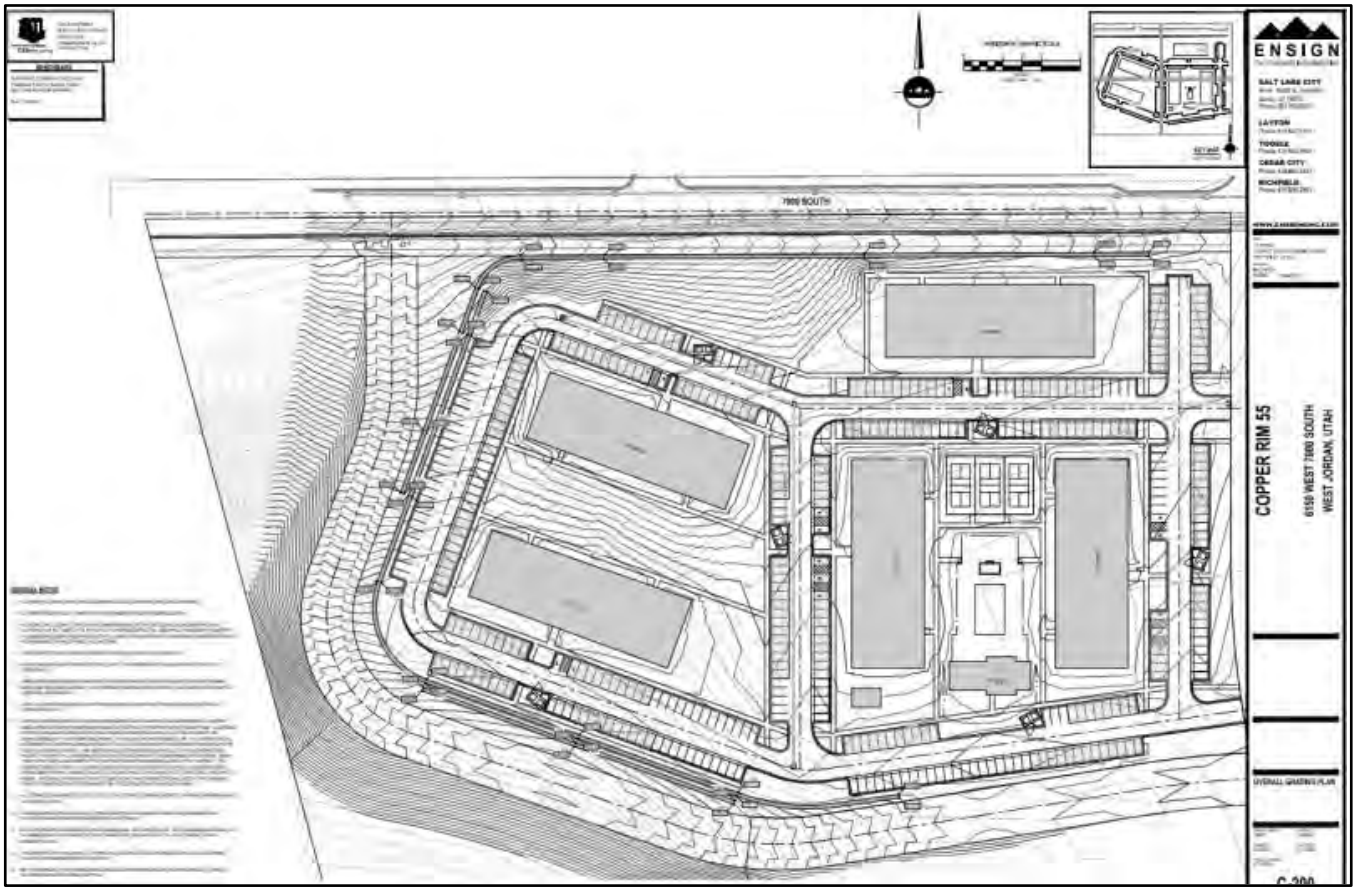
Exhibit A:

Current Zoning & Land Use Conditions/Maps of Copper Rim Phase 9 (Includes the following selected pages of 2018 Copper Rim MDA/PDP and 2021 First Amendment to Copper Rim MDA):

- **Copper Rim Master Development Agreement, recorded 11/27/2018** – Pg. 4678.
- **Copper Rim Preliminary Development Plan, recorded 11/27/2018** – Exhibit C (Pg. 23); Pgs. 3, 11, 13, 14, 75, 76, 77, 78, & 81; Preliminary Plat Pgs. CS-00 & CS-9; and Pg. 96.
- **First Amendment Copper Rim Master Development Agreement, recorded 9/3/2021** – Pgs. 7060, 7064, and 7066.

EXTERIOR LOOP ROAD – Copper Rim Phase 9:

For illustrative and comparative purposes only – Depiction map of Phase 9 from 2018 MDA/PDP, including prior Phase 9 apartment buildings land plan, show**ing what a 53.5'-wide Public ROW Local Street "Exterior Loop Road" would look like in conceptual construction document form, and the resulting massive cuts, fills, and large-scale retaining walls required, essentially devastating the site's natural grading**:



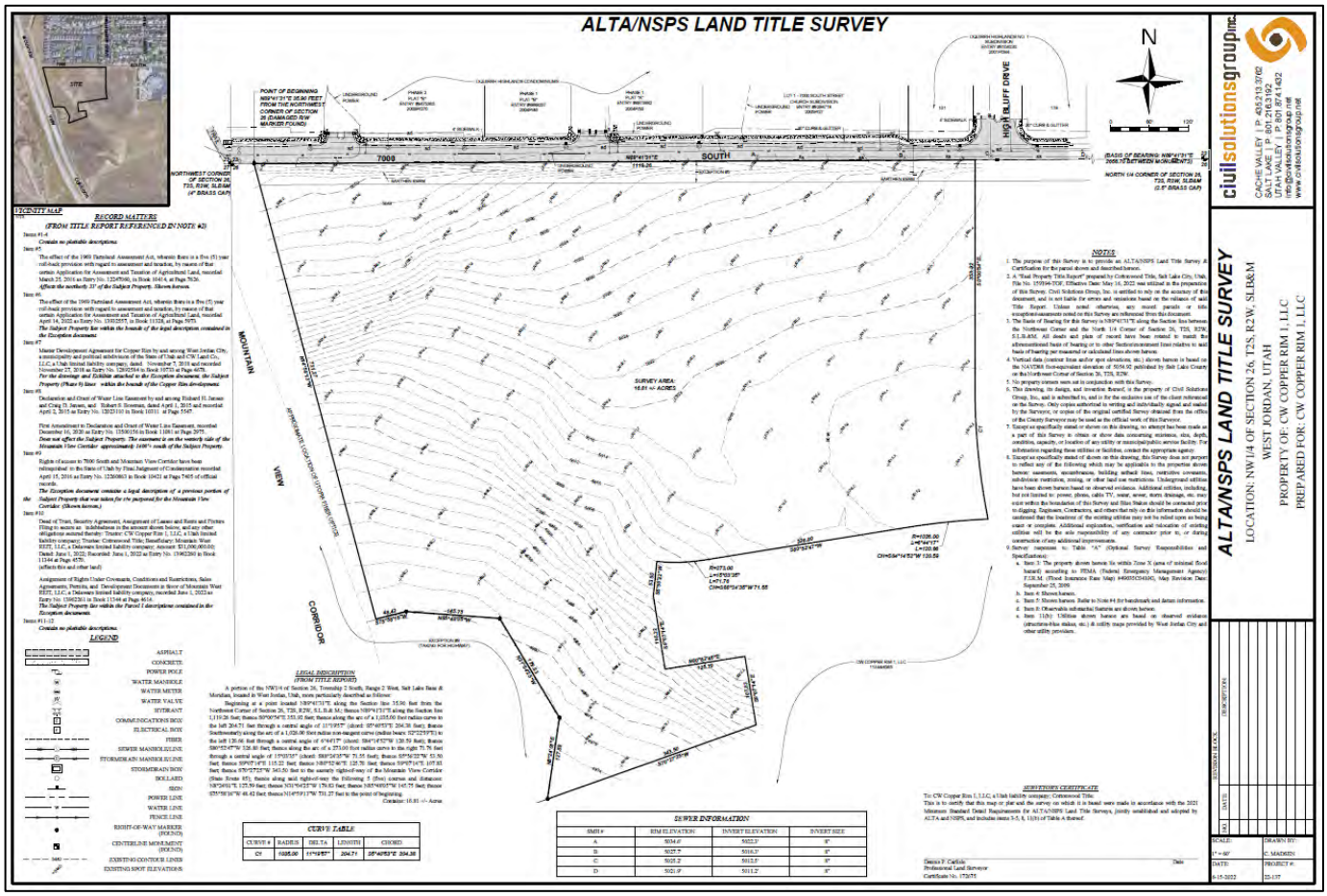
Copper Rim – Phase 9 Townhomes

Enclosures for West Jordan City Pre-Application

ALTA and TOPO SURVEY – Copper Rim Phase 9:

Topographic ALTA Survey performed by Civil Solutions Group during June 2022 showing **existing steep slope topography conditions particularly within the western portions** of the Copper Rim Phase 9 site.

For illustrative purposes only – **Shown to demonstrate existing steep grading making the 2018 MDA/PDP "exterior loop road" an infeasible roadway to construct and maintain:**





July 2023

COPPER RIM TOWNHOMES

SEGO HOMES & CW LAND CO.

West Jordan, Utah

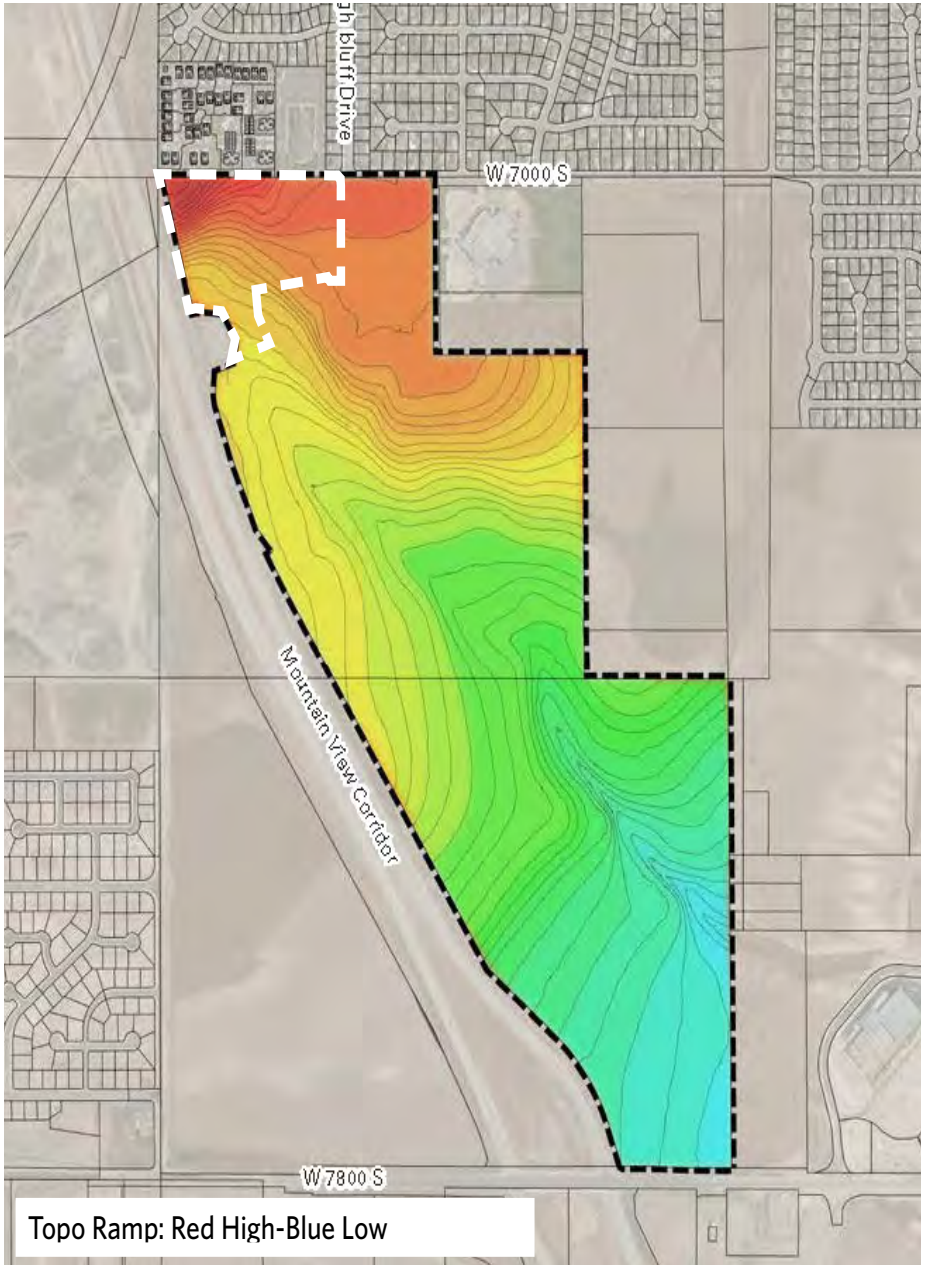
© 2023 URBAN DESIGN ASSOCIATES



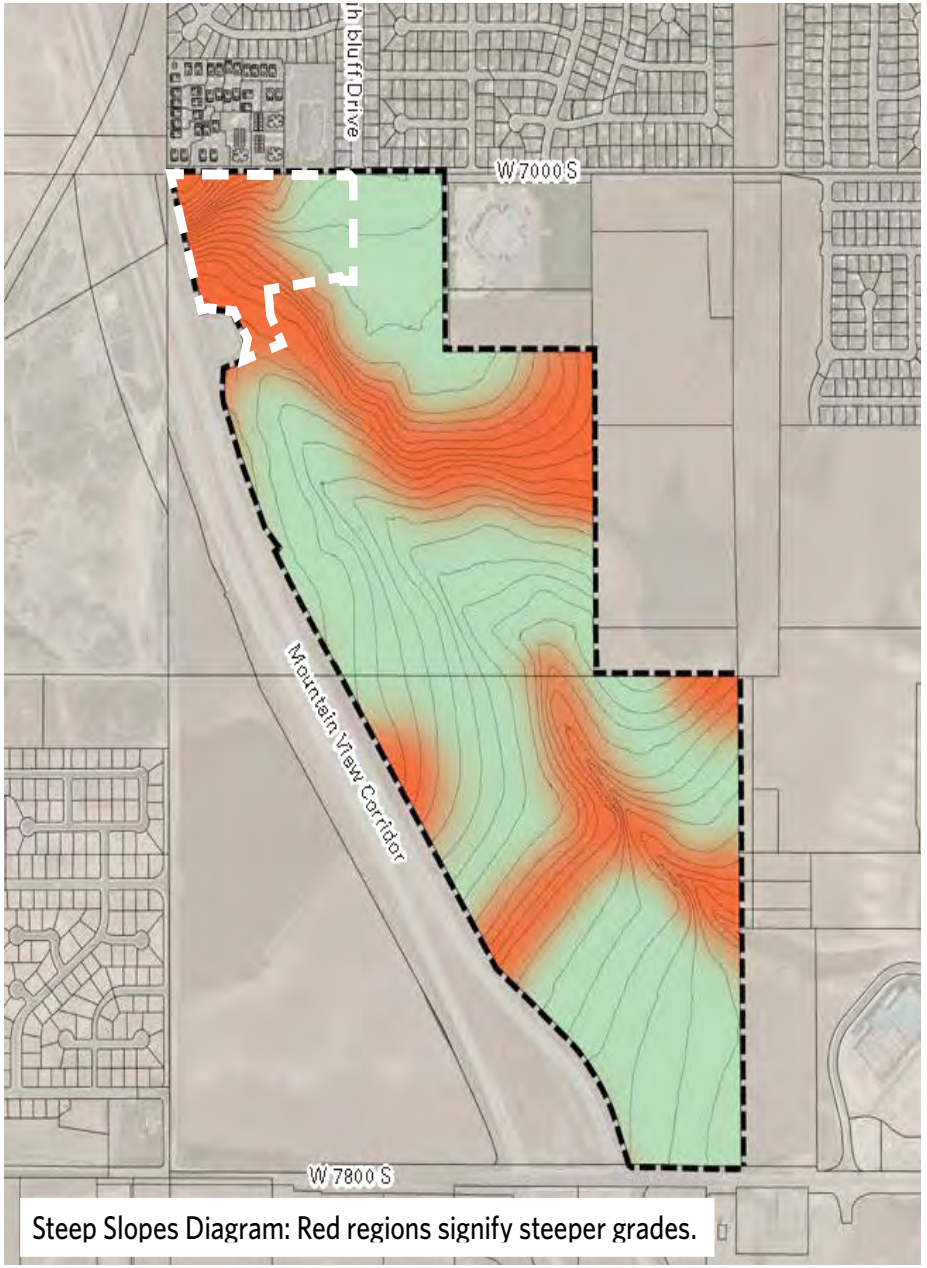
REGIONAL AERIAL & SITE VIEW

COPPER RIM SITE / WEST JORDAN, UTAH

URBAN DESIGN ASSOCIATES

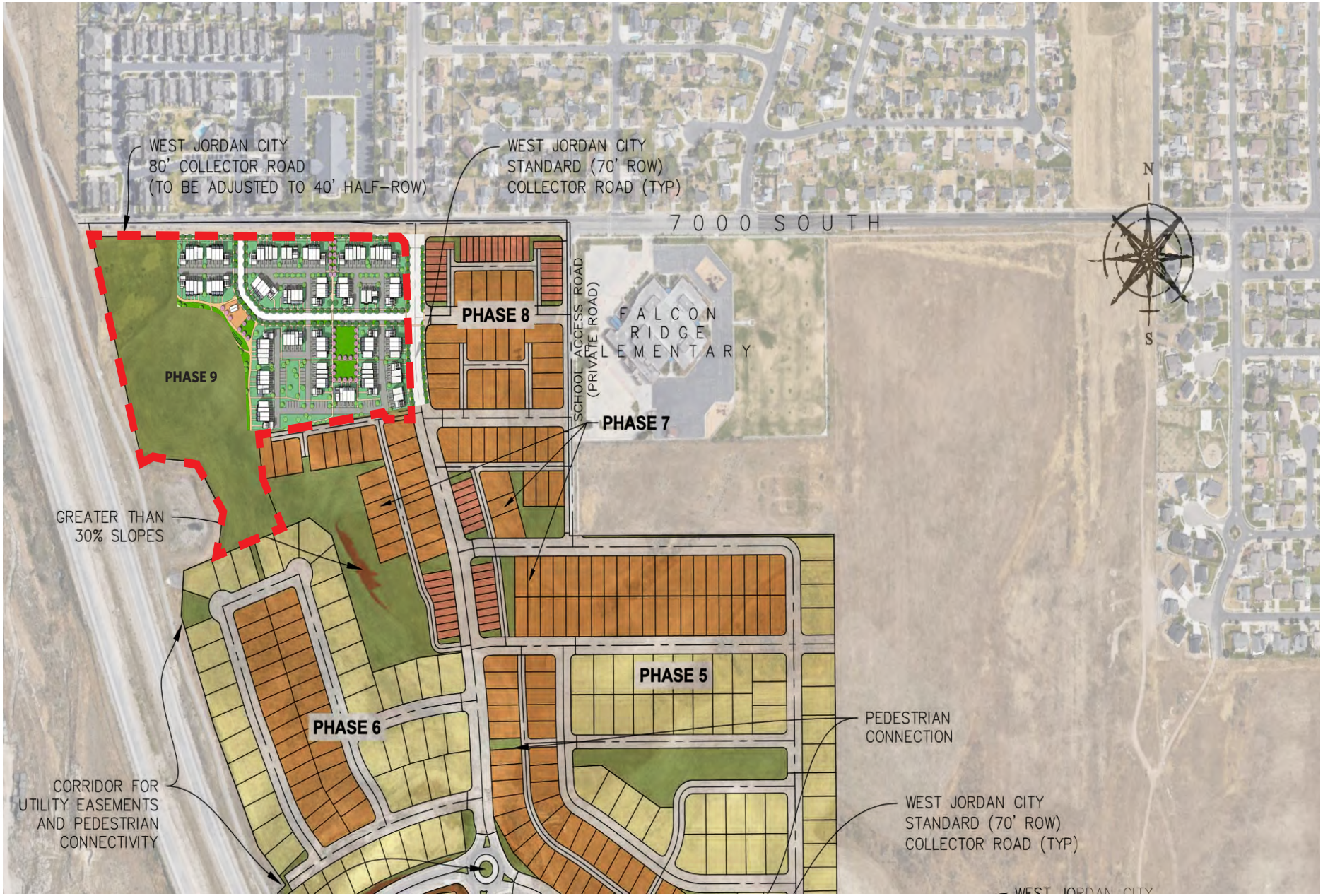


Topo Ramp: Red High-Blue Low



Steep Slopes Diagram: Red regions signify steeper grades.

GRADING CONSTRAINTS



PROPOSED SITE PLAN



Home Type	Count
14′ Townhome	83
20′ Wide Unit	50
Total	**133**

Parking	Instance	Garage	Surface	Total
14′	83	83	83	166
20′	30	60	60	120
20′ Corner	20	40	0	40
Visitor*			40	40
Total		**183**	**183**	**366**

* INCLUDES PARALLEL PARKING

1" = 100'

50 0 50 100 200 Feet N

PHASE 9 SITE PLAN & PROGRAM

COPPER RIM SITE / WEST JORDAN, UTAH

URBAN DESIGN ASSOCIATES



Townhome Type	Count
14′ 3 Story	18
14′ 4 Story	65
20′ Cabo	27
20′ Cancun	23
Total	**133**

Building Type*	Count
Type 1 - 3 Unit	4
Type 2 - 5 Unit	4
Type 3A - 6 Unit	3
Type 3B - 6 Unit	3
Type 4A - 5 Unit	3
Type 4B - 5 Unit	10
Total	**27**

*NEW PROPOSED BUILDING TYPES IN BLUE

1" = 100'

50 0 50 100 200 Feet N

PHASE 9 SITE PLAN & PROGRAM

COPPER RIM SITE / WEST JORDAN, UTAH

URBAN DESIGN ASSOCIATES



BUILDING 1 — 3 UNITS
(4 INSTANCES)



BUILDING 2 — 5 UNITS
(4 INSTANCES)



BUILDING 3A/B — 6 UNITS
(6 INSTANCES)

FRONT ELEVATIONS



BUILDING 4A — 5 UNITS
(3 INSTANCES)



BUILDING 4B — 5 UNITS
(10 INSTANCES)

FRONT ELEVATIONS

14′ WIDE TOWNHOMES



BUILDING 2 (LEFT)

BUILDING 2 (RIGHT)

20′ WIDE TOWNHOME



BUILDING 4C (RIGHT)

SIDE ENTRY ELEVATIONS



VIEW LOOKING NORTH ALONG COPPER RIM DRIVE



VIEW LOOKING WEST ON PRIMARY STREET



VIEW LOOKING SOUTH THROUGH MEWS



VIEW LOOKING SOUTH TO CENTRAL PARK FROM ROOF TERRACE



VIEW LOOKING NORTH TO PARK PAVILION



VIEW LOOKING EAST TO COMMUNITY GARDENS AND PAVILION

Copper Rim – Phase 9 Townhomes

Enclosures for West Jordan City Pre-Application

Exhibit B:

Proposed Conceptual Site Plan, Residential Density, & Conceptual Buildings Renderings Copper Rim Phase 9:

See Urban Design Associates concept package, dated 7/18/2023.

CASE STUDY: Sego Homes – Daybreak Urban Townhomes Community – South Jordan, UT:

Case study images, photos, and floor plans of Sego Homes' Urban Townhomes within the Daybreak community, with their Manhattan Floor Plan winning the **"Best Affordable Home In The Nation" Best in American Living (BALA) award from the NAHB in 2022**.



Exterior Project View – Typical Building Elevation

CASE STUDY: Sego Homes – Daybreak Urban Townhomes Community – South Jordan, UT:

Additional Exterior Project Views:



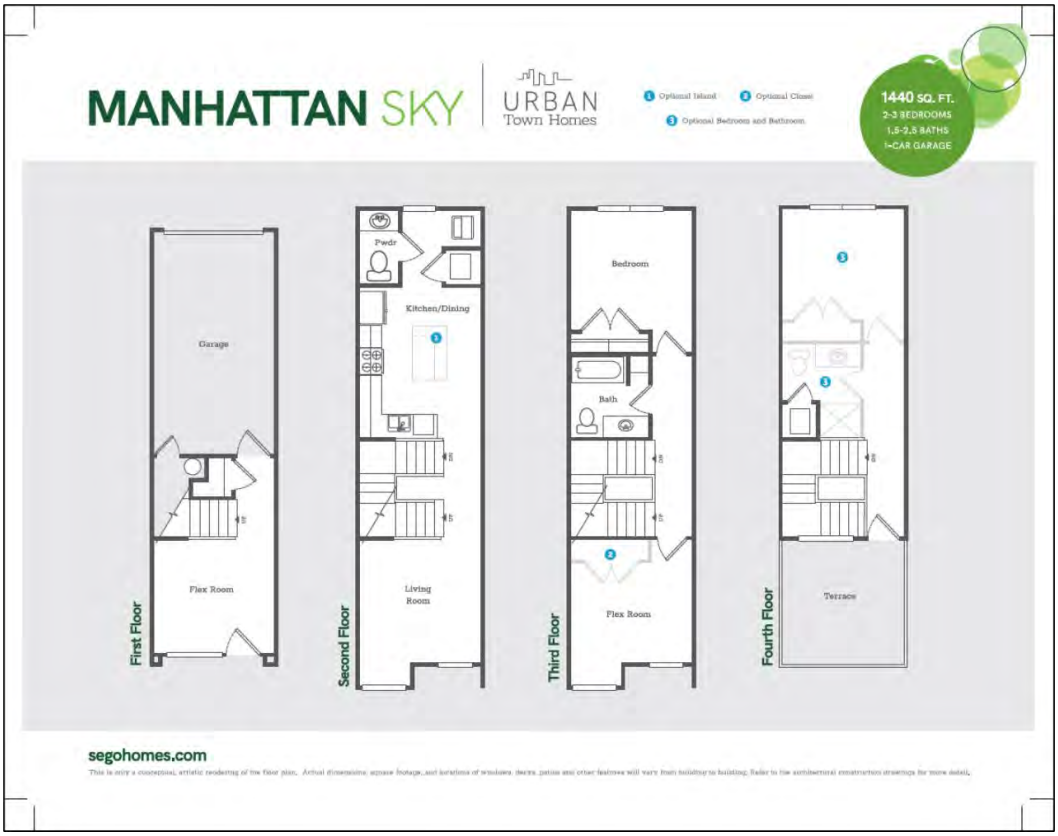




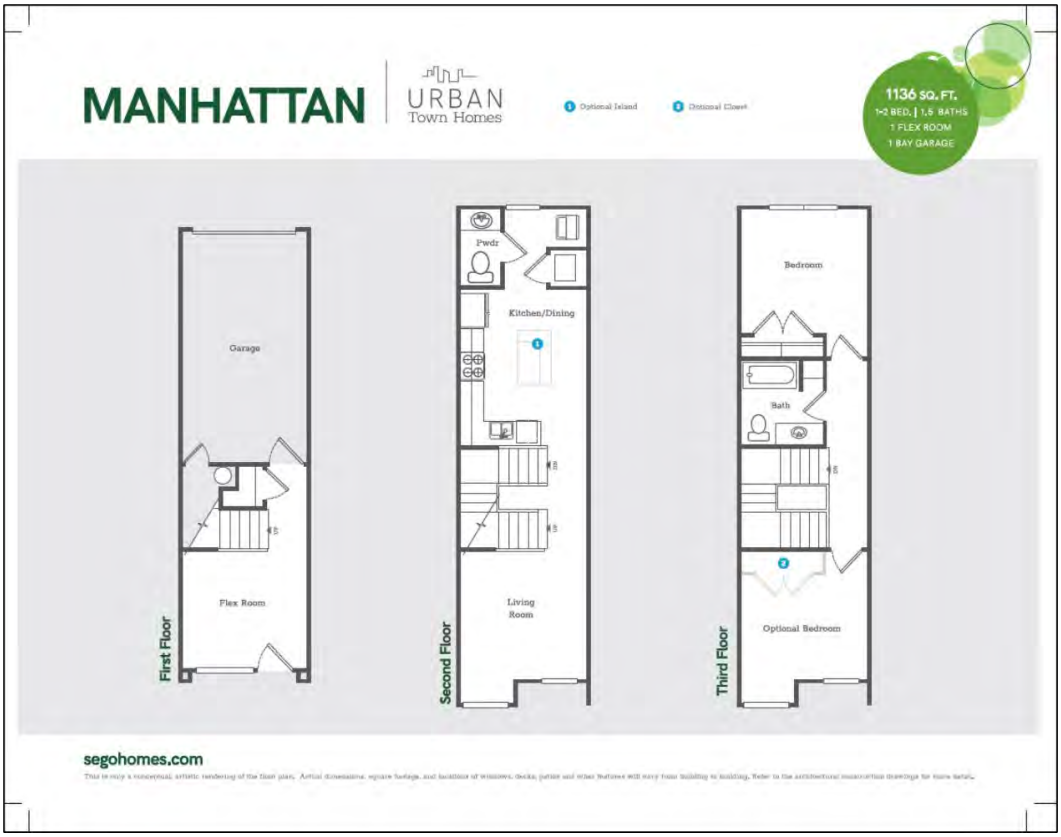


CASE STUDY: Sego Homes – Daybreak Urban Townhomes Community – South Jordan, UT:

Four Story Plan:



Three Story Plan:

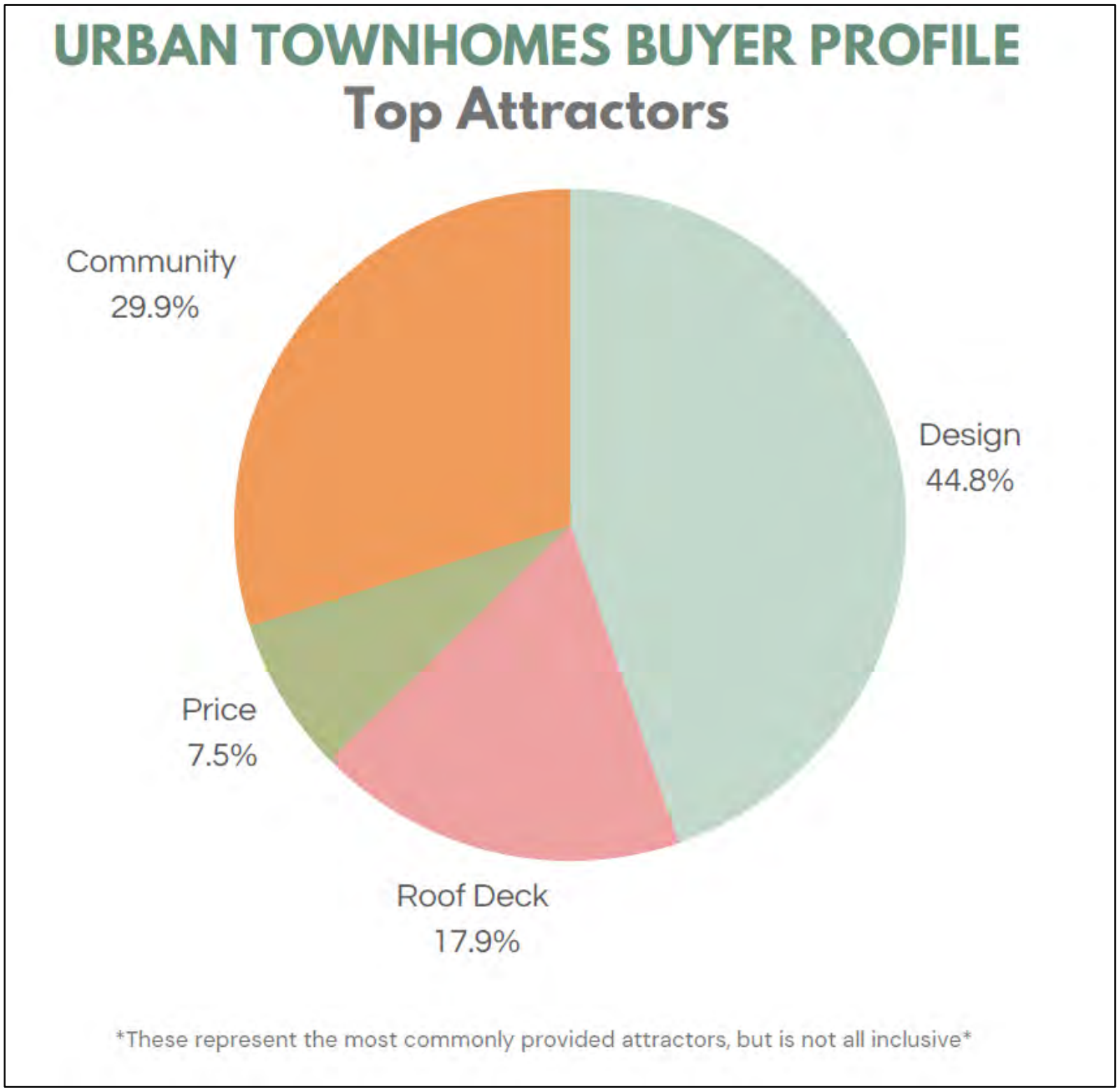


CASE STUDY: Sego Homes – Daybreak Urban Townhomes Community – South Jordan, UT:

Buyer Profile Study – 54 homebuyers surveyed, all within **Daybreak Urban Townhome community**:

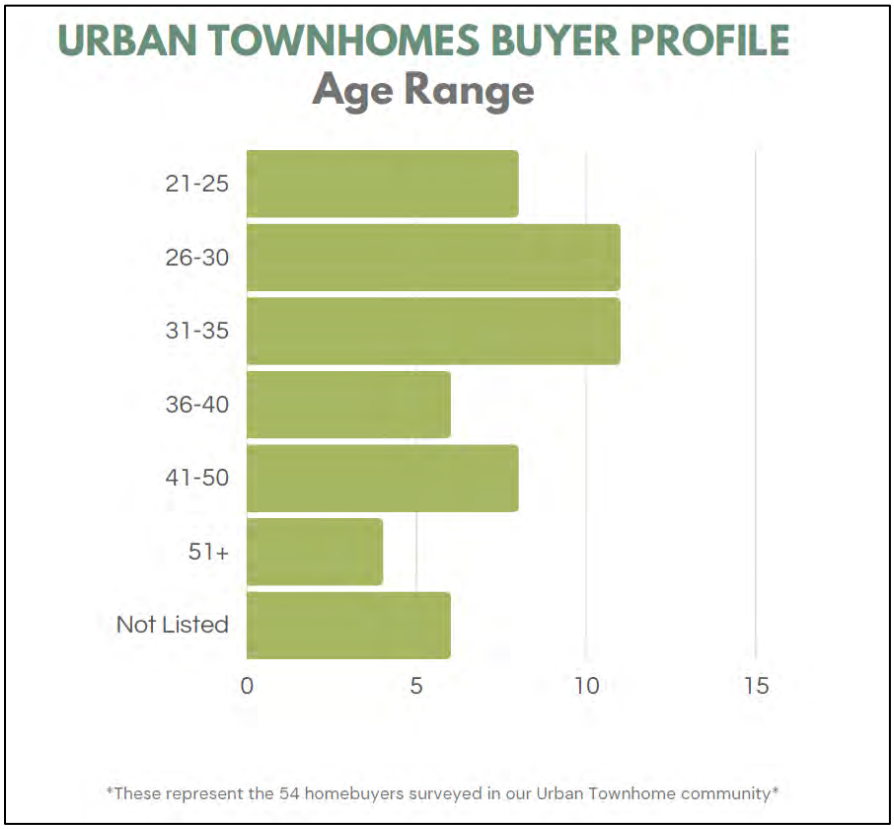
KEY FINDINGS – Compelling case study data points:

- **Buyer Types** – Even representation and distribution of buyer ages and buyer types in the mix from mid-20's to over 50's – singles, aged in place, couples, dual income no kids., etc.
- **Buyer Selection Preferences** – Overwhelming majority of **~45% of buyers** selected the product based on **design**. Even more interesting is that only **7.5%** selected based on **price point**.

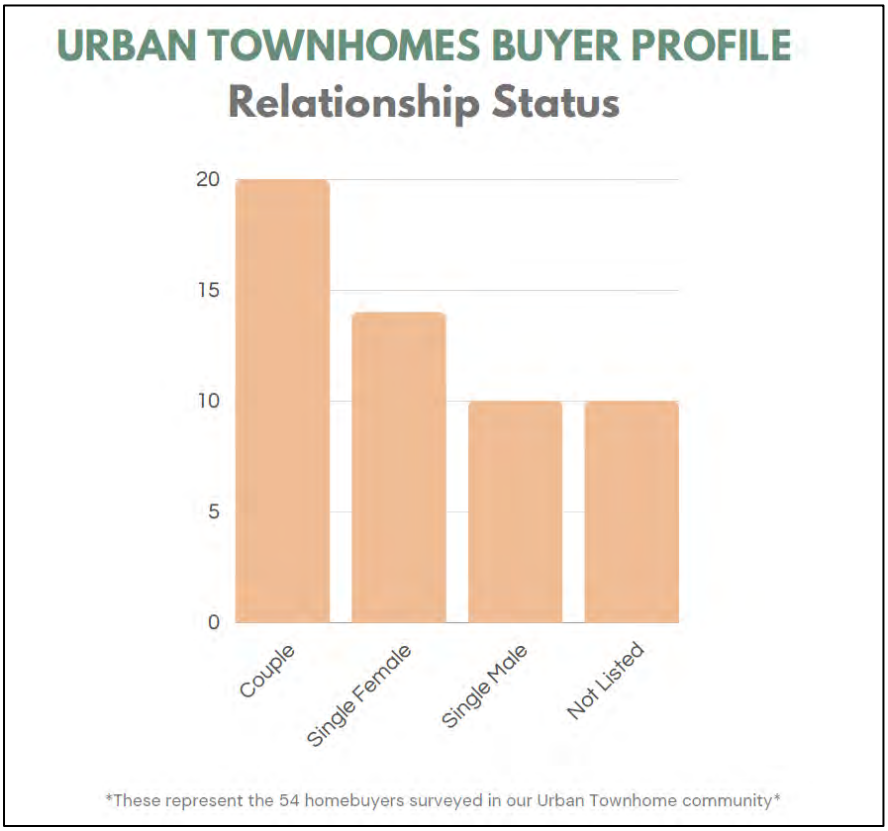


Sego Homes' Daybreak Urban Townhomes Buyer Profile Summary Chart

CASE STUDY: Sego Homes – Daybreak Urban Townhomes Community – South Jordan, UT:



Sego Homes' Daybreak Urban Townhomes Buyer Profile Summary Chart



Sego Homes' Daybreak Urban Townhomes Buyer Profile Summary Chart

12892584
11/27/2018 02:18 PM $0.00
Book - 10733 Pg - 4678-4904
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: RWP, DEPUTY - WI 227 P.

Recording Requested By and When Recorded Return to:

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

For Recording Purposes Do
Not Write Above This Line

MASTER DEVELOPMENT AGREEMENT
COPPER RIM

This Master Development Agreement (this "**Agreement**") is made and entered into and made effective as of the 7 day of November, 2018 (the "**Effective Date**") by and among **WEST JORDAN CITY**, a municipality and political subdivision of the State of Utah ("**City**") and **CW LAND CO., LLC**, a Utah limited liability company ("**Master Developer**"). City and Master Developer may hereinafter be referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

A. Master Developer previously applied to City for approval of a rezone of the Jensen Project, also known as Copper Rim (the "**Project**"), which application for rezone was approved on January 25, 2017 through enactment of Ordinance 17-05, causing the property described in **Exhibit A** (the "**Property**") to be included in the PC zoning district. The Project is currently planned for development in multiple phases, including a commercial phase, and additional phases for residential, institutional, recreational and commercial uses, as permitted in the PC zoning district.

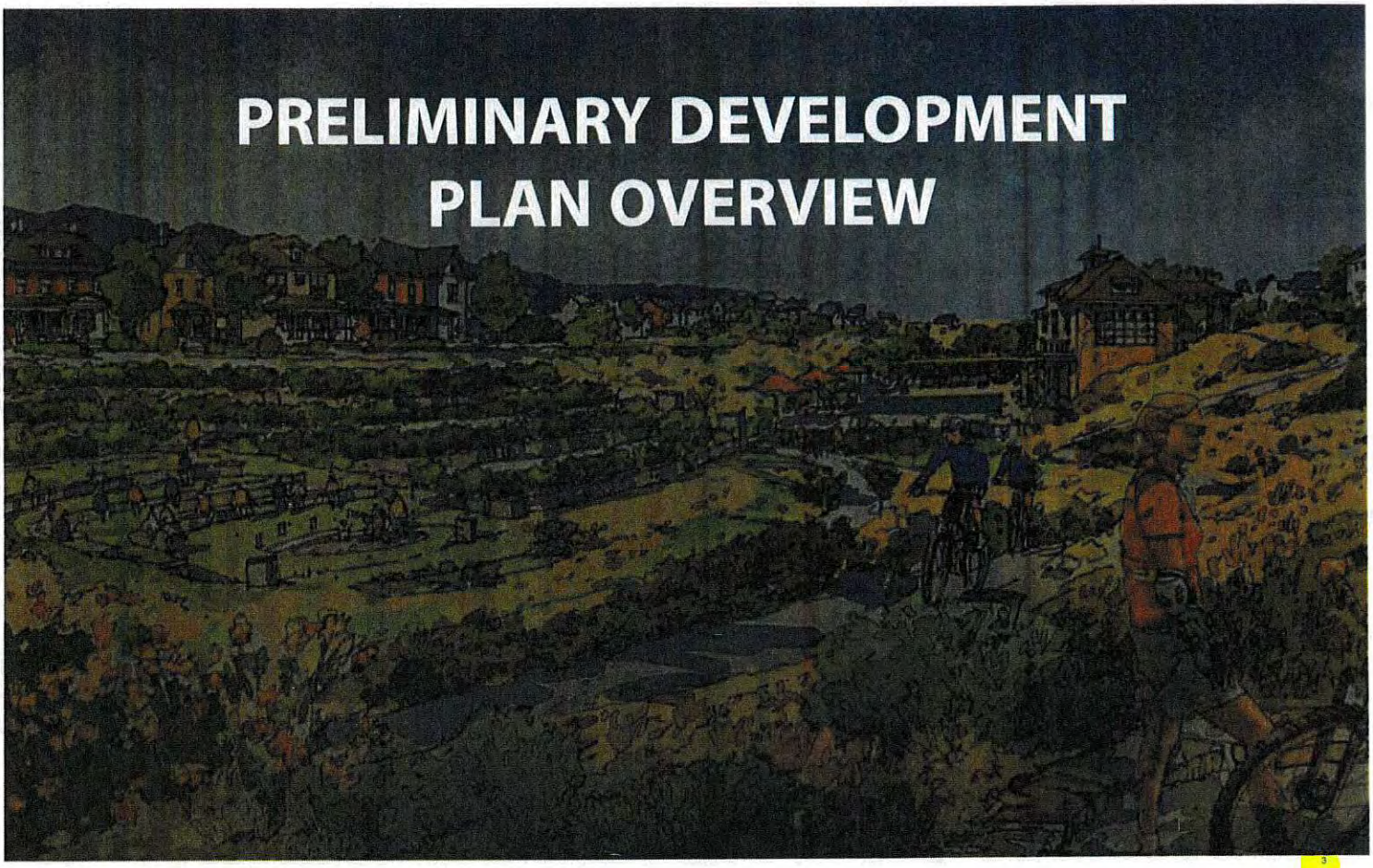
B. Master Developer has previously applied to City for approval of a preliminary development plan for the Project, which application for the preliminary development plan was approved on May 9, 2018 through enactment of Ordinance 18-14, establishing residential densities subject to the following conditions:

1. The maximum number of units in the overall development (excluding the commercial area) shall not exceed 753 residential dwelling units (4.9 dwelling units per acre) nor shall the ratio of single family dwellings to townhomes exceed 83% single-family residential to 17% multi-family residential (townhomes)
2. All lots shown in the Preliminary Development Plan are conceptual only. Each phase of development will be reviewed independently as part of the preliminary and final subdivision processes for each phase which may affect the size, shape and/or reduction of the number of lots.
3. All townhomes shall have a 2-car attached garage.

EXHIBIT C

PRELIMINARY DEVELOPMENT PLAN ("PLAN")

PRELIMINARY DEVELOPMENT PLAN OVERVIEW



Zoning & Land Use

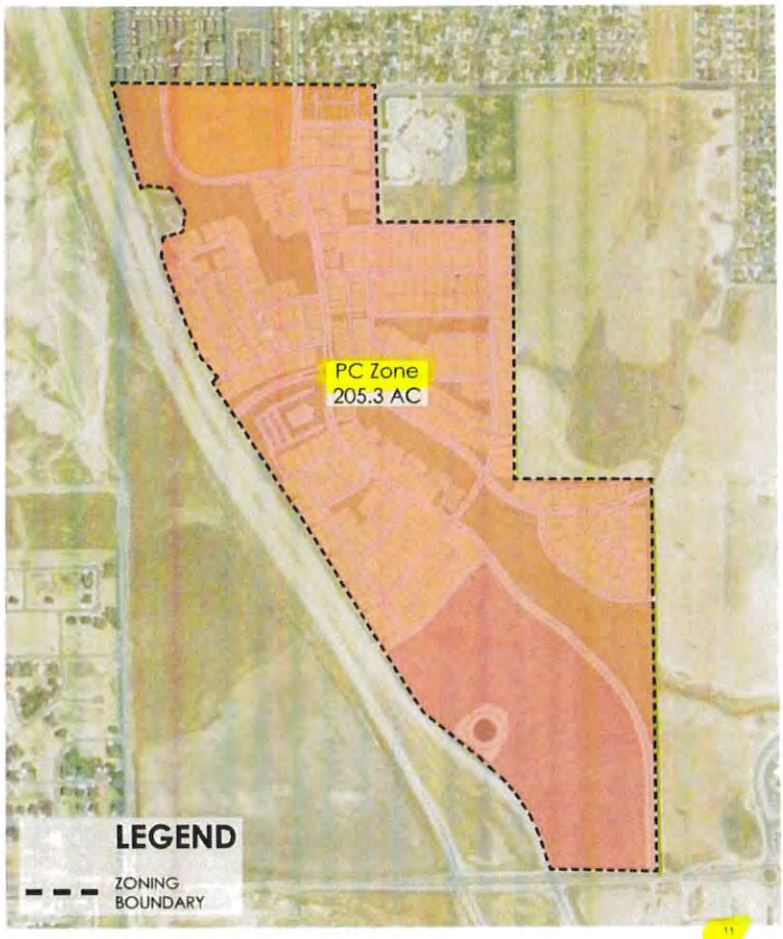
The Copper Rim project is a 205-acre mixed use development located in West Jordan City between 7000 South and 7800 South, from approximately 5900 West to the Mountain View Corridor. The land has historically been zoned A-20 agriculture, but was recently changed to Planned Community (PC). This zone change brings the property more in line with other adjacent properties that have recently been developed and/or approved as commercial or residential development. The construction of Mountain View corridor (MVC) has significantly altered the character of the property in terms of visibility, land use potential, and access. The close proximity to MVC creates both opportunities and challenges for future land uses within the property. As a result, the master plan includes a mix of medium and higher density residential products, along with a proposed commercial center on 7800 South.

The Preliminary Development Plan calls for 753 residential units; comprised of Preserve Lots, Cottage Lots, Townhomes, and Age Restricted Units. The Copper Rim project also includes a 38.4-acre commercial parcel and a 3.8 acre church site. The average residential density for the medium density area is 4.9 du/ac.

Open space is the central unifying feature within the plan with multiple open spaces that are visually prominent from collector streets. A few of the local streets within the project are also single loaded in order to preserve visual exposure of open space for the majority of residents. Neighborhoods are organized around the open space network that includes a community clubhouse, an amphitheater, a community garden, tot lots, passive and active recreation areas, pocket parks, paseos, greens, miles of trails, and the natural open space drainage corridor associated with Dry Wash.

A great deal of planning effort went into making sure that residential units adjacent to collector streets don't have any driveway curb-cuts onto the collector. All residential units fronting onto collector streets are either alley-loaded, or have a side-on condition taking access from an intersecting local street. This will create an enhanced pedestrian experience along all collector streets within the project.

The Copper Rim project is comprised of 9 development phases. Proposed phase boundaries were designed to provide adequate infrastructure and access to development parcels that are large enough to sustain construction for a reasonable period. No new schools will be provided in the plan. Negotiations with the school district determined that residents within the projects can be adequately served by existing nearby schools.



Density Designation

As seen in the Density Designation diagram to the right, Copper Rim is broken up into three zoning distinctions: Commercial, Medium Density Residential, and Very High Density Residential. The following paragraphs will break down each zoning distinction by acreage, total units, roads, area above 30% slope, and other undevelopable acreage (See Title 13-5C-6-A2 and Title 13-5C-6-B).

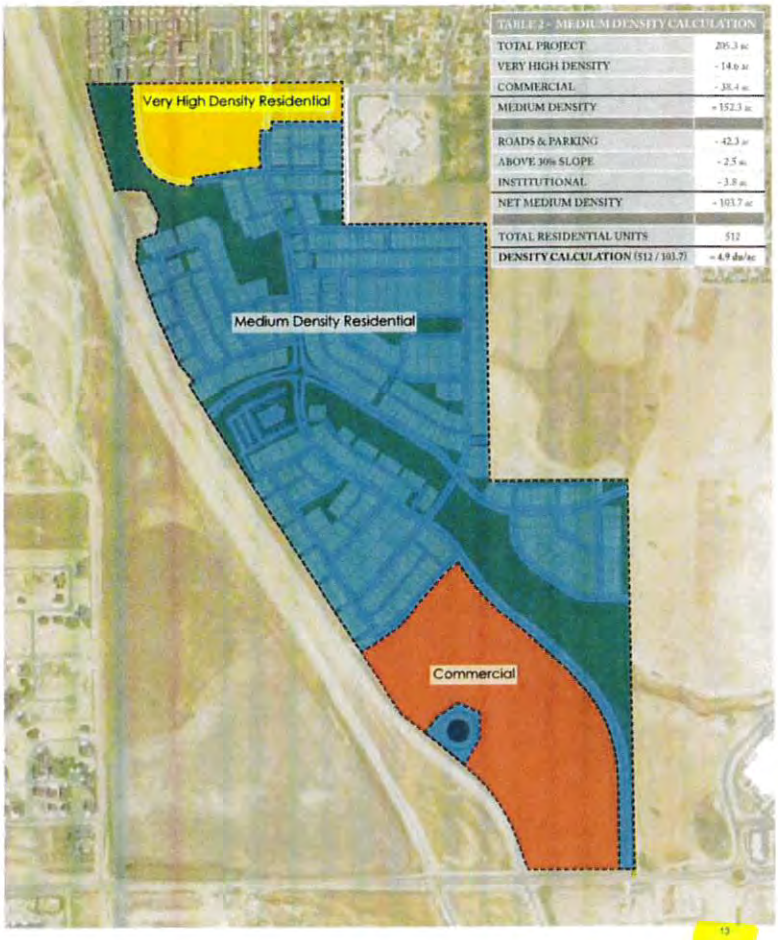
Commercial:
The commercial area as shown in the Density Designation diagram is 38.4 acres. Within this parcel there are no residential units, therefore the density for this area is zero units per acre.

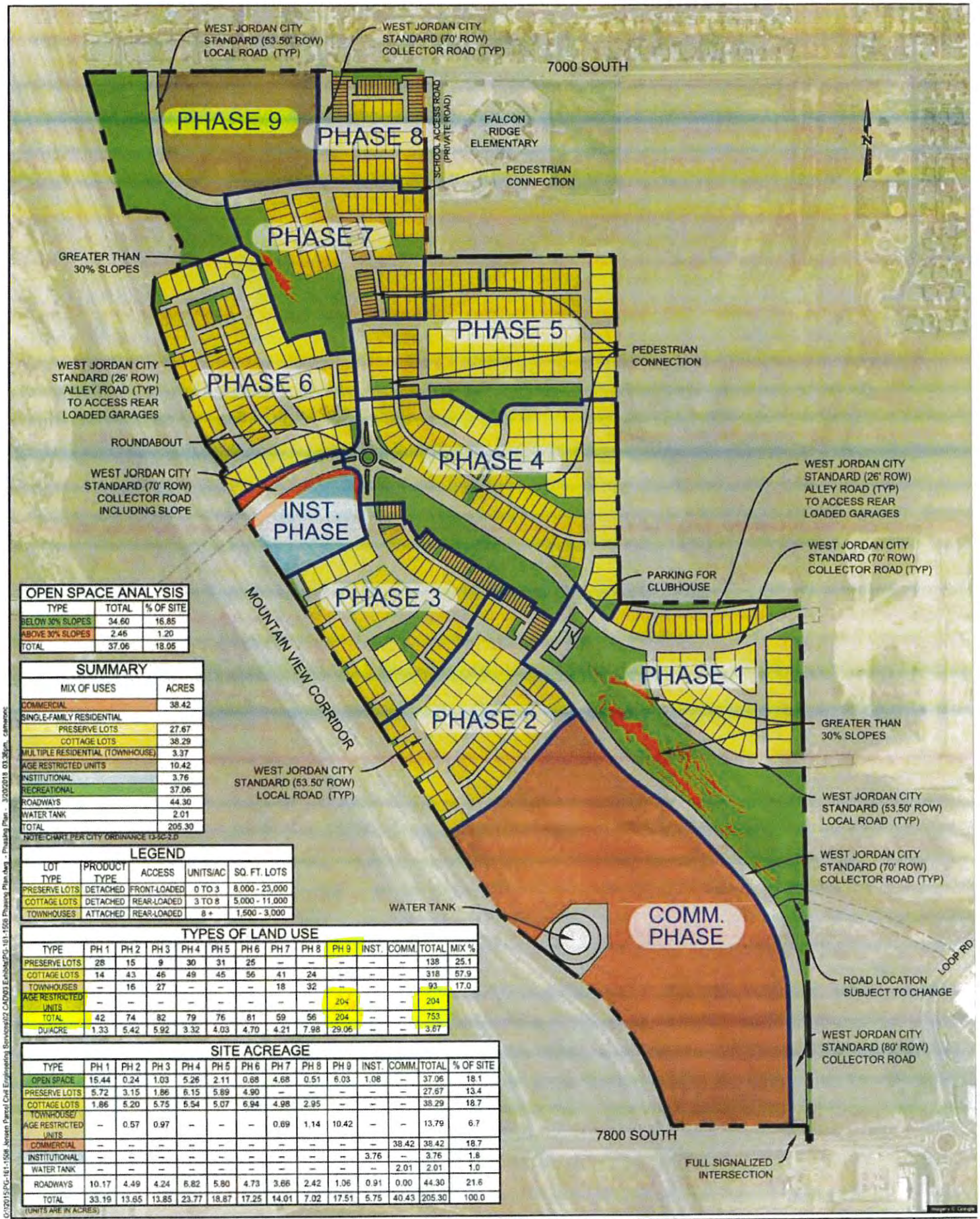
Medium Density Residential:
The medium density residential area is 152.3 acres, and includes the 3.8 acre institutional phase, and the two acre water tank. There are 42.3 acres of road, and 2.5 acres of area above 30% slope, which leaves 103.7 acres of developable land. Within the medium density residential area are 138 preserve lots, 313 cottage lots, and 61 townhome lots for a total unit count of 512. The average net density for the medium density area is 4.9 du/ac (512 units/103.7 acres)

Very High Density Residential:
The very high density residential area is 14.6 acres, and encompasses part of phase 8, and part of phase 9. The dividing line between the medium density and very high density residential areas runs along the ROW edge as shown in the Lot Breakdown diagram. There are two acres of roads in this zoning distinction, and no acres above 30% slope which leaves 12.6 acres of developable land. Within the very high density residential area are 204 age restricted units, 32 townhomes, and 5 cottage lots for a total of 241 overall units. The average net density for the very high density residential area is 19.1 du/ac (241 units/12.6 acres)

Overall Density:
The overall density is calculated by totaling the total number of units, divided by the combined developable area of the entire development. There are 753 units (512 medium density units + 241 very high density units) in the development and 155.8 acres of developable land (38.4 commercial acres + 103.7 medium density acres + 12.6 very high density acres). 753 units divided by 154.7 acres of developable land equals 4.9 du/ac for the entire development. Townhomes constitute 16.9% of the total unit count excluding the age restricted units.

Lot Types:
Relative to West Jordan's land use classification, low, medium, high, and very high density land use categories, Copper Rim contains 138 medium density lots (preserve lots), 318 high density lots (cottage lots), and 297 very high density lots (townhomes and age restricted units). The product types and density designation listed in this preliminary concept development plan are in harmony with the goals set forth by the West Jordan Comprehensive General Plan which are: vibrant economic development, efficient transportation, sustainable growth, infrastructure and quality design, and responsive, transparent and trusted communication. The plan includes an extensive trail system and cluster design scenarios which allow for larger areas of open space. It also seeks to give a range of residential housing types in order to provide housing opportunities for all age groups and income levels





OPEN SPACE ANALYSIS

TYPE	TOTAL	% OF SITE
BELOW 30% SLOPES	34.60	16.85
ABOVE 30% SLOPES	2.46	1.20
TOTAL	37.06	18.05

SUMMARY

MIX OF USES	ACRES
COMMERCIAL	38.42
SINGLE-FAMILY RESIDENTIAL	
PRESERVE LOTS	27.67
COTTAGE LOTS	38.29
MULTIPLE RESIDENTIAL (TOWNHOUSE)	3.37
AGE RESTRICTED UNITS	10.42
INSTITUTIONAL	3.76
RECREATIONAL	37.06
ROADWAYS	44.30
WATER TANK	2.01
TOTAL	205.30

NOTE: CHART PER CITY ORDINANCE 13-9C-2.D

LEGEND

LOT TYPE	PRODUCT TYPE	ACCESS	UNITS/AC	SQ. FT. LOTS
PRESERVE LOTS	DETACHED	FRONT-LOADED	0 TO 3	8,000 - 23,000
COTTAGE LOTS	DETACHED	REAR-LOADED	3 TO 8	5,000 - 11,000
TOWNHOUSES	ATTACHED	REAR-LOADED	8 +	1,500 - 3,000

TYPES OF LAND USE

TYPE	PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8	PH 9	INST.	COMM.	TOTAL	MIX %
PRESERVE LOTS	28	15	9	30	31	25	--	--	--	--	--	138	25.1
COTTAGE LOTS	14	43	46	49	45	56	41	24	--	--	--	318	57.9
TOWNHOUSES	--	16	27	--	--	--	18	32	--	--	--	93	17.0
AGE RESTRICTED UNITS	--	--	--	--	--	--	--	--	204	--	--	204	
TOTAL	42	74	82	79	76	81	59	56	204	--	--	753	
DU/ACRE	1.33	5.42	5.92	3.32	4.03	4.70	4.21	7.98	29.06	--	--	3.67	

SITE ACREAGE

TYPE	PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8	PH 9	INST.	COMM.	TOTAL	% OF SITE
OPEN SPACE	15.44	0.24	1.03	5.26	2.11	0.68	4.68	0.51	6.03	1.08	--	37.06	18.1
PRESERVE LOTS	5.72	3.15	1.86	6.15	5.89	4.90	--	--	--	--	--	27.67	13.4
COTTAGE LOTS	1.86	5.20	5.75	5.54	5.07	6.94	4.98	2.95	--	--	--	38.29	18.7
TOWNHOUSE/ AGE RESTRICTED UNITS	--	0.57	0.97	--	--	--	0.69	1.14	10.42	--	--	13.79	6.7
COMMERCIAL	--	--	--	--	--	--	--	--	--	--	38.42	38.42	18.7
INSTITUTIONAL	--	--	--	--	--	--	--	--	--	3.76	--	3.76	1.8
WATER TANK	--	--	--	--	--	--	--	--	--	--	2.01	2.01	1.0
ROADWAYS	10.17	4.49	4.24	6.82	5.80	4.73	3.86	2.42	1.06	0.91	0.00	44.30	21.6
TOTAL	33.19	13.65	13.85	23.77	18.87	17.25	14.01	7.02	17.51	5.75	40.43	205.30	100.0

(UNITS ARE IN ACRES)

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HORROCKS ENGINEERS
2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

C.W. LAND CO.

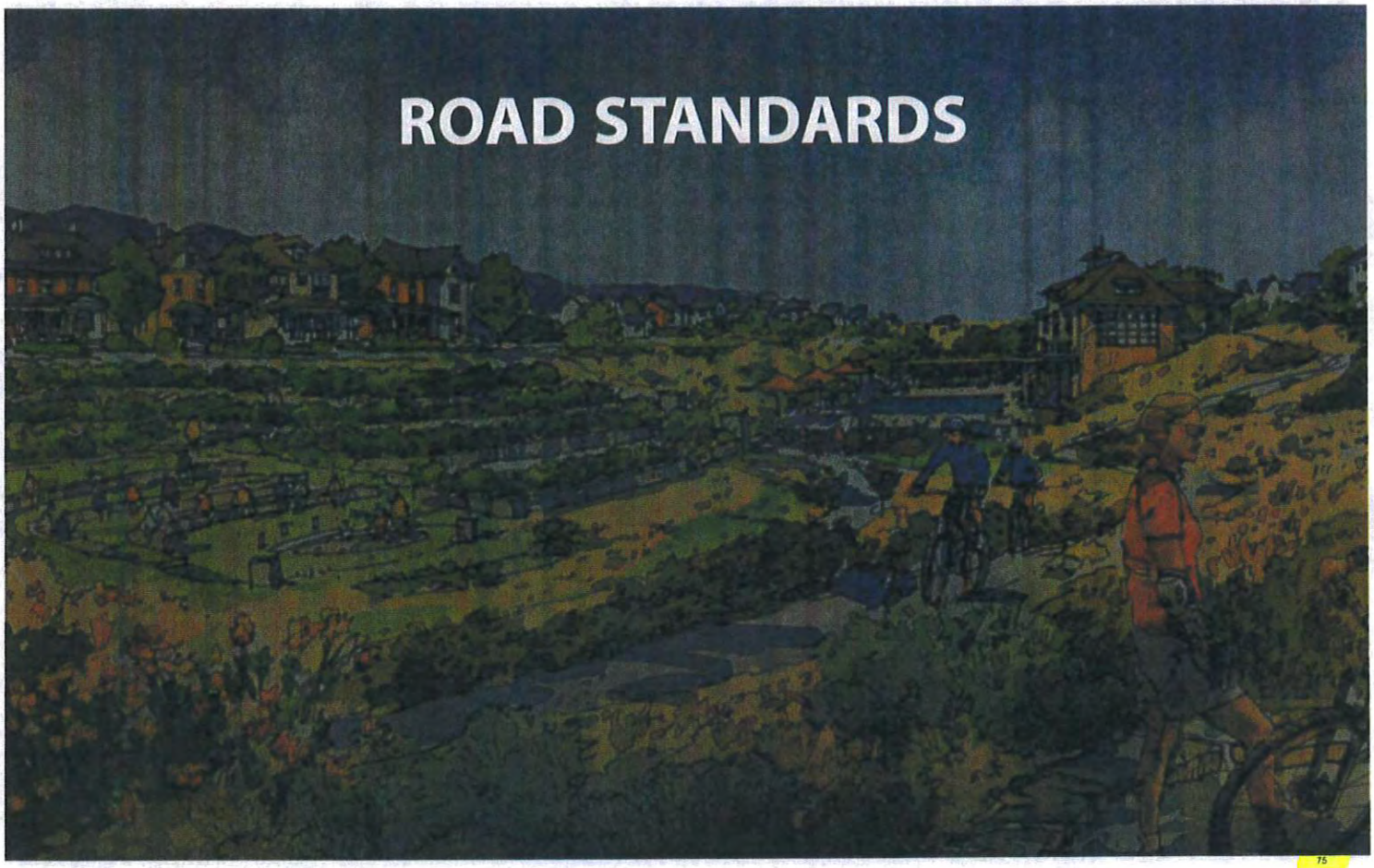
CONCEPT DEVELOPMENT PLAN

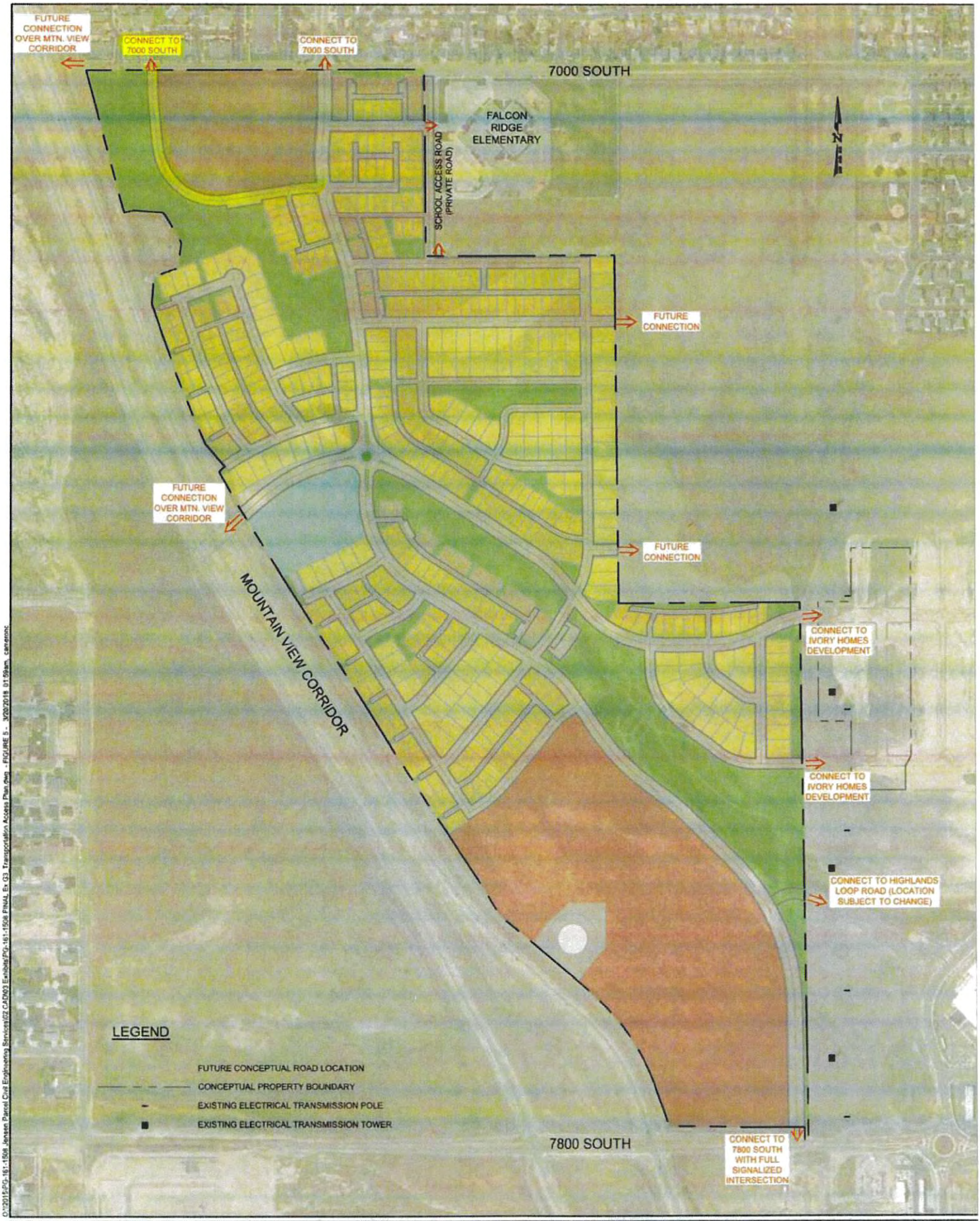
DEVELOPMENT PLAN
JENSEN PARCEL
WEST JORDAN, UTAH

EXHIBIT D1

SCALE: 1" = 600'

DATE: 20 MAR 2018


ROAD STANDARDS



C:\2015\PO-161-1508 Jensen Parcel Civil Engineering Services\02 CAD\03 Exhibits\PO-161-1508 FINAL Ex. G3 Transportation Access Plan.dwg - FIGURE 5 - 3/28/2018 01:59pm, cameronc

HORROCKS ENGINEERS 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	C.W. LAND co.	GENERAL PLAN TRANSPORTATION ACCESS LAYOUT COPPER RIM WEST JORDAN, UTAH	EXHIBIT G3	SCALE: 1" = 600' DATE: 18 MAR 2018

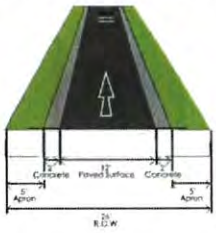
PROTOTYPICAL THOROUGHFARE SECTIONS

Thoroughfare sections on this page demonstrate proposed configurations for the major collectors, local streets, and alleys within this community plan.

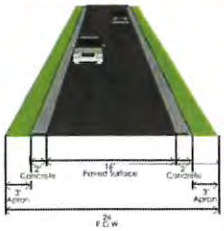
The following street sections were developed in conjunction with West Jordan City Staff in order to accommodate the potential for on-street parking. The prescribed asphalt section for minor collectors in the existing City standards is 37'. Bill Baranowski suggested that we increase the pavement section slightly to 39' in order to provide enough room for on-street parallel parking. Collector streets also have a 5' min. sidewalks and 8' park strips.



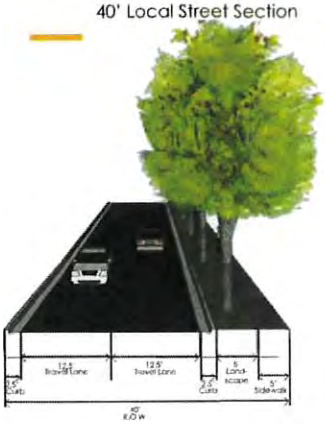
26' One-Way Alley Street Section



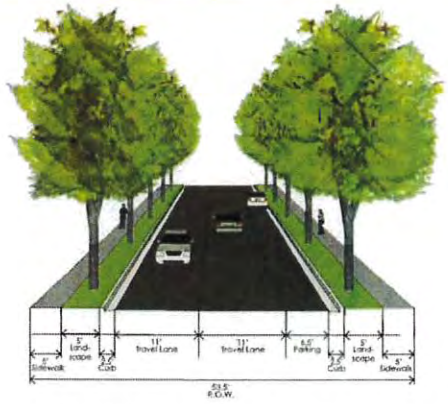
26' Two-Way Alley Street Section



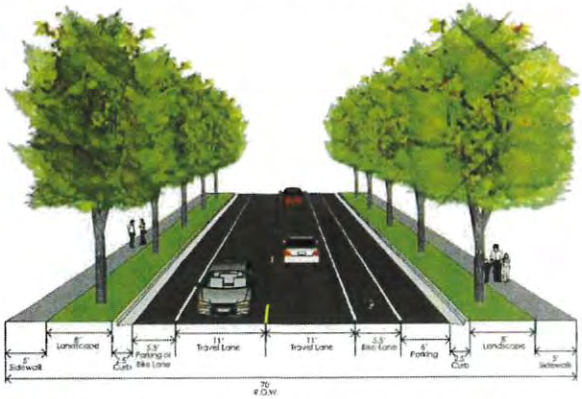
40' Local Street Section



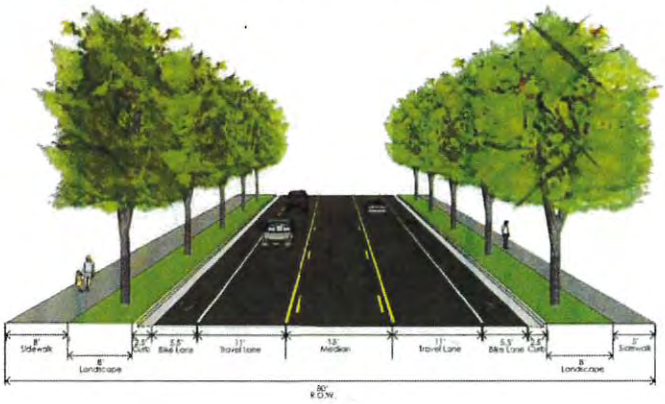
53.5' Local Street Section



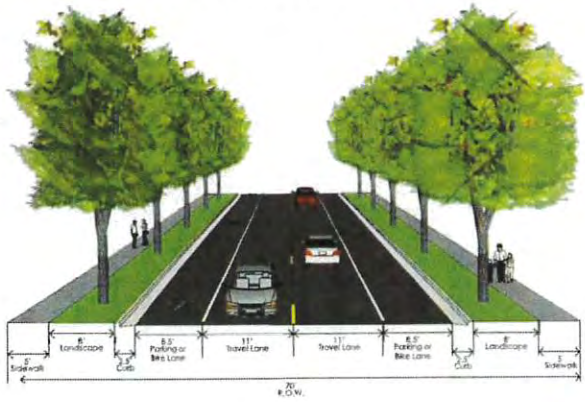
70' Park Collector Street Section



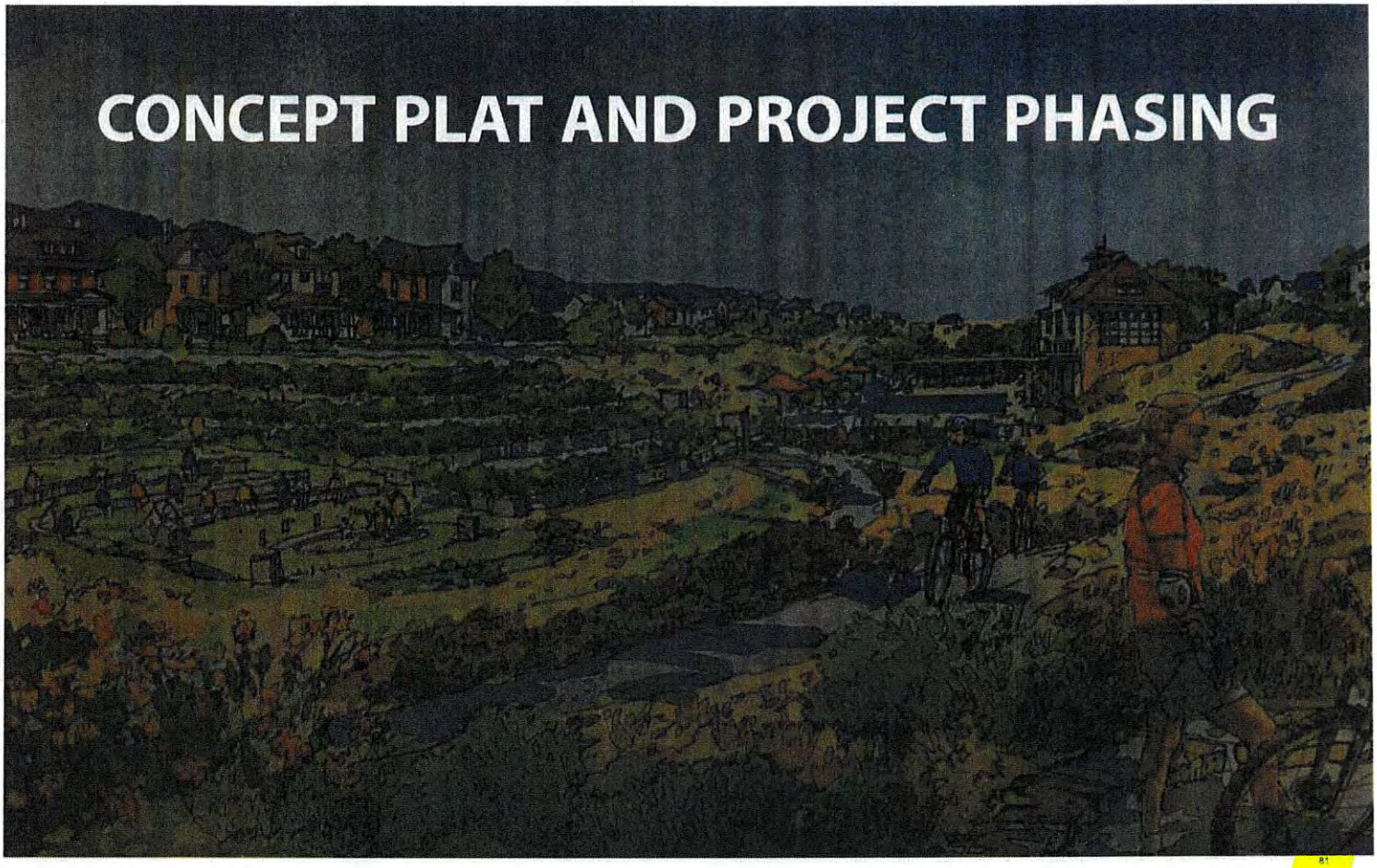
80' Collector Street Section

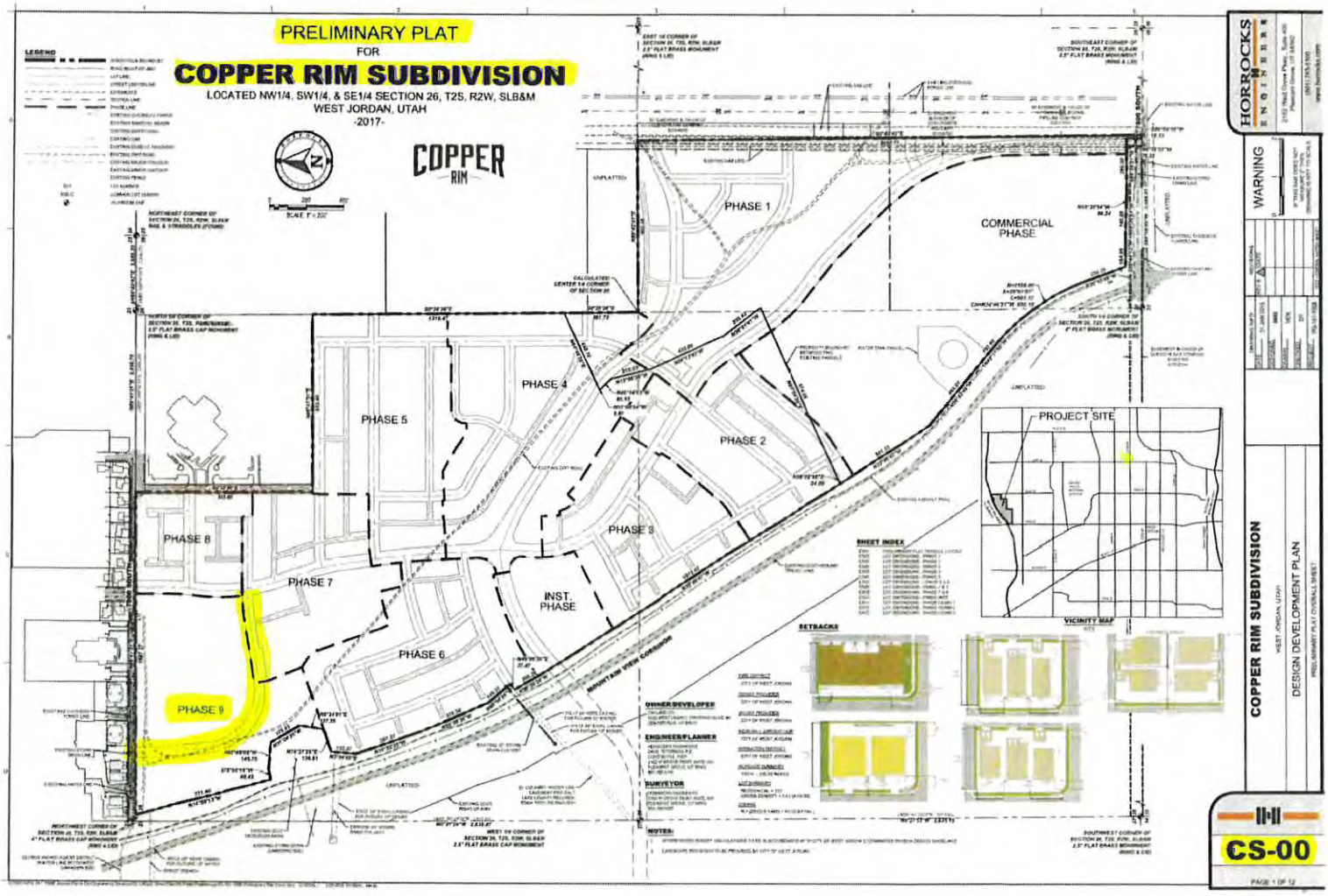


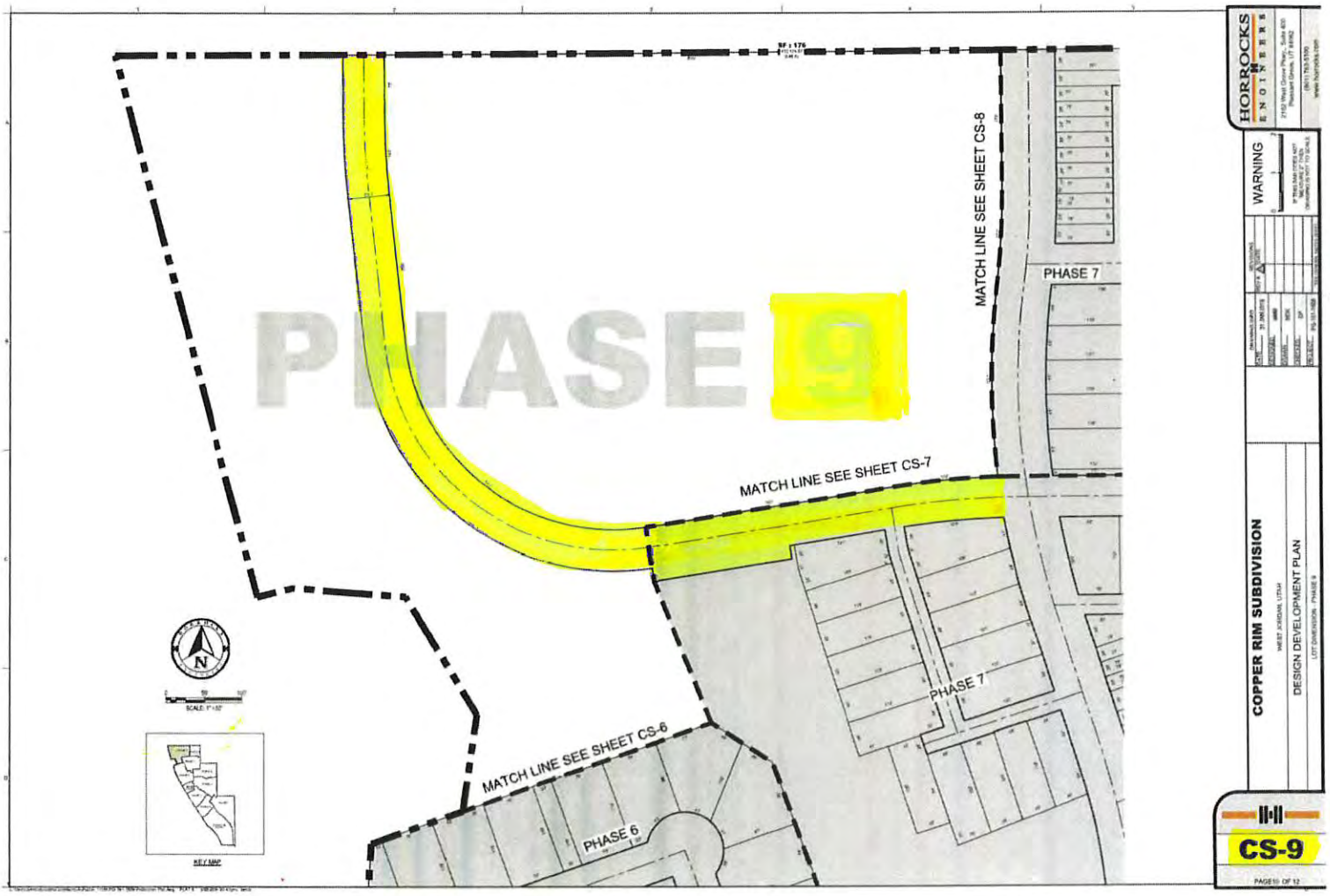
70' Neighborhood Collector Street Section



CONCEPT PLAT AND PROJECT PHASING




PRELIMINARY PLAT
FOR
COPPER RIM SUBDIVISION
LOCATED NW1/4, SW1/4, & SE1/4 SECTION 26, T2S, R2W, SLB&M
WEST JORDAN, UTAH
-2017-
COPPER RIM
PHASE 1
COMMERCIAL PHASE
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
INST. PHASE
PROJECT SITE
VICINITY MAP
SHEET INDEX
SETBACKS
OWNER/DEVELOPER
ENGINEER/PLANNER
SURVEYOR
NOTES:
HORROCKS ENGINEERS
WARNING
COPPER RIM SUBDIVISION
WEST JORDAN, UTAH
DESIGN DEVELOPMENT PLAN
PRELIMINARY PLAT OVERALL SHEET
CS-00
PAGE 1 OF 12



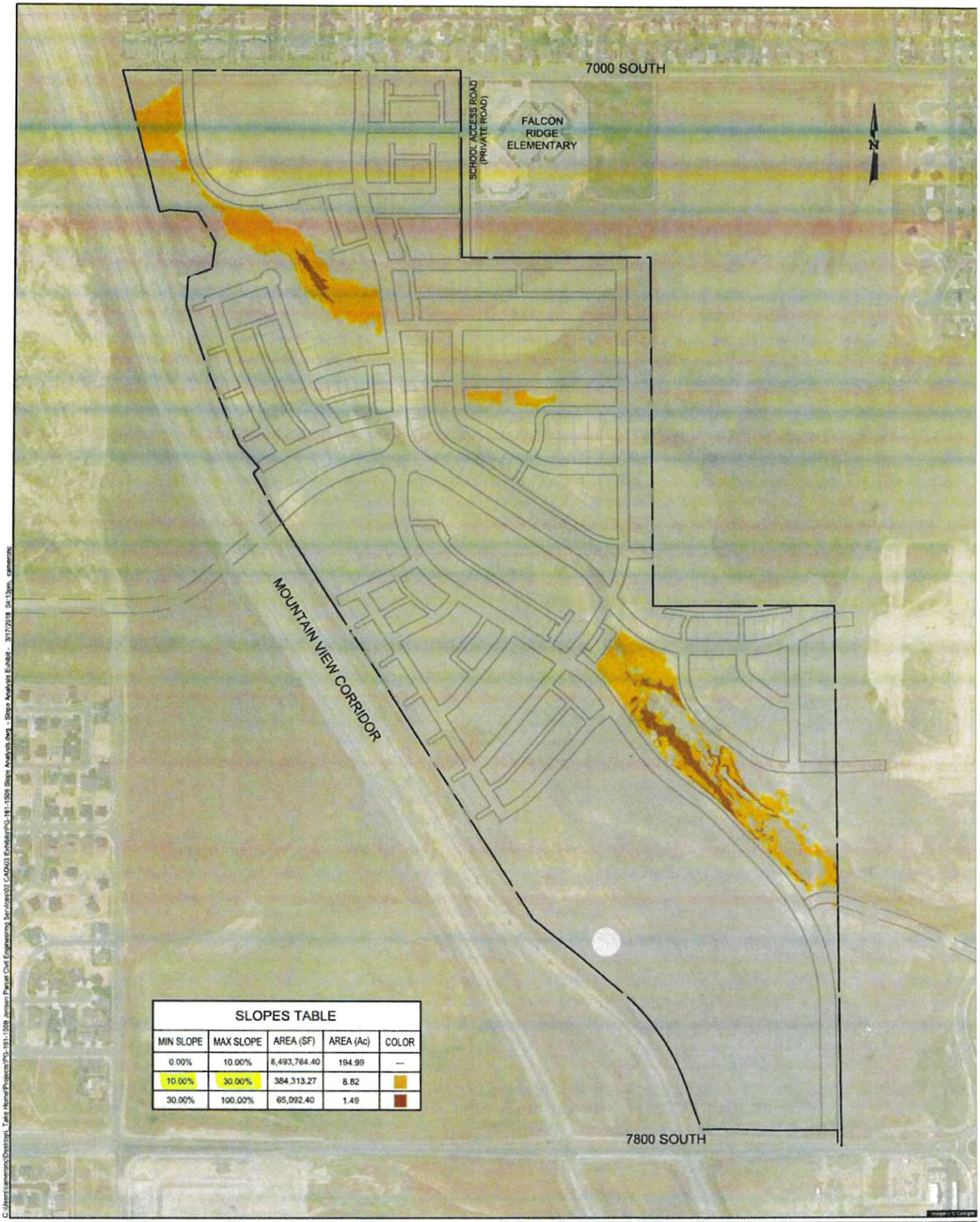
HORROCKS ENGINEERS

WARNING

COPPER RIM SUBDIVISION

DESIGN DEVELOPMENT PLAN

CS-9



SLOPES TABLE				
MIN SLOPE	MAX SLOPE	AREA (SF)	AREA (Ac)	COLOR
0.00%	10.00%	8,493,764.40	194.99	—
10.00%	30.00%	384,313.27	8.82	
30.00%	100.00%	65,092.40	1.49	

C:\Users\cameronc\Desktop_Take Home\Projects\PG-191-1508 Jensen Parcel Civil Engineering Services\02 CAD\03 Exhibits\PG-191-1508 Slope Analysis.dwg - Slope Analysis Exhibit - 3/17/2018 04:13pm, cameronc

HORROCKS ENGINEERS
2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

C.W. LAND CO.

SITE SLOPE ANALYSIS

DEVELOPMENT PLAN
JENSEN PARCEL
WEST JORDAN, UTAH

EXHIBIT S1

SCALE: 1" = 600'

DATE: 18 MAR 2018

196 NF

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 21-07

AN ORDINANCE APPROVING AN AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT (FOR COPPER RIM), WITH THE ATTACHED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TOWN CENTER AT COPPER RIM FOR 35.66 ACRES OF PROPERTY, PART OF THE COPPER RIM DEVELOPMENT, LOCATED AT APPROXIMATELY 7800 SOUTH AND 5900 WEST/COPPER RIM DRIVE, ON THE EAST SIDE OF MOUNTAIN VIEW CORRIDOR AND NORTH OF 7800 SOUTH

13764073
09/03/2021 11:41 AM $0.00
Book - 11233 Pg - 7060-7255 A-4
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: ZHA, DEPUTY - WI 196 P.

WHEREAS, the City of West Jordan ("City") adopted the West Jordan City Code ("City Code") in 2009, which provides for master planned developments; and

WHEREAS, an application was made by CW Land Co., LLC for approval of a Preliminary Master Development Plan ("PDP") and an Amendment to the Copper Rim Master Development Agreement ("AMDA") to allow for certain amendments to 35.66 acres of property, part of the Copper Rim Development, located at approximately 7800 South and 5900 West/Copper Rim Drive, on the east side of Mountain View Corridor and north of 7800 South ("Town Center at Copper Rim Development" or "Property"); and

WHEREAS, on January 19, 2021, the PDP for the Town Center at Copper Rim Development was reviewed by the Planning Commission, which held a public hearing and which has forwarded a positive recommendation to the City Council for its approval of said PDP, which will allow for the Town Center at Copper Rim Development; and

WHEREAS, public hearings, pursuant to public notice, were held before the City Council on February 24, 2021 and July 28, 2021 regarding the PDP and AMDA for the Town Center at Copper Rim Development; and

WHEREAS, House Bill 1003 (2021 Utah Legislature, 1st Special Session), as codified at Utah Code Ann. Section 10-9a-534(3)(d and h), allows for a land use regulation, including "Building Design Elements", as defined therein, to apply to property in exchange for an increase in density, as approved in a development agreement; and

WHEREAS, the Applicant has agreed to and has executed the AMDA, with the attached PDP, that will govern the development of the Property, should the City Council, in its sole legislative discretion, choose to adopt the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has reviewed and desires to approve the AMDA, with the attached PDP, subject to the adoption of the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has found it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the AMDA, with the attached PDP, subject to the adoption of the General Plan Land Use Map Amendment and Rezone.

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare to adopt the AMDA and PDP for the Town Center at Copper Rim Development; and

Recording Requested By and
When Recorded Return to:

WHEN RECORDED, MAIL TO:
West Jordan City Recorder
8000 S. Redwood Road
West Jordan, UT 84088

For Recording Purposes Do
Not Write Above This Line

FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT COPPER RIM FOR "TOWN CENTER AT COPPER RIM" INTERCHANGE OVERLAY ZONE AREA

This First Amendment to Master Development Agreement (this "**Amendment**") is made and entered into and made effective as of the date signed by the Mayor after approval by the City Council (the "**Effective Date**") by and among the **CITY OF WEST JORDAN**, a municipality and political subdivision of the State of Utah ("**City**") and **CW LAND CO., LLC**, a Utah limited liability company ("**Master Developer**"). City and Master Developer may hereinafter be referred to individually as a "**Party**" and collectively as the "**Parties.**"

RECITALS

A. Master Developer previously applied to City for approval of a rezone of the Jensen Project, also known as Copper Rim (the "**Project**"), which application for rezone was approved on January 25, 2017 through enactment of Ordinance 17-05, causing the property described in **Exhibit A** (the "**Property**") to be included in the PC zoning district. The Project was planned for development in multiple phases, including a commercial phase, and additional phases for residential, institutional, recreational and commercial uses, as permitted in the PC zoning district.

B. Master Developer previously applied to City for approval of a preliminary development plan for the Project, which application for the preliminary development plan was approved on May 9, 2018 through enactment of Ordinance 18-14, establishing residential densities subject to conditions, including, but not limited to:

1. The maximum number of units in the overall development (excluding the commercial area, which is the subject of this Amendment) shall not exceed 753 residential dwelling units (4.9 dwelling units per acre) nor shall the ratio of single-family dwellings to townhomes exceed 83% single-family residential to 17% multi-family residential (townhomes);

2. All lots shown in the Preliminary Development Plan are conceptual only. Each phase of development will be reviewed independently as part of the preliminary and final

failure to meet the Conditions as described below shall cause the Amendment to be voidable by either Party hereto. For purposes of this Amendment, the following shall constitute the "**Conditions,**" to be approved in the following order:

a. All signatures by the Master Developer and all current property owners of the Amendment Area on the Amendment before the City Council considers approval of the Amendment. Upon receipt of all signatures identified in the preceding sentence, City agrees to use good faith efforts to timely submit, to the applicable department, this Amendment for inclusion on the ensuing City Council meeting at which a vote on the Amendment may be made;

b. The final approval and acceptance of this Amendment, including the Preliminary Master Development Plan and Overall Site Plan, by the City Council on the ensuing City Council meeting as contemplated in Section 3(a) above; and

c. The subsequent adoption of a zoning map ordinance (for the Interchange Overlay Zone) for the development. The rights of the Master Developer contemplated herein are expressly conditioned upon the City Council, in its sole legislative discretion, adopting the zoning map ordinance.

4. **Amended Terms**. The MDA is amended as follows:

a. By all the terms of the Preliminary Master Development Plan (attached as **Exhibit C)** for the Town Center at Copper Rim (IOZ Zone Area) ("Preliminary Master Development Plan") and Overall Site Plan for the Amendment Area, including but not limited to the densities, numbers of residential units, and placement of commercial uses, streets, and amenities, Master Developer desires to obtain additional units upon approval of this Amendment and the related zoning map ordinance (which proposed IOZ Zone is exempt from the multi-family limitations of the "Cap and Grade Ordinance", pursuant to West Jordan City Code Subsection 13-8-23(B)(1)(g);

b. The Preliminary Master Development Plan is in addition to the Master Development Plan attached to the original Master Development Agreement, and this Preliminary Master Development Plan identifies the type, number, ownership, and amenities for the Town Center at Copper Rim. This Amendment (and Preliminary Master Development Plan) will add residential units and will change the density for the Town Center at Copper Rim as follows: one hundred and twenty-five (125) additional residential units (47 single-family, 78 townhomes units) within the Town Center at Copper Rim, with a density of 7.6 dwelling units per acre in the area identified as "cottage lots" and 12.2 dwelling units per acre in the area identified as "townhomes", as shown in the Preliminary Master Development Plan; and each dwelling in the Amendment Area shall have a two-car garage; and parking requirements for the commercial areas in the Amendment Area shall be as detailed in the West Jordan City Code;

c. The Parties expressly acknowledge that Master Developer shall use its sole discretion when determining the phasing of the Amendment Area and overall Project. Additionally, the amenities located throughout the Project will be constructed as adjacent residential units are platted and constructed;

d. With respect to the ten percent (10.0%) open space requirement (each an "**Open Space Requirement**") for the commercial uses within the Amendment Area, and without

Community Development
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5060

PRE-APPLICATION REVIEW – CITY COMMENTS

PROJECT NAME:	Copper Rim Preliminary Development Plan Amendment
PROJECT ADDRESS:	6150 W 7800 South
DATE:	October 16, 2023
FROM:	Ray McCandless, Senior Planner

The following are departmental comments regarding your pre-application request:

Planning & Zoning Department:

Ray McCandless – Project Manager
(801) 569-5068
ray.mccandless@westjordan.utah.gov

Comments:

1. City Code, Section 13-8-23.B.e.(2) states:

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

   Per the Master Development Agreement, demonstrate that the overall project meets the required ratio of 83% single-family to 17% multi-family residential. If phase 9 is not to be developed as a qualified exemption, the overall housing ratio must meet the 17% maximum multi-family residential requirement.

2. The number and mix of dwelling units cannot exceed the numbers stated in the Master Development Agreements.

3. Each unit must have at least a 2-car attached garage.

4. Design Review Committee review is required.

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West Jordan, Utah 84088
(801) 569-5060

5. Planning Commission review is required

6. City Council review and approval is required.

7. The Master Development Plan must be amended.

8. The development must comply with Article C. Planned Development zone requirements.

9. Provide guest parking that meets parking code requirements.

Engineering Department:

Todd Johnson
(801) 569-5044
todd.johnson@westjordan.utah.gov

Comments:

1. Lots must have a primary access to utilize alleyways as a secondary access. Some lots west of Copper Rim Drive appear to no longer function.

2. Design appears to omit amenities and features being changed for the larger Copper Rim area.

3. No parking will be permitted along collector roads adjacent to this new high-density area.

4. Roadway connections must align with neighboring streets or major driveways.

Traffic Engineer:

Nestor Gallo
(801) 569-5047
nestor.gallo@westjordan.utah.gov

Comments:

1. The "Exterior Loop Road" (ELR) was conceptually approved for internal circulation.

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West Jordan, Utah 84088
(801) 569-5060

2. It is unclear if the ELR was designed for looping water lines.

3. It is unclear if the ELR is required as a secondary emergency evacuation ingress and egress road.

4. It is unclear if the ELR is required to construct a sanitary sewer gravity line.

5. The technical unfeasibility analysis does not include a detailed memo listing which Road and Bridge Standards can't be met and why.

Fire Department:

Paul Brockbank
(801) 260-7354
paul.brockbank@westjordan.utah.gov

Comments:

1. No comments on the development plan amendment.

Utilities Department:

David Murphy
(801) 569-5074
david.murphy@westjordan.utah.gov

Comments:

1. The Utilities Department supports the overall reduction of 71 ERC's for the change in this development (from 877 down to 806). This would reduce the amount of ERC's remaining for the project from 557 to 486.

2. The offsite waterline project must be completed before this project can move forward.

Please be advised that these comments are intended to identify significant issues specific to site development and outline required review processes in preparation of formal submittals. The project will be required to meet all applicable requirements of the City of West Jordan Code, which are available at https://codelibrary.amlegal.com. If the plans

Community Development
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5060

change significantly, another pre-application meeting may be required.

If you have any questions regarding any of the review comments, please feel free to contact either the project manager or project team member.

Thank you.

Preliminary Development Plan / Master Development Agreement Amendment Discussion

Copper Rim – Preliminary Development Plan/Master Development Agreement Amendment; a petition by Matt Dean/C.W. Land Co. requesting a major variation to the Preliminary Master Development Plan for Copper Rim at approximately 7516 South Copper Rim Drive by (1) removing the requirement for 204 age-restricted senior housing units in Phase 9 and replacing it with 133 market-rate multi-family residential townhomes, (2) changing the location and classification of Phase 9's road from a Public Road to Private Driveways, and (3) reconfiguring phase boundaries, relocating lots, changing street connections, removing private alleys, and making other revisions to the adopted Preliminary Development Plan.

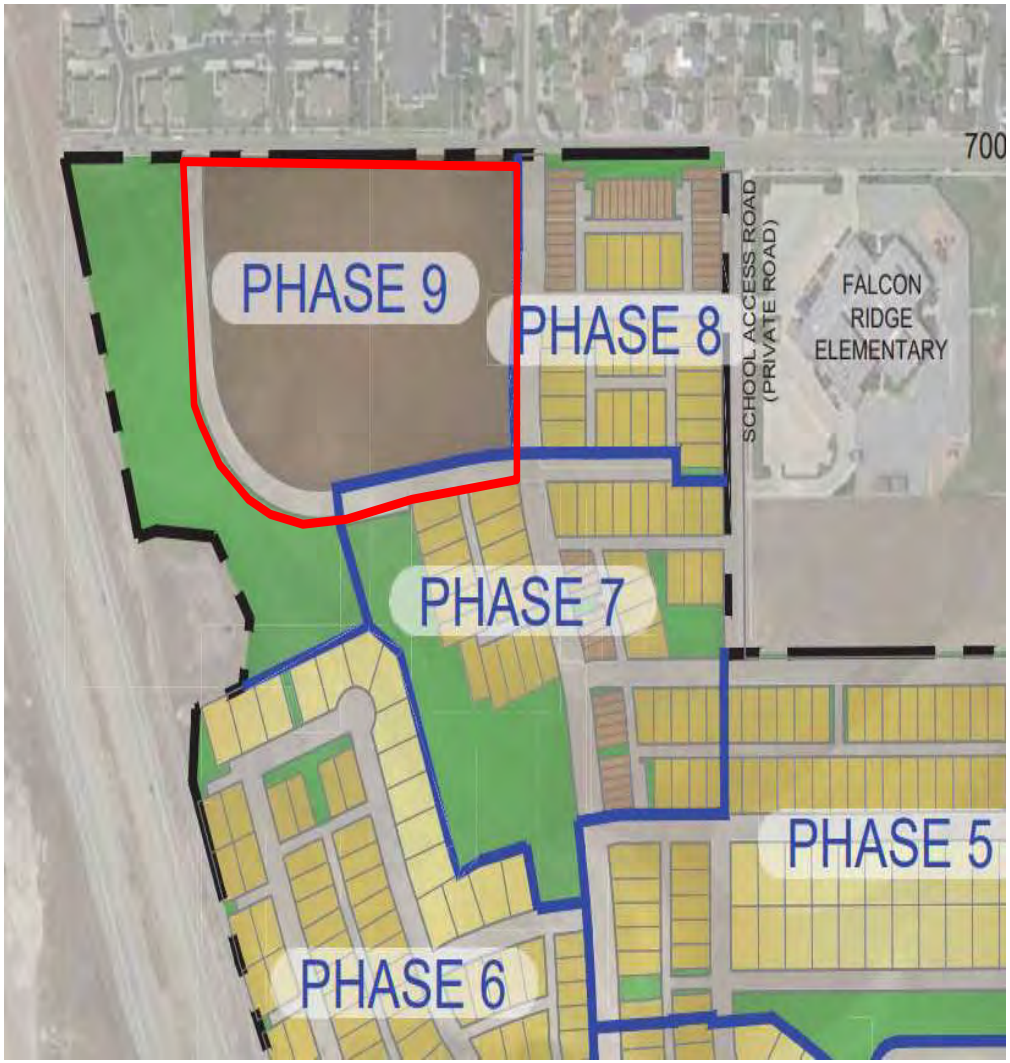
Direction Needed from Council

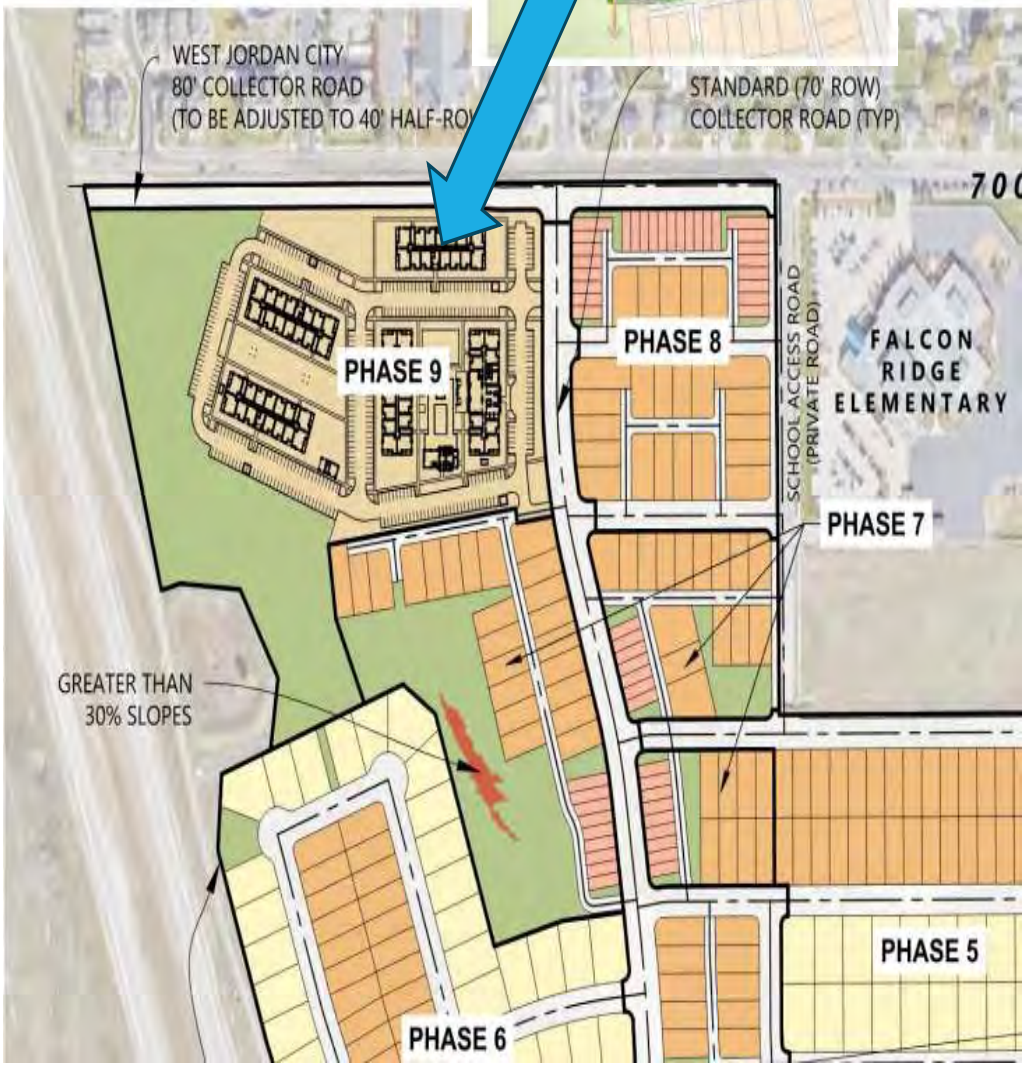
- Does the Council support replacing 204 senior dwelling units with 133 market rate townhomes?
  - If yes, then the balanced housing ordinance must be amended, or another ordinance option considered
- Are the other proposed changes to the development plan acceptable?
  - Revising phase boundaries
  - Relocating dwelling units
  - Removing some private allies
  - Elimination of ring road around Phase 9
  - Connecting public street to Falcon Ridge Elementary private drive

DISCUSSION ITEM #1

Remove the requirement for 204 age-restricted senior housing units in Phase 9 of the Copper Rim Development and replace with 133 market-rate multi-family residential townhomes?

DISCUSSION ITEM #1





Discussion Item #1

Replacing the 204 senior housing units with 133 townhomes requires amending City Code, Section 13-8-23:B.1.e.(2) Balanced Housing Ordinance.

"13-8-23:B.1.e.(2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than seventeen percent (17%) of the total number of dwelling units in the approved master development plan."

- The approved development plan meets this standard as senior housing is exempt from Balanced Housing Ordinance requirements.
  - 753 Total units (456 SFD/93 MFD = 83% SFD to 17% MFD. 204 senior dwelling units are exempt).
  - 4.6 du./ac.
- Proposed market rate townhomes are not exempt from Balanced Housing Ordinance requirements and must be included in the housing ratio.
  - 682 Total units (456 SFD/226MFD = 66.9% SFD to 33.1% MFD)
  - 4.2 du./ac.

DIRECTION NEEDED FROM COUNCIL

Does the City Council support replacing 204 senior dwelling units with 133 market rate townhomes?

OPTION A – Modify Balanced Housing Ordinance 13-8-23:B.1e.(2)

~ EXAMPLE ~

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

1. Residential housing developments in compliance with the general plan that are:
   a. Multi-family housing (2 or more housing units) in a Transit Station Overlay District (TSOD).
   b. Senior housing for age fifty-five (55) and older.
   c. Multi-family housing for disabled persons.
   d. Low- and moderate-income housing owned by a nonprofit or a local housing authority.
   e. Multi-family housing as part of a master planned community that meet the following provisions:
      (1) Master plan shall be a minimum of seventy-five (75) undeveloped acres and be zoned PC or PRD.
      (2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than seventeen percent (17%) of the total number of dwelling units in the approved master development plan unless otherwise approved by the city council where the council finds that a greater percentage is in the best interest of the city.

OPTION B – Consider other ordinance options

DISCUSSION ITEM #2

Boundaries of Phases 2 through 9 are revised, some of the units have been relocated and some alley lots changed to standard lots.

Discussion Item #2

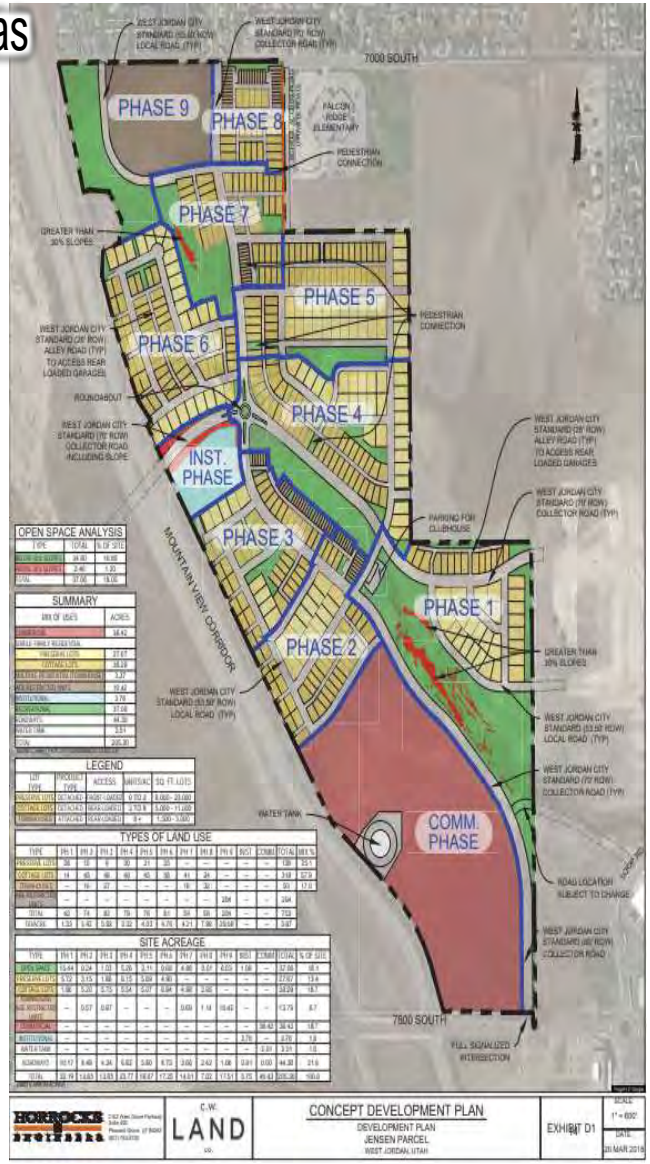
Copper Rim Drive to be completed as part of phase 4 rather than in segments.

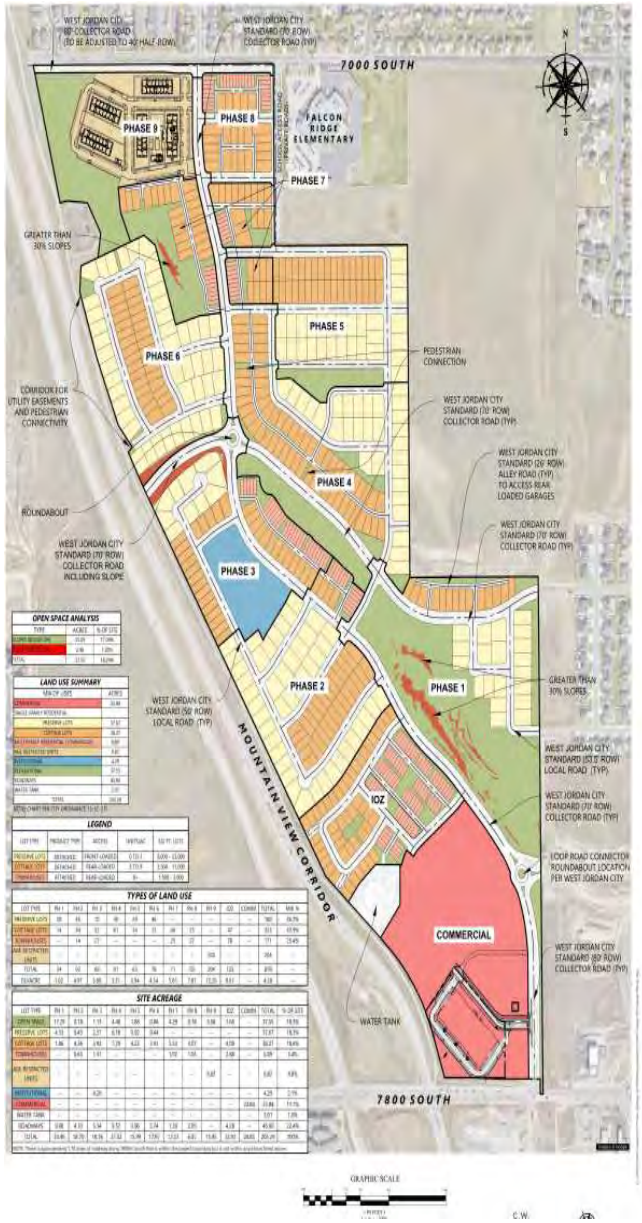
- Provides for earlier connectivity between 7000 and 7800 South.
- Timing of street improvements is more clearly defined.

Some alley loaded units have been changed to standard lots and townhome units moved to other areas.

No staff concerns.

- Improvement over the original Development Plan
- Relocation of units not a concern
- Standard lots are less costly to maintain for homeowners





DIRECTION NEEDED FROM COUNCIL

Does the City Council support changing phase boundaries?

DISCUSSION ITEM #3

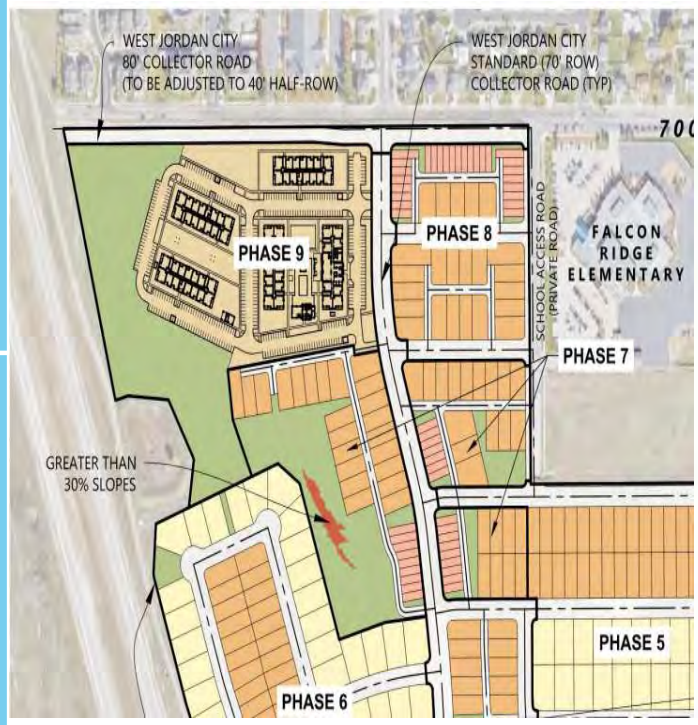
Ring Road is removed and replaced with private drive

Discussion Item #3

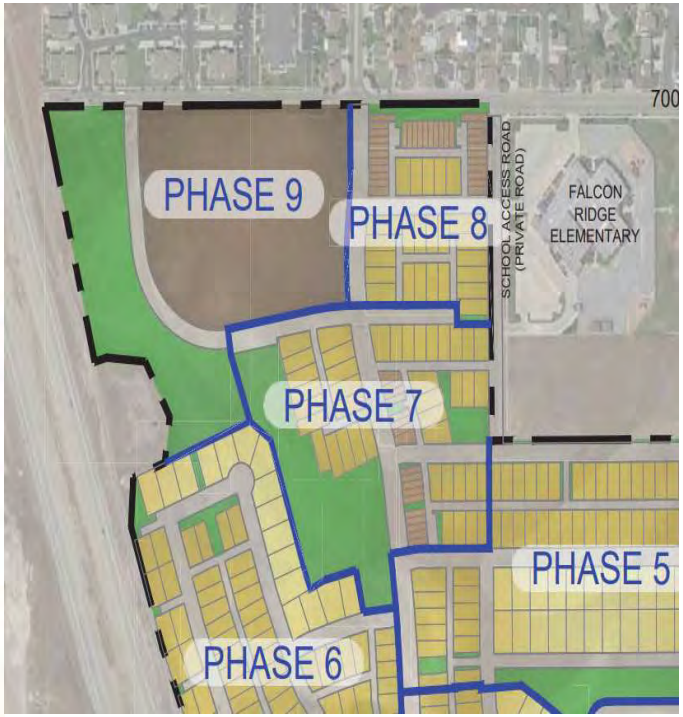
Ring Road is removed around phase 9 due to steep grades and proximity of northern connection to Mountain View Corridor.

No staff concerns

- Site access shifted from 7000 South to Copper Rim Drive via a private street.
- Improvement over the original Development Plan and less maintenance for the City.







DIRECTION NEEDED FROM COUNCIL

Does the Council support eliminating the ring road around Phase 9?

DISCUSSION ITEM #4

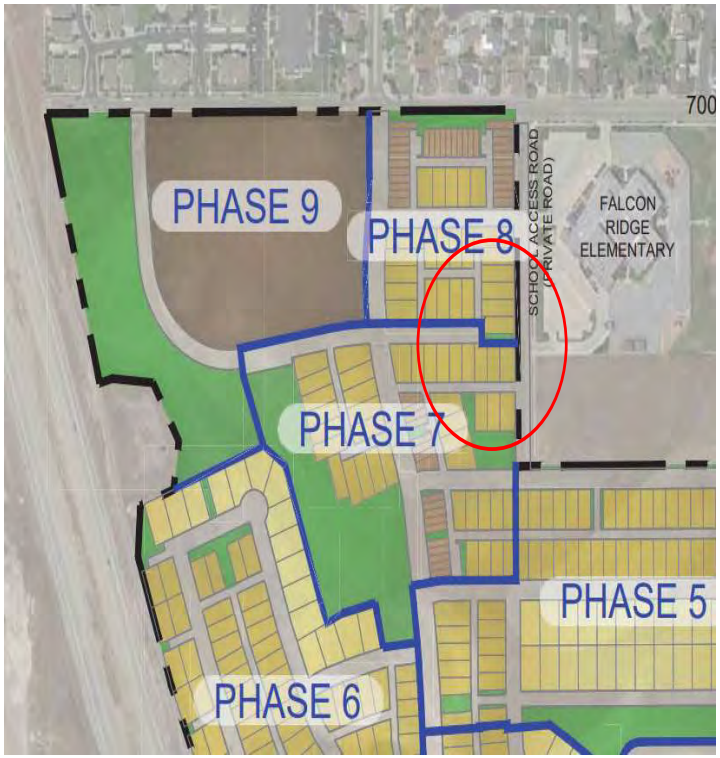
Former pedestrian connection between Phase 8 and Falcon Ridge Elementary access now shown as a public street connection

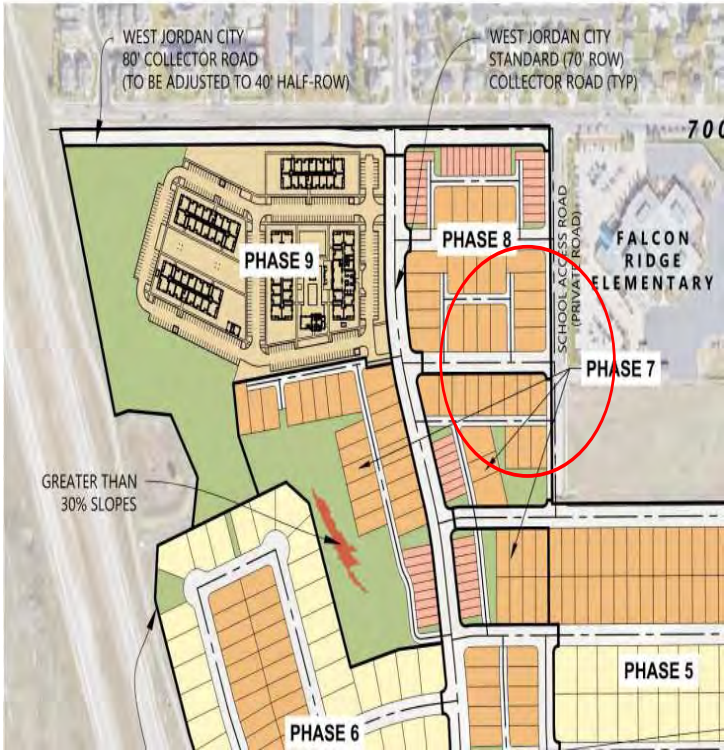
Discussion Item #4

Former pedestrian connection between Phase 8 and Falcon Ridge Elementary access now shown as a public street connection.

Staff concerns:

- Public street connecting to private street is not recommended.
- Land acquisition/dedication required.





DIRECTION NEEDED FROM COUNCIL

Does the City Council support a public street connection with the Falcon Ridge Elementary School private driveway?

REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 10/18/2023

Presenter: Council Members McConnehey/Pack/Whitelock

Deadline of item :

Applicant:

Department Sponsor: Council Office

Agenda Type: DISCUSSION TOPICS

Presentation Time: 10 Minutes *(Council may elect to provide more or less time)*

1. **AGENDA SUBJECT**
   Discussion on Transportation Projects

2. **EXECUTIVE SUMMARY**
   This is a continuation of the discussion held on September 20, 2023. Council Members have asked to continue the discussion on the following topics:
   - 9000 S. extension between MVC and U-111.
   - Transportation Utility Fee (Utah Supreme Court has ruled that cities can choose to implement a Transportation Utility Fee (TUF) to support transportation infrastructure maintenance. At least 11 Utah cities already impose a Transportation Utility Fee. Any fee would be used to support B & C road funds revenue for maintenance. B & C Road funds continue to remain stable, and not really decreasing or increasing, although the city's lane miles continue to increase. West Jordan increased to 917 lane miles in 2023.)
     - The Utah Legislature may likely address how the state would define a TUF fee calculation this upcoming session whereby cities who choose to implement a TUF can determine how to calculate fees based on legislative direction. They would likely need to be included as part of the Transportation Master Plan and possibly codified.
   - Other transportation related matters

3. **TIME SENSITIVITY / URGENCY**
   N/A

4. **FISCAL NOTE**
   There is a potential of budget impacts depending on decisions made.

REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Presenter: Alan Anderson

Applicant: City Council

Department Sponsor: Council Office

Agenda Type: DISCUSSION TOPICS

Presentation Time: 20 Minutes

Meeting Date Requested : 10/18/2023

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Discussion on Council Rules related to Council Seniority

2. **EXECUTIVE SUMMARY**
   Council Members McConnehey, Green, and Whitelock desire to discuss the seniority section in Council Rules to see if adjustments should be made.

3. **TIME SENSITIVITY / URGENCY**
   There are no deadlines and is at council discretion.

4. **FISCAL NOTE**
   Outside of staff time for processing the request, there are no budget impacts.

5. **STAFF ANALYSIS**
   There is one definition of Seniority in Council Rules on page 21, Section 104.1: ”Council Member seniority shall be established by length of consecutive years served.” There are no definitions for seniority in the city code.

   While not referenced directly, Council Rules does specify under "Seating", where the chair is in the middle, vice chair seated next to the chair, and then item 3 specifies that the Council Office Director may establish seating arrangements from there. Although not required by council rules, the Council Office Director traditionally uses seniority (consecutive years served) to make the remaining annual seating assignments. As the chair and vice chair responsibilities can change annually, seating arrangements typically reset each January.

   As every election has the potential for change in council members, the Oath of Office process defined on page 21 Section 103.3 specifies the oath of office shall be administered in alphabetical order. Hence, where multiple new council members are sworn in alphabetically, the earliest council member sworn in would be the most senior council members of the group being sworn in.

   Council Rules specifies that the seniority is based on consecutive years served. If there is a break in terms of service, the seniority would start over.

   Based on feedback from the council and support from the majority of the council, staff will make any corrections and bring Council Rules amendments back at a later date.

6. **MOTION RECOMMENDED**
   None requested at this time

COUNCIL RULES

CITY OF WEST JORDAN

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RULE AUTHORITY

(1) These Council Rules consist of the rules regulating the business of the Council and the conduct of its members, staff, and committees as provided in West Jordan City Code §1-6-8.

(2) Should there be an inconsistency between Council Rules and the West Jordan City Code, the West Jordan City Code prevails. However, in the case that West Jordan City Code is inconsistent with Utah State Code, then Utah State Code prevails. The City of West Jordan is a political subdivision of the State of Utah as outlined in Utah State Code §10-1-201.

(3) Council Rules may be suspended in regular meetings, special meetings, or Committee of the Whole meetings by a 2/3 vote of the body pursuant to West Jordan City Code §1-6-8(B)

(4) The City Council adopts a modified version of Robert's Rules using "Robert's Rules of Order - In Brief Updated 3rd Edition."

TITLE 1: COUNCIL MEETING PROCEDURES

CHAPTER 1: COUNCIL MEETINGS

PART 1 TYPES OF MEETINGS

SECTION 101 REGULAR COUNCIL MEETINGS

(1) Regular and Special Council Meetings are outlined in Utah Code §10-3-502(1) and the City Council will comply with state law.

(2) The City Council shall hold at minimum, one regular Council Meeting per month as outlined in Utah Code §10-3-502(1)(b) and West Jordan City Code §1-13-1(A).

(3) Actions taken during a Council Meeting may include:

(a) approving an item;

(b) rejecting an item by an explicit motion to reject, or as the result of a failed motion to approve;

(c) continuing an item to a future specified date;

(d) moving an item to an unspecified date after:

(i) considering the validity of the current legal notice; and

(ii) checking with staff to determine whether there may be other consequences to moving an item to an unspecified date;

(e) referring an item back to a Committee of the Whole, Council Subcommittee, or an Ad Hoc Committee; and

(f) referring an item back to Council Staff or Administrative Staff with a designated “report back to Council” date that either:

(i) grants Council Staff an adequate amount of time to research the item and provide relevant solutions or data, if the issue is referred back to Council Staff; or

(ii) is congruent with a timeline assigned by the Administrative branch, if the issue is referred to the Administrative branch and the Administrative branch is willing to assign staff members to the issue.

(4) Council Meetings are subject to the rules defined in Part 2, Meeting Procedures.

Section 102 Scheduling of meetings

(1) The Council shall meet in accordance with West Jordan City Code §1-13-1

(2) With the assistance of Council Staff, the Council will create a calendar of when meetings will occur prior to the new year in accordance with Utah Code §52-4-202(2)(a) and Utah Code §10-3-502.

(3) The calendar shall also feature holidays, relevant conferences, and when the Utah State Legislature legislative session commences and concludes.

(4) The Council shall also schedule Committee of the Whole Meetings, any annual budget and policy retreats, and meetings that relate to budgeting processes.

Section 103 Special Meetings of the Council

(1) Special Meetings of the Council may be ordered by any two Council Members or the Mayor, as outlined in Utah Code §10-3-502(2).

(2) Special Meetings of the Council are subject to the rules defined in Part 2, Meeting Procedures.

Section 104 Committee of the Whole Meetings

(1) Committee of the Whole Meetings are a less formal avenue for discussion among Council Members, the Mayor, and City Staff and are therefore not subject to Part 2, Meeting Procedures.

(2) A Committee of the Whole Meeting shall not be considered a “regular Council meeting” as defined in Utah Code §10-3-502(1).

(3) A Committee of the Whole Meeting shall not be considered a “special meeting of the council” as defined in Utah Code §10-3-502(2).

(4) Dates of Committee of the Whole Meetings will be held at dates and times set by the body of the City Council.

(5) Committee of the Whole Meetings inclusive of elected officials from other governing bodies will be scheduled by Council Leadership.

(6) Committee of the Whole Meetings shall be legally noticed and must list all topics proposed for discussion and action on a formal agenda.

(7) In a Committee of the Whole Meeting, the Council may complete the following procedural items:

(a) move an item forward to a future Council Meeting for consideration and possible final action;

(b) keep an item on the agenda or continue an item for a future Committee of the Whole Meeting;

(c) refer an item, if appropriate, to the Planning Commission for further review;

(d) refer an item to a Council Subcommittee for study, usually with a specific report date;

(e) table an item indefinitely; or

(f) make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

SECTION 105 COUNCIL SUBCOMMITTEE MEETINGS

(1) Council Subcommittees are formed under the procedures designated in West Jordan City Code §1-6-13(B)(2) and governed under Council Policies and Procedures.

(2) The rules within this Section are intended to serve as policies to help administer Subsection (2).

(3) Council subcommittees MAY:

(a) conduct policy reviews;

(b) serve as discussion arms for the Council to assist the Council in examining issues that may come before it in greater depth and detail;

(c) develop recommendations for consideration by the full Council body;

(d) allow for flexibility in discussions and in-depth review;

(e) enhance communication between the Council and City staff at the early phase of the development of significant items affecting public policy questions: and

(f) obtain early feedback from members of the Council on issues affecting public policy before their presentation, as necessary, to the full Council.

(4) Council subcommittees SHALL NOT:

(a) speak on behalf of the entire Council;

(b) prevent an item from coming before the full Council body; nor

(c) make decisions that bind the City, the City Council, or the Mayor.

(5) City Council Standing Committees are designated under West Jordan City Code §1-6-13(B)(2).

(6) Any two members of the Council Subcommittee may call for a subcommittee meeting.

PART 2 MEETING PROCEDURES

SECTION 201 MODIFIED ROBERTS RULES AND DISCUSSION RULES

(1) The Council has adopted the simplified parliamentary procedures shown in the Robert's Rule Section of this document.

(2) Under these simplified rules:

(a) the Council Chair is the presiding officer;

(i) if the Council Chair is incapable or absent, then the Council Vice Chair shall become the presiding officer;

(ii) if the Council Chair and Council Vice Chair are anticipated to be unable to preside, arrangements may be made in advance for another council member to serve as acting chair for the meeting—the appointed acting chair may call the meeting to order and conduct until an acting chair has been appointed for the duration of the meeting; or

(ii) if the Council Chair and Council Vice Chair are incapable or absent and no acting chair was appointed prior to the meeting, the Council Members present shall appoint an acting chair for the meeting—the most senior present member of the council may call the meeting to order and conduct until an acting chair has been appointed for the duration of the meeting.

(b) the Council Office Director, or a Council Member designated by the Council by a majority vote, is the parliamentarian;

(c) Council Members who have not spoken on a particular issue may be prioritized over those who have already spoken on the issue.

(d) The Council member who made a motion has priority to speak first on the issue.

(3) The parliamentarian may:

(a) at the request of the presiding officer;

(i) help respond to points of order and parliamentary inquiries; and

(ii) give an explanation of the rules directly to the assembly.

(b) call the attention of the presiding officer to something if it has been accomplished out of order.

(4) Other actions that may be accomplished by Council Members as part of meeting procedures include:

(a) obtaining the floor by gaining recognition from the presiding officer, which allows the Council Member to:

(i) give comments or ask questions to fellow members of the Council, Council Staff, or Administrative Staff on the issue before the Council; and

(ii) undertake Subsection (5)(a)(i) without cross-exchanges occurring between Council Members and members of the public; unless:

(A) a point of order is appropriate;

(B) personal privilege is in order; or

(C) recognition is withdrawn by the presiding officer.

(b) having the opportunity to speak once on a topic before another Council Member is granted the opportunity to speak on a topic for the second time;

(c) postponing a matter with a motion and vote of the body to postpone the matter indefinitely or to a time and date certain;

(d) refusing to state reasons for a dissenting vote, known as a right to protest; or

(e) voting as described in Section 202 of this Part.

(5) Speakers should appropriately gain recognition from the chair before addressing the Council.

Section 202 Voting Procedures

(1) On matters requiring a vote from the Council Body, the presiding officer will call for the vote, and present Council Members may:

(a) cast an affirmative vote;

(b) cast a negative vote; or

(c) abstain from voting.

(2) Each ordinance, resolution, or action that would create a liability against the City, or upon the request of any Council Member, shall be acted upon by a verbal roll call vote of each Council Member.

(3) Every resolution or ordinance shall be in writing before the vote is taken and the number of required votes to approve or reject every ordinance or resolution shall be established by state law, including:

(a) not less than the minimum votes required by Utah Code §10-3-507 as amended or its successor provision; or

(b) a super majority vote, if mandated by State law.

(4) Matters not requiring a "roll call" vote may be acted upon by the presiding officer declaring a consensus, in his/her discretion unless the vote occurs electronically and one of those votes is negative, in which case a roll call vote will be performed.

(5) The presiding officer may call for a collective vote of the Council, as affirmative or negative vote.

(6) A tie vote is equivalent to a vote that has failed except for procedural motions which are determined by the chair or in Section 3.

(7) All actions and votes of the Council shall be recorded by Council Staff or by an Executive staff member approved by the Mayor or Chief Administrative Officer upon request from the Council Office Director.

SECTION 203 RECONSIDERATION

(1) For an action of the Council to be reconsidered, a motion for reconsideration shall be made in a regular council meeting by:

(a) a member of the prevailing majority, within two regular meetings of the original action: or,

(b) a member who was absent during the Council Meeting where the original action was taken at the first regular meeting when the member is again present.

(2) A council action may also be reconsidered if the Council, by an affirmative majority vote in a regular council meeting, determines that significant new information has arisen within one (1) year of the original decision that warrants reevaluation of the original action.

(3) If a motion for reconsideration was properly made and passed by a majority vote of the City Council as set forth in Paragraphs (1) or (2) above, any member of the Council may make a motion seeking an alternate outcome of the action being reconsidered. If such a motion fails, the original action shall remain in place.

Section 204 Conflicts of Interest

(1) If a Council Member has a conflict of interest as defined in State or City law, that Council Member shall disclose the conflict consistent with Utah Code §10-3-1301, et seq., Municipal Officer's and Employees' Ethics Act, which is considered the minimum standard for conflicts of interest.

(2) Council Members should abstain from voting on a matter and avoid participating in the discussion of any item before the Council for which their participation may violate the Municipal Officers' and Employees' Ethics Act or the ethics requirements in City Code.

(3) The conflicted Council Member shall not knowingly influence, lobby, or address the matter with Council Members or staff before disclosing the conflict.

Section 205 Public Comment

(1) Interested persons who desire to address comments to the Council during public comment periods may be recognized by the presiding officer, either through a pre-submitted "request to speak" form, through the raise of hand, or approaching the podium.

(2) Each speaker shall use a microphone when available and within their comments clearly state their name and city of residence.

(3) The Council may allow up to three (3) minutes for each person who addresses the Council. Reducing time for an individual to address the council may be done by a vote of the council.

(4) If the Council Chair deems a person will be speaking as a representative of a group, the Council Chair may allow up to five (5) minutes to address the City Council on behalf of the group.

(5) With the vote of the majority of the City Council, the Council Chair may set a cumulative time limit for public comment before or during the public comment period. Reducing time for public comment or closing public comment periods while there are still members of the public wishing to speak requires a vote of the majority of the present council members.

Section 206 Removal Due to Disorderly Conduct

(1) Individuals who exceed the time allotted for public comment as defined in Section 205 of this chapter or are otherwise disorderly may be expelled by the Council upon a two-thirds majority vote, as provided in Utah Code §10-3-608.

(2) These rules do not limit or preclude an individual from being arrested, cited, or subject to police action for a violation of law.

(3) Applause, booing, or other similar rude, boisterous, or profane behavior that disrupts the Council meeting from individuals during the meeting when they are not recognized by the presiding officer is out of order and may constitute disruptive behavior or render an individual a disorderly person and subject to removal and other lawful sanctions.

(4) Individuals that are not recognized by the presiding officer who applaud, boo or engage in rude, boisterous, or profane behavior that disrupts the Council meeting will be called to order by the Council Chair and the Council Chair or another Council Member may call a recess, request a vote on removing such disorderly person(s) from the Council Chambers, adjourn the meeting, or take such other action as permitted by law.

(5) The Police Chief or his/her designee is the Sergeant-at-Arms.

SECTION 207 NON-VOTING ITEMS

(1) Non-voting items are agenda items that usually do not end with a vote; rather the Council will move on to the next item.

(2) However, Council Members may make motions that require a vote, such as requesting an item be studied in further depth, limiting debate, or limiting comment.

(3) Non-voting items include:

(a) Call to Order;

(b) Pledge of Allegiance;

(c) Special Recognitions;

(d) Public Comment; and

(e) Reports from Mayor, CAO, Council Members, etc.

SECTION 208 VOTING ITEMS

(1) Voting items are agenda items that usually end with a vote to approve or deny an action listed on the agenda.

(2) However, Council Members may make other motions, such as a motion to table the item or postpone voting on an item to a future date.

(3) Voting items include:

(a) Public Hearings;

(b) Business Items; and

(c) Consent Items.

SECTION 209 INFORMATIONAL ITEMS

(1) Informational items are agenda items that help the Council and the public prepare for future agenda items and may not be addressed directly within a Council Meeting.

(2) Informational items also help the Council and public keep track of topics that have been discussed and may be returning to the agenda.

(3) Informational items include (but are not limited to):

(a) New Business Items;

(b) Unfinished Business; and

(c) Upcoming City Council Meetings; and/or

(d) Administrative Items.

PART 3 MEETING LOGISTICS

SECTION 301 ATTENDANCE OF MEMBERS

(1) Council Members are expected to attend all regularly scheduled City Council meetings, Committee of the Whole Meetings, and any Special meetings as reasonably practicable. In person attendance of Council Members at such meetings is preferred. Remote/electronic attendance is encouraged when a Council Member's in person attendance is not feasible.

(2) Anticipated absences shall be communicated to the Council Office Director and Council Chair in advance or as soon as a Council Member recognizes they have a conflict.

(3) In order to participate remotely/electronically in a meeting, a Council Member shall attempt to provide advance notice to the Council Chair and the Council Director (or the Council Director's designee) at least 24-hours prior to the meeting.

(4) A quorum of the city council for OPMA purposes is defined as four or more members participating in a meeting, whether in person, electronic, or a combination of both.

(a) Council members attending in person are visually seen entering and exiting the meeting and their attendance can be noted by the Council Clerk for minutes.

(b) Council member(s) attending electronically shall remain active participants in the meeting. If a Council Member attending electronically must step away, either momentarily or for the duration of the meeting, the Council Clerk and Council Chair must be immediately notified both upon the Council Member's exit and re-entry.

(c) Council Members participating electronically, are encouraged to leave their cameras on.

(d) If technical or environmental issues prevent a Council Member from maintaining their camera on, Council Members are permitted to turn off their camera but should remain an active participant in the meeting and notify the Council Chair and Council Office Director of the issue.

(5) If the Council Chair is participating remotely/electronically, but four (4) or more Council Members are present at an anchor location, the presiding officer defined in West Jordan City Code §§1-6-10(F) and (G) shall Chair the meeting.

(6) In the event the Council Chair and Vice Chair are not present at the anchor location where four (4) or more Council Members are present, the presiding officer defined in West Jordan City Code §§1-6-10(F) and (G) shall Chair the meeting for convenience of facilitating the meeting.

SECTION 302 SEATING

(1) The Council Chair is traditionally seated in the center position on the dais for convenience in facilitating the meeting.

(2) The Council Vice Chair is traditionally seated immediately next to the Council Chair for convenience in facilitating the meeting.

(3) The Council Office Director, with the approval of individual Council Members, may establish and maintain seating arrangements for the other Council members.

SECTION 303 SIGNING DOCUMENTS

(1) The Council Chair shall sign all ordinances, resolutions, contracts, and other documents adopted by the City Council requiring an official signature.

(2) If the Council Chair is unavailable, the Vice Chair may sign documents listed in Subsection (1).

(3) If the Council Chair and Vice Chair are unavailable, any willing Council Member who was present at the Council meeting where the City Council adopted the ordinance, resolution, contract, or other document may sign on behalf of the City Council.

SECTION 304 COMMUNICATION DEVICES

(1) Individuals attending a Council Meeting or Committee of the Whole shall turn off audible notification features of electronic devices while meetings are in session.

(2) Pursuant to Utah Code §10-3-608, an individual who violates these provisions shall be considered as disorderly and may be removed from the meeting upon a two-thirds majority vote of the Council present.

SECTION 305 ELECTRONIC MEETINGS

(1) Utah State Code §52-4-207 and West Jordan City Code §1-13-1 authorizes the City Council to hold meetings electronically when properly noticed.

(2) To participate in electronic meetings, or participate electronically in a meeting, Council Members must be able to:

(a) simultaneously and openly communicate with all other members; and

(b) hear communication from fellow Council Members, Council Staff, Administrative Staff, and members of the Public.

SECTION 306 CLOSED MEETINGS

(1) Under Utah Code §52-4-201, state law requires that every meeting of a municipal legislative body remain open to the public unless it is lawfully closed.

(2) No ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting.

(3) The reasons for holding a closed meeting and the vote, either for or against the proposition to close a meeting, must be cast by roll call vote of each Council Member and be entered in the meeting minutes.

(4) A meeting may only be closed for one of the reasons listed in Utah Code §52-4-205.

(5) The City will keep records of closed meetings in the manner required by Utah Code §52-4-206.

(6) If the Council closes a meeting to discuss the character, professional competence, or physical or mental health of an individual or to discuss the deployment of security personnel, devices, or systems, the person presiding over the closed meeting must sign a sworn statement affirming that the meeting was closed for one of these sole purposes and an audio recording is not made.

(7) If the Council closes a meeting for any other purpose, the Council shall either audio record the closed portion of the meeting or keep detailed written minutes that disclose the content of the closed portion of the meeting.

(8) Closed meeting discussions are considered a protected record under Utah Code §63G-2-305, must remain confidential and not be disclosed.

(9) Council Members or attendees shall NOT disclose confidential information or use such information for the attendee's or another's gain or benefit.

(10) Any person who knowingly or intentionally violates the duty of nondisclosure or knowingly and intentionally helps or advises another to violate the duty of nondisclosure is guilty of a class B misdemeanor under Utah Code §52-4-305.

SECTION 307 COUNCIL MEETING AGENDAS

(1) Council Meeting agendas are developed from a variety of sources including but not limited to:

(a) the interest of the Council body;

(b) individual Council Member interest, with a second sponsoring Council Member;

(c) third-party applications requiring Council approval;

(d) needs of the administrative body; and

(e) collaborative efforts between administration and the Council body.

(2) The Meeting Agenda may have, but is not limited to the following items:

(a) Non-Voting Items;

(b) Call to Order;

(c) Pledge of Allegiance;

(d) Special Recognitions;

(e) Public Comment;

(f) Reports from Mayor, CAO, Council Members, etc;

(g) Public Hearings;

(h) Business Items;

(i) Consent Items;

(j) City Council Reports/Remarks;

(k) Administrative Items;

(l) New Business;

(m) Unfinished Business; and

(n) Closed Meetings.

(3) The process for Agenda organization, creation, and publication follows the procedures outlined in Title 2, Council Office Procedures.

SECTION 308 PUBLIC HEARINGS

(1) The West Jordan City Council encourages input from the public.

(2) Utah law and West Jordan City Code requires public hearings even when it may be viewed as unnecessary, expensive, or imposing an unreasonable delay.

(3) As a general rule, a public hearing in front of the council is required for every land use regulation, general plan related issue, budgetary issues, and most recommendations from the Planning Commission; these mandatory hearings include, but are not limited to:

(a) zoning changes, see Utah Code §10-9a-205;

(b) General Plan approval or modification, see Utah Code §10-9a-404;

(c) subdivision ordinance amendments, see Utah Code §10-9a-205;

(d) municipal disconnections, see Utah Code §10-2-502.5;

(e) annexations; see Utah Code §10-2-415;

(f) bonds, see Utah Code §11-14-318;

(g) Community Development projects, see Utah Code §17C-4-102;

(h) adoption of the annual budget, or any subsequent changes to the budget, see Utah Code §10-6-113,114;

(i) renaming of City streets, see West Jordan Code §7-5-2; and

(j) fee waivers, see West Jordan City Code §7-5-3 and Utah Code §17B-1-643.

(4) Procedures for public hearings can be found in Section 309 of this Part.

(5) After a public hearing is held, the City Council may take action in the same meeting, continue the item to a future Council agenda for further consideration, or postpone the ordinance relating to the public hearing indefinitely or to a certain time as determined by vote of the City Council.

(6) City Staff will properly publish and mail all Public Hearing Notices as provided in the respective Utah Code and/or the City Code sections relating to the topic of the public hearing.

SECTION 309 PUBLIC HEARING PROCESS

(1) The Council Chair or acting chair shall make efforts to ensure public hearings are conducted in an efficient and orderly manner.

(2) Notwithstanding the outline provided below, the Chair, or the Council by majority vote, retains the right to modify and adapt the public hearing as necessary to the extent there is still compliance with Utah Code §10-9a-205 and West Jordan City Code §15-3-10.

(3) The preferred process for conducting the public hearing is as follows:

(a) the applicant or their designee may address the Council when applicable, and:

(i) the length of time for the Applicant to address the Council may be limited to a time frame determined by the Chair;

(ii) the Applicant may not add information that was not included in the packet provided to the Council;

(iii) the Applicant may not be permitted to assume a “presenter” role; however, they may be permitted to speak, should the applicant be presenting electronically;

(iv) the Applicant generally will not be permitted to share their screen whether participating electrically or at an anchor location;

(v) the Applicant's slide deck, if any, shall be shared to the Council Office prior to the meeting to allow for publication with the agenda;

(b) staff may provide a short follow up analysis regarding the project, if applicable;

(c) the Council may ask clarifying questions of staff or the applicant;

(d) the Public Hearing shall be opened for public comment;

(e) public comment shall be received in an orderly fashion from members of the public wishing to address the Council regarding the subject of the public hearing;

(f) the public hearing shall be closed;

(g) the Council may provide the applicant a final opportunity to address the Council for a duration specified by the Council Chair to respond to items raised during the Public Hearing;

(h) the Chair may summarize questions for the Applicant to aid in focus and clarity, but this should not be considered extra presentation time for the Applicant;

(i) the Council may deliberate the proposed request without input from the applicant, public, or staff; and

(j) the Council may vote to approve or deny the matter, postpone the matter, to receive additional information, or take another allowable action.

(4) If the presiding officer determines that a large number of persons wish to speak on a single issue the presiding officer may:

(a) take a poll of those wishing to speak for or against an issue, in determining how many individuals or spokespersons to accommodate;

(b) may alternate a pro speaker with a con speaker.

(c) request a spokesperson(s) to represent groups of interested citizens to facilitate the efficient and effective use of the limited time available at the meeting; and

(d) request audience members to submit written materials or comments through the Council Office, either before or at the time of the meeting at which the subject matter will be addressed.

(5) If written comments or supplementary materials are submitted during a public hearing, the Council may postpone consideration of the agenda item pending an opportunity to review the written submissions.

CHAPTER 2: COUNCIL TO PUBLIC COMMUNICATION

SECTION 101 COMMUNICATING WITH RESIDENTS

(1) When residents contact Council Members for assistance on an issue outside the Council Member's Council district or because the Council Member is elected "at large", the Council Member may:

(a) refer the constituent to the Council Member who represents the resident's district;

(b) choose to assist the constituent and give a courtesy notification to the Council Member who represents the constituent, as soon as is reasonably possible;

(c) refer the constituent to the appropriate City Department for further assistance; and/or

(d) inform the Council Office Director of the issue for follow up or coordination of assignments, when appropriate.

(2) Emails sent to the "council comments" email address will receive a response from council staff indicating that:

(a) the whole Council Body has received their email; and

(b) that Council Members may choose to respond to their email individually;

(c) include pertinent information as necessary; and

(d) additional information from other departments has been requested, if applicable.

(3) Council Staff will blind carbon copy the Council body on the email response.

(4) Council Members do not need to wait for the staff response listed in Subsection (2) before responding to "council comment" emails in a manner that complies with Subsection (1).

(5) Council Members do not need to wait for the staff response before responding to "council comment" voicemails.

(6) Council Members may also choose to interact with residents on various social media platforms and channels, but should:

(a) emphasize that their opinions are not reflective of the City or Council Body as a whole; and

(b) help direct residents to City resources that could be helpful on various issues.

(7) Policies regarding the City Council social media accounts may be found under Title 2, Section 105 of these rules.

SECTION 102 COMMUNICATING WITH PRESS

(1) The Council Chair is the official spokesperson for the City Council on items the Council has voted on and represents the Council to the news media for legislative matters.

(2) Individual Council Members may meet with media representatives or media editorial boards; however, individual Council Members who meet with media representatives or media editorial boards shall make it clear that the opinions presented are their own by indicating that they are speaking on their own behalf, rather than on behalf of the City or the full Council body.

(3) When a media representative contacts the Council to request an interview with a Council Member on an issue that relates to the entire Council, the media representative should be directed to the Council Chair unless the Chair is unavailable then the media representative will be directed to:

(a) the Vice Chair; or

(b) if the Vice Chair is unavailable, the next senior Council Member by terms served.

(4) Council Staff may prepare material and information to assist Council Members with media requests pertaining to City and legislative issues.

CHAPTER 3: ELECTIONS, COUNCIL TRANSITION, OATH OF OFFICE, SENIORITY, SUBCOMMITTEE POWERS

SECTION 101 ELECTIONS

(1) To assure appropriate separation between Council staff and Council Member campaigns, during municipal elections, the Council staff shall remain removed from the municipal election process.

(2) Council staff shall refer calls and emails about the election directly to the City Election Officer unless information is readily available to immediately answer the request.

(3) Calls or emails relating to specific campaign events will be forwarded to the candidate or the candidate's designee.

(4) Council staff shall not engage in any election West Jordan City municipal election campaign related activities while fulfilling their duties as a city employee.

(5) Council Staff may participate in new candidate orientation training under the direction of the City Election Officer.

SECTION 102 COUNCIL TRANSITION PHASE

(1) The period between the November Board of Canvass meeting and the first Monday of January is considered to be the "Council Transition Phase."

(2) During the Council Transition Phase, the Council Member(s)-Elect shall:

(a) be contacted and welcomed by the Council Chair and/or Council Office Director on the first business day following the Board of Canvass meeting;

(b) be invited, as an observer, to attend:

(i) all regular Council Meetings; and

(ii) Committee of the Whole meetings.

(c) receive agenda transmittals and related agenda documents from Council Staff;

(d) receive copies of routine mail and other materials sent to the Council body from Council Staff;

(e) prior to the first scheduled meeting in January, receive technology to assist in their duties as a Council Member; and

(f) attend a Council Member-elect training hosted by Council Staff and up to three (3) Council Members prior to January.

(3) Council Staff will be available to Council Member(s)-elect for assistance with various intermediary tasks, such as drafting a council members biography, providing and collecting needed personnel forms, scheduling orientation meetings as requested, scheduling photography sessions and ordering any needed supplies.

(4) During the Council Transition Phase, the out-going Council Member(s) shall:

(a) prior to noon on the day of the Oath of Office Ceremony, deliver any City-owned equipment to the Council Office Director, including:

(i) computers and any City-purchased peripherals and accessories;

(ii) printers;

(iii) software;

(iv) cell phones;

(v) office keys;

(vi) desk keys; and

(vii) official City identification (badges, etc); and

(b) no longer be eligible to participate in Council travel between the time of the Board of Canvass meeting and the Oath of Office ceremony unless:

(i) the Council Member secures consent by a majority vote of the City Council in a public meeting, before requesting travel arrangements; or

(ii) the Council Member is attending final sessions of external committee meetings on which the Council Member was the sole Council Member who actively participated while in office or for other good cause shown.

(5) Outgoing Council Members may be recognized in December prior to their term ending.

SECTION 103 OATH OF OFFICE

(1) The Oath of Office Ceremony shall be coordinated with the Council Office Director and City Election Officer in January after an election year.

(2) Regardless of when the Oath of Office Ceremony is held, the newly elected officials term officially begins at noon on the first Monday in January following an election per Utah Code §10-3-201(2).

(3) The Oath of Office shall be administered to those elected in alphabetical order. Following the administration of the oath of office to newly elected council members, the oath of office shall be administered to the mayor.

SECTION 104 SENIORITY

(1) Council Member seniority shall be established by length of consecutive years served.

(2) If Council Members participated in the Oath of Office for the first time at the same Oath of Office ceremony, the Council Member who participated in the Oath of Office first, has higher seniority.

SECTION 105 COUNCIL CHAIR AND COUNCIL VICE-CHAIR ELECTION

(1) Annual election of the Council Chair and Vice-Chair shall follow the procedure set out in West Jordan City Code §1-6-9.

(2) The process of removing the Council Chair or Vice-Chair prior to their conclusion of their 1-year term is defined in West Jordan City Code §1-6-9.

SECTION 106 FILLING A VACANCY ON THE CITY COUNCIL

(1) If any vacancy occurs on the City Council, the process prescribed in Utah Code §20A-1-510, or its successor provisions, shall be followed.

SECTION 107 ESTABLISHMENT OF SUBCOMMITTEES

(1) The following committees have been established by the city council:

(a) Committee on Utility Rates and Enterprise Funds;

(b) Committee on Mayoral Appointments;

(c) Committee on Budget and Audit;

(d) Committee for General Plan;

(e) Committee on Council Rules; and

(f) Committee on Land Use.

(2) Temporary committees may be created for individual projects or purposes.

TITLE 2: COUNCIL OFFICE PROCEDURES

CHAPTER 1: COUNCIL AND STAFF COMMUNICATION

SECTION 101 COUNCIL TO COUNCIL STAFF COMMUNICATION

(1) Because City Council policy is implemented through professional staff, it is critical that the relationship between Council and staff be well understood by all parties so City policies and programs may be implemented successfully.

(2) Two (2) Council Members may direct the Council Office Director to investigate policy or budget issues and assist the Council in matters that fall within the scope of the Council's powers; however, if the issue or matter will place a burden on Council Staff that is greater than sixty (60) minutes, the Council Office Director may request that the direction be given by four (4) Council Members.

(3) Direction given pursuant to Subsection (2) should not be interpreted as a favorable official vote on the issue or matter of interest; rather, an expression of support in expending Council staff resources.

(4) Council Members shall avoid directing members of Council Staff under the Council Office Director, as it is the Council Office Director's charge to supervise members of Council Staff.

(5) The Council may make requests to department heads but cannot direct department heads per Utah Code §10-3b-203(1)(c), Council Member should include the mayor, CAO, and council office director as a CC in any email request.

SECTION 102 COUNCIL STAFF TO COUNCIL COMMUNICATION

(1) Council Staff shall update the Council on upcoming events via calendar invitation.

(2) Council Staff shall send an email to the Council when agendas have been posted to Agenda Management System.

(3) Council Staff shall update the Council on significant City issues in a timely manner.

SECTION 103 COUNCIL TO COUNCIL COMMUNICATION

(1) Council Members are encouraged to reach out to one another on a variety of issues; however, Council Members should not create email, text chains, or meetings with more than three (3) Council Members, as four (4) Council Members constitutes a quorum.

(2) If a Council Member emails the entire Council Body, the message should be sent to the Council Members via Blind Carbon Copy.

(3) Council Members should avoid group texting the Council in its entirety, if the Council needs to be alerted of something by text, the Council Member wishing to convey a message should specify within the text that the update is informational only and that any response or question should not be raised in the group text does not necessitate a response.

(4) When required, the council staff shall publish a "Notice of Potential Quorum".

SECTION 104 STAFF COMMUNICATION ON BEHALF OF COUNCIL

(1) The Council Director, or a staff member under the direction of the Council Director, will prepare messages on behalf of the Council for:

(a) the West Jordan employee newsletter;

(b) the Council's various social media platforms;

(c) responses to constituents; and

(d) other communication requested by four (4) or more members of the Council.

(2) Communications that require some sort of Council approval include communications that require an expenditure of the Council's budget or communications requested by four (4) or more members of the Council.

SECTION 105 COUNCIL SOCIAL MEDIA POLICIES

(1) The Council will operate and maintain social media accounts on the following platforms:

(a) Facebook;

(b) Twitter; and

(c) Instagram.

(2) The West Jordan City Council official social media accounts will be "public" and generally open for engagement by other users so long as the engagement is in compliance with the community standards of the respective platforms on which the account is operating.

(3) The social media accounts of the Council may "follow" all current council members who have an account on the platform, if applicable.

(4) The Council social media pages will not:

(a) promote campaign materials or campaign events of current or prospective Council Members; nor

(b) promote opinions of individual Council Members on political topics.

(5) Council Members may share posts from the Council's and the City's social media pages.

(6) The Council Social Media pages may follow present Council Members and may follow former Council Members; however, the Council social media pages will not "like" any campaign content or personal opinions of Council Members, as the page represents the Council Body as a whole.

SECTION 106 EVENTS AND INVITATIONS

(1) Should the Council Body receive a single piece of mail addressed to the entire Council, the Council Office shall scan the piece of mail and email it to the Council Body.

(2) Council Office staff shall also share other events Council Members may be interested in attending or find beneficial to completing their charge as the legislative body of the City.

SECTION 107 SERVICE OF LEGAL DOCUMENTS

(1) Each Council Member will refer service of all legal documents to the City Attorney's Office.

CHAPTER 2: COUNCIL TRAVEL, RETREAT, PHOTOGRAPHY, AND BENEFITS AND COMPENSATION

SECTION 101 COUNCIL TRAVEL

(1) Subject to budget availability, Council Members are invited to travel to the following conferences and conventions related to City business:

(a) National League of Cities – City Summit and Congressional City Conference;

(b) Utah League of Cities and Towns; Annual Meeting; and

(c) Utah League of Cities and Towns, Mid-Year Meeting.

(2) Council Staff will ask each Council Member during the annual budget process which conferences they intend to attend.

(3) Once Council members have indicated which conferences they intend to attend, The Council Staff will then prepare conference cost and travel estimates for inclusion in the Council Office travel budget.

(4) Should a Council Member want to attend a conference, convention or seminar not listed in Subsection (1), Council Staff will prepare a notice on a Council agenda for Council consideration.

(5) If the Council:

(a) rejects the proposed travel outlined in Subsection (4), or if appropriated funds are not available, the trip will not be scheduled, and the Council Member may attend at their own expense; or

(b) approves the proposed travel outlined in Subsection (4), the Council Staff or the Council Member may arrange for the travel.

SECTION 102 COUNCIL RETREAT

(1) The Council may schedule a strategic planning retreat each year and include the executive branch and other personnel, as needed, to discuss:

(a) policy;

(b) goals;

(c) annual planning of agenda items;

(d) the City's budget; and

(e) other issues of mutual interest and concern.

(2) During Council retreat, the Council should also review progress on past goals as they focus on future goals.

SECTION 103 COUNCIL PHOTOS

(1) The Council will be photographed as a Body up to twice per election cycle, once right after the Oath of Office, and again during the following summer.

(2) Council Members should also be photographed as individuals once every two years.

(3) Council Members may use their individual digital photograph(s) for personal use.

SECTION 104 COUNCIL BENEFITS AND COMPENSATION

(1) Per West Jordan Code §1-4-1, Council Members will receive their compensation in the form of salary as set by the Council and designated in the annual budget and may opt into any benefits provided to fulltime employees.

(2) "Benefits" includes employment benefits relating to retirement and health insurance and phone allowance.

(3) Council Members may also receive in-kind benefits as defined in West Jordan City Code §1-4-3.

CHAPTER 3: SETTING AGENDAS FOR COUNCIL MEETINGS

SECTION 101 AGENDA PUBLICATION

(1) Agendas and revised agendas for regular council meetings shall be posted at least 24 hours in advance to meet Utah State Code §52-4-202.

(2) Council Staff will aim to publish regular meeting agendas the Thursday prior to a scheduled Council Meeting date as defined in Title 1, Chapter 1, Part 1, Section 102, Scheduling of Meetings.

SECTION 102 SUBMITTING AGENDA ITEMS

(1) Executive and Council Staff shall use an agenda management system to organize materials and assemble item packets for Council Meeting agendas.

(2) A packet should include a Request for Council Action form, which serves as the transmittal form for the packet.

(3) A completed Request for Council Action form should include:

(a) requested meeting date;

(b) item deadline, if applicable;

(c) presenter;

(d) department sponsor;

(e) where the item falls on the agenda;

(f) type of action requested of the council;

(g) time requested;

(h) agenda subject;

(i) executive summary;

(j) time sensitivity;

(k) fiscal note; if applicable;

(l) department analysis;

(m) planning commission recommendation; if applicable;

(n) motion recommended;

(o) mayor recommendation; if applicable;

(p) a list of exceptions requested by the Applicant;

(q) a list of the packet attachments; if applicable; and

(r) other information, if applicable.

(4) Originators of materials are responsible for supervising their packet through the workflow designated by the Council Office staff, which includes the following steps in order;

(a) review and consent by the originator's department head;

(b) review and consent by the City Attorney's office;

(c) review and consent by the Mayor or Chief Administrative Officer; and

(d) review and consent by the Council Office.

(5) In order for an item to be eligible for placement on a regular council meeting or committee of the whole agenda by Council Leadership, the packet must be considered sufficient and have undergone the process described in Subsection (2) by 5 p.m. Mountain Standard Time on the Wednesday two weeks prior to the scheduled meeting.

(6) The Council Body may alter the timeline for submission by voting to suspend the rules in a public meeting.

(7) Under West Jordan City Code §1-6-10, the Council Chair, in consultation with council vice-chair, shall set the agenda for and conduct all meetings of the council as a whole, subject to council rules.

SECTION 103 REMOVAL OF AGENDA ITEM

(1) Agenda items may be considered by the Council Chair and Vice Chair for addition or removal to any regular Council Meeting as long as Council Staff has time to post the revised agenda according to Utah State Code §52-4-202; however, if the requestor of the item removal is:

(a) a Council Member who sponsored the item, removal of the item must be approved by the Council Chair after consultation with the vice-chair, or four Council Members;

(b) an administrative staff member who is responsible for the item, removal of the item must be approved by the Council Chair, or four Council Members; or

(c) an applicant who generated the item, removal of the item must be approved by the Council Chair after consultation with the Vice-Chair and must be before public hearing notices have been sent.

(2) If an agenda item was removed by request of an applicant prior to public notices being sent, the applicant must provide a new prospective Council Meeting date in which they would like to be heard.

(3) Should an applicant request a public hearing be removed from an agenda after public notices have been sent the Council may:

(a) still hold the noticed public hearing;

(b) take formal action after holding the scheduled public hearing;

(c) continue the public hearing to a future date; or

(d) take other action allowed under city or state code.

(4) Should the applicant refuse to request a new date, the application will be considered withdrawn.

SECTION 104 CEREMONIAL RESOLUTIONS

(1) Resolutions of support, appreciation or recognition may be placed on the Council agenda at the request of the mayor or any two Council Members with the approval of Council Leadership.

(2) The Council was not elected to represent West Jordan residents on national and international matters and discourages resolutions that distract from the non-partisan, local control of West Jordan governance by the City Council.

(3) Resolutions considered to be extremely controversial (such as a censure of an individual) or outside the political oversight of the city council may require support of four members of the council to be considered for addition to an agenda.

(4) Resolutions shall go through the process defined in Section 302 of this Title.

(5) If a non-City organization requests that a resolution or ordinance be placed on the Council agenda, the Council Staff will notify members of the city council of the organization's request for a Council sponsor.

CHAPTER 4: SETTING AGENDAS FOR OTHER MEETINGS

SECTION 101 COMMITTEE OF THE WHOLE AGENDAS

(1) Administrative and Council Staff shall use an agenda management system to organize materials and assemble item packets for Committee of the Whole Agendas.

(2) A packet should include a Request for Council Action form, which should include the information outlined in Section 302 of this Title.

(3) Under West Jordan City Code §1-6-10, the Council Chair, in consultation with council vice-chair, shall set the agenda for and conduct all meetings of the council as a whole, subject to council rules.

SECTION 102 SPECIAL COUNCIL MEETING AGENDAS

(1) The Special Council meeting agenda shall be set by and conducted by the members of the Council who called the special meeting, unless the meeting was called by the Mayor.

(2) If the Special Council Meeting was called by the Mayor, the Mayor shall set the agenda; however, the Council Chair, or the Chair's designee shall chair the special meeting.

(3) Administrative and Council Staff shall use an agenda management system to organize materials for special council meeting agendas; however, staff is not subject to creating an RCA or timelines specified in Section 302 of this Title.

SECTION 103 COUNCIL SUBCOMMITTEE AGENDA

(1) Administrative and Council Staff should use an agenda management system to organize materials for subcommittee agendas; however, staff is not subject to creating an RCA or timelines specified in Section 302 of this Title.

(2) The Council Subcommittee Chair shall, in consultation with subcommittee vice-chair, set the agenda for and conduct the subcommittee meeting unless the provisions in Subsection (3) are met.

(3) If the vice-chair and other subcommittee member call for the meeting, then the vice-chair, in consultation with the other subcommittee member, shall set the agenda for and conduct the subcommittee meeting.

ROBERT'S RULES

GUIDING PRINCIPLES:



Everyone has the right to participate in discussion if they wish, before anyone may speak a second time



Everyone has the right to know what is going on at all times. Only urgent matters may interrupt a speaker



Only one topic can be discussed at a time

MOTION:
A motion is the topic under discussion.
After being recognized by the Council Chair any member can introduce a motion when no other motion is on the table. A motion requires a second to be considered. If there is no second, the matter is not considered.
Each motion must be disposed of (passed, defeated, tabled, referred to committee, or postponed).
The person who made the motion usually has priority to speak to the motion first.

I WANT TO:

CHANGE SOME OF THE WORDING IN A MOTION UNDER DISCUSSION

After recognition by the Council Chair, **move to amend** by

- adding words,
- striking words or
- striking and inserting words.

REWORD A MOTION BEYOND SIMPLE WORD CHANGES

Move to substitute your motion for the original motion. If it is seconded, discussion will continue on both motions and eventually the body will vote on which motion they prefer.

SUGGEST THAT THE AGENDA ITEM RECEIVE MORE STUDY AND/OR INVESTIGATION

Move to refer to an existing council subcommittee, group of staff members, or Council staff. Try to be specific as to the charge to the group you are sending it too. It is also helpful to add a realistic timeframe in which you would like the group to report.

SPEND MORE TIME PERSONALLY TO STUDY THE PROPOSAL BEING DISCUSSED

Move to postpone to a definite time or date.

ONLY SPEND A CERTAIN AMOUNT OF TIME DISCUSSING AN ITEM OR WANT TO PROPOSE A TIME TO END DEBATE

Move to limit debate to a set period of time or to a set number of speakers. This requires a *two-thirds majority vote*.

END THE DISCUSSION

Move to close the debate. Also referred to as **calling the question**. This cuts off discussion and brings the assembly to a vote on the pending question only. *Requires a two-thirds majority vote*.

POSTPONE A MOTION UNTIL SOME LATER TIME

Move to table the motion. The motion may be taken from the table after 1 item of business has been conducted. If the motion is not taken from the table by the end of the next meeting, it is dead. To kill a motion at the time it is tabled requires a 2/3rds vote. A majority is required to table a motion without killing it. *TABLING AND POSTPONING ARE DIFFERENT MOTIONS*.

BRING A DISCUSSION THAT HAS DRIFTED AWAY FROM THE AGENDA ITEM BACK TO THE ITEM

"**Call for orders of the day**."

TO TAKE A SHORT BREAK

Move to recess for a set period of time.

END THE MEETING

Move to adjourn.

ENSURE THAT THE COUNCIL CHAIR ANNOUNCED THE RESULTS OF A VOTE CORRECTLY

Without being recognized, call for a "division of the house." A roll call vote will then be taken.

CLARIFICATION ABOUT A PROCEDURE BEING USED BECAUSE I AM CONFUSED

Without recognition, call for "**Point of Information**" or "**Point of Parliamentary Inquiry**." The chair of the council will ask you to state your question and will attempt to clarify the situation and may use the council parliamentarian for assistance.

TO CHANGE YOUR MIND ABOUT SOMETHING THAT WAS VOTED ON EARLIER IN THE MEETING FOR WHICH I WAS ON THE WINNING SIDE

Move to reconsider. See Title 1, Part 2, Section 203 of these Council Rules.

TO BRING SOMETHING URGENT THAT DOES NOT RELATE TO THE AGENDA TO EVERYONE'S ATTENTION

Motions of personal privilege are meant to be URGENT, this motion is not for giving one's opinion that isn't related to the ongoing debate or agenda item.

DO NOT MISUSE POINT OF PERSONAL PRIVILEGE OR GENERAL PRIVILEGE

Examples:

Council Member: Council Chair, I rise to a Point of Personal Privilege.

Chair: State your point

Council Member: I'm finding it difficult to hear the B clearly. Would everyone please lean into their microphone, so that I will know what is being said?

Council Member: Council Chair, I rise to a Point of General Privilege.
Chair: State your point
Council Member: It's really hot in chambers, can we request staff to turn on the air conditioning?

BRING ATTENTION TO THE CHAIR THAT THE RULES ARE BEING VIOLATED
Point of order, state what rule you think is being broken.

YOU MAY INTERRUPT A SPEAKER FOR THESE REASONS ONLY:

(1) to get information about business –**point of information**
(2) to get information about rules– **parliamentary inquiry**
(3) if you can't hear, safety reasons, comfort, etc. –**question of privilege**
(4) if you see a breach of the rules –**point of order**
(5) if you disagree with the Council Chair's ruling –**appeal**

MOTIONS SUMMARIZED, BLUE IS REQUIRED

	Must be recognized by Chair	Must be seconded	Open for discussion	Can be amended	Vote count required to pass	May be reconsidered or rescinded
Main motion	Y	Y	Y	Y	Majority	Y
Amend motion	Y	Y	Y		Majority	Y
Kill a motion	Y	Y			Majority	Y
Limit debate	Y	Y		Y	2/3	Y
Close discussion	Y	Y			Majority	Y
Recess	Y	Y		Y	Majority	
Adjourn	Y	Y			Majority	
Take Agenda Item Out of Order	Y	Y			Majority	
Withdraw a Motion[1]	Y	Y			No opposition of the body	
Refer to staff/committee	Y	Y	Y	Y	Majority	
Postpone to a later date/time	Y	Y	Y	Y	Majority	Y
Table[2]	Y	Y			Majority	
Postpone indefinitely[3]	Y	Y	Y	Y	Majority	Y
Point of order[4]						
Point of information[4]						
Parliamentary inquiry[4]						
Question of privilege[4]						
Appeal[4]						

1 = If a motion has been seconded, in order to withdraw the motion requires no opposition of the body.
2 = **Motion to table** is for later in same meeting (1 item must be heard prior) or following meeting. If not heard by the following meeting, the item dies. (See motion to postpone)
3 = **Motion to Postpone Indefinitely** means the item is dead.
4 = These are the only motions that can interrupt a speaker.

WHAT TO EXPECT AT COUNCIL MEETING

Welcome to Council Meeting! This is your guide to navigating this meeting as a member of the public. Within this document is a description of how to find agendas, what each section of the agenda looks like during the public meeting, a review on how to give effective public comments, and a "I want to…" section, which includes common scenarios as to why you may be interested in attending a council meeting and how you can best achieve your goals. The city council follows a modified version of Robert's Rule of Order.

I WANT TO:

SPEAK OUT ON AN ITEM THAT I RECEIVED A PUBLIC HEARING NOTICE FOR DURING A COUNCIL MEETING

You will want to wait until that item comes up the agenda. Typically, the Council we receive a short presentation from staff or the applicant, then the chair will open the public hearing. This is when you should give your comment, NOT during "Public Comment" which is the time to address agenda items that do not have an associated public hearing to them or for any other issue.

SPEAK OUT ON AN ISSUE OF CONCERN THAT IS NOT ON THE AGENDA

The "Public Comment" portion of the meeting is when you would bring up this concern. Remember, you only have three minutes!

GIVE COUNCIL MEMBERS A HANDOUT WITH INFORMATION

You can email this handout prior to the meeting by emailing councilcomments@westjordan.utah.gov, which automatically forwards your email to all of the Council Members, OR you may approach a member of Council Staff prior to the meeting and ask that your document be distributed to the Council. Do not approach the Council before, during, or after your public comment, as this disrupts the flow of Council Meeting.

ASK THE COUNCIL BODY A SERIES OF QUESTIONS

Council Members are not supposed to respond to questions from the public during public comment, as it interrupts the speaker's three-minute limit and is unfair toward others who may have questions. You may ask rhetorical questions, but if you are seeking answers to your questions, it is more appropriate to email the Council or schedule a visit with individual Council Members. City Staff members may also answer questions.

REPRESENT A GROUP DURING COUNCIL MEETING

Before beginning your comment, ask the Council Chair, "May I have five minutes, as I am representing INSERT GROUP NAME HERE." The Chair will then grant you more time if the Chair deems it appropriate.

SEE A COMMUNITY ISSUE AS FUTURE AGENDA ITEM OR COMMITTEE OF THE WHOLE ITEM

Agenda items need two interested Council Members before the item may be submitted to Council Leadership for selection. It is often beneficial to contact your district council member first, followed by any at-large council members.