THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
March 27, 2024

8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

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CITY COUNCIL MEETING 6:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. SPECIAL RECOGNITION

a. **Resolution No. 24-012** a joint resolution expressing appreciation to West Jordan's Representatives at the State Legislature

4. PUBLIC COMMENT

Please address comments to the Council Chair without expecting debate or response. It is our desire that each person attending a meeting feel safe, respected, and comfortable participating in their government. We hope commenters will have the same goal striving to keep comments respectful, professional, and free from profanity, personal attacks, and indecency. Please provide your full name and limit your remarks to three (3) minutes. Alternatively written comments may also be submitted.

5. REPORTS TO COUNCIL

a. City Council Reports
b. Council Office Report
c. Mayor's Report
d. City Administrator's Report

6. PUBLIC HEARINGS

a. Ordinances related to the Jones Landing North development, 53.4 acres located at 6835 West New Bingham Highway
    - **Ordinance No. 23-13** requesting a Master Development Agreement/Plan
    - **Ordinance No. 23-14** a General Plan Land Use Map amendment from *Light Industrial and Future Park* to Southwest Quadrant, and rezone from *Agriculture 20-acre minimum lots (A-20) and Light Manufacturing (M-1)* to the Southwest Quadrant Mixed-Use Zone (SWQ-MU).

b. **Resolution No. 24-010** to approve a Service in Lieu of Fees agreement for the use of Ron Wood Baseball complex and Veterans Memorial Park Baseball complex in the amount of $40,250 for Copper Hills Baseball League for the 2024 and 2025 seasons and end-of-season tournaments.

c. **Resolution No. 24-013** authorizing a fee waiver in the amount of $9,804 for the non-profit 501(c)3 Jordan Education Foundation for the Challenge Obstacle Run

7. BUSINESS ITEMS

a. **Resolution No. 24-014** authorizing the Mayor to execute an employment agreement with a severance clause in excess of three months.

8. CONSENT ITEMS

Items not requiring public discussion or which have previously been discussed may be adopted by one single motion. Council Members may request to pull an item for further discussion and consideration.

a. Approve Meeting Minutes
    - March 13, 2024 – Regular City Council Meeting

9. ADJOURN

*UPCOMING BUSINESS

Items appearing for the first time on an agenda notifying the Council that the matter will be considered at a future meeting. This introduction allows for appropriate preparation time.

a. **Ordinance No. 24-17** rezoning 16.36 acres of property at 1996 and 1986 West Gardner Lane from A-1 (Agriculture 1-acre lots) to R-1-8C (Single-family Residential 8,000 square foot lots).

UPCOMING CITY COUNCIL MEETINGS

- Wednesday, April 10, 2024 – Regular City Council Meeting – 6:00p
- Wednesday, April 24, 2024 – Regular City Council Meeting – 6:00p
- Wednesday, May 8, 2024 – Regular City Council Meeting – 6:00p
- Wednesday, May 15, 2024 – Committee of the Whole Meeting – 6:00p
- Wednesday, May 22, 2024 – 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 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 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 Code 1-13-1-E. Participation will be broadcast and amplified so all present in the meeting 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 Administrator.

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 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 March 22, 2024 *Cindy M. Quick, MMC, Council Office Clerk*

REQUEST FOR COUNCIL ACTION

Action: Other

Presenter: Tauni Barker

Applicant: Tauni Barker

Department Sponsor: Administration

Agenda Type: REPORTS TO COUNCIL

Presentation Time: 10 mins

Meeting Date Requested : 03/27/2024

Deadline of item : .

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 24-012 a joint resolution expressing appreciation to West Jordan's Representatives at the State Legislature

2. **EXECUTIVE SUMMARY**
   The council is being asked to consider a resolution formally thanking our State legislative delegation for their efforts during the 2024 Utah Legislative Session.

3. **TIME SENSITIVITY / URGENCY**
   Decision requested during the March 27, Council meeting.

4. **MOTION RECOMMENDED**
   I move to support Resolution No. 24-012 a joint resolution with the Mayor to express appreciation to our Representatives for their service at the State Legislature.

5. **MAYOR RECOMMENDATION**
   Mayor Burton supports the language in the resolution provided.

6. **PACKET ATTACHMENT(S)**
   Resolution No. 24-012

Joint Resolution Expressing Appreciation to West Jordan's Representatives at the State Legislature
West Jordan Resolution #24-012

WHEREAS, the Mayor and City Council of West Jordan, Utah, recognize the efforts and unwavering dedication of our esteemed representatives during the 2024 legislative session; and

WHEREAS, Senators Lincoln Fillmore, Wayne Harper, Kathleen Riebe, and Daniel Thatcher, along with Representatives Cheryl Acton, Jim Dunnigan, Ken Ivory, Anthony Loubet, Ashlee Matthews, and Jordan Teuscher, have consistently demonstrated their commitment to advocating for the best interests of our community; and

WHEREAS, we express our profound gratitude for their support of local control, understanding the importance of empowering municipalities like West Jordan to address the unique needs of our residents and enhance our quality of life; and

WHEREAS, we commend their willingness to engage in constructive dialogue and tackle complex public policy issues, displaying a remarkable spirit of collaboration and problem-solving throughout the legislative process;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council for the City of West Jordan, that we extend our sincere appreciation to Senators Fillmore, Harper, Riebe, and Thatcher, as well as Representatives Acton, Dunnigan, Ivory, Loubet, Matthews, and Teuscher, for their outstanding service and dedication to advancing the welfare of our community during the 2024 legislative session.

BE IT FURTHER RESOLVED, that a copy of this resolution be duly transmitted to each of our esteemed representatives as a token of our heartfelt gratitude.

Approved this 27 day of March, 2024.

Mayor Dirk Burton

[City Council Signatures]

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 03/27/2024

Presenter: Tayler Jensen

Deadline of item :

Applicant: The Gardner Group

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

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

1. **AGENDA SUBJECT**
   Ordinance No. 23-13 requesting a Master Development Agreement/Plan for Jones Landing approximately 53.4 acres located at 6835 West New Bingham Highway - subject to the approval of - **Ordinance No. 23-14** a General Plan Land Use Map amendment from *Light Industrial and Future Park* to Southwest Quadrant, and a rezone from *Agriculture 20-acre minimum lots (A-20) and Light Manufacturing (M-1)* to the Southwest Quadrant Mixed-Use Zone (SWQ-MU).

2. **EXECUTIVE SUMMARY**
   Approval of a General Plan Map Amendment amending the Future Land Use Map *from Light Industrial* and *Future Park* to *Southwest Quadrant*, as well as approving a Master Development Agreement/Plan and Rezone to the *SWQ-MU(Southwest Quadrant Mixed Use*) zone for *Jones Landing North* a proposed SWQ-MU development with 19.2 acres of multi-family Residential (331 Units ~17.24 DU/AC) and 34.2 acres of Office/Warehouse for a total of 53.4 Acres. *Jones Landing North* is located south of New Bingham Highway adjacent to the *Echo Ridge* Development.

   If approved the applicant will be required to bring Major Subdivision Plat(s) and Site Plan(s) through the standard and full development process prior to beginning construction activities.

3. **TIME SENSITIVITY / URGENCY**
   None for the City

4. **FISCAL NOTE**
   N/A

5. **PLANNING COMMISSION RECOMMENDATION**
   The West Jordan Planning Commission moved to ”Recommend approval of the General Plan Map amendment, changing the designation for 53.4 acres of *Jones Landing North* from *Light Industrial* and *Future Park* to *Southwest Quadrant.”* The motion passed by a vote of 7-0.

   The West Jordan Planning Commission moved to ”Recommend approval of the Master Development Agreement” The motion passed by a vote of 7-0.

   The West Jordan Planning Commission moved to ”Recommend approval of the rezone of 53.4 acres from *Agricultural Twenty (20) acre minimum lots (A-20)* and *Light Manufacturing (M-1)* to *Southwest Quadrant Mixed-Use (SWQ-MU) Zone”* The motion passed by a vote of 7-0

6. STAFF ANALYSIS

DRC (Design Review Committee) Action The West Jordan DRC (Design Review Committee) reviewed the *Jones Landing North* development on January 23rd, 2024. Committee members were interested in how quickly the project would be developed, they were excited about the new park and felt that the proposed residential and commercial design standards were attractive. The Design Review Committee voted (4-0) to pass on favorable recommendations to the Planning Commission.

The Future Land Use Map (FLUM) designates the property as:

Current Future Land Use Designation	Current Zoning	Acreage
Future Park	Agricultural 20 Acre Minimum (A-20)	~19.7
Southwest Quadrant	Agricultural 20 Acre Minimum (A-20)	~25.2
Light Industrial	Light Manufacturing (M-1)	~9

The General Plan Defines *Southwest Quadrant* as:

"*Large planned community designations that accommodate a range of densities and housing types, as well as a variety of residential and commercial uses."*

Proposal
The applicant is requesting the following:

1. ***General Land Use Map Amendment:*** The applicant is proposing an amendment to the Future Land Use Map, changing the 53.4 -acre property from *Light Industrial* and *Future Park* to *Southwest Quadrant*

2. ***Rezone***: The applicant is proposing to rezone approximately 53.4 Acres to the *Southwest Quadrant Mixed Use (SWQ-MU)* Zone. The applicant is proposing 19.2 acres of multi-family residential (approximately 331 Dwelling Units [17.24 DU/AC]) and 34.2 acres of Office/Warehouse development.

3. ***Master Development Plan/Master Development Agreement:*** The *Southwest Quadrant Mixed-Use (SWQ-MU)* zone's purpose is to create a purposefully planned development area that promotes hi-tech manufacturing, employment centers, flexible commercial, office, and mixed-density residential uses in a master-planned development. This zone district provides a location for high-technology industrial, and secondary commercial, office, and mixed-density buffer residential uses. Development within the *(SWQ-MU)* zone shall be governed by a common, recorded, master development agreement "MDA"

This development plan shall comply with the steps outlined in section 15-3-8 of West Jordan City Code and Title 13 Chapter 5 Article N. This Master Development Plan addresses:

- Economic Development
- Project Integration
- Project Phasing
- Grading
- Environmental Mitigation
- Conceptual lotting

- Residential Design Guidelines
- Commercial Design Guidelines
- Industrial Design Guidelines
- Road and Trail integration

Quick Summary:

- The proposal is to amend the Future Land Use Map (FLUM) to *Southwest Quadrant* for the entire subject property.
- The proposal is to rezone the entire subject property to *SWQ-MU* with 19.2 Acres of multi-family Residential and 34.2 Acres of Office/Warehouse
- A Master Development Agreement (MDA) must be approved prior to the rezone to SWQ-MU.

I. GENERAL INFORMATION & ANALYSIS:

This currently vacant property is located south of New Bingham Highway, approximately 1/3 of a mile west of State Highway 111. Wells Park Road will be extended through the south border of this project. *Echo Ridge* is located to the East of the project; the *Amazon* warehouse and the new *Frito-Lay* warehouse are located west of the project. This property is fully contained within a 120.62-acre parcel that will be subdivided in the future through a standard subdivision process at a later date. A major subdivision and site plan(s) will be required prior to the development of this project.

	Future Land Use	Zoning	Existing Conditions
North	Southwest Quadrant & Public Facilities	A-20	Water Tanks & Undeveloped land north of New Bingham Highway
South	Light Industrial	M-1	Undeveloped land and Frito-Lay warehouse
West	Light Industrial	M-1	Amazon Warehouse
East	Low Density Residential	R-1-10	Echo Ridge Subdivision

Master Development Plan/Agreement

Staff has worked closely with the applicant on the proposed master development plan and agreement having worked collaboratively with the applicant on refining this proposal over the course of more than a year. We have reviewed the Proposed Master Development Plan and Agreement and recommend that the City Council adopt it.

General Plan Future Land Use Map Amendment

The applicant is proposing an amendment to the Future Land Use Map, changing the 53.4-acre property from *Light Industrial* and *Future Park* to *Southwest Quadrant*

The city has already envisioned a large portion of property with the *Southwest Quadrant* future land use designation, the bulk of that property is owned or under contract with the applicant. This amendment would allow the applicant to bring this last piece under the designation and is being proposed to provide an appropriate buffer between existing residential development (Echo Ridge) and the business park, and industrial nature development that surrounds the neighborhood.

The decision to approve or deny a change to the Future Land Use Map is a *legislative decision* of the City Council.

Rezone

The applicant is proposing to rezone the entire property to the *Southwest Quadrant Mixed-Use (SWQ-MU)* zone. The SWQ-MU zone is appropriate within the *Southwest Quadrant* Future Land Use Designation.

Assuming the Future Land Use Designation for the subject property is amended to *Southwest Quadrant*, the proposal to rezone the property to SWQ-MU would be appropriate. It should be noted that per West Jordan Ordinance a Master Development Agreement (MDA) must be approved for a project prior to rezoning it to SWQ-MU. In the past this has happened by having the MDA receive a motion before a rezone at the same City Council meeting.

II. FINDINGS OF FACT:

General Plan Future Land Use Map Amendment

Section 13-7C-6: Findings for Approval

Any amendments to the General Plan, including maps, may be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made regarding each of the following criteria:

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

Staff Analysis: The 2023 West Jordan General Plan replaced Goals and Objectives with Guiding Principles. After review of the General Plan and this application staff believes the following *Guiding Principles* apply to this project:

A. Urban Design – Support neighborhoods and developments of character
B. Land Use – Land Use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods
C. Land Use – Land use designs must promote quality of life, safety, and good urban design.
D. Housing – Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.
E. Housing – Place high-density projects near infrastructure which exists to sustain the increased density.
F. Parks, Recreation, and Open Space – Provide relief from the asphalt, concrete, steel, and vehicular environments of a suburban city.
G. Economic Development – Provide well-designed, attractive, and aesthetically pleasing professional office and business environments within the City.

Staff Analysis:

Staff will respond to each of the identified *Guiding Principles* from the analysis section by the corresponding letter.

A. The proposal borders the *Echo Ridge* subdivision, which is an island of residential surrounded by *Light Industrial (M-1)* properties including a *Sysco Warehouse*, *Papa Pita Bakery, Novva Data*

Center, and *Commercial Tire*. The proposed development includes the development of a large park on the west buffering the neighborhood from additional commercial/industrial uses. Commercial and industrial uses are further buffered by high-density (stacked flats) on the west side of the new park. Not only does the development support the existing neighborhood, but the applicant has included detailed development standards to ensure that new development is high quality, attractive and a boon to the surrounding character.

B. While the proposal is seeking to change the future land use map, it does so in a manner that follows the guidance of the General Plan which already allows for Industrial and Commercial buildings on much of the property, the change allows the applicant to buffer these industrial uses with high-density residential uses and a new park against the existing single-family residential neighborhood, providing it a higher level of buffer than would currently be allowed.
C. The applicant is proposing land uses that by and large are already allowed on the property and have provided development standards that will enhance the character and built environment beyond what is currently required. Where the land use changes (from a park that there were no plans to build or acquire) to a newly built park and a residential development, they are done so in a way that promotes good design.
D. Not only does this proposal provide an appropriate transition from M-1 building to multifamily residential to improved park to single family residential it also provides in demand housing types for the types of businesses we anticipate relocating to the Southwest Quadrant. As the larger Southwest Quadrant develops additional housing types, including single-family homes, are anticipated to be used, however, in this location where there is a rapid transition from existing industrial/warehouse to existing single-family residential staff believes this meets the goals and objectives of the General Plan.
E. The proposed housing portion of this development is located directly adjacent to New Bingham Highway, it is 1/3 of a mile from U-111 and 1 1/3 Miles from Mountain View Corridor, the most direct path to each of these roadways is using New Bingham Highway a roadway classified as a *UDOT Arterial* in the West Jordan Transportation Master Plan. It is the opinion of staff that this meets the objective of the General Plan.
F. Part of the project is the construction of a large public park, which will happen in the first two phases of development (the development of the residential portions of the development) this will provide relief from the concrete, asphalt, steel, and vehicular environment of the City.
G. The applicant has included design guidelines and standards that exceed standard design standards for M-1 development, providing for a well-designed attractive environment.

Staff Opinion: It is the opinion of Staff The proposed development complies with and advances the Guiding Principles of the West Jordan General Plan

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

Staff Analysis: While *Southwest Quadrant* is planned on large swaths of land in West Jordan the borders of where the designation ends occur within a large parcel, making it difficult to develop the parcel most productively. The change will allow a smoother transition from existing industrial/warehouse to residential without introducing land use types that are not appropriate in the area.

Staff Opinion: The existing land use plan does a very good job at providing optional sites for development within the *Southwest Quadrant* the proposed change makes some minor changes to the borders of land uses to facilitate the efficient development of land and provide additional transitioning to an existing development.

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

Staff Analysis: The proposed amendment will be compatible with other land uses in the area, as it allows commercial office, industrial/warehouse adjacent to existing industrial/warehouses, and provides buffering multi-family residential and a new park adjacent to existing single-family residential.

Staff Opinion: The project blends in nicely and is compatible with (existing and future) development located adjacent to the proposal, and fits the larger vision for the Southwest Quadrant of the City.

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

Staff Analysis: The proposed amendment reflects the reality of the fact that the city is unlikely to construct a park in this location, through the amendment and the corresponding MDA/MDP, Rezone, and future Site Plans and Subdivisions the applicant will build a public park on a portion of this property, as well as build appropriate residential that buffers existing and future uses from the existing single-family residential neighborhood.

Staff Opinion: This plan benefits the applicant, existing residents, future residents, existing businesses and future business in West Jordan City.

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

Staff Analysis: The proposal does not significantly alter acceptable land uses, and the applicant will model the additional utility infrastructure needs and amend the City's Capital Facilities Plans as necessary to support the change in land use.

Staff Opinion: The proposed amendment will not adversely impact the neighborhood and community as it will not significantly alter acceptable land use patterns, the applicant will model the increased infrastructure demands and detail how they will be addressed in the MDA.

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

Staff Analysis: The proposed amendment is being considered along with a rezone, and a master development agreement/plan, all of which are being evaluated at the same time, if all of the proposals are adopted/approved then it would be consistent with adopted plans, codes, and ordinances

Staff Opinion: Assuming the approval of the Rezone and MDA/MDP the proposed amendment would be consistent with other adopted plans, codes, and ordinances.

Zoning Map Amendment

Section 13-7D-6(A): Zoning Map Amendment:

Amendments to the Zoning map may be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made regarding each of the following criteria:

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

See Finding A of the General Plan Amendment for Staff Analysis and Staff Opinion on Finding 1 for the proposed zoning map amendment as they are identical.

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

Staff Analysis: Surrounding properties are zoned *Agriculture 20 Acre Minimum (A-20)* To the north, *Light Manufacturing (M-1)* to the South and West, and *Single Family Residential 10,000 Square Foot Lots (R-1-10)* to the East. Outside of the ability to include Residential uses the remaining uses in the *SWQ-MU* zone are very similar to what is allowed in the M-1 Zone. The A-20 property to the North has a future land use designation of *Southwest Quadrant* and will almost certainly be rezoned and developed with the *SWQ-MU* zone at some point in the future.

Staff Opinion: The proposed amendment rezoning the property to the *SWQ-MU* zone will not in itself result in incompatible land uses, and staff believes that a new park and multi-family residential project provides a better transition to other uses in the area than we would see if this project is not approved.

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

Staff Analysis: The proposal will create another exit point for residents of Echo Ridge reducing emergency response times and providing a new emergency escape route. As well as complying with West Jordan City Ordinance 14-5-5 A which states "Streets in new subdivisions shall connect to existing stub streets from adjacent subdivisions."

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

Finding 4: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Staff Analysis: The proposal has been reviewed by West Jordan Engineering, Public Utilities, Public Services and Fire Services, the developer has agreed to:

- Model extra ERU's for this site.
- To amend the Capital Facilities Plan lists as required by the model.
- To fund the update to the impact fees for water and sewer (as needed) for the additional costs of the project.

Staff Opinion: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the zoning area, and the applicant will be taking appropriate action to ensure that any additional capacity needs for the project will be understood and constructed.

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

Staff Analysis: A portion of the property is located within DWSP Zone 4 (Drinking Water Source Protection Overlay). The proposed uses (Multi-Family Residential, Office, Park, Warehouse, Data Center) are all permitted within this protection zone. Other proposed uses (such as Gas stations) are Conditional Uses within the DWSP Overlay. All development will be required to go through site planning processes and made to comply with all DWSP Requirements.

Staff Opinion: The proposed amendment is consistent with the provisions of the Drinking Water Source Protection Overlay zone and complies with all additional standards of the overlay zone. Any and all uses that seek site plan approval will be required to comply with DWSP Overlay requirements.

Master Development Plan

There are no specific findings of fact for Master Development Plans. The proposed Master Development Plan/Agreement has been refined over more than a year and it supports the proposed Rezone and Future Land Use Map Amendment, as such staff is recommending approval of the Master Development Plan/Agreement.

7. MOTION RECOMMENDED

I move to approve **Ordinance No. 23-13** approving a Master Development Agreement for *Jones Landing North* approximately 53.4 Acres located at 6835 West New Bingham Highway; and

I move to approve **Ordinance No. 23-14** approving a General Plan Land Use Map Amendment and Rezoning approximately 53.4 Acres of property located at 6835 West New Bingham Highway (*Jones Landing North)* to the *Southwest Quadrant Mixed-Use (SWQ-MU) Zone*

West Jordan City Council Meeting

Council Staff Review

Item Name: Master Development Agreement for Jones Landing

Department: Community Development

Action Needed: Adopt/Not Adopt Ordinance

EXECUTIVE SUMMARY

Jones Landing North is located south of New Bingham Highway adjacent to the Echo Ridge Development.

City Council is requested to approve ordinances related to the Jones Landing North development:

- Ordinance No. 23-13, requesting a Master Development Agreement/Plan
- Ordinance No. 23-14, a General Plan Land Use Map amendment from Light Industrial and Future Park to Southwest Quadrant, and rezone from Agriculture 20-acre minimum lots (A-20) and Light Manufacturing (M-1) to the Southwest Quadrant Mixed-Use Zone (SWQ-MU).

RECOMMENDATION

Approve **Ordinance No. 23-13**, a Master Development Agreement/Plan for Jones Landing North; Approve **Ordinance No. 23-14**, a General Plan Land Use Map amendment and rezone.

PLANNING COMMISSION REVIEW

The West Jordan Planning Commission has forwarded a positive recommendation on the approvals of the proposed General Plan Map amendment, the proposed Master Development agreement, and the proposed rezone, via three respective 7-0 votes.

COUNCIL OFFICE ANALYSIS

Note that there are two ordinances involved in this proposal, and Ordinance No. 23-13 must be approved prior to the approval of Ordinance No. 23-14.

Specified within the RCA form, if approved, the applicant will be required to bring Major Subdivision Plat(s) and Site Plan(s) through the standard and full development process prior to beginning construction activities. Community Development staff also states that the proposed amendments will not unduly impact public facilities or services for the zoned area.

COUNCIL STAFF CONTACT

Warren Hallmark, Policy Analyst
801-569-5027, warren.hallmark@westjordan.utah.gov

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 24-13

AN ORDINANCE FOR APPROXIMATELY 53.4 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 6835 WEST NEW BINGHAM HIGHWAY, IDENTIFIED AS JONES LANDING NORTH PROJECT; AND

APPROVAL OF A MASTER DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT, SUBJECT TO THE APPROVAL OF A GENERAL PLAN LAND USE MAP AMENDMENT, REZONE, AND OTHER CONDITIONS PRECEDENT

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2023, as amended, which provides for a general plan land use map ("**General Plan Land Use Map**"), which is periodically updated; and the City adopted the West Jordan City Code ("**City Code**") in 2009, as amended, which provides for development agreements, and which provides for a zoning map for the City ("**Zoning Map**"), which is periodically updated; and

WHEREAS, an application was made by Gardner Newtown WJ MF 1, LLC, a Utah Limited Liability Company ("**Applicant**") for approximately 53.4 acres of property located at approximately 6835 West New Bingham Highway ("**Property**" or "**Jones Landing North Project**") for, in part, a request for a Master Development Agreement (which includes a Master Development Plan), subject to a General Plan Future Land Use Map amendment, rezone, and other conditions precedent ("**Application**", "**MDA**", and "**General Plan Land Use Map Amendment and Rezone**"); and

WHEREAS, on February 20, 2024, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and made a ***positive*** recommendation to the West Jordan City Council ("**City Council**") concerning the Jones Landing North Project, including the MDA; and

WHEREAS, a public hearing was held before the City Council on March 27, 2024 concerning the Jones Landing North Project, including the MDA; and

WHEREAS, the Applicant has agreed to and has executed the MDA that will govern the development of the Property, should the City Council, in its sole legislative discretion, choose to adopt the MDA and the General Plan Land Use Map Amendment and Rezone, and should all the conditions precedent in the MDA be fulfilled; and

WHEREAS, the City Council has reviewed and desires to approve the MDA, subject to the conditions precedent therein; and

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the MDA, subject to the City Council, in its sole legislative discretion, choosing to adopt the General Plan Land Use Map Amendment and Rezone, and subject to all the conditions precedent in the MDA being fulfilled.

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

Section 1. Approval of MDA. The MDA (in "Attachment 1") is approved and the Mayor is authorized to execute said MDA. The approval of the MDA is subject to the conditions precedent set forth in the MDA, including but not limited to the City Council, in its sole legislative discretion, subsequently choosing to adopt, by Ordinance, the General Plan Land Use Map Amendment and Rezone. The Applicant and Owner were required to sign and execute the MDA before these Ordinances were presented to the City Council.

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____DAY OF _____ 2024.

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Zach Jacob	☐	☐
Council Vice-Chair Chad Lamb	☐	☐
Council Member Kelvin Green	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Bob Bedore	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 24-13.

_____ The Mayor vetoed Ordinance No. 24-13 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-13 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____, 2024. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan
City Recorder

Attachment 1 to
ORDINANCE NO. 24-13

AN ORDINANCE FOR APPROXIMATELY 53.4 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 6835 WEST NEW BINGHAM HIGHWAY, IDENTIFIED AS JONES LANDING NORTH PROJECT; AND

APPROVAL OF A MASTER DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT, SUBJECT TO THE APPROVAL OF A GENERAL PLAN LAND USE MAP AMENDMENT, REZONE, AND OTHER CONDITIONS PRECEDENT

MASTER DEVELOPMENT AGREEMENT
For the Jones Landing North Project
(See the following pages)

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 24-14

AN ORDINANCE FOR APPROXIMATELY 53.4 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 6835 WEST NEW BINGHAM HIGHWAY, IDENTIFIED AS JONES LANDING NORTH PROJECT; AND

AMENDING THE GENERAL PLAN LAND USE MAP FOR JONES LANDING NORTH PROJECT; AND

AMENDING THE ZONING MAP FOR JONES LANDING NORTH PROJECT

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2024, as amended, which provides for a general plan land use map ("**General Plan Land Use Map**"), which is periodically updated; and the City adopted the West Jordan City Code ("**City Code**") in 2009, as amended, which provides for a zoning map for the City ("**Zoning Map**"), which is periodically updated; and

WHEREAS, an application was made by Gardner Newtown WJ MF 1, LLC, a Utah Limited Liability Company ("**Applicant**") for approximately 53.4 acres of property located at approximately 6835 West New Bingham Highway ("**Application**", "**Property**", or "**Jones Landing North Project**") for, in part, a ***General Plan Future Land Use Map amendment from the Light Industrial and Future Park designations to the Southwest Quadrant designation*** ("**General Plan Land Use Map Amendment**"); and

WHEREAS, the Application also included a request for a Zoning Map amendment or rezone for the Property ***from the A-20 Zone (Agriculture, 20-acre minimum lots Zone) and M-1 Zone (Light Manufacturing Zone) to the SWQ-MU Zone District (Southwest Quadrant Mixed Use)*** ("**Rezone**" and collectively "**General Plan Land Use Map Amendment and Rezone**"); and

WHEREAS, on February 20, 2024, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and made a ***positive*** recommendation to the West Jordan City Council ("**City Council**") concerning the General Plan Land Use Map Amendment and Rezone, based upon the criteria in City Code Sections 13-7C-6 and 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on March 27, 2024 concerning the General Plan Land Use Map Amendment and Rezone; and

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

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

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

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

Section 1. General Plan Land Use Map Amendment and Rezone. For the Property, the General Plan Land Use Map is amended ***from the Light Industrial and Future Park designations to the Southwest Quadrant designation*** and the Zoning Map is amended by changing the zoning designation ***from the A-20 Zone (Agriculture, 20-acre minimum lots Zone) and M-1 Zone (Light Manufacturing Zone) to the SWQ-MU Zone District (Southwest Quadrant Mixed Use)***, as per the legal description in "Attachment 1", which is attached hereto.

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____DAY OF _____ 2024.

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Zach Jacob	☐	☐
Council Vice-Chair Chad Lamb	☐	☐
Council Member Kelvin Green	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Bob Bedore	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 24-14.

_____ The Mayor vetoed Ordinance No. 24-14 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-14 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____, 2024. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan
City Recorder

Attachment 1 to
ORDINANCE NO. 24-14

AN ORDINANCE FOR APPROXIMATELY 53.4 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 6835 WEST NEW BINGHAM HIGHWAY, IDENTIFIED AS JONES LANDING NORTH PROJECT; AND

AMENDING THE GENERAL PLAN LAND USE MAP FOR JONES LANDING NORTH PROJECT; AND

AMENDING THE ZONING MAP FOR JONES LANDING NORTH PROJECT

LEGAL DESCRIPTION:

Attachment 1 to Ordinance 24-14
(Legal Description)

MH Jones Southeast Parcel
A parcel of land situate in north half of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of New Bingham Highway (U-48) and the easterly right-of-way line of 6900 West Street, said point being South 01°06’59” West 758.22 feet along the quarter section line and West 729.29 feet from the North Quarter Corner of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 58°17'58" East 1,188.42 feet along said southerly right-of-way line to the northwest corner of West Jordan NBH Zone 4 Tanks and Pond Subdivision;
thence South 31°42’02” East 401.65 feet along the west line to the southwest corner of said West Jordan NBH Zone 4 Tanks and Pond Subdivision;
thence North 58°17’58” East 315.55 feet along the south line of said West Jordan NBH Zone 4 Tanks and Pond Subdivision;
thence South 89°42’36” East 571.31 feet along the south line of said West Jordan NBH Zone 4 Tanks and Pond Subdivision to the 40 acre line;
thence South 01°05'42" West 1,084.30 feet;
thence North 88°54'18" West 96.22 feet along the 40 acre line;
thence North 89°42'10" West 570.94 feet;
thence Westerly 43.35 feet along the arc of a 54.50 foot radius curve to the left (center bears South 00°17'50" West and the chord bears South 67°30'39" West 42.22 feet with a central angle of 45°34'23");
thence Westerly 127.56 feet along the arc of a 80.50 foot radius curve to the right (center bears North 45°16'33" West and the chord bears North 89°52'44" West 114.63 feet with a central angle of 90°47'37");
thence Northwesterly 44.59 feet along the arc of a 56.50 foot radius curve to the left (center bears South 45°31'04" West and the chord bears North 67°05'33" West 43.44 feet with a central angle of 45°13'14");
thence North 89°42'10" West 13.73 feet;
thence North 66°39'53" West 49.83 feet;
thence North 89°42'10" West 120.58 feet;
thence South 00°26'48" West 348.86 feet;
thence West 923.72 feet to the easterly right-of-way line of 6900 West Street;
thence along said easterly right-of-way line the following two (2) courses:
(1) North 690.62 feet;
(2) Northwesterly 283.69 feet along the arc of a 531.50 foot radius curve to the left (center bears West and the chord bears North 15°17'27" West 280.33 feet with a central angle of 30°34'53") to the point of beginning.

Contains 2,325,156 Square Feet or 53.378 Acres

Recording Requested By and
When Recorded Return to:

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

For Recording Purposes, Do Not Write Above This Line

MASTER DEVELOPMENT AGREEMENT
For the Jones Landing North Project

The City of West Jordan, a Utah municipal corporation (the "**City**") and Gardner West Jordan, L.C., a Utah Limited Liability Company ("**Master Developer**"), enter into this Master Development Agreement (this "**Agreement**") as of the date Master Developer and the City's mayor, on behalf of the City, mutually sign this Agreement, and agree as set forth below. The City and the Master Developer are jointly referred to as the "**Parties**". Each party may be referred to as a "**Party**". The current property owner of the "Property" (see definition in Recital 1 below) is M H Jones Family, LLC, a Utah Limited Liability Company, and V & M Jones Family, LLC, a Utah limited liability company, as tenants in common (collectively, "**Property Owner**"), who acknowledges and consents to this Agreement and agrees to be bound to all the terms of this Agreement (as set forth in Section F.1 and the OWNER ACKNOWLEDGEMENT AND CONSENT below).

RECITALS

1. Master Developer has entered into an agreement or agreements for the purchase of approximately 53.4 acres of certain real property, located at approximately 6835 West New Bingham Highway and identified as **Assessor's Parcel Number 26101000070000**, formerly numbered as 26101000060000 (the "**Property**"). See the Application and Legal Description of the Property attached as **Exhibit E** and the Concept Site Plans (showing the location of the Property) attached as **Exhibit F.** The development identified in this Agreement, together with the Exhibits, is referred to herein as the **"Project"** or the **"Development"**.

2. The Property currently has a future land use map designation of Light Industrial and Future Park and is proposed to be redesignated as Southwest Quadrant on the future land use map. The Property is currently located in an A-20 Zone (Agriculture, 20-acre minimum lots Zone) and M-1 Zone (Light Manufacturing Zone) (collectively "**Current Zone**") and is proposed to be rezoned to the SWQ-MU Zone District (Southwest Quadrant Mixed Use) (**"New Zone"** and **"Rezone"**). See the "Current Future Land Use Map" attached as **Exhibit A,** the "Proposed Future Land Use Map" attached as **Exhibit B,** the "Current Zoning Map" attached as **Exhibit C,** and the "Proposed Zoning Map" attached as **Exhibit D**. See Section D.1 below regarding a portion of the Property being located in an Overlay Zone, which Overlay Zone shall continue to be in effect.

3. Master Developer has sufficient resources to develop the Project in its entirety. Master Developer acknowledges and agrees that the City currently has limited utility infrastructure available for the Project and agrees to be bound by these limitations, as set forth in Sections D.2 through D.4 inclusive of the Terms below.

4. This Project is a mixed-use development with residential apartments, commercial, parks, and other types of uses to be constructed on the Property within the New Zone.

5. Master Developer may develop the Property in multiple phases (each a "**Phase**") and has contracted with the Property Owner to purchase, or has the right to require the Property Owner to contribute to a Project Entity (defined below), and develop the Property in a manner that is consistent with this Agreement.

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

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

Exhibit A – Current Future Land Use Map
Exhibit B – Proposed Future Land Use Map
Exhibit C – Current Zoning Map
Exhibit D – Proposed Zoning Map
Exhibit E – Application and Legal Description of the Property
Exhibit F – Concept Site Plans

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

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

TERMS

A. Recitals; Definitions. The Recitals and Exhibits are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City's Land Use Regulations. In consideration for the increase in density allowed by the Rezone and this Agreement, Master Developer agrees to the remaining terms of this Agreement.

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

1. Approval of this Agreement. The rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being if the City Council of West Jordan ("**City Council**" or "**Council**"), in its sole legislative discretion, approves,

by Ordinance, this Agreement.

2. Approval of Rezone. The rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being if the City Council, in its sole legislative discretion, approves, by Ordinance, the Rezone.

3. Closing on the Property Transactions. After the approval of the Agreement and the Rezone by the City Council, the rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being as either: (1) Master Developer closes on each Phase of the purchase of the Property from the Property Owner; or (2) Property Owner contributes a Phase to the applicable Project Entity ("**Closing**").

C. Governing Regulations; and Conflicting Provisions. The Property, if developed, shall be developed in accordance and consistent with the "**Governing Regulations**", in the following hierarchy of levels of documents: (i) first (highest level), the provisions of this Agreement, including the Preliminary Development Plan (as updated by any Final Development Plan subsequently approved by the City) and all the other Exhibits and the Rezone, and (ii) second, the requirements and benefits provided for in relation to the Current Zone under the City's Land Use Regulations. Any conflicting provisions shall be resolved in favor of the higher level of document.

D. Development Obligations.

1. Development Plans, Subdivision Plats, Site Plans, and Overlay Zone. In addition to the Master Developer complying with the provisions of the Governing Regulations, development of the Property by the Master Developer shall be in accordance with any City-approved development plans, subdivision plats, site plans, this Agreement and the Rezone. The approval of development plans, subdivision plats, and site plans shall not be unreasonably withheld, conditioned, or delayed by the City. After the approval of the Agreement and the Rezone by the City Council, if the City denies any development application, the City shall provide a written determination advising Master Developer of the reasons for the denial, including specifying the reasons the City believes that such application is not consistent with this Agreement, the Rezone, and the Governing Regulations. A portion of the Property is located within the Drinking Water Source Protection Overlay Zone, which Overlay Zone shall continue to be in effect; and Master Developer shall comply with all applicable regulations, standards, and requirements regarding this Overlay Zone.

2. Maximum Equivalent Residential Units for the Project. The maximum equivalent residential units ("**ERU's**") for the Project are as follows:

- Apartment Units = 336 Units or approximately 250 ERU's
- Clubhouse / Amenities = 7 ERU's
- Industrial Warehouse (350,000s.f.) = 75 ERU's
- Flex Warehouse (100,000s.f.) = 15 ERU's
- Gas Station = 10 ERU's
- **Total Project ERU's = 357** (204 ERU's more than what is allowed in the Current Zone)

Master Developer shall have the right to allocate the ERUs among the Phases in Master Developer's discretion, subject to the maximum amounts set forth above. Consistent with what is required for other developments obtaining an increase in density and in consideration for such increase in density, Master Developer shall reimburse the City for the costs associated with studies prepared by City-retained consultants for culinary water and sanitary sewer master plans, capital facilities plans, impact fee analyses, etc.

3. Limited City Utility Infrastructure. Master Developer acknowledges and agrees that the City currently has limited utility infrastructure available for the Project and agrees to be bound by these limitations.

4. Parks Space and Amenities. Master Developer shall share access with land owned by the City's water tank site. Master Developer shall build the road and car parking area to the adjacent park and will be able to use the road as an access for the Development. The parking stalls provided shall be counted towards the park parking requirement. Once completed, the park and that portion of the access road lying within the Property shall be dedicated to the City, to be owned and maintained by the City as a City park and access road. The details of the park will be agreed upon between the Parties as part of the site plan approval but shall comply with all relevant City regulations and standards. Transmission lines and existing easements shall be preserved and honored within the park. Master Developer shall coordinate with City engineering, parks, planning, and other relevant City staff regarding Master Developer's site plan to ensure preservation of the easements.

5. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-9a-534(3)(d, h), and other applicable and successor provisions, and at the request of the Master Developer, and in consideration for the increase in density, as well as the other benefits regarding the requested residential types allowed by the Rezone and Concept Site Plans, all applicable Building Design Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed thereon.

E. Development Rights; and Reserved Legislative Powers.

1. Development Rights. Master Developer shall have the vested right to develop and construct, in one or more Phases, the Project in accordance with the terms and conditions of this Agreement, the Rezone, and the existing City Code.

2. Reserved Legislative Powers. The Master Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights described in Section E.1 based on a good faith application of the policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change, including the imposition of any moratoria, affecting the vested rights of the Master Developer granted under this

Agreement shall be binding upon Master Developer only if: (a) such change is of general application to all development activity in the City; and (b) Master Developer receives, unless in good faith the City declares an emergency posing an imminent danger to the safety of its citizens, not less than ninety (90) days prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project and the rights granted hereunder.

F. Term of this Agreement; Agreement Runs With the Land. Subject to Section B above, the obligations of the Parties under this Agreement shall take effect as of the date of Master Developer and the City's mayor, on behalf of the City, mutually sign this Agreement, shall run with the land, and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised. Subject to Master Developer's extension right set forth below, this Agreement shall not extend beyond a period of ten (10) years from its date of recordation in the office of the Salt Lake County Recorder. So long as Master Developer is not in default under this Agreement, Master Developer shall have the right, upon written notice to the City prior to the expiration of the initial ten (10) year term, to extend the term for an additional five (5) years. If Master Developer has not commenced development of a portion of the Property consistent with this Agreement prior to its termination, the undeveloped portion of the Property may not be developed until one of the following occurs: (i) a new written agreement has been negotiated and executed by the Parties or successors in interest, governing development of the Property; or (ii) Master Developer or its successor in interest applies to the City for zoning and the City Council, in its sole legislative discretion approves either the requested or different zoning.

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

G. General Provisions.

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

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

If to Master Developer: ATTN: Ben Seastrand
Gardner West Jordan, L.C.
201 S. Main Street, Suite 2000
Salt Lake City, UT 84111

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

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

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

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

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

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

8. Severability. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Master Developer's ability to complete the development of the Property is not defeated by such severance.

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

10. Default.

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

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

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

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

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

11. Remedies. If, after meeting and conferring, the Parties are not able to resolve an alleged default, then, following the expiration of applicable cure periods, the Parties shall have their rights and remedies available at law and in equity, including, but not limited to injunctive relief, specific performance and termination.

12. [Reserved].

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

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

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

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

17. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns.

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

19. Assignment. Master Developer shall not assign, delegate, or transfer its interest in this Agreement without prior written approval by the City; provided, however, Master Developer may freely assign its interest in this Agreement, in whole or in part with respect to a Phase (in each case, without approval from the City) to either of the following (each, a "**Project Entity**") (i) an entity that is owned or controlled by Master Developer or its affiliates or subsidiaries or (ii) any joint venture partner of Master Developer or its affiliates or subsidiaries, so long as Master Developer gives written notice of such assignment to the City and the successor party agrees to assume Master Developer's obligations set forth in this Agreement. Except as set forth in the preceding sentence, any attempt to assign, delegate, or transfer without the City's prior written approval will be void *ab initio*, and Master Developer will remain liable for the performance of each and every obligation of Master Developer in this Agreement. If an assignment, delegation, or transfer is held not to be void, the parties intend that this Agreement will be binding on the assignee, delegatee, or transferee, as applicable. Any such request for assignment may be made by letter addressed to the City as provided herein, and the prior written consent of the City may be evidenced by letter from the City to Master Developer or its successors or assigns. The assignment of one or more Phases of the Project shall require the assignee to sign a form of assignment and assumption of this Agreement, agreeing to be bound by the terms of the Land Use Regulations and this Agreement from and after the date of such assignment. Upon any assignment to a Project Entity, Master Developer shall be

released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned. Additionally, notwithstanding the foregoing or anything to the contrary herein, Master Developer shall have the right, without the consent of the City, to collaterally assign this Agreement to Master Developer's lender for the Project or any Phase of the Project.

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

21. Indemnification. Master Developer shall, at all times, protect, indemnify, save harmless, and defend City and its agents, employees, officers, and elected officials from and against any and all out-of-pocket claims, demands, judgments, expense, and all other out-of-pocket damages of every kind and nature made, rendered, or incurred by the City, including the City's employees, which arise out of any act or failure to act, work or other activity related in any way to the failure to completely adhere to the Governing Regulations related to the development of a Phase, by Master Developer, Master Developer's agents, employees, subcontractors, or suppliers in the performance and execution of the work/development contemplated by this Agreement ("**Any Claims**"). Nothing in this provision shall be deemed to limit or impair Master Developer's rights or claims for contribution, indemnification, or relief against City's contractors, subcontractors, or suppliers. Notwithstanding the foregoing or anything to the contrary herein, Master Developer shall not be required to indemnify, hold harmless, or defend City from any claims or liabilities caused by, or resulting from, any actions or failures to act by City or its agents, employees, officers, or contractors.

22. Referendum. In the event of a referendum or similar ballot measure for the approval of this Agreement or the Rezone ("**Referendum**"), and if the City in its sole discretion, but only at the written request of Master Developer, subsequent to the approval of this Agreement, elects to defend against the Referendum, the Master Developer shall reimburse City's out-of-pocket fees (including reasonable out-of-pocket attorney's fees), out-of-pocket court costs, and any related out-of-pocket costs of defending against the Referendum; provided, in no event shall the Master Developer have any obligation to reimburse such costs unless Master Developer requests in writing that the City defend against the Referendum. The Master Developer's obligation to reimburse the City during any defense of a Referendum shall be reimbursed within ten (10) days of the City providing written notice to Master Developer of the City's receipt of a periodic or final invoice, a judgment, a settlement, or other obligation by the City. Master Developer's obligation to indemnify against the out-of-pocket costs of defense shall exist regardless of the outcome of the Referendum or decisions to modify or withdraw the approval.

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

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

25. Public Information. The Parties understand and agree that all documents related to this agreement will be public documents, as provided in UTAH CODE ANN. § 63G-2-101, *et seq.*

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

27. Tax Benefits. The City acknowledges that Master Developer may seek and qualify for certain tax benefits by reason of conveying, dedicating, gifting, granting or transferring portions of the Project to the City or to a charitable organization for open space. Master Developer shall have the sole responsibility to claim and quality for any tax benefits sought by Master Developer by reason of the foregoing. The City shall reasonably cooperate with Master Developer to the maximum extent allowable under law to allow Master Developer to take advantage of any such tax benefits.

28. Estoppel Certificate. Upon twenty (20) days' prior written request by Master Developer, the City will execute an estoppel certificate to any third party certifying that Master Developer at that time is not in default of the terms of this MDA.

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

CITY OF WEST JORDAN,
a Utah municipal corporation

By: _____

Dirk Burton, Mayor

ATTEST:

_____

City Recorder

[Acknowledgment on the next page.]

ACKNOWLEDGMENT

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

On this ____ day of _____, 2024, before the undersigned notary public in and for the said state, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan, and _____, the City Recorder of the City of West Jordan, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same.

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

_____
Notary Public for Utah

APPROVED AS TO FORM

_____
City Attorney's Office

[Additional signatures on the following pages.]

Gardner West Jordan, L.C.,
a Utah Limited Liability Company
("**MASTER DEVELOPER**")

By: KC Gardner Company, L.C., a Utah limited liability company
Its: Manager

By (Sign): _____

Print Name: Christian Gardner

Its (Title): Manager

[Acknowledgments on the next page.]

ACKNOWLEDGMENTS

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

On this 11th day of March, 2024, before the undersigned notary public in and for the said state, personally appeared Christian Gardner known or identified to me to be the Manager of **KC Gardner Company, L.C.,** a Utah limited liability company, the Manager of **Gardner West Jordan, L.C.**, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

NOTARY PUBLIC
CHANTELLE MARTIN TAYLOR
COMM. # 713730
MY COMMISSION EXPIRES
AUGUST 25, 2024
STATE OF UTAH

Chantelle Martin Taylor
NOTARY PUBLIC

OWNER ACKNOWLEDGEMENT AND CONSENT

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

M H Jones Family, LLC,
a Utah Limited Liability Company

By (Sign): _____

Print Name: MICHAEL L. JONES

Its (Title): MANAGER

V & M Jones Family, LLC,
a Utah Limited Liability Company

By (Sign): _____

Print Name: MICHAEL L. JONES

Its (Title): MANAGER

[Acknowledgments on the next page.]

ACKNOWLEDGMENTS

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

On this 11th day of March, 2024, before the undersigned notary public in and for the said state, personally appeared Michael L Jones, known or identified to me to be the Manager of **M H Jones Family, LLC,** a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

NOTARY PUBLIC
CHANTELLE MARTIN TAYLOR
COMM. # 713730
MY COMMISSION EXPIRES
AUGUST 25, 2024
STATE OF UTAH

Chantelle Martin Taylor
NOTARY PUBLIC

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

On this 11th day of March, 2024, before the undersigned notary public in and for the said state, personally appeared Michael L Jones, known or identified to me to be the Manager of **V & M Jones Family, LLC,** a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

NOTARY PUBLIC
CHANTELLE MARTIN TAYLOR
COMM. # 713730
MY COMMISSION EXPIRES
AUGUST 25, 2024
STATE OF UTAH

Chantelle Martin Taylor
NOTARY PUBLIC

Exhibit A – Current Future Land Use Map

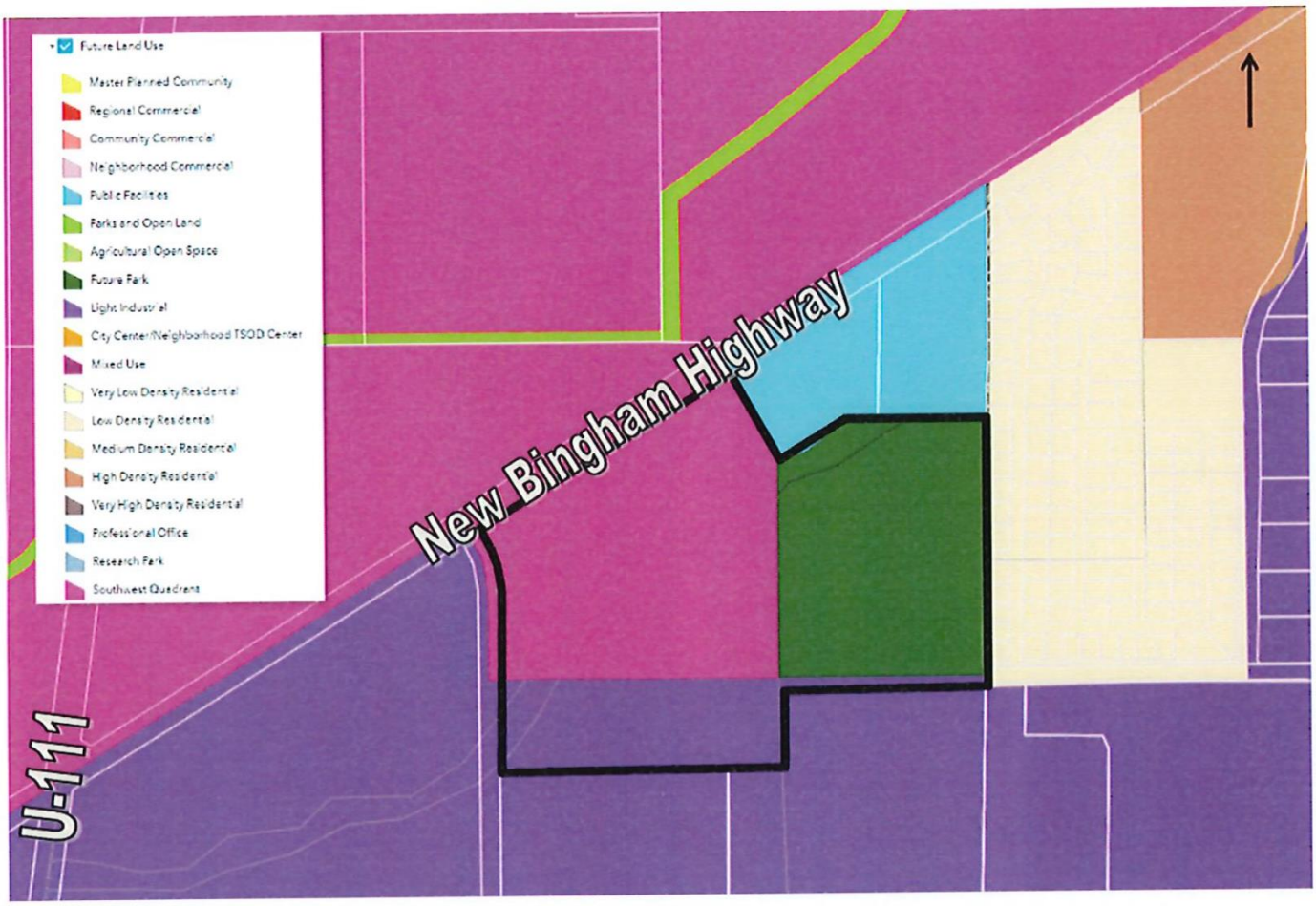


Exhibit B – Proposed Future Land Use Map

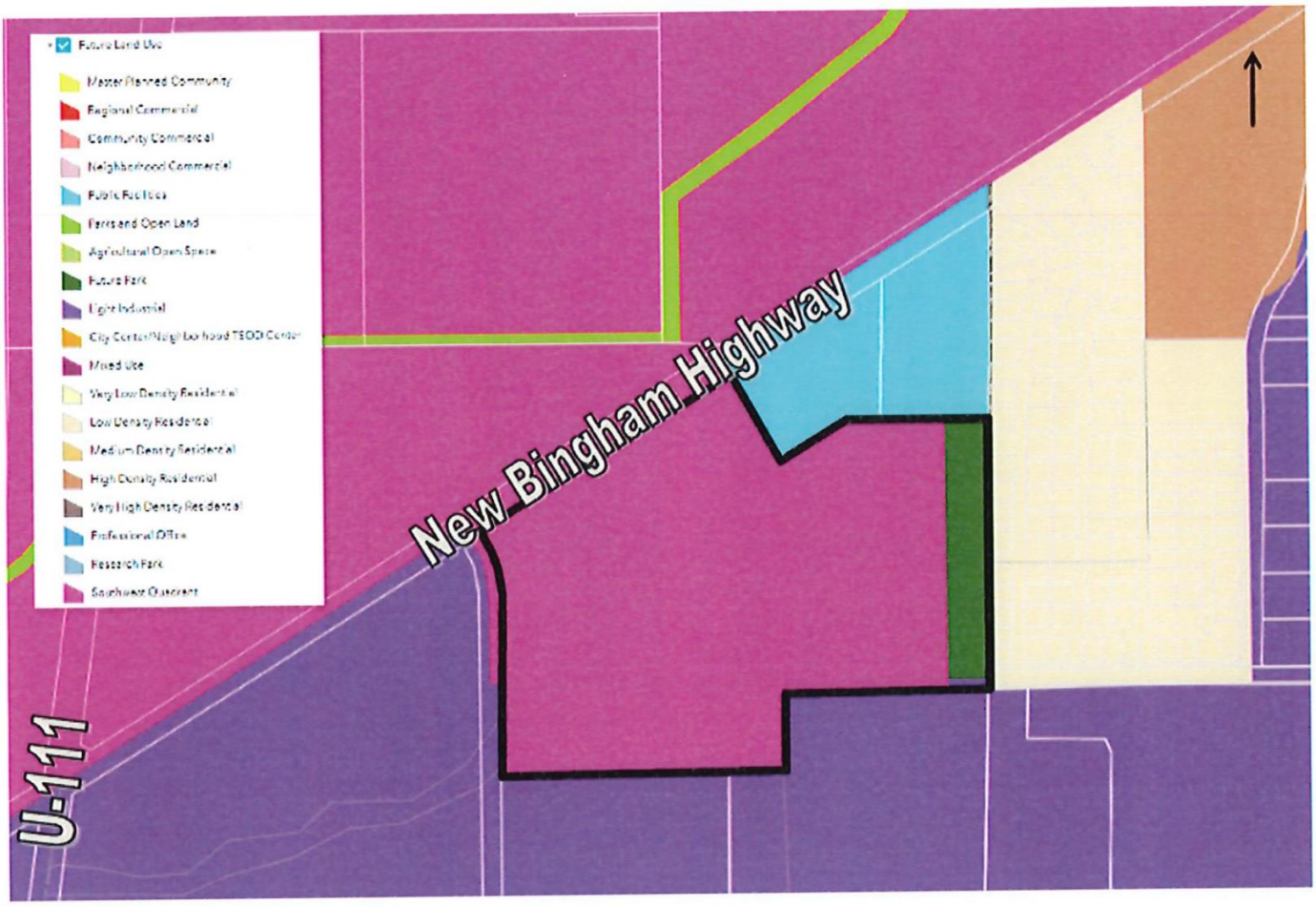


Exhibit C – Current Zoning Map

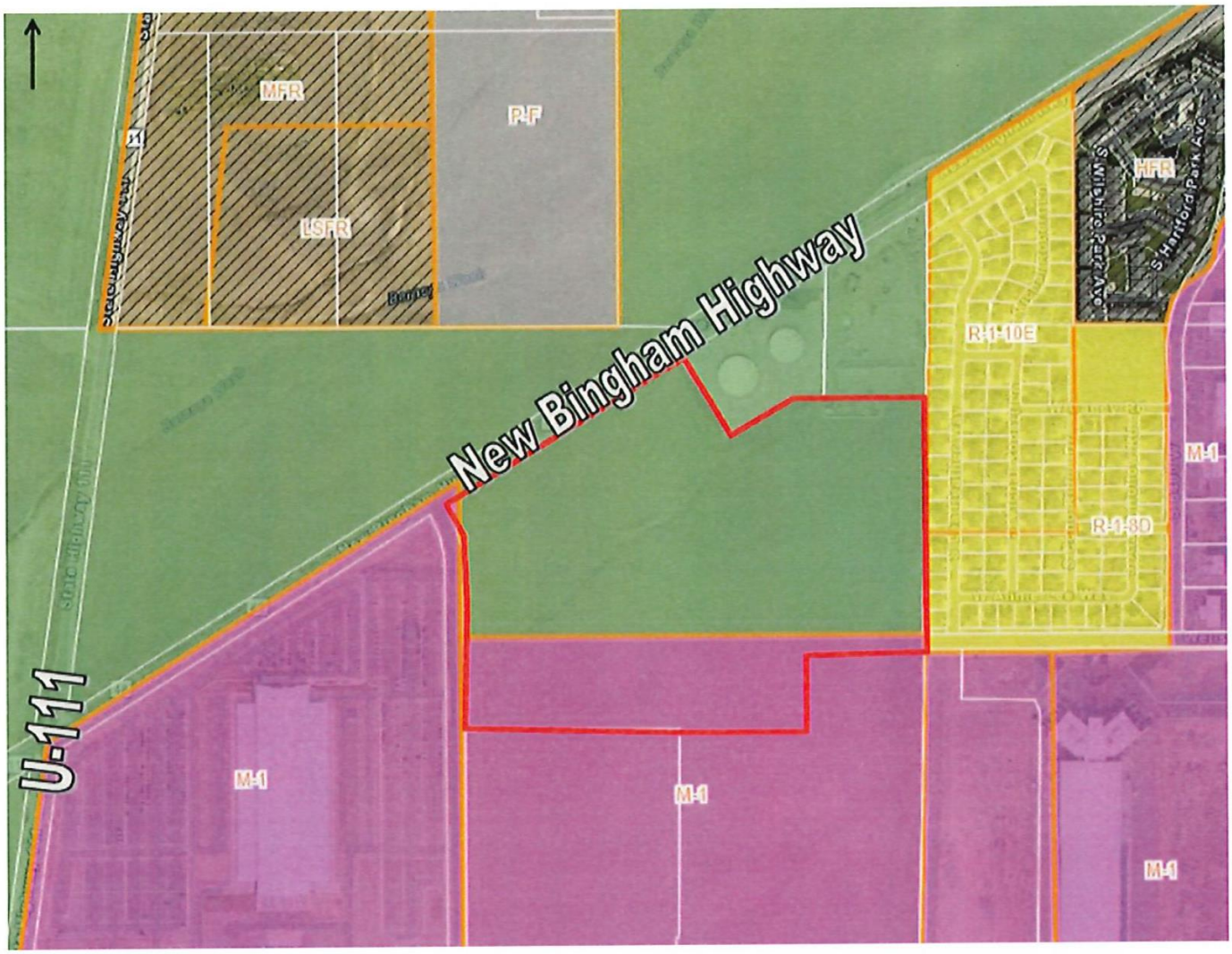


Exhibit D – Proposed Zoning Map

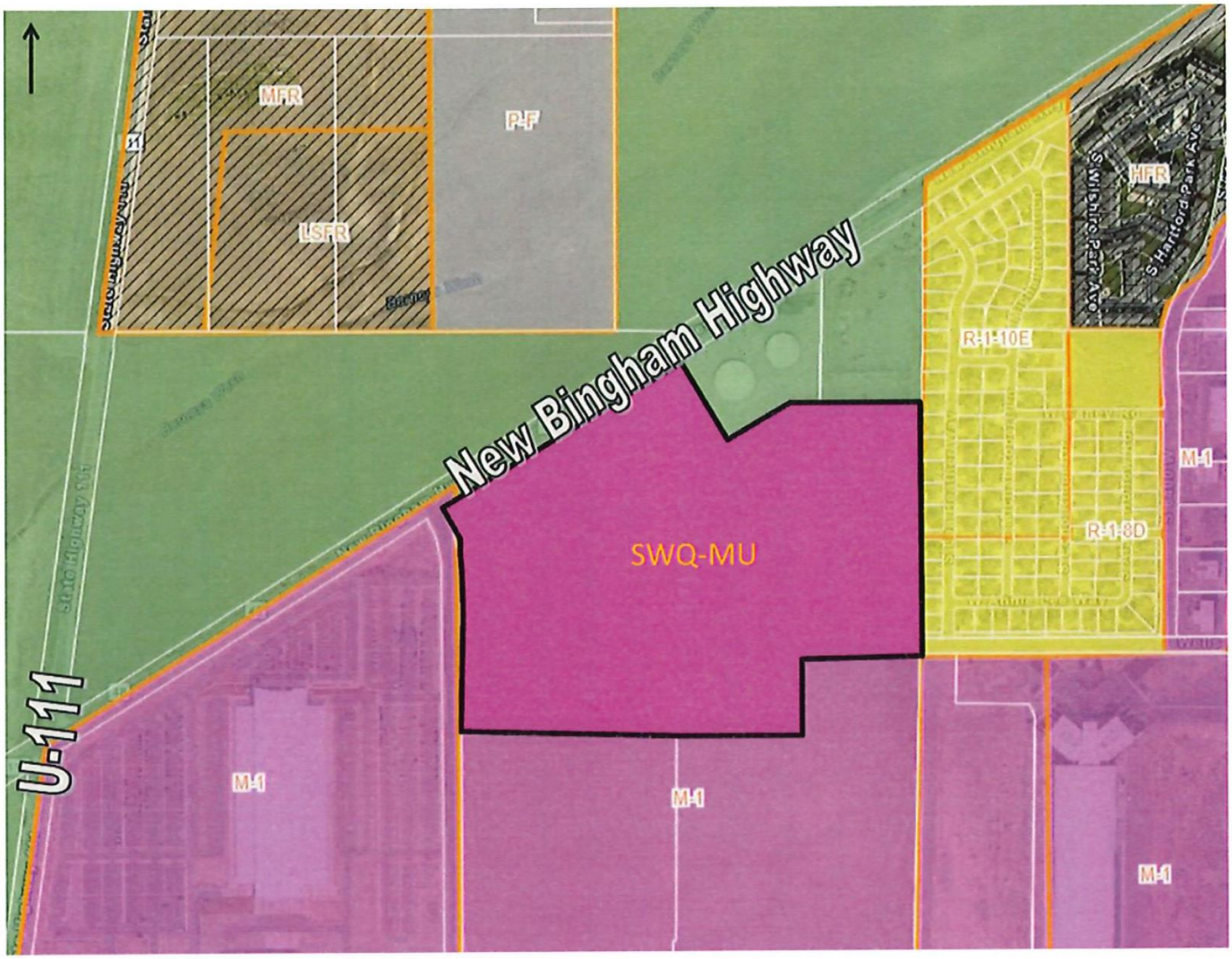


Exhibit E – Application and Legal Description of the Property

MH Jones Southeast Parcel
A parcel of land situate in north half of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of New Bingham Highway (U-48) and the easterly right-of-way line of 6900 West Street, said point being South 01°06'59" West 758.22 feet along the quarter section line and West 729.29 feet from the North Quarter Corner of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 58°17'58" East 1,188.42 feet along said southerly right-of-way line to the northwest corner of West Jordan NBH Zone 4 Tanks and Pond Subdivision;
thence South 31°42'02" East 401.65 feet along the west line to the southwest corner of said West Jordan NBH Zone 4 Tanks and Pond Subdivision;
thence North 58°17'58" East 315.55 feet along the south line of said West Jordan NBH Zone 4 Tanks and Pond Subdivision;
thence South 89°42'36" East 571.31 feet along the south line of said West Jordan NBH Zone 4 Tanks and Pond Subdivision to the 40 acre line;
thence South 01°05'42" West 1,084.30 feet;
thence North 88°54'18" West 96.22 feet along the 40 acre line;
thence North 89°42'10" West 570.94 feet;
thence Westerly 43.35 feet along the arc of a 54.50 foot radius curve to the left (center bears South 00°17'50" West and the chord bears South 67°30'39" West 42.22 feet with a central angle of 45°34'23");
thence Westerly 127.56 feet along the arc of a 80.50 foot radius curve to the right (center bears North 45°16'33" West and the chord bears North 89°52'44" West 114.63 feet with a central angle of 90°47'37");
thence Northwesterly 44.59 feet along the arc of a 56.50 foot radius curve to the left (center bears South 45°31'04" West and the chord bears North 67°05'33" West 43.44 feet with a central angle of 45°13'14");
thence North 89°42'10" West 13.73 feet;
thence North 66°39'53" West 49.83 feet;
thence North 89°42'10" West 120.58 feet;
thence South 00°26'48" West 348.86 feet;
thence West 923.72 feet to the easterly right-of-way line of 6900 West Street;
thence along said easterly right-of-way line the following two (2) courses:
(1) North 690.62 feet;
(2) Northwesterly 283.69 feet along the arc of a 531.50 foot radius curve to the left (center bears West and the chord bears North 15°17'27" West 280.33 feet with a central angle of 30°34'53") to the point of beginning.

Contains 2,325,156 Square Feet or 53.378 Acres

Planning Division (801) 569-5060
Engineering Department (801) 569-5070
Building & Safety Division (801) 569-5050
Fire Marshal (801) 260-7300

City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088

DEVELOPMENT PLAN INFORMATION

GENERAL

The purpose of the attached documents is to provide information necessary to plan for, apply for and submit the necessary information to obtain approval for a Development Plan in the City of West Jordan.

By providing the required information it will enable the timely completion of your project. Not providing the necessary information will require the return of the application and submitted documents to you and will unnecessarily delay progress and final approval.

This document is meant to act as a guide for individual projects and may require additional information be provided, depending upon the nature of the project.

CONTENTS

The following documents are provided to help you through the process, from application to approval.

City of West Jordan Application
Property Owner Affidavit
Development Plan Process
Development Plan Checklist

WHAT IS A COMPLETE APPLICATION

A complete application will include all of the documents listed above, including items listed in the checklists. Partial submittals will not be accepted.

SUBMITTAL MEETING

A submittal meeting is ***required*** to allow staff to check your application for completeness. Please contact the Planning Office at 801 569-5060 to schedule your submittal meeting.

GETTING HELP

Once your application has been submitted, a Project Team will be assigned to the project. The Planner is your point of contact and you can contact them for project status inquires or to the Project Team for information about their various specialties.

2022

WEST JORDAN UTAH

Development Application

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

Property:

Sidwell/Parcel #: 2610100006 0000 Acreage: _____ Lots: 1 Zoning: _____

Project Name: JONES LANDING

Project Location: MH JONES FAMILY PROPERTY, SOUTH OF N. BINGHAM HWY & SOUTH/WEST OF WATER TANKS

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: _____

Applicant: BEN SEASTRAND Company: GARDNER GROUP
Address: 201 S. MAIN ST
City: SALT LAKE CITY State: UT Zip: 84111
Phone: 801-870-4120 Cell: 801-870-4120
Email: ben.seastrand@gardnergroup.com

Consultant: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____
Email: _____

** Property Owner(s):
(1) Name: MIKE JONES
Address: 1168 LE ROSIER CT
City: WEST JORDAN State: UT Zip: 84088
Phone: 801-571-2554 Cell: 208-431-5710
Email: mike.mlj@gmail.com
(2) Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____
Email: _____

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

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

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

2. Information is True and Correct. The information described on this Application form and contained in the Property Owner's Affidavit, is true and correct. The Applicant will use its best efforts to ensure al 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: 8-21-23

(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)

On this 21st day of AUGUST, 2023, before the undersigned notary public in and for the said state, personally appeared BEN SEASTRAND [name of person], known or identified to me to be a/the Applicant [position of responsibility] of Jones Landing [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.

AIMEE HODGES COOPER
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 716030
COMM. EXP. 02-16-2025

Notary Public for Utah

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
} ss
COUNTY OF Salt Lake }

I, Michael L Jones, 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# 26-10-100-006, located at approximately 9500S 6650 W.
      (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 8-21-23, submitted to the West Jordan City by Ben Seastrand
   (name of Applicant as appears on the signature line of the Application form)
   for the project entitled, "Jones Landing"
   (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:** _____

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.

M. Paul L. Jones
(Property Owner Signature)

Michael L. Jones
(Printed Name)

Subscribed and sworn to me this 22nd day of August, 2023.

NOTARY PUBLIC
CHANTELLE MARTIN TAYLOR
COMM. # 713730
MY COMMISSION EXPIRES
AUGUST 25, 2024
STATE OF UTAH

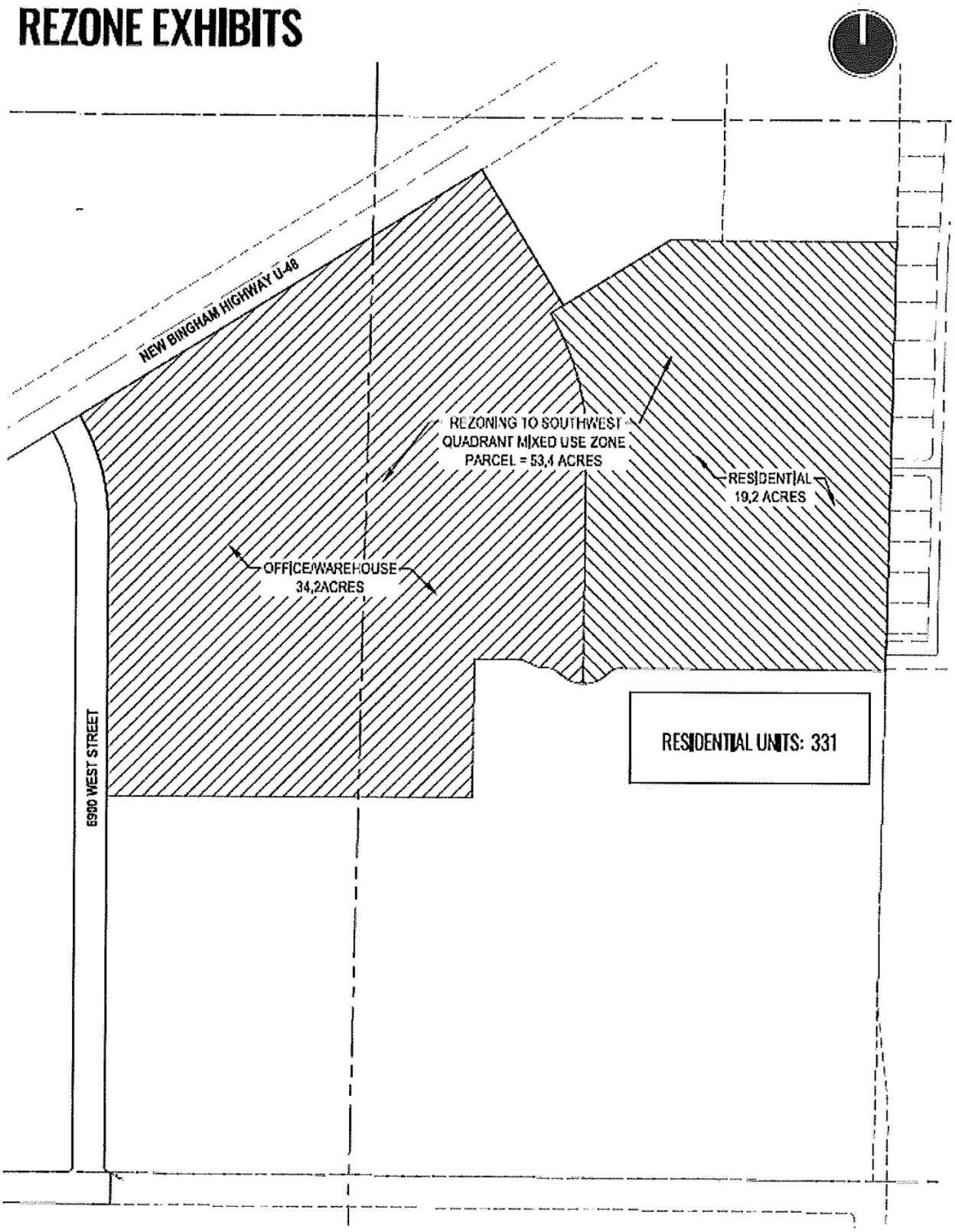
Chantelle Martin Taylor
(Notary)

Residing in Utah, Utah
(County) (State)

My commission expires: 08-25-2024

Page 2 of 2

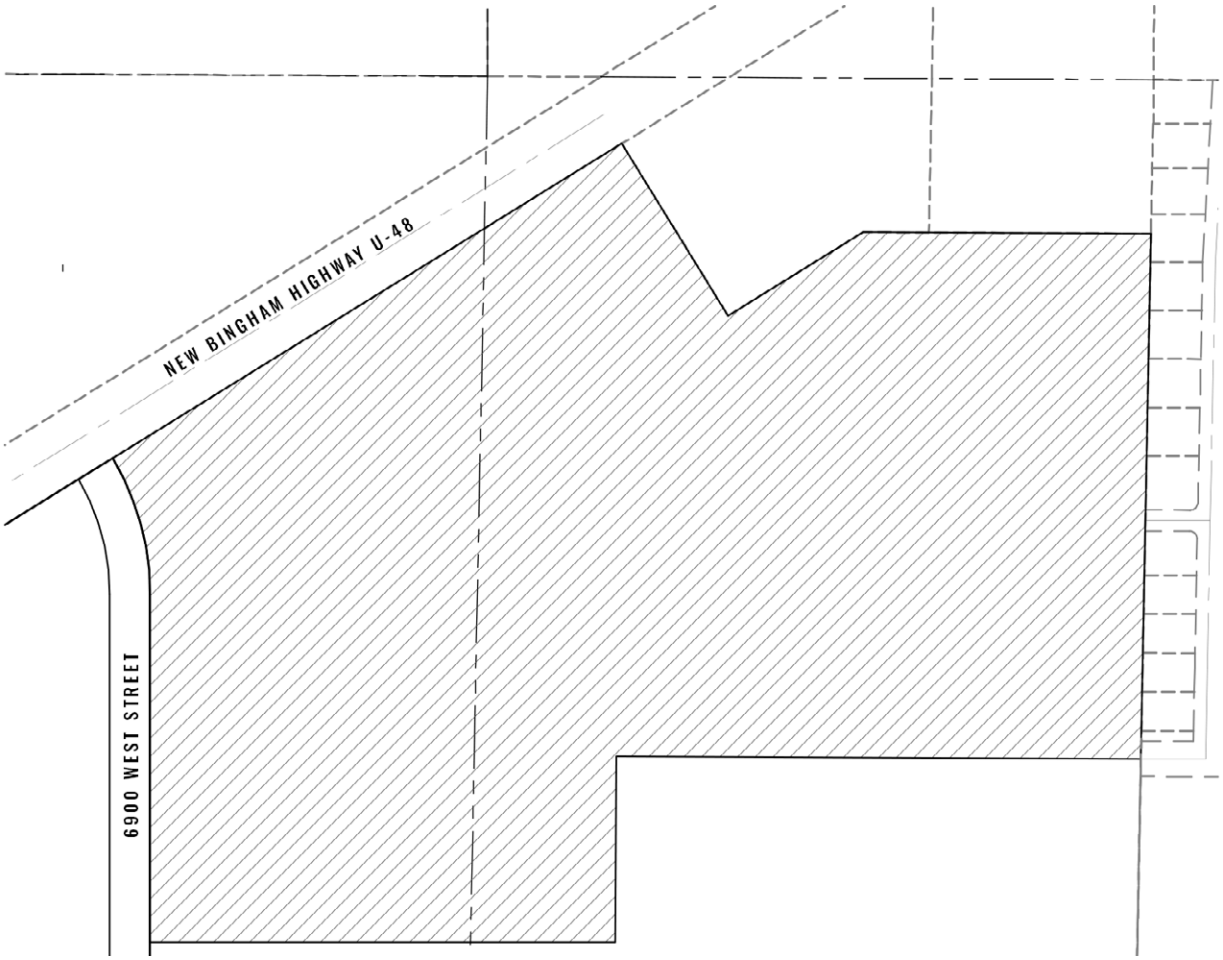
Exhibit F – Concept Site Plans




N
MULTIFAMILY SITE PLAN
SCALE: 1" = 200'
NEW BINGHAM HIGHWAY
6700 WEST
PARK
PARK
PARK
WELLS PARK DRIVE

SOUTHWEST QUADRANT REZONE

PLANNING SUBMITTAL | 09 FEBRUARY 2024

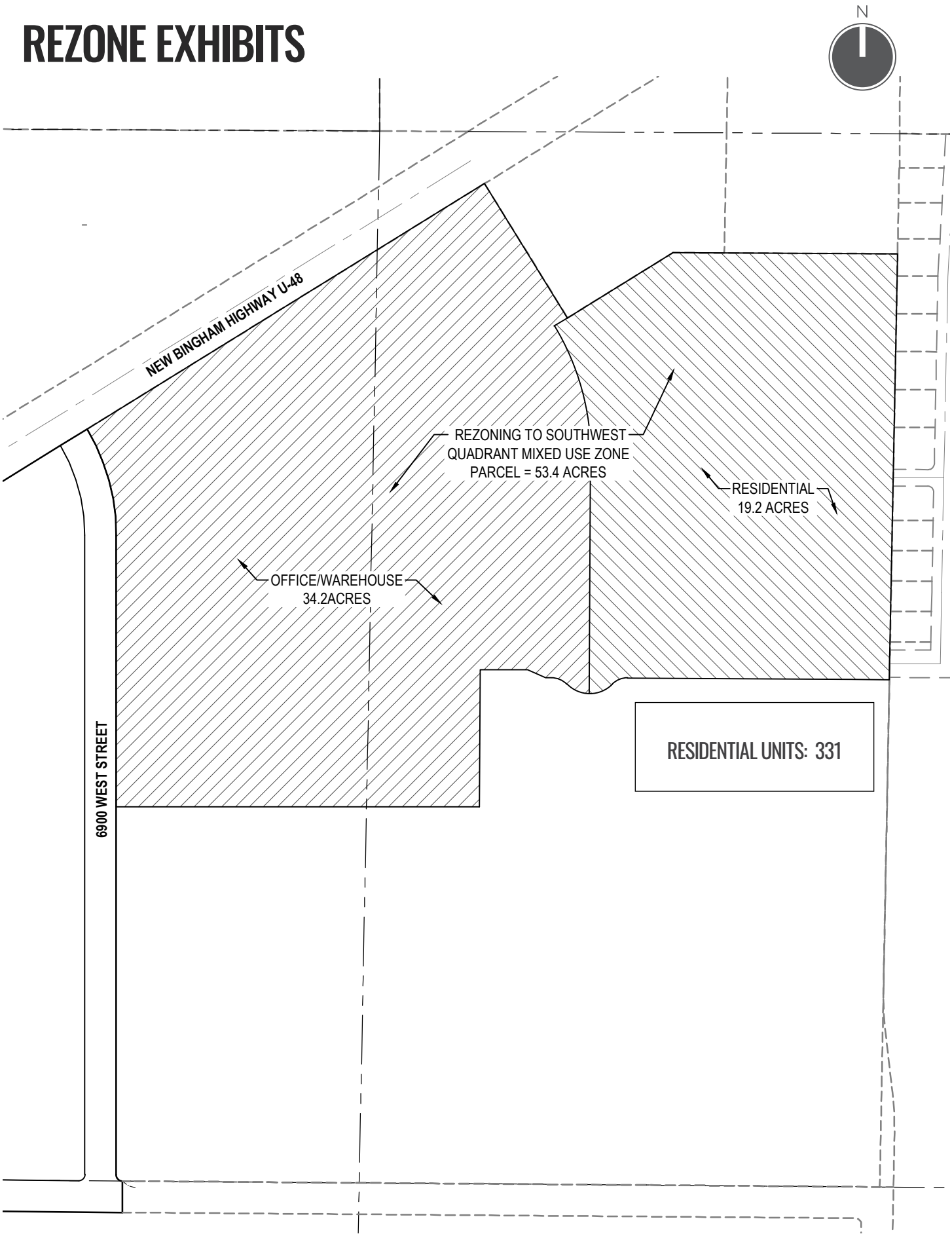


Gardner

TABLE OF CONTENTS

Rezone Exhibits	01
Commercial Design Standards	02
Residential Design Standards	04
Connectivity Analysis	13
Fiscal Impacts	24
Development Phasing Plan	26
Conceptual Plan for Public Improvements	27
Grading Plan	28
Utility Plan	29
Environmental Mitigation Plan	30
Geotechnical Study	31
Master Development Agreement	

REZONE EXHIBITS



COMMERCIAL DESIGN STANDARDS

SETBACKS.

All buildings in this zone, including accessory buildings, are required to comply with the setback provisions in SWQ zone.

DEVELOPMENT STANDARDS.

The base zoning or underlying zoning shall be applicable, unless modified or replaced as follows:

A. Buildings must comply with the architectural standards found in M1 Zone.

B. Public roads that are on the city's master transportation plan must be improved to the level of standard designated on that plan (major arterial, minor arterial, major collector, minor collector, etc.).

C. Public roads within projects must comply, at a minimum, with the city's construction standard.

D. Front parking lots and driveway entrances shall be asphalt or concrete in accordance with city standards. Vehicle Storage/Parking needs to ber on impervious surfaces (concrete/asphalt). Parking shall be provided in accordance with M1 Zone. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

E. Outdoor storage areas do not need to comply with city landscaping requirements if they comply with M1 Zone.

LANDSCAPING AND SCREENING.

Development within this overlay zone by its nature and intensity may not be compatible with other uses or zones. Proper screening techniques should be used to mitigate potential negative impacts to surrounding land uses. The following shall be applicable:

A. Walls or fences or landscaping set backs/buffers as defined in M1 Zone shall be required adjacent to residential zones.

BUILDING FACADE ARCHITECTURAL STANDARDS.













A. Buildings shall maintain a contemporary appearance.

1. Architecture of industrial buildings where size predominates over artistic detailing shall feature clean lines and elements, vertical and horizontal articulation, or modulation (stepping portions of the facade), and use of textures and materials to reduce the apparent scale of large building walls.

2. Professional office buildings shall meet the commercial design standards found in M1 Zone.

3. Where more than one structure is built in a complex or unit, structures shall have a similar style or theme, including colors, materials, and design elements.

4. Pedestrian-scaled architectural details are not required except for facades directly facing residential zones and/or main entryways to the project.

5. The main pedestrian or customer entrance shall be clearly identifiable and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.

6. Buildings shall include facade articulation/modulation (stepping portions of the facade) and horizontal and vertical divisions (textures or materials) to avoid large, featureless and/or panelized surfaces on buildings. Large uninterrupted expanses of a building wall without facade modulation or divisions are prohibited.

B. Architectural features should be simple with careful attention given to concentrate details and fenestration along main street elevations and at building entries.

C. It is recognized that the function and use of particularly large buildings and buildings used for manufacturing and warehousing purposes will dictate the style and general appearance of the structure. In these cases, strict adherence to the provisions of this chapter may not be advisable or possible. In such cases where the exterior style, color, or materials are critical to the function and use of the building, the DRC may approve building elevations that generally comply with these architectural standards but contain some modifications that accommodate the business-critical function and use.

RESIDENTIAL DESIGN STANDARDS

MIXED USE DESIGN GUIDELINES

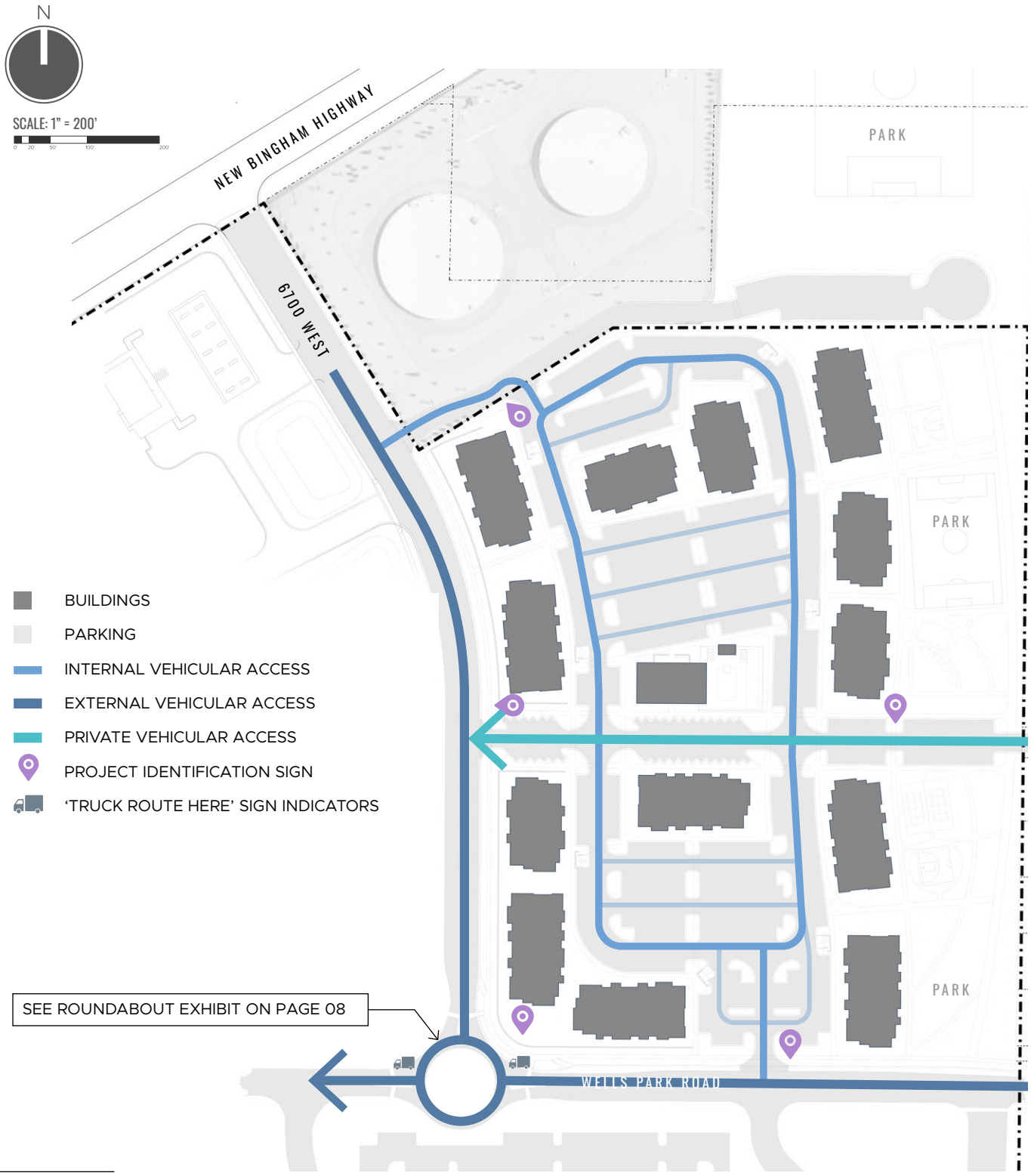
The site-specific design guidelines listed below will be established and exemplified in more detail in the MDA specific to the Mixed-Use/Multi-Family site shown on page 07.

1. A unified pattern of development;
2. Building placement guidelines;
3. Parking and circulation guidelines;
4. Screening and fencing guidelines;
5. Site lighting guidelines;
6. Refuse/recycling collection guidelines;
7. Signage guidelines;
8. Parking requirements for different use types; and
9. Architecture guidelines, with building material concepts.

MULTIFAMILY SITE PLAN

SCALE: 1" = 200'

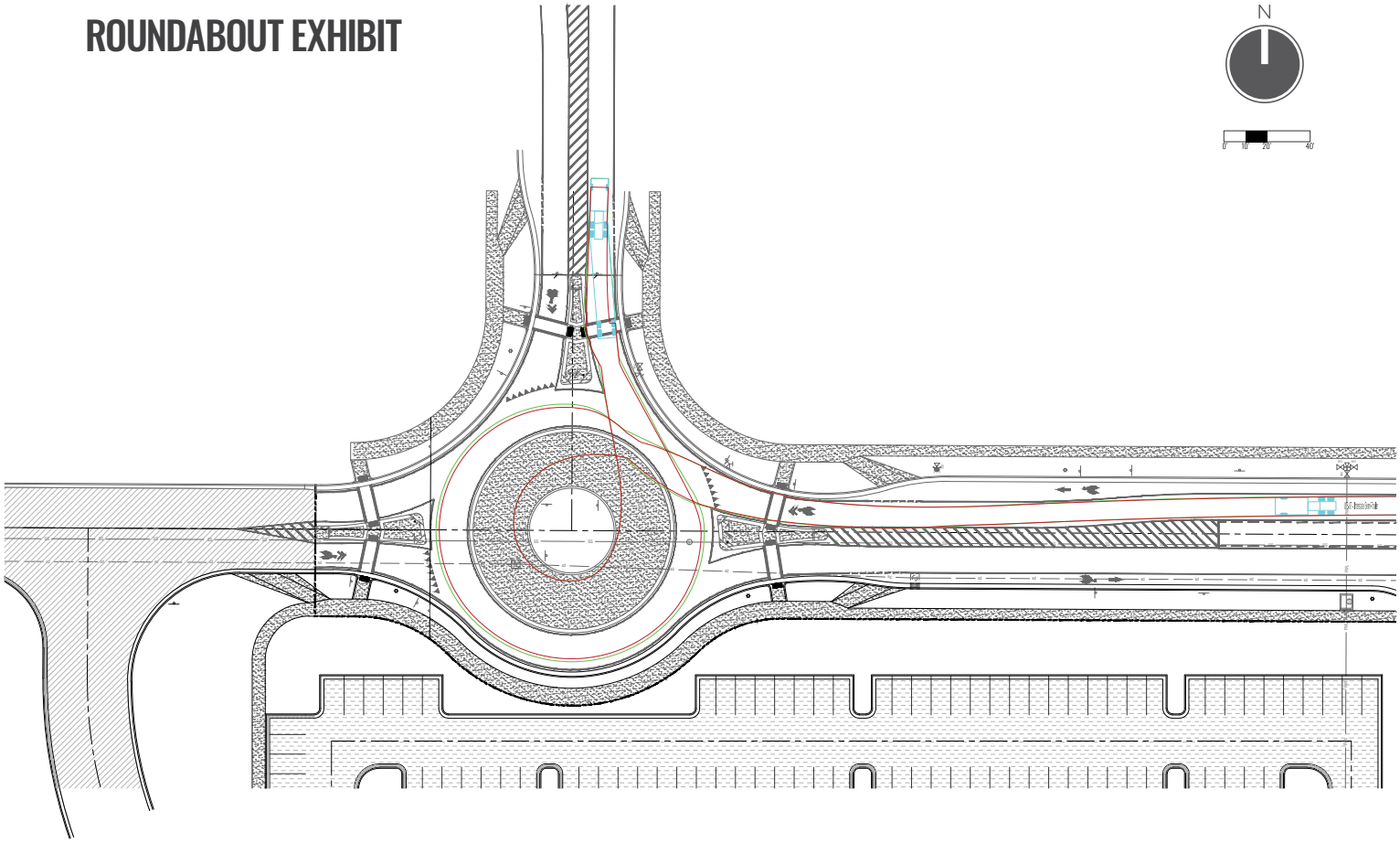


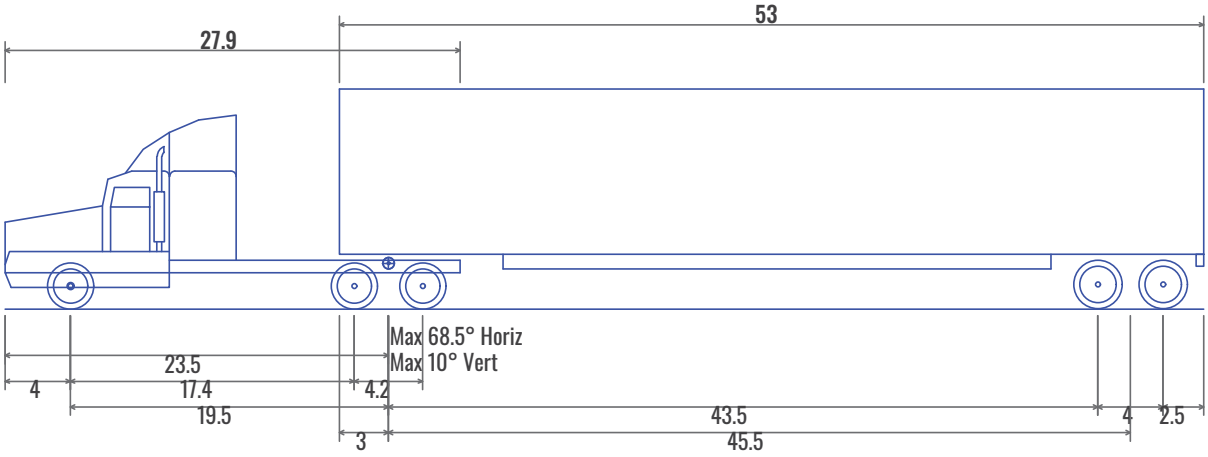


01
VEHICLE CIRCULATION / SIGNAGE DIAGRAM

A unified pattern of development is evident, emphasizing efficient circulation patterns and aesthetics and way-finding.

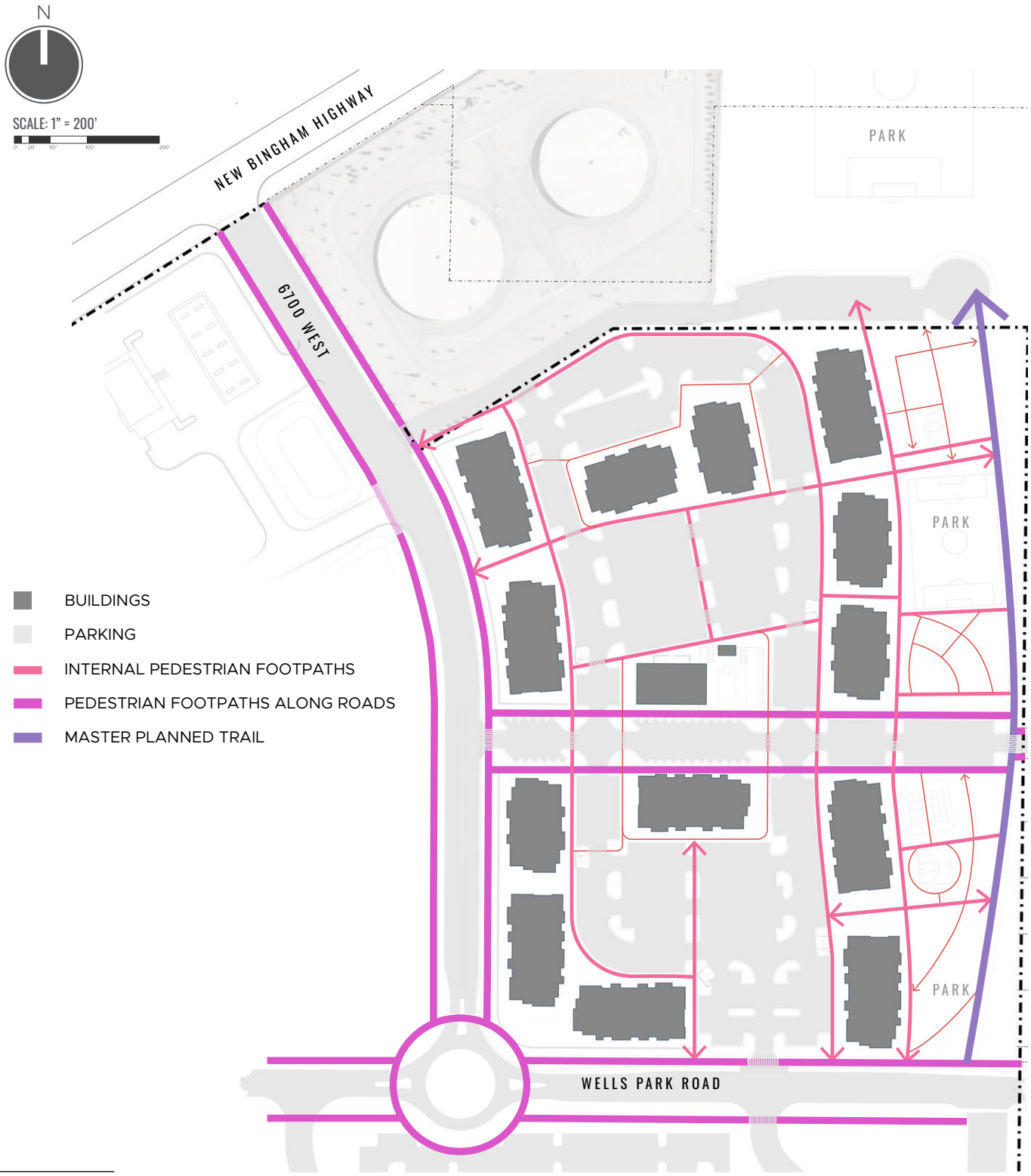
ROUNDABOUT EXHIBIT





WB-67 INTERSTATE SEMI-TRAILER

Overall length	73.501’
Overall width	8.5’
Overall body height	13.5’
Minimum body ground clearance	1.334’
Maximum track width	8.5’
Lock-to-lock time	6.0 seconds
Maximum steering angle (virtual)	28.40°



02
BUILDING PLACEMENT / PEDESTRIAN FOOTPATH DIAGRAM

Buildings should be placed at a minimum of 30' from the street edge. Where possible, buildings align with internal pedestrian footpaths. Parking is located behind buildings to minimize the view of parking lots from the streets. Building setbacks are 22' from front and rear property lines. Side yard setbacks minimum 5' with a combined of 13'. Corner setbacks are 15'.



04
SCREENING

Screening is required for trash and equipment and should include finishes and textures from the adjacent buildings. Metal doors should be finished to match metal accents on buildings.



PARKING LIGHTING



PATHWAY LIGHTING

05
SITE LIGHTING

LED parking lot lights should be provided to meet parking lot lighting requirements. Fixtures should have full cut-off baffles to prevent glare and light pollution. Pedestrian paths will have light bollards to provide adequate lighting for pedestrian circulation within the site.

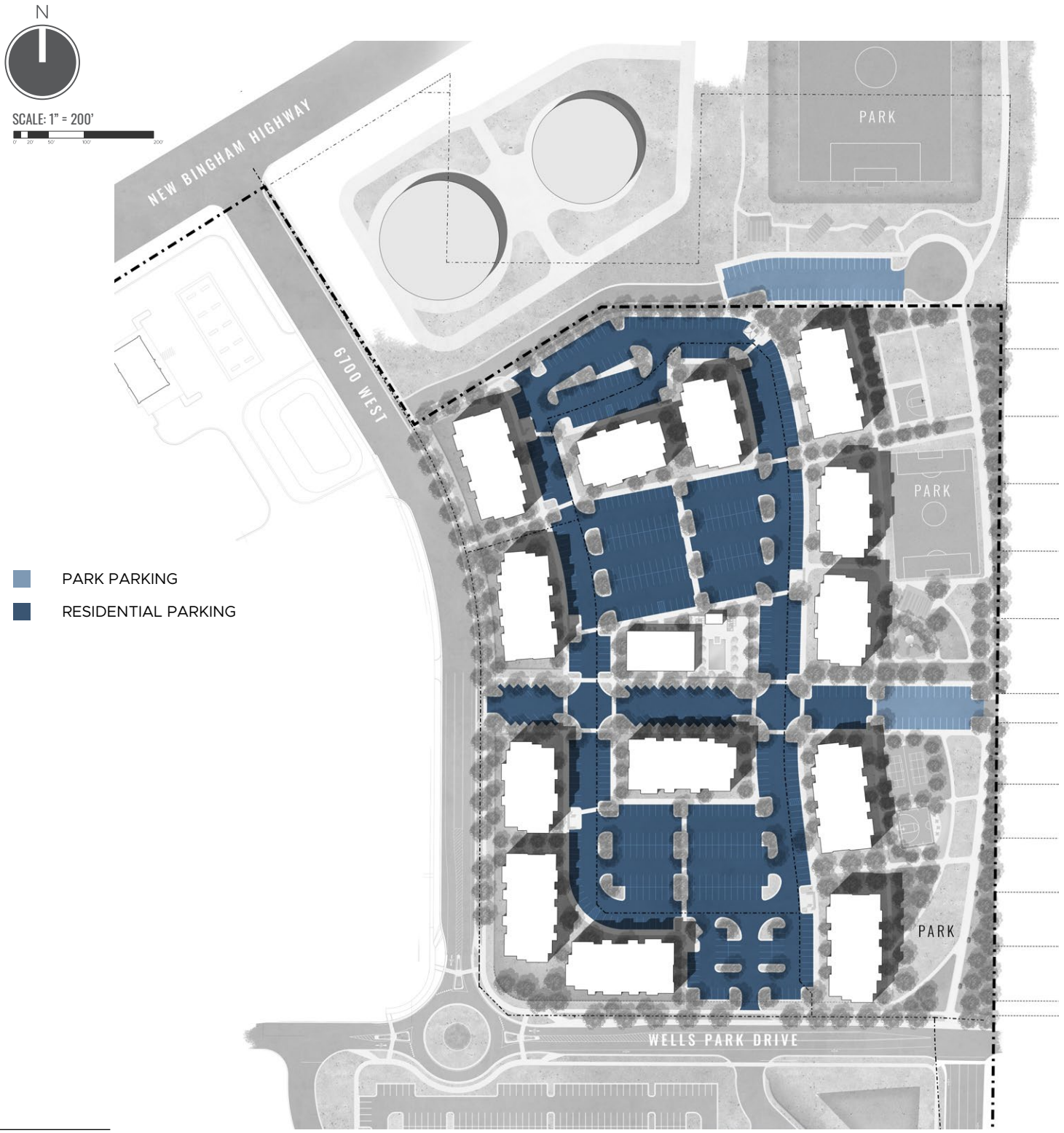
*City owned lights will be as per City Standards.



** Example Image: site signage should include colors and finishes from the building materials palette.*

07
SIGN DESIGN

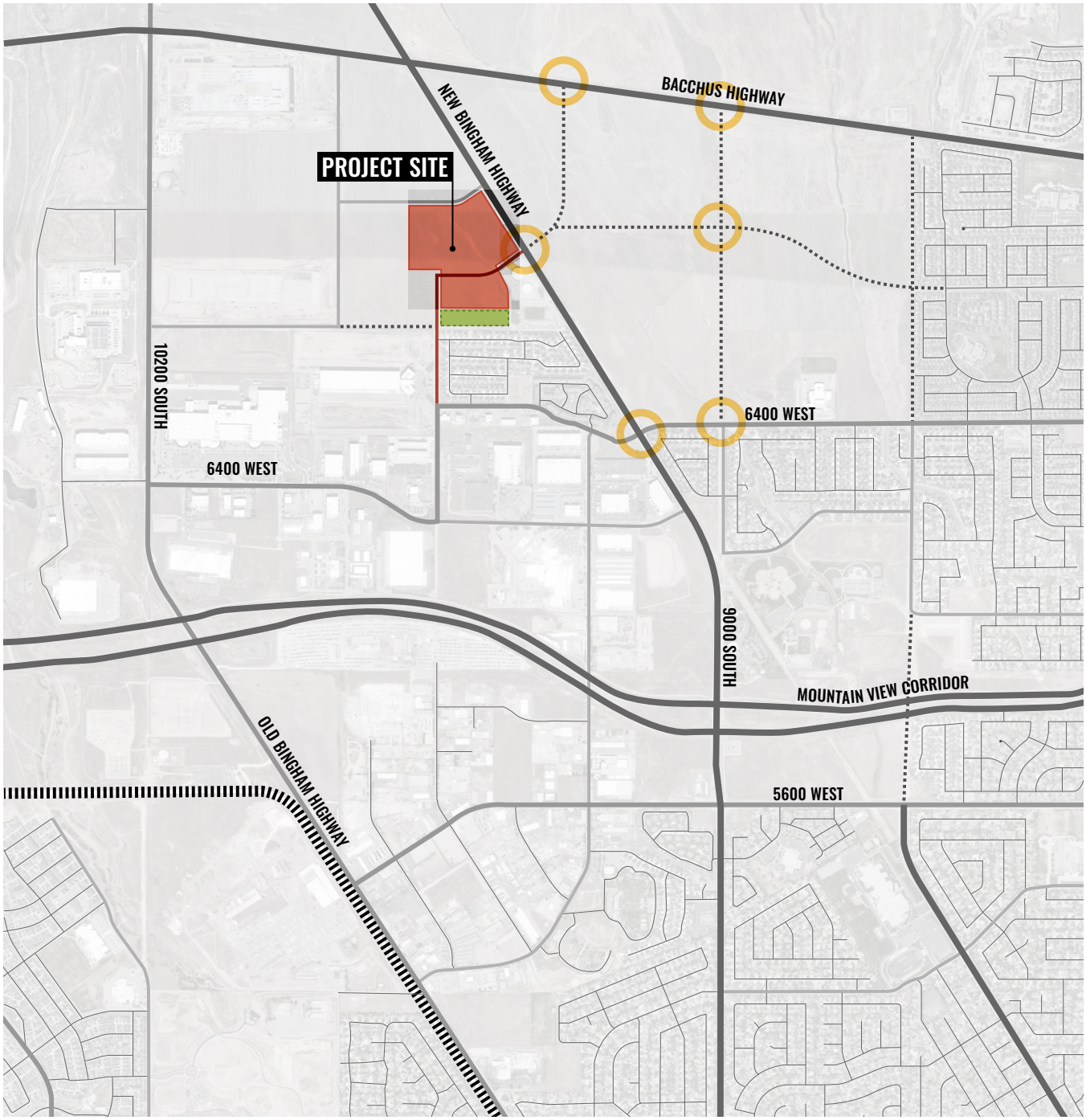
Cohesive sign design for continuity and wayfinding: sign design for buildings and pedestrian pathways should incorporate elements of continuity with the surrounding architecture and landscape. Signage should be discreetly illuminated for night-time navigation.



08
PARKING

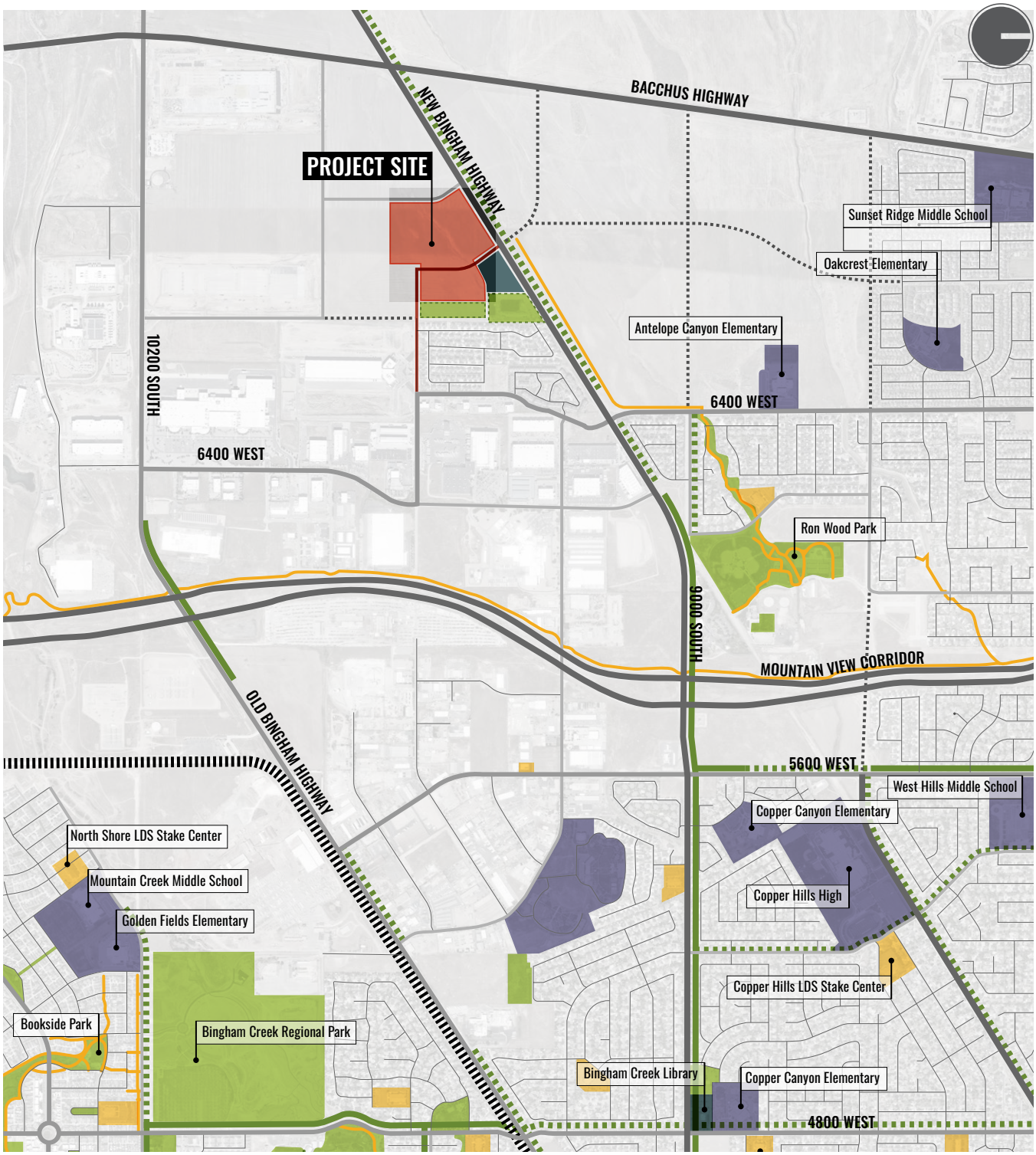
Parking should be provided at 1.4 stalls per residential unit, including 1 visitor stalls per 8 units. 70 stalls to be for the exclusive use of the adjacent park area.

CONNECTIVITY ANALYSIS



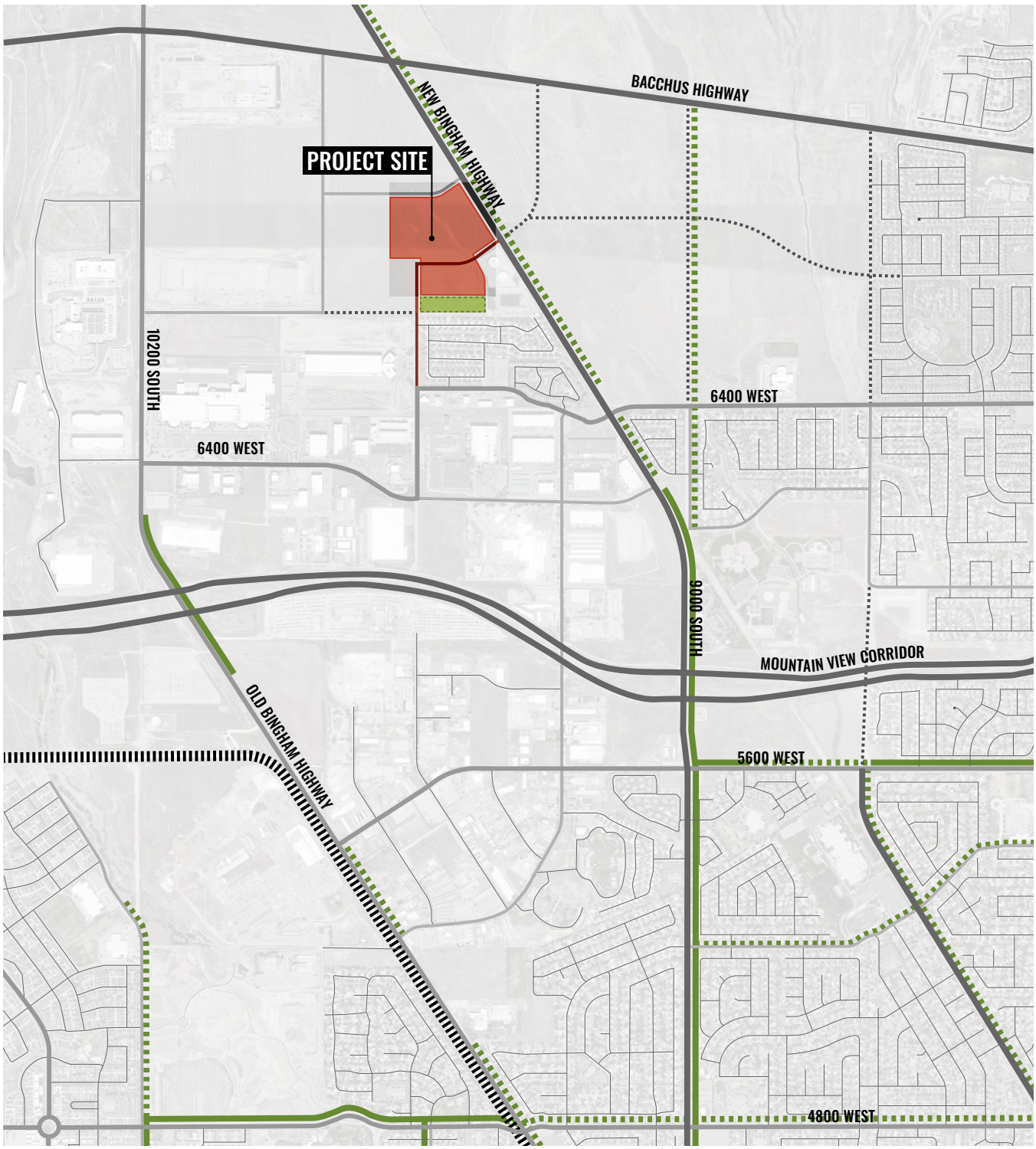
ROADS AND STREETS

- High traffic road
- Medium traffic road
- Low traffic road
- Residential / access roads
- Proposed road — not part of this project
- Railroad tracks
- Future road — part of this project
- Project site
- Proposed park
- Future signalized intersection



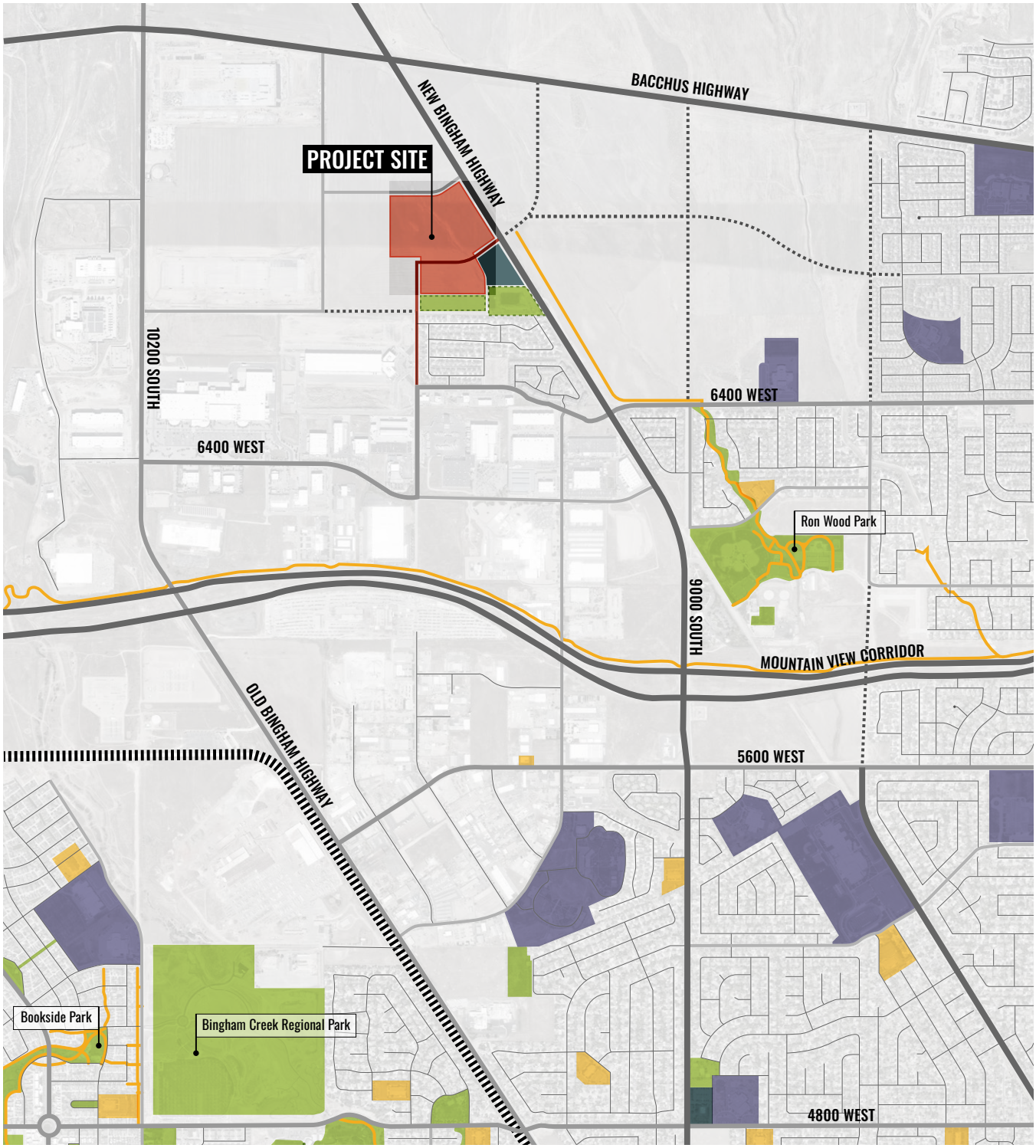
LOCATIONS

- High traffic road
- Medium traffic road
- Low traffic road
- Residential / access roads
- Proposed road — not part of this project
- Railroad tracks
- Future road — part of this project
- Project site
- School
- Church
- Park
- Proposed park
- Public building / facility
- Dedicated bike lanes
- Bike-friendly lanes
- Mixed-use trail



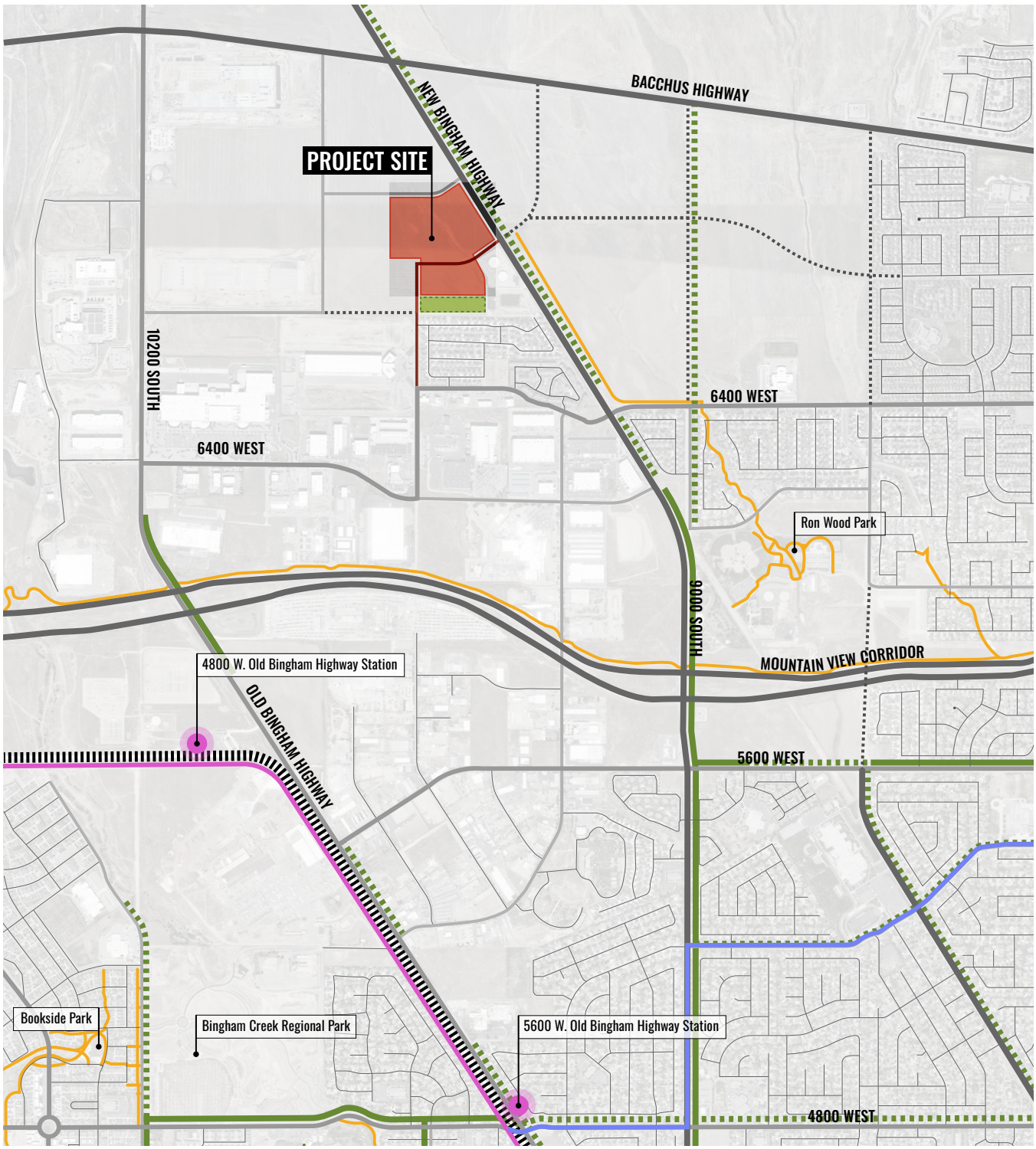
BIKE ROUTES

- High traffic road
- Medium traffic road
- Low traffic road
- Residential / access roads
- Proposed road — not part of this project
- Railroad tracks
- Future road — part of this project
- Project site
- Proposed park
- Dedicated bike lanes
- Bike-friendly lanes



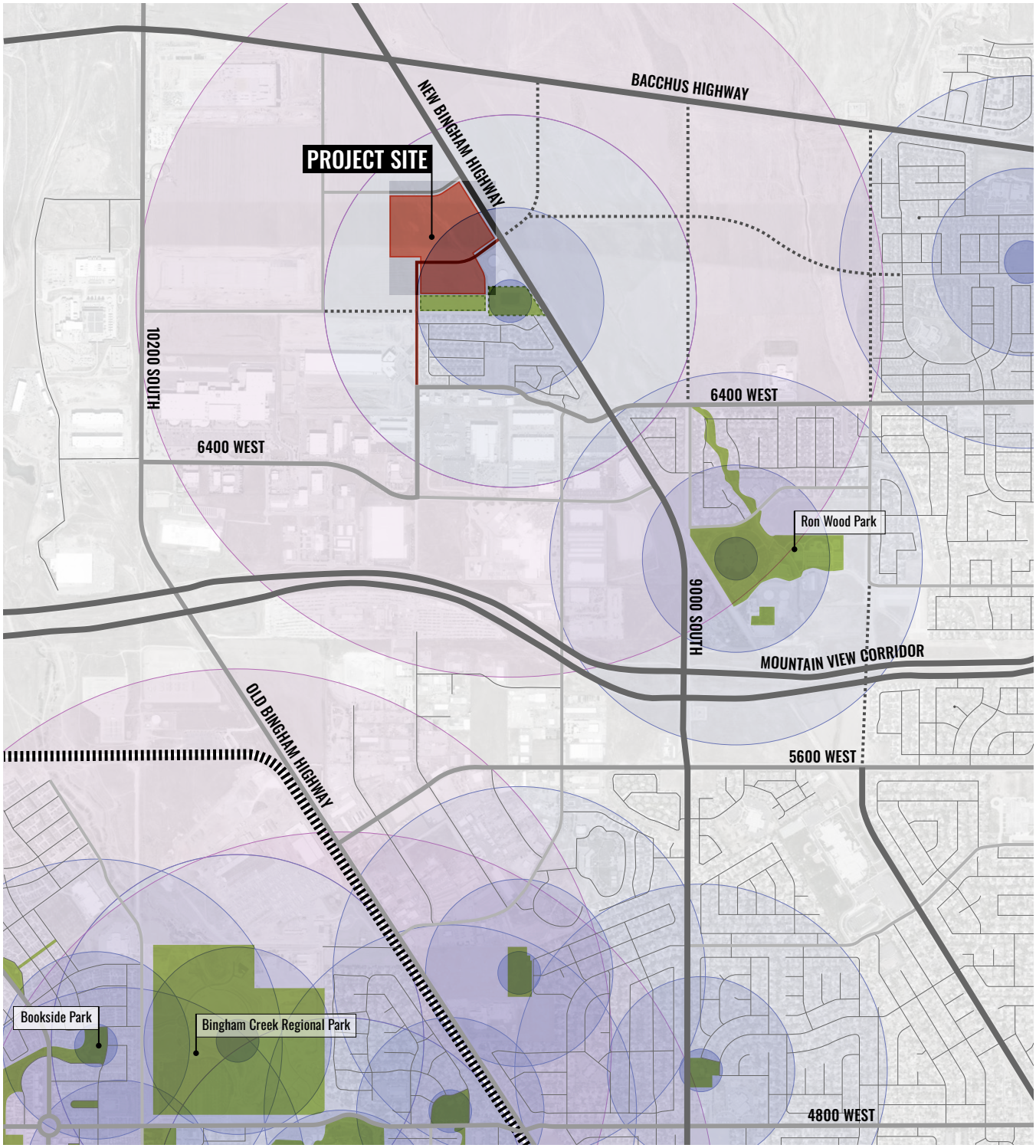
TRAILS

- High traffic road
- Medium traffic road
- Low traffic road
- Residential / access roads
- Proposed road — not part of this project
- Railroad tracks
- Future road — part of this project
- Project site
- School
- Church
- Park
- Proposed park
- Public building / facility
- Mixed-use trail



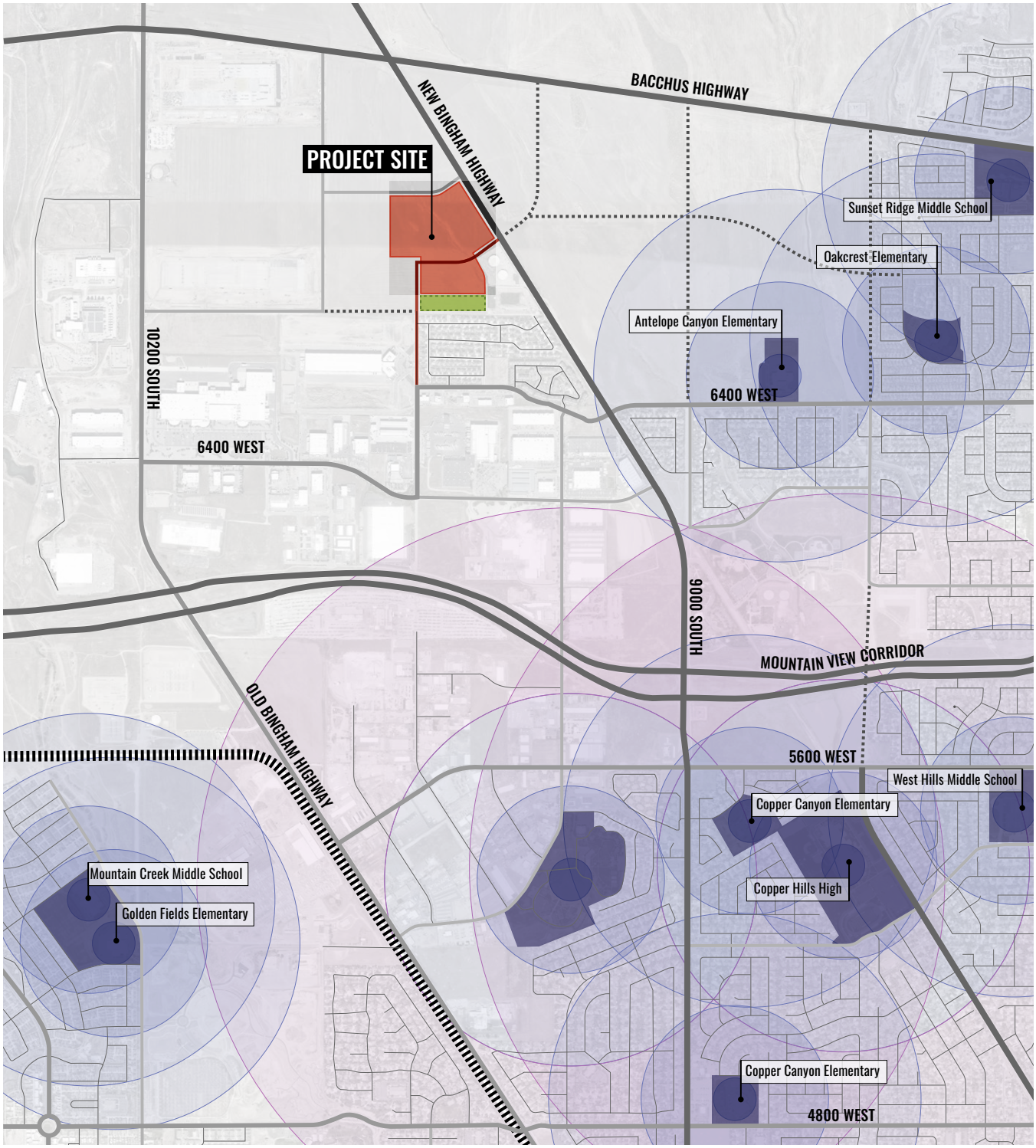
ALTERNATIVE TRANSIT CONNECTIVITY

- High traffic road
- Medium traffic road
- Low traffic road
- Residential / access roads
- Proposed road — not part of this project
- Railroad tracks
- Future road — part of this project
- Project site
- Proposed park
- Train station
- Pedestrian only trail
- Bus line
- Dedicated bike lanes
- Bike-friendly lanes
- Mixed-use trail



RADIUS OF INFLUENCE: PARKS

- High traffic road
- Medium traffic road
- Low traffic road
- Residential / access roads
- Proposed road — not part of this project
- Railroad tracks
- Future road — part of this project
- Project site
- Park
- Proposed park
- .25 mile radius
- .5 miles radius
- 1 mile radius

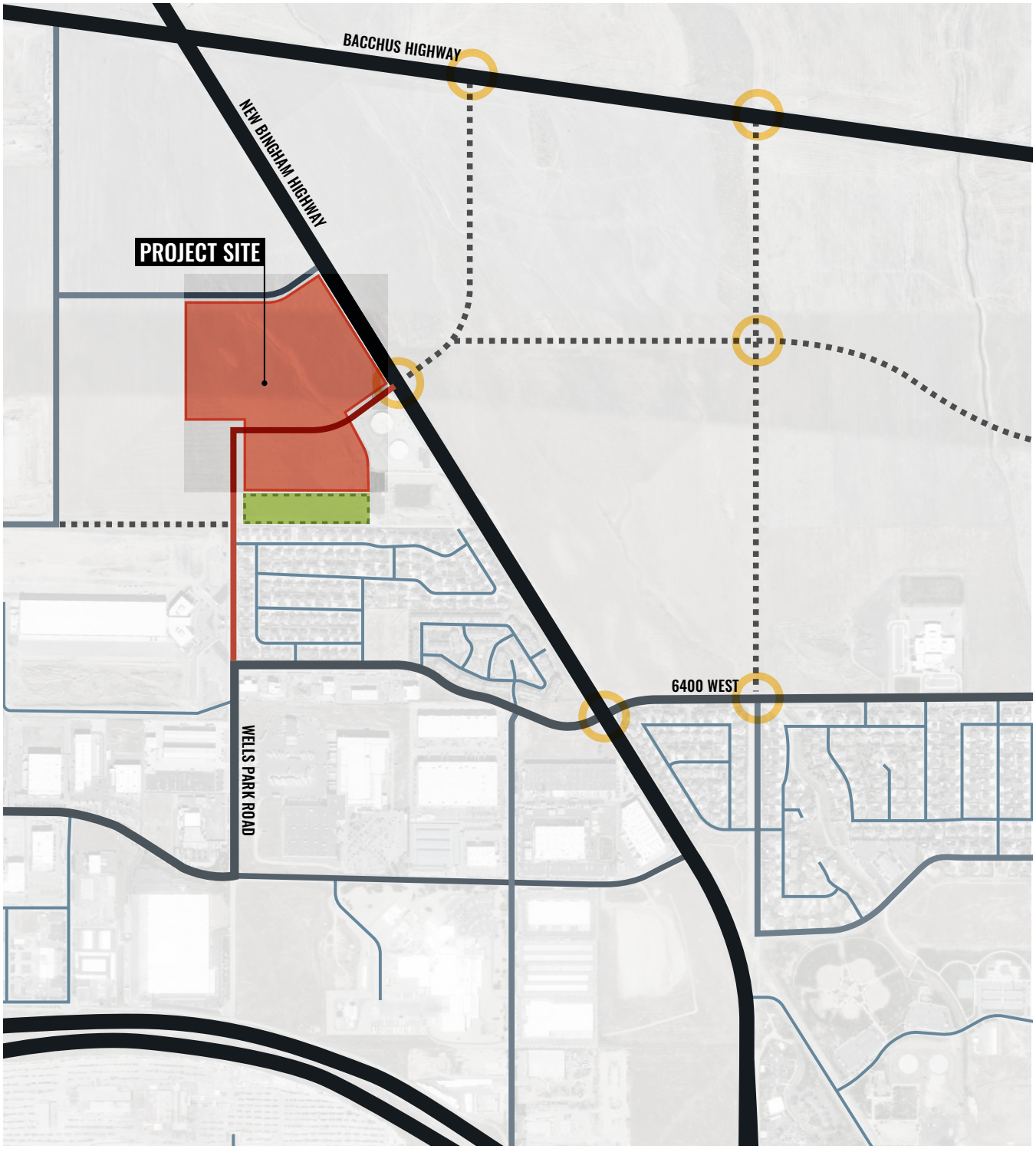


RADIUS OF INFLUENCE: SCHOOLS

- High traffic road
- Medium traffic road
- Low traffic road
- Residential / access roads
- Proposed road — not part of this project
- Railroad tracks
- Future road — part of this project

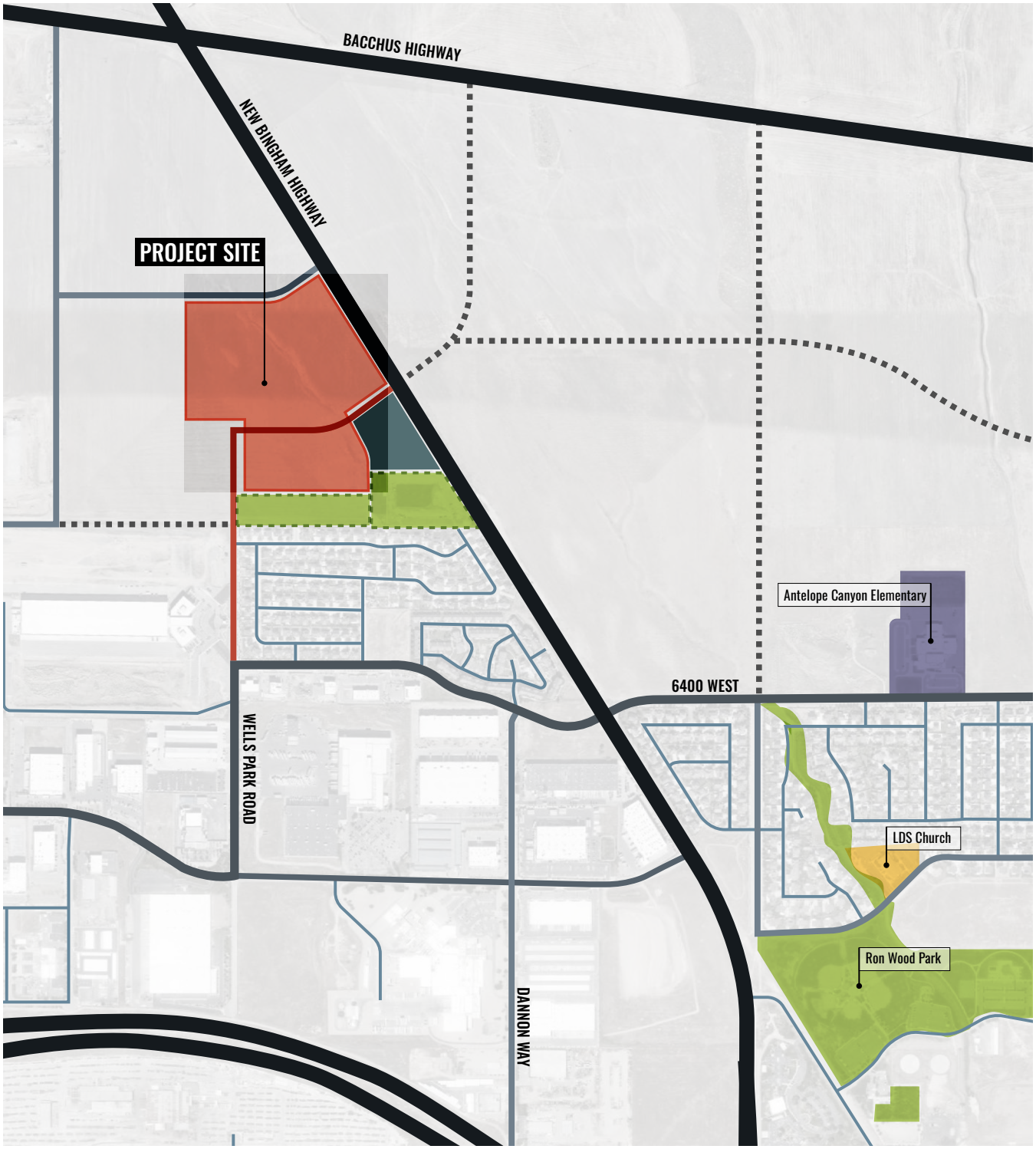
- Project site
- Park
- Proposed park
- Schools

- .25 mile radius
- .5 miles radius
- 1 mile radius



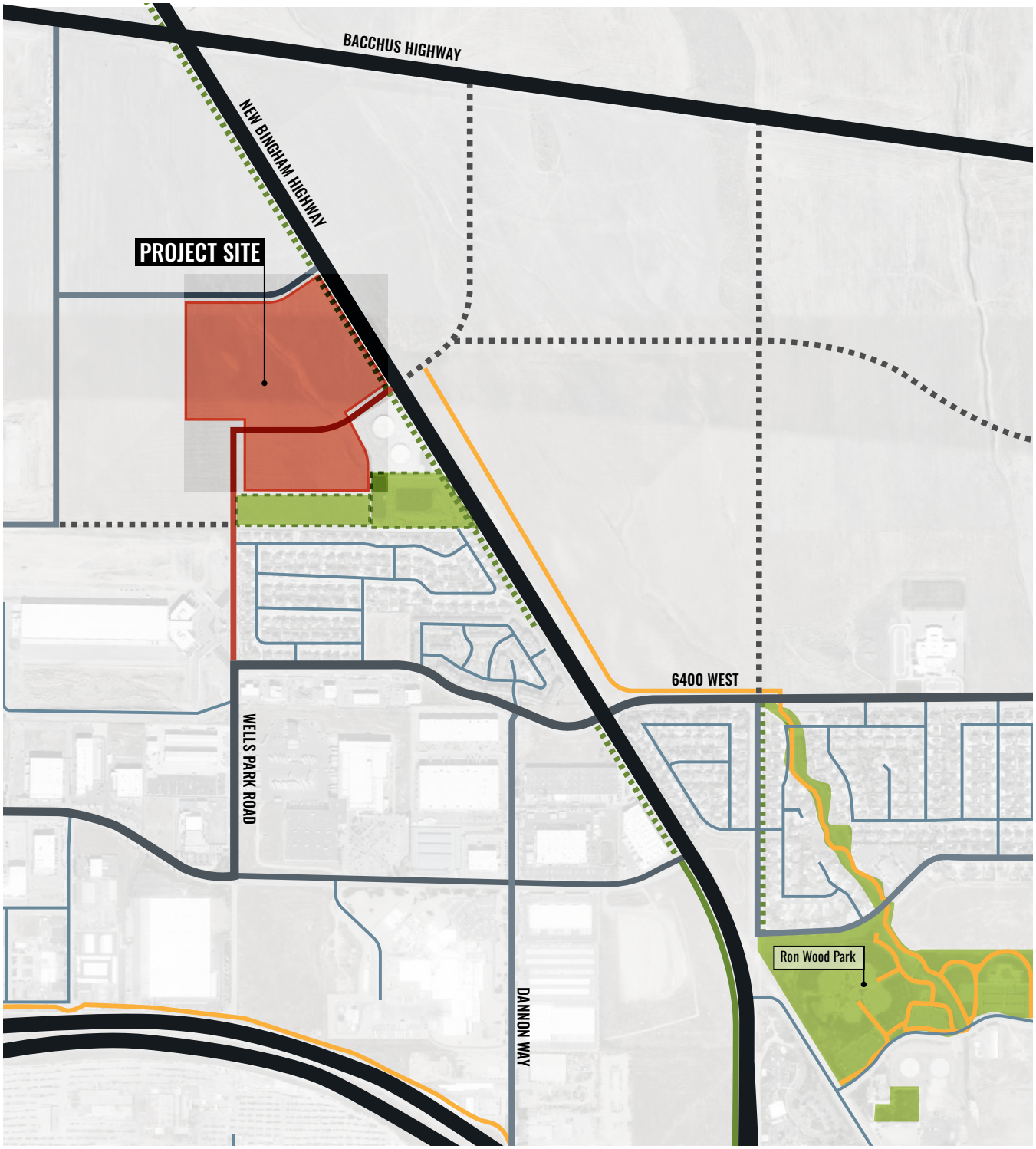
ROADS AND STREETS - ENLARGED AREA

- High traffic road
- Medium traffic road
- Low traffic road
- Residential / access roads
- Proposed road
- Railroad tracks
- Future road — part of this project
- Project site
- Proposed park
- Future signalized intersection



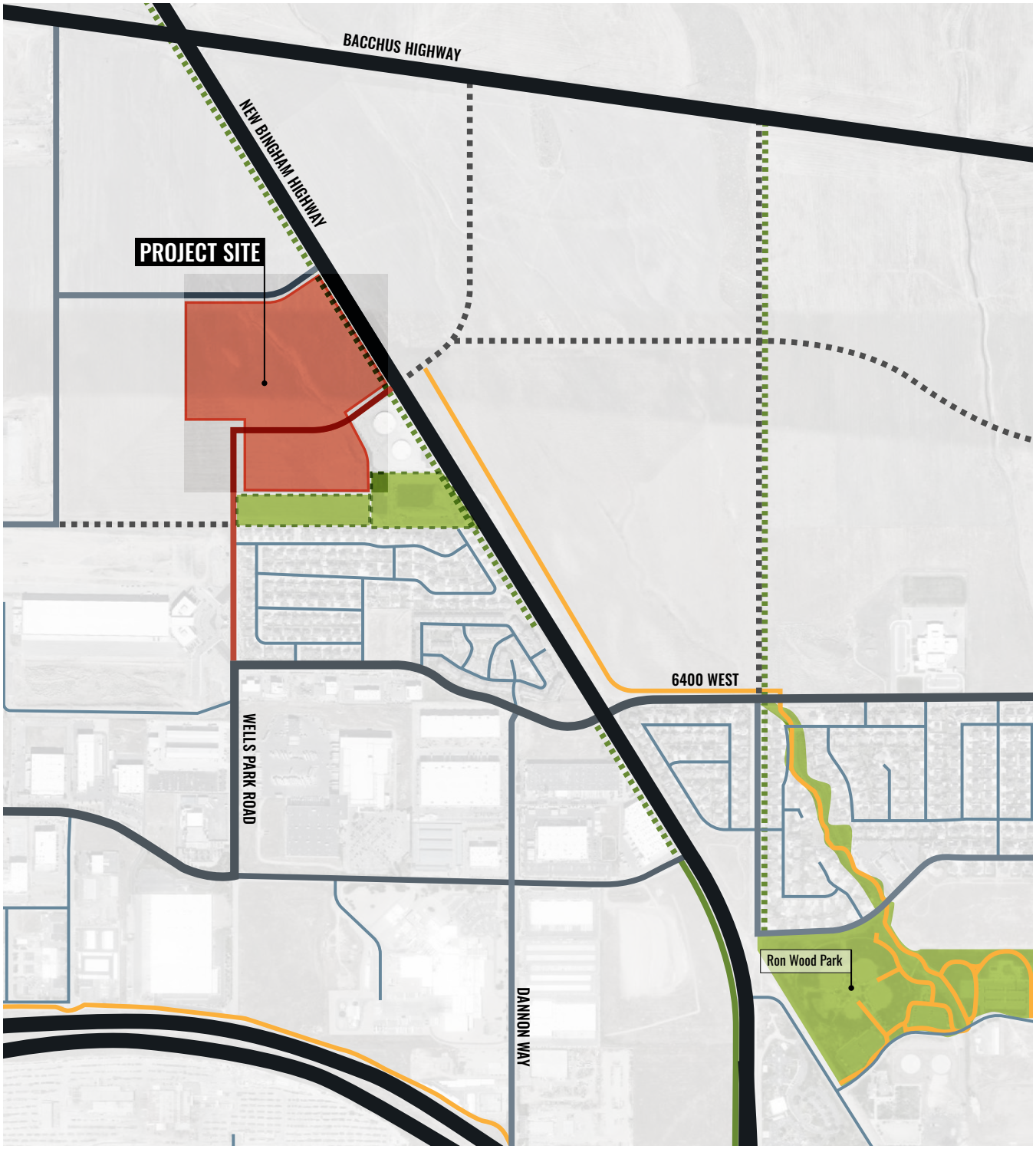
LOCATIONS - ENLARGED AREA

- High traffic road
- Medium traffic road
- Low traffic road
- Residential / access roads
- Proposed road — not part of this project
- Railroad tracks
- Future road — part of this project
- Project site
- School
- Church
- Park
- Proposed park
- Public building / facility
- Dedicated bike lanes
- Bike-friendly lanes
- Mixed-use trail



BIKE ROUTES - ENLARGED AREA

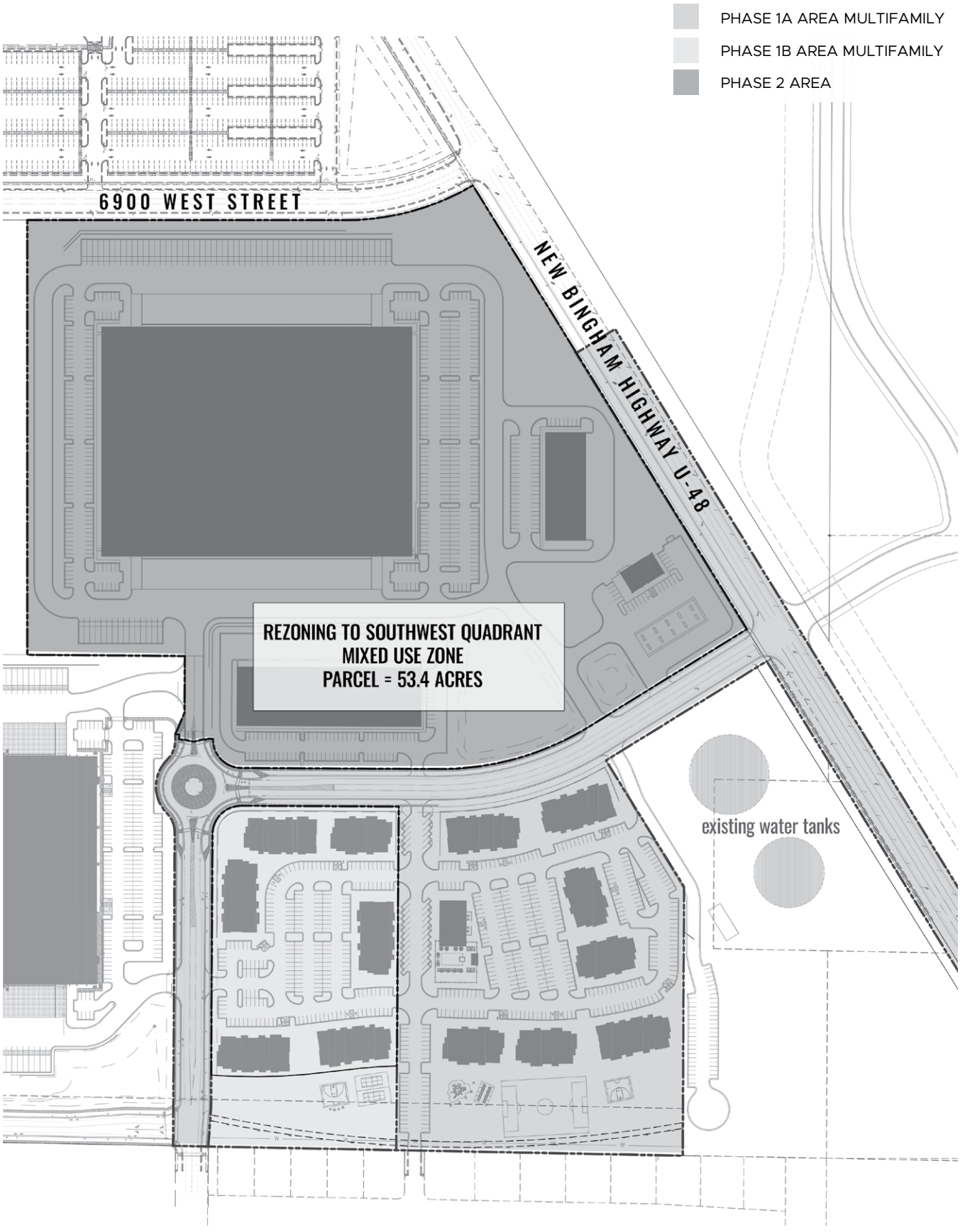
- High traffic road
- Medium traffic road
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- Residential / access roads
- Proposed road — not part of this project
- Railroad tracks
- Future road — part of this project
- Project site
- Park
- Proposed park
- Dedicated bike lanes
- Bike-friendly lanes



ALTERNATIVE TRANSIT CONNECTIVITY - ENLARGED AREA

- High traffic road
- Medium traffic road
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- Park
- Proposed park
- Train station
- Pedestrian only trail
- Bus line
- Dedicated bike lanes
- Bike-friendly lanes
- Mixed-use trail

FISCAL IMPACTS



CURRENT & FUTURE TAX SUMMARY

Based on current use and potential rezoning, the table below outlines the property tax generated in a current and stabilized year

TAX REVENUES	CURRENT TAXES - ANNUAL	FUTURE TAXES – ANNUAL*
TAXING ENTITY		
Salt Lake County	$48,313	$106,689
Multicounty Assessing & Collecting Levy	$497	$1,097
County Assessing & Collecting Levy	$5,298	$11,700
Jordan School District	$197,623	$436,410
West Jordan City	$48,876	$107,933
South Salt Lake Valley Mosquito	$298	$658
Jordan Valley Water Conservancy	$10,563	$23,327
Central Utah Water Conservancy	$13,246	$29,250
Salt Lake County Library	$12,782	$28,226
TOTAL	**$337,496**	**$745,290**

**Assumes construction of the following:*

- 325,000 sq.ft. – warehouse
- 70,000 sq.ft. – flex
- 4,500 sq.ft. – gas station

FISCAL IMPACTS – TO WEST JORDAN ONLY

REVENUE SOURCE	ANNUAL AMOUNT
Municipal Energy Fees	$36,000
Property Tax	$108,000
Total	$144,000

Additional Impacts

	AS PROPOSED
Potential New Jobs*	650

**Assumes employees per square foot ranging from 500-800, dependent upon use*



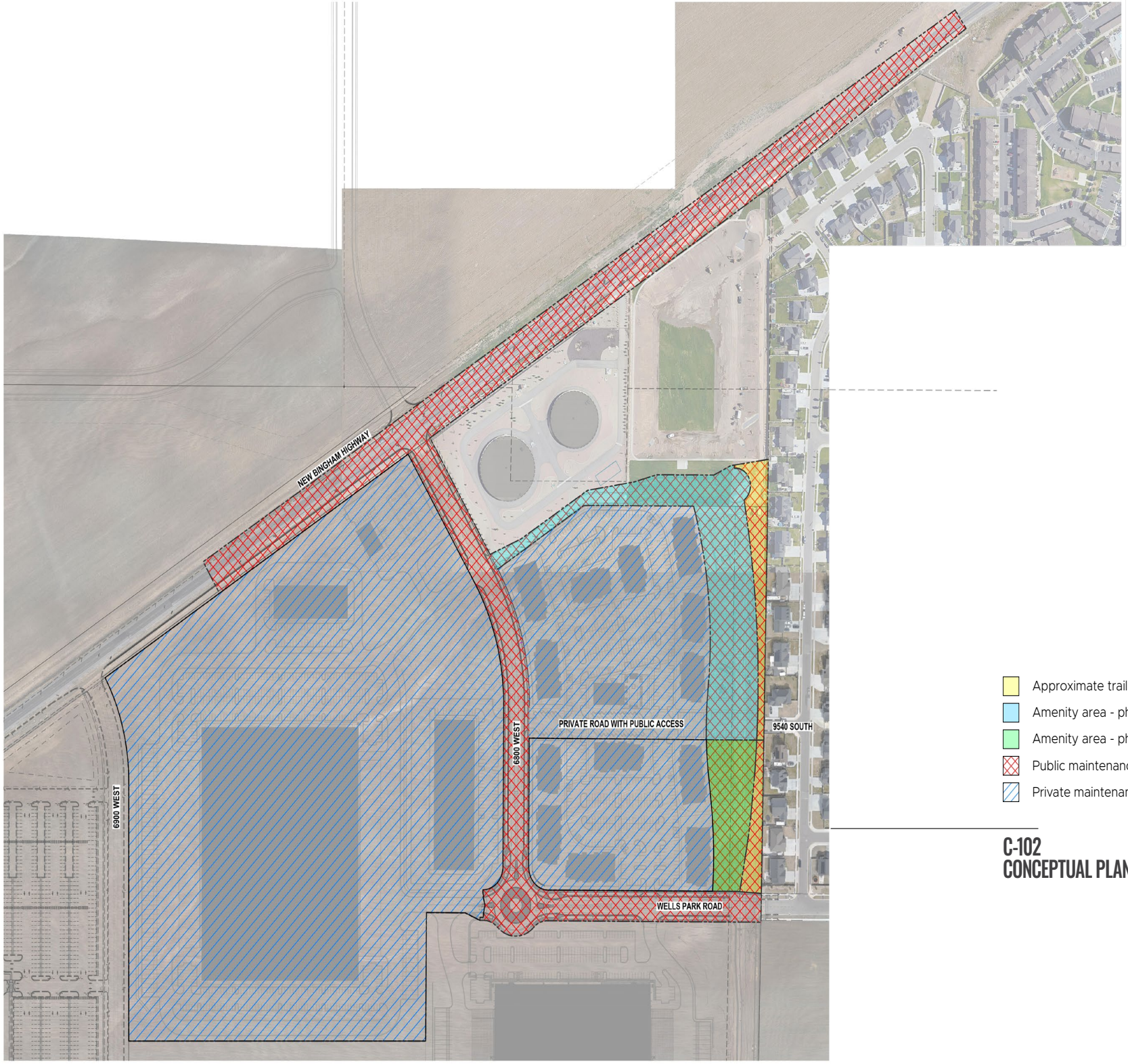
Phase 1A area multifamily

Phase 1B area multifamily

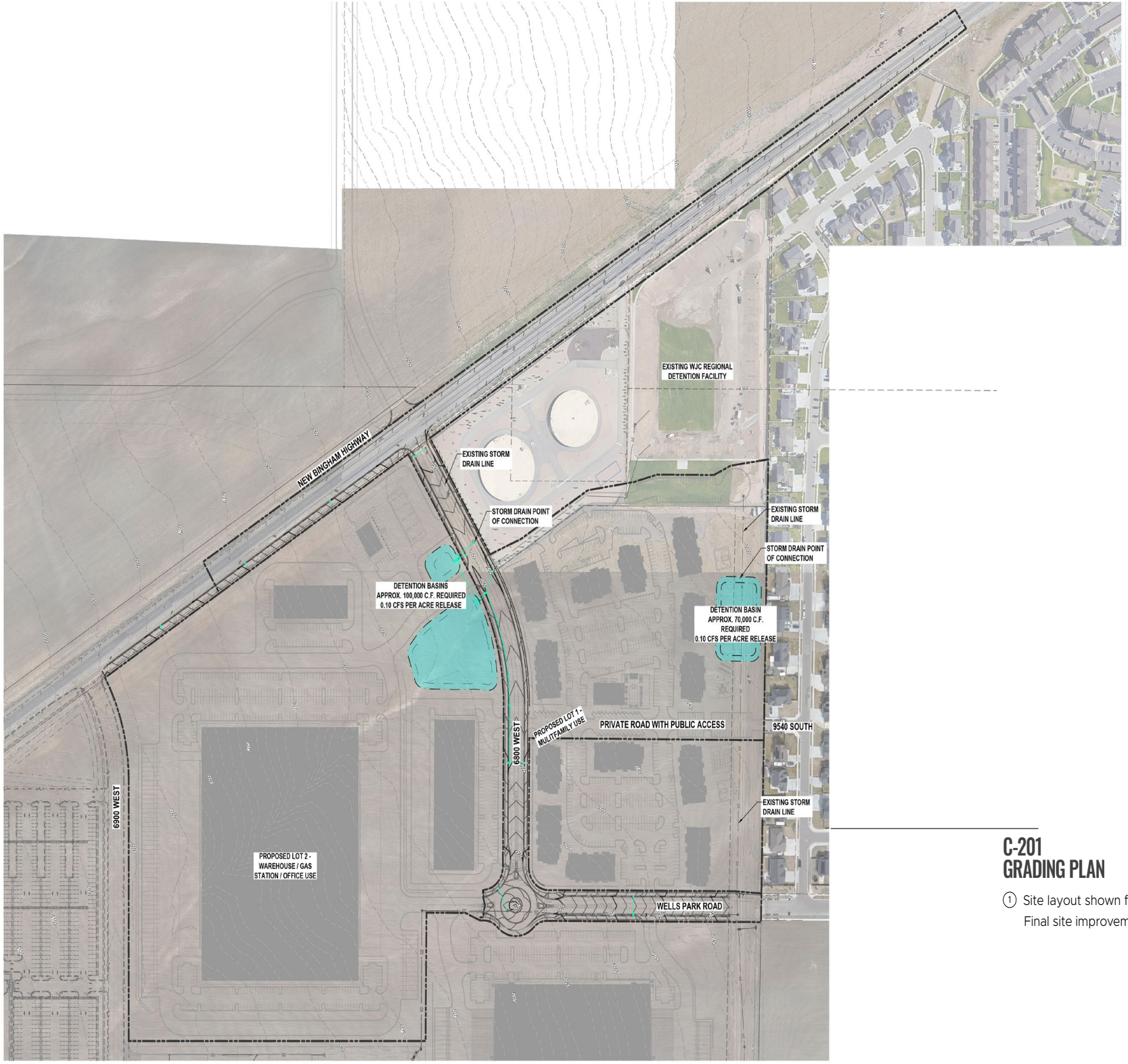
Phase 2 area

C-101
DEVELOPMENT PHASING PLAN

1. Phasing subject to changes as final site plan packages are developed.
2. Site layout shown for reference only. Final site improvements may vary.

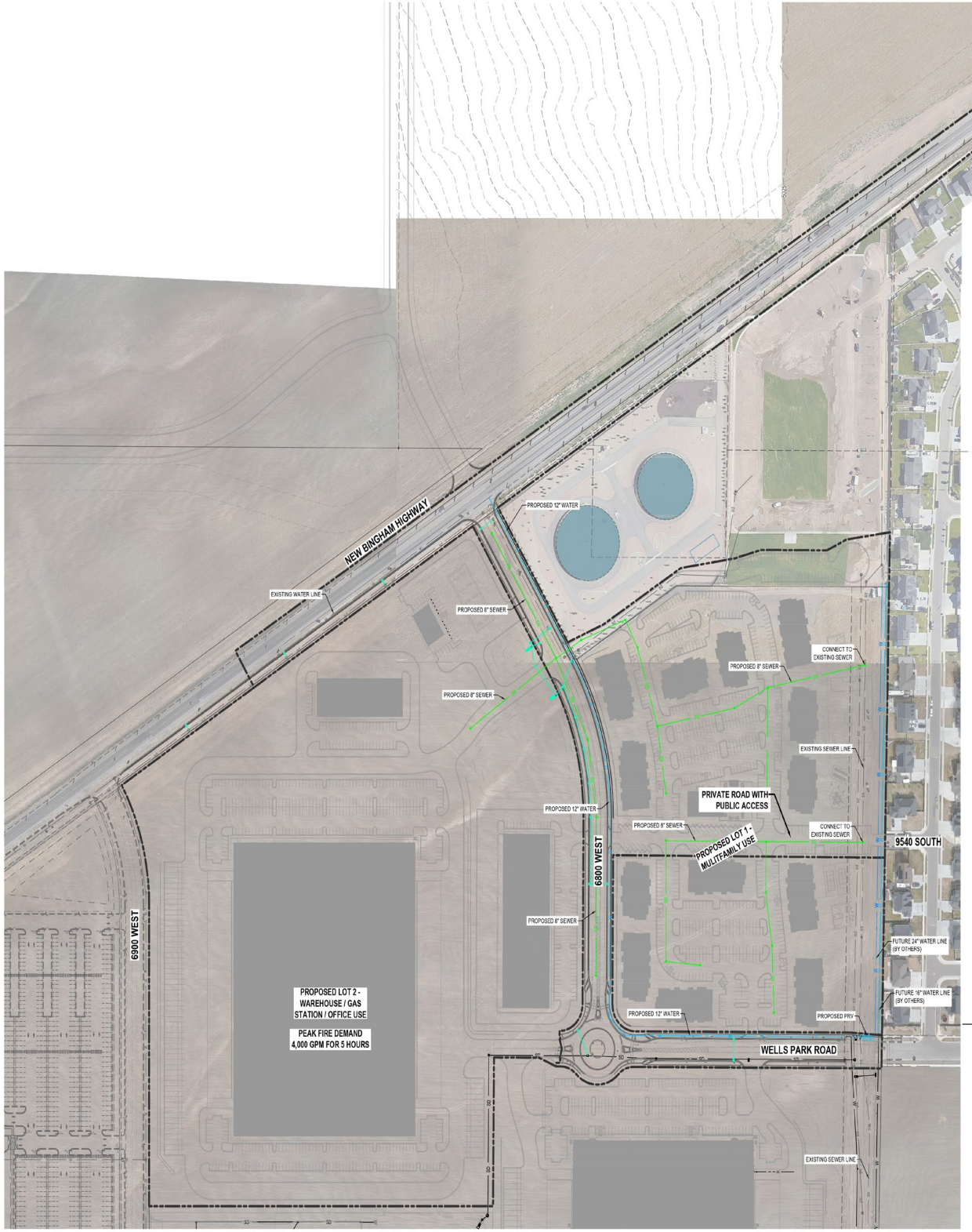


C-102
CONCEPTUAL PLAN FOR PUBLIC IMPROVEMENTS



C-201
GRADING PLAN

① Site layout shown for reference only.
Final site improvements may vary.



Jones Landing North Water Demands

WATER SYSTEM DEMANDS

AVERAGE ELEVATION = 5060 FT ABOVE MSL

AREA NO.	TYPE OF USE	Units	% of ERU	ERU's	PEAK DAY SOURCE DEMAND: ERU UNIT DEMAND WINTER (GPD)	ERU UNIT DEMAND SUMMER (GPD)	TOTAL PEAK DAILY DEMAND SUMMER (GPM)	TOTAL PEAK DAILY DEMAND SUMMER (GPD)	STORAGE DEMAND: TOTAL DEMAND WINTER (GAL)	TOTAL DEMAND SUMMER (GAL)	ANNUAL WATER RIGHTS DEMAND: UNIT DEMAND (AC-FT)	OCCUPANCY RATE 100.00% TOTAL (AC-FT)	OCCUPANCY RATE 100.00% CONS. (AC-FT)
I.	Drinking Water												
	(FORMULAS)	(a)	(% of ERU) (b)	a*(% of ERU)	(c)	(d)	(g) b*(d)/1440	(h) (g)*1440/gpd	(k) (b)*(i)	(l) (b)*(j)	(o) (a)* 0.3565/(0.3567)* 4	(p) (b)*100%	(q) (b)*100%
Jones Landing North													
1.	Apartment Units	336	85%	286	800	800	159	228,480	114,240	114,240	0.448	127.97	127.97
2.	Clubhouse / Pool / Park Amenities	5	100%	5	800	800	3	4,000	2,000	2,000	0.448	2.24	2.24
3.	Industrial Warehouse (350,000 s.f.)	N/A	N/A	60	800	800	33	48,000	24,000	24,000	0.448	26.89	26.89
4.	Flex Warehouse (100,000 s.f.)	N/A	N/A	12	800	800	7	9,600	4,800	4,800	0.448	5.38	5.38
5.	Gas / Retail (5,000 s.f.)	10	100%	10	800	800	6	8,000	4,000	4,000	0.448	4.48	4.48
TOTAL EQUIVALENT RESIDENTIAL UNITS		351		373									
DRINKING WATER SUBTOTAL							**207**	**298,080**	**149,040**	**149,040**	**Potable Total**	**166.96**	**166.96**

II. FIRE FLOW/STORAGE RESERVES		(GPM)	60% Reduced (GPM)	(HOURS)	Sprinkler Demand (GPM)		Peak system demand (GPM)		Total Storage (GAL)	Total Storage (GAL)			
1.	Building, Type IIIB, 350,000 Sq. Ft.	8,000	4,000	5	500		4,500		2,400,000	2,400,000			
Jones Landing North Drinking Water + Highest Fire Flow Totals							**4,707**	**298,080**	**2,549,040**	**2,549,040**	**TOTAL ANNUAL WATER RIGHT DEMAND**	**167**	**167**
							(GPM)	(GPD)	(GAL)	(GAL)		(AC-FT)	(AC-FT)

III. IRRIGATION WATER		IRRIGATED ACREAGE	IRRIG. AREA PER LOT (ACRES)		TOTAL AREA IRRIG. (ACRES)	WEIGHTED PEAK DAY (GPM/AC)	IRRIG. PEAK DAY (GPM)	(GPD)		(GAL)	WEIGHTED IRRIG. DEMAND (AC-FT/ACRE)	(AC-FT)	(AC-FT)
Jones Landing North													
1.	Landscaping	12.00	100%		12.00	4.06	48.72	70,157		35,078	3.00	36.00	36.00
IRRIGATION SUBTOTAL							**49**	**70,157**		**35,078**		**36**	**36**
Jones Landing North + Fire & Irrigation Flow Totals							**4,756**	**368,237**		**2,584,118**		**203**	**203**

NOTES 1. Peak system demand is defined by State Code R309-510 as required fire flow plus peak day source demand.
2. We have assumed that fire flow and storage will be provided by West Jordan City.
3. Peak system demand is defined as fire flow plus peak day demand and in this case potable only.
4. Drinking Water, Fire Flows, and Irrigation are on separate water line connections for the project.
5. Industrial buildings, per 8 hour shift, per employee with no showers. Assumes 1.5 persons/1000sf and 30gpd/person. Assume 3 shifts
6. Flex Warehouse assumes 2 persons/1000sf and 30gpm/person.
7. Gas per Utah State Code R317-4 Service Stations 250gallons/day/pump

Sewage Generation

CONTRIBUTING USES	UNITS/S.F. /ROOMS	EQUIVALENT RESIDENTIAL UNIT (ERU)	AVERAGE ANNUAL DAILY FLOW RATE (GPM)	AVERAGE ANNUAL DAILY FLOW RATE (GPD)	MAXIMUM DAILY DESIGN FLOW RATE (GPM)	MAXIMUM DAILY DESIGN FLOW RATE (GPD)
		(ERU)	(GPM)	(GPD)	(GPM)	(GPD)
APARTMENTS	389	331	69	99,195	276	396,780
WAREHOUSE/FLEX	395,000	50	10	15,000	42	60,000
CITY PARK	1	4	1	1,200	3	4,800
C-STORE	1	10	2	3,000	8	12,000
TOTAL	**N/A**	**395**	**82**	**118,395**	**329**	**473,580**

1. Assumes 1.5 people / thousand s.f. of warehouse / flex space
2. Apartments are treated as 0.85 ERU's each
3. C-Store is assumed to have a car wash and an RV dump

C-301
UTILITY PLAN

① Site layout shown for reference only.
Final site improvements may vary.

ENVIRONMENTAL MITIGATION PLAN

Our phase 1 report on this site shows that additional environmental mitigation is not required.

REPORT
GEOTECHNICAL STUDY
PROPOSED JONES LANDING DEVELOPMENT
NEAR 6800 NEW BINGHAM HIGHWAY
WEST JORDAN, UTAH

Submitted To:

Gardner Company
201 South Main Street, Suite 2000
Salt Lake City, Utah 84101

Submitted By:

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123

September 14, 2020

Job No. 0297-009-20

September 14, 2020
Job No. 0297-009-20

Mr. Ben Seastrand
Gardner Company
201 South Main Street, Suite 2000
Salt Lake City, Utah 84101

Mr. Seastrand:

Re: Report
Geotechnical Study
Proposed Jones Landing Development
Near 6800 New Bingham Highway
West Jordan, Utah

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed Jones Landing Development to be located near 6800 New Bingham Highway in West Jordan, Utah. The general location of the site with respect to existing roadways, as of 2020, is presented on Figure 1, Vicinity Map. A more detailed layout of the site showing proposed facilities, existing roadways, and borings drilled in conjunction with this study is presented on Figure 2, Site Plan.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of the study were planned in discussions between Mr. Ben Seastrand of Gardner Company and Mr. Amos Allard of GSH Geotechnical, Inc. (GSH).

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site.

2. Provide appropriate foundation, earthwork, pavement, and geoseismic recommendations to be utilized in the design and construction of the proposed facilities.

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123
Tel: 801.685.9190 Fax: 801.685.2990
www.gshgeo.com

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the drilling, logging, and sampling of 90 exploration borings.

2. A laboratory testing program.

3. An office program consisting of the correlation of available data, engineering analysis, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of the Professional Services Agreement No. 20-0715 dated July 8, 2020.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration borings, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The project is to consist of the construction of 4 warehouse structures and associated pavements. The structures are anticipated to be 350,000 to 400,000 square feet, 1-extended level, concrete tilt-up construction, and supported upon conventional spread and continuous wall footings.

Maximum real column and wall loads are anticipated to be on the order of 180 to 250 kips and 5 to 10 kips per lineal foot, respectively. Real loads are defined as the total of all dead plus frequently applied (reduced) live loads.

Paved parking areas and heavy-duty drive lanes are planned around the structure. Projected traffic in the parking areas is anticipated to consist of a light volume of automobiles and light trucks, occasional medium-weight trucks, and no heavy-weight trucks. Projected traffic in the heavy-duty drive lanes is anticipated to consist of a moderate volume of automobiles, light trucks, and medium-weight trucks with numerous heavyweight trucks.

Site development will require some earthwork in the form of minor cutting and filling. At this time, we anticipate that maximum site grading cuts and fills, excluding utilities, will be on the order of 5 to 10 feet.

3. SITE INVESTIGATIONS

3.1 GENERAL

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific boring locations. If such variations are noted during construction or if project development plans are changed, GSH must review the changes and amend our recommendations, if necessary.

Boring locations were established by estimating distances and angles from site landmarks. If increased accuracy is desired by the client, we recommend that the boring locations and elevations be surveyed.

3.2 FIELD PROGRAM

To define and evaluate the subsurface soil and groundwater conditions across the site, 90 borings were drilled within the accessible areas. These borings were completed to depths ranging from 0.0 (surface refusal) to 21.0 feet with truck-mounted and track-mounted drill rigs equipped with hollow-stem augers. Auger refusal within very dense granular soils terminated the majority of borings, excluding several borings in the area between B-25 through B-37. The approximate locations of the borings are presented on Figure 2. Additionally, refraction microtremor (ReMi) testing was completed at this site.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the drilling operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were supplemented by subsequent inspection and testing in our laboratory. Graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3CL, Boring Logs. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Boring Log (USCS).

A 3.25- and 3.0-inch outside diameter, 2.42-inch inside diameter (Dames & Moore), a 2.0-inch outside diameter, 1.38-inch inside diameter drive samplers (SPT) were utilized at select locations and depths. The blow counts recorded on the boring logs were those required to drive the sampler 12 inches with a 140-pound hammer dropping 30 inches.

Following completion of excavation operations, 1.25-inch diameter slotted PVC pipe was installed in several borings throughout the entire site, to provide a means of monitoring the groundwater fluctuations. The borings were backfilled with auger cuttings.

3.3 LABORATORY TESTING

3.3.1 General

To provide data necessary for our engineering analysis, a laboratory testing program was performed. This program included moisture, density, partial gradation, Atterberg limits, consolidation, and chemical tests. The following paragraphs describe the tests and summarize the test data.

3.3.2 Moisture and Density Tests

To provide index parameters and to correlate other test data, moisture and density tests were performed on selected samples. The results of these tests are presented on the boring logs, Figures 3A through 3CL.

3.3.3 Partial Gradation Tests

To aid in classifying the granular soils, partial gradation tests were performed. Results of the tests are tabulated below and presented on the boring logs, Figures 3A through 3CL.

Boring No.	Depth (feet)	Percent Passing No. 200 Sieve	Moisture Content Percent	Soil Classification
B-1	5.0	27.8	1.8	SM
B-7	2.5	36.4	5.8	SM
B-12	2.5	23.2	4.6	GM
B-13	2.5	15.4	2.5	GM
B-17	10.0	63.8	16.8	CL
B-23	10.0	15.1	6.0	SM
B-29	5.0	11.8	3.5	SP/SM
B-45	2.5	4.3	0.4	SP
B-46	2.5	12.1	0.8	SM
B-49	5.0	79.7	18.1	CL
B-50	12.5	69.0	8.8	ML
B-59	1.5	31.4	6.2	GM
B-81	7.5	27.0	8.2	GM
B-87	3.0	70.1	7.8	ML

3.3.4 Atterberg Limits Test

To aid in classifying the soils, an Atterberg limits test was performed on a sample of the fine-grained cohesive soils. Results of the test are tabulated below and presented on the boring logs, Figures 3A through 3CL:

Boring No.	Depth (feet)	Liquid Limit (percent)	Plastic Limit (percent)	Plasticity Index (percent)	Soil Classification
B-18	5.0	29	22	9	CL

3.3.5 Consolidation Tests

To provide data necessary for our settlement analysis, consolidation testing was performed on 4 representative samples of the natural fine-grained clay soils encountered at the site. The results of these tests indicate that the samples tested were moderately over-consolidated and will exhibit moderate strength and compressibility characteristics under the anticipated loading. Detailed results of the tests are maintained within our files and can be transmitted to you, upon your request.

3.3.6 Chemical Tests

To determine if the site soils will react detrimentally with concrete, chemical tests were performed on a representative sample of the near-surface soil encountered at the site. The results of the chemical tests are tabulated below:

Boring No.	Depth (feet)	Soil Classification	pH	Total Water-Soluble Sulfate (mg/kg-dry)
B-33	5.0	CL	8.66	12.9

4. SITE CONDITIONS

4.1 SURFACE

The site is located near 6800 West New Bingham Highway in West Jordan, Utah. The site is currently vacant/undeveloped brush/grass land previously used for agricultural purposes. A small canal travels from the northeast to southwest through the site. The topography of the site is relatively flat, grading down to the northeast with a total relief of approximately 30 feet. Site vegetation consists of various weeds and brush/grass land.

The site is bounded to the north by New Bingham Highway followed by similar vacant/undeveloped brush land; to the east by single-family residential structures; and to the south and west by similar vacant/undeveloped brush land.

4.2 SUBSURFACE SOIL

The following paragraphs provide generalized descriptions of the subsurface profiles and soil conditions encountered within the borings conducted during this study. As previously noted, soil conditions may vary in unexplored locations.

The borings were drilled to depths ranging from 0.0 (surface refusal) to 21.0 feet. The soil conditions encountered in each of the borings, to the depths penetrated, were generally similar across the boring locations.

- Approximately 2 to 8 inches of topsoil was encountered in each boring. Topsoil thickness is frequently erratic and thicker zones of topsoil should be anticipated.

- Natural soils were encountered at or below the ground surface in each boring. The natural soils consisted primarily of sand with varying clay, silt, and gravel content, gravel with silt and sand content, silt with varying sand, gravel, and cobble content, and in localized areas, clay with varying silt, sand, and gravel content.

- Materials causing auger refusal were encountered within the very dense natural soils throughout the site. Refusal depths ranged from 0.0 (surface refusal) to approximately 11.0 feet. Several deeper borings between B-25 and B-37 were drilled without encountering refusal to depths of up to approximately 21.0 feet.

The natural granular and silt soils were loose to very dense, dry to moist, and brown, tan, gray, and red in color. The natural sand soils are anticipated to exhibit moderately high strength and moderately low compressibility characteristics under the anticipated load range.

The natural clay soils were very stiff to hard, dry to slightly moist, brown and tan in color, and moderately over-consolidated. The natural clay soils are anticipated to exhibit moderate strength and compressibility characteristics under the anticipated loading.

For a more descriptive interpretation of subsurface conditions, please refer to Figures 3A through 3CL, Boring Logs. The lines designating the interface between soil types on the boring logs generally represent approximate boundaries. In situ, the transition between soil types may be gradual.

4.3 GROUNDWATER

Groundwater was not encountered to the depths explored in the borings completed at the site and is not anticipated to affect mass grading or construction operations.

Groundwater levels vary with changes in season and rainfall, construction activity, irrigation, snow melt, surface water run-off, and other site-specific factors.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural soils, structural fill extending to suitable natural soils, and/or ground improvement methods such as rammed-aggregate piers.

The most significant geotechnical aspects at the site are:

1. The potential to encounter non-engineered fills at the site.

2. The shallow depth to auger refusal in several borings throughout the site.

3. The potential to encounter collapsible soils.

Potentially collapsible soils were not encountered in the borings located at this site; however, potentially collapsible soils have been encountered in the areas adjacent to this site. Potentially collapsible soils will be sporadic with respect to thickness and lateral extent across the site. Under no circumstances should foundations, floor slabs, and exterior rigid pavements be established over these collapsible soils. Footings must be placed on the suitable natural granular soils or granular structural fill extending to natural granular soils.

In flexible pavement areas, the in situ, potentially collapsible soils (if encountered) may remain if free of any deleterious materials and if properly prepared, as discussed later in this report. Even with this partial subgrade preparation underlying flexible pavements, some settlement and differential settlement may occur over deep sequences unless the potentially collapsible soils are completely removed. Before the placement of flexible pavements, the subgrade must be properly prepared as discussed later in this report.

Another significant aspect for site development, if potentially collapsible soils are identified upon site visits conducted by GSH, is that a mixture of sand and gravel containing at least 20 percent fines (that is, either silt or clay particles) is required to be utilized as granular structural fills. The purpose of the relatively high percentage of fines is to render the compacted material less permeable; thus, reducing the possibility of deep infiltration of surface water into the underlying potentially collapsible soil sequence.

Potentially collapsible soils, although unlikely, may be present at this site to varying depths. Therefore, a geotechnical engineer from GSH must observe every foundation and floor slab excavation to identify that all collapsible/unsuitable soils have been removed.

Prior to proceeding with construction, removal of any existing debris, surface vegetation, root systems, topsoil, non-engineered fills (if encountered), potentially collapsible soils (if encountered), and any deleterious materials from beneath an area extending out at least 5 feet from

the perimeter of the proposed structure footprint and 3 feet beyond rigid pavements and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Due to the developed nature of this site and the surrounding area, non-engineered fills may exist in unexplored areas of the site. Based on our experience, non-engineered fills are frequently erratic in composition and consistency. All surficial loose/disturbed soils and non-engineered fills must be removed below all footings, floor slabs, and rigid pavements. The in situ, non-engineered fills may remain below flexible pavements if free of any deleterious materials, of limited thickness, and if properly prepared, as discussed later in this report.

On-site granular soils may be re-utilized as structural site grading fill if they meet the criteria for such, as stated later in this report.

The dense natural soils encountered at the refusal depths may require significant effort to excavate and should be considered in the design and bidding process; however, if large excavation equipment is utilized, achieving design grades is not anticipated to be a significant issue.

Detailed discussions pertaining to earthwork, foundations, pavements, and the geoseismic setting of the site are presented in the following sections.

5.2 EARTHWORK

5.2.1 Site Preparation

Initial site preparation will consist of the removal of any existing debris, non-engineered fills (if encountered), potentially collapsible soils (if encountered), surface vegetation, root systems, topsoil, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprint and 3 feet beyond rigid pavements and exterior flatwork areas. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

In situ, non-engineered fills (if encountered) may remain below flexible pavements if free of debris and deleterious materials, less than 3 feet in thickness, and if properly prepared. Proper preparation below pavements will consist of the scarification of the upper 12 inches below asphalt concrete (flexible pavement), followed by moisture preparation and re-compaction to the requirements of structural fill. Even with proper preparation, pavements established overlying non-engineered fills may encounter some long-term movements unless the non-engineered fills are completely removed.

Similarly (only if potentially collapsible soils are identified by a GSH representative), below exterior flatwork such as sidewalks and driveways, a minimum of 18 inches of potentially collapsible soils must be removed and either replaced with new structural fill or recompacted to the requirements for structural fill. The replacement structural fill must consist of a sand and gravel

mixture containing at least 20 percent fines (that is, either silt or clay particles. The purpose of the relatively high percentage of fines is to render the compacted material less permeable; thus, reducing the possibility of deep infiltration of surface water into the underlying potentially collapsible soil sequence. Even with the recommended minimum removal and replacement, some long-term movement of the slabs and pavements overlying deep sequences of potentially collapsible soils may still occur over time. If this is unacceptable, all potentially collapsible soils must be removed and replaced with compacted structural fill.

It must be noted that from a handling and compaction standpoint, soils containing high amounts of fines (silts and clays) are inherently more difficult to rework and are very sensitive to changes in moisture content, requiring very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year. Additionally, the on-site soils are likely above optimum moisture content for compacting at present and would require some drying prior to re-compacting.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth required is greater than 2 feet below footings, GSH must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils should be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

Subgrade preparation as described must be completed prior to placing overlying structural site grading fills.

GSH must be notified prior to the placement of structural site grading fills, floor slabs, footings, and pavements to verify that all potentially collapsible soils (if encountered), loose/disturbed soils and non-engineered fills have been completely removed and/or properly prepared.

5.2.2 Temporary Excavations

Temporary excavations up to 8 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1.0V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, should be no steeper than one-half horizontal to one vertical (0.5H:1.0V). For excavations up to 8 feet, in granular soils and above the water table, the slopes should be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing, and dewatering.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities; however, if large excavation equipment is utilized, achieving design grades is not anticipated to be a significant issue.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and as replacement fill below footings. All structural fill must be free of surface vegetation, root systems, rubbish, topsoil, frozen soil, and other deleterious materials.

Structural site grading fill is defined as structural fill placed over relatively large open areas to raise the overall grade. For structural site grading fill, the maximum particle size shall not exceed 4 inches; although, occasional larger particles, not exceeding 8 inches in diameter, may be incorporated if placed randomly in a manner such that "honeycombing" does not occur and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas shall be restricted to 2 inches.

On-site soils may be re-utilized as structural site grading fill if they do not contain construction debris or deleterious material and meet the requirements of structural fill. Fine-grained soils will require very close moisture control and may be very difficult, if not impossible, to properly place and compact during wet and cold periods of the year.

Imported structural fill below foundations and floor slabs shall consist of a well graded sand and gravel mixture with less than 30 percent retained on the three-quarter-inch sieve and less than 20 percent passing the No. 200 Sieve (clays and silts).

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 2.0 feet above the water table at the time of construction, a mixture of coarse angular gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) should be utilized. It may also help to utilize a stabilization fabric, such as Mirafi 600X or equivalent, placed on the natural ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

5.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO[1] T180 (ASTM[2] D1557) compaction criteria in accordance with the following table:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 5 feet beyond the perimeter of the structure	0 to 10	95
Site grading fills outside area defined above	0 to 5	90
Site grading fills outside area defined above	5 to 10	95
Utility trenches within structural areas	--	96
Road base	--	96

Structural fills greater than 10 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation should consist of the removal of all loose or disturbed soils.

Coarse angular gravel and cobble mixtures (stabilizing fill), if utilized, shall be end dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the "fines" are "worked into" the voids in the underlying coarser gravels and cobbles. Where soil fill materials are to be placed directly over more than about 18 inches of clean gravel, a separation geofabric, such as Mirafi 140N or equivalent, is recommended to be placed between the gravel and subsequent soil fills.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

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1 American Association of State Highway and Transportation Officials
2 American Society for Testing and Materials

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (footings, floor slabs, flatwork, pavements, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proof rolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proof rolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proof rolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Many utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways, the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T180 (ASTM D1557) method of compaction. GSH recommends that as the major utilities continue onto the site that these compaction specifications are followed.

Fine-grained soils, such as silts and clays, are not recommended for utility trench backfill in structural areas.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities; however, if large excavation equipment is utilized, achieving design grades is not anticipated to be a significant issue.

5.3 GROUNDWATER

Groundwater was not encountered to the depths explored in the borings completed at the site and is not anticipated to affect mass grading or construction operations.

The groundwater measurements presented are conditions at the time of the field exploration and may not be representative of other times or locations. Groundwater levels may vary seasonally and with precipitation, as well as other factors including irrigation. Evaluation of these factors is beyond the scope of this study. Groundwater levels may, therefore, be at shallower or deeper depths than those measured during this study, including during construction and over the life of the structure.

The extent and nature of any dewatering required during construction will be dependent on the actual groundwater conditions prevalent at the time of construction and the effectiveness of construction drainage to prevent run-off into open excavations.

5.4 SPREAD AND CONTINUOUS WALL FOUNDATIONS

5.4.1 Design Data

The results of our analysis indicate that the proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural soils and/or structural fill extending to suitable natural soils. Under no circumstances shall foundations be established over non-engineered fills, potentially collapsible soils, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. For design, the following parameters are provided:

Minimum Recommended Depth of Embedment for Frost Protection	- 30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Capacity for Real Load Conditions	- 3,000 pounds per square foot
Bearing Capacity Increase for Seismic Loading	- 50 percent

The term “net bearing capacity” refers to the allowable pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

5.4.2 Installation

Under no circumstances shall the footings be installed upon potentially collapsible soils, non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, or other deleterious materials. If unsuitable soils are encountered, they must be removed and replaced with compacted granular fill. If granular soils become loose or disturbed, they must be recompacted prior to pouring the concrete.

The width of structural replacement fill below footings should be equal to the width of the footing plus one foot for each foot of fill thickness.

5.4.3 Settlements

Based on column loadings, soil bearing capacities, and the foundation recommendations as discussed above, we expect primary total settlement beneath individual foundations to be less than one inch.

The amount of differential settlement is difficult to predict because the subsurface and foundation loading conditions can vary considerably across the site. However, we anticipate differential settlement between adjacent foundations could vary from 0.5 to 0.75 inch. The final deflected shape of the structure will be dependent on actual foundation locations and loading.

5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of friction of 0.35 may be utilized for the footing interface with the in situ natural clay soils and 0.40 for footing interface with natural granular soils or granular structural fill. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil should be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

5.6 FLOOR SLABS

Floor slabs may be established upon suitable natural subgrade soils or structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established directly over non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

To facilitate curing of the concrete and to provide a capillary moisture break, it is recommended that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or three-quarters to one-inch minus clean gap-graded gravel.

Settlement of lightly loaded floor slabs designed according to previous recommendations (average uniform pressure of 200 pounds per square foot or less) is anticipated to be less than one-quarter of an inch.

5.7 PAVEMENTS

The natural clay soils, encountered in isolated areas of the site, will exhibit poor pavement support characteristics when saturated. All pavement areas must be prepared as previously discussed (see Section 5.2.1, Site Preparation). Under no circumstances shall pavements be established over unprepared non-engineered fills, unprepared potentially collapsible soils, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. With the subgrade soils and the projected traffic as discussed in Section 2, Proposed Construction, the following pavement sections are recommended:

Parking Areas

(Light Volume of Automobiles and Light Trucks,
Occasional Medium-Weight Trucks,
and No Heavyweight Trucks)
[2 equivalent 18-kip axle loads per day]

Flexible Pavements:
(Asphalt Concrete)

3.0 inches	Asphalt concrete
8.0 inches	Aggregate base
Over	Properly prepared fills, natural subgrade soils, and/or structural site grading fill extending to properly prepared fills and/or natural subgrade soils

Rigid Pavements:
(Non-reinforced Concrete)

5.0 inches	Portland cement concrete (non-reinforced)
5.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

Heavy-duty Drive Lanes

(Moderate Volume of Automobiles and Light Trucks,
Moderate Volume of Medium-Weight Trucks,
And Numerous Heavyweight Trucks)
[Up to 275 equivalent 18-kip axle loads per day]

Flexible Pavements:
(Asphalt Concrete)

5.5 inches	Asphalt concrete
9.0 inches	Aggregate base
13.0 inches*	Aggregate subbase
Over	Properly prepared fills, natural subgrade soils, and/or structural site grading fill extending to properly prepared fills, or natural subgrade soils

Rigid Pavements:
(Non-reinforced Concrete)

8.5 inches	Portland cement concrete (non-reinforced)
6.0 inches	Aggregate base
18.0 inches*	Aggregate subbase
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

* Subbase may consist of granular site grading fills with a minimum California Bearing Ratio (CBR) of 30 percent.

For dumpster pads, we recommend a pavement section consisting of 7.0 inches of Portland cement concrete, 12.0 inches of aggregate base, over properly prepared natural subgrade or site grading structural fills. Dumpster pads should not be constructed overlying non-engineered fills under any circumstances.

These above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete should be designed in accordance with the American Concrete Institute (ACI) and joint details should conform to the Portland Cement Association (PCA) guidelines. The concrete should have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ±1 percent air-entrainment.

The crushed stone should conform to applicable sections of the current Utah Department of Transportation (UDOT) Standard Specifications. All asphalt material and paving operations should meet applicable specifications of the Asphalt Institute and UDOT. A GSH technician shall observe placement and perform density testing of the base course material and asphalt.

Please note that the recommended pavement section is based on estimated post-construction traffic loading. If the pavement is to be constructed and utilized by construction traffic, the above pavement section may prove insufficient for heavy truck traffic, such as concrete trucks or tractor-trailers used for construction delivery. Unexpected distress, reduced pavement life, and/or premature failure of the pavement section could result if subjected to heavy construction traffic and the owner should be made aware of this risk. If the estimated traffic loading stated herein is not correct, GSH must review actual pavement loading conditions to determine if revisions to these recommendations are warranted.

5.8 CEMENT TYPES

The laboratory tests indicate that the natural soils tested contain a negligible amount of water-soluble sulfates. Based on our test results, concrete in contact with the on-site soil will have a low potential for sulfate reaction (ACI 318, Table 4.3.1). Therefore, all concrete which will be in contact with the site soils may be prepared using Type I or IA cement.

5.9 GEOSEISMIC SETTING

5.9.1 General

Utah municipalities have adopted the International Building Code (IBC) 2018. The IBC 2018 code refers to ASCE 7-16 Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE 7-16) determines the seismic hazard for a site based upon mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points). GSH concurrently conducted refraction microtremor (ReMi) testing to obtain the shear-wave velocities for the site. Results of the ReMi tests were used to determine the observed site class. A graphical representation of the measured shear-wave velocities is presented on Figure 5, Shear-Wave Velocity Profile.

5.9.2 Faulting

Based on our review of available literature, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Oquirrh Fault Zone, located about 8.1 miles to the west-southwest of the site.

5.9.3 Site Class

For dynamic structural analysis, the Site Class C – Very Dense Soil and Soft Rock Soil Profile as defined in Chapter 20 of ASCE 7-16 (per Section 1613.3.2, Site Class Definitions, of IBC 2018) can be utilized.

5.9.4 Ground Motions

The IBC 2018 code is based on USGS mapping, which provides values of short and long period accelerations for average bedrock values for the Western United States and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a Site Class C – Very Dense Soil and Soft Rock Soil Profile. Based on the site latitude and longitude (40.2358 degrees north and 111.6613 degrees west, respectively) and Risk Category I, the values for this site are tabulated below:

Spectral Acceleration Value, T	Bedrock Boundary [mapped values] (% g)	Site Coefficient	Site Class C [adjusted for site class effects] (% g)	Design Values* (% g)
0.2 Seconds (Short Period Acceleration)	S_S = 90.9	F_a = 1.200	S_{MS} = 109.1	S_{DS} = 72.7
1.0 Second (Long Period Acceleration)	S_1 = 32.6	F_v = 1.500	S_{M1} = 48.9	S_{D1} = 32.6

* IBC 2018/ASCE 7-16 may require a site-specific study based on the project structural engineer's evaluation and recommendations. If needed, GSH can provide additional information and analysis including a complete site-specific study in accordance with chapter 21 of ASCE 7-16.

5.9.5 Liquefaction

The site is located in an area that has been identified by the Utah Geological Survey (UGS) as being a "very low" liquefaction potential zone. Liquefaction is defined as the condition when saturated, loose, granular soils lose their support capabilities because of excessive pore water pressure, which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

Due to the density of the granular soils and the lack of groundwater, liquefaction is not anticipated to occur within the soils encountered at this site.

5.10 SITE VISITS

GSH must verify that all topsoil/disturbed soils and any other unsuitable soils have been removed, that non-engineered fills (if encountered) and potentially collapsible soils (if encountered) have been removed and/or properly prepared, and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements. Additionally, GSH must observe fill placement and verify in-place moisture content and density of fill materials placed at the site.

5.11 CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.

Dion A. Obermeyer
Staff Geologist

Reviewed by:

Alan D. Spilker, P.E.
State of Utah No. 334228
President/Senior Geotechnical Engineer

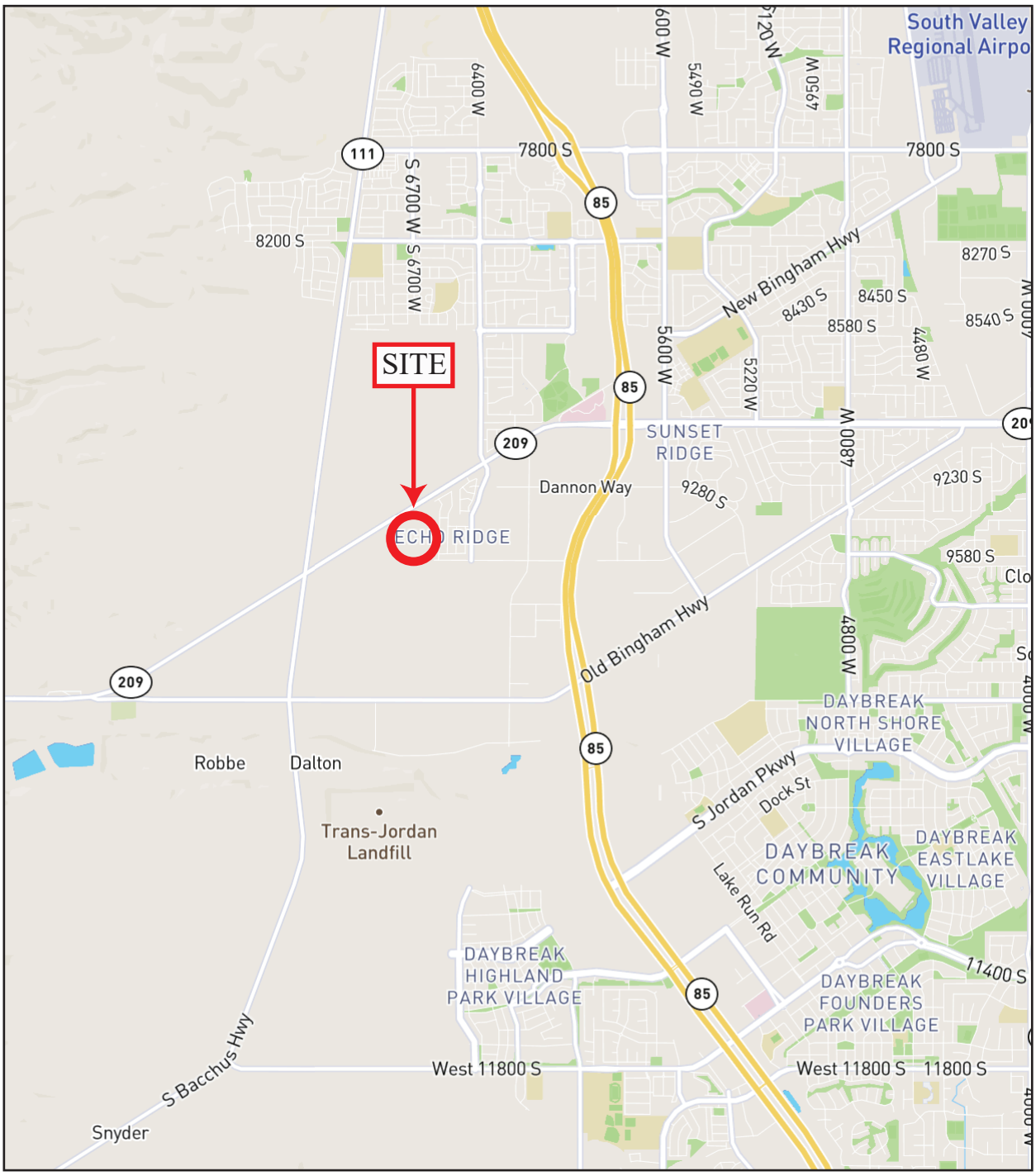
REGISTERED PROFESSIONAL ENGINEER
No. 334228
ALAN D. SPILKER
STATE OF UTAH

DAO/ADS:jlh

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A through 3CL, Log of Borings
Figure 4, Key to Boring Log (USCS)
Figure 5, Shear-Wave Velocity Profile

Addressee (email)

GARDNER COMPANY
JOB NO. 0297-009-20



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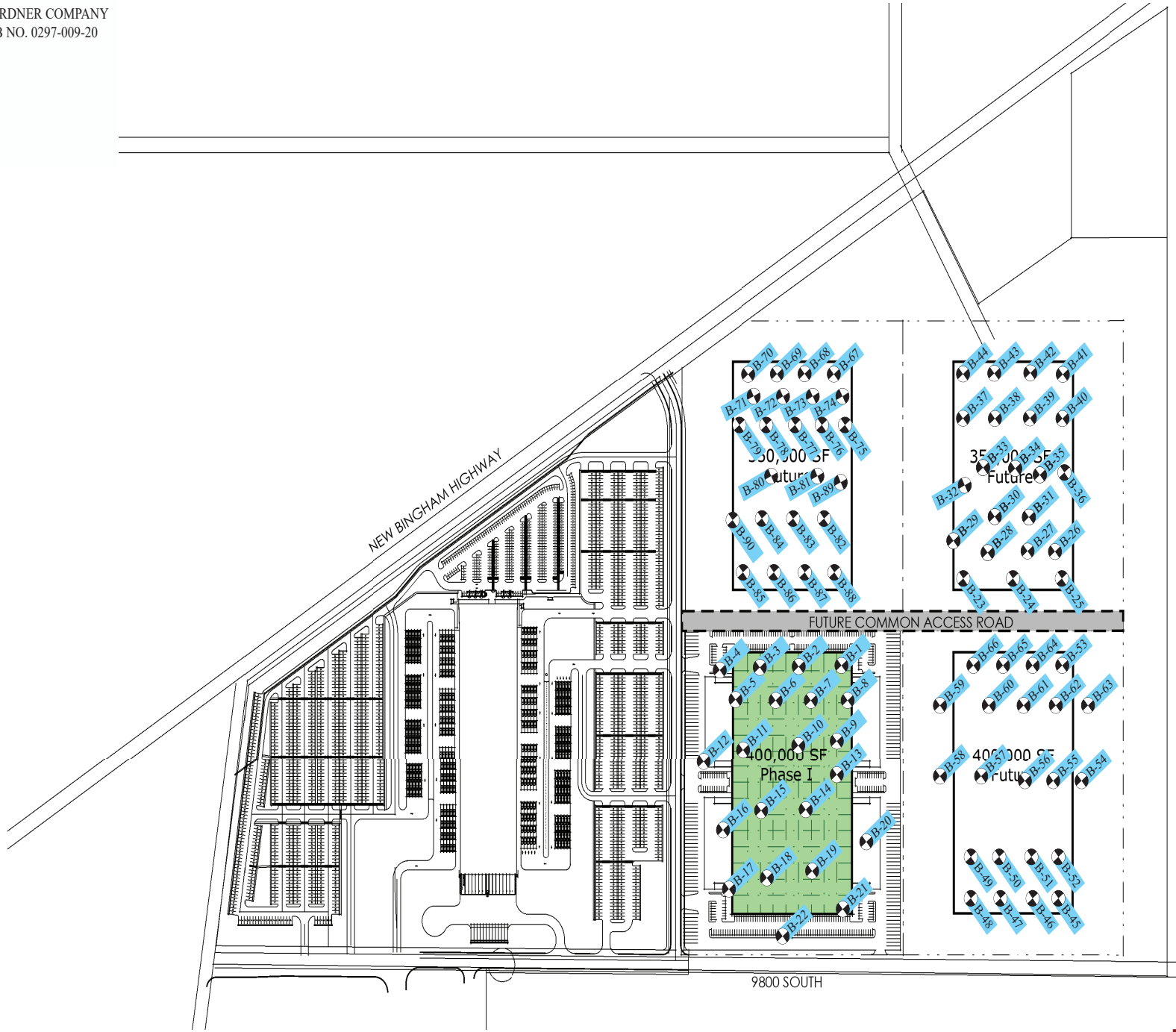
5 0 0.5 1 1.5 2 MI 2.5

FIGURE 1
VICINITY MAP

REFERENCE:
ALL TRAILS - NATIONAL GEOGRAPHIC TERRAIN
DATED 2020

GSH

GARDNER COMPANY
JOB NO. 0297-009-20



REFERENCE:
ADAPTED FROM DRAWING ENTITLED
"JONES LANDING, SP-01 " BY BABCOCK DESIGN
DATED 01 JULY 2020

APPROXIMATE SCALE IN FEET
250 0 250 500

FIGURE 2
SITE PLAN

GSH

BORING LOG

Page: 1 of 1

BORING: B-1

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	FINE TO COARSE SANDY SILT brown		19							dry loose
	SM	SILTY FINE SAND with fine and coarse gravel and cobbles; brown	5	50/5"		1.8		27.8			slightly moist very dense
	SP/SM	FINE AND COARSE GRAVELLY FINE TO COARSE SAND with some cobbles; brown	10	84							slightly moist very dense
		Refusal at 11.0' on very dense natural soils. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 11.0'.	15 20 25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3A

BORING LOG

Page: 1 of 1

BORING: B-2

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand and cobbles; major roots (topsoil) to 4"; tan									dry very dense
				50/4"							
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3B

BORING LOG

Page: 1 of 1

BORING: B-3

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand; major roots (topsoil) to 4"; tan									dry dense
				33							
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3C

BORING LOG

Page: 1 of 1

BORING: B-4

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	FINE TO MEDIUM SANDY SILT with fine gravel; brown		14							dry loose
	GM	SILTY FINE AND MEDIUM GRAVEL with fine sand and cobbles; brown	5	16							dry medium dense
		Refusal at 6.0' on very dense natural soils. No groundwater encountered at time of drilling.	10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3D

BORING LOG

Page: 1 of 1

BORING: B-5

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	FINE SANDY SILT with fine gravel; major roots (topsoil) to 4"; brown		61		3.0					
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; brown/gray/red	5	50/5"							dry-slightly moist very dense
		Refusal at 6.0' on very dense natural soils. No groundwater encountered at time of drilling.	10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3E

BORING LOG

Page: 1 of 1

BORING: B-6

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SP/ SM	SILTY FINE TO COARSE SAND with fine and medium gravel; major roots (topsoil) to 4"; brown									dry dense
				34							
	GP	FINE SANDY FINE AND MEDIUM GRAVEL with silt; brown									dry dense
			5	41							
		Refusal at 6.5' on very dense natural soils. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3F

BORING LOG

Page: 1 of 1

BORING: B-7

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SM	SILTY FINE SAND with fine and medium gravel; brown									slightly moist very dense
				58		5.8		36.4			
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3G

BORING LOG

Page: 1 of 1

BORING: B-8

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SM	SILTY FINE SAND with fine and coarse gravel; major roots (topsoil) to 4"; brown									dry dense
				45							
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3H

BORING LOG

Page: 1 of 1

BORING: B-9

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND MEDIUM GRAVEL with fine to coarse sand; major roots (topsoil) to 3"; brown									dry dense
				42							
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3I

BORING LOG

Page: 1 of 1

BORING: B-10

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP	FINE SANDY FINE AND COARSE GRAVEL with cobbles; major roots (topsoil) to 2"; brown									dry very dense
				50/3"							
		Refusal at 2.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3J

BORING LOG

Page: 1 of 1

BORING: B-11

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SM	SILTY FINE TO COARSE SAND with fine and coarse gravel and cobbles; major roots (topsoil) to 3"; brown		52							dry very dense
		Refusal at 2.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3K

BORING LOG

Page: 1 of 1

BORING: B-12

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND MEDIUM GRAVEL with fine to coarse sand; major roots (topsoil) to 3"; brown		57		4.6		23.3			dry very dense
				74							
		Refusal at 5.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3L

BORING LOG

Page: 1 of 1

BORING: B-13

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	FINE SANDY CLAY with some fine gravel; major roots (topsoil) to 2"; brown		19							dry loose
	GM	SILTY FINE AND MEDIUM GRAVEL with fine to coarse sand; brown		37		2.5		15.4			dry dense
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3M

BORING LOG

Page: 1 of 1

BORING: B-14

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SP/ SM	FINE GRAVELLY FINE TO COARSE SAND with silt; major roots (topsoil) to 2"; brown									dry dense
				38							
			5	36							
		Refusal at 6.0' on very dense natural soils. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3N

BORING LOG

Page: 1 of 1

BORING: B-15

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SM	SILTY FINE TO COARSE SAND with fine and coarse gravel and cobbles; brown		12							dry loose
				41							dense
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3O

BORING LOG

Page: 1 of 1

BORING: B-16

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/12/20 | DATE FINISHED: 8/12/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/12/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	FINE SANDY SILT with fine gravel; major roots (topsoil) to 3"; brown									dry loose
				36							dense
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3P

BORING LOG

Page: 1 of 1

BORING: B-17

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP	FINE SANDY FINE AND MEDIUM GRAVEL with silt; major roots (topsoil) to 3"; brown									dry loose
	SP/SM	FINE SAND with fine and medium gravel and silt; brown	5	46							dry dense
	CL	FINE SANDY CLAY with some fine gravel; reddish-brown	10	13		16.8		68.3			slightly moist medium dense
		grades silty clay with trace sand; brown	15	12							
	SM/SC	SILTY/CLAYEY FINE TO COARSE SAND with fine and coarse gravel; brown	20	38							slightly moist medium dense
		End of Exploration at 21.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 21.0'.	25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3Q

BORING LOG

Page: 1 of 1

BORING: B-18

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SM	SILTY FINE TO MEDIUM SAND with some fine gravel; major roots (topsoil) to 4"; brown		44							
	CL	SANDY CLAY with some fine gravel; brown	5	17					29	7	dry medium dense
	SP/SM	SILTY FINE SAND with fine and coarse gravel; brown	10	50/2"							dry very dense
		Refusal at 11.0' on very dense natural soils. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 11.0'.	15 20 25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3R

BORING LOG

Page: 1 of 1

BORING: B-19

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SM	SILTY FINE SAND with fine and coarse gravel and some cobbles; major roots (topsoil) to 2"; brown		41							dry dense
		Refusal at 3.5' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3S

BORING LOG

Page: 1 of 1

BORING: B-20

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SM	SILTY FINE SAND with fine gravel; major roots (topsoil) to 2"; brown		57							dry very dense
	SP	FINE SAND with fine and coarse gravel and silt; brown	5	63							dry very dense
		Refusal at 5.0' on very dense natural soils. No groundwater encountered at time of drilling.	10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3T

BORING LOG

Page: 1 of 1

BORING: B-21

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/11/20 | DATE FINISHED: 8/11/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/11/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP	FINE AND COARSE GRAVEL with fine sand and cobbles; major roots (topsoil) to 2"; brown		50							dry very dense
		Refusal at 2.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3U

BORING LOG

Page: 1 of 1

BORING: B-22

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE SANDY FINE AND MEDIUM GRAVEL with silt; brown									dry dense
	SM	SILTY FINE TO COARSE SAND with fine and coarse gravel; brown		56							dry very dense
		Refusal at 4.5' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3V

BORING LOG

Page: 1 of 1

BORING: B-23

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SP/ SM	FINE GRAVELLY FINE SAND with silt; major roots (topsoil) to 8"; brown		30							dry medium dense
			5	31							
	SM	SILTY FINE SAND with fine gravel; brown	10	86		6.0		15.1			slightly moist very dense
			15	97							
		End of Exploration at 16.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 16.0'.	20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3W

BORING LOG

Page: 1 of 1

BORING: B-24

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 7/10/14 | DATE FINISHED: 7/10/14

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: ZM

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (7/10/14) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE AND COARSE GRAVEL with some silt and fine sand; tan									dry dense
				52							
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3X

BORING LOG

Page: 1 of 1

BORING: B-25

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 7/10/14 | DATE FINISHED: 7/10/14

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: ZM

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (7/10/14) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE TO MEDIUM SANDY FINE AND COARSE GRAVEL with some silt; tan									dry dense
			5	61							very dense
	SP/ SM	FINE AND COARSE GRAVELLY FINE TO MEDIUM SAND with silt; brown									dry very dense
			10	60							
			15	94							
			20	50/3"							slightly moist
		End of Exploration at 21.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 21.0'.	25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3Y

BORING LOG

Page: 1 of 1

BORING: B-26

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 7/10/14 | DATE FINISHED: 7/10/14

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: ZM

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (7/10/14) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SP	FINE AND COARSE GRAVELLY FINE TO MEDIUM SAND brown									dry dense
			5								
		Refusal at 6.0' on very dense natural soils. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3Z

BORING LOG

Page: 1 of 1

BORING: B-27

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 7/10/14 | DATE FINISHED: 7/10/14

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: ZM

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (7/10/14) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE TO MEDIUM SANDY FINE AND COARSE GRAVEL with silt; tan									dry very dense
				84							
			5								slightly moist medium dense
				44							
			10								
				38							
		End of Exploration at 13.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 13.0'.	15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AA

BORING LOG

Page: 1 of 1

BORING: B-28

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 7/10/14 | DATE FINISHED: 7/10/14

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: ZM

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (7/10/14) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP	FINE SANDY FINE AND COARSE GRAVEL with trace silt; tan									dry dense
		Refusal at 5.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AB

BORING LOG

Page: 1 of 1

BORING: B-29

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 7/10/14 | DATE FINISHED: 7/10/14

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: ZM

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (7/10/14) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with some silt; tan									dry very dense
			5	93		3.5	11.8				
			10	83							
			15								
		End of Exploration at 16.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 16.0'.	20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AC

BORING LOG

Page: 1 of 1

BORING: B-30

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	FINE TO MEDIUM SANDY CLAY with trace gravel; brown									slightly moist very stiff
				19							
			5								
				20							
	SM/SC	SILTY/CLAYEY FINE SAND with gravel; brown	10								slightly moist very dense
				65							
		End of Exploration at 13.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 13.0'.	15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AD

BORING LOG

Page: 1 of 1

BORING: B-31

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	FINE SANDY SILT with fine and medium gravel; tan									dry dense
		Refusal at 5.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AE

BORING LOG

Page: 1 of 1

BORING: B-32

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/14/20 | DATE FINISHED: 8/14/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/14/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine and medium gravel; tan									dry very stiff
			5	33							
		grades with some fine sand and trace gravel; brown									slightly moist hard
			10	47							
	GP/GC	FINE AND COARSE GRAVEL with some fine to coarse sand and clay; tan									dry very dense
			15	50/							
		End of Exploration at 16.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 16.0'.	20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AF

BORING LOG

Page: 1 of 1

BORING: B-33

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	FINE TO MEDIUM SANDY CLAY with trace gravel; brown									dry very dense
			5	27							
		End of Exploration at 6.0'. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AG

BORING LOG

Page: 1 of 1

BORING: B-34

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	FINE SANDY CLAY with silt; brown									dry hard
			5	43							
		grades with some gravel	10	48							
		grades with fine and medium gravel	15	43							
	GP/GM	FINE AND COARSE GRAVEL with some silt and fine sand; brown									slightly moist very dense
		End of Exploration at 17.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 17.0'.	20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AH

BORING LOG

Page: 1 of 1

BORING: B-35

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SM	SILTY FINE SAND with trace fine gravel; brown									dry dense
		End of Exploration at 2.5'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AI

BORING LOG

Page: 1 of 1

BORING: B-36

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	SILTY FINE AND COARSE GRAVEL with some fine to medium sand; tan									dry very dense
			5	65							
		End of Exploration at 6.0'. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AJ

BORING LOG

Page: 1 of 1

BORING: B-37

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/13/20 | DATE FINISHED: 8/13/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/13/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with trace fine sand; brown									dry very dense
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AK

BORING LOG

Page: 1 of 1

BORING: B-38

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine and medium gravel; tan									slightly moist hard
			5	44							
	GP/GM	FINE AND COARSE GRAVEL with some silt and fine sand; tan									dry medium dense
			10	50/5"							
		Refusal at 11.0' on very dense natural soils. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 11.0'.	15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AL

BORING LOG

Page: 1 of 1

BORING: B-39

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; tan									dry very hard
			5	50/5"		14.3	114				
			10	50/5"		17.0	111				
	GP/GC	FINE AND COARSE GRAVEL with trace clay; brown									dry very dense
		Refusal at 12.5' on very dense natural soils. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 12.5'.	15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AM

BORING LOG

Page: 1 of 1

BORING: B-40

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GC	SILTY FINE AND COARSE GRAVEL with some fine to coarse sand and clay; brown									dry dense
			5								
		Refusal at 6.0' on very dense natural soils. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 6.0'.	10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AN

BORING LOG

Page: 1 of 1

BORING: B-41

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine gravel and trace fine sand; brown									dry very stiff
			5	26							
		grades with fine sand; tan	10	24							slightly moist
		grades with fine and medium gravel; brown/tan	15	78							hard
		Refusal at 16.0' on very dense natural soils. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 16.0'.	20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AO

BORING LOG

Page: 1 of 1

BORING: B-42

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with trace fine sand; brown									slightly moist very stiff
			5	20		14.2	100				
	GP	FINE AND MEDIUM GRAVEL with some silt; brown									slightly moist very dense
	CL	SILTY CLAY with fine sand; brown									slightly moist very stiff
			10	25							
		Refusal at 11.0' on very dense natural soils. No groundwater encountered at time of drilling.									
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AP

BORING LOG

Page: 1 of 1

BORING: B-43

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with trace fine sand; tan									dry stiff
			5	14							
		grades with fine sand; tan/brown	10	52							slightly moist hard
		grades with some fine sand; tan	15	26							very stiff
	GP/GC	FINE AND COARSE GRAVEL with silty clay and trace fine sand; tan									slightly moist very dense
			20	50/5"							
		Refusal at 21.0' on very dense natural soils. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 21.0'.	25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AQ

BORING LOG

Page: 1 of 1

BORING: B-44

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	CLAYEY SILT with trace fine sand; brown									dry medium stiff
			5								
		Refusal at 6.0' on very dense natural soils. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AR

BORING LOG

Page: 1 of 1

BORING: B-45

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SP	FINE TO COARSE SAND with fine and coarse gravel and trace silt; brown									dry dense
						0.4		4.3			
	GP	FINE AND COARSE GRAVEL with fine to coarse sand and cobbles; brown	4								slightly moist very dense
		End of Exploration at 4.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AS

BORING LOG

Page: 1 of 1

BORING: B-46

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SM	SILTY FINE TO MEDIUM SAND with medium and coarse gravel; brown									dry loose
						0.8		0.1			
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with cobbles; brown									slightly moist very dense
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AT

BORING LOG

Page: 1 of 1

BORING: B-47

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE AND COARSE GRAVEL with cobbles; brown									dry dense
		Refusal at 1.0' on very dense national soils. No groundwater encountered at time of drilling.									
			5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AU

BORING LOG

Page: 1 of 0

BORING: B-48

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE AND COARSE GRAVEL with cobbles and silt; brown Refusal at surface on very dense national soils. No groundwater encountered at time of drilling.									dry dense
			5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AV

BORING LOG

Page: 1 of 1

BORING: B-49

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	SILT with fine to medium sand and some gravel; brown		14							dry loose
	CL	FINE TO MEDIUM SANDY CLAY with silt, and some gravel; brown	5	30		18.1		79.7			slightly moist medium dense
	SP/SM	FINE TO COARSE SAND with gravel and silt; brown	10	77							slightly moist very dense
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with cobbles; brown									slightly moist very dense
		Refusal at 11.0' on very dense natural soils. No groundwater encountered at time of drilling.	15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AW

BORING LOG

Page: 1 of 1

BORING: B-50

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	CLAYEY SILT with sand and some fine gravel; brown		17							dry medium dense
	SP/ SM	FINE TO COARSE SAND with some gravel and silt; brown	5	42							dry dense
	ML ML	FINE SANDY SILT brown	10	6		8.8		69.0			slightly moist loose
		End of Exploration at 13.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 13.0'.	15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AX

BORING LOG

Page: 1 of 0

BORING: B-51

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP	FINE AND COARSE GRAVEL with cobbles and silt; brown Refusal at surface on very dense natural soils. No groundwater encountered at time of drilling.									dry very dense
			5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AY

BORING LOG

Page: 1 of 1

BORING: B-52

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE AND COARSE GRAVEL with silt and fine to coarse sand; brown									dry loose
	SP/ SM	FINE TO COARSE SAND with fine and coarse gravel and silt; brown	5	60							dry very dense
	GP	FINE AND COARSE GRAVEL with fine to coarse sand and cobbles; brown		54							slightly moist very dense
		Refusal at 8.0' on very dense natural soils. No groundwater encountered at time of drilling.	10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AZ

BORING LOG

Page: 1 of 1

BORING: B-53

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE SANDY FINE AND COARSE GRAVEL with silt; brown									slightly moist medium dense
		Refusal at 1.0' on gravel. No groundwater encountered at time of drilling.									
			5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BA

BORING LOG

Page: 1 of 1

BORING: B-54

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SM	SILTY FINE TO MEDIUM SAND with fine gravel and cobbles; brown									slightly moist medium dense
				42		7.5	88				
	CL	SILTY CLAY with some fine sand; brown	5								slightly moist very stiff
				46		3.6	91				
	GP/GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt and clay; brown									moist medium dense
			10	27		6.9	109				
			15	72		4.5	125				dense
		End of Exploration at 16.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 16.0'.	20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BB

BORING LOG

Page: 1 of 1

BORING: B-55

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/GM	FINE TO MEDIUM SANDY FINE AND COARSE GRAVEL with silt and cobbles; brown									slightly moist very dense
		Refusal at 0.5' on very dense natural soils. No groundwater encountered at time of drilling.									
			5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BC

BORING LOG

Page: 1 of 1

BORING: B-56

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt and cobbles; brown									slightly moist very dense
		Refusal at 1.0' on very dense natural soils. No groundwater encountered at time of drilling.									
			5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BD

BORING LOG

Page: 1 of 1

BORING: B-57

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SP	FINE TO COARSE SAND with silt and cobbles; brown									slightly moist very dense
		Refusal at 1.5' on very dense natural soils. No groundwater encountered at time of drilling.									
			5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BE

BORING LOG

Page: 1 of 1

BORING: B-58

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt and some cobbles; brown									slightly moist very dense
		Refusal at 1.0' on very dense natural soils. No groundwater encountered at time of drilling.									
			5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BF

BORING LOG

Page: 1 of 1

BORING: B-59

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand and some cobbles; brown									slightly moist very dense
						6.2		31.4			
		Refusal at 2.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BG

BORING LOG

Page: 1 of 1

BORING: B-60

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt and some cobbles; brown									slightly moist very dense
		Refusal at 1.5' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BH

BORING LOG

Page: 1 of 1

BORING: B-61

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL brown									slightly moist very dense
		Refusal at 1.5' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BI

BORING LOG

Page: 1 of 1

BORING: B-62

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt and some cobbles; brown									slightly moist dense
		Refusal at 1.5' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BJ

BORING LOG

Page: 1 of 1

BORING: B-63

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt and some cobbles; brown									slightly moist dense
		Refusal at 1.5' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BK

BORING LOG

Page: 1 of 1

BORING: B-64

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt; brown									slightly moist medium dense
				42		1.8	125				
		grades light brown									
			5								
				44		3.9	109				moist
		Refusal at 7.0' on very dense natural soils. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BL

BORING LOG

Page: 1 of 1

BORING: B-65

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt and some cobbles; brown									slightly moist medium dense
		Refusal at 2.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BM

BORING LOG

Page: 1 of 1

BORING: B-66

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt and some cobbles; brown									slightly moist medium dense
		Refusal at 2.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BN

BORING LOG

Page: 1 of 1

BORING: B-67

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE AND COARSE GRAVEL with fine to medium sand and silt; brown									dry dense
		Refusal at 2.5' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BO

BORING LOG

Page: 1 of 1

BORING: B-68

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE AND COARSE GRAVEL with silt and fine to coarse sand and silt; brown		50							dry very dense
		Refusal at 2.5' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BP

BORING LOG

Page: 1 of 1

BORING: B-69

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with silt and fine to coarse sand; brown									dry very dense
				73							
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BQ

BORING LOG

Page: 1 of 1

BORING: B-70

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE AND COARSE GRAVEL with silt and fine to coarse sand; brown									dry very dense
			5	76							
		Refusal at 6.0' on very dense natural soils. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BR

BORING LOG

Page: 1 of 1

BORING: B-71

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with silt and fine to corse sand; brown									dry very dense
			5	50							
		Refusal at 5.5' on very dense natural soils. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BS

BORING LOG

Page: 1 of 1

BORING: B-72

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with fine to corse sand, some silt, and clay; brown									dry very dense
			5	27							
		Refusal at 5.5' on very dense natural soils. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BT

BORING LOG

Page: 1 of 1

BORING: B-73

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand and clay; brown									dry very dense
		Refusal at 2.5' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BU

BORING LOG

Page: 1 of 1

BORING: B-74

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand; brown									dry very dense
		Refusal at 2.5' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BV

BORING LOG

Page: 1 of 1

BORING: B-75

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine and coarse gravel; brown									slightly moist stiff
			5	15							
	GP/ GM	FINE AND MEDIUM GRAVEL with silt and some fine sand; tan									dry very dense
			10	90							
		Refusal at 11.0' on very dense natural soils. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 11.0'.	15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BW

BORING LOG

Page: 1 of 1

BORING: B-76

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine and coarse gravel; brown									slightly moist stiff
			5	16							
		Refusal at 8.0' on very dense natural soils. No groundwater encountered at time of drilling.	10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BX

BORING LOG

Page: 1 of 1

BORING: B-77

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with trace fine to coarse sand; tan									dry very dense
				84							
		Refusal at 3.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BY

BORING LOG

Page: 1 of 1

BORING: B-78

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand; brown									dry very dense
		Refusal at 4.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3BZ

BORING LOG

Page: 1 of 1

BORING: B-79

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: HB

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand; brown									dry very dense
		Refusal at 4.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CA

BORING LOG

Page: 1 of 1

BORING: B-80

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand; brown									dry very dense
		Refusal at 4.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CB

BORING LOG

Page: 1 of 1

BORING: B-81

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	FINE SANDY CLAY brown									dry dense
			5	31		14.5	114				
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand; brown		48		8.2		27.0			dry very dense
		Refusal at 8.5' on very dense natural soils. No groundwater encountered at time of drilling.	10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CC

BORING LOG

Page: 1 of 1

BORING: B-82

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	CLAYEY SILT with fine sand and some fine gravel; brown									dry dense
			5	30							
	CL	SILTY CLAY with fine sand; brown									dry very stiff
			10	17							
	GP/GM	FINE AND COARSE GRAVEL with fine to coarse sand and silt; brown									dry very dense
			15								
		Refusal at 16.0' on very dense natural soils. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 16.0'.									
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CD

BORING LOG

Page: 1 of 1

BORING: B-83

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	CLAYEY SILT with fine sand and fine and coarse gravel; brown									dry medium dense
			5								
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CE

BORING LOG

Page: 1 of 1

BORING: B-84

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	CLAYEY SILT with gravel; brown									sl dense-very dense
			5								
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CF

BORING LOG

Page: 1 of 1

BORING: B-85

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE SANDY FINE AND COARSE GRAVEL with silt, cobbles, and some boulders; brown									slightly moist medium dense
		Refusal at 1.5' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CG

BORING LOG

Page: 1 of 1

BORING: B-86

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt, cobbles, and layers of fine sandy silt up to 6" thick; brown									slightly moist medium dense
		Refusal at 2.0' on very dense natural soils. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CH

BORING LOG

Page: 1 of 1

BORING: B-87

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/GM	FINE SANDY FINE AND COARSE GRAVEL with silt; brown									slightly moist medium dense
	ML	FINE SANDY SILT with clay; brown									slightly moist medium stiff
						7.8		70.1			
	SP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL brown	5								moist medium dense
		Refusal at 5.0' on very dense natural soils. No groundwater encountered at time of drilling.	10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CI

BORING LOG

Page: 1 of 1

BORING: B-88

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/19/20 | DATE FINISHED: 8/19/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: JC

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/19/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SP	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt; brown									slightly moist medium dense
		Refusal at 1.5' on gravel. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CJ

BORING LOG

Page: 1 of 1

BORING: B-89

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	ML	SILT with some clay and fine gravel; brown									dry medium dense
			5								
		Refusal at 5.0' on very dense natural soils. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CK

BORING LOG

Page: 1 of 1

BORING: B-90

CLIENT: Gardner Company | PROJECT NUMBER: 0297-009-20

PROJECT: Proposed Jones Landing Development | DATE STARTED: 8/18/20 | DATE FINISHED: 8/18/20

LOCATION: Near 6800 New Bingham Highway, West Jordan, Utah | GSH FIELD REP.: NW

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/18/20) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE AND COARSE GRAVEL with fine to coarse sand; brown									dry dense-very dense
		Refusal at 2.0' on very dense natural soils. No groundwater encountered at time of drilling.									
			5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3CL

CLIENT: Gardner Company
PROJECT: Proposed Jones Landing Development
PROJECT NUMBER: 0297-009-20

KEY TO BORING LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫

COLUMN DESCRIPTIONS

① **Water Level:** Depth to measured groundwater table. See symbol below.

② **USCS:** (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.

③ **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency,

④ **Depth (ft.):** Depth in feet below the ground surface.

⑤ **Blow Count:** Number of blows to advance sampler 12" beyond first 6", using a 140-lb hammer with 30" drop.

⑥ **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.

⑦ **Moisture (%):** Water content of soil sample measured in laboratory; expressed as percentage of dryweight of

⑧ **Dry Density (pcf):** The density of a soil measured in laboratory; expressed in pounds per cubic foot.

⑨ **% Passing 200:** Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.

⑩ **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

⑪ **Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties.

⑫ **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:

CEMENTATION:

Weakly: Crumbles or breaks with handling or slight finger pressure.

Moderately: Crumbles or breaks with considerable finger pressure.

Strongly: Will not crumble or break with finger pressure.

MODIFIERS:

Trace <5%

Some 5-12%

With > 12%

MOISTURE CONTENT (FIELD TEST):

Dry: Absence of moisture, dusty, dry to the touch.

Moist: Damp but no visible water.

Saturated: Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)	GM	Silty Gravels, Gravel-Sand-Silt Mixtures
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
			SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)	SM	Silty Sands, Sand-Silt Mixtures
			SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS Liquid Limit less than 50%		ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays o f Low Plasticity
	SILTS AND CLAYS Liquid Limit greater than 50%		MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
			CH	Inorganic Clays of High Plasticity, Fat Clays
			OH	Organic Silts and Organic Clays of Medium to High Plasticity
HIGHLY ORGANIC SOILS			PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications.

STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"

Occasional: One or less per 6" of thickness

Numerous; More than one per 6" of thickness

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD, 2.42" ID D&M Sampler
- 3.0" OD, 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

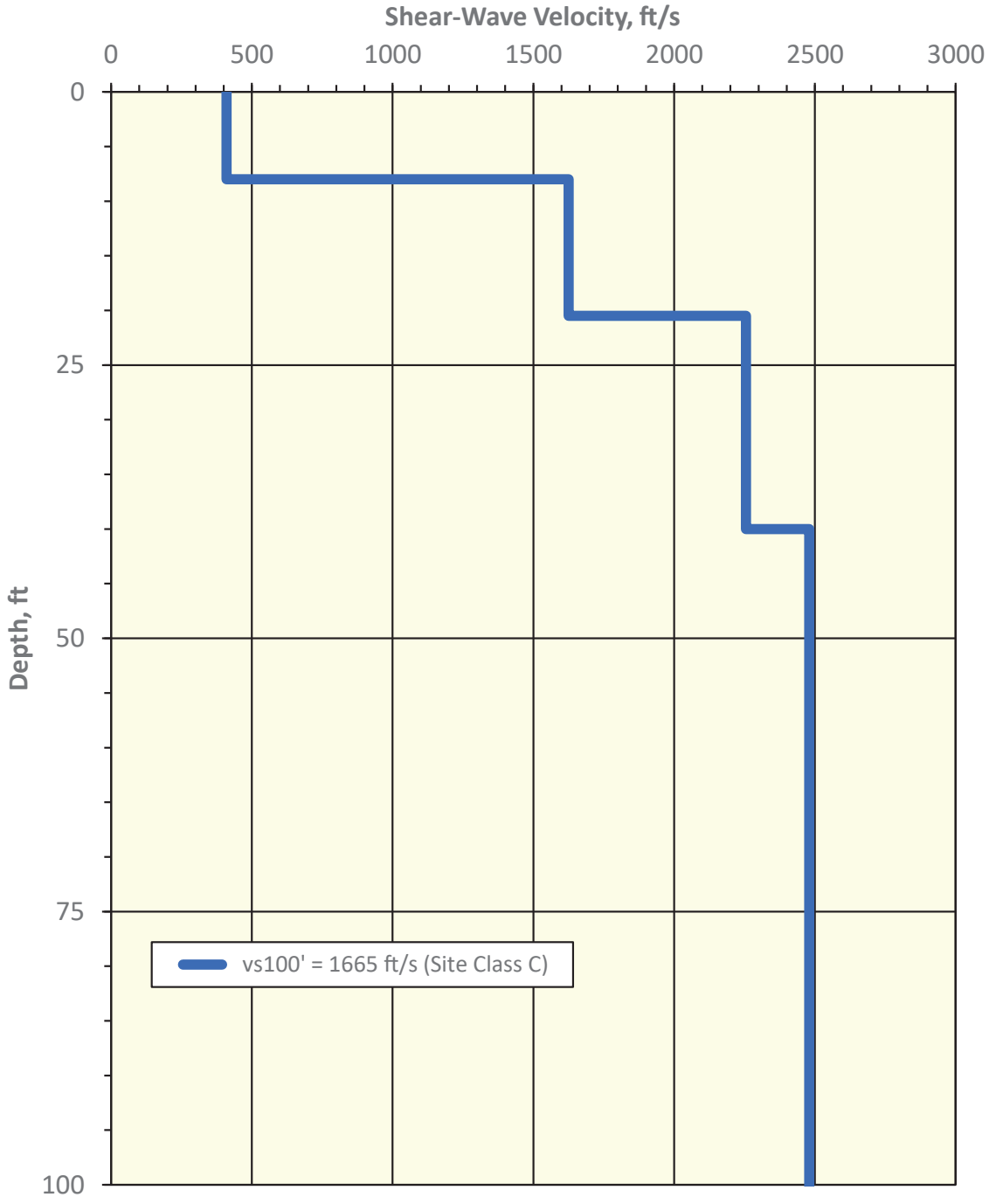
WATER SYMBOL

Water Level

FIGURE 4

GSH

SHEAR -WAVE VELOCITY PROFILE



PROJECT NO.: 0297-009-20	GSH	**FIGURE NO.:** 5


Gardner

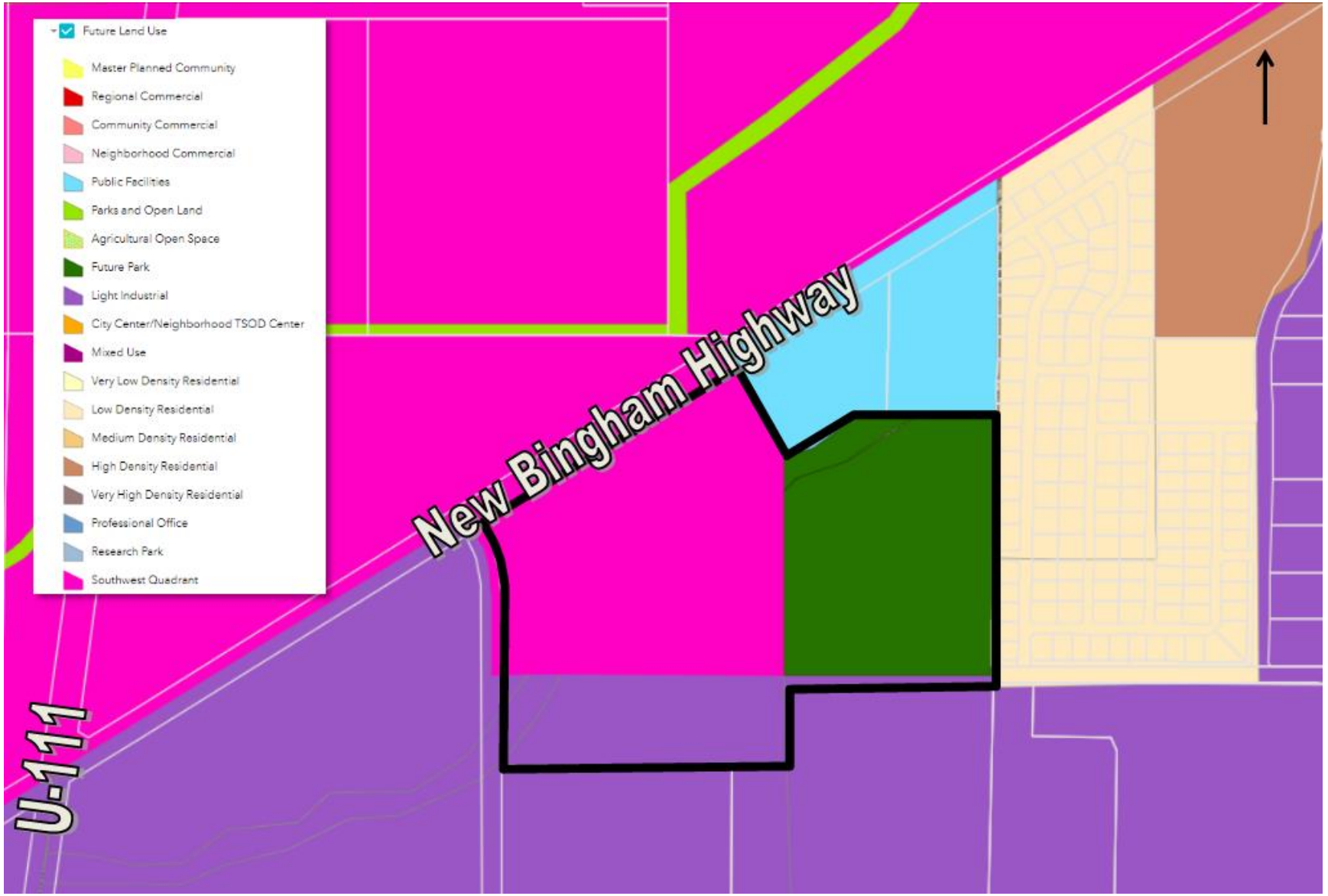


Exhibit A – Current Future Land Use Map

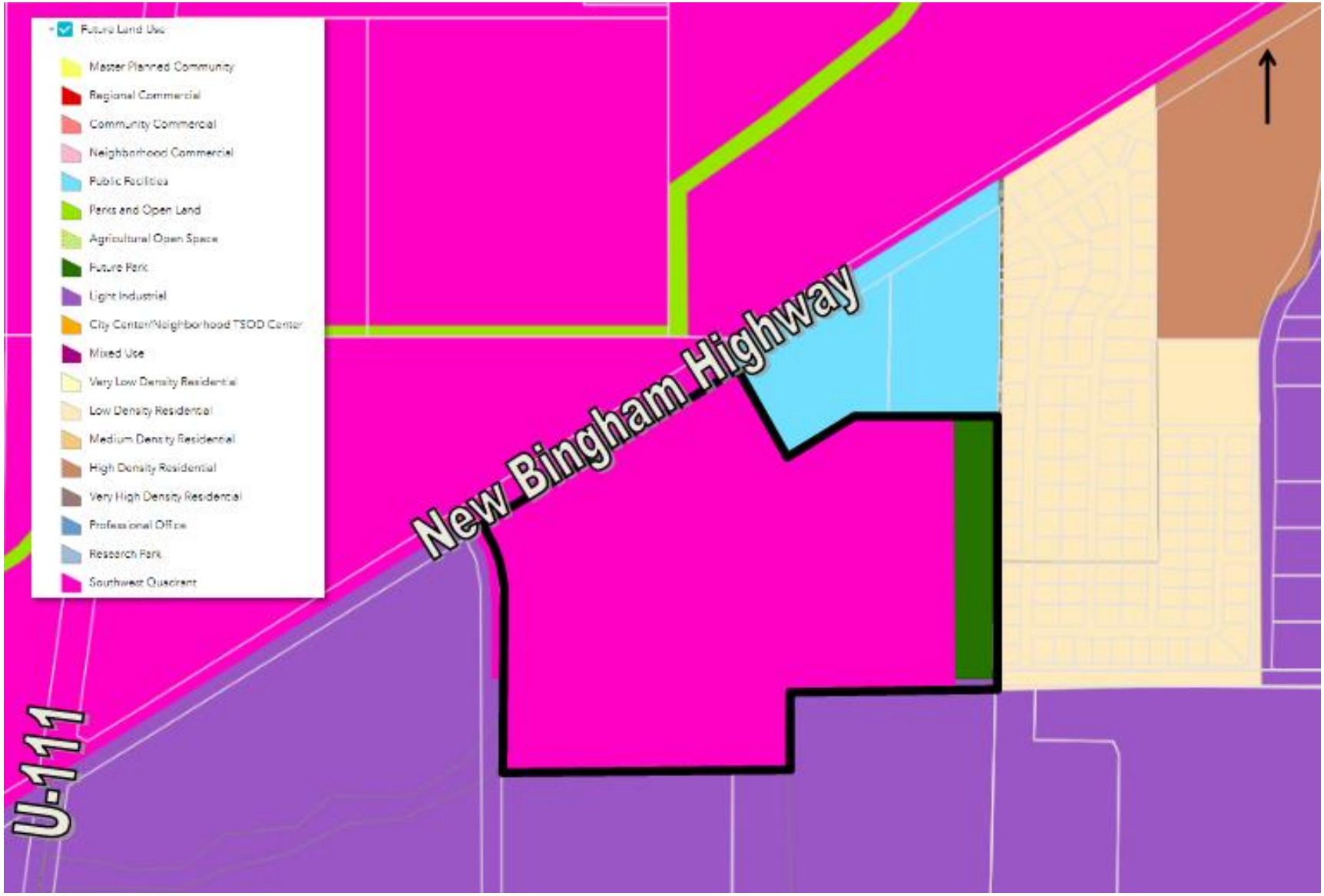


Exhibit B – Proposed Future Land Use Map

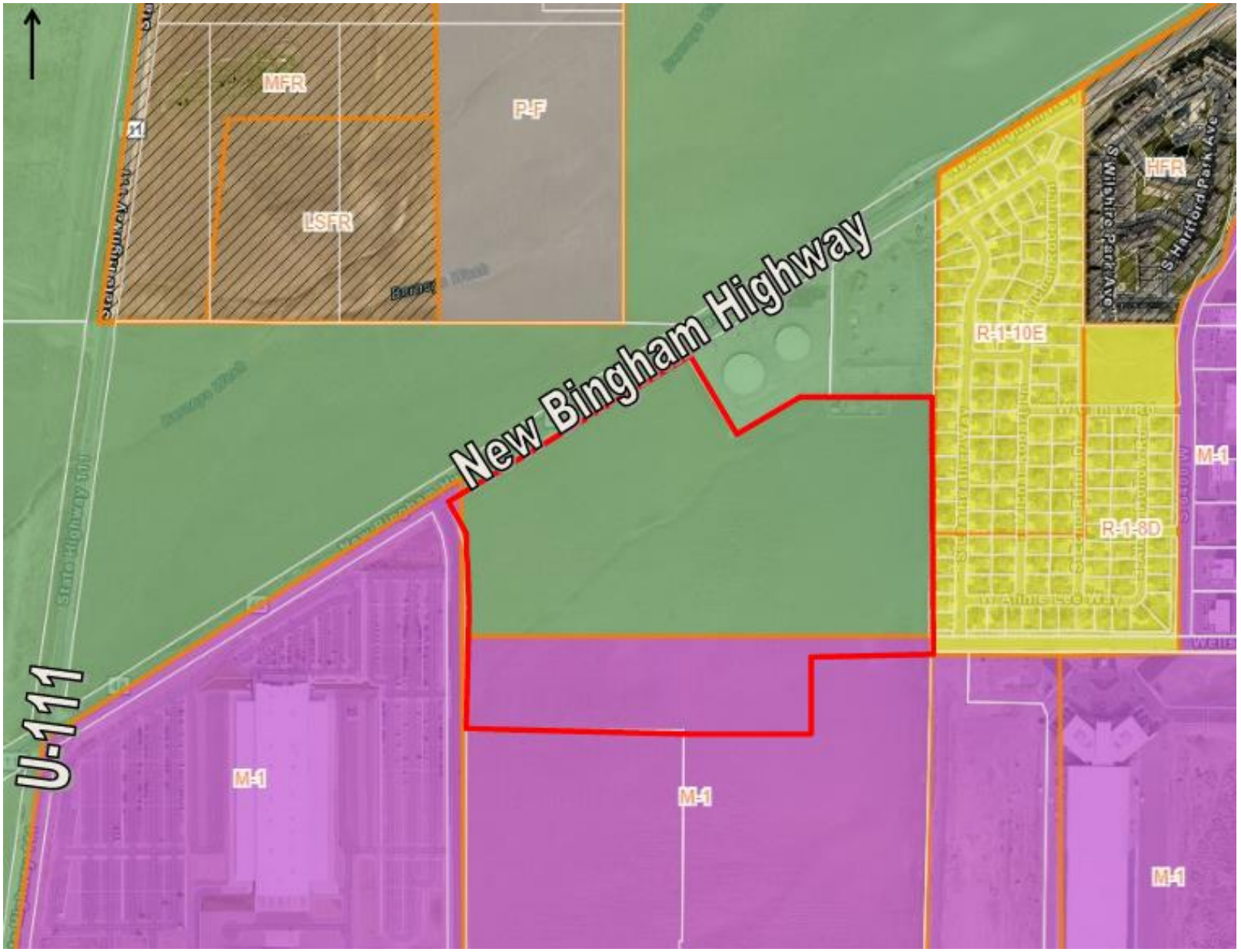


Exhibit C – Current Zoning Map

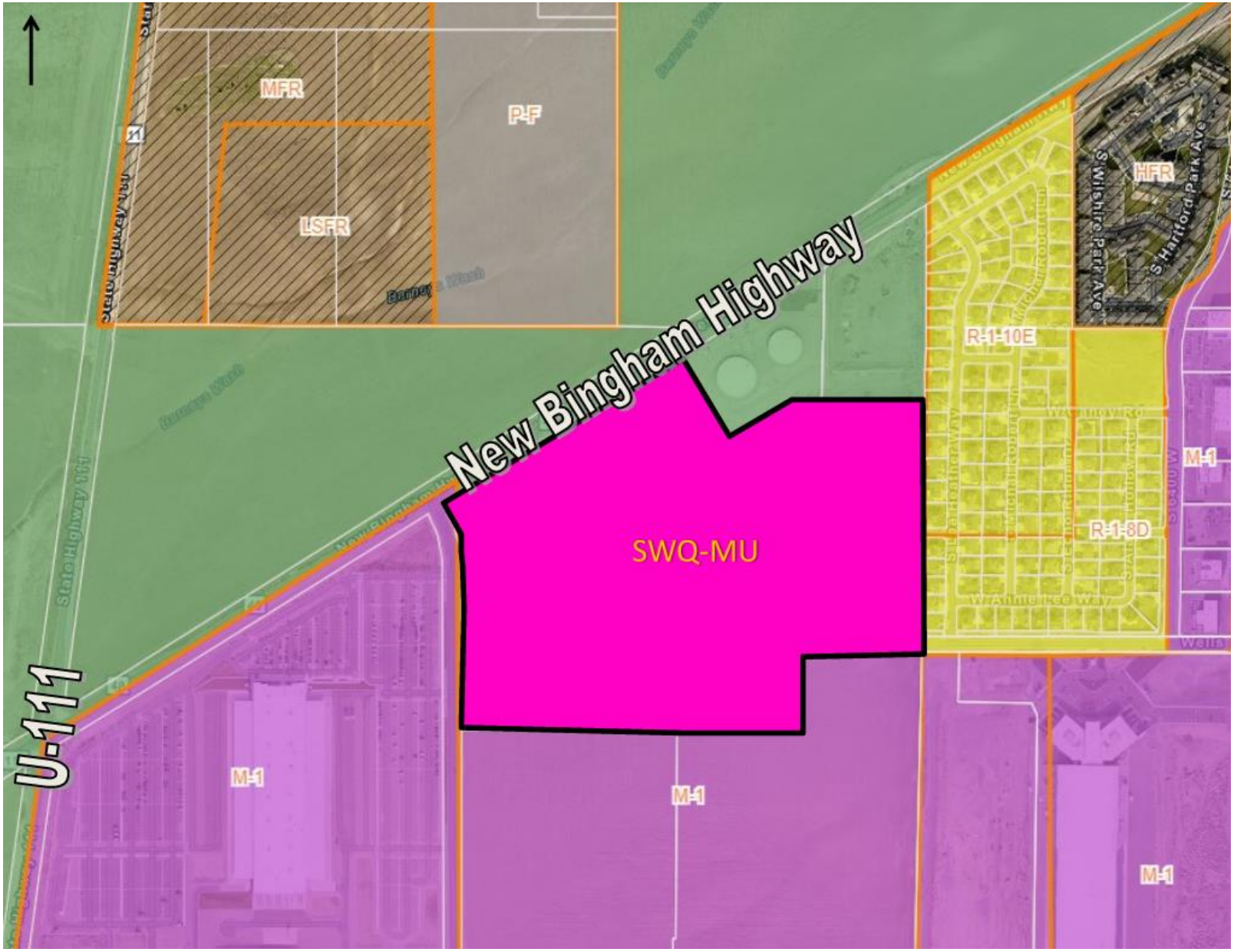


Exhibit D – Proposed Zoning Map

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Dave Naylor

Applicant: Copper Hills Baseball League

Department Sponsor: Public Services Parks

Agenda Type: PUBLIC HEARINGS

Presentation Time: 10 Minutes

Meeting Date Requested : 03/27/2024

Deadline of item : 04/01/2024

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 24-010 to approve a Service in Lieu of Fees agreement for the use of Ron Wood Baseball complex and Veterans Memorial Park Baseball complex in the amount of $40,250 for Copper Hills Baseball League for the 2024 and 2025 seasons and end-of-season tournaments.

2. **EXECUTIVE SUMMARY**
   Copper Hills Baseball League is requesting a service in-lieu-of fees request in the amount of $40,250 for the use of field and complex facilities for the 2024 and 2025 seasons and end-of-season tournaments. Copper Hills Baseball League is a Utah Non-Profit 501(c)(3) corporation and provides West Jordan youth with an opportunity to learn to play baseball. Copper Hills Baseball League is committing to provide service and in-kind donations to beautify our community and improve the Ron Wood Baseball Complex. The proposed service and in-kind donations by Copper Hills Baseball League exceed the fees being requested in the service in-lieu-of fees waiver.

3. **TIME SENSITIVITY / URGENCY**
   Copper Hills Baseball League season begins April 1, 2024. The request includes staff processing the service in-lieu-of fees request before the beginning of the 2024 season. This could be accomplished by holding a Public Hearing at the March 27, 2024, Council meeting.

4. **FISCAL NOTE**
   The requested total amount of fees that are the subject of the request is $40,250. The Administrative Services Director has confirmed that these fees do not exceed 1% of the City's budget for this fiscal year.

5. **STAFF ANALYSIS**
   Staff, including the Legal Department, do ***not*** make any recommendation as to whether to adopt this Resolution. The decision to accept service in-lieu-of fees is a policy decision. Staff does certify, however, that this Resolution, as presently constituted, meets all of the existing requirements of state law and City ordinances.

6. **MOTION RECOMMENDED**
   Move to approve Resolution No. 24-010 approving service in lieu of fees in the amount of $40,250 for Copper Hills Baseball League for the 2024 and 2025 season and end-of-season tournaments.

7. **MAYOR RECOMMENDATION**

The Mayor recommends that the Council approve Copper Hills Baseball League's service in-lieu-of fees request.

8. PACKET ATTACHMENT(S)

Resolution No. 24-010
Agreement
Background Information

West Jordan City Council Meeting

Council Staff Review

Item Name: Service in Lieu of Fees – Copper Hills Baseball League

Department: Public Services - Parks

Action Needed: Adopt/Not Adopt Resolution

EXECUTIVE SUMMARY

The City Council is being asked to approve a Service in Lieu of Fees agreement for the use of Ron Wood Baseball complex and Veterans Memorial Park Baseball complex in the amount of $40,250 for the Copper Hills Baseball League for the 2024 and 2025 seasons and end-of-season tournaments.

RECOMMENDATION

While the approval of fee waivers is the sole discretion of the council, having reviewed the application and accompanying documents, staff recommends approval of **Resolution No. 24-010**, approving a Service in Lieu of Fees agreement between the City of West Jordan and the Copper Hills Baseball League.

Granting the fee waiver would contribute to achieving the City Council Budget Priority related to Citizen Engagement by providing "opportunities for residents to engage in their community through diverse events and encourage good neighbor programs."

COUNCIL OFFICE ANALYSIS

The Copper Hills Baseball League last requested a Service in Lieu of Fees agreement prior to their 2022 season, and when approved, was effective for their 2022 and 2023 seasons. Similarly, this proposed agreement is for the 2024 and 2025 seasons, with the former beginning on April 1, 2024.

As mentioned within the application, if approved, the league will contribute $58,800 worth of services and in-kind donations to the Ron Wood Baseball Complex. The agreement is overseen directly by Dave Naylor, the Parks Manager, and the league is to keep a detailed report of service hours and completed tasks.

The total fee waiver is $40,250 based on the Consolidated Fee Schedule adopted by the city council. State law limits fee waivers to 1% of the total budget, which for the city, is $684,000.

COUNCIL STAFF CONTACT

Warren Hallmark, Policy Analyst
801-569-5027, warren.hallmark@westjordan.utah.gov

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 24-010

A RESOLUTION APPROVING THE SERVICE IN LIEU OF FEES FOR THE USE OF RON WOOD BASEBALL COMPLEX AND VETERANS MEMORIAL PARK BASEBALL COMPLEX, IN THE AMOUNT OF $40,250.00 FOR COPPER HILLS BASEBALL LEAGUE FOR 2024 AND 2025 SEASONS AND END-OF-SEASON TOURNAMENTS.

WHEREAS, the Copper Hills Baseball League uses the Ron Wood Baseball Complex and Veterans Memorial Park Baseball Complex over the period of the seasons from April 1st through October 31st; and

WHEREAS, the Copper Hills Baseball League is seeking a service in-lieu-of fees in the amount of $40,250 for the use of the Ron Wood Baseball Complex and the Veterans Memorial Park Baseball Complex for the 2024 and 2025 seasons and end-of-season tournaments; and

WHEREAS, the Copper Hills Baseball League is proposing a service in-lieu-of fees, and will be contributing $58,800 back into the Ron Wood Baseball Complex with the installation of artificial turf to the new batting cages, installation of an artificial turf bullpen and performing two field service days; and

WHEREAS, the amount Copper Hills Baseball League would be contributing to the Ron Wood Baseball Complex is valued at $58,800; and

WHEREAS, the amount Copper Hills Baseball League is requesting for a service in-lieu-of fees is $40,250; and

WHEREAS, the Administrative Services Director has confirmed that the total amount of fees being waived does not exceed 1% of the City's budget for this fiscal year; and

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

Section 1. Approval. The City Council of the City of West Jordan herein approves the service in-lieu-of fees associated with the Copper Hills Baseball League in the amount of $40,250; and

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all sections, parts, and provisions shall be severable.

Section 3. Effective Date. This Resolution shall take effect immediately upon passage.

ADOPTED by the City Council of the City of West Jordan, Utah, this _____ day of March 2024.

(Continued on the following page)

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Zach Jacob	☐	☐
Council Vice Chair Chad Lamb	☐	☐
Council Member Bob Bedore	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Kelvin Green	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Kayleen Whitelock	☐	☐

Application for Fee Waiver

Please refer to West Jordan City Code Title 2, Chapter Six for requirements relating to fee waivers, a copy of this code has been included at the end of this application for your convenience. A member of Council Office Staff will contact you regarding when a public hearing will be scheduled for the Council body to consider your fee waiver. You are expected to attend this meeting. You may be contacted by a member of the Council Office to provide financial reports or accounting records after your initial application.

Entity: **West Jordan Copper Hills Baseball League**

City: **West Jordan** State: **UT** Zip Code: **84088**

If applicable, Non-Profit Entity Number: **42-1585210** Not applicable: ☐

Main Contact Name: **Landon Potter** Title: **President**

Email Address: **(Redacted)** Phone: **(Redacted)**

Name of Event: **2024 and 2025 Copper Hills Baseball Season**

Event Location: **Ron Wood Baseball Complex and Veterans Memorial Baseball Complex**

Event Dates: to Estimated Attendance: **10,000 + over the seasons**

Please provide a brief summary of your event:

How long have you held it, how many people it helps, how it benefits the city, why are you requesting a fee waiver instead of service in lieu of fees, etc.

West Jordan Copper Hills Baseball League is requesting a service in-lieu-of fees waiver for field and complex use fees for the 2024 and 2025 seasons and end-of-season tournaments. West Jordan Copper Hills Baseball League is a Utah Non-Profit 501(c)(3) corporation. West Jordan Copper Hills Baseball League provides West Jordan youth with an opportunity to learn to play baseball. West Jordan Copper Hills Baseball League is committing to provide service and in-kind donations to beautify our community and improve the Ron Wood Baseball Complex. The proposed service and in-kind donations by West Jordan Copper Hills Baseball League exceed the fees being requested in the service in-lieu-of fees waiver.

Please provide background information:

Tell us about your organization, and any other relevant history. Also include any services you may wish to provide in lieu of paying the fee. You may attach an additional sheet if necessary. The consolidated fee schedule for the City can be found here.

The West Jordan Copper Hills Baseball League is requesting a service in-lieu-of fees waiver for $40,250. If approved, the league will be contributing $58,800 back into the Ron Wood Baseball Complex through service and in-kind donations.

The league is asking for the fees collected from the players to lease the field space and complex to be waived for the 2024 and 2025 seasons and end-of season tournaments in exchange for the service and improvements they plan on providing over the next two years. The in-kind donations will add improvements to the Ron Wood Baseball Complex by installing artificial turf to the new batting cages and installing an artificial turf bullpen for all users to enjoy.

West Jordan Copper Hills Baseball League is grateful for the opportunity to give back to the community. Their focus has been to leave things better than they have found them. Since the start of the Copper Hills Baseball League, they have worked to earn the trust of the City. Continued on the following page.

Background information (cont):

Below is a list of items the League has completed yearly to improve and help the City at the Ron Wood Baseball Complex:

- August 2003 - Dedicated and opened by West Jordan City
- April 2004 - WJ Copper Hills Baseball League reserved fields and started league play
- March 2005 – 1st Annual Field Clean up
  - League and City install lights at the fields
- March 2006 – Windscreens installed on all dugouts by the league.
  - 2nd Annual Field Clean up
- March 2007 – Scoreboard installed by the league on Field 2
  - 3rd Annual Field Clean up
- March 2008 - Scoreboard installed by the league on Field 3
  - 4th Annual Field Clean up
- April 2008 – Dugout organizers donated and installed by the league
  - New windscreens installed on dugouts
- March 2009 – Scoreboard installed by the league on Field 4
  - 5th Annual Field Clean up
- March 2010 – Scoreboard installed by the league on field 5
  - 6th Annual Field Clean up
- March 2011 – 7th Annual Field Clean up
- March 2012 – 8th Annual Field Clean up
- March 2013 - 9th Annual Field Clean-up approx. 300 Adults and players dedicated 2 hours of service to the city to beautify the fields.
  - Safety net installed by the league over field 4 to the Building. This is for the safety of players and parents
- March 2014 – Fence slats installed on every dugout as wind protection for the players
  - Built and donated pitching mound to the city for Field 1
  - 10th Annual Field Cleanup 198 Adult Volunteers and 113 players dedicated 2 hours of service to the city to beautify the fields
  - Rakes and drags purchased by the league to help rake dirt during games.
- March 2015 – Scoreboard installed on Field 1
  - Build and donated pitching mounds to the city for fields 2, 3, 4, and 5
  - 11th Annual Field Clean-up. 232 Adult volunteers and 154 players dedicated 2 hours of service to the city to beautify fields.
- April 2015 – 1st Annual Opening Ceremonies National Anthem 1st pitch thrown by Mayor Rolfe and Council Member Zach Jacobs.
- March 2016 – 12th annual Field Clean-up. 297 Adult volunteers and 189 players dedicated 2 hours of service to the city to beautify fields.
- July 2016 – February 2017 New dirt installed by WJ city on fields 4 and 5
- March 2017 – 13th Annual Field Clean-up. 258 Adult volunteers and 172 players dedicated 2 hours of service to get the fields beautified and ready for the season.
  - Black mats installed on the Backstops by the league
- May 2017 - League along with private donors Constructed and place a monument to honor 2 WJ fallen officers. 15th anniversary of fallen Officer Ron Wood.
- March 2018 – 14th Annual Field Clean-up. 300 Adults volunteers and 177 players dedicated 2 hours of service to get the fields beautified and ready for the season.
  - Hand trucks to carry bases constructed by the league to mitigate bases being stolen at night.
  - 5 ball returns were installed on each field for safety.
  - Requested service in-lieu-of fees to improve the park. We added two awnings to fields 3 and 4.
  - Sanded and painted the poles for the scoreboards.
  - Added a small pavilion outside of the building for the BBQ.
- 2019 - 15th Annual Field Clean-up. 277 Adults and 189 Players dedicated 2 hours of service to get the fields beautified and ready for the season
  - Installed Awnings on Fields 3, 4, & 5
- 2020 - Paid Field fees due to delayed start related COVID-19
  - Fields 1, & 2 Awnings installed - completing project
  - Installed black conveyor belt to maintain dirt on the field and keep it from washing away
- 2021 - West Jordan city prepped field due limitations of large public gatherings related to COVID-19
  - Board Member volunteer hours 2 board members, 2.5 hours each night, 5 days a week - Total 25 hours a week for the season
- 2022 - 16th Annual Field Clean-up - 281 Adults and 191 Players dedicated 3 hours of service to the fields beautified and ready for the season
  - Board Member volunteer hours 2 board members, 2.5 hours each night, 5 days a week - Total 25 hours a week for the season
- 2023 - 17th Annual Field Clean-up - 277 Adults and 173Players dedicated 3 hours of service to the fields beautified and ready for the season
  - Board Member volunteer hours 2 board members, 2.5 hours each night, 5 days a week - Total 25 hours a week for the season
  - Completed Batting Cage project for 2022 & 2023 with West Jordan City for two Batting Cages with foundations at North entrance between Fields 2 & 3 - cost of Batting cages was above the estimated $30K going with the professional grade poles, batting cages and concrete (70 yards finished concrete).

Please provide a breakdown, in detail, of the services, nonmonetary assistance, and fee breakdown that you are requesting.

2024 Service Valuation

Using a $12.00 per hour valuation of volunteer's time, we estimate the following service in-lieu-of fees:

- March 30, 2024, League Clean up: 400 people for 3 hours
  - o Total Market Value: $14,400
- Finishing of Batting Cage area and Bullpen
  - o Total Market Value: $15,000
- 2024 Service Valuation Total: $29,400

Total 2024 estimated in-kind donation from Copper Hills = $29,400

2025 Service Valuation

Using a $12.00 per hour valuation of volunteer's time, we estimate the following service in-lieu-of fees:

- March 29, 2025, League Clean up: 400 people for 3 hours
  - o Total Market Value: $14,400
- Finishing of Batting Cage area and Bullpen
  - o Total Market Value: $15,000
- 2025 Service Valuation Total: $29,400

Copper Hills Baseball League Total Reservation Fees
2024 Spring Season Ronwood Baseball Complex $13,120.00
2024 Fall Season Ronwood Baseball Complex $5,260.00
2024 Spring Season Veterans Memorial Park Baseball Complex $1,485.00
2024 Total Reservation Fees $19,865.00
2025 Spring Season Ronwood Baseball Complex $13,580.00
2025 Fall Season Ronwood Baseball Complex $5,260.00
2025 Spring Season Veterans Memorial Park Baseball Complex $1,545.00
2025 Total Reservation Fees $20,385.00

2024 - 2025 Total Reservation Fees $40,250.00

Total 2025 estimated in-kind donation from Copper Hills = $29,400

Any other information you would like to provide (optional):

West Jordan Copper Hills Baseball League is excited to continue its partnership with West Jordan city to provide affordable opportunities to its residents adding to a better quality of life to our community.

Upon signature of this application, an individual, and/or the entity they represent, agrees to the requirements listed in West Jordan City Code 2-6-3. The applicant also agrees that this application and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this application, or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

Signature: *Landon Potter*

Name: **Landon Potter**

Date: **2/18/2024**

For City Use:

Date Application Received: 2/21/24 Scheduled Public Hearing Date: 3/27/24

WEST JORDAN CITY CODE TITLE 2, CHAPTER 6

SECTION:

2-6-1: Relationship to City

2-6-2: Applications

2-6-3: Requirements

2-6-1: RELATIONSHIP TO CITY:

The city may provide monetary and non-monetary assistance to individuals and entities for the safety, health, prosperity, moral well-being, peace, order, comfort, and convenience of city residents. The city will not become employees, representatives, or agents of any city-supported individual or entity solely by virtue of the city providing assistance. (Ord. 10-08, 2-24-2010; Ord. 20-38, 9-30-2020; Ord 23-02, 02-22-2023)

2-6-2: APPLICATIONS:

Individuals and entities may request monetary and non-monetary city assistance by completing an application obtained from the council office director located at the City Hall. Any questions regarding the application process or requirements to receive assistance should be directed toward the council office director. (Ord. 10-08, 2-24-2010; amd. Ord. 19-53, 12-11-2019, Effective at 12 noon on January 6, 2020; Ord. 20-38, 9-30-2020; Ord. 20-23, 02-22-2023)

2-6-3: REQUIREMENTS:

All individuals and entities receiving city support shall agree to the following requirements:

A. The requesting individual or entity shall permit the city or an auditor hired by the city to inspect the individual or entity's system of accounts and other accounting systems and protocols to ensure accuracy and proper safeguarding of public funds.

B. The requesting individual or entity shall provide financial reports in a form and frequency acceptable by the city council.

C. The requesting individual or entity shall explain how the requested assistance will further advance city goals or plans, and shall track the actual advancement of city goals or plans through the use of the requested city assistance. Any city assistance shall be used only for the purposes stated in the application and the authorizing resolution.

D. The requesting individual or entity shall have the training and experience needed to effectively and efficiently manage the proposed activities. (Ord. 10-08, 2-24-2010; amd. Ord. 19-53, 12-11-2019,Effective at 12 noon on January 6, 2020; Ord. 20-38, 9-30-2020; Ord. 23-02, 02-22-2023)

SERVICE IN-LIEU-OF FEES AGREEMENT

This Service In-Lieu-Of Fees Agreement ("Agreement") is entered into by and between Copper Hills Baseball League, a Utah Non-Profit 501(c)(3) corporation ("Copper Hills"), and the City of West Jordan, a municipality and political subdivision of the State of Utah (the "City"). Copper Hills and City may be referred to herein individually as a "Party" and collectively as the "Parties".

In consideration of the following mutual covenants and conditions, the Parties hereby agree as follows:

1. Services to be performed. Copper Hills shall provide City directed including, but not necessarily limited to, the following:

2024 Service Valuation

Estimated valuation using a rate of $12.00 per service hour:

- March 30, 2024, League Spring Clean Up Event: 1200 Total Service Hours
  - Total Market Value: $14,400
- Finishing of Batting Cage Area and Bullpen: Copper Hills to furnishing all materials and labor to complete.
  - Total Market Value: $15,000
- 2024 Service Valuation Total: **$29,400**

Total 2024 estimated in-kind donation from Copper Hills = $29,400

2025 Service Valuation

Estimated valuation using a rate of $12.00 per service hour:

- March 29, 2025, League Clean up: 1200 Total Service Hours
  - Total Market Value: $14,400
- Finishing of Batting Cage Area and Bullpen: Copper Hills to furnishing all materials and labor to complete.
  - Total Market Value: $15,000
- 2025 Service Valuation Total: **$29,400**

Total 2025 estimated in-kind donation from Copper Hills = $29,400

2. Prior Approval. All projects not specifically identified in this Agreement must be approved by the City's Parks Division before the commencement of the project to receive benefits under this Agreement. For example, replacement of the concession stand's upstairs north sliding window and/or installation of a snack bar ventilation system would need prior approval and valuation of the in-kind donation from the City's Parks Division.

3. Acceptable Service. The City's Parks Manager must determine that the project contributes value to the community it would not otherwise receive or is otherwise required. For example, cleaning up trash, and other good steward functions inside the organization's reserved park area will not be approved; because it is already required under the City's Facility Use Policy. Alternatively, if an organization wanted to voluntarily clean up the bleachers after the Western Stampede, this project would be approved if accompanied by required documentation. Additionally, unforeseen projects that would require staff time to correct, such as repairing a sprinkler, or removing standing water will be approved if accompanied by required documentation.

4. Record Keeping. Copper Hills shall keep track of all service hours and document them in 15-minute increments. Service hours shall be reported back to the City by the 7th day of each month. Only, hour-for-hour, working volunteer hours can be counted towards the total volunteer service hours. For example, if Copper Hills plans to have 10 people spreading mulch for 2 hours but it only takes 1 hour to complete the project, Copper Hills may only report 10 hours of service to the City. Copper Hills shall give to the City all documentation and invoices for all in-kind materials and/or contracted labor they provide under to this Agreement.

5. The City Waiver of Fees.

a. Subject to Copper Hills' full and timely performance under this Agreement, the City shall waive Copper Hills' 2024 field rental and complex fees for the Ron Wood Baseball Complex and Veterans Memorial Baseball Complex in the amount of $19,865. All 2024 service hours shall be completed and accompanying documentation submitted to the City by October 7, 2024, and if Copper Hills fails to complete the service hour requirements under this agreement by said date, Copper Hills shall pay to the City the value of the service hours not completed. All in-kind material donations shall be completed and accompanying documentation submitted to the City by December 31, 2024. If Copper Hills fails to complete the in-kind material donations by date, Copper Hills shall pay to the City the value of the in-kind material donations not completed. Copper Hills' obligation to pay fees incurred shall survive termination of this Agreement.

b. Subject to Copper Hills' full and timely performance under this Agreement, the City shall waive Copper Hills' 2025 field rental and complex fees for the Ron Wood Baseball Complex and Veterans Memorial Baseball Complex in the amount of $20,385. All 2025 service hours shall be completed and accompanying documentation submitted to the City by October 7, 2025, and if Copper Hills fails to complete the service hour requirements under this agreement by said date, Copper Hills shall pay to the City the value of the service hours not completed. All in-kind material donations shall be completed and accompanying documentation submitted to the City by December 31, 2025. If Copper Hills fails to complete the in-kind material donations by date, Copper Hills shall pay to the City the value of the in-kind material donations not completed. Copper Hills' obligation to pay fees incurred shall survive termination of this Agreement.

c. If Copper Hills fails to complete all the 2024 required service hours and in-kind material donations the City reserves the right to terminate this Agreement.

6. Time. This Agreement shall commence on the date signed below and shall terminate on the earlier of: a) December 31, 2025, or b) the date that termination occurs in accordance with paragraph 5(c) or paragraph 11 below.

7. Notice. All notices required or permitted under this Agreement shall be deemed to have been given if and when deposited in the United States mail (properly stamped and addressed to the Party for whom intended at such Party's address listed below), delivered personally to such Party or emailed to the Party's email address listed below. A Party may change its address for notice hereunder by giving written notice to the other Party.

Copper Hills:
Attn: WJ Copper Hills Baseball
P.O. Box 1681
West Jordan, Utah 84088
President@wjchbaseball.com

City:
City of West Jordan
Attn: Parks Manager
7925 S 1300 W
West Jordan, Utah 84088
dave.naylor@westjordan.utah.gov

8. Effect on Previous Agreements. This Agreement supersedes and replaces all prior agreements between the Parties with respect to the subject matter hereof.

9. Assignment. This Agreement shall not be assignable except at the written consent of the Parties, and if so assigned, shall be binding upon the successors and assigns of the Parties.

10. Construction. This Agreement shall be governed by and construed in accordance with the laws of the state of Utah. In the event any provision of this Agreement shall be held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity of any other provision hereof and this Agreement shall be construed as if such invalid or unenforceable provision were not contained herein provided that the agreement as so modified preserves the basic intent of the Parties.

11. Future Appropriations: This Agreement shall not be construed in any manner to bind the legislative or administrative discretion of the City or its future budget appropriations. The Parties recognize that this contract extends beyond the current fiscal year. Where future appropriations are unavailable or insufficient, the City may terminate this Agreement without penalty.

12. Representation Regarding Ethical Standards for City Officers and Employees and Former City Officers and Employees. The Lessee represents that it has not: (1) provided an illegal gift or payoff to a City officer or employee or former City officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than as exempted in the City's Conflict of Interest ordinance; or (3) knowingly influenced (and hereby promises that it will not knowingly influence) a City officer or employee or former City officer or employee to breach any of the ethical standards set forth in the City's Conflict of Interest ordinance.

13. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, all of which together shall constitute one and the same instrument. Any copy, facsimile, electronic, or other non-original duplication of an original signature of this Agreement shall be deemed an original for purposes of the enforcement or establishment of the validity or authenticity of this Agreement.

[Signatures on following page]

EXECUTED this _____ day of _____ 2024.

CITY OF WEST JORDAN

Attest:

By: _____
Mayor Dirk Burton

_____
City Clerk

Approved as to Legal Form:

_____
West Jordan City Attorney

By: _____
Copper Hills Baseball League

Its: _____

Background Information:

The Copper Hills Baseball League is requesting a service in-lieu-of fees waiver for $40,250. If the service in-lieu-of fees waiver is approved, the Copper Hills Baseball League will be contributing $58,800 back into the Ron Wood Baseball Complex through service and in-kind donations.

The Copper Hills Baseball League is asking for the fees that they collect from the players to lease the field space and complex from the City to be waived for the 2024 and 2025 seasons and end-of season tournaments in exchange for the service and improvements they plan on providing the City over the next two years. The in-kind donations made by Cooper Hills Baseball League will add improvements to the Ron Wood Baseball Complex by installing artificial turf to the new batting cages and installing an artificial turf bullpen for all users to enjoy.

West Jordan Copper Hills Baseball League is grateful for the opportunity to give back to the community. Their focus has been to leave things better than they have found them. Since the start of the Copper Hills Baseball League, they have worked to earn the trust of the City.

Below is a list of items that Copper Hills Baseball League has completed yearly to improve and help the City at the Ron Wood Baseball Complex:

- August 2003 - Dedicated and opened by West Jordan City
- April 2004 - WJ Copper Hills Baseball League reserved fields and started league play
- March 2005 – 1st Annual Field Clean up
  - League and City install lights at the fields
- March 2006 – Windscreens installed on all dugouts by the league.
  - 2nd Annual Field Clean up
- March 2007 – Scoreboard installed by the league on Field 2
  - 3rd Annual Field Clean up
- March 2008 - Scoreboard installed by the league on Field 3
  - 4th Annual Field Clean up
- April 2008 – Dugout organizers donated and installed by the league
  - New windscreens installed on dugouts
- March 2009 – Scoreboard installed by the league on Field 4
  - 5th Annual Field Clean up
- March 2010 – Scoreboard installed by the league on field 5
  - 6th Annual Field Clean up
- March 2011 – 7th Annual Field Clean up

- March 2012 – 8th Annual Field Clean up
- March 2013 - 9th Annual Field Clean-up approx. 300 Adults and players dedicated 2 hours of service to the city to beautify the fields.
    - Safety net installed by the league over field 4 to the Building. This is for the safety of players and parents
- March 2014 – Fence slats installed on every dugout as wind protection for the players
    - Built and donated pitching mound to the city for Field 1
    - 10th Annual Field Cleanup 198 Adult Volunteers and 113 players dedicated 2 hours of service to the city to beautify the fields
    - Rakes and drags purchased by the league to help rake dirt during games.
- March 2015 – Scoreboard installed on Field 1
    - Build and donated pitching mounds to the city for fields 2, 3, 4, and 5
    - 11th Annual Field Clean-up. 232 Adult volunteers and 154 players dedicated 2 hours of service to the city to beautify fields.
- April 2015 – 1st Annual Opening Ceremonies National Anthem 1st pitch thrown by Mayor Rolfe and Council Member Zach Jacobs.
- March 2016 – 12th annual Field Clean-up. 297 Adult volunteers and 189 players dedicated 2 hours of service to the city to beautify fields.
- July 2016 – February 2017 New dirt installed by WJ city on fields 4 and 5
- March 2017 – 13th Annual Field Clean-up. 258 Adult volunteers and 172 players dedicated 2 hours of service to get the fields beautified and ready for the season.
    - Black mats installed on the Backstops by the league
- May 2017 - League along with private donors Constructed and place a monument to honor 2 WJ fallen officers. 15th anniversary of fallen Officer Ron Wood.
- March 2018 – 14th Annual Field Clean-up. 300 Adults volunteers and 177 players dedicated 2 hours of service to get the fields beautified and ready for the season.
    - Hand trucks to carry bases constructed by the league to mitigate bases being stolen at night.
    - 5 ball returns were installed on each field for safety.
    - Requested service in-lieu-of fees to improve the park. We added two awnings to fields 3 and 4.
    - Sanded and painted the poles for the scoreboards.
    - Added a small pavilion outside of the building for the BBQ.
- 2019 - 15th Annual Field Clean-up. 277 Adults and 189 Players dedicated 2 hours of service to get the fields beautified and ready for the season
    - Installed Awnings on Fields 3, 4, & 5
- 2020 - Paid Field fees due to delayed start related COVID-19
    - Fields 1, & 2 Awnings installed - completing project

    - Installed black conveyor belt to maintain dirt on the field and keep it from washing away
- 2021 - West Jordan city prepped field due limitations of large public gatherings related to COVID-19
    - Board Member volunteer hours 2 board members, 2.5 hours each night, 5 days a week - Total 25 hours a week for the season
- 2022 - 16th Annual Field Clean-up - 281 Adults and 191 Players dedicated 3 hours of service to the fields beautified and ready for the season
    - Board Member volunteer hours 2 board members, 2.5 hours each night, 5 days a week - Total 25 hours a week for the season
- 2023 - 17th Annual Field Clean-up - 277 Adults and 173Players dedicated 3 hours of service to the fields beautified and ready for the season
    - Board Member volunteer hours 2 board members, 2.5 hours each night, 5 days a week - Total 25 hours a week for the season
    - Completed Batting Cage project for 2022 & 2023 with West Jordan City for two Batting Cages with foundations at North entrance between Fields 2 & 3 - cost of Batting cages was above the estimated $30K going with the professional grade poles, batting cages and concrete (70 yards finished concrete).

Copper Hills Total Reservation Fees

Year	Location	Amount	
2024 Spring	Ronwood	$	13,120.00
2024 Fall	Ronwood	$	5,260.00
2024 Spring	Veterans Memorial Park	$	1,485.00
	2024 Total	**$**	**19,865.00**
2025 Spring	Ronwood	$	13,580.00
2025 Fall	Ronwood	$	5,260.00
2025 Spring	Veterans Memorial Park	$	1,545.00
	2025 Total	**$**	**20,385.00**
	2024/2025 Total	**$**	**40,250.00**

Ronwood Spring 2024 Reservation Break Down

Date	Facility	Time	Add On's	Charges
1-Apr-24	Field 1	5:30pm-9:30pm	Security Deposi	$ 512.00
	Field 2	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 3	5:30pm-9:30pm	Concession Star	$ 2,512.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
2-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
3-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
4-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
5-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
6-Apr-24	Field 1	9:00am-1:00pm		$ 12.00
	Field 2	9:00am-1:00pm		$ 12.00
	Field 3	9:00am-1:00pm		$ 12.00
	Field 4	9:00am-1:00pm		$ 12.00
	Field 5	9:00am-1:00pm		$ 12.00
8-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
9-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
10-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00

11-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
12-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
13-Apr-24	Field 1	9:00am-1:00pm		$	12.00
	Field 2	9:00am-1:00pm		$	12.00
	Field 3	9:00am-1:00pm		$	12.00
	Field 4	9:00am-1:00pm		$	12.00
	Field 5	9:00am-1:00pm		$	12.00
15-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
16-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
17-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
18-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
19-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
20-Apr-24	Field 1	9:00am-1:00pm		$	12.00
	Field 2	9:00am-1:00pm		$	12.00
	Field 3	9:00am-1:00pm		$	12.00
	Field 4	9:00am-1:00pm		$	12.00
	Field 5	9:00am-1:00pm		$	12.00
22-Apr-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00

	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
23-Apr-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
24-Apr-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
25-Apr-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
26-Apr-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
27-Apr-24	Field 1	9:00am-1:00pm	$	12.00
	Field 2	9:00am-1:00pm	$	12.00
	Field 3	9:00am-1:00pm	$	12.00
	Field 4	9:00am-1:00pm	$	12.00
	Field 5	9:00am-1:00pm	$	12.00
29-Apr-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
30-Apr-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
1-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
2-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00

	Field 5	5:30pm-9:30pm	$	12.00
3-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
4-May-24	Field 1	9:00am-3:00pm	$	18.00
	Field 2	9:00am-3:00pm	$	18.00
	Field 3	9:00am-3:00pm	$	18.00
	Field 4	9:00am-3:00pm	$	18.00
	Field 5	9:00am-3:00pm	$	18.00
6-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
7-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
8-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
9-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
10-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
11-May-24	Field 1	9:00am-1:00pm	$	12.00
	Field 2	9:00am-1:00pm	$	12.00
	Field 3	9:00am-1:00pm	$	12.00
	Field 4	9:00am-1:00pm	$	12.00
	Field 5	9:00am-1:00pm	$	12.00
13-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
14-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00

	Field 2	5:30pm-9:30pm	$ 12.00
	Field 3	5:30pm-9:30pm	$ 12.00
	Field 4	5:30pm-9:30pm	$ 12.00
	Field 5	5:30pm-9:30pm	$ 12.00
15-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm	$ 12.00
	Field 3	5:30pm-9:30pm	$ 12.00
	Field 4	5:30pm-9:30pm	$ 12.00
	Field 5	5:30pm-9:30pm	$ 12.00
16-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm	$ 12.00
	Field 3	5:30pm-9:30pm	$ 12.00
	Field 4	5:30pm-9:30pm	$ 12.00
	Field 5	5:30pm-9:30pm	$ 12.00
17-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm	$ 12.00
	Field 3	5:30pm-9:30pm	$ 12.00
	Field 4	5:30pm-9:30pm	$ 12.00
	Field 5	5:30pm-9:30pm	$ 12.00
18-May-24	Field 1	9:00am-3:00pm	$ 18.00
	Field 2	9:00am-3:00pm	$ 18.00
	Field 3	9:00am-3:00pm	$ 18.00
	Field 4	9:00am-3:00pm	$ 18.00
	Field 5	9:00am-3:00pm	$ 18.00
20-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm	$ 12.00
	Field 3	5:30pm-9:30pm	$ 12.00
	Field 4	5:30pm-9:30pm	$ 12.00
	Field 5	5:30pm-9:30pm	$ 12.00
21-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm	$ 12.00
	Field 3	5:30pm-9:30pm	$ 12.00
	Field 4	5:30pm-9:30pm	$ 12.00
	Field 5	5:30pm-9:30pm	$ 12.00
22-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm	$ 12.00
	Field 3	5:30pm-9:30pm	$ 12.00
	Field 4	5:30pm-9:30pm	$ 12.00
	Field 5	5:30pm-9:30pm	$ 12.00
23-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm	$ 12.00
	Field 3	5:30pm-9:30pm	$ 12.00
	Field 4	5:30pm-9:30pm	$ 12.00
	Field 5	5:30pm-9:30pm	$ 12.00
24-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm	$ 12.00
	Field 3	5:30pm-9:30pm	$ 12.00

	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
25-May-24	Field 1	9:00am-1:00pm	$	12.00
	Field 2	9:00am-1:00pm	$	12.00
	Field 3	9:00am-1:00pm	$	12.00
	Field 4	9:00am-1:00pm	$	12.00
	Field 5	9:00am-1:00pm	$	12.00
28-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
29-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
30-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
31-May-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
1-Jun-24	Field 1	9:00am-9:00pm Lights ($55 per	$	146.00
	Field 2	9:00am-9:00pm	$	36.00
	Field 3	9:00am-9:00pm	$	26.00
	Field 4	9:00am-9:00pm	$	36.00
	Field 5	9:00am-9:00pm	$	36.00
10-Jun-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
11-Jun-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00
12-Jun-24	Field 1	5:30pm-9:30pm Lights ($55 per	$	122.00
	Field 2	5:30pm-9:30pm	$	12.00
	Field 3	5:30pm-9:30pm	$	12.00
	Field 4	5:30pm-9:30pm	$	12.00
	Field 5	5:30pm-9:30pm	$	12.00

13-Jun-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
14-Jun-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
15-Jun-24	Field 1	9:00am-1:00pm		$ 12.00
	Field 2	9:00am-1:00pm		$ 12.00
	Field 3	9:00am-1:00pm		$ 12.00
	Field 4	9:00am-1:00pm		$ 12.00
	Field 5	9:00am-1:00pm		$ 12.00
17-Jun-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
18-Jun-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
19-Jun-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
20-Jun-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
21-Jun-24	Field 1	5:30pm-9:30pm	Lights ($55 per	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
22-Jun-24	Field 1	9:00am-1:00pm		$ 12.00
	Field 2	9:00am-1:00pm		$ 12.00
	Field 3	9:00am-1:00pm		$ 12.00
	Field 4	9:00am-1:00pm		$ 12.00
	Field 5	9:00am-1:00pm		$ 12.00
				$ 13,120.00

Ronwood Fall 2024 Reservation Breakdown

Date	Facility	Time	Add On's	Charges
12-Aug-24	Field 1	5:30-9:30pm	Security Deposit ($500 per Season)	$ 512.00
	Field 2	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
13-Aug-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
14-Aug-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
15-Aug-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
19-Aug-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
20-Aug-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
21-Aug-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
22-Aug-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
26-Aug-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00

	Field 5	5:30-9:30pm		$ 12.00
27-Aug-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
28-Aug-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
29-Aug-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
2-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
3-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
4-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
5-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
9-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
10-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
11-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00

	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
12-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
16-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
17-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
18-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
19-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
23-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
24-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
25-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
26-Sep-24	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00

	Field 4	5:30-9:30pm	$	12.00
	Field 5	5:30-9:30pm	$	12.00
			$	**5,260.00**

Veterans Memorial Park 2024 Breakdown

Date	Facility	Time	Add On's	Charges
9-Apr-24	Field 1	5:00-8:00pm		$ 9.00
	Field 2	5:00-8:00pm		$ 9.00
	Field 3	5:00-8:00pm		$ 9.00
	Field 4	5:00-8:00pm		$ 9.00
	Field 5	5:00-8:00pm		$ 9.00
10-Apr-24	Field 1	5:00-8:00pm		$ 9.00
	Field 2	5:00-8:00pm		$ 9.00
	Field 3	5:00-8:00pm		$ 9.00
	Field 4	5:00-8:00pm		$ 9.00
	Field 5	5:00-8:00pm		$ 9.00
11-Apr-24	Field 1	5:00-8:00pm		$ 9.00
	Field 2	5:00-8:00pm		$ 9.00
	Field 3	5:00-8:00pm		$ 9.00
	Field 4	5:00-8:00pm		$ 9.00
	Field 5	5:00-8:00pm		$ 9.00
16-Apr-24	Field 1	5:00-8:00pm		$ 9.00
	Field 2	5:00-8:00pm		$ 9.00
	Field 3	5:00-8:00pm		$ 9.00
	Field 4	5:00-8:00pm		$ 9.00
	Field 5	5:00-8:00pm		$ 9.00
17-Apr-24	Field 1	5:00-8:00pm		$ 9.00
	Field 2	5:00-8:00pm		$ 9.00
	Field 3	5:00-8:00pm		$ 9.00
	Field 4	5:00-8:00pm		$ 9.00
	Field 5	5:00-8:00pm		$ 9.00
18-Apr-24	Field 1	5:00-8:00pm		$ 9.00
	Field 2	5:00-8:00pm		$ 9.00
	Field 3	5:00-8:00pm		$ 9.00
	Field 4	5:00-8:00pm		$ 9.00
	Field 5	5:00-8:00pm		$ 9.00
23-Apr-24	Field 1	5:00-8:00pm		$ 9.00
	Field 2	5:00-8:00pm		$ 9.00
	Field 3	5:00-8:00pm		$ 9.00
	Field 4	5:00-8:00pm		$ 9.00
	Field 5	5:00-8:00pm		$ 9.00
24-Apr-24	Field 1	5:00-8:00pm		$ 9.00
	Field 2	5:00-8:00pm		$ 9.00
	Field 3	5:00-8:00pm		$ 9.00
	Field 4	5:00-8:00pm		$ 9.00
	Field 5	5:00-8:00pm		$ 9.00
25-Apr-24	Field 1	5:00-8:00pm		$ 9.00
	Field 2	5:00-8:00pm		$ 9.00
	Field 3	5:00-8:00pm		$ 9.00
	Field 4	5:00-8:00pm		$ 9.00
	Field 5	5:00-8:00pm		$ 9.00

30-Apr-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
1-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
2-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
7-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
8-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
9-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
14-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
15-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
16-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
21-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00

	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
22-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
23-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
28-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
29-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
30-May-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
4-Jun-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
5-Jun-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
6-Jun-24	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
			$	**1,485.00**

2025 Ronwood Spring Reservations
Estimated Break Down

Date	Facility	Time	Add On's	Charges
1-Apr-25	Field 1	5:30pm-9:30pm	Security Deposit ($500 per Season)	$ 512.00
	Field 2	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 3	5:30pm-9:30pm	Concession Stand(3month $2500)	$ 2,512.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
2-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
3-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
4-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
5-Apr-25	Field 1	9:00am-1:00pm		$ 12.00
	Field 2	9:00am-1:00pm		$ 12.00
	Field 3	9:00am-1:00pm		$ 12.00
	Field 4	9:00am-1:00pm		$ 12.00
	Field 5	9:00am-1:00pm		$ 12.00
7-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
8-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
9-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
10-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00

	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
11-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
12-Apr-25	Field 1	9:00am-1:00pm		$	12.00
	Field 2	9:00am-1:00pm		$	12.00
	Field 3	9:00am-1:00pm		$	12.00
	Field 4	9:00am-1:00pm		$	12.00
	Field 5	9:00am-1:00pm		$	12.00
14-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
15-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
16-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
17-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
18-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
19-Apr-25	Field 1	9:00am-1:00pm		$	12.00
	Field 2	9:00am-1:00pm		$	12.00
	Field 3	9:00am-1:00pm		$	12.00
	Field 4	9:00am-1:00pm		$	12.00
	Field 5	9:00am-1:00pm		$	12.00
21-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00

22-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
23-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
24-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
25-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
26-Apr-25	Field 1	9:00am-1:00pm		$ 12.00
	Field 2	9:00am-1:00pm		$ 12.00
	Field 3	9:00am-1:00pm		$ 12.00
	Field 4	9:00am-1:00pm		$ 12.00
	Field 5	9:00am-1:00pm		$ 12.00
28-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
29-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
30-Apr-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
1-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
2-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00

	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
3-May-25	Field 1	9:00am-3:00pm		$ 18.00
	Field 2	9:00am-3:00pm		$ 18.00
	Field 3	9:00am-3:00pm		$ 18.00
	Field 4	9:00am-3:00pm		$ 18.00
	Field 5	9:00am-3:00pm		$ 18.00
5-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
6-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
7-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
8-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
9-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
10-May-25	Field 1	9:00am-1:00pm		$ 12.00
	Field 2	9:00am-1:00pm		$ 12.00
	Field 3	9:00am-1:00pm		$ 12.00
	Field 4	9:00am-1:00pm		$ 12.00
	Field 5	9:00am-1:00pm		$ 12.00
12-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
13-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00

	Field 5	5:30pm-9:30pm		$ 12.00
14-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
15-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
16-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
17-May-25	Field 1	9:00am-3:00pm		$ 18.00
	Field 2	9:00am-3:00pm		$ 18.00
	Field 3	9:00am-3:00pm		$ 18.00
	Field 4	9:00am-3:00pm		$ 18.00
	Field 5	9:00am-3:00pm		$ 18.00
19-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
20-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
21-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
22-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
23-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
24-May-25	Field 1	9:00am-1:00pm		$ 12.00

	Field 2	9:00am-1:00pm		$ 12.00
	Field 3	9:00am-1:00pm		$ 12.00
	Field 4	9:00am-1:00pm		$ 12.00
	Field 5	9:00am-1:00pm		$ 12.00
27-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
28-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
29-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
30-May-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
31-May-25	Field 1	9:00am-9:00pm	Lights ($55 per hr 2 hr min)	$ 146.00
	Field 2	9:00am-9:00pm		$ 36.00
	Field 3	9:00am-9:00pm		$ 36.00
	Field 4	9:00am-9:00pm		$ 36.00
	Field 5	9:00am-9:00pm		$ 36.00
2-Jun-25	Field 1	9:00am-9:00pm	Lights ($55 per hr 2 hr min)	$ 146.00
	Field 2	9:00am-9:00pm		$ 36.00
	Field 3	9:00am-9:00pm		$ 26.00
	Field 4	9:00am-9:00pm		$ 36.00
	Field 5	9:00am-9:00pm		$ 36.00
3-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
4-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
9-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00

	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
10-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
11-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
12-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
13-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
14-Jun-25	Field 1	9:00am-1:00pm		$ 12.00
	Field 2	9:00am-1:00pm		$ 12.00
	Field 3	9:00am-1:00pm		$ 12.00
	Field 4	9:00am-1:00pm		$ 12.00
	Field 5	9:00am-1:00pm		$ 12.00
16-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
17-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
18-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00
19-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30pm-9:30pm		$ 12.00
	Field 3	5:30pm-9:30pm		$ 12.00
	Field 4	5:30pm-9:30pm		$ 12.00
	Field 5	5:30pm-9:30pm		$ 12.00

20-Jun-25	Field 1	5:30pm-9:30pm	Lights ($55 per hr 2 hr min)	$	122.00
	Field 2	5:30pm-9:30pm		$	12.00
	Field 3	5:30pm-9:30pm		$	12.00
	Field 4	5:30pm-9:30pm		$	12.00
	Field 5	5:30pm-9:30pm		$	12.00
21-Jun-25	Field 1	9:00am-1:00pm		$	12.00
	Field 2	9:00am-1:00pm		$	12.00
	Field 3	9:00am-1:00pm		$	12.00
	Field 4	9:00am-1:00pm		$	12.00
	Field 5	9:00am-1:00pm		$	12.00
				$	**13,580.00**

Ronwood Fall 2025 Reservation Breakdown
Estimated

Date	Facility	Time	Add On's	Charges
11-Aug-25	Field 1	5:30-9:30pm	Security Deposit ($500 per Season)	$ 512.00
	Field 2	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
12-Aug-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
13-Aug-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
14-Aug-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
18-Aug-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
19-Aug-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
20-Aug-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
21-Aug-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
25-Aug-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00

	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
26-Aug-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
27-Aug-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
28-Aug-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
1-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
2-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
3-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
4-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
8-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
9-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00

10-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
11-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
15-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
16-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
17-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
18-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
22-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
23-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
24-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00
	Field 3	5:30-9:30pm		$ 12.00
	Field 4	5:30-9:30pm		$ 12.00
	Field 5	5:30-9:30pm		$ 12.00
25-Sep-25	Field 1	5:30-9:30pm	Lights ($55 per hr 2 hr min)	$ 122.00
	Field 2	5:30-9:30pm		$ 12.00

	Field 3	5:30-9:30pm	$	12.00
	Field 4	5:30-9:30pm	$	12.00
	Field 5	5:30-9:30pm	$	12.00
			$	**5,260.00**

Veterans Memorial Park 2025
Estimated Breakdown

Date	Facility	Time	Add On's	Charges	
8-Apr-25	Field 1	5:00-8:00pm		$	9.00
	Field 2	5:00-8:00pm		$	9.00
	Field 3	5:00-8:00pm		$	9.00
	Field 4	5:00-8:00pm		$	9.00
	Field 5	5:00-8:00pm		$	9.00
9-Apr-25	Field 1	5:00-8:00pm		$	9.00
	Field 2	5:00-8:00pm		$	9.00
	Field 3	5:00-8:00pm		$	9.00
	Field 4	5:00-8:00pm		$	9.00
	Field 5	5:00-8:00pm		$	9.00
10-Apr-25	Field 1	5:00-8:00pm		$	9.00
	Field 2	5:00-8:00pm		$	9.00
	Field 3	5:00-8:00pm		$	9.00
	Field 4	5:00-8:00pm		$	9.00
	Field 5	5:00-8:00pm		$	9.00
15-Apr-25	Field 1	5:00-8:00pm		$	9.00
	Field 2	5:00-8:00pm		$	9.00
	Field 3	5:00-8:00pm		$	9.00
	Field 4	5:00-8:00pm		$	9.00
	Field 5	5:00-8:00pm		$	9.00
16-Apr-25	Field 1	5:00-8:00pm		$	9.00
	Field 2	5:00-8:00pm		$	9.00
	Field 3	5:00-8:00pm		$	9.00
	Field 4	5:00-8:00pm		$	9.00
	Field 5	5:00-8:00pm		$	9.00
17-Apr-25	Field 1	5:00-8:00pm		$	9.00
	Field 2	5:00-8:00pm		$	9.00
	Field 3	5:00-8:00pm		$	9.00
	Field 4	5:00-8:00pm		$	9.00
	Field 5	5:00-8:00pm		$	9.00
22-Apr-25	Field 1	5:00-8:00pm		$	9.00
	Field 2	5:00-8:00pm		$	9.00
	Field 3	5:00-8:00pm		$	9.00
	Field 4	5:00-8:00pm		$	9.00
	Field 5	5:00-8:00pm		$	9.00
23-Apr-25	Field 1	5:00-8:00pm		$	9.00
	Field 2	5:00-8:00pm		$	9.00
	Field 3	5:00-8:00pm		$	9.00
	Field 4	5:00-8:00pm		$	9.00
	Field 5	5:00-8:00pm		$	9.00
24-Apr-25	Field 1	5:00-8:00pm		$	9.00
	Field 2	5:00-8:00pm		$	9.00
	Field 3	5:00-8:00pm		$	9.00

	Field 4	5:00-8:00pm	$	9.00
	Field 5	5:00-8:00pm	$	9.00
29-Apr-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
30-Apr-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
1-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
6-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
7-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
8-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
13-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
14-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
15-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00

20-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
20-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
21-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
22-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
27-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
28-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
29-May-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
3-Jun-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
4-Jun-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00
	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
5-Jun-25	Field 1	5:00-9:00pm	$	12.00
	Field 2	5:00-9:00pm	$	12.00

	Field 3	5:00-9:00pm	$	12.00
	Field 4	5:00-9:00pm	$	12.00
	Field 5	5:00-9:00pm	$	12.00
			$	**1,545.00**

Ron Wood Field Reservations - Fields 1-5

Day of Week	Date	Schedule Type	Times
Fri	3/29/2024	Off	Off
Sat	3/30/2024	Off	Off
Sun	3/31/2024	Off	Off
Mon	4/1/2024	Season	5:30 PM - 9:30 PM
Tue	4/2/2024	Season	5:30 PM - 9:30 PM
Wed	4/3/2024	Season	5:30 PM - 9:30 PM
Thu	4/4/2024	Season	5:30 PM - 9:30 PM
Fri	4/5/2024	Season	5:30 PM - 9:30 PM
Sat	4/6/2024	Season	9 AM - 1 PM
Sun	4/7/2024	Off	Off
Mon	4/8/2024	Season	5:30 PM - 9:30 PM
Tue	4/9/2024	Season	5:30 PM - 9:30 PM
Wed	4/10/2024	Season	5:30 PM - 9:30 PM
Thu	4/11/2024	Season	5:30 PM - 9:30 PM
Fri	4/12/2024	Season	5:30 PM - 9:30 PM
Sat	4/13/2024	Season	9 AM - 1 PM
Sun	4/14/2024	Off	Off
Mon	4/15/2024	Season	5:30 PM - 9:30 PM
Tue	4/16/2024	Season	5:30 PM - 9:30 PM
Wed	4/17/2024	Season	5:30 PM - 9:30 PM
Thu	4/18/2024	Season	5:30 PM - 9:30 PM
Fri	4/19/2024	Season	5:30 PM - 9:30 PM
Sat	4/20/2024	Season	9 AM - 1 PM
Sun	4/21/2024	Off	Off
Mon	4/22/2024	Season	5:30 PM - 9:30 PM
Tue	4/23/2024	Season	5:30 PM - 9:30 PM
Wed	4/24/2024	Season	5:30 PM - 9:30 PM
Thu	4/25/2024	Season	5:30 PM - 9:30 PM
Fri	4/26/2024	Season	5:30 PM - 9:30 PM
Sat	4/27/2024	Season	9 AM - 1 PM

Vets Park Field Reservations - Fields 1-5

Day of Week	Date	Schedule Type	Times
Fri	3/29/2024	Off	Off
Sat	3/30/2024	Off	Off
Sun	3/31/2024	Off	Off
Mon	4/1/2024	Off	Off
Tue	4/2/2024	Season	Off
Wed	4/3/2024	Season	Off
Thu	4/4/2024	Season	Off
Fri	4/5/2024	Off	Off
Sat	4/6/2024	Off	Off
Sun	4/7/2024	Off	Off
Mon	4/8/2024	Off	Off
Tue	4/9/2024	Season	5 PM - 8 PM
Wed	4/10/2024	Season	5 PM - 8 PM
Thu	4/11/2024	Season	5 PM - 8 PM
Fri	4/12/2024	Off	Off
Sat	4/13/2024	Off	Off
Sun	4/14/2024	Off	Off
Mon	4/15/2024	Off	Off
Tue	4/16/2024	Season	5 PM - 8 PM
Wed	4/17/2024	Season	5 PM - 8 PM
Thu	4/18/2024	Season	5 PM - 8 PM
Fri	4/19/2024	Off	Off
Sat	4/20/2024	Off	Off
Sun	4/21/2024	Off	Off
Mon	4/22/2024	Off	Off
Tue	4/23/2024	Season	5 PM - 8 PM
Wed	4/24/2024	Season	5 PM - 8 PM
Thu	4/25/2024	Season	5 PM - 8 PM
Fri	4/26/2024	Off	Off
Sat	4/27/2024	Off	Off

Sun	4/28/2024	Off	Off
Mon	4/29/2024	Season	5:30 PM - 9:30 PM
Tue	4/30/2024	Season	5:30 PM - 9:30 PM
Wed	5/1/2024	Season	5:30 PM - 9:30 PM
Thu	5/2/2024	Season	5:30 PM - 9:30 PM
Fri	5/3/2024	Season	5:30 PM - 9:30 PM
Sat	5/4/2024	Season	9 AM - 3 PM
Sun	5/5/2024	Off	Off
Mon	5/6/2024	Season	5:30 PM - 9:30 PM
Tue	5/7/2024	Season	5:30 PM - 9:30 PM
Wed	5/8/2024	Season	5:30 PM - 9:30 PM
Thu	5/9/2024	Season	5:30 PM - 9:30 PM
Fri	5/10/2024	Season	5:30 PM - 9:30 PM
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Sun	5/19/2024	Off	Off
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Wed	5/22/2024	Season	5:30 PM - 9:30 PM
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Sat	5/25/2024	Season	9 AM - 1 PM
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Tue	5/28/2024	Season	5:30 PM - 9:30 PM
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Thu	5/30/2024	Season	5:30 PM - 9:30 PM
Fri	5/31/2024	Season	5:30 PM - 9:30 PM

Sun	4/28/2024	Off	Off
Mon	4/29/2024	Off	Off
Tue	4/30/2024	Season	5 PM - 9PM
Wed	5/1/2024	Season	5 PM - 9PM
Thu	5/2/2024	Season	5 PM - 9PM
Fri	5/3/2024	Off	Off
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Mon	5/6/2024	Off	Off
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Wed	5/8/2024	Season	5 PM - 9PM
Thu	5/9/2024	Season	5 PM - 9PM
Fri	5/10/2024	Off	Off
Sat	5/11/2024	Off	Off
Sun	5/12/2024	Off	Off
Mon	5/13/2024	Off	Off
Tue	5/14/2024	Season	5 PM - 9PM
Wed	5/15/2024	Season	5 PM - 9PM
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Fri	5/17/2024	Off	Off
Sat	5/18/2024	Off	Off
Sun	5/19/2024	Off	Off
Mon	5/20/2024	Off	Off
Tue	5/21/2024	Season	5 PM - 9PM
Wed	5/22/2024	Season	5 PM - 9PM
Thu	5/23/2024	Season	5 PM - 9PM
Fri	5/24/2024	Off	Off
Sat	5/25/2024	Off	Off
Sun	5/26/2024	Off	Off
Mon	5/27/2024	Off	Off
Tue	5/28/2024	Season	5 PM - 9PM
Wed	5/29/2024	Season	5 PM - 9PM
Thu	5/30/2024	Season	5 PM - 9PM
Fri	5/31/2024	Off	Off

Sat	6/1/2024	Season	9 AM - 9 PM
Sun	6/2/2024	Off	Off
Mon	6/3/2024	Season	5:30 PM - 9:30 PM
Tue	6/4/2024	Season	5:30 PM - 9:30 PM
Wed	6/5/2024	Season	5:30 PM - 9:30 PM
Thu	6/6/2024	WBL Tournament	5:30 PM - 9:30 PM
Fri	6/7/2024	WBL Tournament	5:30 PM - 9:30 PM
Sat	6/8/2024	WBL Tournament	9 AM - 9 PM
Sun	6/9/2024	Off	Off
Mon	6/10/2024	WBL Tournament	5:30 PM - 9:30 PM
Tue	6/11/2024	WBL Tournament	5:30 PM - 9:30 PM
Wed	6/12/2024	WBL Tournament	5:30 PM - 9:30 PM
Thu	6/13/2024	WBL Tournament	5:30 PM - 9:30 PM
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Sat	6/15/2024	WBL Tournament	9 AM - 1 PM
Sun	6/16/2024	Off	Off
Mon	6/17/2024	WBL Tournament	5:30 PM - 9:30 PM
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Wed	6/19/2024	WBL Tournament	5:30 PM - 9:30 PM
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Fri	6/21/2024	WBL Tournament	5:30 PM - 9:30 PM
Sat	6/22/2024	WBL Tournament	9 AM - 1 PM
Sun	6/23/2024	Off	Off
Mon	6/24/2024	Season	5:30 PM - 9:30 PM
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Thu	6/27/2024	Season	5:30 PM - 9:30 PM
Fri	6/28/2024	Season	5:30 PM - 9:30 PM

Mon	8/12/2024	Season	5:30 PM - 9:30 PM
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Thu	8/15/2024	Season	5:30 PM - 9:30 PM
Fri	8/16/2024	Season	Off

Sat	6/1/2024	Off	Off
Sun	6/2/2024	Off	Off
Mon	6/3/2024	Off	Off
Tue	6/4/2024	Season	5 PM - 9PM
Wed	6/5/2024	Season	5 PM - 9PM
Thu	6/6/2024	Season	5 PM - 9PM
Fri	6/7/2024	Off	Off
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Sun	6/9/2024	Off	Off
Mon	6/10/2024	Off	Off
Tue	6/11/2024	Off	Off
Wed	6/12/2024	Off	Off
Thu	6/13/2024	Off	Off
Fri	6/14/2024	Off	Off
Sat	6/15/2024	Off	Off
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Wed	6/19/2024	Off	Off
Thu	6/20/2024	Off	Off
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Sun	6/23/2024	Off	Off
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Wed	6/26/2024	Off	Off
Thu	6/27/2024	Off	Off
Fri	6/28/2024	Off	Off

Sat	8/17/2024	Season	Off
Sun	8/18/2024	Season	Off
Mon	8/19/2024	Season	5:30 PM - 9:30 PM
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Sun	9/22/2024	Season	Off
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Thu	9/26/2024	Season	5:30 PM - 9:30 PM
Fri	9/27/2024	Season	Off
Sat	9/28/2024	Season	Off
Sun	9/29/2024	Season	Off

2024 Service Valuation

Item Description	Quantity	Hours	Cost	Total Cost
Field Clean Up - March 23rd	400	3	$12	$14,400
Finish Batting Cage - Artificial Tı	1			$15,000
Total Estimate				**$29,400**

2025 Service Valuation

Item Description	Quantity	Hours	Cost	Total Cost
Field Clean Up - March 22nd	400	3	$12	$14,400
Artificial Turf - Bullpen	1			$15,000
Total Estimate				**$29,400**
Two-Year Total Estimate				**$58,800**

Other Items to consider for Service Valuation

Snack Bar Ventilation

Upstairs Slider Window - North

Hitting Stations

Artificial Turf - Batting Cage & Hitting Stations (Field #3)

Bullpens

Field #2 Conversion

- PW / Minor Field - fence just past outfield dirt
- Leave current fence - cut out 6 TBall / Rookie dirt fields in outfield

Batting Cages as extensions of dugouts

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Alan Anderson

Applicant: Jordan Education Foundation

Department Sponsor: Council Office

Agenda Type: PUBLIC HEARINGS

Presentation Time: 10 minutes

Meeting Date Requested : 03/27/2024

Deadline of item : 04/24/2024

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 24-013 authorizing a fee waiver in the amount of $9,804 for the non-profit 501(c)3 Jordan Education Foundation for the Challenge Obstacle Run

2. **EXECUTIVE SUMMARY**
   The City Council be being asked to waive fees in the amount of $9,804 for an event at Veterans Memorial Park called the Challenge Obstacle Run. They are estimating about 1,250 attendees which require a SL County Mass Gathering permit which they have obtained. The Mass Gathering permit is required in order to address public health and safety for an attendance where there are not permanent facilities for large crowds over 500 individuals.

3. **TIME SENSITIVITY / URGENCY**
   The event is scheduled for May 11, 2024, so the urgency is to have the decision no later than the last council meeting on April 24, 2024.

4. **FISCAL NOTE**
   This is a waiver of fees that would normally be collected. The fee not being collected is $9,804 and the Jordan Education Foundation does provide service to the city in lieu of fees as shown in the Volunteer Hours attachment in the packet. They have documented in excess of 500 hours of service labor as noted. Additionally, the JEF has made the required $3,000 deposit which is not part of the fee waiver process. State law does not allow the city to waive fees once it exceeds 1% of the city budget. Approving this request does not exceed 1% of the city budget.

5. **PLANNING COMMISSION RECOMMENDATION**
   N/A

6. **STAFF ANALYSIS**
   Fee waivers fall within the role of the legislative branch.

7. **MOTION RECOMMENDED**
   I move to approve Resolution 24-013 authorizing a waiver of fees in the amount of $9,804 for the non-profit 501(c)3 Jordan Education Foundation for the Challenge Obstacle Run

8. **MAYOR RECOMMENDATION**
   N/A

9. PACKET ATTACHMENT(S)

10. OTHER INFORMATION

West Jordan City Council Meeting

Council Staff Review

Item Name: Fee Waiver for the Jordan Education Foundation

Department: City Council Office

Action Needed: Adopt/Not Adopt Resolution

EXECUTIVE SUMMARY

The City Council is being asked to waive fees in the amount of $9,804 for the non-profit 501(c)3 Jordan Education Foundation for the Challenge Obstacle Run.

RECOMMENDATION

While the approval of fee waivers is the sole discretion of the council, having reviewed the application and accompanying documents, staff recommends approval of **Resolution No. 24-013,** authorizing the fee waiver in the amount of $9,804 for the non-profit 501(c)3 Jordan Education Foundation for the Challenge Obstacle Run.

Granting the fee waiver would contribute to achieving the City Council Budget Priority related to Citizen Engagement by providing "opportunities for residents to engage in their community through diverse events and encourage good neighbor programs."

COUNCIL OFFICE ANALYSIS

The Jordan Education Foundation last submitted a fee waiver for this event in 2022, with the approved resolution waiving fees for their 2022 and 2023 events. This waiver request is only for their 2024 event on May 11.

The total fee waiver is $9,804 based on the Consolidated Fee Schedule adopted by the city council.

State law limits fee waivers to 1% of the total budget, which for the city, is $684,000.

Complete background information from the fee waiver application, which is clipped in the packet (you can see the entire document if you download and open in Adobe): Jordan Education Foundation ("Foundation") is a non-profit organization dedicated to supporting your children, their education and our collective future. The foundation's mission is to generate and guide philanthropic resources to promote excellence in education in Jordan School District.

Foundation board members and friends encourage private support from individuals, businesses, corporations, foundations, and events. The Foundation is unique because: ALL donations (100%) go directly to promote excellence in education and to benefit teachers and students.

No administrative costs are taken from private or public donations.

The Foundation awarded over $700,000 to teachers in the district in 2023.West Jordan City has a higher number of title IX schools, therefore, a higher percentage of Foundation grants go to West Jordan City schools.

COUNCIL STAFF CONTACT

Alan Anderson, Council Office Executive Director
801-569-5028, alan.anderson@westjordan.utah.gov

THE CITY OF WEST JORDAN, UTAH

RESOLUTION NO. 24-013

A RESOLUTION APPROVING A FEE WAIVER TO THE JORDAN EDUCATION FOUNDATION FOR THE CHALLENGE RUN HELD IN 2024.

WHEREAS, the Jordan Education Foundation is a non-profit organization dedicated to supporting children and their education within the Jordan School District; and

WHEREAS, the Jordan Education Foundation provides a fun and energetic obstacle run for the community to raise funds for the children of Jordan School District; and

WHEREAS, the Utah Code Annotated 10-8-2(1)(a)(v), a City may "authorize municipal services or other nonmonetary assistance to be provided to or waive fees required to be paid by a nonprofit entity, whether or not the municipality receives consideration in return"; and

WHEREAS, before the City may authorize City services or nonmonetary assistance, or to waive fees to a non-profit entity under UCA 10-8-2(1)(a)(v) and UCA 10-8-2(2)(b), the City must meet two requirements: (1) hold a public hearing and (2) find that the "total amount of services or other nonmonetary assistance provided or fees waived under Section (1)(a)(v) in any given fiscal year [does] not exceed 1% of the municipality's budget for that fiscal year"; and

WHEREAS, UCA 10-8-2(2)(a) exempts cities from the requirement to perform a study that is otherwise required when money is appropriated for corporate purposes under UCA 10-8-2(1)(a)(i); and

WHEREAS, the City Council believes that City staff's estimates of the monetary value of City services, nonmonetary assistance, and fees waived for the Jordan Education Foundation is correct and is in the amount of $9,804; and

WHEREAS, the City Council believes that the "total amount of services or other nonmonetary assistance provided or fees waived under Section (1)(a)(v) in [this] given fiscal year [does] not exceed 1% of the municipality's budget for [this] fiscal year" or committed to this next fiscal year; and

WHEREAS, after review by the City Council, the City Council believes it to be in the best interest of the City to provide city services, nonmonetary assistance, and/or a waiver of fees for the Jordan Education Foundation in the amount of $9,804.

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

Section 1. Findings. The City Council makes the following findings:

1) The Jordan Education Foundation is a non-profit organization.

2) The combined value of services, nonmonetary assistance, and fee waivers given to the Jordan Education Foundation is equal to $9,804.

3) The combined value of services, nonmonetary assistance, and fee waivers given to the Jordan Education Foundation, combined with all other services, nonmonetary assistance, and fee waivers provided to all others given this fiscal year, does not exceed 1% of the City's budget for this fiscal year.

4) The public hearing relating the City's provision of services, nonmonetary assistance, and fee waivers for the Jordan Education Foundation was performed in accordance with applicable noticing and other open and public meetings laws.

Section 2. Services, Nonmonetary Assistance, and Fee Waiver. The City Council hereby authorizes the use of city services and nonmonetary assistance and waives the fees for the Jordan Education Foundation in an amount of $9,804 to be used for activities arising out of or related to the Challenge Run for 2024.

Section 3. Effective Date. This Resolution shall take effect upon its passage.

PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS _____DAY OF ____ _____2024.

_____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Member Kelvin Green	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Vice Chair Chad R. Lamb	☐	☐
Council Member Bob Bedore	☐	☐
Council Member Kent Shelton	☐	☐
Council Chair Zach Jacob	☐	☐
Council Member Pamela Bloom	☐	☐

Application for Fee Waiver

Please refer to West Jordan City Code Title 2, Chapter Six for requirements relating to fee waivers, a copy of this code has been included at the end of this application for your convenience. A member of Council Office Staff will contact you regarding when a public hearing will be scheduled for the Council body to consider your fee waiver. You are expected to attend this meeting. You may be contacted by a member of the Council Office to provide financial reports or accounting records after your initial application.

Entity: **Jordan Education Foundation**

City: **West Jordan** State: **UT** Zip Code: **84084**

If applicable, Non-Profit Entity Number: **74-6356280** Not applicable: ☐

Main Contact Name: **Jason Casto** Title: **Volunteer Board Member**

Email Address: **(Redacted)** Phone: **(Redacted)**

Name of Event: **The Challenge Obstacle Run**

Event Location: **West Jordan Veterans Memorial Park**

Event Dates: **5/11/24** to **5/11/24** Estimated Attendance: **1,250**

Please provide a brief summary of your event:

How long have you held it, how many people it helps, how it benefits the city, why are you requesting a fee waiver instead of service in lieu of fees, etc.

WJ City and the Jordan Education Foundation have worked together for past 8 years to put on The Challenge Obstacle Race. The purpose of the event is to raise money for students and teachers (classroom grants) in the Jordan School District schools. Classroom grants from the Foundation disproportionately benefit the schools in the city of West Jordan. We are requesting a combination of Fee waiver and service in lieu of fees.

Please provide background information:

Tell us about your organization, and any other relevant history. Also include any services you may wish to provide in lieu of paying the fee. You may attach an additional sheet if necessary. The consolidated fee schedule for the City can be found here.

Jordan Education Foundation ("Foundation") is a non-profit organization dedicated to supporting your children, their education and our collective future. The foundation's mission is to generate and guide philanthropic resources to promote excellence in education in Jordan School District. Foundation board members and friends encourage private support from individuals, businesses, corporations, foundations, and events. The Foundation is unique because:
ALL donations (100%) go directly to promote excellence in education and to benefit teachers and students.

Please provide a breakdown, in detail, of the services, nonmonetary assistance, and fee breakdown that you are requesting.

See Attached Sheets

1. **Fee Breakdown**
2. **Previous service hours provided by volunteers of the Foundation**
3. **Verbiage in boxes above in case electronic transmission effects readability.**

Any other information you would like to provide (optional):

Upon signature of this application, an individual, and/or the entity they represent, agrees to the requirements listed in West Jordan City Code 2-6-3. The applicant also agrees that this application and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this application, or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

Signature: Jason Casto

Digitally signed by Jason Casto
DN: cn=Jason Casto, o=Genesis Dental, ou, email=jason@genesisdental.net, c=US
Date: 2024.03.05 17:21:06 -07'00'

Name: **Jason Casto**

Date: **3/5/24**

For City Use:

Date Application Received:

Scheduled Public Hearing Date:

WEST JORDAN CITY CODE TITLE 2, CHAPTER 6

SECTION:

2-6-1: Relationship to City

2-6-2: Applications

2-6-3: Requirements

2-6-1: RELATIONSHIP TO CITY:

The city may provide monetary and non-monetary assistance to individuals and entities for the safety, health, prosperity, moral well-being, peace, order, comfort, and convenience of city residents. The city will not become employees, representatives, or agents of any city-supported individual or entity solely by virtue of the city providing assistance. (Ord. 10-08, 2-24-2010; Ord. 20-38, 9-30-2020; Ord 23-02, 02-22-2023)

2-6-2: APPLICATIONS:

Individuals and entities may request monetary and non-monetary city assistance by completing an application obtained from the council office director located at the City Hall. Any questions regarding the application process or requirements to receive assistance should be directed toward the council office director. (Ord. 10-08, 2-24-2010; amd. Ord. 19-53, 12-11-2019, Effective at 12 noon on January 6, 2020; Ord. 20-38, 9-30-2020; Ord. 20-23, 02-22-2023)

2-6-3: REQUIREMENTS:

All individuals and entities receiving city support shall agree to the following requirements:

A. The requesting individual or entity shall permit the city or an auditor hired by the city to inspect the individual or entity's system of accounts and other accounting systems and protocols to ensure accuracy and proper safeguarding of public funds.

B. The requesting individual or entity shall provide financial reports in a form and frequency acceptable by the city council.

C. The requesting individual or entity shall explain how the requested assistance will further advance city goals or plans, and shall track the actual advancement of city goals or plans through the use of the requested city assistance. Any city assistance shall be used only for the purposes stated in the application and the authorizing resolution.

D. The requesting individual or entity shall have the training and experience needed to effectively and efficiently manage the proposed activities. (Ord. 10-08, 2-24-2010; amd. Ord. 19-53, 12-11-2019,Effective at 12 noon on January 6, 2020; Ord. 20-38, 9-30-2020; Ord. 23-02, 02-22-2023)

JEF Volunteer Hours

Date	Event	Attending	Hours	Total Hours
2.25.22	Small and Tall Ball	8	4	32
4.16.22	Easter Event	30	3	90
8.27.22	Demolition Derby	4	4.5	18
9.17.22	Monster Truck	4	4	16
10.14.22	Painting Pavilion	30	3	90
12.1.22	Holiday Kick Off	20	4	80
				326

JEF Volunteer Hours

Date	Event	Attending	Hours	Total Hours
2.17.23	Small and Tall Ball	10	4	40
4.8.23	Easter	50	3	150
				190

Grand Total Hours	**516**

Jordan Education Foundation Challenge Run							
Item	**Fee**	**Hours**	**Days**	**People**	**Years**	**Total**	**Notes**
EMS Onsite	$174.00	3		2	2	$ 1,044.00	
Ambulance	$130.00	3			2	$ 780.00	9:00am-12:00pm
Main Arena Rental	$600.00		1		2	$ 1,200.00	
Practice Arena Rental	$450.00		1		2	$ 900.00	
Misc. Arena Rental Fee	$65.00	6			2	$ 780.00	
Tractor and Driver	$50.00	4			2	$ 400.00	parks staff prepping arena dirt area prior to event
Special Event Park Rental	$750.00		1		2	$ 1,500.00	
Park Staff Support	$25.00	10			2	$ 500.00	pre event prep work from city staff
Encroachment Permit	$260.00				2	$ 520.00	
Police Department Support	$75.00	6		2	2	$ 1,800.00	
Heavy Equipment Use	$95.00	2			2	$ 380.00	setting cement baricades in arena
Mayor to help with award presentation					2	$ -	
Posting event on City FB and Lobby Kiosk					2	$ -	
Use of Vertical Panel Road Signs					2	$ -	
TOTAL FEES						**$ 9,804.00**	

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Korban Lee, City Administrator

Applicant:

Department Sponsor: Administration

Agenda Type: BUSINESS ITEMS

Presentation Time: 5 minutes

Meeting Date Requested : 03/27/2024

Deadline of item : .

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 24-014 Authorizing the Mayor to Execute an Employment Agreement with a Severance Clause in Excess of Three Months.

2. **EXECUTIVE SUMMARY**
   Administration is requesting that the Council approve Resolution No. 24-014 authorizing the Mayor to execute an employment agreement with a severance clause in excess of three months for Paul Jerome as Assistant City Administrator.

3. **TIME SENSITIVITY / URGENCY**
   Paul's beginning date with the city is May 1, 2024.

4. **FISCAL NOTE**
   The resolution would approve the Mayor signing an employment agreement with a severance clause "not to exceed six months' salary and benefits'. This severance would only be payable in the event Paul's employment with the city is terminated without cause. This severance is not payable if Paul chooses to leave employment with the City of West Jordan at his own choosing.

5. **MOTION RECOMMENDED**
   Move to approve Resolution No. 24-014 authorizing the Mayor to execute an employment agreement with a severance clause not to exceed six months' salary and benefits.

6. **MAYOR RECOMMENDATION**
   Administration recommends approval of this resolution.

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 24-014

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN EMPLOYMENT AGREEMENT WITH A SEVERANCE CLAUSE IN EXCESS OF THREE MONTHS SALARY AND BENEFITS

WHEREAS, pursuant to City Code § 1-8-8(A)(4), Mayor Burton has appointed Paul Jerome to serve as the Assistant City Administrator; and

WHEREAS, Mayor Burton desires to execute an employment agreement with Mr. Jerome that includes a severance clause to establish just compensation if the City terminates Mr. Jerome's employment without good cause as defined in the employment contract; and

WHEREAS, City Code § 1-8-7(D) requires the City Council to approve severance clauses that exceed three months of salary and benefits.

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

Section 1. Severance Authorization. Pursuant to City Code § 1-8-7(D), the City Council authorizes the Mayor to execute an employment contract with Paul Jerome for the position of Assistant City Administrator that includes a severance clause not to exceed six months salary and benefits.

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

Adopted by the City Council of West Jordan, Utah, this _____day of _____2024.

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	"YES"	"NO"
Council Chair Zach Jacob	☐	☐
Council Vice Chair Chad Lamb	☐	☐
Council Member Bob Bedore	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Kelvin Green	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Kayleen Whitelock	☐	☐

MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, March 13, 2024 – 6:00 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

CITY COUNCIL MEETING 6:00 PM

1. CALL TO ORDER

COUNCIL: Chair Zach Jacob, Vice Chair Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, Public Utilities Director Greg Davenport, Assistant City Administrator Jamie Davidson, Policy Analyst & Public Liaison Warren Hallmark, Community Development Director Scott Langford, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Deputy Police Chief Jeremy Robertson, Administrative Services Director Danyce Steck, Police Chief Ken Wallentine

Chair Jacob called the meeting to order at 6:00 pm and noted that Council Member Bloom would join shortly.

2. PLEDGE OF ALLEGIANCE

Deputy Chief Jeremy Robertson led attendees in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

Council Office Director Alan Anderson asked that the recognition be reordered in order to accommodate those who hadn't quite made it to the meeting yet. With no objection Chair Jacob reordered the recognition items.

b. *Recognition of West Jordan Police Officers from NAACP Event*

Chief Ken Wallentine recognized Sergeant Walt Bockholt, Detective Austin Larsen, Detective Chris Martinez, and Detective Gage Hoogveldt for being honored with first responder awards at a recent NAACP event. Chief Wallentine was joined by Janetta Williams, President of the NAACP Utah Branch, who congratulated the officers. The Council presented certificates and took the opportunity to take photographs.

Council Member Bloom joined at 6:08 pm.

c. *Recognition of Copper Hills High School Special Education Department as a Champion School with National Special Olympics*

Council Office Director Alan Anderson announced that the Copper Hills High School Special Education Department was recently recognized as a champion school with the National Special Olympics. He spoke of a spirit of inclusion at Copper Hills High School,

DRAFT

and was honored to be a parent of a Copper Hills student. The Council took the opportunity to take photographs.

a. Recognition of Noah Dizon-Maughn, Copper Hills Student NAACP Scholarship Recipient

Council Office Director Alan Anderson recognized Noah Dizon-Maughn for receiving an NAACP scholarship for academic achievements, distinguished service, loyalty, and devotion to building leaders of tomorrow. The Council congratulated Noah and took photographs. Ms. Williams mentioned that the NAACP presented the scholarship from the Larry H. Miller Family Foundation.

4. PUBLIC COMMENT

Chair Jacob opened the public comment period at 6:18 pm.

Comments:

Rick Sterner, resident of West Jordan in District 2, expressed a complaint about the commercialization of a residential property in his neighborhood. He said he sent photographs to the City last July of debris placed on a residential property. Mr. Sterner said some of the material had been removed with the help of the Mayor, but he was told by the City that remaining material would probably be permitted to stay. Mr. Sterner stated the material belonged in a land fill, said his property value would be affected, and asked why the City was not enforcing Code in that situation.

Laura Shin, resident of West Jordan in Copper Field Phase One, acknowledged new Council Members and invited the Council to walk through her neighborhood with her on Saturday, April 13th at 2:30 pm. She expressed a desire to share thoughts and concerns with the Council regarding planned expansion of 9000 South.

Amy Motta, Salt Lake City resident and volunteer with Bailing out Benji, spoke of the Animal Welfare Act (AWA) and puppy mills. Ms. Motta expressed the opinion that the Federal law was flawed, and encouraged the Council to consider a humane pet store ordinance.

Jerry Leder, West Jordan resident, said he represented Sugar Creek Condos. He said the development had problems with trees along the Bingham Creek Fence line. Mr. Leder said staff had indicated the trees would be taken care of in May. He emphasized that the trees were a problem, knocking down fences and growing under the fences. Mr. Leder said the neighborhood also had a large problem in the last few years with someone vandalizing and knocking down fences. He spoke of the cost to the HOA every time a fence was knocked down. Mr. Leder said he had reported the problem to the police and was waiting for a call back. Mr. Leder asked for help from the City in communicating with a neighbor regarding trees on a neighboring property that needed to be trimmed to prevent additional fence damage.

Trevor Roseberry, West Jordan resident, said he had noticed grounds were being taken care of better since implementation of a highland fee, and thanked the Mayor. Mr. Roseberry said he did not love the design of Daybreak, and was not a fan of high density. He said he understood the need for affordable housing, but did not want a design like Daybreak or high-density housing in his area. Mr. Roseberry suggested the City entice restaurants closer to his area.

DRAFT

Chris McConnehey, West Jordan resident, thanked staff for an upgraded timer at the lectern, and thanked the Mayor's Office for the City website update and the quick response time on problems reported. He expressed appreciation for the care shown by City employees.

Ryan Wilkinson referred to the Utah left-lane law and asked that Police Officers enforce the law. He believed individuals violating the law wasted his time. Mr. Wilkinson asked to be deputized, noting he would work for free. He believed it would make the City thousands of dollars every weekend with citations issued.

Chair Jacob closed public comments at 6:37 pm.

5. REPORTS TO COUNCIL

a. City Council Reports

Council Member Green reported on recent events at schools in West Jordan, and mentioned that a portion of Jordan River Trail was closed due to flooding.

Council Member Whitelock commented that the Special Education teacher at Copper Hills High School was amazing. She said she always enjoyed attending the We the People program, and said she appreciated teachers inviting the Council to be present at school events.

Council Member Shelton said he met with representatives from the West Jordan Police Department Fraternal Order of Police, and shared that each member of the Council was invited on a ride-along. He expressed support for the Police Department.

Chair Jacob spoke fondly of the Special Education Department and the Pals Program at Copper Hills High School. He shared his daughter's experience participating in the class and subsequent career in the same field during and after college. He believed the program benefited both the community and future generations.

b. Council Office Report

Council Office Director Alan Anderson referenced Council Office Reports provided in meeting packets and requested feedback. Mr. Anderson spoke of items expected to appear on future meeting agendas the upcoming Utah League of Cities and Towns (ULCT) conference in St. George. He reported on finishing touches in Council Chambers at City Hall.

c. Mayor's Report

Mayor Dirk Burton reported being appointed as a member of the Utah Uniform Building Code Commission and spoke of events in the community. He mentioned the Employee Health Center grand opening, and that staff were exploring alternative options for green waste collection.

d. City Administrator's Report

None

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6. *PUBLIC HEARINGS*

a. *Resolution No. 24-006 authorizing a fee waiver in the amount of $750 for the non-profit 501(c)3 Una Mano Amiga for the Dia del Niño (Day of Kids) event*

Council Office Director Alan Anderson presented a request for a fee waiver from Una Mano Amiga in the amount of $750 for the Dia del Niño event to be held on April 21, 2024. He noted their deposit would not be waived, a mass gathering permit would not be required (200 anticipated participants), and the total of fees waived would remain under 1% of the City budget.

Chair Jacob opened a public hearing at 6:58 pm.

Comments:
None

Chair Jacob closed the public hearing at 6:59 pm.

MOTION: Council Member Green moved to APPROVE Resolution No. 24-006 waiving the fees of $750 in support of Una Mano Amiga for the Dia del Niño event.
Council Member Bedore seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

b. *Ordinance No. 24-11 amending Title 1 Administration, Chapter 4 (Elected Officials Compensation), Chapter 6 (City Council), Chapter 9 (Human Resources Procedures and Employee Compensation System), and Chapter 15 (Elections)*

The Council reviewed and discussed proposed amendments to Title 1 during multiple previous meetings. Council Office Director Alan Anderson reported that requested changes had been incorporated. Mr. Anderson said Title 1 Chapter 8 and Title 2 would be presented at a future Committee of the Whole meeting.

Chair Jacob opened a public hearing at 7:01 pm.

Comments:
None

Chair Jacob closed the public hearing at 7:02 pm.

MOTION: Council Member Green moved to APPROVE amendments to Title 1, Chapters 4, 6, 9, and 15.
Council Member Whitelock seconded the motion.

DRAFT

Council Member Green thanked staff for working on the amendments.

The vote was recorded as follows:

YES: **Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock**

NO:

ABSENT:

The motion passed 7-0.

7. BUSINESS ITEMS

a. Resolution No. 24-009 authorizing the Mayor to execute an inter-local agreement with Salt Lake County allocating funds for property acquisition for 8600 South between 6400 West and U-111

MOTION: Council Member Green moved to APPROVE Resolution No. 24-009 authorizing the Mayor to execute the attached inter-local cooperation agreement between SLCo and WJC to recover property acquisition cost of the 8600 South project.
Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: **Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock**

NO:

ABSENT:

The motion passed 7-0.

8. CONSENT ITEMS

a. Approve Meeting Minutes

- ***February 21, 2024 – Committee of the Whole Meeting***
- ***February 28, 2024 – Regular City Council Meeting***

b. Resolution No. 24-011 accepts the Annual Comprehensive Financial Report for the fiscal year ended on June 30, 2023

MOTION: Council Member Green moved to APPROVE the consent agenda as listed.
Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: **Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock**

NO:

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ABSENT:

The motion passed 7-0.

Council Member Whitelock thanked Administrative Service Director Danyce Steck for the report.

9. ADJOURN

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

The meeting adjourned at 7:07 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 13, 2024. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this_____ day of_____2024

DRAFT

REQUEST FOR COUNCIL ACTION

Action: Provide information to Council

Presenter: Mark Forsythe

Applicant: John Gassman/McArthur Homes

Department Sponsor: Community Development

Agenda Type: NEW BUSINESS

Presentation Time: 0

Meeting Date Requested : 03/27/2024

Deadline of item : In process

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Ordinance No. 24-17 rezoning 16.36 acres of property at 1996 and 1986 West Gardner Lane from A-1 *(Agriculture 1-acre lots)* to R-1-8C *(Single-family Residential 8,000 square foot lots)*.

2. **EXECUTIVE SUMMARY**
   John Gassman, on behalf of McArthur Homes, is requesting that the City Council consider a proposal to rezone the 2 parcels at 1996 and 1986 West Gardner Lane from the current A-1 zone to an R-1-8C zone. This change will allow for 8,000 square foot lots and allow for more traditional single-family residential development rather than very low density agricultural uses. The Future Land Use Map designates this area for Low Density Residential, which is conducive to the R-1-8 zone and an overall density of 3.1 – 5.0 dwelling units per acre. No amendments to the Future Land Use Map are proposed or required.

3. **TIME SENSITIVITY / URGENCY**
   No time sensitivity or urgency

4. **FISCAL NOTE**
   The proposed amendment to the Zoning Map will have no substantial budget impact.

5. **PLANNING COMMISSION RECOMMENDATION**
   The Planning Commission made a motion to forward a Positive Recommendation to the City Council concerning the proposed rezone. This motion passed unanimously in a 6-0 vote, with one commissioner absent.

6. **STAFF ANALYSIS**

I. BACKGROUND:

The proposed rezone will affect 2 properties that are located on the north side of Gardner Lane and adjacent to the east bank of the South Jordan Canal. The property at 1996 West Gardner Lane is a 15.36-acre parcel that has been primarily used as pasture for animals. A single-family home was constructed in 1988 on the property. On December 10, 2021, a 1-acre parcel at 1986 West Gardner Lane was created through City approval of a Minor Subdivision of the larger parcel. This new 1-acre parcel was established and recorded with a record of survey, rather than a subdivision plat, as is permitted under the State of Utah Code §10-9a-605 and West

Jordan City Code §14-3-3B. A single-family home was approved for a Building Permit on May 9, 2023 and was constructed shortly thereafter.

On March 5, 2024, the proposed rezone went before the Planning Commission for a public hearing. Much of the public comment was in favor of the proposal, but some neighbors along Shulsen Lane had concerns about boundary fencing/walls, traffic and smaller lots. Following public comment, the Planning Commission made a motion to forward a positive recommendation to the City Council concerning the proposed rezone. The motion passed unanimously in a 6-0 vote, with one commissioner absent.

II. GENERAL INFORMATION & ANALYSIS

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

	Future Land Use	Zoning	Existing Land Use
North	Very Low Density Residential	R-1-12E	Single-Family Residential
South	Low Density Residential	R-1-10F	Single-Family Residential
West	Very Low Density Residential	A-1, RR-20E, RR-.5A	South Jordan Canal, Agriculture, Church, Single-Family Residential
East	Low Density Residential	RR-.5A, A-1	Single-Family Residential

The applicant currently has the 15.36-acre property under contract and is proposing to rezone both the 15.36-acre parcel and the 1-acre parcel from an A-1 zone to an R-1-8C zone. The applicant intends to develop both parcels as a single-family residential subdivision consisting of 55 lots.

III. DETERMINATIONS

13-7D-6: CRITERIA TO RECOMMEND APPROVAL:

A. Zoning Map Amendment: An amendment to the Zoning Map may be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made regarding each of the following criteria:

Criteria 1: ***The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted general plan and future land use map;***

Discussion: The subject property is located within a large area that is designated for Low Density Residential on the General Plan's Future Land Use Map. The surrounding neighborhoods to the east and south are located within this same land use designation. The Low Density Residential land use designation allows for a density range of 3.1 - 5.0 dwelling units per acre and considers the R-1-8 (*Single-Family Residential - 8,000 square foot lots*), R-1-9 (*Single-Family Residential - 9,000 square foot lots*), R-1-10 (*Single-Family Residential - 10,000 square foot lots*), P-C

(*Planned Community – variable lot size based on density*) and PRD (*Planned Residential Community – variable lot size based on density*) zones to be the most appropriate zones for this land use designation. The applicant is proposing to rezone the properties to an R-1-8 zone, which is consistent with the Future Land Use Map and the density outlined in the General Plan.

In regard to residential rezones, the General Plan has ~~a couple of~~ Guiding Principles that may pertain to the proposed rezone. These Guiding Principles and subsequent analysis is provided as follows:

LAND USE
Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.

The proposed R-1-8 zone is consistent with the Future Land Use Map and the density range of the General Plan. The R-1-8 zone is a single-family residential zone that allows for similar development as permitted by the surrounding zones.

HOUSING
Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.

Although the proposed zone is intended primarily for single-family homes, it will allow for smaller lots than what is currently allowed in the A-1 zone. The lot size allowed by the requested R-1-8 zone will be similar to those of the adjacent subdivisions to the north and south while providing smaller lots than the half-acre rural lots and multi-acre farmland to the east and west, thus adding to the variety of lot sizes in this area of the city.

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

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

Discussion: The development surrounding the area to be rezoned is primarily single-family residential, but with lot sizes of varying degrees. To the north is the *Park Pointe No. 5* single-family residential subdivision consisting of 12,000 – 13,000 square foot lots. To the south is Gardner Lane, which is designated as a collector road on the 2015 Master Transportation Plan. South of Gardner Lane is another single-family residential subdivision consisting of 10,000 – 13,000 square foot lots. To the east is the Shulsen Lane neighborhood, which consists of rural residential parcels that have a wider variety of lot sizes ranging from 12,000 square feet to over 2 acres. The dwellings in this neighborhood also vary, consisting mostly of single-family homes, several duplexes and an 8-unit apartment building. To the west, the South Jordan Canal runs along the entire west boundary of the proposed zone. This

canal acts as a buffer between the proposed zone and the farmland, single-family homes and church on the opposite side.

The density allowed by the proposed R-1-8 zone will be slightly higher than surrounding neighborhoods but is not unreasonable or inappropriate, as shown in the Gross Density Study and the Net Density Study included with this report. Based on the concept subdivision plan provided by the applicant, the proposed zone will likely have a gross density of 3.42 dwelling units per acre and a net density (accounting for roads and non-residential land uses) of 4.23 dwelling units per acre. In comparison to the surrounding neighborhoods, the proposed zone will likely have a similar, albeit slightly higher, density to the subdivisions to the north and south. The gross and net density of these neighborhoods are an average of 2.9 and 3.7 dwelling units per acre, respectively. The density of the proposed zone will have more contrast with the neighborhoods to the east and west, which are less dense. The area to the east has a gross and net density of 1.6 and 2.0 dwelling units per acre, respectively, while the area to the west has a gross and net density of 0.5 and 0.6 dwelling units per acre. It is unlikely that either of these less dense rural neighborhoods will be negatively affected by development in the proposed zone because the canal and existing layouts of the properties make it difficult to extend roads or pedestrian paths through these areas.

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

Criteria 3: The proposed amendment protects the public health, safety and general welfare of the citizens of the city;

Discussion: The property that will be affected by the proposed rezone has historically been used as pasture, which may generate dust, noise and odors impacting the health, safety and welfare of nearby properties that is not generated by single-family homes, which is the type of development that would occur if the rezone is approved. Such a development would likely require extension of the 1950 West street down to Gardner Lane, which would increase access and alternate routes of travel for the subdivisions to the north. This increase in access could help to alleviate traffic in these areas and the future subdivision by more evenly distributing traffic patterns and thereby reducing potential backup queues onto the major roads. Approval of the rezone increases the likelihood of new development that would result in improved utility networks and storm water drainage for this property and the surrounding areas.

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

Criteria 4: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such

as, but not limited to, police and fire protection, water, sewer and roadways.

Discussion: The subject property fronts Gardner Lane at the south end and 1950 West stubs to the subject property on the north property line. Water, sewer and storm drain main lines are already in place to the north within the 1950 West stub, while higher capacity water and sewer main lines run along the north side of Gardner Lane to the south. Future subdivisions will likely tie into these systems with relative ease.

Water availability is typically determined by the 2022 Water Master Plan, which establishes calculations based on the land use designations of the General Plan's Future Land Use Map. However, when the Future Land Use Map was changed in June 2023 as part of the General Plan update, it did not account for the ERC (equivalent residential connection) calculations of the 2022 Water Master Plan. Since the Future Land Use designation for the subject properties changed from a Medium Density Residential designation to a Low Density Residential designation as part of the elimination of the Very High Density Residential land use designation and the resulting rearrangement of the density table of the General Plan, the ERC count of the property unintentionally dropped from 88 ERC's to 49 ERC's. Because the ERC table in the 2022 Water Master Plan was based on data from the *former* Future Land Use Map, not the *current* map that was adopted in June, the Utilities Manager has agreed to allow an ERC count of the original 88 ERC's based on this history.

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

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

Discussion: All of the properties that will be affected by the proposed rezone are not part of, or subject to, any overlay district.

Finding: This criterion does not apply.

IV. CONCLUSION:

Staff supports the proposed Zoning Map Amendment based on the findings of fact explained in this report.

7. MOTION RECOMMENDED

Motion to approve/deny Ordinance 24-17

8. MAYOR RECOMMENDATION

N/A

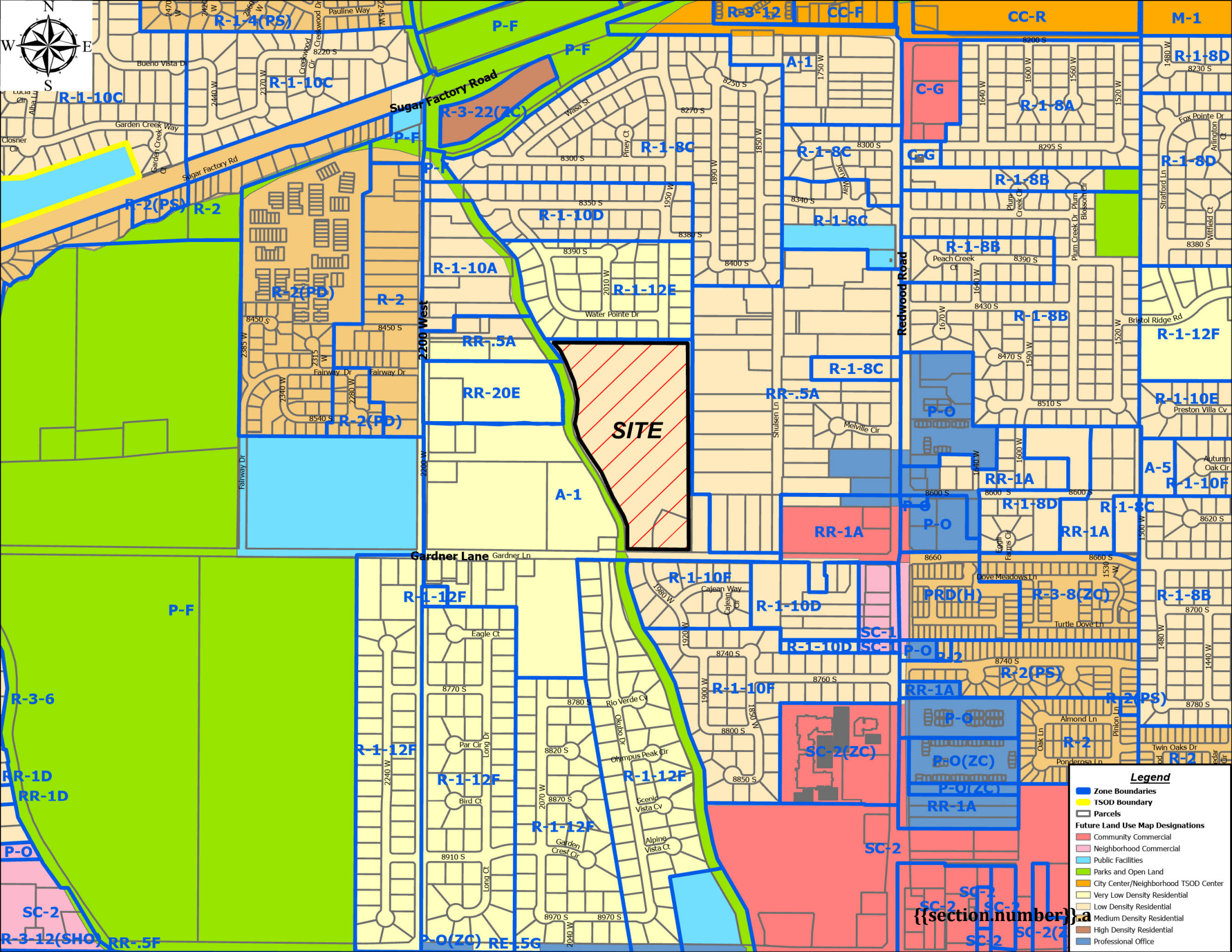
9. PACKET ATTACHMENT(S)

Aerial Map
Existing Zoning & Future Land Use Map
Proposed Zoning & Existing Future Land Use Map
Gross Density Study
Net Density Study
Justification Letter
Concept Plan
Ordinance 24-17 - Pierson Farms - Zoning Map Amendment
Planning Commission Minutes
Survey Map

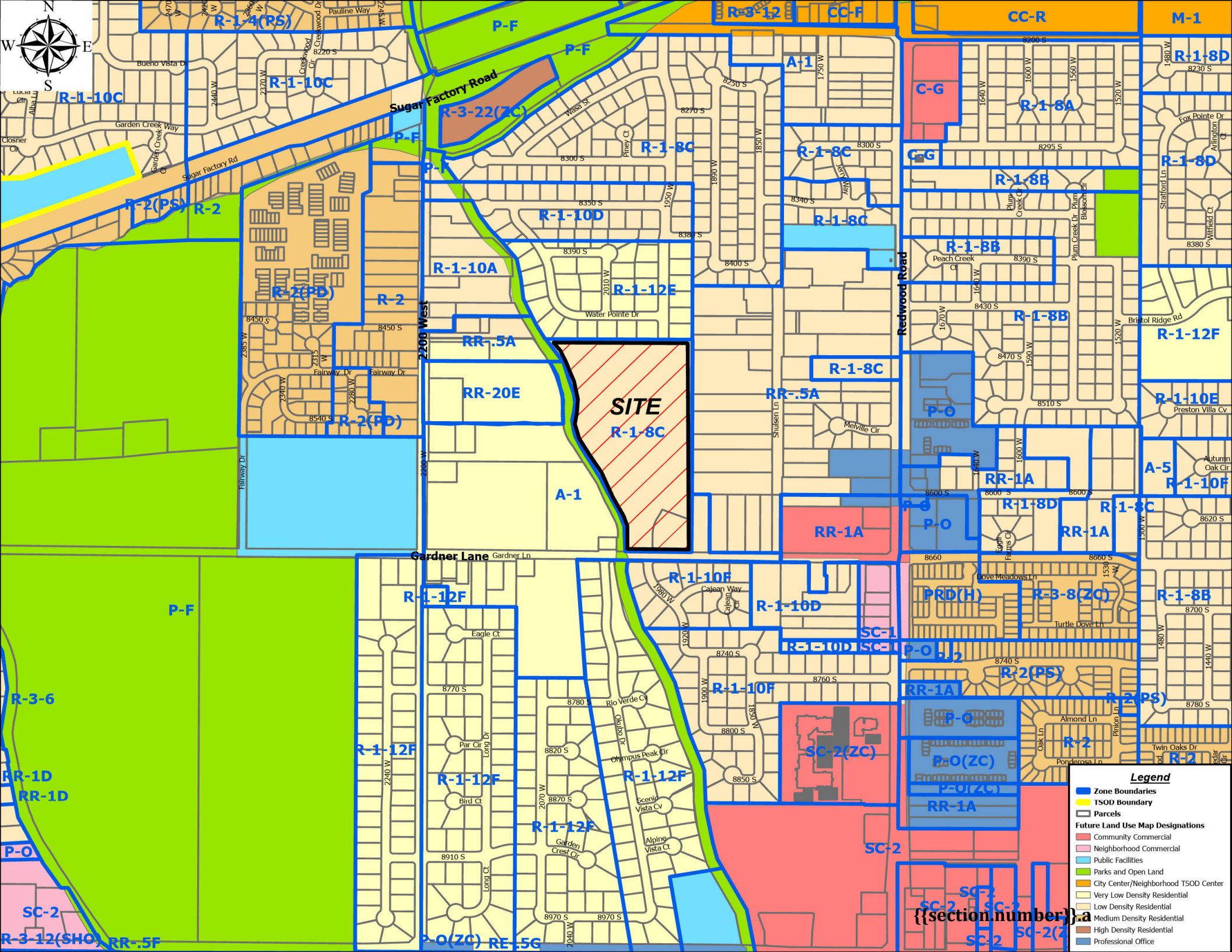
10. OTHER INFORMATION



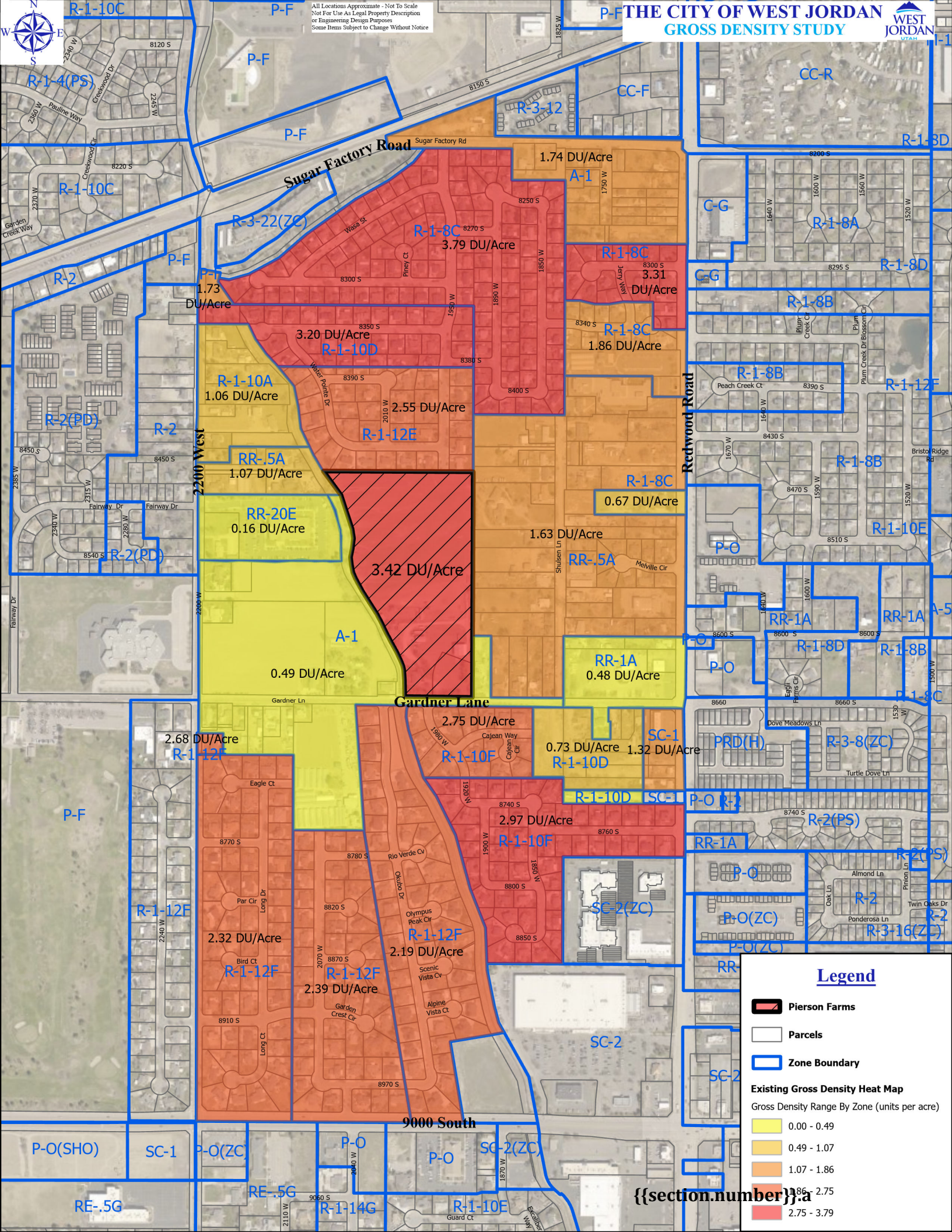
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THE CITY OF WEST JORDAN
GROSS DENSITY STUDY
WEST JORDAN UTAH
All Locations Approximate - Not To Scale
Not For Use As Legal Property Description
or Engineering Design Purposes
Some Items Subject to Change Without Notice
Sugar Factory Road
2200 West
Redwood Road
Gardner Lane
9000 South
1.74 DU/Acre
A-1
3.79 DU/Acre
R-1-8C
3.31 DU/Acre
1.73 DU/Acre
3.20 DU/Acre
R-1-10D
1.06 DU/Acre
R-1-10A
2.55 DU/Acre
R-1-12E
1.07 DU/Acre
RR-.5A
0.16 DU/Acre
RR-20E
3.42 DU/Acre
1.86 DU/Acre
0.67 DU/Acre
1.63 DU/Acre
0.49 DU/Acre
0.48 DU/Acre
2.75 DU/Acre
0.73 DU/Acre
1.32 DU/Acre
2.68 DU/Acre
2.97 DU/Acre
2.32 DU/Acre
2.19 DU/Acre
2.39 DU/Acre
R-1-10C
R-1-4(PS)
R-3-22(ZC)
R-2
R-2(PD)
R-1-12F
R-1-10F
R-3-12
CC-F
CC-R
C-G
R-1-8A
R-1-8D
R-1-8B
R-1-12F
R-1-10E
P-O
RR-1A
R-1-8D
R-1-8B
R-1-8C
PRD(H)
R-3-8(ZC)
SC-1
SC-2
SC-2(ZC)
R-2(PS)
P-O(ZC)
R-3-16(ZC)
P-O(SHO)
RE-.5G
R-1-14G
Legend
Pierson Farms
Parcels
Zone Boundary
Existing Gross Density Heat Map
Gross Density Range By Zone (units per acre)
0.00 - 0.49
0.49 - 1.07
1.07 - 1.86
1.86 - 2.75
2.75 - 3.79

McArthur HOMES

1/26/2024

McArthur Homes has entered into a Purchase and Sale Agreement with the Steven R. Pierson Family Trust to purchase the 15.36 acre parcel of land located at approximately 1996 W. Gardner Lane – Salt Lake County parcel # 21343520050000. McArthur Homes contracted with Focus Engineering who has completed an ALTA survey of the property and confirmed the area of the property as 15.36 acres – not the 12.77 acres indicated on the Salt Lake County records.

The property is designated as Low-Density in West Jordan City's current Master Plan and is currently zoned as A-1. It is surrounded by other properties of the same zoning as well as properties zoned RR-.5, RR-20, R-1-12, R-1-10 and R-1-8.

In trying to determine the highest and best use of this unique piece of property we have considered the current state of the housing market in the area, visited the surrounding neighborhoods, consulted with the West Jordan planning department and retained Focus Engineering as our engineering consultants. The current Low-Density land use designation of the property allows for the R.1.8 zone and 3.1-5.0 dwelling units per acre. After an initial consultation with West Jordan Planning staff in July of 2023, prior to executing the purchase contract, we developed an initial concept for a Single-Family residential subdivision consisting of 52 home sites on the property. Our neighborhood concept will require a zoning change from A.1 to the R.1.8 zone and yields approximately 3.5 units per acre.

On December 4, 2023, our team, including a property owner's representative and Focus Engineering met with West Jordan City staff for a Pre-Application Review meeting. We have addressed and incorporated many of the comments/suggestions from the various department staff in attendance at that meeting into our current, updated concept.

Our current concept, along with the Purchase and Sale Agreement, incorporates the one-acre parcel immediately east (1986 W. Gardner Lane) which is owned by Cory and Emily Sosa, as part of this development project. Emily is the Trustee of the Pierson Family Trust. The Sosa's recently divided off the one-acre parcel with the intent of building a home and potentially subdividing their property into three, 1/3 acre building lots in the future. Our plan, with the support of the Sosa family, incorporates their one-acre parcel into the project. McArthur homes would net 52 homesites while the Sosa's would have three, as originally intended.

McArthur Homes has been in contact with Bernell Kerkman, Trustee of the Fred W. Kerkman trust, which owns the property immediately west of the Pierson property, on the west side of the South Jordan canal. Mr. Kerkman has requested a sewer easement through our proposed subdivision. This easement would be valuable to the Kerkman's as it would better facilitate any future development of their property. McArthur Homes is willing to accommodate Mr. Kerkman's request, provided that the engineering works and he is able to procure other easements that will be necessary. Our current subdivision concept allows for this sewer easement request to be accommodated.

A 55 lot, low-density, single-family subdivision in this location will be an asset to the community and further enhance the surrounding area while increasing surrounding property values – not unlike what the nearby Okubo Farms subdivision has done for the area. Public services and utilities are readily accessible to the property and all indications are that there is capacity to service a project as proposed. We anticipate there will obviously be some increase in traffic – most of which should access the new neighborhood from Gardner Lane, especially in light of the future signalization of the intersection of Redwood Road and Gardner Lane. Focus Engineering has been contracted by McArthur Homes to conduct a new traffic study for the proposed subdivision. We anticipate that the typical residents of this community will be middle-aged buyers with families, so there will be some impact on the surrounding schools – a positive impact!

We believe this will be an exciting new project for West Jordan City. It will have a positive impact on the surrounding community in a multitude of ways and allow more families to live close to the heart of the Salt Lake valley where housing availability is in high demand but in short supply.

In order for us to continue moving forward with this project, we are formally requesting the change of zoning for the two parcels from A-1 to R-1-8.

Respectfully submitted,

John E. Gassman

Vice President

McArthur Homes



CONCEPT TABULATIONS

TOTAL ACREAGE	15.36 ACRES
PROPOSED ZONE	R-1-8
LOT/UNIT COUNT	55
TOTAL DENSITY	3.58 UNITS/ACRE

N

S

GRAPHIC SCALE

(IN FEET)

PIERSON FARMS - GARDNER LANE concept B

WEST JORDAN CITY, SALT LAKE COUNTY
1/22/2024
23-0393

{{section.number}}.a

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 24-17

AN ORDINANCE FOR APPROXIMATELY 16.36 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 1996 & 1986 WEST GARDNER LANE, IDENTIFIED AS PIERSON FARMS PROJECT; AND

AMENDING THE ZONING MAP FOR PIERSON FARMS PROJECT

Parcel Numbers 27-03-126-007 and 21-34-352-005

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2024, as amended, which provides for a general plan land use map ("**General Plan Land Use Map**"), which is periodically updated; and the City adopted the West Jordan City Code ("**City Code**") in 2009, as amended, which provides for a zoning map for the City ("**Zoning Map**"), which is periodically updated; and

WHEREAS, an application was made by John Gassman and McArthur Homes, Inc., a Utah Domestic Corporation ("**Applicant**") for approximately 16.36 acres of property located at approximately 1996 & 1986 West Gardner Lane, Parcel Numbers 27-03-126-007 and 21-34-352-005 ("**Application**", "**Property**", or "**Pierson Farms Project**"), for a Zoning Map amendment or rezone for the Property ***from A-1 (Agriculture 1- acre lots) Zone to R-1-8C (Single-family Residential 8,000 square foot minimum lots) Zone*** ("**Rezone**"); and

WHEREAS, on March 4, 2024, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and made a ***positive*** recommendation to the West Jordan City Council ("**City Council**") concerning the Rezone, based upon the criteria in City Code Section 13-7D-6A; and

WHEREAS, a public hearing was held before the City Council on April 10, 2024 concerning the Rezone; and

WHEREAS, the City Council has reviewed and considered the Rezone; and

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

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

Section 1. Rezone. For the Property, the Zoning Map is amended by changing the zoning designation ***from A-1 (Agriculture 1- acre lots) Zone to R-1-8C (Single-family Residential 8,000 square foot minimum lots) Zone***, as per the legal description in "Attachment 1", which is attached hereto **(Parcel Numbers 27-03-126-007 and 21-34-352-005).**

Section 2. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-9a-534(3)(d, h), and other applicable and successor provisions, and at the request of the Applicant, and in consideration for the increase in density, as well as the other benefits regarding the requested residential types allowed by the Rezone and Concept Site Plans, all applicable Building Design Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed thereon.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____DAY OF _____ 2024.

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Zach Jacob	☐	☐
Council Vice-Chair Chad Lamb	☐	☐
Council Member Kelvin Green	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Bob Bedore	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST (see next page):

ATTEST:

_____
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 24-17.

_____ The Mayor vetoed Ordinance No. 24-17 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-17 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____, 2024. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan
City Recorder

Attachment 1 to
ORDINANCE NO. 24-17

AN ORDINANCE FOR APPROXIMATELY 16.36 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 1996 & 1986 WEST GARDNER LANE, IDENTIFIED AS PIERSON FARMS PROJECT; AND

AMENDING THE ZONING MAP FOR PIERSON FARMS PROJECT

Parcel Numbers 27-03-126-007 and 21-34-352-005

LEGAL DESCRIPTION:

A part of the Southwest Quarter of Section 34, Township 2 South, Range 1 West, Salt Lake Base & Meridian and the Northwest Quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located on the northerly Right-of-way line of Gardner Lane (8600 South), said point also being located N89º54'27”W 1155.91 along the Section line and S0º05'33”W 333.37 feet from the South Quarter of Section 34, Township 2 South, Range 1 West, Salt Lake Base & Meridian; thence along said Right-of-way N89°34'25"W 6.14 feet to the easterly deed line as described in Quit Claim Deed recorded as Entry #13274207; thence along said deed the following five (5) courses: (1) N00°25'35"E 185.63 feet; thence (2) N69°35'11"W 167.80 feet; thence (3) Southwesterly along the arc of a non-tangent curve to the right having a radius of 225.71 feet (radius bears: N67°53'47"W) a distance of 46.08 feet through a central angle of 11°41'50" Chord: S27°57'08"W 46.00 feet; thence (4) Southerly along the arc of a non-tangent curve to the left having a radius of 182.22 feet (radius bears: S56°12'02"E) a distance of 107.49 feet through a central angle of 33°47'56" Chord: S16°54'00"W 105.94 feet; thence (5) South 100.60 feet to said northerly Right-of-way line of Gardner Lane (8600 South); thence along said Right-of-way N89°34'25"W 147.10 feet; thence N02º31'00”W 148.60 feet; thence N26º00'00”W 197.00 feet; thence along said existing fence line the following four (4) courses: (1) N29°30'00"W 146.86 feet; thence (2) N33°15'00"W 156.51 feet; thence (3) Northerly along the arc of a non-tangent curve to the right having a radius of 339.50 feet (radius bears: N53°47'30"E) a distance of 226.59 feet through a central angle of 38°14'27" Chord: N17°05'16"W 222.41 feet; thence (4) N00°55'30"W 113.30 feet; thence N19°08'00"W 192.60 feet; thence N33°00'00"W 152.13 feet; thence N89°54'27"E 827.63 feet more or less to and along an existing fence line to the westerly deed line as described by Special Warranty Deed recorded as Entry #12941056; thence more or less to and along the westerly deed lines as described by Warranty Deed recorded as Entry #13743714, Quit Claim Deed recorded as Entry #13567838, Warranty Deed recorded as Entry #13986524, Quit Claim Deed recorded as Entry #10321544, Warranty Deed recorded as Entry #14158030, Quit Claim Deed recorded as Entry #9983849 and a Warranty Deed recorded as Entry #13224387 S00°05'33"W 1223.69 feet to the point of beginning.

MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MARCH 5, 2024 IN THE WEST JORDAN CITY COUNCIL CHAMBERS

PRESENT: George Winn, Tom Hollingsworth, John Roberts, Trish Hatch, Jay Thomas, and Emily Gonzalez. Ammon Allen was excused.

STAFF: Larry Gardner, Duncan Murray, Mark Forsythe, Brian Moore, Julie Davis, Paul Brockbank

****

The briefing meeting was called to order by George Winn with a quorum present. The agenda was reviewed. Duncan Murray reviewed the proposed options for and provided training on the bylaws.

****

The regular meeting was called to order at 6:00 p.m. with a quorum present.

1. Approve Minutes from February 20, 2024

MOTION: Trish Hatch moved to approve the minutes of February 20, 2024. The motion was seconded by Jay Thomas and passed 6-0 in favor. Ammon Allen was absent.

****

2. Bylaws - Final Consideration and Possible Action regarding Amendments to the Planning Commission Bylaws and Rules of Procedure

Duncan Murray explained that the process to update the bylaws began at the last meeting. Changes, which were mostly made for consistency, were submitted as Option A. Included in the changes it allows for three members to make up a quorum for purposes of the pre-meeting. Option B includes the suggestions from Commissioner Roberts to provide a choice in the situation of the inability to pass a motion to either deny the request or continue the decision to the next meeting. The purpose of this procedure is to help make sure some kind of action is taken. He noted that there was a suggestion in the pre-meeting that a reference to Section D be included at the end of Section A2.

MOTION: Trish Hatch moved to approve the bylaws presented today for Option B, with the reference to Section D in Section A2. The motion was seconded by Jay Thomas and passed 6-0 in favor. Ammon Allen was absent.

****

3. Pierson Farms Rezone; 1996 & 1986 West Gardner Lane; Rezone 16.36 acres from A-1 (Agriculture 1-acre lots) Zone to R-1-8C (Single-family Residential 8,000 square foot minimum lots) Zone; McArthur Homes/John Gassman (applicant) [#31954; parcel 27-03-126-007; 21-34-352-005]

John Gassman, McArthur Homes, said that they build about 150 homes per year and have built about 700 homes in West Jordan over 30 years. He referred to McArthur subdivisions Bateman Farms and Boulder Ranch that this proposal will be similar to. The property is 16 acres in size and owned by a family trust, and they propose about 55 lots. He reviewed the five criteria that are considered for a rezoning. The future land use map calls for low density, single-family uses and the surrounding

property includes R-1-8, R-1-10, and R-1-12 zones. In order to make the homes as affordable as possible they need as many lots as possible without changing the future land use to a higher density. The low-density designation has a range of 3.1 to 5.0 units per acre. Their proposal will be 3.5 units per acre, which is similar to the surrounding neighborhoods. The preliminary concept was shown. The road at 1950 West was always intended to connect to the property and will be connected to Gardner Lane. This connection will improve traffic flow and potentially reduce emergency response times. Although it was not required at this time, a traffic impact study was provided. It shows that the intersections at 1980 West and 2200 West on Gardner Lane have an acceptable level of service and that will continue with the projected traffic flow. However, the one at Redwood Road is currently at a failing level of service and it is in the planning and financing stages with UDOT for a traffic signal. Once that signal is provided, it will meet the current and projected levels for service. Utilities are available in Gardner Lane or in 1950 West. He is working with the Kirkman family who own 11 acres to the west, and they made a gentleman's agreement that if the engineering works and if Mr. Kirkman can get the permits, they will grant an easement to stub sewer into the property for the future. Public services in the area will be improved with the proposed development. There are no overlay districts in the area. They are excited for the opportunity to develop this great piece of property.

Mark Forsythe reviewed the mix of residential uses in the surrounding area that includes single-family on 10,000-13,000 square foot lots to the north and south. Rural residential zoning to the east is developed with a mix of duplexes, apartments, and single-family homes on lots ranging from 12,000 square feet to 2 acres in size. To the west is the South Jordan canal, farmland, single-family homes, and a church. Staff felt that an 8,000 square-foot-lot subdivision would be consistent with the neighborhoods to the south and north. The future land use map shows low density residential, which includes the R-1-8 zone. He reviewed the density table that is found in the general plan. The low-density designation has a range of 3.1 to 5 units per acre, and the proposal is 3.5 units per acre. He reviewed the density study and utility connections in the area. Regarding water availability, the Utilities Engineer reviewed the equivalent residential connections, and they are entitled to 88 lots with only 55 lots being proposed.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to rezone the parcels comprising 16.36 acres and located at 1996 and 1986 West Gardner Lane from an A-1 zone (Agriculture – 1 acre lots) to an R-1-8C zone (Single-Family Residential - 8,000 square foot lots).

Jay Thomas asked for an explanation on the ERC numbers and the discrepancy that was discussed in the pre-meeting.

Mark Forsythe said in June 2023 an overall update to the general plan was made, which included adopting a new future land use map. In the plan and on the map the very high density designation was removed, but the density range was left intact and the names of the designations were shifted. However, the water master plan had not been updated, so the ERC table will have to be reviewed and shifted up. The property was always designated to have 88 ERCs but the name change confused the calculation.

John Roberts asked what the ERC calculation would be without the name shift.

Mark Forsythe said without taking the discrepancy into account the ERC would have been 49. This property along with many other areas in the city were medium density and shifted to low density.

George Winn opened the public hearing.

George Winn referred to three emails received. Trisha Kingston strongly opposed the application for tiny, cookie cutter houses and yards, and she wanted to keep open spaces. January Kingston opposed the application with primary concerns of traffic, school overcrowding, water resources, and cookie cutter houses on tiny lots. Emily Sosa supported McArthur Homes to develop the property.

Steve Losee, West Jordan resident, provided an information paper to the commission and stated that he has two adjacent lots at the east. He would like to see a barrier or good fence between the one-acre lots and the new homes to separate animals from people who might potentially get hurt.

Jeff Bigalow, West Jordan resident of the Park Pointe subdivision for 29 years, stated that he lives on an 8,000 square foot lot, the homes are nice and not cookie cutter. He felt that the development by McArthur Homes would enhance the neighborhood and increase his home's value. It will be a nice addition to their neighborhood, and many of his neighbors are in favor of it. The road connection will also provide a quicker access to his church. Although expansion and growth are hard, West Jordan has an opportunity to have a good development of quality homes from quality developer like McArthur. He could see no detriment to the proposal.

Vernel Kirkman stated that his family owns the property to the west of the canal. As a contractor, he has worked with McArthur Homes and has nothing but accolades for their work. As the adjacent property owner, they want something that will enhance the value of the neighborhood, which they felt this will do.

Jennifer Sorensen, West Jordan resident, said she lives on 1950 West. She bought there 3 ½ years ago knowing that the property would probably be developed and she supports it. However, her biggest concern, which was escalated by a recent car chase in the neighborhood, was if there is a straight road from Sugar Factory Road to Gardner Lane it could be dangerous without some kind of traffic calming measures or a road design that is not a straight shot.

Heather Pierson Moore said it was a hard decision to make for their property to know what would be best for the family and the community, and they felt like this was the right thing to do. She stated that they interviewed many developers and she and her husband as well as her sister and her sister's husband really felt confident with John Gassman. It is a quality product, and he is good to work with and gets things done in a timely manner and addresses concerns quickly.

Further public comment was closed at this point for this item.

Emily Gonzalez said a concern regarding the elementary school was raised in an email and she asked staff to point out the location.

George Winn asked staff to comment on the fencing and traffic calming suggestions that were raised.

Mark Forsythe said the application tonight is for a rezoning of the property, which gives certain entitlements, such as density. If this is approved by the City Council then the applicant will return to the Commission for preliminary subdivision review. That is when they get into the subdivision design and compliance with ordinance, which includes any fencing that could be required. The matter of traffic calming would be addressed with the subdivision review by the Traffic Engineer. There are a variety of traffic calming methods that could be considered.

Jay Thomas indicated that Steve Pierson had been a good friend of his. He suggested that the person with fencing concerns be proactive in discussions with the developer.

MOTION: Jay Thomas moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council to rezone the parcels comprising 16.36 acres and located at 1996 and 1986 West Gardner Lane from an A-1 zone (Agriculture – 1 acre lots) to an R-1-8C zone (Single-Family Residential - 8,000 square foot lots). The motion was seconded by John Roberts and passed 6-0 in favor. Ammon Allen was absent.

MOTION: Jay Thomas moved to adjourn.

The meeting was adjourned at 6:46 p.m.

_____
GEORGE WINN
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this _____ day of _____, 2024

DRAFT

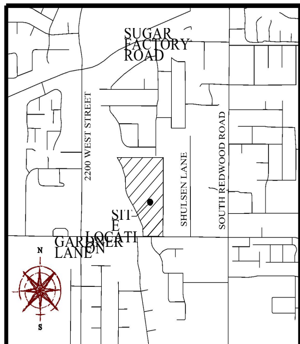
ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE SW1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST AND THE NW1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M

GRAPHIC SCALE

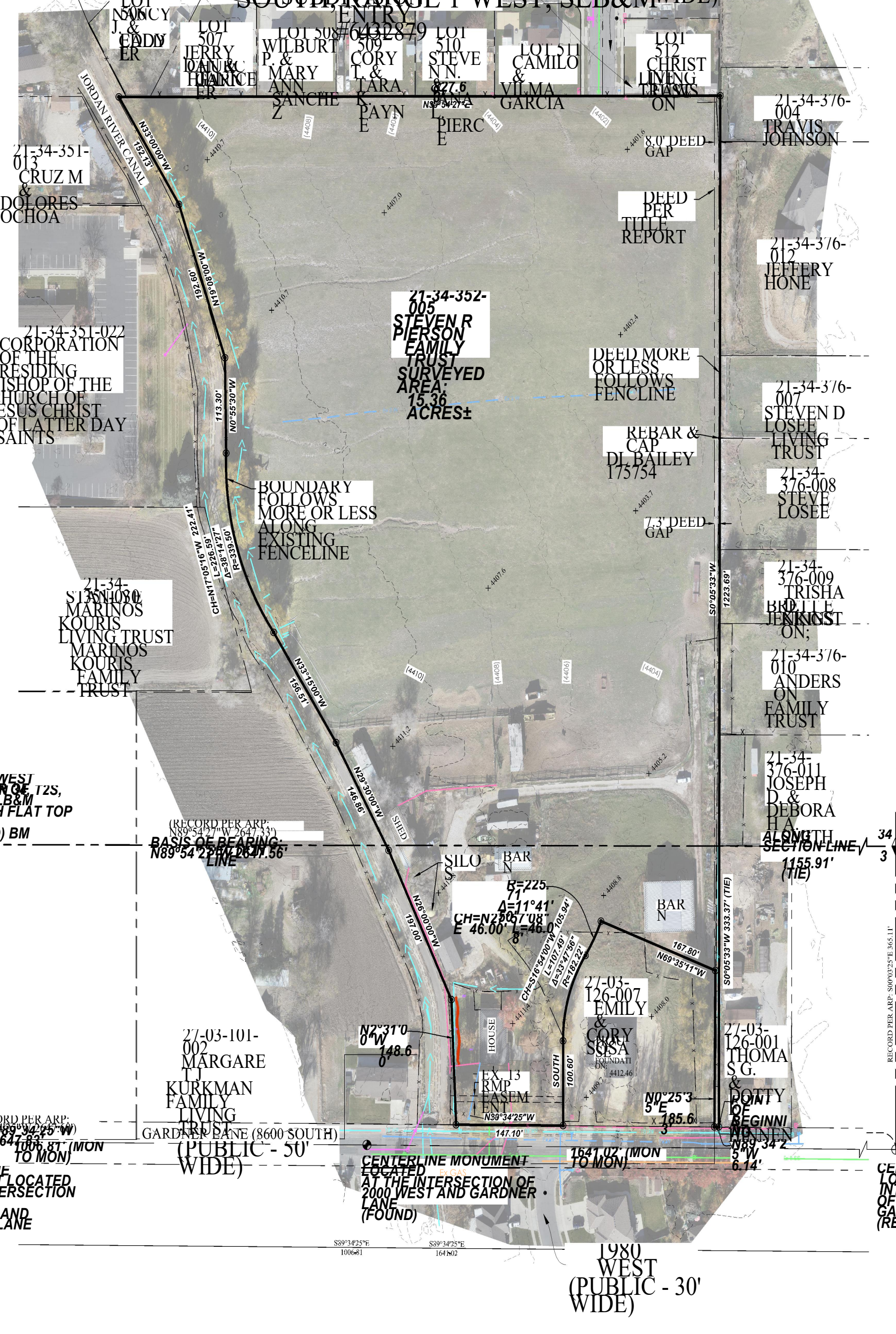
80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



VICINITY MAP





SCHEDULE B-II EXCEPTIONS

Exceptions #1-8
Survey Findings: Contain no plottable descriptions.

Exception #9
The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 23, 2018, as Entry No. 12721797 in Book 10649 at Page 2780, of the Official Records.
Survey Findings: Surveyed area matches area described in record document.

Exception #10
The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded ... in Book 10898 at Page ..., of the Official Records.
Survey Findings: Surveyed area matches area described in record document.

Exception #11
Said property is included within the boundaries of ... For status of the ...
Survey Findings: Contain no plottable descriptions.

Exception #12
Easements, notes, claims of easement, ... utilities, lines, telephone, sewer, gas or water lines and rights-of-way and easements thereof.
Survey Findings: Contain no plottable descriptions.

Exception #13
Easement and conditions and limitations contained therein in favor of: Rocky Mountain Power a division of PacifiCorp
Recorded: March 29, 2023
Entry No.: 14087447
Book: 11409
Page: ...
Survey Findings: Easement located based off of exhibit drawing, no legal description of easement provided.

Exception #14
Matters disclosed by that certain ALTA/NSPS survey made by Avenue Consultants, on January 8, 2020, designated as Survey No./Job No. 2020-08-0610.
Survey Findings: Matter disclosed hereon.

Exception #15
Rights of parties in possession of the subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claim and/or claim liens thereunder.
Survey Findings: Contain no plottable descriptions.

Exception #16
Any encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
Survey Findings: Contain no plottable descriptions.

NOTE: No existing Deed of Trust appears of record under the CURRENT OWNER(S). If this information is not correct, please notify the Company as soon as possible to provide information regarding the existing loan.
Survey Findings: Contain no plottable descriptions

LEGEND

BOUNDARY LINE
SECTION LINE
EASEMENT LINE
EXIST. CONTOUR MAJOR
PROPERTY LINE
EXIST. CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. COMMUNICATIONS
EXIST. OVERHEAD POWER
EXIST. IRRIGATION DITCH
EXIST. FENCE
EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
EXIST. EDGE OF ASPHALT
SECTION MONUMENT (FOUND)
SECTION MONUMENT (NOT FOUND)
STREET MONUMENT (FOUND)
BOUNDARY MARKER
EXIST. STORM INLET, MANHOLE & COMBO BOX
EXIST. SEWER MANHOLE
EXIST. WATER VALVE & WATER METER
EXIST. FIRE HYDRANT
EXIST. IRRIGATION BOX
EXIST. GAS VALVE & GAS METER
EXIST. STREET LIGHT
EXIST. POWER POLE
EXIST. ELECTRICAL BOX
EXIST. SPOT ELEVATION
DEED BOOK/PAGE PER xxxx COUNTY RECORDS
XXXX COUNTY PARCEL No.

NOTES

1. The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcel(s) described and shown hereon.
2. A Title Commitment prepared by Old Republic National Title Insurance Company, South Jordan, Utah, File No. 2380060JMB, Effective Date: October 20, 2023, was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
3. The Basis of Bearing for this Survey is N89°54'27"W along the Section line between the Southwest Corner and the South Quarter Corner of Section 34, Township 2 South, Range 1 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
4. Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD88 elevation published by the Salt Lake County Surveyor on the Southwest Corner of Section 34, Township 2 South, Range 1 West with an elevation of ...
5. With regard to locations of utilities on or serving the surveyed property, information from ... and all boundary corners unless noted otherwise.
6. This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC ... Surveyor's Certificate ...
7. Flood Zone: This property lies within the unshaded area of Zone X according to ... Map Date: September 25, 2009.
8. Table A Items: ... this Survey does not purport to reflect any of the following which may be applicable to the subject property: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations.
9. Item 11: Utilities serving on or around the surveyed area, as determined by the Blue Stakes of Utah 811 (bluestakes.org) Utility Contact Lookup, were requested at the time of this Survey. Observed existing utilities, as well as those obtained from plans requested by Municipality/utility providers shown hereon (See Note #9)
i. Item 12: No Governmental Agency survey-related requirements were specified by the client.
j. Item 13: Names of adjoining owners shown hereon.
k. Item 14: Subject property adjoins Gardner Lane (8600 South).
l. Item 16: No evidence of recent earth moving work, building construction, or building additions were observed.
10. Aerial photography shown hereon was obtained by Focus Engineering & Surveying ...
11. ... recorded documents were used to or ... shown hereon:
a. Warranty Deed recorded as Entry #12941056 in Book 10756 on Page 2106 on February 27, 2019.
b. Warranty Deed recorded as Entry #13743714 in Book 11221 on Page 2909 on August 12, 2021.
c. Warranty Deed recorded as Entry #14158030 in Book 11447 on Page 7890 on September 29, 2023.
d. Quit Claim Deed recorded as Entry #13224373 in Book 10918 on Page ... on ... 2020.
e. Quit Claim Deed recorded as Entry #13567838 in Book 11... on ... 2020.
f. Quit Claim Deed recorded as Entry #13274207 in Book 10946 on Page 2339 on May 19, 2020.
g. Quit Claim Deed recorded as Entry #9983849 in Book 9413 on Page 4061 on January 25, 2007.
h. Quit Claim Deed recorded as Entry #10321544 in Book 9558 on Page 4122 on January 14, 2008.
m. Notice of Completion of Contract ...

RECORD DESCRIPTION

PER TITLE REPORT 2380060JMB

Commencing ... rods South and 68... rods East from the Southwest corner of Section 34, Township 2 South, Range 1 West, Salt Lake Base & Meridian; thence ... thence West to the South Jordan Canal; thence Northerly along the canal to ... point of beginning.

... that certain Quit Claim Deed, recorded May 19, 2020, as Entry No. 13274207, in Book 10946, at Page 2339, of the Official Records, being more particularly described as follows:

Beginning at a point on the north right of way line of Gardner Lane, said point being 349.68 feet South 00°03'37 East along the section line and 1127.92 feet South 89°34'25" East along the centerline of said right of way line from the southwest corner of Section 34, Township 2 South, Range 1 West, Salt Lake Base & Meridian, and running thence north 100.60 feet to the beginning of a curve to the right having a radius of 182.22; thence northerly along the arc of said curve through a central angle of 33°48'01" an arc length of 107.50 feet (chord bears North 16°54'00 East a distance of 105.94 feet) to the beginning of a reverse curve to the left having a radius of 225.71 feet; thence northeasterly along the arc of said curve through a central angle of 11°41'46" an arc length of 46.08 feet (chord bears North 27°57'08" East a distance of 46.00 feet); thence ... to a ... line; thence South 00°25'35" West ... feet to the point of beginning.

NARRATIVE

The purpose of this Survey ... the subject property is the ... description as the record ... contained large deed gaps and lacked bearings and distances for the westerly side. The northerly Right-of-way line of Gardner Lane (8600 South) and the southerly boundary line of the subject parcel was calculated by holding the record ARP ties from the Section Corners to the centerline of said Gardner Lane. The calculated bearing matched ... The Client ... to the north to ...

SURVEYED DESCRIPTION

A part of the Southwest Quarter of Section 34, Township 2 South, Range 1 West, Salt Lake Base & Meridian and the Northwest Quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the northerly Right-of-way line of Gardner Lane (8600 South), said point also being located N89°54'27"W 1155.91 along the Section line and S0°05'33"W 333.37 feet from the Southwest Corner of Section 34, Township 2 South, Range 1 West, Salt Lake Base & Meridian; thence along said Right-of-way N89°34'25"W 6.14 feet to the easterly deed line as described in Quit Claim Deed recorded as Entry #13274207; thence along said deed the following five (5) courses: (1) N00°25'35"E 185.63 feet; thence (2) N89°35'11"W 167.80 feet; thence (3) Southwesterly along the arc of a non-tangent curve to the right having a radius of 225.71 feet (radius bears: N67°53'47"W) a distance of 46.08 feet through a central angle of 11°41'50" Chord: S27°57'08"W 46.00 feet; thence (4) Southerly along the arc of a non-tangent curve to the left having a radius of 182.22 feet (radius bears: S56°12'02"E) a distance of 107.49 feet through a central angle of 33°47'56" Chord: S16°54'00"W 105.94 feet; thence (5) South 100.60 feet to said northerly Right-of-way line of Gardner Lane (8600 South); thence along said Right-of-way N89°34'25"W 147.10 feet; thence N02°31'00"W 148.60 feet; thence N26°00'00"W 197.00 feet; thence along said existing fence line the following four (4) courses: (1) N29°30'00"W 146.86 feet; thence (2) N33°15'00"W 156.51 feet; thence (3) Northerly along the arc of a non-tangent curve to the right having a radius of 339.50 feet (radius bears: ...) a distance of 226.59 feet through a central angle of 38°14'27" Chord: N17°05'16"W 222.41 feet; thence (4) N0°55'30"W 113.30 feet; thence N19°00'00"W 192.60 feet; thence N33°00'00"W 153.13 feet; thence N89°54'27"E 827.6 ... to an existing fence line to the ... deed line as described in Special Warranty Deed recorded as Entry #12941056 ... and along the westerly deed lines as described in Warranty Deed recorded as Entry #13743714, Quit Claim Deed recorded as Entry #13567838, Warranty Deed recorded as Entry #10321544, Quit Claim Deed recorded as Entry #14158030, Quit Claim Deed recorded as Entry #9983849 and a Quit Claim Deed recorded as Entry #13224373 ... S0°05'33"W 1223.69 feet to the point of beginning.

Contains: ... acres

SURVEYOR'S CERTIFICATE

To: Steven R. Pierson Family Trust, McArthur Homes Inc., Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 8, 11, 13, 14, 16 ... The fieldwork was completed on November ... 2023.

Date of Plat or Map: ...

... Professional Land Surveyor
License No. 12554439

{{section.number}}.a



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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE SW1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST AND THE NW1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M

PROPERTY OF: THE STEVEN R. PIERSON FAMILY TRUST

PREPARED FOR: MCARTHUR HOMES, LC

REVISION BLOCK		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

Drawn: AR
Checked: JL
Scale: 1"=80'
Job #: 23-0393
Date: 11/29/23
Sheet:

1 OF 1

Z:\2023\23-0393 Pierson Farms - Gardner Lane\Design\23-0393\dwg\ALTA\23-0393 ALTA.dwg