THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
July 10, 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. 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.

4. REPORTS TO COUNCIL

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

5. BUSINESS ITEMS

a. **Resolution No. 24-029** amending the Consolidated Fee Schedule for FY 2025

6. 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
   - May 22, 2024 – Regular City Council Meeting
   - June 5, 2024 – Committee of the Whole Meeting
   - June 26, 2024 – Regular City Council Meeting

7. ADJOURN

NEW BUSINESS

a. **Ordinance No. 24-30** a petition from Tanner Hansen/Victory Builders requesting a rezone of approximately 2.54 acres from Neighborhood Shopping Center (SC-1) and Community Shopping Center (SC-2) to General Commercial (C-G) located at 1390 West 9000 South

UPCOMING CITY COUNCIL MEETINGS

- Wednesday, July 17, 2024 – Committee of the Whole Meeting – 6:00p
- Wednesday, July 31, 2024 – Regular City Council Meeting – 6:00p
- Wednesday, August 14, 2024 – Regular City Council Meeting – 6:00p
- Wednesday, August 21, 2024 – Committee of the Whole Meeting – 6:00p
- Wednesday, August 28, 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 entire City Council)*

- *Call the 24-hour Public Comment Line PRIOR to the meeting and leave a message:* ***(801) 569-5052****. Please include your name and phone number.*
- *Send an email to* ***councilcomments@westjordan.utah.gov****. Please include your name and phone number.*

You can follow the City Council on 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 July 5, 2024 Cindy M. Quick, MMC, Council Office Clerk

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Danyce Steck

Applicant:

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Presentation Time: 10 Minutes

Meeting Date Requested : 07/10/2024

Deadline of item : 07/10/2024

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 24-029 amending the Consolidated Fee Schedule for FY 2025

2. **EXECUTIVE SUMMARY**
   Three fees were left off the Consolidated Fee Schedule adopted by the Council on June 26, 2024. This amendment will include those fees on the Schedule. See Exhibit A for further details.

3. **TIME SENSITIVITY / URGENCY**
   Fees and services will not be in effect until adopted.

4. **FISCAL NOTE**
   Fees are service based. Service will not be able to be provided until fee has been adopted.

5. **MOTION RECOMMENDED**
   Move to approve/deny Resolution No. 24-029 amending the Consolidated Fee Schedule for FY 2025.

6. **MAYOR RECOMMENDATION**
   Mayor recommends approval of Resolution No. 24-029 amending the Consolidated Fee Schedule for FY 2025.

7. **PACKET ATTACHMENT(S)**
   Resolution No. 24-029 with Exhibit A

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 24-029

A RESOLUTION AMENDING THE WEST JORDAN CITY CONSOLIDATED FEE SCHEDULE

WHEREAS, the City Council desires to update certain fees shown in the West Jordan Consolidated Fee Schedule to better recover the cost of providing the related services; and

WHEREAS, the City Council hereby finds this action in the best interest of the City.

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

Section 1. Approval. The City Council hereby amends the Consolidated Fee Schedule for West Jordan City as shown in Exhibit A attached hereto and incorporated herein by reference.

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 of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED by the City Council of West Jordan, Utah this 10th day of July 2024.

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chairperson

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	☐	☐

EXHIBIT A

CONSOLIDATED FEE SCHEDULE

Effective through June 30, 2026

PLANNING AND ENGINEERING

6) Development Reviews
   d) Public Infrastructure Districts
      i) Letter of Intent City Review Fee..... $ 2,500
      ii) Governing Document Application Fee..... $ 5,000

PASSPORT OFFICE

4) Money Order.....$2.50 each

WATER

1) Water Utility Rates (base charge plus usage rate)
   d) Fire Line *(residential or commercial sprinkler systems)*
      i) Base charge (cost per month)
         6" line $18.16
         8" line $24.21
         10" line $30.28
      ii) Detect-a-Check Usage rate (cost per 1,000 gallons).....$2.35

MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, May 22, 2024 – 5:30 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

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, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, Assistant City Administrator Jamie Davidson, Assistant City Administrator Paul Jerome, Policy Analyst & Public Liaison Warren Hallmark, City Administrator Korban Lee, Fire Chief Derek Maxfield, Council Administrative Services Director Danyce Steck, Police Chief Ken Wallentine

Chair Jacob called the meeting to order at 5:30 pm.

2. CLOSED MEETING

a. The City Council temporarily recessed the meeting to convene in a closed session

MOTION: At 5:32 pm, Council Member Whitelock moved to convene in a closed session to discuss pending or reasonably imminent litigation as provided by Utah Code Annotated §52-4-205.
Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock

NO:
ABSENT:

The motion passed 7-0.

The closed meeting began at 5:32 pm.

Those present during the closed session: Council Members Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock; Mayor Dirk Burton; City Administrator Korban Lee; Assistant City Administrator Jamie Davidson; Assistant City Administrator Paul Jerome; City Attorney Josh Chandler; Policy Analyst & Public Liaison Warren Hallmark; and Council Office Director Alan Anderson.

City Council Members discussed pending or reasonably imminent litigation as follows:
Litigation #1: 5:33 to 5:56 pm

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Chair Jacob moved to adjourn the closed session. Vice Chair Lamb seconded the motion, which passed by unanimous vote (7-0).

The closed meeting adjourned at 5:58 pm.

3. *PLEDGE OF ALLEGIANCE – 6:00 PM*

Paul Jerome led participants in the Pledge of Allegiance.

4. *SPECIAL RECOGNITION*

a. *West Jordan Police Department Badge Pinning*

Police Chief Ken Wallentine supervised a badge pinning for Sergeant Steve Hutchings, Lieutenant Doug Saunders, Lieutenant Tyrone Shepherd, Officer Edgar Betton, and Officer Sam Frost. The Council took the opportunity to congratulate the officers and take photographs.

b. *Special recognition of Royce Mumford*

Council Office Director Alan Anderson recognized Royce Mumford for safely stopping a moving truck with an unconscious driver in 2017. Mr. Anderson presented a certificate to Mr. Mumford's family, and the Council took photographs.

5. *PUBLIC COMMENT*

Janet Blackburn said she lived at a bend in Grizzly Way across from the high school football field where multiple vehicles had run off the road into a cinderblock wall causing damage. She said residents depended on accident reports to file for insurance from the parties who hit the wall. She asked what would happen in situations of damage with no witnesses or no insurance, and expressed the opinion it was not fair for residents to have to pay for the negligence of others. Ms. Blackburn said residents were originally told by the builder of the homes that the cinderblock wall belonged to the City, but recently learned the City deeded the wall to the property owners not long after the homes were built without the property owners' knowledge or permission. Ms. Blackburn said traffic on Grizzly Way had increased dramatically, and vehicles traveled the road too fast in all weather conditions and at all times of day. She said residents had proposed many solutions to the traffic problem but had been told by the City the proposals were not possible. Ms. Blackburn stated barriers were needed to protect their wall from attack. She said residents paid their taxes and expected protection.

Ann Marie Barret, Bingham Creek Library Manager, spoke of upcoming library events and activities.

Gage Broadhead expressed a desire to bring awareness to a need for culture in the community for youth. He spoke of a program called "Local," and said he hoped to get started on the program in June.

6. *REPORTS TO COUNCIL*

a. *City Council Reports*

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- Council Member Whitelock spoke of the importance of local politics, and thanked youth in attendance that evening.
- Council Member Green reported on a recent Association of Municipal Councils meeting, and expressed a desire to work on an education program to encourage parents not to idle vehicles when picking children up from school. Council Member Green spoke of a wounded police officer recently returned to live in West Jordan after a career out of state, and spoke of participating in a Wounded Blue project.
- Council Member Bedore spoke of helping with a Wounded Blue project and attending a neighborhood clean-up project. He spoke of souvenirs and memorabilia from the Cold War that he believed needed to be on display in the City. Council Member Bedore attended the unveiling of a memorial for Gold Medal families in Draper City, and looked forward to the same in West Jordan.

b. Council Office Report

Council Office Director Alan Anderson provided an update on new furniture and flex space in the Council Office.

c. Mayor's Report

Mayor Dirk Burton reported on recent events and spoke of upcoming activities in the community.

d. City Administrator's Report

City Administrator Korban Lee reported on the success of the Employee Down Payment Assistance Program. Public Works Director Brian Clegg provided updates on projects throughout the City and answered questions from the Council.

e. Report to Council from the West Jordan Youth Council

The City Council took photographs with the 2023-2024 Youth Council. Taylor Patten, Youth Council Vice Chair, reported on Youth Council activities and projects since November 2023. Council Member Green thanked the youth who participated and the parents who supported them. Policy Analyst & Public Liaison Warren Hallmark thanked Youth Council Advisor Gage Broadhead, and noted that applications for the 2024-2025 Youth Council would be accepted through summer.

7. PUBLIC HEARINGS

a. Resolution No. 24-020 allows City Council to authorize the Mayor to sign the Certification and Assurances for the modified application and budget for the 2023 Edward Byrne Justice Assistance Grant (JAG)

Deputy Chief Bell oriented the Council with a request to authorize the Mayor to sign documents for a modified grant application for Traffic Unit and Motor Unit equipment, and answered questions from the Council.

Chair Jacob opened a public hearing at 6:52 pm, and closed the public hearing seeing no one come forward.

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MOTION: **Chair Jacob moved to APPROVE Resolution No. 24-020 authorizing the Mayor to sign the Certification and Assurances for the modified application and budget for the 2023 Edward Byrne Justice Assistance Grant (JAG).**

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: **Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock**

NO:

ABSENT:

The motion passed 7-0.

8. CONSENT ITEMS

a. Approve Meeting Minutes

- ***April 24, 2024 – Regular City Council Meeting***
- ***May 8, 2024 – Regular City Council Meeting***

MOTION: **Council Member Whitelock moved to APPROVE the Consent Agenda as listed.**

Council Member Bloom seconded the motion.

The vote was recorded as follows:

YES: **Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock**

NO:

ABSENT:

The motion passed 7-0.

9. ADJOURN

Chair Jacob adjourned the meeting at 6:55 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 22, 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

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MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, June 05, 2024 – 6:15 PM
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

WORK SESSION

1. CALL TO ORDER

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

STAFF: Council Office Director Alan Anderson, City Attorney Josh Chandler, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Utilities Manager Greg Davenport, Public Services Director Cory Fralick, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Chair Jacob called the meeting to order at 7:22 pm

2. DISCUSSION TOPICS

a. *Fiscal Year 2025 Tentative Budget Discussion*

Administrative Services Director Danyce Steck reviewed budget changes for the Utility Funds, requesting a full-time facilities inspector and succession training funds due to Utilities Engineer Manager Dave Murphy's upcoming retirement. Steck also proposed adding a dump truck for the Water Fund to be shared between construction and repair crews, costing $95,370. The funding would come from the Water Fund, with the Fleet Fund purchasing and amortizing it over seven years. Additionally, she suggested adding a vehicle for the Water Fund supervisor, reallocating his current truck to the crew.

Steck proposed adding a full-time apprentice electrician to the Street Light Fund to support a transition from a two-man to a three-man crew. No personnel costs had previously been appropriated in this fund. Vice Chair Lamb highlighted the fund's growth without new lighting installations due to copper thefts. Steck mentioned that reserves had been used for new lights over the last two years, but thefts delayed further installations.

Council Member Green opposed raising the street light fund again, questioning the use of last year's increased funds. Steck explained that the funds were redirected to cover personnel and theft-related costs. Council Member Shelton noted that copper thefts hindered new light installations, emphasizing the need for additional electricians to address maintenance and new installations.

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The council discussed vehicle needs and the potential transition to electric vehicles to reduce costs and environmental impact. Council Member Whitelock and others debated the necessity and logistics of adding vehicles for the Public Works supervisor. Council Member Green reiterated frustration over the lack of new streetlights despite increased funds, while Council Member Bedore supported last year's fund increase, stating it was necessary to cover theft-related expenses and maintain service levels.

A majority of the council supported funding personnel and material costs with a potential rate adjustment to support the Streetlight Fund effectively. The council discussed reallocating resources, managing copper theft impacts, and ensuring adequate support for city services while being mindful of budget increases.

Steck next reviewed the Utility Fund fee changes, highlighting that cost increases are controlled and passed through from vendors. Council Member Whitelock inquired about the city's limited voting power on the sewer board, given its significant financial contribution. The current agreement, expiring in 2028, determines voting rights based on contributions.

Assistant City Administrator Paul Jerome mentioned pending legislation that might alter board compositions for more equitable representation. He and Utilities Manager Greg Davenport plan to engage more actively in board operations. Davenport and Public Works Director Brian Clegg stressed the need for a comprehensive capital agreement to manage future costs effectively.

Council Member Whitelock asked about the feasibility of the city having its own sewer district. Steck responded that while legislation might explore this, it would be financially burdensome for the city. The negotiation of future agreements will be crucial, the city will investigate every option they have. It was noted that despite a 6% rate increase by Jordan Valley Water, no tax increase is planned for this year.

Council reviewed the Solid Waste Fund. Administrative Services Director Danyce Steck reported that the budget was $125,000 short due to underestimated landfill costs. To address this, a 7% fee increase was proposed, with an additional 5.5% increase over the next five years to maintain a $1 million balance for emergency cleanup. It was also reported that tipping fees are rising from $24 to $26 per ton, impacting overall costs.

Council Member Kayleen Whitelock inquired about the costs of the dumpster program. Clegg explained that conducting dumpster days is cheaper than distributing them across neighborhoods. He also mentioned that separating and recycling debris and green waste helps offset some costs. Council Member Lamb reminded Council of the free dumpster program, though it is more expensive.

Council Member Green asked why the solid waste fees were being raised by 10% without a corresponding increase in dumpster rental rates. Steck suggested a $5 increase in rental fees. Clegg added that using a compaction machine from ACE has reduced the number of loads needed, helping to manage costs. Despite concerns about

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disincentivizing neighborhood clean-up efforts, the council debated balancing fee increases to cover rising costs without overly subsidizing the program. Some members noted that frequent free dumpster usage by some residents needed addressing.

Administrative Services Director Danyce Steck reviewed the Water Fund, noting a concerning decrease in revenue. Chair Jacob suggested creating a revenue stabilization fund to serve as a reserve or "rainy day" fund. Utilities Manager Greg Davenport discussed monitoring wells and the AMI program, which logs into the system for better management.

The Sewer Fund review included an added line for the SWQ expansion, which started in 2022 and spans two fiscal years. Capital projects will dip into reserves, and costs for the lift at Jordan Valley Water Conservative District have significantly increased. Steck outlined revenue, distribution, and treatment costs, with 35% dedicated to the city's system and the rest to the sewer plant. Due to state regulation changes, costs have risen, and a bond payment is required. Sewer capital projects total $2,325,532, and the South Valley Water Reclamation Facility Capital Plan is $2,750,000. Council Member Green questioned the completion delay of a project between 9000 to 9200 S. Steck explained it was a master plan project affected by higher UDOT bills. Davenport mentioned successful cost containment efforts, although a 10% annual increase over the next ten years is needed to maintain the fund.

The Storm Water Fund review outlined FY2025 revenues and expenses, with reserves set for the Barney's Creek projects. A 7% fee increase is proposed, with a 7.5% increase year over year, depending on capital project needs. Storm Water Capital Projects total $3,819,280. Davenport indicated that the Barney's Creek project costs would be approximately 10% of the total construction costs.

The Street Light Fund was briefly reviewed where early that meeting an in-depth discussion took place. An electrician position is being added, and personnel are being transferred to the street light fund. A 6.75% increase this year and a 6.5% fee increase annually for the next five years are anticipated.

Staff reviewed Parks Capital Projects, proposing bond proceeds to expand multipurpose fields. They received a $200,000 grant from Utah Outdoor Recreation, with the city's portion coming from impact fees. An interfund transfer of $5.9 million in park impact fees was explained, noting that no reserves are held in this fund—they are in the CIP fund.

Various parks bond scenarios were discussed. Council Member Whitelock advocated for a 25-year or longer bond term and questioned the omission of Big Bend as a priority. Public Services Director Cory Fralick explained that federal grants for rerouting the river and park development don't require matching funds. However, permanent access to the park remains a hurdle.

Council Member Whitelock asked about the financial impact on households. Steck explained that the costs would come from CIP reserves and not affect the general fund

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or ongoing operational costs. She outlined the pros and cons of bonding, emphasizing the necessity for a road maintenance program and noting that bonding for parks is easier than for roads. She also noted that while impact fees could cover 60-100% of the annual debt service, the interest costs and debt commitment are significant concerns.

Council Member Shelton asked about the cost of interest versus savings from avoiding inflationary costs. Steck noted a 50% cost increase in a short period, suggesting that a larger bond now could save money in the long run. City Administrator Lee discussed the process for multipurpose fields, stating that costs are high, and bonding seems more practical than using park impact fees.

Council Member Green raised concerns about replacing the 15-16 fields needed, suggesting artificial turf fields as a more efficient option. Vice Chair Lamb noted that not all fields are fully utilized, and the focus should be on starting the project. Lee and Fralick emphasized the importance of maintaining the fields and keeping the turf healthy for various sports. They suggested Ron Wood fields as the best location due to lower construction costs and potential collaboration with the County for a recreation center.

Chair Jacob highlighted the need to maximize field usage, while Council Member Green emphasized the need for fields for sports other than soccer. Assistant City Administrator Jerome mentioned how teams were already trying to prioritize fields, and Fralick noted that staff was looking into opening facilities to adult leagues which could help.

Council Member Shelton inquired about artificial turf, which Fralick would love to do although the cost could be $1 million per field but realized they would see long-term water and maintenance savings. The council discussed bonding options, with a consensus leaning towards bonding for $12 million but trying to spend $10 million, using any savings for other park improvements. The majority supported bonding for park upgrades.

Council reviewed Parks Capital Projects, outlining construction costs for multipurpose fields, Ron Wood Wheels Park, the cemetery columbarium project, Sycamores Park, 9000 S entryway landscaping, and the Dog Park, totaling $13,750,000 and the Big Bend Project total of $730,620.

General Capital Projects Fund was reviewed and Steck explained that the General Capital Projects Fund holds all reserves, totaling $23,745,058, which can be used flexibly. Brian suggested earmarking these reserves for road maintenance. She Reviewed maintenance projects totaling $683,000 and construction projects totaling $7,975,000. No additional funds were requested for these budgets unless discussed at the meeting.

Chair Jacob asked what more was needed to move forward with the Public Art Program. City Administrator Lee discussed the challenges of impactful use of a $25,000 budget and proposed forming a committee to select art projects. Chair Jacob advocated for increasing the budget, but Council Member Green wanted to see progress before any

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increase. The council supported carrying the fund forward, emphasizing community engagement and emotional connections through art.

It was noted that equipment costs totaled $298,359.

Council requests from budget discussions were outlined. Meeting Software: $29,490 ongoing and $18,317 one-time funds were unanimously supported for implementation. The funding approach regarding Firefighter Turnout Gear was debated. Shelton preferred phasing the $290K cost over several years.
Kelvin and Zach supported a mix of one-time and phased funding.
The majority, including Council Members Whitelock, Green, Jacob, and Bloom, favored a full expense for a second set of turnout gear, with a rough estimate of $50K per year for ongoing costs.
Concerns over firefighter compensation and the importance of road maintenance were discussed.

2:47:07 The Council Requests from all budget discussion were outlined and council was asked if they wanted to support each request.

Meeting Software $29,490 ongoing and $18,317 one-time funds to implement.
Turnout Gear $14-20K ongoing and $290,000 one-time implementation
Entertainment Stage $20-30K ongoing costs
Code Enforcement Officer $95,471 ongoing and $32,610 one-time implementation costs

Shelton asked about the firefighter turnout gear – he preferred to phase the cost of this over years and not all at once. Take $290K and divide it by 5. He felt we do not need this for recruitment purposes the fire fighters are paid well. Zach okay to divide it over three years. and do $100K this year. Kelvin rather do $290K one time money and would support $100 one time money and over three years. If you went over 5 years you're adding 80-100K it's a big chunk of property tax increase. Shelton asked if we believe in this really believe that they need these gear why are we afraid to add and increase taxes in ongoing funds. Kelvin we can pay for them now without increasing taxes. Shelton felt it was more transparent to increase taxes and put the money into roads.

Council Member Green disagreed. Council Member Shelton felt firefighters were already getting paid higher than any other dept in the state. It's unnecessary right now but thought road maintenance was. Council Member Bedore jested, so we're going to raise taxes but hide the fact that we didn't repair your roads. That's where the transparency comes in. We're trying to be heros that we didn't do something but really we wanted to look like heros on the other side.

Council Member Whitelock asked how much road maintenance would I get for $300K – Brian Clegg responded that there was so many variables for that. Whitelock agreed that roads were important but this suggestion for turnout gear came up because of a concern over fire fighters and it is true that they get compensated well at least for now. She felt it was a matter of hearing from the Chief that sometimes those employees have

to come in on their day off to get their uniforms and the turnout gear protects their life. Her concern was something she hear from a news story and she wanted to be sure we were buying the right turnout gear. She wanted to finance it with one time money. She didn't want to decide who gets it now and who gets it later. Council Member Bedore agreed that it was a compelling story. But felt what she was saying was that she'd rather tell them we need money for roads. Upon a quick calculation Brian Clegg felt $300K would buy about 300 tons of asphalt but that wouldn't include labor costs and would cover about a mile. City Administrator Lee said the discussion was centered around ongoing verses one item money use. A second set of turnouts raises the service level and would create an ongoing expense in the future. Council Member Bloom recommended the second set if the city can afford it, having two sets of turnout gear reduces their cancer exposure. Council Member Whitelock asked for information on what it would cost for each year what we would need ongoing. Lee surmised roughly $50K a year.

Entertainment Stage – Kelvin pay for stage or people performing? Cory Fralick explained that the stage would cost $45K to rent the stage – $45K would cover AD costs. Kelvin how much to fit on semi trailer. Cory recommended renting a stage and not having a permanent stage. If he went with permanent stage he would look at a concrete amphitheater type at $200K. Kayleen Whitelock mentioned that she didn't need a stage. Lee asked for a thumbs up or thumbs down for these items. Chair and Bloom in favor for stage. Council Member Bloom thumbs up on all four.
Kayleen Whitelock wanted to put money into an amphitheater instead of a stage. Bedore would rather build an amphitheater as well. Lee reminded them of an amphitheater at veridian already. Green agreed with Whitelock he'd rather build one. Bloom and Chair liked that idea as well. Steck would you like to add a CIP project for an amphitheater? Three in favor. Bob in favor. Danyce clarified that they would add a CIP project for that and take out the entertainment stage request.
Turnout gear $50K per year or one full expense? Council Member Bedore was confused as how to roll it out in phases. Whitelock, Green, Jacob, and Bloom in favor of full expense for second set of turnout gear.
Fund the Meeting Software - unanimous.
Additional Code Enforcement Officer – Brock's thoughts? Paul Jerome said that Brock would like having an additional officer. Shelton said Mayor Burton would not be willing to hire an officer. Korban said we love the idea of getting another way to improve our aesthetics with a Code Enforcement Officer but it has a pendelum. If we have too much enforcement it can cause a negative effect. Korban wanted to try and make it a positive interaction instead of negative. We will use it to improve aesthetics in the community. Majority of Council in favor of adding an additional Code Enforcement officer.
Remove Healthy City Committee Title and make it $10K instead of $5K for Title 2 committees. Korban provided further info. Kelvin believed only two committees had done anything over the past few years. He didn't want to give any money until they see something established. He's a no. Kayleen asked if council wanted to leave it at $5,000 for Title 2. Shelton, Zach, Bob, and Bloom agreed.
Community Arts Council asked for increase to $75K it was an oversight to not have it in the budget. Korban said in the presentation they said they wanted to ask to go from $60K to $75K Mayor was supportive of that and Korban forgot about it and did not make it into the budget but he is proposing and supporting it. He gave further details.

Kayleen asked about fundraising efforts. Korban read from reports. Bedore questioned if they needed $8,000 more for a lease? He supported arts but wanted to be sure it was done right. Asked to sit on their board. Majority supported additional money for Community Arts Council.

Council Member Kayleen Whitelock did want to speak about business licensing and lot lane changes before the end of the meeting.

3:36:58 Danyce reviewed General Fund, Roads Capital Projects Fund, Parks Capital Projects Fund, Sewer Fund, Solid Waste Fund, and Streetlight Fund items still pending discussion. Revenue to offset expenses were outlined. Budgeting lights at rodeo grounds. 9000 S Betterment should be done this next year. Fleet Management Fund vehicle lifts for safety issue it's one time money. IT Management Fund maintenance will require $25K and three computers for additional employees. Events, Utility, . . . and Code Enforcement employee additional $10K.
Danyce Steck said they will prepare the tentative budget with the changes the Council has supported. Danyce explained the items just addressed could be told no but not sure how to fund it if you they do say no.

Zach wanted a slide with one-time fund and tell me what tax increase would be needed. She can do that it will increase our requirement for the tax increase though. She will do it moving forward.

Danyce reiterated they will assemble the new tentative budget include a list this is what it was, this is what it is now, it will be summarized for each change requested. Lamb wanted to know all new stuff other than what city council asked for Mayor request, Council request, Supplement requests. Danyce will provide that detail.

3:44:51 Reviewed Notes for asks: adjust the fee schedule for incorrect charge of $600 cemetery fee that should have been $60. Asked to bring a work session in late fall to discuss Western Stampede and that UDOT said we need $250K for pedestrian bridge project in FY26 – she will add that to the five year plan.

3:45:31 Consolidated Fee Schedule discussion will take place on June 12th. Becky will be leading that discussion. Chair Zach Jacob asked council to send any items they would like to talk about during that discussion by email to the Council in preparation for the next discussion. Zach has a roads fee discussion he'd like to discuss at that meeting. Danyce asked if they wanted extra funds added in CIP to begin a roads maintenance program in excess of our B&C funds. Lee commented that they were investing more in roads, but maintenance is a long term issue and major structural change is needed. Brian Clegg said as you grow a program and do it internally and contracting costs, it will boil down to getting more staff for a concrete crew and concrete for maintenance.

4. ADJOURN

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Council Member Green moved to adjourn the meeting. Chair Jacob seconded the motion. All voted in favor and the motion passed unanimously (7-0)

The meeting adjourned at 11:11 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 5, 2024. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this_____ day of_____2024

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MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, June 26, 2024 – 6:10 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. *CALL TO ORDER*

COUNCIL: Chair Zach Jacob, Vice Chair Chad Lamb, Bob Bedore, Pamela Bloom (via Zoom), Kelvin Green, Kent Shelton, and Kayleen Whitelock (via Zoom)

STAFF: Council Office Director Alan Anderson, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, Public Services Director Cory Fralick, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Administrative Services Director Danyce Steck

Chair Jacob called the meeting to order at 6:11 pm.

2. *PLEDGE OF ALLEGIANCE*

Cory Fralick led participants in the Pledge of Allegiance.

3. *PUBLIC COMMENT*

Chair Jacob opened the public comment period at 6:12 pm.

Comments:
Betty Naylor, West Jordan resident, representing her neighborhood concerning a change of use for the Haaga Outlet at 1300 West off of 9000 South. Members of her neighborhood had heard the property would be taken over by the State Department of Corrections for a program for those just released from prison. Ms. Naylor asked why no public notification had been given, especially to the surrounding neighborhood. She said confirmation was obtained from Tauni Barker that the facility would be used as a counseling/training facility of some type. Ms. Naylor asked why the neighbors had not been given notice of such a change and potential impacts; asked if children at the nearby elementary school would be safe; asked if the nearby church property would become a hangout for those attending the facility; asked if the facility would be appointment-based, or if individuals would stay there overnight or extended periods of time; asked how the neighborhood could obtain accurate and ongoing information; asked what help the City would give the neighborhood to keep the neighborhood safe if the City allowed such an establishment with the people it would attract; and asked who would be the City contact person.

Responding to a question from Chair Jacob, three individuals in the room indicated they were in attendance to speak on the same issue as Ms. Naylor. Chair Jacob reported that there had been confusion about what would happen with the Haaga property, and stated the property would not become a State-run halfway house-type of facility. Chair Jacob divulged that staff were working on such an application for a different location in the City. Vice Chair Lamb added

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that the property mentioned by Ms. Naylor was a commercial property, and no one would be staying overnight or living there.

Steven, West Jordan resident, representing his neighborhood believed the subject of a possible rehabilitation center for individuals who had been convicted and done their time came to his attention the previous day. His back yard was next to the Haaga property, and he would be impacted the most. He said a contractor had told him the property would be a rehabilitation center for convicted felons. He thanked Mayor Burton for time spent listening to his concerns. He asked for good communication, said Mr. Haaga had not been a good neighbor, and was empathetic to concerns of the neighborhood, and empathetic to those in need of rehab. He said such a program would bring people into the neighborhood who may be going through a personal crisis and may not make the best decisions. He mentioned a nearby Jr. High and wanted more information. He believed the neighborhood deserved transparency and deserved to have a voice and be part of the process.

Bess George said her greatest concern was the possibility of pedophiles and kidnapping. She said they did not know where the prisoners were coming from or what their lives had been like. Ms. George asked the Council to think about their children and grandchildren being kidnapped.

Shannon Atkinson expressed concern that she and her neighbors did not know what would happen on the subject property and whether their kids and homes would be safe. She said the area already had issues with speeding traffic. Ms. Atkinson was of the opinion that she lived in a great neighborhood and wanted to keep the area nice. She understood the need for rehab, but questioned if sandwiched between residences would be the correct place. Ms. Atkinson asked if the neighborhood would have a larger police presence, and was worried about the safety of her children. Ms. Atkinson believed the Haaga property was an ill-managed eyesore.

A West Jordan resident said she was one of Steven's neighbors. She felt the Haaga building had always been a topic of concern. She expressed concern about potential night use and the impact on her home value. She felt that any congregating of individuals outside the Haaga property to talk or smoke would be truly tragic for her. She was of the opinion that there had already been criminal activity in the area that needed to be addressed.

Mayor Burton said Community Engagement & Government Affairs Manager Tauni Barker would meet with individuals concerned about the Haaga property in the foyer following the public comment period.

Chris McConnehey, West Jordan resident, expressed concern about the lot line amendment fee on the Fee Schedule included for discussion on the agenda that evening. He reported that lot lines were not correctly recorded when his neighborhood was developed, and he was trying to clean up the record for his property. Mr. McConnehey outlined other city charges noting they were relatively low fees, with a median fee being $322. The proposed West Jordan fee was $2,552 plus $100 per hour. He noted that the County was the entity responsible for keeping the property records and the City was required to provide information to the County. Mr. McConnehey asked the Council to look at the proposed fee again. He thanked the West Jordan Police Department for recent de-escalation efforts in his neighborhood, expressed appreciation to Public Works, and thanked those who helped to remove graffiti along the Jordan River Trail.

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Ann Marie Barrett, Bingham Creek Library Manager, reported on summer reading programs and announced events at the library in July.

Ryan Wilkinson mentioned that he had voiced concerns to the Council for over two years and had never been given the opportunity to speak with staff immediately, noting that he would appreciate a response. He believed the City was misleading residents regarding the halfway house issue. Mr. Wilkinson expressed the opinion that West Jordan leaders and police force were incompetent.

Alberto Aranda, West Jordan resident, had viewed videos of Council meetings in recent years. He wanted to provide a positive counterbalance to comments claiming Council incompetence by highlighting something he liked about each Council Member. Mr. Aranda felt Council Member Green had valuable experience and knowledge of Council procedures. He said Council Member Whitelock's focus on West Jordan residents was appreciated, and Council Member Bloom's focus on personal values was commendable. Mr. Aranda felt Vice Chair Lamb provided a good balance of humility and willingness to put forward opinions on various issues. He appreciated Council Member Bedore's willingness to challenge Council Members on various issues, and suggested he use more tact in the future. Mr. Aranda liked Chair Jacob's sense of humor and encouraged Council Member Shelton to keep doing what he was doing. He expressed the opinion that the Mayor's time spent with individual residents was noticed and commendable, and thanked the Council for their service.

Chair Jacob closed public comments at 6:42 pm.

Chair Jacob said staff would meet with those concerned about the Haaga property in the Mayor's lobby for further conversation, and extended the same courtesy to anyone else in attendance.

4. REPORTS TO COUNCIL

a. City Council Reports

- Council Member Green reported on a recent Association of Municipal Councils meeting and spoke of West Jordan involvement in the Flip-Your-Strip program.
- Council Member Shelton said he had received many phone calls from concerned citizens regarding park strips on public rights of way and said it had been a pleasure to work with the Mayor to address concerns. He thanked constituents for reaching out.
- Vice Chair Lamb thanked street maintenance teams and the Mayor for their response to infrastructure breaks and street repair. He said he wanted to make sure the City fixed and replaced aging infrastructure.

b. Council Office Report

Council Office Director Alan Anderson spoke of the upcoming Western Stampede and 4th of July parade.

c. Mayor's Report

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Mayor Burton reported on recent events and spoke of upcoming activities in the community, including the Western Stampede. He noted that City Offices would be closed on July 4th for Independence Day.

d. City Administrator's Report

Events Manager Ashley Dupler provided an update on the upcoming Western Stampede.

e. Victim Advocate Annual Report to City Council

Christy Bates with the Attorney's Office outlined support and services offered through the Victim Advocate program, and answered questions from the Council.

5. PUBLIC HEARINGS

a. Ordinance No. 24-26 Copper Rim update to the Master Development Agreement and Major Variation to the Preliminary Development Plan located at approximately 7516 South Copper Rim Drive.

Matt Dean with CW Land Company, applicant, said he presented a proposed density reduction to the Committee of the Whole in 2023 that was not well received. He said the applicant had listened to feedback from the Committee, and said he believed his proposal that evening represented a much better land plan. Mr. Dean explained the proposed update to the Master Development Agreement (MDA) and variation to the Preliminary Development Plan (PDP) for Copper Rim:

- The applicant seeks to remove the 204 age-restricted unit designation from Copper Rim Phase 9. He said the applicant conducted several economic studies for over a year and a half and found that age-restricted units were unfeasible economically because of low rental rates and low for-sale prices. He said the "pool" of renters and buyers for a 55-plus development was very shallow.
- The applicant seeks a major density reduction overall from 878 units to 731 units (17% reduction from 2021 approval), resulting in approximately 3.5 density units per acre overall. He emphasized that a major density reduction represented a sizeable developer concession.
- The proposal would free up culinary water capacity back to the City (147 ERCs).
- The applicant proposes increased public open space (18.3%).
- The applicant proposes Phase boundary line adjustments and minor density shifts for northern Copper Rim, providing two points of access for all phases and accommodating correct lot widths.
- Preservation and protection of historic dry wash.
- The PDP update would clean up inconsistencies.
- The 2018 Phase 9 exterior loop road was not feasible. The applicant plans to move the connection point to the east, creating safer intersection conditions.

Senior Planner Ray McCandless believed the proposed plan had better connectivity and was a better land plan overall. Mr. McCandless noted that both staff and the Planning Commission recommended approval.

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Chair Jacob opened a public hearing at 7:20 pm.

Comments:
Nate Hearst, West Jordan resident in Copper Rim, appreciated proposed changes to lot sizes and changes to Copper Rim Road. He asked about rental units versus units for purchase and hoped for fewer rentals.

Chair Jacob closed the public hearing at 7:23 pm.

Mr. Dean said the applicant was currently in discussion with a wide range of builders and did not have a definite answer regarding rental/purchase units at that time. He believed the majority would be for sale rather than rent.

Council Member Shelton appreciated the work on the plan and was in favor of the lower density. He expressed concern about rental units and encouraged as many owner-occupied units as possible in Copper Rim and throughout the City. Council Member Green felt the smaller lots would meet the housing request from the Governor.

Responding to a question from Council Member Bedore, Mr. Dean said every attached townhome unit was required to have .25 parking spaces per four townhomes for guests. Detached townhomes would have two parking spaces for guests in each driveway. The PDP did not require guest parking spaces for open space.

Council Member Whitelock agreed with Council Member Shelton, and asked if the homes would be purchased by individual families, or available for purchase by a company. She asked if the dry wash would be maintained by the HOA, and voiced frustration with proposed removal of the senior housing overlay. Mr. Dean said the PDP did not specify who could buy the homes. He said home builders tended to purchase a group of lots with a goal to sell to an actual buyer instead of a company. He said the dry wash would be maintained as a common open space amenity. Council Member Green thanked the applicant for listening to the Council and adjusting the plan as outlined.

MOTION: Council Member Shelton moved to APPROVE Ordinance No. 24-26 approving an update to the Master Development Agreement for Copper Rim Planned Community and approve a Major Variation to the Preliminary Development Plan located at approximately 7516 South Copper Rim Drive.

Council Member Green seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

b. Resolution No. 24-027 Compensation Increase for Local Government Officers

Administrative Services Director Danyce Steck oriented the Council with proposed compensation increases for local government officers (dept heads, managers). She recommended approval.

Chair Jacob opened a public hearing at 7:34 pm.

Comments:

Chris McConnehey, West Jordan resident, appreciated all that staff did and felt the amount proposed was conservative. Mr. McConnehey encouraged support for the resolution.

Rob Bennett heard at multiple meetings that West Jordan would be living up to its reputation as the third largest city in the State, and putting forth efforts to make sure West Jordan was one of the best places in the State to live. Mr. Bennett highlighted the position of City Recorder. He said Moab had the highest rate of pay for the position, and West Jordan paid significantly less. He said the responsibilities taken on by the position were enormous, and encouraged the Mayor's Office and HR Department to look at the position and see if something could be done to encourage the best people possible to come to the City and build a championship "team."

Chair Jacob closed the public hearing at 7:38 pm.

Council Member Shelton agreed with Mr. Bennett's thoughts and commented that the West Jordan City Recorder recently received a Best in State award.

MOTION: Vice Chair Lamb moved to APPROVE Resolution No. 24-027 stating the compensation increase for local government officers as proposed in the annual budget for fiscal year 2025.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

c. Ordinance No. 24-25 Compensation for Elected and Statutory Officers

Ms. Steck presented proposed compensation for Elected and Statutory Officers for FY 2025, recommended adoption of Ordinance No. 24-25, and answered questions from the Council.

Chair Jacob opened a public hearing at 7:42 pm.

Comments:

DRAFT

Chris McConnehey, West Jordan resident, commented that no compensation increase was included for the Council or the Mayor, and said he believed it was incredibly hard to vote on compensation for oneself. He recommended the Council consider a process involving a committee of individuals in the community to make recommendations regarding compensation for elected positions. Mr. McConnehey mentioned that some Council Members were compensated nearly double due to the value of insurance coverage, and suggested a potential restructure of compensation to provide a total compensation amount, and Council Members could decide if they wanted to return a portion to the City for insurance benefits.

Rob Bennett asked if a committee could make a recommendation to the Council regarding elected official compensation that would take effect after the next election cycle. He suggested such a process would allow appropriate compensation for Council Members without appearing to do it for themselves.

Chair Jacob closed the public hearing at 7:46 pm.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-25 fixing the compensation for elected and statutory officers of the city.
Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

d. Resolution No. 24-026 Enterprise Funds Transfer

Ms. Steck said authority for an enterprise fund transfer was referenced in Utah Code 10-6-135.5. She explained what was involved in an enterprise fund transfer, and presented the proposed Enterprise Fund Transfer for FY 2025. A 3.5% property tax increase was proposed with the FY 2025 Budget. If the Enterprise Fund Transfer were removed from the FY 2025 Budget, an additional 13% property tax increase would be necessary.

Ms. Steck explained and outlined allocated costs (reevaluated and adjusted annually):

- Water Fund $3,641,885
- Sewer Fund $1,368,915
- Solid Waste Fund $751,594
- Storm Water Fund $1,346,984
- Total Admin & Overhead Cost $7,109,378

Chair Jacob opened a public hearing at 7:56 pm.

<u>Comments</u>:

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Chris McConnehey, West Jordan resident, was not a fan of the utility transfer and would rather see an increase in property taxes.

Chair Jacob closed the public hearing at 7:58 pm.

Vice Chair Lamb shared background of the Enterprise Fund Transfer in West Jordan, and said he had not realized when he voted in favor six years ago that the transfer would continue forever. Vice Chair Lamb said he wanted to find a way to be able to stop doing the transfer, and suggested raising rates in each fund. He said he would vote against the Enterprise Fund Transfer.

Council Member Green said he agreed with Vice Chair Lamb, but suggested the only way to solve the problem would be to eliminate $2.5 million from the City budget. He said he would not vote to increase property taxes 13% in the meantime. Until difficult policy discussions took place regarding new-growth money and property tax increases, the Enterprise Fund Transfer was needed in the budget. Council Member Green said he felt the transfer as proposed was the fairest option for now.

Council Member Shelton appreciated comments from Chris McConnehey and Vice Chair Lamb. He said he would vote in favor of the transfer as a method to collect compensation for services provided by the City to taxable and non-taxable entities. Council Member Shelton expressed the opinion that it was an ugly, shifty way to collect tax, and suggested in the future a way could be found to turn it around.

Council Member Whitelock would continue to support the transfer. She said close to 25% of property in West Jordan did not pay property tax, but did use services provided by the City. She expressed the opinion that the transfer was a straight-forward tax that was more equitable to the residents.

Chair Jacob believed all the Council comments were correct, with differences in philosophies. He said he was in favor of the Enterprise Fund Transfer.

MOTION: Council Member Shelton moved to APPROVE Resolution No. 24-026 authorizing the transfer of monies from the enterprise funds to other city funds in FY 2025.

Council Member Bedore seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton, Kayleen Whitelock

NO: Chad Lamb

ABSENT:

The motion passed 6-1.

e. **Ordinance No. 24-28** ***Amending the Annual Budget for Fiscal Year 2024.***

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Administrative Services Director Danyce Steck presented proposed amendments to the FY 2024. Ms. Steck explained a tax increment situation that originated five years ago with an inactive redevelopment area. She said she proposed paying off the $1.17 million with one-time sales tax revenue currently available, to start a new EDA without a black hole. She said Chief Administrator Korban Lee proposed keeping the obligation and continuing to evaluate as the City worked on the EDA. Responding to a question from Council Member Shelton, Mr. Lee said he agreed one-time funds were available and could be used to clear the tax increment obligation. However, he pointed out there was no pressing need to clear the obligation. He said he proposed leaving the one-time revenues in the General Fund for flexibility. Responding to a question from Chair Jacob, Mr. Lee said it would be difficult to pursue reimbursement if the obligation were paid.

Chair Jacob opened a public hearing at 8:26 pm.

Comments:
None

Chair Jacob closed the public hearing at 8:26 pm.

Council Member Whitelock would prefer to wait and see if other players could participate in the tax increment situation. Council Member Green would prefer to adopt the ordinance as proposed, with the one-time funds transferred to the RDA Fund. He pointed out the funds could be used for CIP projects, focusing on areas that needed to be focused on.

Ms. Steck clarified that RDA funds could only be used within an RDA. She explained that the balance for the inactive area had been negative for years. No other taxing entities had participated. RDA funds from other redevelopment areas were currently being used to make the tax increment payments.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-28 amending the Annual Budget for Fiscal Year 2024.
Council Member Bloom seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton
NO: Kayleen Whitelock, Zach Jacob, Chad Lamb
ABSENT:

The motion passed 4-3.

6. BUSINESS ITEMS

a. Ordinance No. 24-27 amending title 1-7-4 Duties of the Mayor and amending 1-7A-1 Duties of the CAO.

City Attorney Josh Chandler reminded the Council that major changes were recently made to Title 1 Chapter 8, including duties assigned to the Mayor and the CAO. He said staff recommended moving duties assigned to the Mayor to Chapter 7 along with other

DRAFT

mayoral duties, and creating Chapter 7A for duties of the CAO. The change would be primarily organizational, and language as previously approved would remain unchanged.

Council Member Whitelock preferred use of the word "invited" instead of "requested" on line 26 regarding CAO interaction in Council meetings.

MOTION: Vice Chair Lamb moved to APPROVE Ordinance No. 24-27 amending Title 1-7-4 Duties of the Mayor and 1-7A-1 Duties of the CAO.

Council Member Shelton seconded the motion.

Council Member Green said he already addressed his concerns with the City Administrator and would vote in favor, although he had some reservations.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

b. Resolution No. 24-024 establishing the water and sewer rates.

Administrative Services Director Danyce Steck oriented the Council with proposed water (2.5% increase) and sewer (10% increase) utility rates. Council Member Whitelock asked if notice could be given to residents before September to help residents understand the reason for the increases.

MOTION: Council Member Green moved to APPROVE Resolution No. 24-024 establishing the water and sewer rates.

Council Member Bedore seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

c. Resolution No. 24-023 amending the West Jordan City Consolidated Fee Schedule.

Administrative Services Director Danyce Steck presented a proposed Consolidated Fee Schedule. She explained that a study would be performed and amendments proposed if needed at a later time. Council Member Green pointed out an outdated fee that could be eliminated.

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MOTION: **Council Member Green moved to APPROVE Resolution No. 24-023 amending the West Jordan City Consolidate Fee Schedule, striking the $50 Green Waste Reinstatement fee on page 27.**

Chair Jacob seconded the motion.

The vote was recorded as follows:

YES: **Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton**

NO: **Kayleen Whitelock**

ABSENT:

The motion passed 6-1.

d. ***Resolution No. 24-022 adopting the Tentative Budget for the City of West Jordan, Utah for Fiscal Year 2025, and setting August 13, 2024 as the date for a public hearing regarding the final adoption of the budget and setting of property tax rates.***

Administrative Services Director Danyce Steck commended the Council for the number of hours spent preparing the FY 2025 Budget. She recommended adoption of the FY 2025 Tentative Budget, setting a public hearing for August 13, 2024 in Council Chambers. Ms. Steck said the FY 2025 Tentative Budget would be effective July 1, 2024 as the operational budget until a Final Budget was adopted.

Chair Jacob commended the Council for their work on the budget, and thanked staff and everyone involved in the process. Council Member Bedore said he echoed Chair Jacob's thoughts, and said he was excited for next year to go through the process again.

MOTION: **Chair Jacob moved to APPROVE Resolution No. 24-022 adopting the Tentative Budget for the City of West Jordan, Utah for Fiscal Year 2025, and setting August 13, 2024 as the date for a public hearing regarding the final adoption of the budget and setting of property tax rates.**

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: **Bob Bedore, Pamela Bloom, Zach Jacob, Chad Lamb, Kent Shelton**

NO: **Kelvin Green, Kayleen Whitelock**

ABSENT:

The motion passed 5-2.

7. CONSENT ITEMS

a. ***Approve Meeting Minutes***
   - ***May 22, 2024 – Committee of the Whole Meeting***
   - ***June 5, 2024 – City Council Meeting***
   - ***June 12, 2024 – Committee of the Whole Meeting***

DRAFT

b. Resolution No. 24-021 approving a Franchise Agreement between the City of West Jordan and SUMMIT IG, a telecommunications provider.

MOTION: Council Member Green moved to APPROVE Consent Items as listed. Council Member Bedore seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

8. CLOSED MEETING

MOTION: At 8:56 pm, Council Member Green moved to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; the purchase, exchange, or lease of real property; or the sale of real property, including any form of a water right or water shares as provided by Utah Code Annotated §52-4-205.

Chair Jacob seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

The closed meeting began at 8:58 pm.

Those present during the closed session included Council Members Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock. Staff members Mayor Dirk Burton, City Administrator Korban Lee, Assistant City Administrator Paul Jerome, City Attorney Josh Chandler, Public Services Director Cory Fralick, Robin Calhoub, Joey McNamee, Policy Analyst & Public Liaison Warren Hallmark, and Council Office Director Alan Anderson.

City Council Members discussed the purchase, exchange, or lease of real property as follows: Property #1: 9:00 pm to 9:33 pm

Council Member Green moved to adjourn the closed session, which passed by unanimous vote (7-0).

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The closed meeting adjourned at 9:33 pm.

9. *ADJOURN*

Council Member Green moved to adjourn the meeting. All voted in favor and the motion passed unanimously (7-0).

The meeting adjourned at 9:43 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 26, 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

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REQUEST FOR COUNCIL ACTION

Action: Provide information to Council

Meeting Date Requested : 07/10/2024

Presenter: Tayler R Jensen

Deadline of item :

Applicant: Tanner Hansen / Victory Builders

Department Sponsor: Community Development

Agenda Type: REPORTS TO COUNCIL

Presentation Time: 0 Minutes

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Consider **Ordinance No. 24-30** a petition from Tanner Hansen/Victory Builders Rezoning approximately 2.54 Acres from *Neighborhood Shopping Center (SC-1)* and *Community Shopping Center (SC-2)* to *General Commercial (C-G).* **Victory Builders**; 1390 West 9000 South [Tayler Jensen/Todd Johnson/Angelica Haro/Mike Jensen #32744; Parcels #27-03-278-025, 024, 027]

2. **EXECUTIVE SUMMARY**
   The applicant is requesting approval of a rezone of approximately 2.54 Acres from *SC-1* and *SC-2* to the *C-G* Zone. The purpose for the rezone is due to the fact that the C-G zone does not have a maximum lot coverage requirement, while the SC-1 and SC-2 zones have a maximum lot coverage of 30%, and the applicants proposed Flex Use Office Retail concept covers approximately 42% of the proposed acreage. Victory Builders is located at 1390 West 9000 South on an L-Shaped parcel behind H-Mart, Big 5, Quick Quack Car Wash, the StoneGate Townhomes, and an LDS Chapel. The site has limited frontage onto 1300 West.

3. **TIME SENSITIVITY / URGENCY**
   n/a

4. **FISCAL NOTE**
   n/a

5. **PLANNING COMMISSION RECOMMENDATION**
   The West Jordan Planning Commission held a public hearing on the proposed *Victory Builders Rezone* on June 18th 2024. No public comments were received. The following motion was made:

   "I move that the Planning Commission recommend approval (Positive Recommendation) of the Victory Builders Rezone, rezoning approximately 2.54 acres located at 1390 West 9000 South from Neighborhood Shopping Center (SC-1) and Community Shopping Center (SC-2) to General Commercial (C-G) to the West Jordan City Council subject to all requirements of approval."

   The motion passed by a vote of (4-1) with 2 commissioners absent. The dissenting commissioner did not provide a reason for their no vote.

6. **STAFF ANALYSIS**
   I. **BACKGROUND:** The Future Land Use Designation for the subject property is Community Commercial which is defined as:

”...applied to areas in which shopping centers may be established to satisfy the daily or specialty shopping needs of a community or a group of neighborhoods. The services provided in these districts will normally serve a trade area population of 10,000 to 70,000 people. Medium-scale department stores and supermarkets may be typical uses permitted in Community Commercial districts as anchors and by a wide range of restaurants, hotels, retail and specialty shops, automobile service stations, and hard goods or soft goods stores.”
C-G is an appropriate zone within the Community Commercial designation, with many C-G zoned properties in West Jordan having a future land use designation of Community Commercial. 2

Rezone: The applicant is proposing to rezone the entirety of the 2.54 acres within the three subject parcels to *General Commercial (G-C).* The applicant is not proposing a subdivision or site plan at this time, but has provided a concept plan, which shows how they would plan to develop the property.
The applicant is requesting the change to the G-C zone as the *lot and bulk standards* for the G-C zone don‘t have a maximum lot coverage provision (SC-1 and SC-2 max lot coverage at 30%) and the shown concept plan has total lot coverage of approximately 42%.
While the applicant has not indicated they plan to utilize any of them, it is important to note that the G-C zone allows for some uses not allowed in the SC-1 and SC-2 zone such as bail bonds, check and credit services, cultural services, daycare, funeral homes, printing services, and transportation services. The G-C zone also does not have a maximum building height. If the rezone was approved any user in the future would be entitled to the uses and development standards found within the G-C Zone, regardless if the applicant proposed or built them with their current plans.

II. **GENERAL INFORMATION & ANALYSIS:** This property is located at approximately 1390 West 9000 South. The property has an “L shape” with access to a public right-of-way coming off of 1300 West. The property is located between an LDS Church, Big 5, H Mart, and the Stonegate Townhomes. The property is vacant and currently has two different zoning districts. The future land use designation is *Community Commercial* which is appropriate for both of the current zonings (SC-1) & (SC-2) as well as the proposed (C-G) zone.

	Future Land Use	Zoning	Existing Conditions
North	High-Density Residential & Medium Density Residential	R-3-6 A-1	Townhome Development & LDS Church
South	Community Commercial	SC-1	Car Wash, Big 5
East	Medium Density Residential & Community Commercial	A-1 C-G	LDS Church, Commercial Plaza on East Side of 1300 West
West	Community Commercial	SC-2	H Mart

The property has long been vacant, and development has proven to be difficult due to the unique shape and location of the property. Lack of frontage on public rights-of-way, limited visibility, traffic circulation, and proximity has proven to make retail commercial difficult in this site in the past.

III. **FINDINGS OF FACT:**
<u>Zoning Map Amendment</u>
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.

Staff Analysis: The proposed amendment is consistent with the current vision of the General Plan which designates this property as Community Commercial. Within this designation the General Commercial (G-C) Zone is a zone that has been identified as appropriate. While only conceptual a site plan has been provided which shows 38 small unit (1,500 SF) office/retail flex spaces that could be built on the site.
The 2023 West Jordan General Plan incorporates "Guiding Principles" instead of goals, the following guiding principles have been identified as significant for this project:
A. Land Use – Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods
i. The applicant's proposal places the buildings close to a church parking lot, with only the minimum number of units next to the residential development, while filling in the area adjacent to existing parking lots in the surrounding commercial developments.
B. Economic Development – Diversify and strengthen the employment tax base in the City of West Jordan
i. Small flex space provide an important bridge for small businesses making the jump from home based businesses to retail businesses providing diverse and strong opportunities for new and existing businesses within West Jordan.

Staff Opinion: It is the opinion of staff that the proposed rezone is consistent with the purposes, goals, objectives, and policies of the adopted General Plan and Future Land Use Map.

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

Staff Analysis: The proposed development is for small flex space retail office units with listed uses as Hair Salon, Barber Shop, Professional Services, Lighting companies, Contractors, Cafe, Roofers, HVAC, and Online Companies. Uses are not anticipated to drive large amounts of traffic, or create hazardous smells, or loud sounds. The closest residential units will be buffered by a fence, landscaped area, and road, with only two units being located adjacent to the development

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

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

Staff Analysis: While the proposed rezone does nothing to alter the public health and safety of the citizens of the city, it will allow for a new commercial development that will contribute to the general welfare of the city by providing sales tax, as well as providing local retail and services and providing local businesses a location to grow into.

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: This site has been reviewed by public services, utilities, public works and emergency services. with proper construction practices and with improvements to infrastructure (such as storm drain) this site will not unduly impact the adequacy of public services.

Staff Opinion: 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.

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

Staff Analysis: The proposed amendment is not subject to any applicable overlay zoning districts.

Staff Opinion: The proposed amendment is not subject to any applicable overlay zoning districts.

7. MOTION RECOMMENDED

8. MAYOR RECOMMENDATION

9. PACKET ATTACHMENT(S)

10. OTHER INFORMATION

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

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 24-30

AN ORDINANCE FOR APPROXIMATELY 2.54 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 1390 WEST 9000 SOUTH GARDNER LANE, IDENTIFIED AS VICTORY BUILDERS COMMERCIAL PROJECT; AND

AMENDING THE ZONING MAP FOR VICTORY BUILDERS COMMERCIAL PROJECT

Parcel Numbers 27-03-278-024, 27-03-278-025, and 27-03-278-027

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 Tanner Hansen and Victory Builders, LLC, a Utah Limited Liability Company ("**Applicant**") for approximately 2.54 acres of property located at approximately 1390 West 9000 South, Parcel Numbers 27-03-278-024, 27-03-278-025, and 27-03-278-027 ("**Application**", "**Property**", or "**Victory Builders Commercial Project**"), for a Zoning Map amendment or rezone for the Property from ***Neighborhood Shopping Center (SC-1)*** **and** ***Community Shopping Center (SC-2)*** to ***General Commercial (C-G)*** ("**Rezone**"); and

WHEREAS, on June 18, 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-6(A); and

WHEREAS, a public hearing was held before the City Council on July 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 ***Neighborhood Shopping Center (SC-1)*** **and** ***Community Shopping Center (SC-***

2) to ***General Commercial (C-G)***, as per the legal description in "Attachment 1", which is attached hereto **(Parcel Numbers 27-03-278-024, 27-03-278-025, and 27-03-278-027).**

Section 2. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-9a-534(3)(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:

_____
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 24-30.

_____ The Mayor vetoed Ordinance No. 24-30 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-30 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. 24-30

AN ORDINANCE FOR APPROXIMATELY 2.54 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 1390 WEST 9000 SOUTH GARDNER LANE, IDENTIFIED AS VICTORY BUILDERS COMMERCIAL PROJECT; AND

AMENDING THE ZONING MAP FOR VICTORY BUILDERS COMMERCIAL PROJECT

Parcel Numbers 27-03-278-024, 27-03-278-025, and 27-03-278-027

LEGAL DESCRIPTION:

See the attached pages.

ADDRESS: 1390 W 9000 S

Parcel ID	27032780270000
Parcel Acres	1.32
Owner Name	SPRATLING INVESTMENT CORPORATION; RONALD N SPRATLING JR TRUST 7/6/90
Address	1390 W 9000 S
Total Assessed Value	563500.00
Garbage Day	Tuesday
High School	West Jordan
Middle School	West Jordan
Elementary School	Riverside
Zip Code	84088
Subdivision Name	
Zone Name	SC-2
Legal Description	BEG S 89^53'45" W 684.27 FT & N 0^02'16" W 458 FT FR E 1/4 COR SEC 3, T 3S, R 1W, SLM; N 89^53'45" E 215.67 FT; N 0^02'16" W 267.21 FT; S 89^53'19" W 215.72 FT; S 0^02'16" E 267.14 FT TO BEG. 1.32 AC M OR L.

ADDRESS: 1390 W 9000 S

Parcel ID	27032780240000
Parcel Acres	0.73
Owner Name	SPRATLING INVESTMENT CORPORATION; RONALD N SPRATLING JR TRUST 07/06/1990
Address	1390 W 9000 S
Total Assessed Value	311600.00
Garbage Day	Tuesday
High School	West Jordan
Middle School	West Jordan
Elementary School	Riverside
Zip Code	84088
Subdivision Name	
Zone Name	SC-1(ZC)
Legal Description	BEG S 89^53'45" W 318 FT; N 0^02'16" W 73 FT; S 89^53'45" W 336.27 FT & N 0^13'39" E 330 FT FR E 1/4 COR SEC 3, T 3S, R 1W, SLM; N 89^50'20" W 30 FT; N 0^13'39" E 55 FT; E 366.27 FT; S 92.58 FT; N 87^04'47" W 10.42 FT; S 89^53'45" W 252.02FT; N 75^25'23" W 57.72 FT; N 37^43'50" W 9.78 FT; N 0^02'16" W 14.06 FT; S 89^53'45" W 10.15 FT TO BEG. 0.73 AC.8333-5476

ADDRESS: 1390 W 9000 S

Parcel ID	27032780250000
Parcel Acres	0.49
Owner Name	SPRATLING INVESTMENT CORPORATION; RONALD N SPRATLING JR TRUST 7/6/90
Address	1390 W 9000 S
Total Assessed Value	209200.00
Garbage Day	Tuesday
High School	West Jordan
Middle School	West Jordan
Elementary School	Riverside
Zip Code	84088
Subdivision Name	
Zone Name	SC-1(ZC)
Legal Description	BEG N 333 FT FR SE COR OF NE 1/4 SEC 3, T 3S, R 1W, SLM; N 125 FT; W 318 FT; S 92.58 FT; S 87^04'47" E 49.66 FT M OR L;E 228.42 FT; S 0^02'16" E 30.4 FT; E 40 FT TO BEG. LESS STREET. 0.49 AC. 6534-0102 8333-5476

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

ZONING MAP AMENDMENT 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 Zoning Map Amendment 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
Zoning Map Amendment Process
Zoning Map Amendment 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.

Development Services Application

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

Property:

Sidwell/Parcel # from SL Cnty: 27032780270000 27032780240000 27032780250000 **Acreage** 2.54 **Lots:** 3

Approximate Street Address: 9000 S. 1300 W.

Project Name: VICTORY BUILDERS

Project Location: 9000 S. 1300 W.

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: TANNER HANSEN **Company:** VICTORY BUILDERS
Address: 5936 HIDDEN HILLS DR.
City: MOUNTAIN GREEN State: UT Zip: 84050
Phone: 801.721.7970 Cell:
Email: TANNER@BUILD-VICTORY.COM

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

**** Property Owner(s):**

Name: SUZANNE SIGNELL
Address: PO BOX 201
City: FAIRVIEW State: UT Zip: 84629
Phone: 801.201.4814 Cell:
Email: SUESPAT@YMAIL.COM

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 all contents of the Application are accurate and current.

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

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

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

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

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

Applicant Signature:_____ **Date:** 5/3/24

(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 3rd day of May, 2024, before the undersigned notary public in and for the said state, personally appeared Tanner K Hansen [name of person], known or identified to me to be a/the Owner [position of responsibility] of Victory Builders [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.

ALEXANDRA SANCHEZ CLEGG
NOTARY PUBLIC · STATE OF UTAH
My Commission Expires November 16, 2027
COMMISSION NUMBER 734207

Notary Public

PROPERTY OWNER AFFIDAVIT

STATE OF Utah }
} ss
COUNTY OF Salt Lake }

I, Suzanne Sidwell, being duly sworn, by my signature represent, affirm and attest as follows: for Spratling Investment Corp

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# 27032780250000 27032780270000, 27032780290000

   located at approximately 9000 S. 1300 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:
   Ronald N Spratling Jr Trust, Spratling Investment Corp
   (include additional pages with names if necessary)

3. Reviewed the Application. I have reviewed the Application Form dated April 25, 2024,

   submitted to the West Jordan City by Tanner Hansen,
   (name of Applicant as appears on the signature line of the Application form)

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

(Property Owner Signature)

Suzanne Sidwell President
(Printed Name)

Subscribed and sworn to me this 30 day of APRIL, 2024

Cynthia Staples Johnson
(Notary)

Residing in SANPETE, UT
(County) (State)

My commission expires: NOV 7, 2027

CYNTHIA STAPLES JOHNSON
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires November 07, 2027
COMMISSION NUMBER 734078

ZONING ORDINANCE MAP AMENDMENT PROCESS

GENERAL

The purpose of the zoning ordinance map amendment process is to obtain City Council approval and must comply with the provisions of the City of West Jordan Municipal Code. Processing times will vary based upon availability of city staff time and the completeness of the submitted application. Checklists for a zoning ordinance map amendment are attached and are located on the City's website at *www.westjordan.utah.gov.*

APPLICANT'S INITIAL CONTACT WITH CITY STAFF

Your initial contact with city staff will take place with the Planning Department either by telephone or by meeting at the community development counter. If you are not familiar with city processes and requirements city staff can briefly discuss the processes and requirements with you.

AUTHORIZED APPLICANT

An application for a zoning ordinance map amendment on any property shall be one of the following:

1. The owner of the property
2. One or more joint owners of property who own individually, or as a group, a majority interested in the property
3. Both of the property owners where property is held in joint tenancy
4. Seventy five percent (75%) or more, of the owners of property in the area covered by the application when the application covers more than one property

APPLICATION SUBMITTAL

The zoning ordinance map amendment process can be initiated by submitting the application, along with items listed on zoning ordinance map amendment checklist. The application will be not be accepted until a determination has been made that the application is complete.

PLANNING COMMISSION REVIEW AND ACTION

Once the development team has completed their review and determined it is complete, the City Planner will schedule the zoning ordinance map amendment for a Planning Commission meeting for their review and action. The following items will be completed as part of this task:

A. Scheduling and Public Notices - The City Planner will schedule the zoning ordinance map amendment for review by the Planning Commission and arrange for publication of notice of a public hearing.

B. Review and Action –For a zoning ordinance map amendment to be considered by the Planning Commission, the applicant must attend the Planning Commission meeting to explain the proposal and answer questions. Once all questions have been answered to the satisfaction of the Planning Commission, the Planning Commission will take action in one of the following forms:
   1. Make a positive recommendation to the City Council
   2. Make a negative recommendation to the City Council
   3. Postpone were further information or input is necessary
   4. Continue the application to a future date within 45 days after holding the public hearing. If the Planning Commission fails to forward a recommendation on the proposed amendment within 60 days, after closing the public hearing, it shall be forwarded to the City Council as if the Planning Commission made a negative recommendation

Notice of the action will be sent to the applicant regarding the Planning Commission's action.

CITY COUNCIL REVIEW AND ACTION

After the Planning Commission has reviewed the proposed zoning ordinance map amendment, made its recommendation and passed those along to the party requesting the amendment, the amendment can then be reviewed by the City Council. The following activities will take place as part of this task:

A. Scheduling and Public Notices - The Community Development Director will schedule the proposal for review by the City Council and arrange for publication of a notice of a public hearing.

B. Review and Action - For the zoning ordinance map amendment to be approved by the City Council, the applicant must attend the City Council meeting to explain the proposal and answer questions. Once all questions have been answered to the satisfaction of the City Council, the City Council will take action in one of the following forms
   1. The City Council may approve the zoning ordinance map amendment.
   2. The City Council may change the text other than as proposed but within the scope of the notice given for the Public Hearing.
   3. The City Council may reject the proposed zoning ordinance map amendment.

Notice of the action will be sent to the applicant regarding the City Council's action.

ZONING MAP AMENDMENT SUBMITTAL CHECKLIST

APPLICANT Victory Builders DATE 4/25/24

PROJECT 9000 S. 1300 W.

GENERAL PLAN MAP AMENDMENT

Your Check	City Check	Description
☒	☐	Application
☒	☐	Fees
☒	☐	Provide the names, addresses, phone numbers, and sidwell numbers of property owners in the area to be rezoned and their agents/developer
☒	☐	Provide a legal description and the acreage of each proposed zoning district
☒	☐	Provide a detailed map showing the following: ☐ Requested zoning boundary change ☐ Present and proposed zoning ☐ All existing property lines ☐ All abutting properties
☒	☐	Provide a concept development plan (detailed design and engineering are not required) showing the following in the rezone area ☐ General layout of lots ☐ Roads ☐ Parking ☐ Buildings ☐ Landscaping in the rezone area
☒	☐	In writing, explain the reason and justification for such zone change and the manner in which a proposed zone map change would further promote the objectives and purposes of the West Jordan Municipal Code and the General Plan. The statement must include: ☐ Public purpose for the amendment in question ☐ Confirmation that the public purpose is best served by the amendment in question. ☐ Compatibility of the proposed amendment with general plan policies, goals and objectives ☐ Consistency of the proposed amendment with the general plan's timing and sequencing provisions on changes of use ☐ Potential of the proposed amendment to hinder or obstruct attainment of the general plan's policies ☐ Adverse impacts on adjacent landowners ☐ Verification that the correctness in the original zoning or general land use plan map is correct for the area in question ☐ Impacts on City services such as water, sewer, storm drain, public streets, traffic, fire and police services ☐ Impacts on schools ☐ Impacts on the local economy and other factors as requested by the planning department

ADDRESS: 1390 W 9000 S

Parcel ID	27032780270000
Parcel Acres	1.32
Owner Name	SPRATLING INVESTMENT CORPORATION; RONALD N SPRATLING JR TRUST 7/6/90
Address	1390 W 9000 S
Total Assessed Value	563500.00
Garbage Day	Tuesday
High School	West Jordan
Middle School	West Jordan
Elementary School	Riverside
Zip Code	84088
Subdivision Name	
Zone Name	SC-2
Legal Description	BEG S 89^53'45" W 684.27 FT & N 0^02'16" W 458 FT FR E 1/4 COR SEC 3, T 3S, R 1W, SLM; N 89^53'45" E 215.67 FT; N 0^02'16" W 267.21 FT; S 89^53'19" W 215.72 FT; S 0^02'16" E 267.14 FT TO BEG. 1.32 AC M OR L.

ADDRESS: 1390 W 9000 S

Parcel ID	27032780240000
Parcel Acres	0.73
Owner Name	SPRATLING INVESTMENT CORPORATION; RONALD N SPRATLING JR TRUST 07/06/1990
Address	1390 W 9000 S
Total Assessed Value	311600.00
Garbage Day	Tuesday
High School	West Jordan
Middle School	West Jordan
Elementary School	Riverside
Zip Code	84088
Subdivision Name	
Zone Name	SC-1(ZC)
Legal Description	BEG S 89^53'45" W 318 FT; N 0^02'16" W 73 FT; S 89^53'45" W 336.27 FT & N 0^13'39" E 330 FT FR E 1/4 COR SEC 3, T 3S, R 1W, SLM; N 89^50'20" W 30 FT; N 0^13'39" E 55 FT; E 366.27 FT; S 92.58 FT; N 87^04'47" W 10.42 FT; S 89^53'45" W 252.02FT; N 75^25'23" W 57.72 FT; N 37^43'50" W 9.78 FT; N 0^02'16" W 14.06 FT; S 89^53'45" W 10.15 FT TO BEG. 0.73 AC.8333-5476

ADDRESS: 1390 W 9000 S

Parcel ID	27032780250000
Parcel Acres	0.49
Owner Name	SPRATLING INVESTMENT CORPORATION; RONALD N SPRATLING JR TRUST 7/6/90
Address	1390 W 9000 S
Total Assessed Value	209200.00
Garbage Day	Tuesday
High School	West Jordan
Middle School	West Jordan
Elementary School	Riverside
Zip Code	84088
Subdivision Name	
Zone Name	SC-1(ZC)
Legal Description	BEG N 333 FT FR SE COR OF NE 1/4 SEC 3, T 3S, R 1W, SLM; N 125 FT; W 318 FT; S 92.58 FT; S 87^04'47" E 49.66 FT M OR L;E 228.42 FT; S 0^02'16" E 30.4 FT; E 40 FT TO BEG. LESS STREET. 0.49 AC. 6534-0102 8333-5476

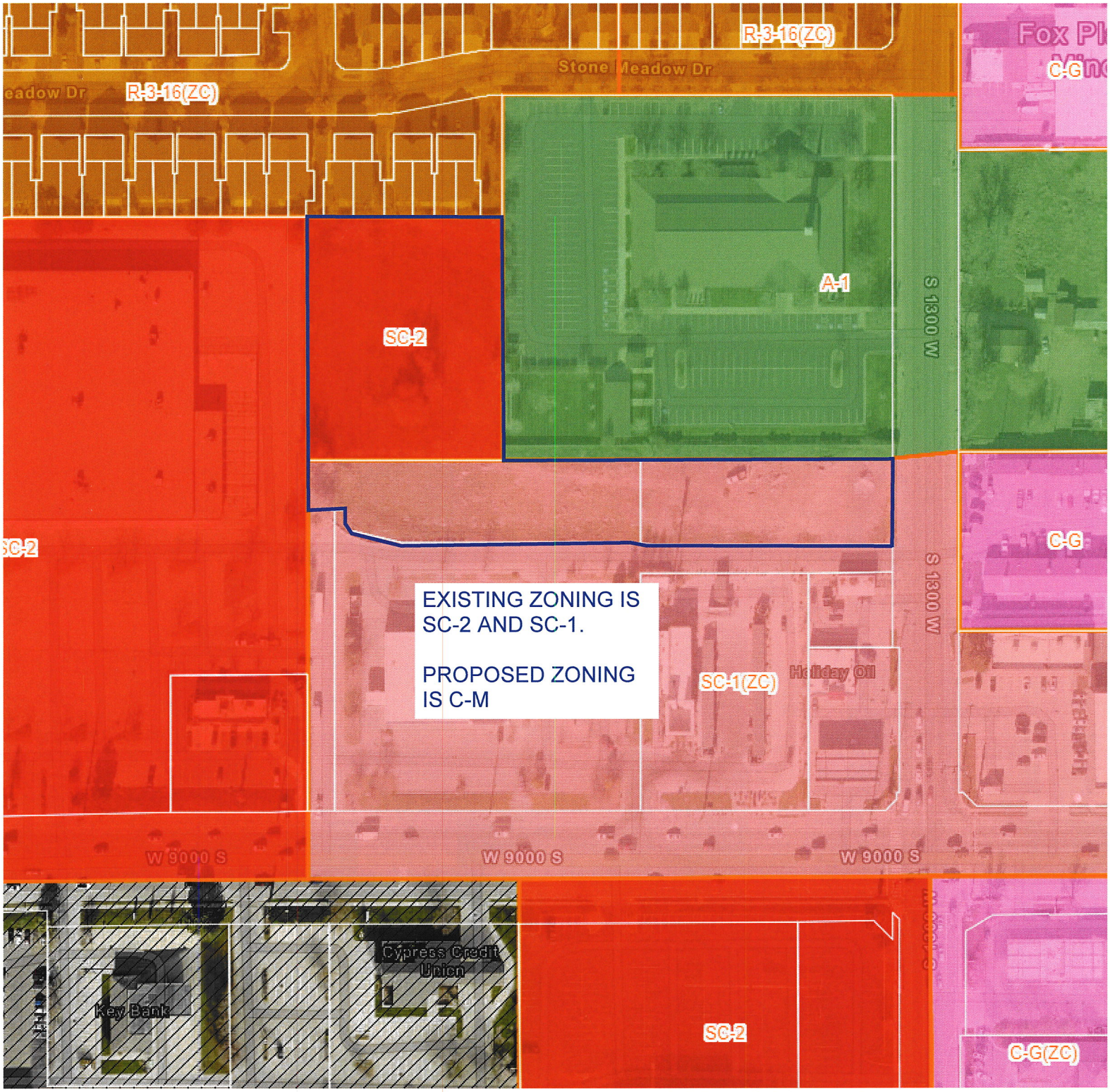
VICTORY BUILDERS

West Jordan City, UT

Zoning Map Amendment

Currently this property is zoned SC1&2. We are requesting a zone change to C-M zone. We are doing this at the suggestion from our West Jordan City project Manager, he feels this is the best zone to change to for our buildings to be accommodated. This will allow us to build buildings that will exceed the 30% building coverage in the current zoning. This zone change should not impact any adjacent landowners or surrounding public spaces.

Tanner Hansen
Victory Builders
801.721.7970
tanner@build-victory.com


R-3-16(ZC)
Stone Meadow Dr
R-3-16(ZC)
C-G
A-1
S 1300 W
SC-2
SC-2
C-G
EXISTING ZONING IS SC-2 AND SC-1.
PROPOSED ZONING IS C-M
SC-1(ZC)
Holiday Oil
S 1300 W
W 9000 S
W 9000 S
W 9000 S
Cypress Credit Union
Key Bank
SC-2
C-G(ZC)

Know what's **below.**
Call before you dig.

West Jordan City Notes

1. TEST
2. TEST

General Notes

1. TEST
2. TEST

Key Notes

Site Data

LOCATION:	WEST JORDAN, SALT LAKE COUNTY, UTAH
PROPERTY SIZE:	120,597 SF / 2.77 AC
BUILDING FOOTPRINT:	57,000 SF (47.3%)
HARD SURFACE AREA:	56,258 SF (46.6%)
LANDSCAPE AREA:	7,339 SF (6.1%)
PARKING:	46 EXTERIOR STALLS PROVIDED INCLUDING 2 ADA STALLS 2 INTERIOR PARKING STALLS/UNIT 124 TOTAL PARKING STALLS 3.21 STALLS/UNIT

Legend

= ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%

= ADA AREA - NOT TO EXCEED SLOPE GREATER THAN 1.5% IN ANY DIRECTION

= SPILL CURB, SEE APPLICABLE CURBING DETAIL

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF FIELD CONDITIONS VARY FROM SHOWN AT MOBILIZATION, CONTRACTOR TO PROVIDE NOTICE TO THE OWNER AND ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

HUNT · DAY
3445 Antelope Drive, Ste
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.a

PROJECT TITLE

WEST JORDAN HANSEN

9000 SOUTH 1300 WEST

WEST JORDAN CITY SALT LAKE COUNTY, UT

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	03-31-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	04 / 03 / 2024
Proj. No.	152 - 02

SHEET TITLE

Proposed Site Plan

SHEET NO.

C200

THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\154-02 West Jordan Hansen\Concept Plan 4/15/2024 12:18 PM

VB

Victory Builders

{{section.number}}.a

Small Business Complex

Hair Salon

Barber Shop

Professional Services

Accounting

Lighting Co.

Flooring Co.

Contractors

Cafe's

Bike Shop

Roofers

HVAC

Online Companies

{{section.number}}.a

Victory Builders

Rezone Justification Letter

Currently this property is zoned SC1&2. We are requesting a zone change to C-G zone. We are doing this at the suggestion from our West Jordan City Project Manager, he feels this is the best zone to change to for our buildings to be accommodated. This will allow us to build buildings that will exceed the 30% building coverage in the current zoning. This is the only reason for a zone change, building concept and design that has been discussed and approved with West Jordan Planners and officials will not change. This zone change should not impact any adjacent landowners or surrounding public spaces.

Our buildings, as you can see on the rendering, are perfect for small business to have a functional, retail, office, and product management space that will allow them to grow their business without having to take on large, expensive building space. Our buildings are the most sought after building for small businesses in the state of Utah, there is less than 1% of buildings like ours available in the Salt Lake valley because of such high demand. This project will bring new business to West Jordan and will help them thrive. This Zone change will allow us to get the project built properly so we can set up the local business for success.

Our proposed buildings will comply with all zone requirements and a line with West Jordans vision for the property. There will be no adverse impacts to surrounding landowners or schools. The surrounding properties will receive all positive economic benefits of having new business around them. All the impacts to the water, sewer, storm drain, public streets, traffic, fire and police services will all comply with zoning requirements.

Sincerely,

Victory Builders