THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
December 04, 2024

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

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CITY COUNCIL MEETING 6:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. SPECIAL RECOGNITION

a. West Jordan Police Department Badge Pinning Ceremony

4. PUBLIC COMMENT

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

5. REPORTS TO COUNCIL

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

6. PUBLIC HEARINGS

a. **Ordinance No. 24-55** amending the General Plan Future Land Use Map for 6.23 acres at 6676 and 6686 S Redwood Road, adding 'Potential Residential Overlay District (ROD)' designation
b. **Ordinance No. 24-54** amending City Code Section 13-5I-5 (City Center Zones) regarding Residential Density, moderate income housing requirements, and maximum density limits

7. BUSINESS ITEMS

a. **Ordinance No. 24-47** a Master Development Agreement/Plan for Copper Meadows (76.21 acres at 8200 S. Stokesley Dr.) and **Ordinance No. 24-48** amending the General Plan Land Use Map to Low-Density Residential and Rezone to Planned Community Zone (PC)
b. **Ordinance No. 24-52** amending West Jordan City Code Section 1-15-4 (G) regarding Failure to File Campaign Finance Reports
c. **Resolution No. 24-041** amending City Council Policies and Procedures

8. CONSENT ITEMS

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

a. Approve Meeting Minutes
    - November 13, 2024 – Committee of the Whole Meeting

9. CLOSED MEETING

a. The City Council may temporarily recess the meeting 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

10. ADJOURN

UPCOMING CITY COUNCIL MEETINGS

- Wednesday, December 18, 2024 – Regular City Council Meeting – 6:00p

- Friday, January 10 and January 11, 2024 – Annual Legislative / Executive Retreat
- Tuesday, January 14, 2024 – Committee of the Whole (4:00 pm), Regular City Council (7:00 pm)
- Tuesday, January 28, 2024– Committee of the Whole (4:00 pm), Regular City Council (7:00 pm)

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 November 27, 2024 Cindy M. Quick, MMC, Council Office Clerk

WEST JORDAN SUSTAINABILITY COMMITTEE



2024

WEST JORDAN CITY COUNCIL MEETING

CONTENTS

- What we have been up to
  - Community Market
    - Produce Exchange
  - Community Garden
  - Tour of City Hall's Sustainability Efforts
  - Bike with the Mayor
- What we would like to be doing next
  - Sustainability Awards
  - Seed Exchange
  - Air Quality Monitors
- Where we want your help
  - Title II Committees Budget
  - Finding new members

WHAT WE HAVE BEEN UP TO

COMMUNITY MARKET

- Organized and Operated by the Sustainability Committee
- Community Market Occurs Once per month, June through September
- Second Tuesday of the Month
- Partners with the Food Truck Night, at Ron Wood Park
- Focus is on encouraging residents to purchase local, support home-based commerce
- Typically 12-15 vendors each week
- Do a Produce Exchange last two Markets of the Season

COMMUNITY GARDEN

- Working with Public Services Dept. to re-establish a Community Garden
- Located at Senior Center Park
- Plan to use this site to test interest for future garden
- Need help cleaning up and re-building the Community Garden for use in 2025

CITY HALL SUSTAINABILITY TOUR

- Took Tour of Remodeled City Hall to see and understand the added sustainability and efficiency efforts included in the building
  - Insulation, Air Control
  - Mechanical Systems
  - Lighting Systems, LED
  - Plan for Future Growth

BIKE WITH THE MAYOR

- Showcases an alternative transportation option
- Would like to make it happen on a more regular basis

WHAT WE WOULD LIKE TO DO NEXT

SUSTAINABILITY AWARDS

- The Sustainability Committee would like to start the Sustainability Awards
- Award recognitions for businesses and organizations working to be more sustainable
- Would like to have nominations in Winter 2025 and give the awards in Spring 2025

SEED EXCHANGE

- The Sustainability Committee would like to start a seed exchange program
- Free seed exchange
- As part of the Community Garden
- Need materials for housing, labeling, and organizing donated seeds

AIR QUALITY MONITORING

- The Committee would like to add Air Quality Monitors around West Jordan
- To add to the valley wide network of air quality status inputs
- Need support from the City, School District, others for locating the Air Quality Monitors

WHERE WE WANT YOUR HELP

FUNDING FOR TITLE II COMMITTEES

- The City Council made a $5,000 appropriation for Title II Committees in this budget year
- Please continue to fund money for the Executive Committees

WATER CONSERVATION EFFORTS

- Please Continue to Promote and Require Water Conservation through City Resources
  - We like the updated landscaping standards for new construction that require water-wise landscapes
  - We support the Water Conservation Plan that is coming to you on the City Council at your next meeting
  - We support additional water conservation efforts
    - We like the movement toward reducing non-usable turf at City Hall and other City facilities

BIG BEND

- The Sustainability Committee is supportive of the Big Bend project and we encourage the City Council to continue efforts to develop this important natural area

HELP US FIND MORE MEMBERS

- We are down to only a few active members of the committee
- If you know anyone who has an interest in community service and sustainability, please invite them to be part of our committee

THANK YOU

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Larry Gardner

Applicant: West Jordan City

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

Meeting Date Requested : 12/04/2024

Deadline of item : 12/22/2024

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Ordinance No. 24-55 amending the General Plan Future Land Use Map for 6.23 acres at 6676 and 6686 S Redwood Road, adding 'Potential Residential Overlay District (ROD)' designation

2. **EXECUTIVE SUMMARY**
   The reason for this future land use map amendment is to satisfy and comply with strategy F of the Moderate-Income Housing section of the General Plan. The 2024 moderate income housing report to the State of Utah found West Jordan City non-compliant, because strategy F requiring the future land use map be amended to ROD by the City Council has not been approved.

3. **TIME SENSITIVITY / URGENCY**
   Urgent. The report, with a signed copy of the ordinance, is due to the State no later than December 22, 2024.

4. **FISCAL NOTE**
   No fiscal impact has been identified with this amendment.

5. **PLANNING COMMISSION RECOMMENDATION**
   Trish Hatch moved, based on the information and Criteria set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council amending the General Plan Future Land Use Map on 6.23 acres of property located at 6676 and 6686 South Redwood Road adding the future land use designation of “Potential Residential Overlay District (ROD).” The motion was seconded by Ammon Allen and passed 5-0 in favor. Emily Gonzalez and Tom Hollingsworth were absent.

6. **STAFF ANALYSIS**
   The reason for this future land use map amendment is to satisfy and comply with strategy F of the Moderate-Income Housing section of the General Plan. The 2024 moderate income housing report to the State of Utah found West Jordan City non-compliant, because strategy F requiring the future land use map be amended to ROD by the City Council has not been approved. The overarching goal of the strategy is to rezone all qualifying properties to ROD which will first have to be identified on the future land use map. The benchmark was to be completed by July 31, 2024. The strategy states:

Implementation Plan for Strategy 10-9a-403(2)(b)(iii) (F)

1. *Timeline: Rezone all qualifying properties, approved by the city council, to the Residential Overlay District (ROD) by December 31, 2025.*
    a. *Measure: Identify the areas that qualify for the ROD.*
    b. *Measure: Complete existing conditions analysis of potential ROD areas.*
        i. *Benchmark: Complete Measure a and b by March 31, 2023.*
    c. *Measure: Identify utility constraints of each area and plot timeframe.*
    d. *Measure: Identify transportation constraints of each area and plot timeframe.*
    e. *Measure: Conduct analysis of potential residential density in each ROD area, including recommended percentage of moderate income housing.*
        i. *Benchmark: Complete measures c through e by September 30, 2023.*
    f. *Meet with property owners to determine feasibility.*
        i. *Benchmark: Complete measure f by December 31, 2023.*
    g. *Measure: Update Future Land Use Map in each ROD area to reflect future rezone to ROD.*
        i. *Benchmark: Complete measure g by July 31, 2024.*

Staff's plan was for the future land use map to be amended when the property owner is ready to develop the property using the Residential Overlay District. However, the non-compliance determination is requiring the city to adopt the designation of "Potential Residential Overlay District (ROD" to avoid punitive measures from the State. An amendment to the future land use map is not an entitlement and will not grant the property owner the ability to use the ROD. That will have to be done with a zone change if and when the Planning Commission and City Council approve that zoning map amendment. The underlying future land use designation of Community Commercial will not be removed. The "Potential ROD" designation will be overlayed, as the ROD is an overlay zone. Also, the zoning designation of Community Commercial will not be removed or amended.

The subject property is located at 6676 and 6686 South Redwood Road. The property is approximately 6.23 acres. At present the property owner is working with the city to construct a multi-family development using the Residential Overlay District (ROD) zoning. There is not a timeframe for development at present.

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	**Zoning**	**Existing Land Use**
North	Parks and Open Land	PF	Cemetery
South	Community Commercial	SC-2	Retail/Commercial
West	Low Density Residential	R-1-10	Single Family Dwellings
East	Professional Office	PO	Offices

7. MOTION RECOMMENDED

Move to approve Ordinance No. 24-55 amending the General Plan Future Land Use Map for 6.23 acres at 6676 and 6686 S Redwood Road, adding 'Potential Residential Overlay District (ROD)' designation

West Jordan City Council Meeting

Council Staff Review

Item Name:	Ordinance No. 24-55 amending the General Plan Future Land Use Map for property at 6676 and 6686 South Redwood Road
Department:	Community Development
Action Needed:	Approve/Not Approve Ordinance

ITEM SUMMARY

The Council is being asked to consider Ordinance No. 24-55, which would amend the General Plan Future Land Use Map on 6.23 acres of property located at 6676 and 6686 South Redwood Road, adding the future land use designation of "Potential Residential Overlay District (ROD)."

POSSIBLE COUNCIL ACTION

Council may choose to take one of the following actions:

1. Approve the Ordinance as written and as proposed OR with stated amendments;
2. Not Approve the Ordinance;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

BACKGROUND & TIMELINE

As stated with the Staff Report, the 2024 moderate income housing report to the State of Utah found West Jordan City non-compliant, due to elements of strategy F not being approved by the City Council.

The initial benchmark for this goal was July 31, 2024 – City Staff must now submit a report (including this ordinance) to the State no later than December 22, 2024.

COUNCIL OFFICE ANALYSIS

Strategy F can be found within the Moderate Income Housing section of the city's General Plan.

By approving Ordinance No. 24-55, the necessary land use map changes will be achieved and the city will be complaint with the State's mandates on Moderate Incoming Housing.

Despite this potential approval, there is no timeframe for the actual development of the property at present time.

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This Council Staff Review (CSR) has been created to complement the existing Request for Council Action (RCA) form submitted for the respective item.

While appropriate details may be repeated or referenced within a CSR, please refer to the RCA for department staff analysis and reporting, Planning Commission and/or Mayoral recommendations, fiscal impact, and other helpful information, as appropriate.

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
ORDINANCE NO. 24-55

AN ORDINANCE AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR 6.23 ACRES OF PROPERTY (PARCELS 21-22-327-003 AND 21-22-327-008), ADDING THE FUTURE LAND USE DESIGNATION OF "POTENTIAL RESIDENTIAL OVERLAY DISTRICT (ROD)" TO COMPLY WITH MODERATE INCOME HOUSING STRATEGY F

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

WHEREAS, the City desires to comply with the requirements of Utah law regarding Moderate Income Housing, especially with regards to Moderate Income Housing Strategy F; and

WHEREAS, in particular, the City, for 6.23 Acres of Property (Parcels 21-22-327-003 and 21-22-327-008), located at approximately 6676 and 6686 South Redwood Road, with the legal description in Attachment 1 ("**Property**"), the City desires to add the Future Land Use Designation of "Potential Residential Overlay District (ROD)" to the existing Community Commercial Future Land Use Designation on the Property, to comply with Moderate Income Housing Strategy F ("**General Plan Land Use Map Amendment**"); and

WHEREAS, on November 19, 2024, the General Plan Land Use Map Amendment was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and made a ***positive*** recommendation to the West Jordan City Council ("**City Council**") concerning the General Plan Land Use Map Amendment, based upon the criteria in City Code Section 13-7C-6; and

WHEREAS, a public hearing was held before the City Council on December 4, 2024 concerning the General Plan Land Use Map Amendment; and

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

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

Section 1. General Plan Land Use Map Amendment. For the Property, ***the General Plan Land Use Map Amendment is approved***, as per the legal description in "Attachment 1", which is attached hereto.

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

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

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

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

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

[See next page.]

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/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 24-55.

_____ The Mayor vetoed Ordinance No. 24-55 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-55 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, CMC
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, CMC
City Recorder

Attachment 1 to

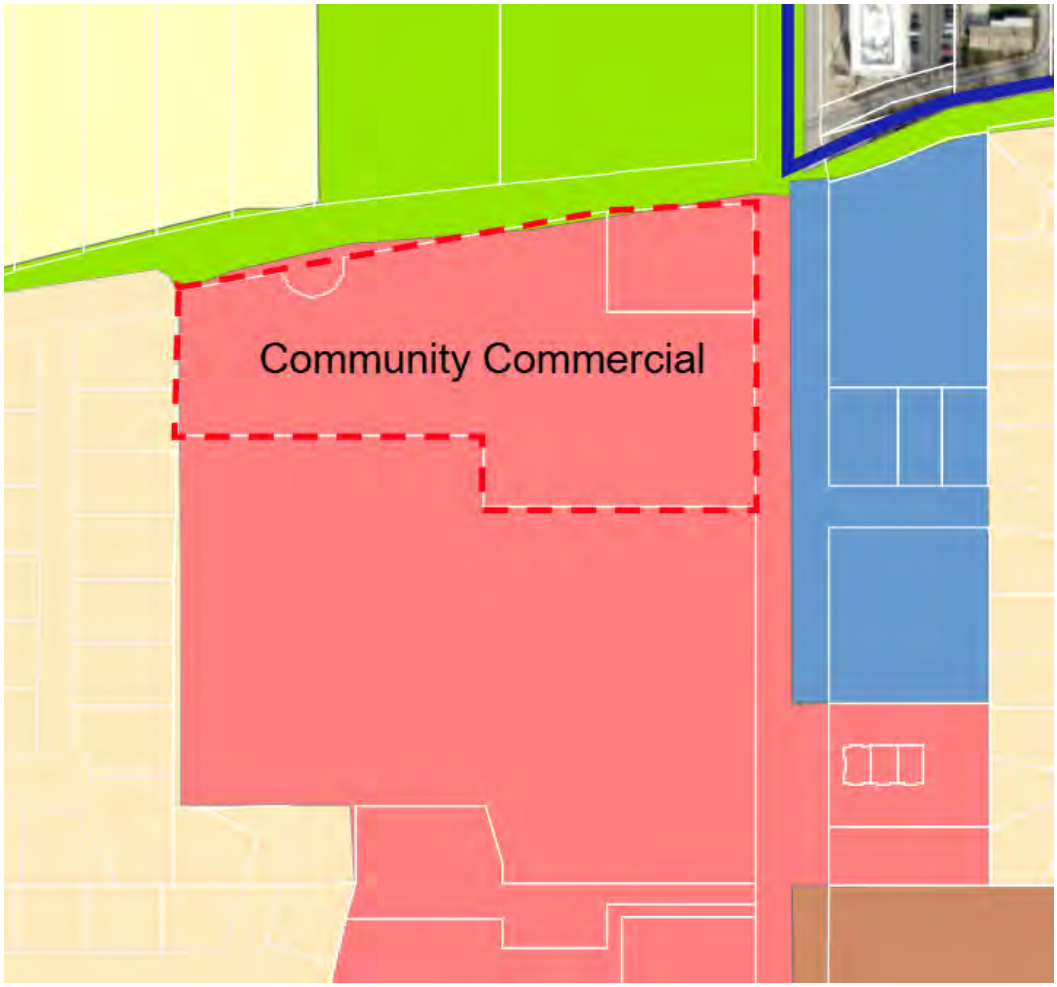
ORDINANCE NO. 24-55

AN ORDINANCE AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR 6.23 ACRES OF PROPERTY (PARCELS 21-22-327-003 AND 21-22-327-008), ADDING THE FUTURE LAND USE DESIGNATION OF "POTENTIAL RESIDENTIAL OVERLAY DISTRICT (ROD)" TO COMPLY WITH MODERATE INCOME HOUSING STRATEGY F

*(See the following page(s) for the attachment, which is a **legal description**.)*

BEGINNING ON THE NEW WEST LINE OF REDWOOD ROAD AT A POINT THAT IS NORTH 0°01'25" WEST ALONG THE QUARTER-SECTION LINE (BASIS OF BEARING) 2131.50 FEET AND SOUTH 89°58'35" WEST 53.00 FEET FROM THE COUNTY MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°01’25” WEST 155.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE JORDAN AND SALT LAKE CANAL AT A POINT THAT IS SOUTH 0°01'25" EAST 41.87 FEET FROM THE CENTER OF SAID CANAL; THENCE ALONG SAID CANAL RIGHT OF WAY AND PARALLEL WITH THE CENTER OF SAID CANAL SOUTH 86°48’00” WEST 206.63 FEET; THENCE CONTINUING ALONG SAID CANAL SOUTH 80°07’00” WEST 383.35 FEET TO A POINT ON THE EASTERLY LINE OF WEST JORDAN CITY PROPERTY; THENCE ALONG SAID EASTERLY PROPERTY LINE SOUTH 15.68 FEET; THENCE WESTERLY 141.37 FEET ALONG THE SOUTHERLY LINE OF SAID WEST JORDAN CITY PROPERTY AND THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 180°00'00" (CHORD BEARS WEST 90.00 FEET) TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF THE JORDAN AND SALT LAKE CANAL; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 80°07' WEST 154.05 FEET; THENCE SOUTH 0°02’56” EAST 209.51 FEET; THENCE NORTH 89°58’35” EAST 440.125 FEET; THENCE SOUTH 0°01’25” EAST 101.33 FEET; THENCE N89°58’35” EAST 385.56 FEET TO SAID NEW WEST LINE OF REDWOOD ROAD; THENCE ALONG SAID WEST LINE OF STREET NORTH 0°01’23” WEST 274.95 FEET TO THE POINT OF BEGINNING.


Cole Ln
Canal Rd
th Jordan Canal
SITE
68
Alice Susanna Ln
S Redwood Rd
68
Way


Community Commercial


Community Commercial With "Potential Residential Overlay (ROD)"

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD NOVEMBER 19, 2024 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: George Winn, John Roberts, Trish Hatch, Ammon Allen, and Jay Thomas. Emily Gonzalez and Tom Hollingsworth were excused.

STAFF: Scott Langford, Larry Gardner, Ray McCandless, Megan Jensen, Todd Johnson, Duncan Murray, Julie Davis, Paul Brockbank

****

4. Residential Overlay; 6676 and 6686 South Redwood Road; Recommendation to the City Council to Amend the General Plan Future Land Use Map on 6.23 acres of property adding the future land use designation of "Potential Residential Overlay District (ROD)"; City of West Jordan (applicant) [parcels 21-22-327-003, 008]

Larry Gardner said Strategy 1g in the Moderate-Income Housing plan is to update the future land use map for each potential ROD (Residential Overlay District) area to reflect a future rezone to ROD. The city received a letter of non-compliance from the State of Utah because the benchmark for that strategy was July 31, 2024. This action is to become compliant. He emphasized that this action is not a rezone of property but a marker on the future land use map that could reflect a future zone. He named the three areas that were at one time identified for the ROD, including this property. Since that time, two of them no longer are being considered. A developer has been involved with this property in the past, but there is no current application. The recommendation to the City Council does not carry any entitlement. Entitlements only come with a proposal and application that meets constraints for utilities, traffic, and the ROD ordinance.

Based on the information and Criteria set forth in the staff report, staff recommended that the Planning Commission forward appositive recommendation to the City Council for this application.

George Winn opened the public hearing.

Gary Cannon, representing the South Jordan Canal, stated that there is some concern about what an end product would look like as it pertains to safety and reducing liability on the South Jordan canal. There are challenges with Canal Road, and they want to be involved with discussion on the access if the property changes to residential.

Michael Hansen, West Jordan resident, stated that he lives on Canal Road and is also speaking on behalf of his grandmother. They are concerned about the potential for high-density apartments because of the narrow width of Canal Road, which is currently closed from access at Redwood Road. High-density housing would be an issue for those who still live on Canal Road. He referred to a meeting in the past for a proposed 1200-resident apartment complex, which is not a good idea. He was against any type of high-density housing.

Further public comment was closed at this point for this item.

George Winn asked for comments on potential traffic issues with this application.

Larry Gardner said this application does not give entitlement. For the property to develop under the ROD, a zone change is required and then a site plan approval. Concerns about access to Canal Road will be vetted at that time. He asked the Fire Marshal if access on Canal Road was needed for fire safety.

Paul Brockbank stated that the development would need two access/egress points. On a past iteration, one of the suggestions was a limited access to the shopping center to the south with an easement, which is one solution to satisfy the fire code. The developer of that plan was trying hard not to open Canal Road for access.

George Winn said to be clear, the application is only for a recommendation to the council for a future land use map amendment. All access and safety issues would be addressed later as part of an application to develop the property.

MOTION: Trish Hatch moved, based on the information and Criteria set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council amending the General Plan Future Land Use Map on 6.23 acres of property located at 6676 and 6686 South Redwood Road adding the future land use designation of "Potential Residential Overlay District (ROD)." The motion was seconded by Ammon Allen and passed 5-0 in favor. Emily Gonzalez and Tom Hollingsworth were absent.

Office of the City Council
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

CITY OF WEST JORDAN
NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Wednesday, December 4, 2024 at 6:00 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088**.

The purpose of the hearing is to receive public comments regarding the following:

- **Ordinance No. 24-55** a petition from West Jordan City requesting an amendment to the General Plan Land Use Map for 6.23 acres of property located at 6676 and 6686 South Redwood Road adding the future land use designation of "Potential Residential Overlay District (ROD)"

- **Ordinance No. 24-54** amending West Jordan City Code Section 13-5I-5 in Title 13, Chapter 5, Article I (City Center Zones), related to Residential Density adding the requirement for moderate income housing and amending maximum residential density

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

If you are interested in participating in the public hearing, please visit the City of West Jordan website at https://westjordan.primegov/public/portal approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. For further information please contact the Council Office at (801) 569-5017.

Posted November 21, 2024
/s/ Cindy M. Quick, MMC
Council Office Clerk

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Larry Gardner

Applicant: West Jordan City

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

Meeting Date Requested : 12/04/2024

Deadline of item : 12/22/2024

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Ordinance No. 24-54 amending City Code Section 13-5I-5 (City Center Zones) regarding Residential Density, moderate income housing requirements, and maximum density limits

2. **EXECUTIVE SUMMARY**
   The application is for a proposed amendment to the City Center Core (CC-C) zoning district that will establish the percentage of moderate-income housing that will be required in the CC-C zone. The reason for this proposed ordinance text change is to satisfy and comply with strategy G of the Moderate-Income Housing section of the General Plan. The 2024 moderate income housing report that was sent to the State of Utah found West Jordan City non-compliant, because strategy G requiring the City Center zoning ordinance be amended by the City Council adding a percentage of moderate-income housing to the zone has not been approved. If the proposed amendment is approved the city will be compliant.

3. **TIME SENSITIVITY / URGENCY**
   Urgent. The report, with a signed copy of the ordinance, is due to the State no later than December 22, 2024.

4. **FISCAL NOTE**
   No fiscal impact has been identified with this amendment.

5. **PLANNING COMMISSION RECOMMENDATION**
   Jay Thomas moved, based on the information and Criteria set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council amending West Jordan City, CC City Center Zone Code Section 13-5I-5: Residential Density. Adding the requirement for moderate income housing and amending maximum residential density. The motion was seconded by Trish Hatch and passed 5-0 in favor. Emily Gonzalez and Tom Hollingsworth were absent.

6. **STAFF ANALYSIS**
   The reason for this proposed ordinance text change is to satisfy and comply with strategy G of the Moderate-Income Housing section of the General Plan. The 2024 moderate income housing report that was sent to the State of Utah found West Jordan City non-compliant, because strategy G requiring the City Center zoning ordinance be amended by the City Council adding a percentage of moderate-income housing to the zone has not been approved. The overarching goal of the strategy is to amend the city center zone following the station area plan adopted in 2024, which will happen in the future.

The proposed ordinance will satisfy the strategy which will, hopefully, bring the city into compliance. The benchmark was to be completed by December 31, 2023, but delays in preparation and adoption of the station area plan slowed the amendment process down. Staff has analyzed the strategy and actions to be taken. The proposed amendment will add a moderate-income housing percentage and alter the densities to be in line with the approved station area plan. The amendment will also add multi-family housing as a permitted use in the city center zone, which was always assumed to be a use allowed in the past based on other references in the CC ordinance. This addition will make it clear that multi-family is a permitted use. This strategy and analysis are what was sent to the State explaining the city's position, to no avail. Staff's analysis of the strategy is in red. The strategy states:

Strategy 10-9a-403(2)(b)(iii) (G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed- use zones near major transit investment corridors. Strategy type one time.

1. ***Implementation Plan for Strategy 10-9a-403(2)(b)(iii) (G)***
2. *Timeline: Modify City Center (CC) land use regulation by December 31, 2023*

Staff analysis: West Jordan City did not meet benchmark guidelines for this strategy because the city was waiting for the station area plan amendment for the City Center zone to be completed and adopted as a guiding document for implementation. West Jordan has a city center zone that was adopted in 2008 but no mention of moderate-income housing is made in the current ordinance. The station area plan for Gardner Station and the West Jordan City Center was approved by Wasatch Front Regional Council and by UTA Local Advisory Council recommended approval on May 22, 2024, and the UTA Board of Trustees on June 12, 2024. The newly adopted station area plans will guide the amendments to the City Center zone.

a. *Measure: Analyze City Center zone ordinance and determine percentage of and qualifications for new moderate income housing development.*

Staff Analysis: The updated station area plan recommends using Housing and Transit Rehabilitation Zone (HTRZ) funds to incentivize moderate income housing. The minimum moderate-income housing associated with an HTRZ is 10% of the housing. This value will be reflected in the amended City Center Zone Ordinance.

b. *Measure: Determine how moderate-income housing should be integrated into CC zones.*

Staff Analysis: Moderate Income Housing will be integrated throughout the city center zone housing components and will not be segregated into one area or building. This will be reflected in the amended City Center Zone ordinance.

c. *Measure: Identify how new moderate-income housing will be subsidized.*

Staff Analysis: The City Center is in an active Redevelopment area (RDA). Funds from the RDA could be a source of funding for housing. The adopted station area plan also recommends using HTRZ funds as a source of funding for moderate income housing.

d. *Measure: Analyze potential RDA housing set aside for new moderate income housing development in CC zone.*

Staff Analysis: There is approximately $80,000.00of RDA housing set aside for this area.

i. *Benchmark: Complete measures c and d by May 31, 2023.*

e. *Measure: Start process to amend CC zone language.*

Staff Analysis: West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is anticipated that this amendment will be adopted in 2025.

f. *Hold Planning Commission public hearing(s).*
Staff Analysis: West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is anticipated that this amendment will be adopted in 2025.

g. *Hold City Council public hearing(s).*

Staff Analysis: West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is anticipated that this amendment will be adopted in 2025.

i. *Benchmark: Complete measures e through g by October 31, 2023*

Staff Analysis: West Jordan City is currently drafting an amended City Center zone ordinance based on direction from the adopted Station area plan. It is anticipated that this amendment will be adopted in 2025.

ii. *Benchmark adopt by December 31, 2023.*

The proposed amendments:

13-5I-5: RESIDENTIAL DENSITY:

A. Scope: The development of residential housing within the city center zone should be achieved through a mixture of multi-family dwelling units and townhouses/condominiums (attached single-family units). Multi-family dwelling units may be constructed as single use structures (CC-R subdistrict only) or as units above the first (or higher) floor level of a mixed-use structure, where the minimum and maximum density ranges for apartments may still apply.

B. Applicable Requirements: The following density requirements shall apply to all residential uses in the CC-C and CC-R subdistricts:

C. All residential uses shall contain a minimum ten percent (10%) moderate income housing based on the total unit count for each building and or project as approved by the city council through a master development agreement.

Use	***Density Ranges***	
	Minimum Dwelling Units Per Acre	***Maximum Dwelling Units Per Acre***
Range of density for CC-C subdistrict:		
Multi-family dwellings/condominiums with surface parking	*14*	*25*
Multi-family dwellings/condominiums/ mixed use with underground or structured parking	*14*	*~~50~~ 80*
Mixed Use Commercial	*14*	*80*
Range of density for CC-R subdistrict:		
Multi-family dwellings/condominiums with surface parking	*14*	*25*
Multi-family dwellings/condominiums/ mixed use with underground or structured parking	*14*	*30*

7. MOTION RECOMMENDED

Move to approve Ordinance No. 24-54 amending Section 13-5I-5 regarding Residential Density, moderate income housing requirements, and maximum density limits.

West Jordan City Council Meeting

Council Staff Review

Item Name:	Ordinance No. 24-54 Residential Density Code Amendments
Department:	Community Development
Action Needed:	Approve/Not Approve Ordinance

ITEM SUMMARY

The Council is being asked to consider Ordinance No. 24-54, which amends West Jordan City Code related to Residential Density, adding the requirement for moderate income housing and amending maximum residential density.

This application proposes an amendment to the City Center Core (CC-C) zoning district, that will establish the percentage of moderate-income housing, that will be required in the CC-C zone.

POSSIBLE COUNCIL ACTION

Council may choose to take one of the following actions:

1. Approve the Ordinance as written and as proposed OR with stated amendments;
2. Not Approve the Ordinance;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

BACKGROUND & TIMELINE

As stated with the Staff Report, the 2024 moderate income housing report to the State of Utah found West Jordan City non-compliant, due to elements of strategy G not being approved by the City Council.

The initial benchmark for this goal was July 31, 2024 – City Staff must now submit a report (including this ordinance) to the State no later than December 22, 2024.

COUNCIL OFFICE ANALYSIS

Strategy G can be found within the Moderate Income Housing section of the city's General Plan.

By approving Ordinance No. 24-54, the required percentages will be established for and the city will be complaint with the State's mandates on Moderate Incoming Housing.
--

West Jordan City Council Meeting

Council Staff Review

This Council Staff Review (CSR) has been created to complement the existing Request for Council Action (RCA) form submitted for the respective item.

While appropriate details may be repeated or referenced within a CSR, please refer to the RCA for department staff analysis and reporting, Planning Commission and/or Mayoral recommendations, fiscal impact, and other helpful information, as appropriate.

THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 24-54

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (MODERATE INCOME HOUSING AND MAXIMUM RESIDENTIAL DENSITY REQUIREMENTS OF THE CITY CENTER ZONES); AMENDING SUBSECTION 13-5I-4(A) AND SECTION 13-5I-5

WHEREAS, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend Subsection 13-5I-4(A) and Section 13-5I-5 in the City Code ("**proposed City Code amendments**"); and

WHEREAS, the Planning Commission of the City ("**Planning Commission**") held a public hearing and provided a recommendation on November 19, 2024, regarding the proposed City Code amendments, which are all land use regulations in the land use titles; and determined the following, pursuant to City Code Section 13-7D-6B:

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

2. The proposed City Code amendments are appropriate given the context of the request and there is sufficient justification for a modification to the land use titles;

3. The proposed City Code amendments will not create a conflict with any other section or part of the land use titles or the General Plan; and

4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any special privileges to a single property owner or cause, and they are only necessary to make a modification to the land use titles in light of corrections or changes in public policy; and

WHEREAS, the City Council held a public hearing on December 4, 2024, regarding the proposed City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

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

Section 1. Amendment of City Code Provisions. City Code Subsection 13-5I-4(A) and Section 13-5I-5 are amended as shown in Attachments 1 and 2, respectively, to this Ordinance. The remainder of Section 13-5I-4 shall not be amended.

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

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

[See next page.]

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 Bob Bedore	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Kelvin Green	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Kayleen Whitelock	☐	☐

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/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 24-54.

_____ The Mayor vetoed Ordinance No. 24-54 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-54 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, CMC
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, CMC
City Recorder

(Attachment on the following pages.)

Attachments 1 and 2 to

ORDINANCE NO. 24-54

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (MODERATE INCOME HOUSING AND MAXIMUM RESIDENTIAL DENSITY REQUIREMENTS OF THE CITY CENTER ZONES); AMENDING SUBSECTION 13-5I-4(A) AND SECTION 13-5I-5

Attachment 1 – Subsection 13-5I-4(A)

Attachment 2 - Section 13-5I-5

(See the following pages for the attachments.)

13-5I-4: PERMITTED, CONDITIONAL AND PROHIBITED USES:

A. Permitted And Conditional Uses: Uses allowed in the city center subdistricts are listed in the following table. Those uses identified as "permitted" (P) are allowed by right; provided, that they comply with all other requirements of this title. Uses identified as "conditional" (C) may be approved by the planning commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this code, so long as they comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the zoning administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the zoning administrator, and shall comply with title 15 of this code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in the city center zone.

PERMITTED AND CONDITIONAL USES IN CITY CENTER SUBDISTRICTS

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

Legend:		
P	=	Permitted use
C	=	Conditional use
AC	=	Administrative conditional use

Use	**CC-C**	**CC-R**	**CC-F**
Auditorium	C		
Bail bonds and pawnbrokers	C		C
Banks, credit unions with drive-up service windows		C	AC
Banks, credit unions without drive-up service windows	P	C	P
Bed and breakfast	P	P	
Check cashing credit card services			C
Church/place of worship	C		C
College or university, satellite campus	P		C
Convention center	P		
Daycare, general	AC	AC	AC
Daycare, limited	P	P	P
Department store	P		C
Drive-up automated teller machines	C		AC
Farmers' market	P		P
Health and fitness facility	P		P
Hotel	P	C	C
Household pets, subject to regulations of animals in title 6, chapter 3 of this code, or successor ordinance		P	
Mass transit railway system	P	P	P

Massage therapy	P	AC	P
Media service	P		C
Medical service	P	C	P
Mixed use development	P	C	P
Model home	P	P	P
Motel			C
Movie theater	P		
Municipal, recreational and cultural facilities and services	P	C	P
Off site parking	C	C	C
Office	P	C	P
Outdoor dining	P	C	AC
Park and ride lot	P		
Park, public or private	P	P	P
Parking structures	P	C	C
Personal care service	P	AC	P
Personal instruction service	AC	AC	AC
Pet groomer	P		P
Preschool	AC	AC	AC
Reception center	C		
Recreational facilities, indoor and outdoor	P		C
Residential, attached single-family		P	
Residential, multi-family (single use) over 45 feet in height	P	C	
Residential, multi-family (single use) under 45 feet in height	P	P	
Restaurant, fast food (general)			C
Restaurant, fast food (limited)[1]	C		C
Restaurant, general	P	C	P
Retail greater than 15,000 square feet	C		C
Retail up to 15,000 square feet	P	C	P
School, vocational	C		C
Secondhand store			C
Service establishment up to 15,000 square feet	P	C	P
Small scale public utilities	C		C
Tattoo and body engraving service	C		
Transit station structures, facilities	P		
Utility, minor	C		C
Vehicle and equipment repair (general)			C
Vehicle and equipment repair (limited)			C

Note:

1. See subsection B of this section for additional standards.

13-5I-5: RESIDENTIAL DENSITY:

A. Scope: The development of residential housing within the city center zone should be achieved through a mixture of multi-family dwelling units and townhouses/condominiums (attached single-family units). Multi-family dwelling units may be constructed as single use structures (CC-R subdistrict only) or as units above the first (or higher) floor level of a mixed use structure, where the minimum and maximum density ranges for apartments may still apply.

B. Applicable Requirements: The following density requirements shall apply to all residential uses in the CC-C and CC-R subdistricts:

C. All residential uses shall contain a minimum 10 percent moderate income housing, based on the total unit count for each building or project, as approved by the city council through a master development agreement.

Use	Density Ranges	
	Minimum Dwelling Units Per Acre	**Maximum Dwelling Units Per Acre**
Range of density for CC-C subdistrict:		
Multi-family dwellings/condominiums with surface parking	14	25
Multi-family dwellings/condominiums/ mixed use with underground or structured parking	14	~~50~~ 80
Mixed use commercial	14	80
Range of density for CC-R subdistrict:		
Multi-family dwellings/condominiums with surface parking	14	25
Multi-family dwellings/condominiums/ mixed use with underground or structured parking	14	30

(2001 Code § 89-3-1005; amd. 2009 Code)

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD NOVEMBER 19, 2024 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: George Winn, John Roberts, Trish Hatch, Ammon Allen, and Jay Thomas. Emily Gonzalez and Tom Hollingsworth were excused.

STAFF: Scott Langford, Larry Gardner, Ray McCandless, Megan Jensen, Todd Johnson, Duncan Murray, Julie Davis, Paul Brockbank

****

4. Text Amendment – City Center Zones; Recommendation to the City Council to Amend the West Jordan City Code Section 13-5I-5: Residential Density. Adding the requirement for moderate income housing and amending maximum residential density; City of West Jordan (applicant)

Larry Gardner stated that the amendment is to bring the City into compliance with the State of Utah Moderate Income Housing Plan Strategy to integrate moderate income housing into the City Center Core zone. The original intent was to base the amendment to the City Center zone on the adopted 3-Station Area Plan. The City Center zone was approved in 2007 and multi-family residential was never listed on the use table in the City Center Core, but it was mentioned in the text of the ordinance. He believed that this was an oversight, so an addition to the use table will correct that. Section 13-5I-5, Residential Density, will state that all residential uses shall contain a minimum of 10% moderate income housing based on the total unit count for each building and/or project as approved by the city council through a master development agreement. The MDA will make the developers aware that they are responsible for paying for the moderate-income housing, and not the city. Another change in this amendment adds mixed-use commercial to the use table with a minimum density of 14 dwelling units per acre and a maximum of 80. The density ranges in the table reflect the recommendation in the 3-Station Area Plan.

Based on the information and Criteria set forth in the staff report, staff recommended that the Planning Commission forward appositive recommendation to the City Council for this application.

George Winn opened the public hearing.

Further public comment was closed at this point for this item.

MOTION: Jay Thomas moved, based on the information and Criteria set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council amending West Jordan City, CC City Center Zone Code Section 13-5I-5: Residential Density. Adding the requirement for moderate income housing and amending maximum residential density. The motion was seconded by Trish Hatch and passed 5-0 in favor. Emily Gonzalez and Tom Hollingsworth were absent.

DRAFT

Office of the City Council
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

CITY OF WEST JORDAN
NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Wednesday, December 4, 2024 at 6:00 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088**.

The purpose of the hearing is to receive public comments regarding the following:

- **Ordinance No. 24-55** a petition from West Jordan City requesting an amendment to the General Plan Land Use Map for 6.23 acres of property located at 6676 and 6686 South Redwood Road adding the future land use designation of "Potential Residential Overlay District (ROD)"

- **Ordinance No. 24-54** amending West Jordan City Code Section 13-5I-5 in Title 13, Chapter 5, Article I (City Center Zones), related to Residential Density adding the requirement for moderate income housing and amending maximum residential density

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

If you are interested in participating in the public hearing, please visit the City of West Jordan website at https://westjordan.primegov/public/portal approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. For further information please contact the Council Office at (801) 569-5017.

Posted November 21, 2024
/s/ Cindy M. Quick, MMC
Council Office Clerk

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Tayler R Jensen

Applicant: Peterson Development

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 10 Minutes

Meeting Date Requested : 12/04/2024

Deadline of item : 12/31/2024

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Ordinance No. 24-47 a Master Development Agreement/Plan for Copper Meadows (76.21 acres at 8200 S Stokesley Dr) and **Ordinance No. 24-48** amending the General Plan Land Use Map to Low-Density Residential and Rezone to Planned Community Zone (PC)

2. **EXECUTIVE SUMMARY**
   Copper Meadows was reviewed by the City Council on November 20, 2024. Following public comments and extensive Council discussion, the item was postponed with a directive to return to the Council no later than February 28, 2025.

   The applicant has requested that the item be reviewed and a final determination made during this meeting. As no modifications have been made to the plan presented on November 20, 2024, a public hearing is not scheduled for this item.

3. **FISCAL NOTE**
   N/A

4. **PLANNING COMMISSION RECOMMENDATION**
   The Planning Commission held a public hearing on October 15th, 2024, on the proposed General Plan Future Land Use Map Amendment, Master Development Plan/Agreement, and Rezone request for the *Copper Meadows* development, a 76.21 Acre project located on approximately 8200 South ands Stokesley Drive, after public comments (17) the Planning Commission made the following recommendations:

   General Plan Amendment: The Planning Commission voted **5 to 2** to make a recommendation of approval (positive recommendation) amending the Future Land Use Map (FLUM) from Future Park, Public Facilities, and Very Low-Density Residential to Low-Density Residential and Parks and Open Land subject to the requirements of approval (below).

   1: Any increases and/or improvements necessary to provide utility service for the additional entitlements shall be memorialized in the development agreement, and paid for and constructed by the applicant.

   The two commissioners who voted against the motion felt the proposal didn't match surrounding developments.

Master Development Plan/Agreement: The Planning Commission voted **5 to 2** to make a recommendation of approval (positive recommendation) for the *Copper Meadows* **Master Development Agreement/Plan** subject to the requirements of approval (below).

The two commissioners who voted against the motion felt the proposal didn't match surrounding developments.

1. The Master Development Plan represents a *Maximum* number of dwelling units. The actual unit count shall be determined through the standard subdivision process, and shall meet all applicable development and fire codes. The development shall not be exempted from standard city ordinances and standards, except as explicitly stated in the Master Development Agreement (MDA). The City makes no representations that the developer is guaranteed to be able to develop the maximum number of dwelling units, unless all provisions of the City Code are followed. Any variations from the approved plans shall comply with City Code Section 13-7I-5 *"Variations from Approved Plans and Development Standards."*
2. Proposed Masonry Walls shall have mow strips.
3. No development may occur in the annexation area prior to the annexation process being completed.
4. The applicant shall construct additional capacity for any development beyond the existing 154 ERU's. Additional capacity must be in a form and developed in a way that is acceptable to the City.

Rezone: The Planning Commission voted **5 to 2** to make a recommendation of approval (positive recommendation) of the *Copper Meadows* Rezone of 76.21 acres from Very Low-Density Single Family Residential (VLSFR), Public Facilities (P-F), and Low-Density Single Family (LSFR) to Planned Community (PC) subject to the requirements of approval (below).
The two commissioners who voted against the motion felt the proposal didn't match surrounding development.

1. The *Copper Meadows* Master Development Agreement (MDA) shall be approved prior to approving the Rezone.

5. STAFF ANALYSIS

I. BACKGROUND:

COPPER MEADOWS – History

Copper Meadows was originally reviewed by the West Jordan DRC (Design Review Committee) in April of 2023, followed by the Planning Commission in November of 2023, and the City Council in December of 2023 where the project was remanded back to the beginning of the Planning process. The applicant has worked with Planning Staff and has submitted several revisions, taking into account feedback from Staff and City Council. The revised version was reviewed by the Planning Commission on October 15th 2024 where it received a recommendation of approval (positive recommendation) by a vote of 5-2.

Current Zoning and Future Land Use Designation *Copper Meadows* is located on the Western boundary of West Jordan, South of the *Sycamores* development, at approximately 8200 South

Stokesley Drive. The project is bordered to the North by the established *Sycamores* development. South of the Project is the unbuilt, but (master-planned) Jones Ranch Development. To the East of the project is the *Hyde Point* development. There is an abandoned Gravel Pit operation on the subject property, running east-west about two-thirds of the way through the project (from North to South). Land north of the gravel pit maintains natural grades and hillsides, while there are extreme man-made slopes within the Gravel Pit portion of the development.

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

Current Future Land Use Designation	Current Zoning
Future Park	Very Low-Density Single-Family
Very Low-Density Residential	Very Low-Density Single-Family & Low-Density Single Family
Public Facilities	Public-Facilities
Unincorporated Salt Lake County	N/A

The General Plan Defines *Very Low Density Residential* as:

> "*Characteristics of land in this category range from large acreages of land still in agricultural Production to fairly large single-family residential lots, some of which may allow horses and other farm animals to be kept. Very low-density residential uses are appropriate as a buffer between higher density single-family development and dedicated open lands or hillsides where sensitive slopes make higher density development inadvisable."*

Density Range (Dwelling Units per Acre) for *Very Low-Density Residential* is up to **3 dwelling units per acre (DU/AC)**

Quick Summary:

- The current zoning of the property is Very Low-Density Single-Family, Low-Density Single Family, and Public-Facilities
- The proposed density would *not be appropriate* under the *Very Low-Density Residential, Future Park,* or *Public Facilities* future land use designation.
    - The Applicant has an application in to amend the future land use designation so that it is appropriate for a development of this density.

c. Proposal

The applicant is requesting the following:

1. ***Annexation:*** The applicant has applied to bring approximately 1.38 acres of property into West Jordan from Unincorporated Salt Lake County. This property contains 3 building lots and partial portions of 3 additional lots as well as a public road connection. No phase which contains the annexation property may be approved or constructed until such time that the annexation is approved and finalized. It should be noted that staff has received the application and associated materials for this annexation, and the city's attorney's office is working to schedule annexation meetings in line with state requirements and regulations. The West Jordan Planning Commission

is scheduled to hold a public hearing on the proposed annexation on November 19th ,2024 (day prior to this meeting).

2. ***General Land Use Map Amendment:*** The applicant is proposing an amendment to the Future Land Use Map, changing the 76.21-acre property from *Future Park, Very Low-Density Residential* and *public facilities* to *Low-Density Residential.* The General Plan defines *Low-Density Residential* as:

> *"...Development providing for low intensity single-family detached residential uses typically found in suburban and traditional neighborhoods."*

The General Plan designates a Density Range of **3.1 - 5.0 dwelling units per acre (DU/AC)** within the *Low-Density Residential* designation and identifies the following zones as appropriate within the designation: R-1-8, R-1-9, R-1-10, **PC**, PRD.

Copper Meadows is proposing a maximum overall density of 4.2 dwelling units per acre (DU/AC) and a zoning designation of *Planned Community (PC)* placing it inside the framework limits of the *Low-Density Residential* Future Land Use Designation.

3. ***Rezone***: The applicant is proposing to rezone approximately 76.21 Acres to the *Planned Community (PC)* Zone. The applicant is proposing a maximum of 318 Dwelling Units and a mix of Townhomes (17% of the total), traditional Single-family dwelling units (minimum 3% of the project total), Traditional Cottage Lots, and Single-family "Cluster Cottage Lots" small lot single-family homes located on shared driveways and/or accessed via private alley (maximum 50% of total unit count).

> 13-5C-5 states: "T*he minimum size for a Planned Community Zone shall be two hundred (200) undeveloped acres, except that the City Council may approve a rezone request to the Planned Community Zone classification for a parcel smaller than two hundred (200) acres if the City Council, in its sole discretion, determines that the surrounding neighborhood will not be adversely affected by the granting of such zone classification and that the provisions of this article will be complied with."*

The 592-acre *Jones Ranch* development located south of the proposal is zoned *Planned Community (PC)* as is the 500+ acre *Jordan Hills* development of which the *Sycamores* is a part. Thus while the proposed development is under the 200-acre minimum it is surrounded by over 1,000 acres of P-C zoned property, as such staff feels it is appropriate to consider a rezone to the *P-C* zone despite being under 200 acres, but ultimately that decision is under the purview of the City Council.

It should be noted that while 13-5C-1B states:

> *"The purpose of the Planned Community (PC) Zone is to encourage imaginative and efficient utilization of land through the clustering of buildings, and the integration of*

compatible uses (I.e., residential, commercial, recreational). The mix of uses is encouraged in order to create a convenient, efficient and effective integration of uses..."

The code **does not require** the integration of commercial and other land uses within the project. As this is a *legislative action* the Planning Commission was able to *recommend approval but the City Council has the authority to* require (or not require) a commercial component as part of the rezoning. In making their decision the City Council may also look at the proposal in the broader context of the surrounding *PC* zoning and adjacent development which includes multiple commercial components and consider if commercial is both viable and desirable in this predominately low and very low-density residential neighborhood located away from any major roadways.

Staff **does not** believe commercial development would be viable or desirable within the 76 acres of *Copper Meadows* and believes the City Council should consider that there is commercial development and property located approximately ¼ of a mile to the east of the project along SR-111. Staff believes that in looking at this project in context with the surrounding PC-zoned properties it meets the purpose, intent, and text of 13-5C-1B

4. ***Master Development Plan/Master Development Agreement:*** The *Planned Community (PC)* zone's purpose is to encourage the imaginative and efficient land utilization of land through the clustering of buildings, and the integration of compatible uses. To this purpose, a rezone to the P-C zone requires the adoption of a Master Development Agreement and Plan prior to approving the Rezone (13-5C-2B1). This development plan shall comply with the steps outlined in section 15-3-8 of West Jordan City Code and Title 13 Chapter 7. This Master Development Plan addresses, setbacks, conceptual layouts, amenities, open space, phasing, design, and utilities.

Bulk Development Standards in the PC zone are as follows *Unless different setbacks are approved with the Master Development Plan*

Standard PC Setbacks	
Location	Standard Setback
Front	22'
Rear	22'
Side Interior	5' Minimum, 13' Combined
Corner Side	15'

The applicant is proposing alternative bulk standards as allowed for by (13-5C-5 C c 1)

Proposed Bulk Standards for *Copper Meadows*							
Standard	**Alley Loaded Townhomes**	**Front Loaded Townhomes**	**Single-Family (Cluster/Carriage)**	**Single-Family (Cottage)**	**Single-Family (Garden)**	**Single Family (Village)**	**Single-Family (Estate)**
Minimum Lot Area	800 SF	800 SF	2,000 SF (3,000 SF Corner)	4,000 SF (5,000 SF/ Corner)	6,000 SF (7,000 SF Corner)	8,000 SF (9,000 SF Corner)	10,000 SF (11,000 SF/Corner)

Lot Width (At Setback)	20’	24’	24’	53’	53’	60’	70’
Front Setback	**12’**	22’	**10’**	**20’** (22’ Garage)	**20’** (22’ Garage)	**20’** (22’ Garage)	**20’** (22’ Garage)
Side Yard Setback (Interior Lot)	15’	8’, 20’ between buildings	5’ and 8’ alternating (13’ Combined)	5’ and 8’ alternating (13’ Combined)	5’ and 8’ alternating (13’ Combined)	5’ and 8’ alternating (13’ Combined)	8’
Side Yard Setback (Corner)	15’	**12’**	**12’**	15’	15’	15’	20’
Standard	**Alley Loaded Townhomes**	**Front Loaded Townhomes**	**Single-Family (Cluster/Carriage)**	**Single-Family (Cottage)**	**Single-Family (Garden)**	**Single Family (Village)**	**Single-Family (Estate)**
Rear Yard Setback (Interior Lot)	**5**’ or 22’ with full driveway	**12’**	**7.5’**	**20’**	**20’**	**20’**	**20’**
Rear Yard Setback (Corner Lot)	**5**’ or 22’ with full driveway	**12’**	**7.5’**	**15’**	**15’**	**15’**	**15’**
Max Height	45’	45’	35’	35’	35’	35’	35’

Items **bold and underlined** represent proposed changes less restrictive than standard P-C bulk standards.

Quick Summary:

- The proposal is to amend the Future Land Use Map (FLUM) to *Low-Density Residential* for the entire subject property.
- The proposal is to rezone the entire subject property to P-C with a maximum density of 4.2 DU/AC
- The rezone proposal and maximum density would both be appropriate *if* the Future Land Use Map is amended.
- The applicant is proposing setbacks and development standards that are different from the standards in the PC zone, but they are allowed to ask for different standards by the PC zone, it is up to the City Council to determine if proposed development standards are appropriate.
- If approved the applicant would need to complete the annexation request to bring approximately 1.38 acres of property into the City (Parcel 20-33-300-003-0000) prior to developing any phase which includes the property.

II. GENERAL INFORMATION & ANALYSIS

This currently vacant property is located at the Southwest corner of the intersection of 8200 South and Stokesley Way. This property consists of five (5) parcels of property, including one piece that is currently located in Unincorporated Salt Lake County, which the applicant has filed an Annexation Request for. The total acreage of the subject property is approximately 76.21 acres. The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Existing Conditions
North	Very Low-Density Residential & Open Space	P-C	Sycamores Subdivision*
South	Master Planned Community & Very Low-Density Residential	P-C	Currently Undeveloped, but Master Planned (Jones Ranch)**
West	Low-Density Residential	R-1-8	Hyde Point Subdivision
East	Unincorporated Salt Lake County	N/A	The rail line and Native Hillside

* Staff has reviewed both the *Sycamores at Jordan Hills,* and the other neighborhoods that make up the *Jordan Hills* Development. The Sycamores projects range in density from 1.71 DU/AC to 7.92 DU/AC with an overall density of 2.73 DU/AC. If Copper Meadows was included in the Jordan Hills Villages project it would increase the density by 0.04 DU/AC and would be the 3rd least dense of the 6 included developments.

Development	Acres	Units	DU/AC
Sycamores at Jordan Hills	237.79	649	2.73
The Maples at Jordan Hills	86.88	477	5.49
Oaks at Jordan Hills	188.24	743	3.95
Terrace Hill	18.78	133	7.08
Cottages at Jordan Hills	14.60	114	7.81
Total	**546.28**	**2116**	**3.87**

Development	Acres	Units	DU/AC
Sycamores at Jordan Hills	237.79	649	2.73
Oaks at Jordan Hills	188.24	743	3.95
Copper Meadows	**76.21**	**318**	**4.17**
The Maples at Jordan Hills	86.88	477	5.49
Terrace Hill	18.78	133	7.08
Cottages at Jordan Hills	14.60	114	7.81
Total	**622.50**	**2,434**	**3.91**

**Jones Ranch located south of this development covers 592 Acres with an overall project density of 5 dwelling units per acre (2,960 total dwelling units), however, the property directly adjacent to

the project has the following entitlements: (Village 10) 25 acres is designated as "Low-Density" which allows for between 1.5 and 2.9 dwelling units per acre (35-72 Dwelling Units). and (Village 9) 76.2 Acres is designated as (PC) which allows for up to 10.0 dwelling units per acre (Up to 762 Dwelling Units) The combined area of Villages 9 & 10 is 101.23 Acres with a Maximum density of 8.24 dwelling units per acre (824 Dwelling Units), however, the feasibility and likelihood of developing the full 76.2 acres of Village 9 at 10.0 dwelling units per acre is unlikely.

Master Development Plan/Agreement

The Planning Commission reviewed the Proposed Master Development Plan and Agreement, and recommended approval (Positive recommendation) to the City Council with the following clarifications:

1. The Master Development Plan represents a *Maximum* number of dwelling units. The actual unit count shall be determined through the standard subdivision process, and shall meet all applicable development and fire codes. The development shall not be exempted from standard city ordinances and standards, except as explicitly stated in the Master Development Agreement (MDA). The City makes no representations that the developer is guaranteed to be able to develop the maximum number of dwelling units, unless all provisions of the City Code are followed. Any variations from the approved plans shall comply with City Code Section 13-7I-5 *"Variations from Approved Plans and Development Standards."*
2. Proposed Masonry Walls shall have mow strips.
3. No development may occur in the annexation area prior to the annexation process being completed.
4. The applicant shall construct additional capacity for any development beyond the existing 154 ERU's. Additional capacity must be in a form and developed in a way that is acceptable to the City.

General Plan Future Land Use Map Amendment

The applicant is proposing an amendment to the Future Land Use Map, changing the 76.21-acre property from *Future Park, Very Low-Density Residential,* and *public facilities* to *Low-Density Residential*.

The City currently has no plans to construct Public Facilities in the location shown on the current General Plan. The area shown as Future Park is not owned by the City or any public entity, and there are no plans to acquire this property or to construct a park. The Very Low-Density Residential designation, like the proposed Low-Density Residential designation, is appropriate adjacent to Very-Low Density Residential, Low-Density Residential, and Master Planned developments adjacent to the development.

The decision to approve or deny a change to the Future Land Use Map is a *legislative decision* of the City Council, it is important to note that the current Future Land Use Map (FLUM) anticipates a relatively low number of units for this property, as a result, current utility master plans and infrastructure have not been sized to service the number of units proposed in this development, or the proposed amended Future Land Use Map.

The available utility capacity (water and sewer) is measured in **Equivalent Residential Units (ERUs)** which is *a standardized unit of measure to equate available utility capacity to a number of single-family residential units*. The total number of ERU (Equivalent Residential Units) allocated to the *Copper Meadows* property is 154*. Any additional ERU capacity needed for the project **must** be provided by the applicant as the city has no plans to increase capacity in this area. *The applicant is aware of utility deficiencies in the area and understands that, if this project is approved, utility systems will need to be upgraded at the developer's cost to allow for the maximum densities that the applicant is seeking.*

*It is important to understand that the number of ERUs available to a project does not necessarily mean there is utility capacity for that many residential units, as open space and non-residential uses also utilize the utility capacity, and the number of ERUs that a given unit needs also varies based on the size of the lot, home and type of development.

It should also be noted that it is not uncommon for master planned developments to install additional utility capacity to make the project fully viable and to achieve full build-out.

Rezone

The applicant is proposing to rezone the entire property to the *Planned Community (PC)* zone. The P-C zone is appropriate within both the *Very Low-Density* and *Low-Density* future land use designations with the difference being the *Very Low-Density* designation only allows for densities up to 3 dwelling units per acre, while the *Low-Density* future land use designation allows for densities from 3.1 to 5.0 dwelling units per acre. The PC zone would not be appropriate within *Future Park* or *Public Facilities* future land uses.

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

The applicant has proposed bulk-development standards (which the PC zone allows them to ask for) that are different from the 'typical' standards found within the PC zone. The Planning Commission did not recommend any changes to the proposed setbacks.

Water lines shall not be located within 20' of any structure, and the applicant has indicated that they can develop this project in compliance with this provision. Staff does not have serious concerns with the applicant's proposed lot and bulk standards, all driveways are at least 22' in length, and the applicant has worked to ensure that there is a minimum of 13' between adjacent single-family lots. The changes to the lot and bulk standards allow for flexibility and *"Missing Middle"* housing unit types, namely carriage/cluster lots.

Missing Middle Housing is defined as: "*a range of house-scale buildings with multiple units – compatible in scale and form with detached single-family homes – located in a walkable*

neighborhood." Traditionally development in the United States offered variety of housing types, but following World War II the vast majority of housing built has been either "large-lot" single-family residential or dense apartment style housing with a deemphasis on densities and unit types that fit in between these two poles such as, duplexes, triplexes, courtyard clusters, and cottage courts, hence the term "missing middle." These type of units serve as good transitioning "step up" housing, and support more diverse, walkable, and resilient communities and neighborhoods.

III. CRITERIA TO RECOMMEND APPROVAL:

General Plan Future Land Use Map Amendment

Section 13-7C-6: Criteria to recommend approval:

Any amendments to the general plan, including maps, may be recommended for approval by the planning commission to the city council only if affirmative determinations are made regarding each of the following criteria:

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

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

A. Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
B. The General Plan is the will of the community and presumed [current] (believe this is supposed to say correct). Developers have the burden of proof on why the General Plan should be changed.
C. Land Use designs must promote quality of life, safety, and good urban design.
D. Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.
E. Place high-density projects near infrastructure which exists to sustain the increased density.
F. Protect, preserve, and restore hillsides, ridgelines and foothills of the Oquirrh Mountains and along the Jordan River.
G. Provide relief from the asphalt, concrete, steel, and vehicular environments of a suburban city.

Staff Opinion:

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

A. The proposed development is anticipated to have little impact on the *Hyde Point* development located directly east of the proposal. The PC zoning with a maximum density of 5.0 dwelling units per acre is appropriate adjacent to the *Jones Ranch* development located south of the subject property which is also zoned PC with a maximum (overall project) density of 5.0 dwelling units per acre. Lots adjacent to *The Sycamores at Jordan Hills* development to the north vary from 4,000 + SF to well over 10,000 SF with 2/3rds of the lots having a minimum lot size of 8,000

SF. The applicant has also preserved the natural hillside located in the Northwest corner of the project.

Staff Opinion It is the opinion of staff that the proposal will have minimal impact on adjacent neighborhoods.

B. The City doesn't currently have any plans to develop any *public facilities* within the project, and while the Parks and Open Space Master Plan does show a future park in the Northwest portion of this project there are no plans, nor a feasible plan to acquire property and develop a *future park* as shown in the current General Plan, future land use map (FLUM). It should also be noted that a significant amount of the property deemed "Future Park" is located within the open space and hillside that is being preserved with this development.

Staff Opinion With neither of these uses (public facility or future park) being anticipated to come to fruition staff believes a change to either Very Low-Density Residential or Low-Density Residential would be appropriate as those are the surrounding land use designations.

C. The proposal includes a conceptual layout/design. While any approvals would not vest the applicant with the right to build the exact layout, it is indicative of what would be expected of a future development. While "good urban design" can be a subjective standard the addition of sidewalks to every front door (including in cluster lots) can be seen as promoting safety, and the Walkable "core" street is a positive component of the proposal.

Staff Opinion It is the opinion of staff, however, that this project constitutes "good urban design" as the bulk of the density is directed towards land formerly used for the gravel pit operation that needs to be remediated, it preserves undeveloped and disturbed hillsides, it mixes housing types, integrates park space through the project, and provides missing middle housing types.

D. The proposal includes a number of housing types including, typical single-family lots, small-lot "cluster cottages', and townhomes.

Staff Opinion It is the opinion of staff that the proposal encourages a variety of housing types to meet the needs of all life stages with a mix of opportunities for today and the future.

E. While there is no transit located in or within close proximity to the subject property, the project is defined as *Low-Density* with a maximum overall project density of 4.2 dwelling units per acre.

Staff Opinion As this is a low-density development, The West Jordan Guiding Principle that High-Density developments be located adjacent to transit does not apply.

F. There is an existing, abandoned gravel pit site within the project that operated under the authority of Salt Lake County. This site was not remediated when the use was ended, and as a result, there are fairly extreme man-made grade changes within the project. The applicant has indicated substantial

work will be done to remediate the gravel pit with the project. The project avoids development of the natural hillside located in the northwest portion of the development.

Staff Opinion It is the opinion of staff that this proposal meets and fulfils the spirit and text of the Objective "…to preserve, and restore hillsides, ridgelines, and foothills of the Oquirrh mountains…" by protecting natural hillsides and remediating the mining site.

G. The proposal includes several parks, both manicured and native. The PC zone requires 20% of the property to be open space and 8% to be manicured open space. 21% of the project is open space, 8.1% of the project (6.1 acres) is groomed and irrigated open space, there is an additional 9.1 acres of passive open space. On top of this open space there is an additional 9.7 acres of land that will remain open but is not allowed to be calculated as open space due to the slopes.

Staff Opinion it is the opinion of staff that the proposal provides relief from the asphalt, concrete, steel, and vehicular environments of a suburban city by meeting park standards and creating a trail system.

Staff Analysis: It is the opinion of staff that the proposed development complies with and advances the guiding principles of the General Plan where they apply to the project.

Criteria B: The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

Staff Analysis: Low-density residential is the most common land use within West Jordan, however, there is not a significant amount of unbuilt property with the future land use designation of *Low-Density Residential.* One reason for this is large master developments located on the West side of the City (Wood Ranch, Jones Ranch) have a land use designation of *Master Planned Community* but when their vesting densities are calculated they both fall into the same density range as that anticipated by *Low-Density Residential.*

A closer look at the proposed project tells a different story as the project does not just provide standard *low-density* single-family lots instead there is a mix of carriage lots (single family homes on small lots with shared driveways), and townhomes. The Carriage lots in particular serve as *missing middle (defined page 8)* housing, which is provided in inadequate numbers, not just in West Jordan but across the entire Wasatch Front region.

Staff Opinion: While *low-density Residential* is the most common land use within West Jordan, this project contains significant numbers of unit types that would be classified as *"Missing Middle Housing"* and the presence of traditional single-family homes and lots serves as appropriate buffers to existing neighboring development. As such staff believes the plan provides appropriate optional sites for desirable, under provided missing middle housing.

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

Staff Analysis: The proposed use utilizes the same zone as the *Jones Ranch,* and *The Sycamores at Jordan Hills* with a density that is similar to the *Hyde Point* development. The project buffers existing development with larger lots and improved open space, with the bulk of the project density being located in the heart of the project near the current gravel pit site which requires significant remediation.

Staff Opinion: Staff believes the project blends in nicely and is compatible with (existing and future) development and does a good job at preserving key open space and offering gentle transitions to existing neighborhoods. We believe the project will be compatible with other land uses both existing and planned in the vicinity.

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

Staff Analysis: The proposed amendment reflects the reality of the fact that the subject property will not contain a future park or large public facility, giving existing and future residents more realistic expectations on the build-out of the City.

Staff Opinion: While the primary recipient of benefit for the general plan amendment is the applicant that in itself is not necessarily inappropriate as the General Plan currently shows a large portion of private property with the future land use designation of Future Park, potentially depriving a property owner of their rights without appropriate compensation. The completion of Stokesley Drive and the remediation of the abandoned gravel pit are generally seen as overall improvements of the city, as is the preservation of a native hill side as open space.

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

Staff Analysis: The proposal does not significantly alter acceptable land uses as the proposed development is in line with future land use designations and density entitlements of adjacent developments. To achieve full buildout the proposal will require improvements to the public infrastructure, if approved these improvements would need to be paid for and constructed by the applicant/developer.

Staff Opinion: The proposed amendment requires larger and more expensive public infrastructure improvements, specifically to water and wastewater. If approved the applicant shall be required to pay for and construct needed infrastructure improvements.

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

Staff Analysis: The proposed amendment is being considered along with a rezone, master development agreement/plan and a future annexation, all of which are being evaluated at the same

time, if all of the proposals are adopted/approved then it would be consistent with adopted plans, codes, and ordinances

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

Zoning Map Amendment

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

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

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

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

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

Staff Analysis: Surrounding properties are zoned PC and R-1-8E. the property located to the south (*Jones Ranch)* has an overall project density of 5.0 dwelling units per acre, while the *Sycamores* development has a density of approximately 2.73 dwelling units per acre adjacent to the development.

Staff Opinion: The proposed amendment rezoning the property to the P-C zone will not in itself result in incompatible land uses, staff believes that the project has been designed in such a way to provide for a smooth transition from existing development to the more dense development located centrally within this proposal, and does not believe this project will adversely affect adjacent properties.

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

Staff Analysis: The abandoned gravel pit operation on the site was never remediated leaving steep slopes and large drop-offs. Remediation of the gravel pit as proposed by this project advances public safety and the general welfare of citizens of the city.

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

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

Staff Analysis: The proposal will require expensive improvements to the public infrastructure, if approved these improvements would need to be paid for and constructed by the applicant/developer.

Staff Opinion: The proposed amendment requires larger and more expensive public infrastructure improvements, specifically to water and wastewater. If approved the applicant shall be required to pay for and construct needed infrastructure improvements.

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

Staff Analysis: The property is not subject to any overlay districts.

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

Master Development Plan

There are no specific findings of fact for Master Development Plans. Assuming the proposed General Plan Future Land Use Map (FLUM) amendment is adopted the Planning Commission forwarded a positive recommendation to the City Council for the proposed rezone and master development agreement with the following clarifications:

1. The Master Development Plan represents a *Maximum* number of dwelling units. The actual unit count shall be determined through the standard subdivision process, and shall meet all applicable development and fire codes. The development shall not be exempted from standard city ordinances and standards, except as explicitly stated in the Master Development Agreement (MDA). The City makes no representations that the developer is guaranteed to be able to develop the maximum number of dwelling units, unless all provisions of the City Code are followed. Any variations from the approved plans shall comply with City Code Section 13-7I-5 *"Variations from Approved Plans and Development Standards."*
2. Proposed Masonry Walls shall have mow strips.
3. No development may occur in the annexation area prior to the annexation process being completed.
4. The applicant shall construct additional capacity for any development beyond the existing 154 ERU's. Additional capacity must be in a form and developed in a way that is acceptable to the City.

6. MOTION RECOMMENDED

I move to approve **Ordinance No. 24-47** a petition from Barrett Peterson/Peterson Development for a Master Development Agreement/Plan for Copper Meadows approximately 76.21 acres located at approximately 8200 South Stokesley Drive.

I move to approve **Ordinance No. 24-48** amending the General Plan Land Use Map for Copper Meadows from Future Park, Public Facilities, and Very Low-Density Residential to Low-Density Residential and a Rezone from *Very Low-Density Single Family Residential Zone (VLSFR), Public*

Facilities Zone (P-F) and *Low-Density Single Family Residential Zone (LSFR)* to the *Planned Community Zone (PC).*

7. PACKET ATTACHMENT(S)

Ordinance No. 24-47
Ordinance No. 24-48
Attachment A – Copper Meadows Master Development Agreement (MDA)
Attachment B – Copper Meadows Jones Ranch Approved Master Development Plan (MDP)
Attachment C – Copper Meadows MDA – Form of Transfer Acknowledgment
Attachment D – Jones Ranch, Approved Land Use Overview and Land Use Map
Attachment E – General Plan Guiding Principles

West Jordan City Council Meeting

Council Staff Review

Item Name:	Ordinance No. 24-47 a petition for a Master Development Agreement/Plan for Copper Meadows AND Ordinance No. 24-48 amending the General Plan Land Use Map for Copper Meadows to Low-Density Residential and Rezone to the Planned Community Zone.
Department:	Community Development
Action Needed:	Approve/Not Approve Ordinances

ITEM SUMMARY

The Council is being asked to consider two ordinances, with the first (No. 24-47) being subject to the approval of the second (No. 24-48):

1) Ordinance No. 24-47 a petition from Barrett Peterson/Peterson Development for a Master Development Agreement/Plan.

2) Ordinance No. 24-48:
    a. Amending the General Plan Land Use Map for Copper Meadows from Future Park, Public Facilities, and Very Low-Density Residential to Low-Density Residential and;
    b. Rezone from Very Low-Density Single Family Residential Zone (VLSFR), Public Facilities Zone (P-F) and Low-Density Single Family Residential Zone (LSFR) to the Planned Community Zone (PC).

Copper Meadows is approximately 76.21 acres in size, located on the west boundary of West Jordan at approximately 8200 South Stokesley Drive, south of the Sycamores development.

POSSIBLE COUNCIL ACTION

Council may choose to take one of the following actions:

1. Approve the Ordinance as written and as proposed OR with stated amendments;
2. Not Approve the Ordinance;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

BACKGROUND & TIMELINE

The Copper Meadows project (Master Development Agreement/Plan and Rezone) was initially proposed to council in the December 20, 2023 City Council meeting. No formal action was taken during this meeting, and the developer instead considered citizen and council feedback as requested by the council, while committing to return at a later date with appropriate revisions.

Peterson Development has since navigated the approval process, collaborating with city staff throughout the year and presenting to the Planning Commission during their meeting on October 15, 2024. Although the project initially received a recommendation for denial in 2023, the updated proposals have now been recommended for approval to the City Council via a 5-2 vote in both instances (for the MDA, General Plan and Rezone, respectively). In both cases, the commissioners who voted against the motion simply felt the proposal didn't match surrounding developments.

Ordinances No. 24-47 and 24-48 were considered in the November 20, 2024 City Council Meeting. Many residents voiced concerns during the designated Public Hearing, and Council ultimately moved to postpone the item (both ordinances) to no later than February 28, 2025.

Despite the motion of postponement, the Copper Meadows ordinances have been added to the December 4, 2024 agenda, in compliance with Council Rules and City Code. In the November 20, 2024 meeting, Council did not provide instruction for the future meeting to include a public hearing; Copper Meadows is a Business Item for the December 4 meeting, but residents may address the council during the meeting's Public Comment period.

COUNCIL OFFICE ANALYSIS

The Copper Meadows development is proposed to integrate with surrounding developments while adhering to city zoning regulations and planning goals, with several key requests outlined below:

Annexation: Peterson Development seeks to annex approximately 1.38 acres from Unincorporated Salt Lake County, which includes three building lots and portions of three additional lots, along with a public road connection. Approval of any phases involving this property is contingent upon finalization of the annexation.

General Land Use Map Amendment: Peterson Development proposes to change the land use designation of a 76.21-acre property from Future Park, Very Low-Density Residential, and public facilities to Low-Density Residential, which supports single-family detached homes at a density of 3.1 to 5.0 dwelling units per acre. The proposed development aims for a maximum density of 4.2 units per acre.

Rezone Request: Peterson Development wants to rezone the 76.21 acres to a Planned Community (PC) Zone, proposing up to 318 dwelling units, which will include a mix of townhomes, traditional single-family homes, and cluster cottage lots. Although the area is less than the typical 200-acre minimum for a Planned Community, it is surrounded by larger PC-zoned developments, making it eligible for consideration.

Master Development Plan: A Master Development Agreement and Plan must be adopted as part of the rezone process, detailing aspects like setbacks, layouts, amenities, and utilities. The proposal includes alternative bulk standards that are less restrictive than the standard PC zoning requirements, affecting minimum lot sizes, setbacks, and maximum building heights.

RESIDENT INPUT AND PUBLIC COMMENT

Council has received significant feedback from residents on the Copper Meadows project, beginning primarily with the item's public hearing in the December 20, 2023 City Council Meeting. In addition to that meeting, and by way of numerous emails, Facebook posts, and public comment in the October 2024 Planning Commission meeting, stated concerns have revolved around high-density housing, parking and safety issues, overwhelmed schools and infrastructure, among others.

With appropriate notice posted for the public hearing in the November 20, 2024 City Council Meeting, residents were again permitted to provide input on the Copper Meadows development, prior to Council consideration.

As mentioned above, the Copper Meadows ordinances are a Business Item on the December 4, 2024 agenda and consequently, there is no specified Public Hearing. Residents however can address the Council on the respective ordinances during the meeting's designated Public Comment period.

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This Council Staff Review (CSR) has been created to complement the existing Request for Council Action (RCA) form submitted for the respective item.

While appropriate details may be repeated or referenced within a CSR, please refer to the RCA for department staff analysis and reporting, Planning Commission and/or Mayoral recommendations, fiscal impact, and other helpful information, as appropriate.

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. 24-47

AN ORDINANCE FOR APPROXIMATELY 76.21 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 8200 SOUTH STOKESLEY DRIVE, IDENTIFIED AS THE COPPER MEADOWS DEVELOPMENT; AND

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

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

WHEREAS, an application was made by Barrett Peterson and Peterson Development Company, L.L.C., a Utah Limited Liability Company ("**Applicant**") and Jones Mountain Estates, LLC, a Utah Limited Liability Company ("**Owner**") for approximately 76.21 acres of real property, with a maximum density of 4.2 dwelling units per acre (318 dwelling units), located at approximately 8200 South Stokesley Drive ("**Property**" or "**Copper Meadows Development**") for, in part, a request for a Master Development Agreement (which includes a Master Development Plan), subject to a General Plan Future Land Use Map amendment, rezone, and other conditions precedent ("**Application**", "**MDA**", and "**General Plan Land Use Map Amendment and Rezone**"); and

WHEREAS, on October 15, 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 Copper Meadows Development, including the MDA; and

WHEREAS, a public hearing was held before the City Council on November 20, 2024 concerning the Copper Meadows Development, including the MDA; and

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

WHEREAS, the City Council has reviewed and desires to approve the MDA, subject to the

conditions precedent therein; and

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

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

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

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

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

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

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

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

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. 24-47.

_____ The Mayor vetoed Ordinance No. 24-47 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-47 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. 24-47

AN ORDINANCE FOR APPROXIMATELY 76.21 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 8200 SOUTH STOKESLEY DRIVE, IDENTIFIED AS THE COPPER MEADOWS DEVELOPMENT; AND

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

MASTER DEVELOPMENT AGREEMENT
(Including Exhibit A, Legal Description,
Exhibit B, the Master Development Plan aka Residential Development Plan, and
Exhibit C, Transfer Form)
For the Copper Meadows Development
(See the following pages)

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. 24-48

AN ORDINANCE FOR APPROXIMATELY 76.21 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 8200 SOUTH STOKESLEY DRIVE, IDENTIFIED AS THE COPPER MEADOWS DEVELOPMENT; AND

AMENDING THE GENERAL PLAN LAND USE MAP FOR THE COPPER MEADOWS DEVELOPMENT; AND

AMENDING THE ZONING MAP FOR THE COPPER MEADOWS DEVELOPMENT

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

WHEREAS, an application was made by Barrett Peterson and Peterson Development Company, L.L.C., a Utah Limited Liability Company ("**Applicant**") and Jones Mountain Estates, LLC, a Utah Limited Liability Company ("**Owner**") for approximately 76.21 acres of real property, with a maximum density of 4.2 dwelling units per acre (318 dwelling units), located at approximately 8200 South Stokesley Drive ("**Property**" or "**Copper Meadows Development**") for, in part, ***an amendment to the General Plan Land Use Map*** for Copper Meadows from Future Park, Public Facilities, and Very Low-Density Residential to Low-Density Residential; and a ***Rezone*** from Very Low-Density Single Family Residential Zone (VLSFR), Public Facilities Zone (P-F) and Low-Density Single Family Residential Zone (LSFR) to the Planned Community Zone (PC) ("**Application**", "**General Plan Land Use Map Amendment**", "**Rezone**", and collectively "**General Plan Land Use Map Amendment and Rezone**"); and

WHEREAS, on October 15, 2024, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and made a ***positive*** recommendation to the West Jordan City Council ("**City Council**") concerning the General Plan Land Use Map Amendment and Rezone, based upon the criteria in City Code Sections 13-7C-6 and 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on November 20, 2024 concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the Applicant has agreed to and has executed a master development agreement that will govern the development of the Property ("**Master Development Agreement for the Copper**

Meadows Development" or "**MDA**"), should the City Council, in its sole legislative discretion, choose to adopt the General Plan Land Use Map Amendment and Rezone; and

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

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

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

Section 1. General Plan Land Use Map Amendment and Rezone. For the Property, ***the General Plan Land Use Map is approved to be amended*** for Copper Meadows from Future Park, Public Facilities, and Very Low-Density Residential to Low-Density Residential; and a ***Rezone is approved*** from Very Low-Density Single Family Residential Zone (VLSFR), Public Facilities Zone (P-F) and Low-Density Single Family Residential Zone (LSFR) to the Planned Community Zone (PC), as per the legal description in "Attachment 1", which is attached hereto.

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

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

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

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

(Continued on next page)

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	☐	☐

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. 24-48.

_____ The Mayor vetoed Ordinance No. 24-48 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-48 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. 24-48

AN ORDINANCE FOR APPROXIMATELY 76.21 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 8200 SOUTH STOKESLEY DRIVE, IDENTIFIED AS THE COPPER MEADOWS DEVELOPMENT; AND

AMENDING THE GENERAL PLAN LAND USE MAP FOR THE COPPER MEADOWS DEVELOPMENT; AND

AMENDING THE ZONING MAP FOR THE COPPER MEADOWS DEVELOPMENT

LEGAL DESCRIPTION
PREPARED FOR COPPER MEADOWS:

WEST JORDAN CITY, UTAH
December 6, 2023
22-0322
(JDL)

AS-SURVEYED DESCRIPTIONS

AS-SURVEYED DESCRIPTION PARCEL 1

A part of the N1/2 of the SE1/4 of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way of Stokesley Drive, said point also being located S01°01’24”E 59.52 feet along the Section line and S88°58’36”W 71.39 feet from the East 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian; running thence southerly along said right-of-way the following three (3) courses: (1) southeasterly along a 100.00 foot radius curve to the right 88.07 feet through a central angle of 50°27’33” Chord Bearing: S26°17’15”E Chord Length: 85.25 feet; thence (2) S01°01’24”E 479.76 feet to a point on a non-tangent curve; thence southerly along the arc of a non-tangent 525.34 foot radius curve to the right 295.18 feet through a central angle of 32°11’36” Chord Bearing: S15°04’44”W Chord Length: 291.31 feet to a point located at the northeast corner of that certain real property described by a Warranty Deed, recorded as Entry No. 12857173 in Book 10716 at Page 5104-5108 recording date: September 27, 2018 of official records; thence along said Deed the following two (2) courses: (1) S0°53’33”W 324.19 feet; thence (2) N89°58’57”E 126.65 feet to a point on the westerly Subdivision line of Hyde Point Phase 2 Subdivision, recorded as Entry No. 12710075 in Book 2018P at Page 55 recording date: February 5, 2018 of official records; thence southerly along said Subdivision S01°01’24”E 64.95 feet to and along the westerly Subdivision line of Hyde Point Phase 6 Subdivision, recorded as Entry No. 13211775 in Book 2020P at Page 048 recording date: March 6, 2020 of official records to a point as determined by a filed Survey prepared by Focus Engineering, signed on January 9, 2020, File No. S2020-05-0316 on file with the office of the Salt Lake County Surveyor’s Office; thence westerly along said Survey N89°30’55”W 2672.05 feet to a point located on the easterly Deed line of a Quit-Claim Deed, recorded as Entry No. 11173136 in Book 9920 at Page 6829A recording date: April 27, 2011 of official records; thence northerly along said Deed N02°13’03”W 1234.33 feet to and along the easterly railroad right-of-way of Kennecott Railroad as described by a Right-of-Way Deed, recorded

on June 10, 1947 as Entry No. 1084910 in Book 542 at Page 131 of Official Records to a point marking the calculated position of the Center 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian; thence N89°20'12"E 1221.45 feet along the 1/4 Section line of said Section 33 to and along the southerly Subdivision line of The Sycamores at Jordan Hills Phase 11 Subdivision, recorded as Entry No. 100202069 in Book 2007P at Page 163 recording date: April 10, 2007 of official records; thence S0°39'48"E 59.21 feet to the southerly right-of-way of said 8200 South Street; thence easterly along said right-of-way N89°22'04"E 1404.45 feet to the point of beginning.

Contains 73.88 acres±

AS-SURVEYED DESCRIPTION PARCEL 2

A part of the S1/2 of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point as determined by a filed Survey prepared by Focus Engineering, signed on January 9, 2020, File No. S2020-05-0316 on file with the office of the Salt Lake County Surveyor's Office, said point also being N02°13'03"E 1304.01 feet along the 1/4 Section line from the South 1/4 Corner of Section 33, Township 2, South, Range 2 West, Salt Lake Base & Meridian; running thence westerly along said Survey line N89°30'47"W 239.29 feet to a found rebar & cap marked Ensign Engineering located on the easterly railroad right-of-way of Kennecott Railroad; thence along said right-of-way the following two (2) courses: (1) northeasterly along the arc of a 1118.20 foot radius curve to the left 132.24 feet through a central angle of 06°46'32" Chord Bearing N24°22'42"E Chord Length: 132.16 feet; thence (2) northeasterly along the arc of a 85195.65 foot radius curve to the left 421.96 feet through a central angle of 0°17'02" Chord Bearing: N23°00'40"E Chord Length: 421.96; thence S02°13'03"E 511.18 feet to the point of beginning.

Contains 1.38 acres±

IVORY PARCEL NO: 20-33-450-002

A part of the Southeast 1/4 Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S89°22'00"W 109.40 feet and S0°37'57"E 897.07 feet from the East 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence S 58°50'13" E 70.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 595.16 feet (radius bears: N 58°50'13" W) a distance of 129.40 feet through a central angle of 12°27'25" Chord: N 24°56'05" E 129.14 feet; thence S 01°02'28" E 405.02 feet; thence S 89°57'53" W 126.65 feet; thence N 00°52'29" E 324.19 feet to the point of beginning.

Containing: 0.90 acres +/-

Recording Requested By and
When Recorded Return to:

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

For Recording Purposes Do Not Write Above This Line

MASTER DEVELOPMENT AGREEMENT
(For "Copper Meadows")

The City of West Jordan, a Utah municipal corporation (the "**City**") and Peterson Development Company, L.L.C., a Utah limited liability company, the applicant ("**Master Developer**" or "**Developer**"), enter into this Master Development Agreement (this "**Agreement**") as of the date the City's mayor signs this Agreement, and agree as set forth below. The City and the Master Developer are jointly referred to as the "**Parties**". Each party may be referred to as a "**Party**".

RECITALS

1. Master Developer is developing the real property more particularly described in the legal description in **Exhibit A** attached hereto (the "**Property**"). The Property is comprised of an approximately 76.21 acres located in the City of West Jordan, at approximately 7339-7399 West 8200 South, West Jordan, with Parcel Number 20-33-401-002 and any successor parcels (the "**West Jordan Property**"), and with an approximately 1-acre to 3-acre parcel adjacent to the West Jordan Property, identified as Parcel Number 20-33-300-003 and any successor parcels ("**Annexation Property**") that is not presently located within the City. The Property is located as approximately shown in the maps in the **"Master Development Plan,"** which is attached as **Exhibit B**, and which is incorporated herein by reference.

2. The Property is currently owned by Jones Mountain Estates, LLC, a Utah limited liability company ("**Owner**"). By executing the consent and acknowledgment below, Owner agrees that the Property will receive the entitlements and be subject to the rights, benefits, and obligations set forth in this Agreement. After the Effective Date, Owner intends to convey the Property to Master Developer and Master Developer intends to accept the conveyance of the Property.

3. Master Developer has petitioned the City to annex the Annexation Property into the City ("**Annexation**"). After the Annexation is completed, the Annexation Property will be both subject to and benefitted by this Agreement.

4. The West Jordan Property is currently located in the City's Very Low-Density Single Family Residential (VLSFR), Public Facilities (PF), and Low Density Single Family (LSFR) zones. Master Developer and Owner have submitted a rezone application ("**Rezone Application**") and future land use map amendment application ("**Future Land Use Map**

Amendment") to rezone the West Jordan Property to the City's Planned Community Zone ("**PC Zone**"). The Rezone Application and Future Land Use Map Amendment are collectively referred to as "**Map Amendments**". Once the Annexation is completed, the Annexation Property will also be included in the PC Zone.

5. Except as otherwise specifically set forth in this Agreement, Master Developer has sufficient resources to develop the Project in its entirety. Master Developer acknowledges that the City has limited utility infrastructure available for the Project.

6. The Master Development Plan contemplates a maximum of 318 residential dwelling units located on approximately 76.21 acres for a maximum Project density of 4.2 ERUs per acre (ERUs/AC). *Copper Meadows* is located on the west boundary of West Jordan, south of the *Sycamores* development at approximately 8200 South Stokesley Drive.

7. Master Developer may develop the Property in multiple phases that is consistent with this Agreement.

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

Exhibit A – Legal Description of the Property;

Exhibit B – Master Development Plan; and

Exhibit C – Transfer Form.

9. The Parties acknowledge that the development and improvement of the Property pursuant to this Agreement will add value for the Master Developer and will provide certainty useful to all Parties in ongoing and future dealings and relations among the Parties. By this Agreement, City and Developer confirm the Property's vested entitlements for development of the Project. The City has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, the City's General Plan, and the City's land use ordinances. As a result of such determination, the City has elected to move forward with the approvals necessary to approve the development of the Project in accordance with the terms and provisions of this Agreement. This Agreement is a "development agreement" within the meaning of and entered into pursuant to the terms of Utah Code Ann. §10-9a-102(2).

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

TERMS

A. Recitals and Exhibits; Definitions. The Recitals and Exhibits are incorporated herein by this reference. Certain terms and phrases are referenced below; others are defined where they appear in the text of this Agreement, including the exhibits. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

1.1 "Agreement" means this Agreement including all of its exhibits.

1.2 "Amenities" means the privately owned amenities identified in the Master Development Plan.

1.3 "Applicable Law" means the City Code, ordinances, law, and development specific standards in effect as of the Effective Date together with the Future Laws that may apply as provided in Section B.2 below.

1.4 "Cluster House" means a single-family home that is clustered with other homes and is accessed by a private lane that is shared with up to three other Cluster Houses, as depicted in the Master Development Plan.

1.5 "City" means the City of West Jordan, and includes, unless otherwise provided, any and all of the City's agencies, departments, officials, employees or agents.

1.6 "City Code" means the West Jordan City Code in effect as of Effective Date.

1.7 "City Council" means the city council of the City.

1.8 "Dedicated Improvements" means the Project Improvements constructed by Developer and that are dedicated to the City.

1.9 "Design Guidelines" means the design standards for the Dwelling Units that are attached hereto as part of the Master Development Plan. In case of conflict between the Design Guidelines and the City Code, the Design Guidelines takes precedence, subject to the City's standards for health and safety. In no case shall the Design Guidelines override the requirements of the building, fire, and construction codes applicable under the laws of the State of Utah.

1.10 "Dwelling Units" means a permanent structure designed and capable of year- round, daily residential occupancy. A Dwelling Unit contains at least one kitchen, one bathroom, and one or more bedrooms. This definition shall also meet the requirements of the definition in the City Code.

1.11 "Effective Date" means the date that this Agreement is signed by the City's mayor and indicated by the date written below the mayor's signature below.

1.12 "Future Law" means the laws, ordinances, policies, standards, guidelines, directives, procedures, and processing fee schedules of the City which may or may not apply to the Project based upon the terms of Section B.2 below.

1.13 "HOA" means a homeowner's association that Developer shall establish within the Project.

1.14 "Land Use Application" means an application required by of the City Code that is required to subdivide and develop land and construct improvements thereon.

1.15 "Master Development Plan" means the development plan for the Project attached hereto as **Exhibit B** but may be amended from time to time as set forth herein.

1.16 "Maximum Residential Density" means up to 318 Dwelling Units that Developer may construct within the Project.

1.17 "Moderate Income Housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in Salt Lake County.

1.18 "Open Space" means areas within the Project that include natural areas, recreation and activity areas (including both active and passive areas), parks, pavilions, Amenities, trails, or other undeveloped areas of the Property.

1.19 "PC Zone" means the City's Planned Community zone as defined in Recital 4 above.

1.20 "Phase" means an area within the Project that may be developed into one or more subdivisions.

1.21 "Private Alleyways" means the private alleyways that provide access from the townhomes and Cluster Houses to the Public Roads.

1.22 "Project" means the development to be constructed by Developer on the Property and is depicted on the Master Development Plan.

1.23 "Project Improvements" has the meaning provided in Section D.1 below.

1.24 "Public Roads" means the public roads that will be constructed by Developer as identified in the Master Development Plan.

1.25 "System Improvement" means an improvement that is designed to serve areas within the community at large and which may serve the Project as a part of the community at large.

1.26 "Term" has the meaning set forth in Section H below.

B. Vested Rights and Legislative Powers.

1. Vested Rights. As of the Effective Date, Developer has the vested right to proceed with the development of the Property in accordance with this Agreement and Applicable Law. Specifically, Developer is vested with the right to: (i) to develop and construct the Project in accordance with this Agreement; (ii) develop Dwelling Units up to the Current Utility Capacity (defined below), with development of Maximum Residential Density after the requirements of Section D.2 are satisfied; (iii) connect to existing public roads; and (iv) connect to existing public infrastructure, upon the payment of generally applicable fees. The Parties specifically intend that this Agreement grants to Developer, and its permitted assigns, "vested rights" as that term is

construed in Utah's common law and pursuant to Utah Code Ann., §10- 9a-509. To the maximum extent permissible under the laws of Utah and at equity, the City and Developer intend that this Agreement be construed to grant Developer all vested rights to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the Effective Date of this Agreement. The Parties intend that the rights granted to Developer under this Agreement are contractual and are in addition to those rights that exist under statute, common law and at equity.

2. Future Laws. The City's Future Laws with respect to the Project or the Property shall not apply except as follows:

a. Developer Agreement. Laws that Developer agrees in writing to the application thereof to the Project;

b. Compliance with State and Federal Laws. Laws which are generally applicable to all properties in the City and which are required to comply with state and federal laws and regulations affecting the Project and do not effect a taking of the right to develop the uses and the densities described in this Agreement;

c. Safety Code Updates. Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, or traffic safety code as may be adopted by the state or federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

d. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

e. Fees. Changes to the amounts of fees for the processing of Land Use Applications that are generally applicable to all development within the City and which are adopted pursuant to State law; and

f. Impact Fees. Impact fees or modifications thereto which are lawfully adopted, imposed and collected on all areas of the City.

C. Zoning and Use.

1. Zoning. The Property will be developed, and Developer is entitled to develop the Project, in accordance with (i) the requirements of the PC Zone in effect on the Effective Date, and (ii) this Agreement. The Master Development Plan together with this Agreement satisfies the project plan and development agreement requirements under Sections 13-5C-2.B.1 to 13-5C-2.B.2 of the City Code. In the event of a conflict between: (i) this Agreement and the Master Development Plan; and (ii) the City Code, this Agreement and the Master Development Plan controls.

2. Phasing. Subject to Section C.3 below, Developer shall develop the Project according to the "Phasing Plan" included within the Master Development Plan, provided that

Developer may modify the order and adjust each Phase's boundary based upon Developer's business judgment, and provided further, that any such adjustment maintain utility and vehicular connectivity for the developed Phases of the Project. Developer shall submit subdivision plats to the City for each Phase or portion thereof. Developer shall comply with the provisions of Sections 13-7I-1 through 13-7I-5 inclusive of the City Code, including regarding minor and major variations.

3. Master Development Plan. Developer may apply to amend the Master Development Plan by submitting a request to the City pursuant to Section I.1 below and Sections 13-7I-1 through 13-7I-5 inclusive of the City Code, together with a copy of the proposed amended Master Development Plan ("amendments"). The City shall consider any reasonable amendments and shall make reasonable efforts to accommodate options that would be classified as minor variations. Moreover, the City shall not unreasonably withhold approvals for any amendments. Developer understands that if the Planning Commission or City Council has specifically required a certain feature or element of the Master Development Plan, then only the Planning Commission or City Council (as applicable) may approve amendments regarding said feature or element.

4. Lot Sizes. The lot sizes depicted on the Master Development Plan establishes the acceptable range of potential lot sizes throughout the Project and satisfy the requirements of Section 13- 5C-5.B.1 of the City Code. Developer may adjust the lot sizes from what is depicted on the Master Development Plan provided, that any such adjustment does not cause the Project to exceed the Maximum Residential Density. The setbacks for the various Dwelling Unit uses are established in the Master Development Plan.

D. Developer Obligations.

1. Project Utility Systems. Master Developer shall install a culinary water system, sewer system, and stormwater detention facilities and/or distributions lines within the Project (collectively, the "**Project Improvements**") to provide utility services within the Project pursuant to the requirements of the City Code. Developer shall dedicate the Project Improvements to the City.

2. Current Utility Capacity.

2.1 As of the Effective Date, the City has stormwater and sewer capacity to serve the Project up to Maximum Residential Density and Master Developer may develop and connect the stormwater and sewer Project Improvements to the City's facilities, provided that the stormwater and sewer Project Improvements comply with Applicable Law and Master Developer pays any lawfully imposed connection fee that the City imposes.

a. All stormwater detention ponds within the Project shall be designed to have twenty feet (20') of separation from all street and residential lot lines. Ponds are required to be sloped at a maximum 4:1 slope.

2.2 The City's water utility systems presently have capacity to accommodate up to 154 ERUs in the City's current Water Pressure Zone 6 within the Project ("**Current Water Utility Capacity**"). Master Developer may develop and connect the water Project Improvements to the City's water utility facilities to support development up to the Current

Water Utility Capacity. There are currently no ERUs available in the City's current Water Pressure Zone 7.

a. In the alternative, to facilitate development beyond the Current Water Utility Capacity and in Water Pressure Zone 7, (i) Developer may negotiate with the City to complete the construction of this infrastructure and be reimbursed by the City, or (ii) Developer and the City may confer on other options of providing utilities for the remainder of the Project and formalize such options as an amendment to this Agreement or other written agreement between the Parties. If the Developer and the City agree upon an option that includes updates to one or more of the City's Master Plans, Capital Facilities Plans, or Impact Fees Analyses, the Developer shall pay for the costs of the updates, as required by the City's Consolidated Fee Schedule. The City shall make reasonable efforts: (1) to accommodate options proposed by Developer; and (2) to complete nearby infrastructure that would benefit the development of the Property.

3. Annexation Requirement. Developer shall not develop Dwelling Units beyond the Current Utility Capacity and shall not develop any Dwelling Units on the Annexation Property until the Annexation is completed. If the Annexation is not completed within five (5) years of the Effective Date, then Developer may either (i) develop residential Dwelling Units within the municipal boundaries up to the Current Utility Capacity; or (ii) terminate this Agreement by delivering a notice of termination to the City and upon the City's receipt of such notice, this Agreement shall be terminated and none of the Parties shall have any further obligation to the other arising out of this Agreement.

4. Amenities. The following Amenities satisfy the requirements of Section 13-5C-6.E. of the City Code and shall be constructed and installed by Developer:

a. A picnic pavilion with tables and seating located on the knoll on the west side of the Project. The pavilion will act as a look-out point and will connect to the trail system with a soft surface trail that meanders up the knoll within the natural Open Space;

b. A primary and secondary entry monument in the Open Space areas identified on the Master Development Plan, which monuments shall be maintained by the HOA, as approved with future subdivision and/or site plan applications; and

c. All other Amenities identified in the Master Development Plan.

5. Open Space; Parks; Park Strips; and Trails. The Project will include the Open Space (both active and passive) as generally indicated on the Master Development Plan. Developer shall develop the park areas of the park areas indicated on the Master Development Plan consistent with the requirements of City Code Section 13-5C-6A2 (Dedication and Maintenance of Open Space Required, PC Zones), including but not limited to the requirements for groomed and irrigated park space, a pavilion, and installed playground equipment. The City hereby confirms that the Open Space and parks depicted on the Master Development Plan satisfy the open space and park space and size and requirements of City Code Section 13-5c-6.A.2. All Open Space (both active and passive) will be owned and maintained as set forth in the "Ownership & Maintenance" page of the Master Development Plan. The City shall not require Developer to install any improvements over those areas designated as "passive open space" on the Master Development Plan. Developer shall install trails in the general location depicted on the Master

Development Plan. The width of the trails throughout the Project is set forth in the Master Development Plan and all trails will be constructed of concrete or asphalt. The trails will be owned and maintained by the HOA.

a. The City shall own and maintain the park strips and trails along Stokesley and 8200 South. The Home Owners Association or homeowners shall maintain the remainder of the park strips and trails in the Project.

b. Consistent with Utah Code Section 10-9a-604.5(3)(d)(iv), the City may require the Developer to post an improvement completion assurance for nonpublic landscaping improvements that are required by the Master Development Plan.

6. Road Improvements. Master Developer shall construct all Public Roads within the Project as depicted in the Master Development Plan. The Public Roads shall be designed and constructed consistent with the cross-sections included in the Master Development Plan. Developer shall also construct the Private Alleyways within the Project consistent with the requirements of the Master Development Plan. Developer shall dedicate the Public Roads to the City. The Private Alleyways will be owned and maintained by the HOA. The City shall not require Developer to construct or upsize any roadways not depicted in the Master Development Plan.

a. The Public Roads within the Project must include traffic calming measures that will be identified in each preliminary subdivision application.

b. Developer may increase the block lengths depicted in the Master Development Plan if appropriate traffic calming measures are installed, as approved by the City Engineer, in the City Engineer's sole discretion.

c. Each road within the Project that is longer than 750' feet must have secondary access. All secondary public access required by Applicable Law shall be constructed pursuant to Applicable Law.

d. With respect to that portion of the Project depicted as Phase 4 and Phase 5 in the Master Developer Plan, Developer is limited to obtaining certificates of occupancy for 30 Dwelling Units unless Developer provides at least two points of vehicular access to this area. Developer may satisfy the requirement of providing two access points to this area by installing a temporary access road that is a minimum of 25-feet wide.

e. Consistent with the City's current policy, which is based upon the International Fire Code, the standards of other governmental agencies, and the City's practice of accommodating for the safety of school buses, emergency medical equipment, snowplows, etc., Developer shall not design or construct roads with slopes higher than a seven per cent (7 %) grade without the express advance written approval of the City Fire Marshal and the City Engineer. Developer may request such approval by providing information and documentation showing the need for road slopes with higher grades. The City Fire Marshal and the City Engineer shall not unreasonably withhold any approvals for road slopes with higher grades. Developer may appeal any decision of the City Fire Marshal and the City Engineer (in this regard) to the City Fire Chief and the City Public Works Director.

f. Developer shall install a 40' private road consistent with the cross-section for a "40' private road" depicted in the Master Development Plan for access to the front load townhomes within the Project.

g. Developer shall install a 67' public right-of-way consistent with the cross-section for a "67' Right-of-Way" depicted in the Master Development Plan, but only as to the new portions of Stokesley Drive. Developer shall propose and City shall review and approve, in the City Engineer's reasonable discretion, the location where the transition of the 70 feet to 67 feet right-of-way occurs.

7. Applicability of Design Guidelines. The Design Guidelines in the Master Development Plan satisfy the requirements under City Code Section 13-5C-2.C. In accordance with Utah Code Ann. Section 10-9a-534(3)(d, h), and at the request of the Master Developer, and in consideration for the increase in density allowed by the Map Amendments and this Agreement, the Project must be developed consistent with the Design Guidelines.

8. Preliminary Site Work. Developer shall grade and prepare the Property for the development of the Project consistent with Applicable Law. Developer may utilize fill material to fill the gravel pit currently on the Property, provided that Developer complies with the City Code's grading requirements. Developer may also grade the Property in such a manner that the Property, or portions thereof, are included in the City's Zone 6 Water Pressure Zone, provided, however, that such grading complies with the City Code's grading requirements.

9. Other Specific Project Requirements. Master Developer shall cause the Project to be developed consistent with the following requirements:

a. Moderate Income Housing. At least 5% of the primary Dwelling Units (single-family units or townhomes) shall be designated as Moderate Income Housing. Accessory Dwelling Units do not count towards meeting the 5% Moderate Income Housing requirement. Moderate Income Housing must be integrated throughout the Project (within the single-family units or townhomes) and not isolated to a single Phase. The location of affordable units will be designated at Preliminary Plat approval.

b. Compliance with Applicable Codes. Each Phase shall meet all applicable development codes, fire codes, and other related codes.

c. Masonry Walls. All masonry walls constructed by Developer and identified in the Master Development Plan shall have mow strips immediately adjacent to them.

E. City Obligations.

1. Conditions of Approval. The City shall (a) promptly review, consider and execute all consents, submittals or other documents as may be required in connection with any Land Use Application, or other required governmental approvals; (b) promptly meet and consider such actions as required by Utah Municipal Code and applicable City ordinances to provide all appropriate consents, approvals and opinions as requested by Developer from time to time. The

City shall cooperate with Developer and contractors working on the Project in their endeavors to obtain any other permits and approvals as may be required from other governmental or quasi-governmental agencies having jurisdiction over the Property or portions thereof (such as, by way of example, public utilities or utility districts or agencies) and, at the request of Developer, in the execution of such permit applications and agreements as may be required to be entered into with such other agencies, which request shall not be unreasonably denied.

2. System Improvements. The City shall follow Applicable Law and state law, including using an appropriate reimbursement agreement, if it requires Developer to construct or upsize any System Improvements.

3. Dedicated Improvements. Provided that the Dedicated Improvements are constructed in accordance with Applicable Law, the City shall accept Developer's dedication of the Dedicated Improvements and afterwards be responsible for the ongoing maintenance, repair, and replacement of the Dedicated Improvements.

4. City Maintenance of Certain Improvements.

a. As per Section D.5.a above, the City shall own and maintain the park strips and trails along Stokesley and 8200 South.

F. Condition(s) Precedent. The Parties enter this Agreement in anticipation of the satisfaction of certain conditions precedent, which if not satisfied, will frustrate the purposes of this Agreement. Developer's obligations under this Agreement are expressly contingent upon the following:

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

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

G. Reserved Legislative Powers. The Master Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all police powers that cannot be so limited.

H. Term of this Agreement. The obligations of the Parties under this Agreement shall commence on the Effective Date, shall run with the land, and shall continue in full force and effect until the earlier of: (i) all certificates of occupancy have been issued for all Dwelling Units to be constructed within the Project; or (ii) for a period of fifteen (15) years, provided, however, that if Developer is not in breach of any material provisions of this Agreement when said 15-year period expires, and any portions of the Project have not been completely built-out, then this Agreement shall automatically be extended for an additional period of five (5) years (as applicable,

the "**Term**"). If the Property has not been fully developed consistent with this Agreement prior to its termination, the undeveloped Property may not be developed until one of the following occurs: (i) a new written agreement has been negotiated and executed by the Parties or successors in interest, governing development of the Property; or (ii) Master Developer or its successor in interest applies to the City for zoning and the City Council, in its sole legislative discretion approves either the requested or different zoning. Nothing in this Agreement shall apply to residents or property owners who purchase or occupy developed lots or Dwelling Units within the Project, it being the intent of this Agreement that it governs the development of the Project, not the use by subsequent owners or residents.

I. General Provisions.

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

If to City:	ATTN: City Recorder City of West Jordan 8000 S. Redwood Road West Jordan City, UT 84088
If to Master Developer:	ATTN: Barrett Peterson Peterson Development Company, L.L.C. 225 South 200 East, Suite 200 Salt Lake City, UT 84111
With a copy to:	ATTN: Wade Budge and Michael Hutchings Snell & Wilmer, L.L.P. 15 W. S. Temple, Ste. 1200 Salt Lake City, UT 84101

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

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

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

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

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

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

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

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

10. Default.

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

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

c. Identify why the default is claimed to be material; and

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

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

11. Remedies. If, after meeting and conferring, the Parties are not able to resolve an alleged default, then the Parties may have the following remedies:

a. The rights and remedies available at law and in equity, including, but not limited to injunctive relief, specific performance and termination;

b. The right to draw on any security posted or provided in connection with the Project and relating to remedying a default; and

c. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project on those properties owned by the defaulting Party.

12. Extended Cure Period. If any default cannot be reasonably cured within the time specified in Section I.10.d above, then such cure period may be extended as needed, by written agreement of the Parties for good cause shown, so long as the defaulting Party is pursuing a cure with reasonable diligence.

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

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

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

16. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal

representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

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

18. Assignment. Master Developer shall not assign, delegate, or transfer all of its interest in this Agreement without prior written approval by the City; provided, however, Master Developer may freely assign its interest in this Agreement (without approval from the City) to (i) an entity that is owned or controlled by Master Developer or its affiliates or subsidiaries or (ii) any joint venture partner of Master Developer or its affiliates or subsidiaries so long as Master Developer gives written notice of such assignment to the City and the successor party agrees to assume Master Developer's obligations set forth in this Agreement. Except as set forth in the preceding sentence, any attempt to assign, delegate, or transfer all of Master Developer's interest in this Agreement without the City's prior written approval will be void *ab initio*, and Master Developer will remain liable for the performance of each and every obligation of Master Developer in this Agreement. If an assignment, delegation, or transfer is held not to be void, the Parties intend that this Agreement will be binding on the assignee, delegatee, or transferee, as applicable. Any such request for assignment may be made by letter addressed to the City as provided herein, and the prior written consent of the City may be evidenced by letter from the City to Master Developer or its successors or assigns. Without the City's consent, Master Developer may partially assign its interest in this Agreement as to one or more Phases of the Project provided that the assignee signs a form of acknowledgement and consent, as designated by the City, consistent with the attached form in **Exhibit C**, wherein the assignee agrees to be bound by the terms of Applicable Law and this Agreement.

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

20. Third-Party Challenge. Both Parties understand that any legislative action by the City Council may be subject to referral or challenge by individuals or groups of citizens, including approval of development agreements and a rezone of the Property. If a referendum or challenge relates to the City Council's approval of this Agreement, and the referendum or challenge is submitted to a vote of the people pursuant to Utah Code Ann. § 20A-7-601, then Developer may deliver a notice of rescission to the City to terminate this Agreement. Upon Developer's delivery of a notice of rescission pursuant to this Section I.20, this Agreement shall automatically terminate whereupon the Parties shall have no further rights or obligations under this Agreement. If the referendum or a legal challenge is successful in overturning the approval of this Agreement, then either Party may terminate this Agreement by delivery of notice of recission, whereupon this Agreement shall automatically terminate, and the Parties shall have no further rights or obligations under this Agreement.

21. Non-Liability of Officials or Employees. No officer, representative, agent, or employee of the City, or the Master Developer, shall be personally liable to the defaulting Party, or any successor-in-interest or assignee of defaulting Party, in the event of any default or breach

by either Party or for any amount which may become due to defaulting Party, or its successors or assignees, for any obligation arising out of the terms of this Agreement.

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

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

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

[See the following signature and Exhibit pages.]

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

CITY
City of West Jordan
a Utah municipal corporation

By:
Dirk Burton, Mayor

ATTEST:

_____
City Recorder

ACKNOWLEDGMENT

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

On this ____ day of _____, 2023, before the undersigned notary public in and for the said state, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan, and _____, the City Recorder of the City of West Jordan, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

_____
NOTARY PUBLIC

APPROVED AS TO FORM

_____
City Attorney's Office

MASTER DEVELOPER

Peterson Development Company, L.L.C.,
a Utah limited liability company

By: _____
Name: JUSTIN V. PETERSON
Its: MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)

: ss.

COUNTY OF Salt Lake)

On this 31st day of October, 2023, before the undersigned notary public in and for the said state, personally appeared Justin V. Peterson known or identified to me to be the Manager of **Peterson Development Company, L.L.C.**, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Victor Barnes
NOTARY PUBLIC

VICTOR BARNES
Notary Public State of Utah
My Commission Expires on:
December 04, 2027
Comm. Number: 734480

OWNER'S CONSENT:

The Owner of the Property consents to the Developer executing the foregoing Agreement, and subjects the Property to the Project, approval, obligations, and benefits described herein, and agrees to be bound thereby.

OWNER
Jones Mountain Estates, LLC,
a Utah Limited Liability Company

By: Ronnie S. Jones
Name: **Ronnie S. Jones**
Its: manager

ACKNOWLEDGMENT

STATE OF UTAH)

: ss.

COUNTY OF Salt Lake)

On this 1st day of November, 2024 before the undersigned notary public in and for the said state, personally appeared **Ronnie S. Jones**, known or identified to me to be the Ronnie S. Jones of **Jones Mountain Estates, LLC** a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that he as an individual executed the same and that said company executed the same. **IN WITNESS WHEREOF**, I have hereunto set my hand and seal the day and year first above written.

Victor Barnes
NOTARY PUBLIC

VICTOR BARNES
Notary Public State of Utah
My Commission Expires on:
December 04, 2027
Comm. Number: 734480

EXHIBIT A

LEGAL DESCRIPTION
PREPARED FOR COPPER MEADOWS

WEST JORDAN CITY, UTAH
December 6, 2023
22-0322
(JDL)

AS-SURVEYED DESCRIPTIONS

AS-SURVEYED DESCRIPTION PARCEL 1

A part of the N1/2 of the SE1/4 of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way of Stokesley Drive, said point also being located S01°01'24"E 59.52 feet along the Section line and S88°58'36"W 71.39 feet from the East 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian; running thence southerly along said right-of-way the following three (3) courses: (1) southeasterly along a 100.00 foot radius curve to the right 88.07 feet through a central angle of 50°27'33" Chord Bearing: S26°17'15"E Chord Length: 85.25 feet; thence (2) S01°01'24"E 479.76 feet to a point on a non-tangent curve; thence southerly along the arc of a non-tangent 525.34 foot radius curve to the right 295.18 feet through a central angle of 32°11'36" Chord Bearing: S15°04'44"W Chord Length: 291.31 feet to a point located at the northeast corner of that certain real property described by a Warranty Deed, recorded as Entry No. 12857173 in Book 10716 at Page 5104-5108 recording date: September 27, 2018 of official records; thence along said Deed the following two (2) courses: (1) S0°53'33"W 324.19 feet; thence (2) N89°58'57"E 126.65 feet to a point on the westerly Subdivision line of Hyde Point Phase 2 Subdivision, recorded as Entry No. 12710075 in Book 2018P at Page 55 recording date: February 5, 2018 of official records; thence southerly along said Subdivision S01°01'24"E 64.95 feet to and along the westerly Subdivision line of Hyde Point Phase 6 Subdivision, recorded as Entry No. 13211775 in Book 2020P at Page 048 recording date: March 6, 2020 of official records to a point as determined by a filed Survey prepared by Focus Engineering, signed on January 9, 2020, File No. S2020-05-0316 on file with the office of the Salt Lake County Surveyor's Office; thence westerly along said Survey N89°30'55"W 2672.05 feet to a point located on the easterly Deed line of a Quit-Claim Deed, recorded as Entry No. 11173136 in Book 9920 at Page 6829A recording date: April 27, 2011 of official records; thence northerly along said Deed N02°13'03"W 1234.33 feet to and along the easterly railroad right-of-way of Kennecott Railroad as described by a Right-of-Way Deed, recorded on June 10, 1947 as Entry No. 1084910 in Book 542 at Page 131 of Official Records to a point marking the calculated position of the Center 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian; thence N89°20'12"E 1221.45 feet along the 1/4 Section line of said Section 33 to and along the southerly Subdivision line of The Sycamores at Jordan Hills Phase 11 Subdivision, recorded as Entry No. 100202069 in Book 2007P at Page 163 recording date: April 10, 2007 of official records; thence S0°39'48"E 59.21 feet to the southerly right-of-way of said 8200 South

Street; thence easterly along said right-of-way N89°22'04"E 1404.45 feet to the point of beginning.

Contains 73.88 acres±

AS-SURVEYED DESCRIPTION PARCEL 2

A part of the S1/2 of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point as determined by a filed Survey prepared by Focus Engineering, signed on January 9, 2020, File No. S2020-05-0316 on file with the office of the Salt Lake County Surveyor's Office, said point also being N02°13'03"E 1304.01 feet along the 1/4 Section line from the South 1/4 Corner of Section 33, Township 2, South, Range 2 West, Salt Lake Base & Meridian; running thence westerly along said Survey line N89°30'47"W 239.29 feet to a found rebar & cap marked Ensign Engineering located on the easterly railroad right-of-way of Kennecott Railroad; thence along said right-of-way the following two (2) courses: (1) northeasterly along the arc of a 1118.20 foot radius curve to the left 132.24 feet through a central angle of 06°46'32" Chord Bearing N24°22'42"E Chord Length: 132.16 feet; thence (2) northeasterly along the arc of a 85195.65 foot radius curve to the left 421.96 feet through a central angle of 0°17'02" Chord Bearing: N23°00'40"E Chord Length: 421.96; thence S02°13'03"E 511.18 feet to the point of beginning.

Contains 1.38 acres±

IVORY PARCEL NO: 20-33-450-002

A part of the Southeast 1/4 Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S89°22'00"W 109.40 feet and S0°37'57"E 897.07 feet from the East 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence S 58°50'13" E 70.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 595.16 feet (radius bears: N 58°50'13" W) a distance of 129.40 feet through a central angle of 12°27'25" Chord: N 24°56'05" E 129.14 feet; thence S 01°02'28" E 405.02 feet; thence S 89°57'53" W 126.65 feet; thence N 00°52'29" E 324.19 feet to the point of beginning.

Containing: 0.90 acres +/-

EXHIBIT B

"MASTER DEVELOPMENT PLAN"

See the attached pages.

COPPER MEADOWS

RESIDENTIAL DEVELOPMENT PLAN

PETERSON DEVELOPMENT

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PROJECT CONTEXT

Development Narrative & Vision

Copper Meadows is a proposed Planned Community (PC) development located on seventy-six (76) acres, near the western boundary of West Jordan City adjacent to 8200 South and Stokesley. The property is surrounded by land uses of Medium Density Residential and Low Density Residential, and zones of Planned Community (PC) and R-1-8E. There is an existing gravel pit on a portion of the property which will be incorporated into the plans to facilitate an attractive aesthetic and functional residential development.

In keeping with the intent of the Planned Community (PC) Zoning ordinance, Copper Meadows will help create attractive and desirable environments in the city, encourage social and community interaction, provide flexibility in the location of buildings on the land, create a distinctive visual character and identity, provide land for the public to recreate, develop pedestrian circulation networks separated from roadways, and encourage a range of housing types, among others.



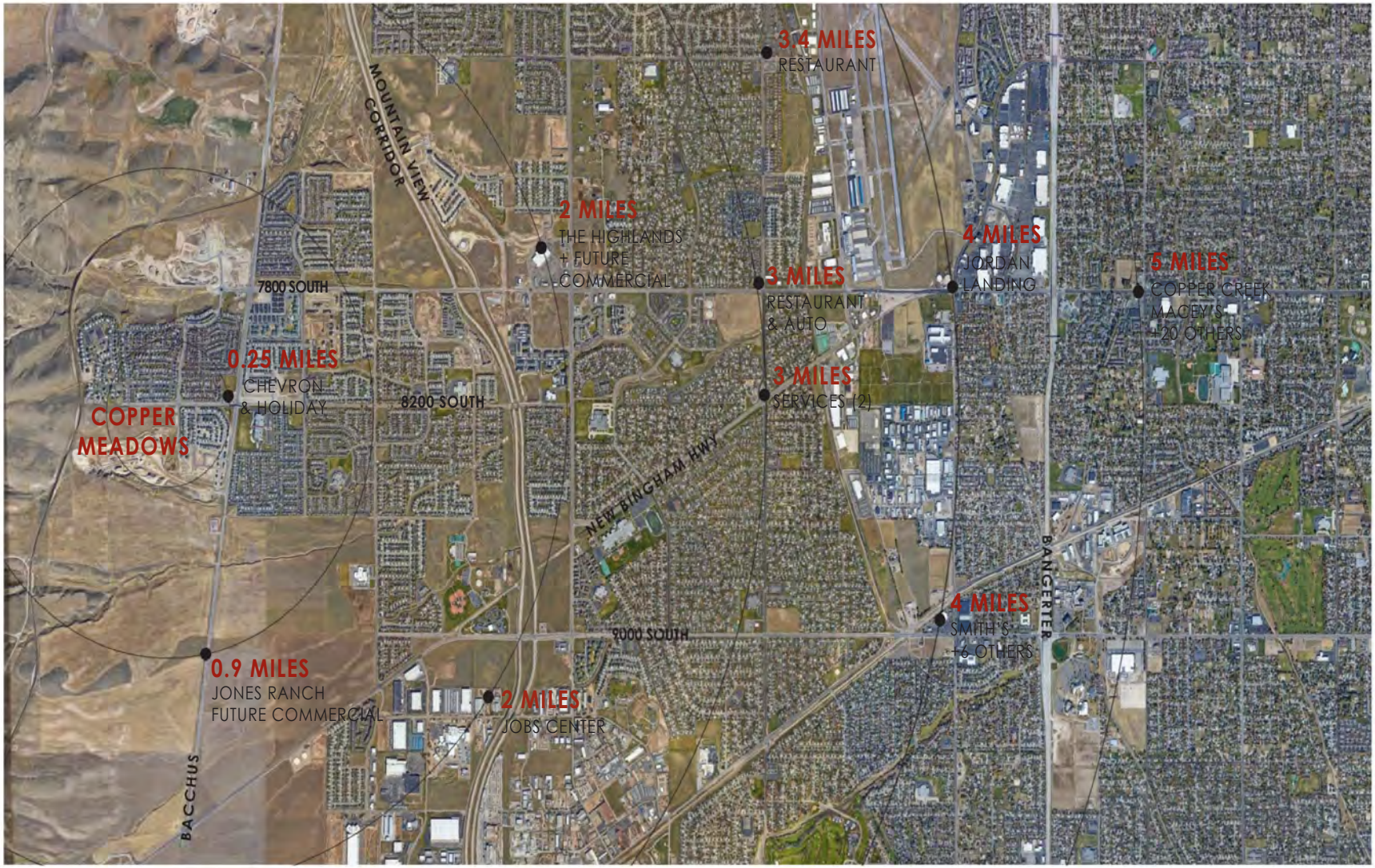


The development will include a **maximum of 318 residential units** with an overall **maximum density of 4.2 units per acre.** The community will provide an integrated housing approach, featuring six distinct home opportunities for future West Jordan residents: Single Family Estate, Village, Garden, and Cottage Lots, Single Family Carriage Lots, and Townhomes.

Affordable Housing
5% of the overall Copper Meadows residential unit count shall be affordable housing units as defined in Utah State Code. These affordable units may be single family units or townhome units. Accessory Dwelling Units (ADUs) may also be used to provide another affordable option but are above and beyond the 5%. Affordable housing shall be integrated throughout the Copper Meadows project, and not be isolated to one phase or geographic location. The location of affordable units will be designated at Preliminary Plat approval.

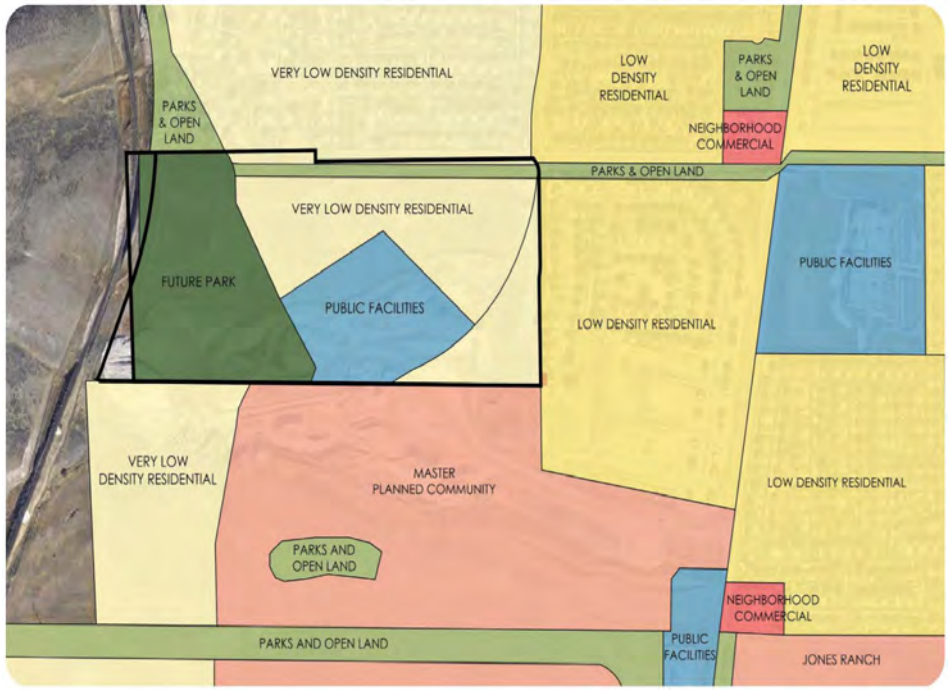
Items Not Addressed Through Development Plan
Items not addressed in the Copper Meadows Development Plan shall revert to the West Jordan City development Code and West Jordan City Design Standards and Specifications manual, and will be reviewed and approved in the City's Preliminary Plat process. Fire code requirements by West Jordan City and the West Jordan City Fire Department will be approved at the preliminary, final, and building permit stages of this project.

Proximity To Commercial



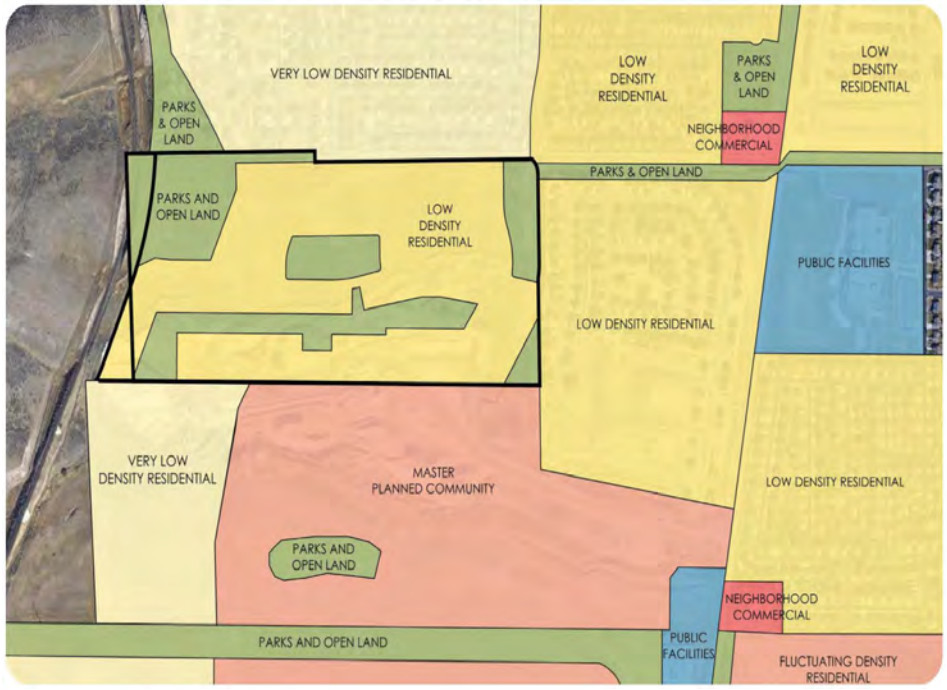
Land Use

West Jordan City staff has expressed that there is not an immediate or future need for the Public Facilities land use in this location, as shown in the existing land use map. There is also no current plan for the future park, but ample park and open space will be incorporated into the 20% open space requirement and would be maintained by the community HOA.



EXISTING LAND USE

Future Park, Parks & Open Land, Very Low Density Residential, Low Density Residential, Public Facilities



PROPOSED LAND USE

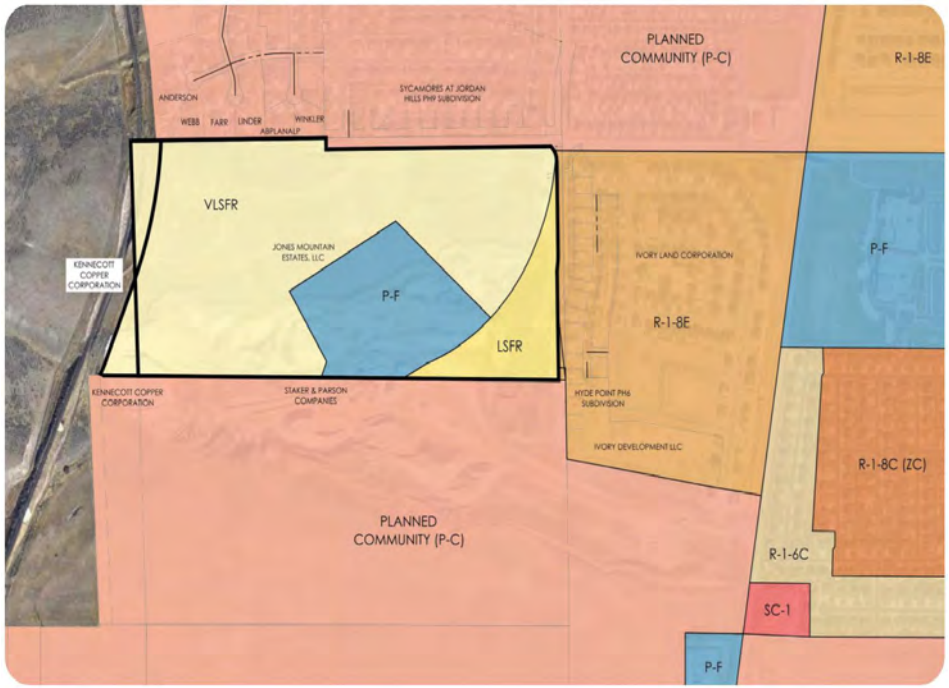
Low Density Residential, Parks and Open Land

LEGEND

- PROJECT BOUNDARY
- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MASTER PLANNED COMMUNITY
- NEIGHBORHOOD COMMERCIAL
- PUBLIC FACILITIES
- FUTURE PARK
- PARKS AND OPEN LAND

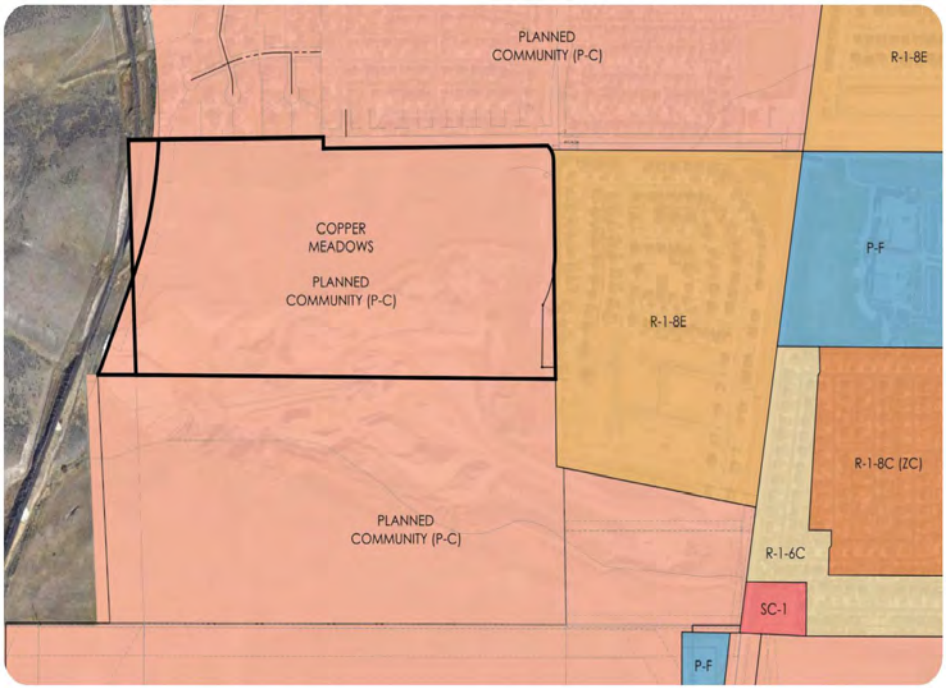
Zoning

The land is currently rolling farmlands on the north and a gravel operation that is intending to close on the south. It is bordered on the west by Kennecott's rail line, to the north by 8200 S and the Sycamores planned community, to the east by Stokesley Drive and a medium density Single Family community, and to the south by the Jones Ranch Planned Community with varying densities.



EXISTING ZONING

VLSFR (Very Low Density Single Family Residential),
LSFR (Low Density Single Family Residential), P-F (Public Facilities)



PROPOSED ZONING

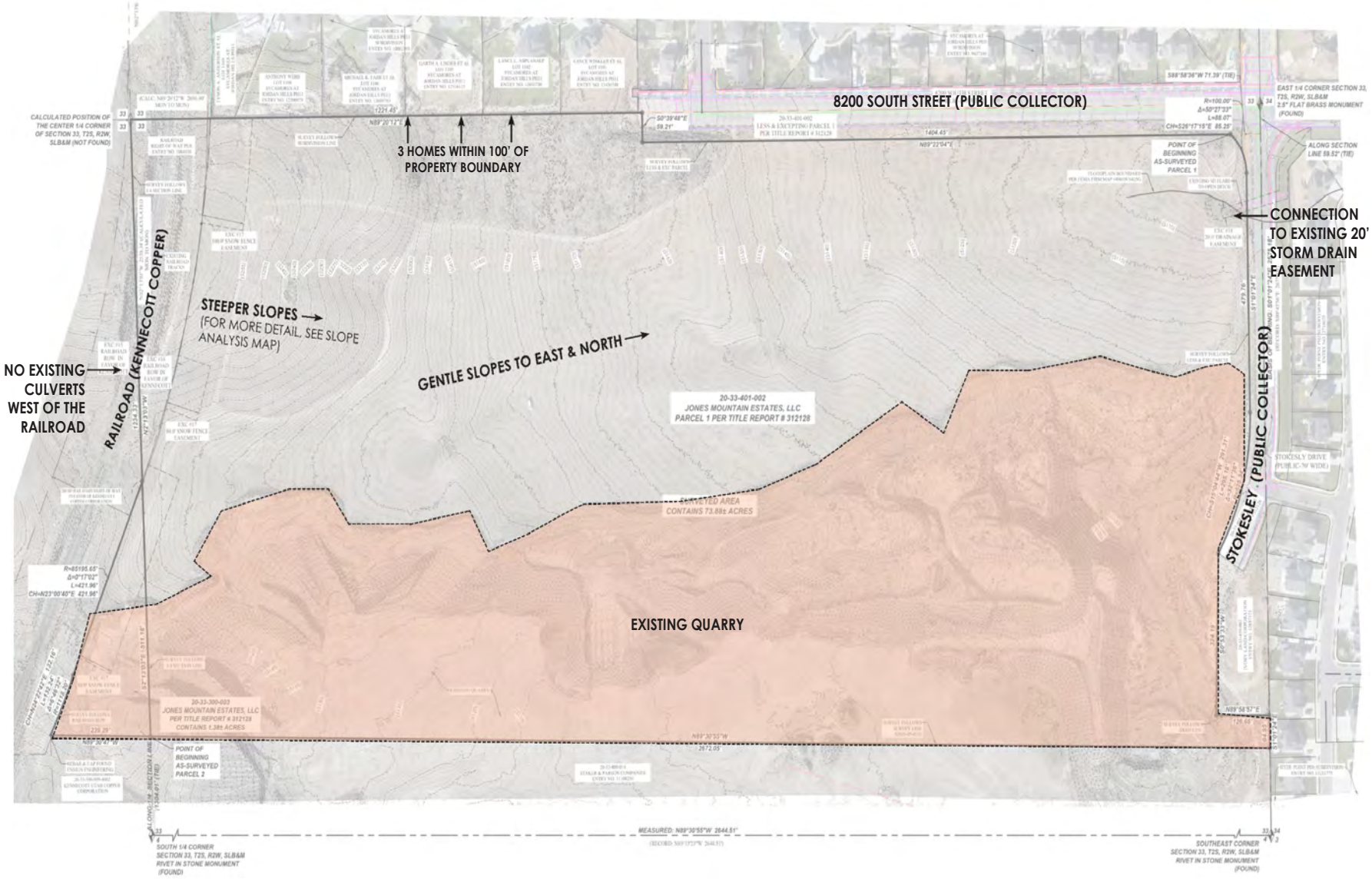
PC (Planned Community)

LEGEND

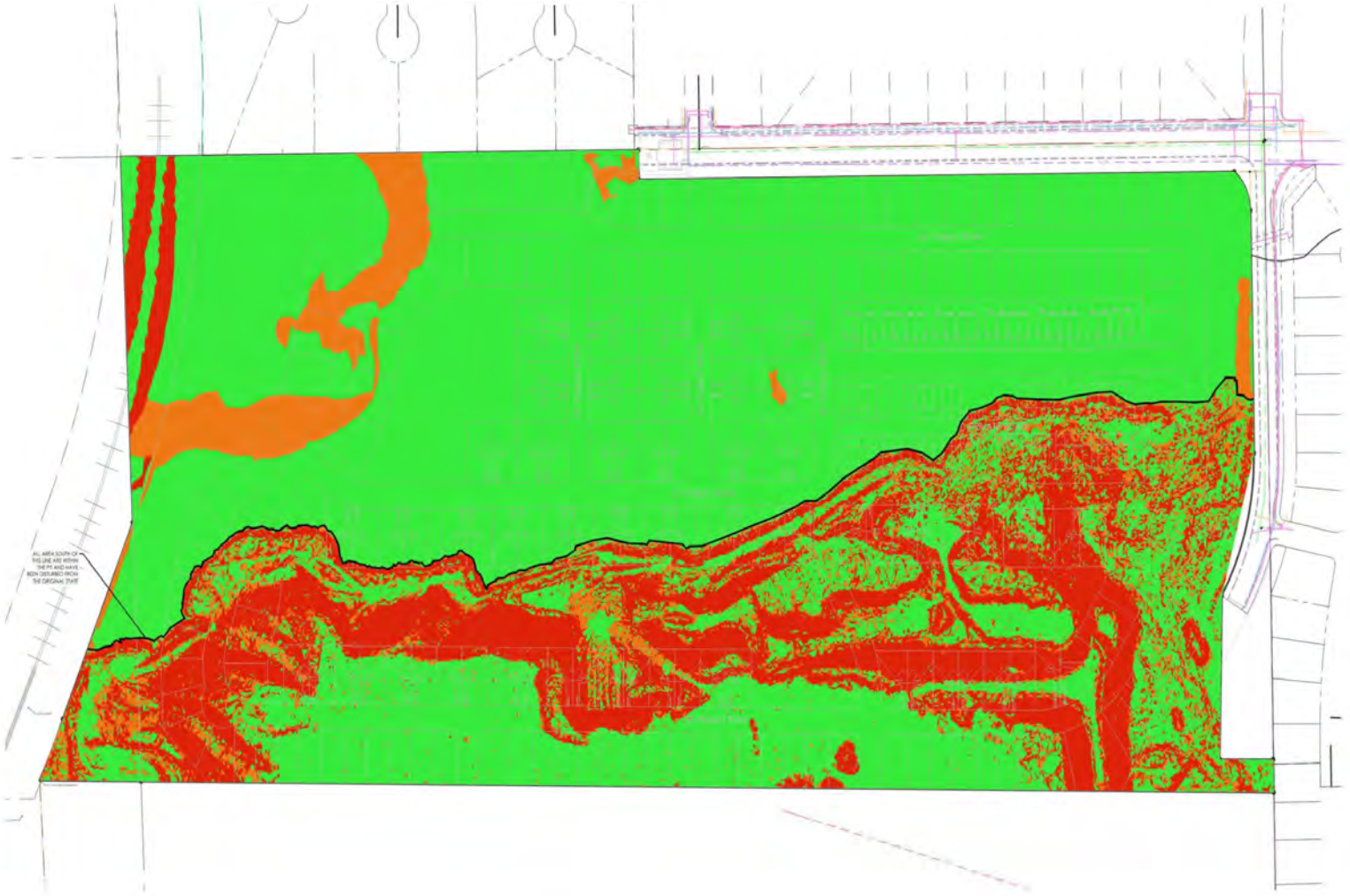
- PROJECT BOUNDARY
- VLSFR
- LSFR
- R-1-8E
- R-1-8C
- R-1-6C
- PLANNED COMMUNITY
- SC-1
- PUBLIC FACILITIES

Land Features

The land is currently rolling farmlands on the north and a gravel operation that is intending to close on the south. The gravel operation currently drops, on average, 58 feet to the bottom of the quarry. Mitigation will be required to make this land developable. All West Jordan city requirements and code regulations will be followed regarding building near an existing railroad.



Slope Analysis



ID	Minimum Slope	Maximum Slope	Scheme: Reds
1	0.0319%	20.0000%	
2	20.0000%	30.0000%	
3	30.0000%	125644.9854%	

NOTE: COLORS SHOWN ARE FOR EXISTING SLOPES BASED ON FLIGHT SURFACE.



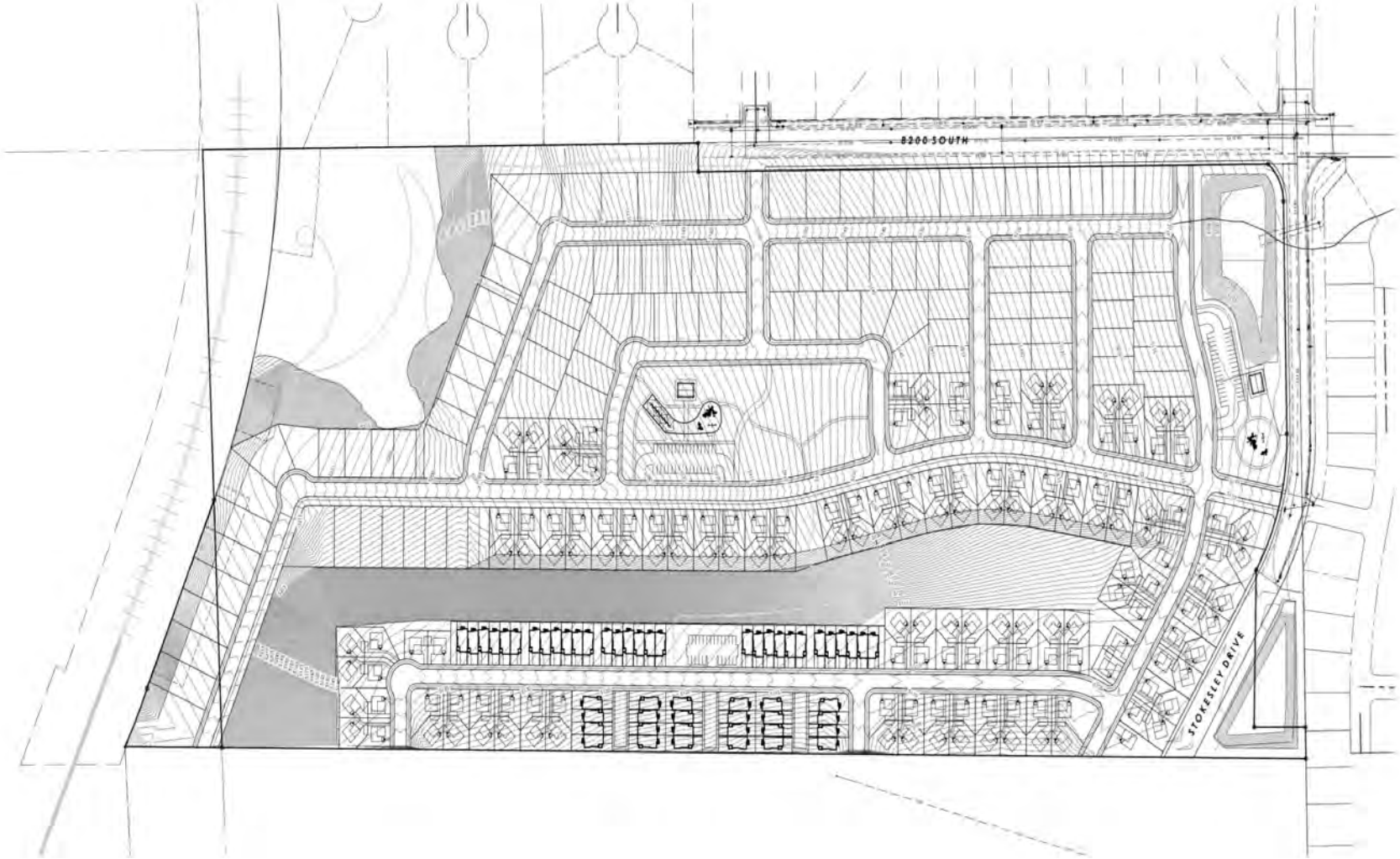
GRAPHIC SCALE

(IN FEET)

811
Know what's below.
Call 811 before you dig.

7.a

Proposed Grading





GRAPHIC SCALE

811
Know what's below.
Call 811 before you dig.

7.a

MASTER PLAN

Bubble Plan



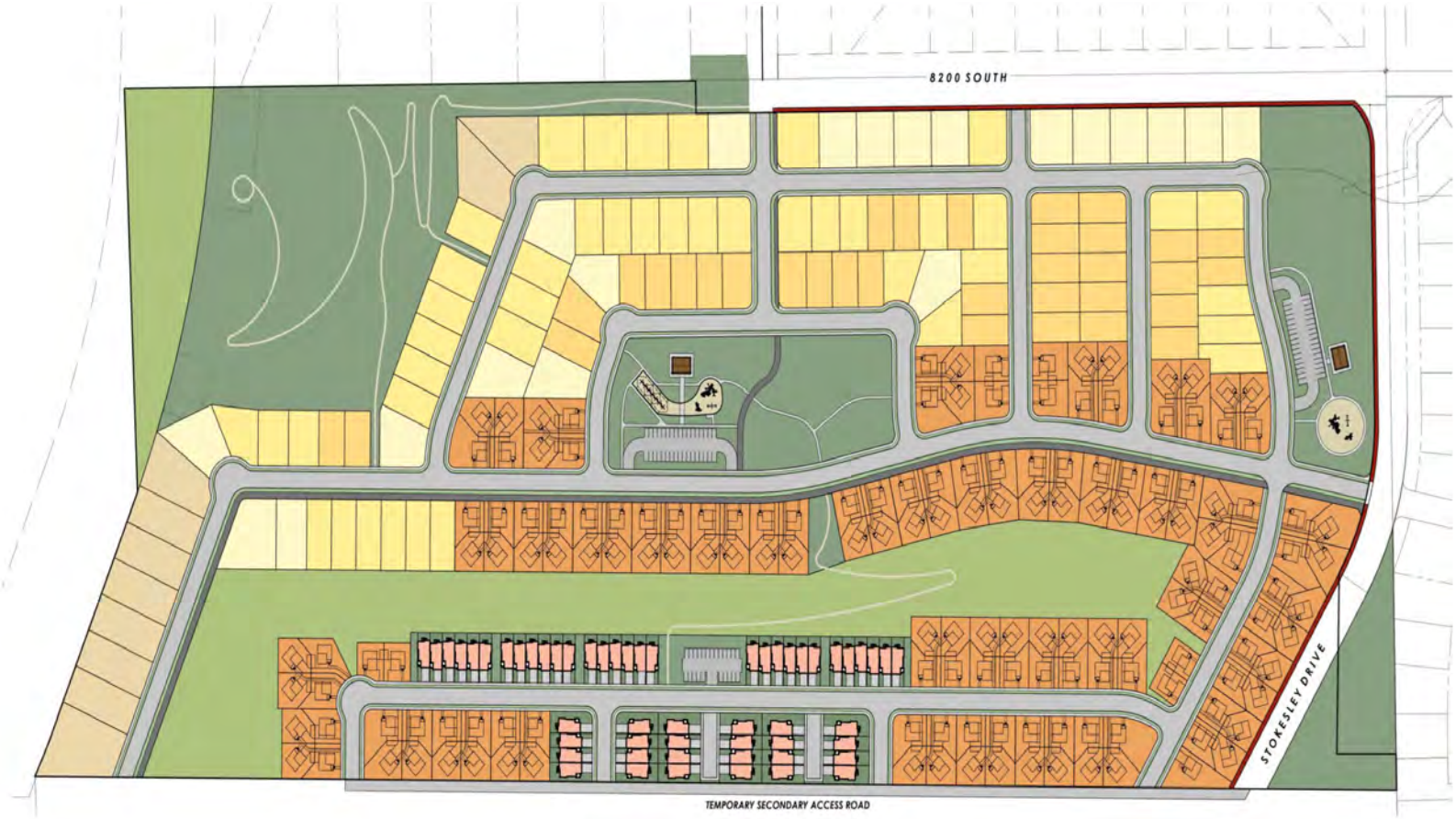
LEGEND

- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- PARKS & OPEN SPACE
- OPEN LAND *(NOT COUNTED IN OPEN SPACE CALCULATION)*

NOTES:

1. Boundaries and locations of all open space areas may be adjusted by developer but shall not result in less than the overall 20% required open space.

Master Plan



LEGEND

- FRONT-LOAD TOWNHOMES (54)
- CARRIAGE LOTS (157)
- COTTAGE LOTS (33)
  4,000 - 6,000 SQFT LOTS
- GARDEN LOTS (42)
  6,000 - 8,000 SQFT LOTS
- VILLAGE LOTS (22)
  8,000 - 10,000 SQFT LOTS
- ESTATE LOTS (10)
  10,000+ SQFT LOTS

TOTAL LOTS (318) = 4.2 UNITS/ACRE

TOTAL PROJECT AREA = 76.16 ACRES

- OPEN SPACE
  15.8 acres (21%)
- OPEN LAND (SLOPE AREA OVER 30% - DOES NOT COUNT TOWARDS OPEN SPACE
  7.86 acres
- 30" SOFT-SURFACE TRAILS
- 8' WIDE PAVED TRAILS
- 12' WIDE PAVED TRAILS

NOTES:

1. The final layout, unit count, open space, and amenity locations shall be approved through preliminary plat.
2. Temporary access road to be constructed on Staker property per City code requirements, width to be determined at preliminary plat approval.
3. The temporary access road can be phased with development to provide secondary access when needed.

Examples Of Potential Amenities

Copper Meadows will provide a variety of amenities for residents to enjoy. These photos show examples of potential amenities that could be included in the open spaces and parks throughout the development.


PLAYGROUND


PAVILION


PLAYGROUND


HAMMOCKS

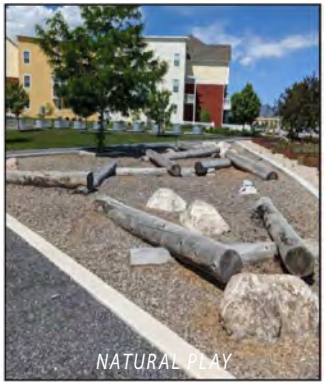

ASPHALT TRAIL


PLAYGROUND


PATH & TRAILS IN PARK


SOFT SURFACE TRAILS


OPEN LAWN AREA


NATURAL PLAY


VIEW POINT ALONG TRAIL


NATURAL BOULDER PLAY

Open Space

Parks, open spaces and trails are planned throughout Copper Meadows community with the intent to create an attractive neighborhood, provide recreation opportunities, encourage social interactions. and create a distinct visual character. Open space will meet the city's open space and amenity requirements as described in city standards and the PC ordinance .

Based on the overall planned unit count of 318 and in addition to all required amenities (trails, open space, parks, etc.), two (2) additional amenities shall be provided as defined in subsections E1 through E9 of this section and as described in the Master Development Plan. More than one additional amenity may be provided from a single category, and there is no requirement to provide additional amenities from any given category.

LEGEND

	Total Required O.S. = **20%** (76.2 acres x 0.2 (20%) = **15.2 acres**) Provided = **21%** (**16 acres** / 76.2 ac)
	Required Groomed & Irrigated O.S. = **8%** (76.2 x 0.08 = **6.1 acres**) Provided = **8.1%** (**6.2 acres** / 76.2 ac)
	Required Passive O.S. = **12%** (76.2 x 0.12 = **9.1 acres**) Provided = **12.9%** (**9.8 acres** / 76.2 ac)
	Open Land = 9.7 acres (not included in OS calculation)

OPEN SPACE NOTES

1. A minimum of 20% of the gross area shall be retained in permanent open space and/or open land and/or parks. As a part of the required 20%, a minimum of 8% shall be developed as groomed irrigated usable open space and parks.
2. HOA to maintain and own all open space.
3. This open space map is provided as an example only. Open space boundaries and locations may change, but shall not result in less than the overall 20% required or the 8% groomed and improved required.
4. No areas with slopes of 30% or greater shall count toward the open space requirements.



Amenities



30" SOFT SURFACE TRAIL

12' ASPHALT TRAIL

8' TRAIL

KEY SIDEWALK CONNECTIONS

KEY CROSSWALK LOCATIONS

PLAYGROUND

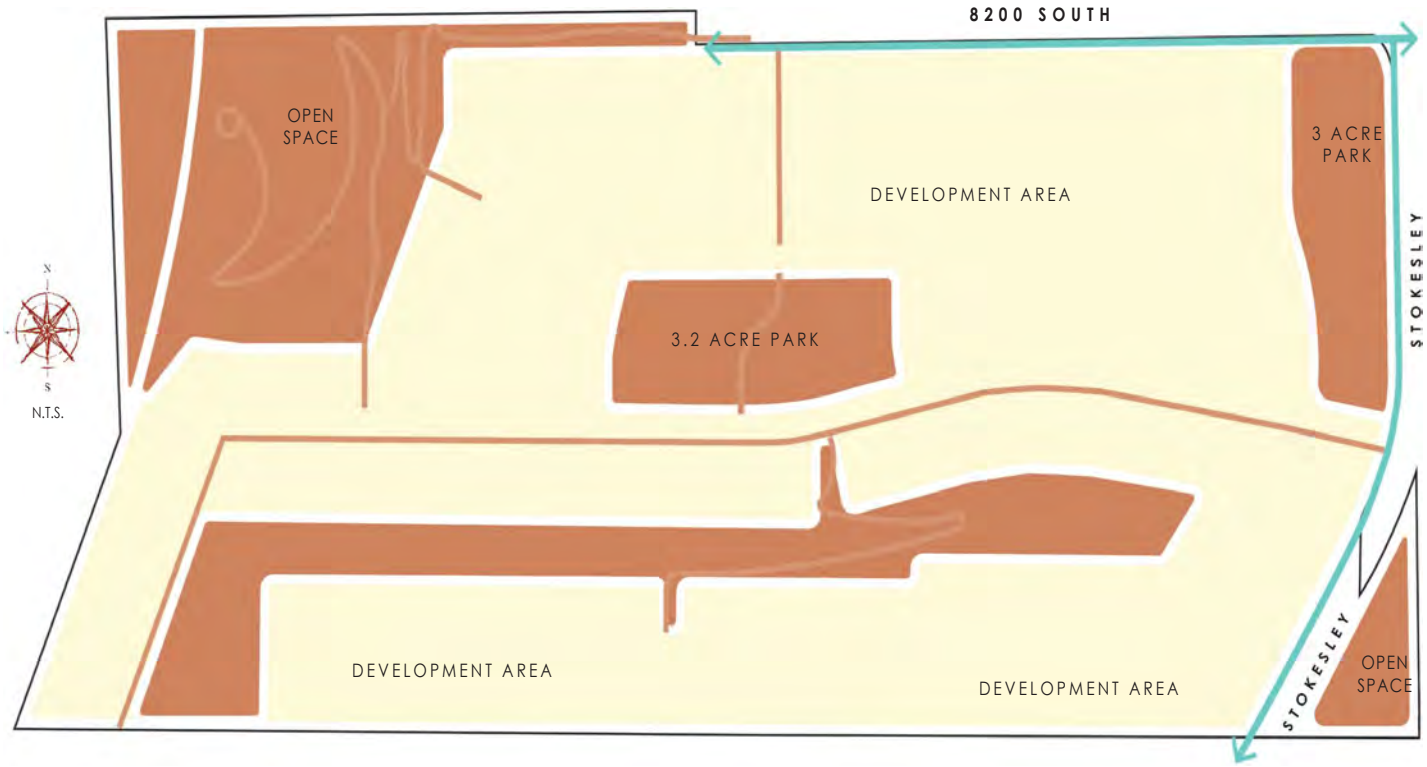
PAVILION

ENTRY MONUMENT

AMENITY NOTES

1. Amenities provided in Copper Meadows shall follow the 13-5C-6E Planned Community ordinance including the provision of two (2) additional amenities based on residential unit count of 318, which falls in the range of 200-500 per the city ordinance. The two amenities will be one (1) pavilion picnic area in the northwest open space and three (3) community entry monuments in key locations.
2. One (1) pavilion and one (1) playground will be provided in each of the 2-acre parks, for a total of three (3) pavilions and two (2) playgrounds in the development.
3. A 12' asphalt trail will be provided that connects the Stokesley trail with the western open space. Sidewalks and crosswalks shown on this exhibit highlight key locations to demonstrate pedestrian connectivity. Additional trails and pedestrian connectivity will be included throughout the project to provide connectivity to existing and future West Jordan City trails and sidewalks.
4. Traffic calming devices will be provided in certain locations as recommended by city staff and approved through preliminary plat approvals.

Ownership & Maintenance



LEGEND

HOA OWNED & MAINTAINED

CITY OWNED & MAINTAINED

OWNERSHIP NOTES

1. West Jordan City will maintain the sidewalk, trails, and park strip along Stokesley an 8200 South.
2. Homeowners will maintain any sidewalk, trails, or park strip adjacent to their lot except along Stokesley or 8200 South.
3. The HOA will maintain all the remaining sidewalk, trails, and park strip. The HOA will own and maintain all open space within the development.
4. The HOA will maintain and own all private roads, alleys, and lanes and utilities within them, except individual laterals that service one home.

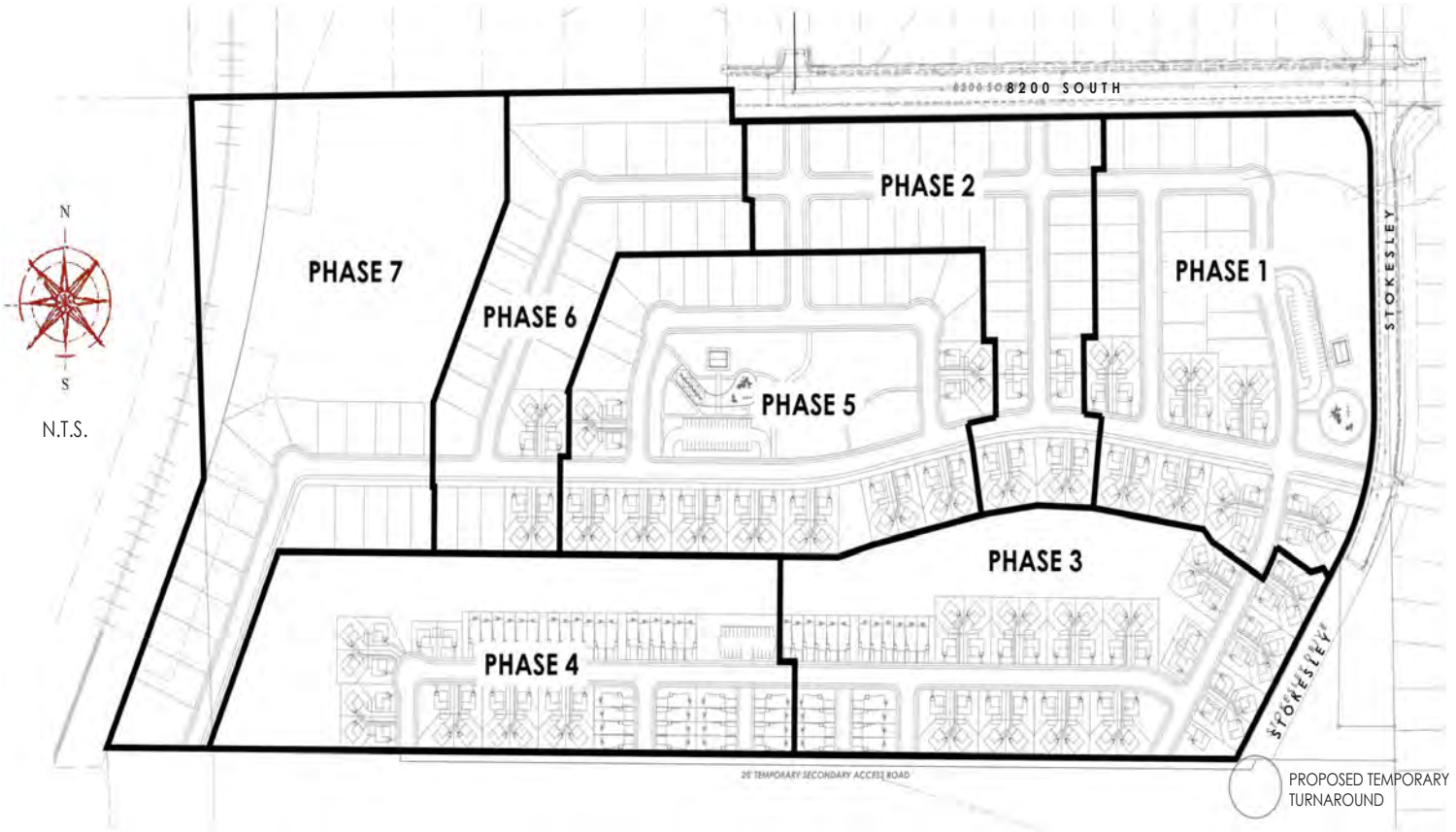
Phasing

Each phase must work as a stand-alone phase and function independent of the other phases. Road and lot phasing will be approved at preliminary plat submittal and will follow West Jordan City and the International Fire Code (IFC) standards for development, including maximum number of units on a single access, temporary turnarounds for roads with a length greater than 150', minimum turnaround radii, utility servicing, temporary accesses, as well as other city requirements at preliminary plan submittal.

Open space areas will be constructed with the adjacent residential phase(s). The unimproved areas along 8200 South and Stokesley shall be improved with the Copper Meadows project phase that is directly adjacent to the roadway.

NOTES:

1. Number of phases & specific phase boundaries may change at any time, and each phase will be approved through the preliminary plat approval process.
2. The unimproved areas within the 8200 South ROW and Stokesley ROW shall be improved with the directly adjacent Copper Meadows project phase.
3. Temporary turnaround to be constructed on Stokesley Drive.



Grading, Drainage, & Geotechnical Narrative

Site Grading

The site grading design will be included with the preliminary plans of the project. All usable open space in the project will be graded to be less than 30% slopes. The city standards for pond design and calculations will be used for the preliminary and final design of the storm drain ponds and infrastructure. All grading considerations will be shown to the staff at preliminary and final design to address concerns and to create a safe and developable site.

Site Drainage

The site drainage design will be included with the preliminary plans of the project. Private roads, alleys, and shared driveways will drain to the public street. The current outfall of the project for storm drain is located south of the intersection of 8200 South and Stokesley Drive. The city standards for pond design and calculations will be used for the preliminary and final design of the storm drain ponds and infrastructure. LID guidelines will also be followed. This project does not have any off-site flows from the west of the Railroad. This project is within the Primary Recharge Zone and Bedrock Recharge Zone as classified by USGS. The project will conform to all city code regarding these zones during the preliminary and final design stages. Based on the West Jordan City Info Map, this project does not fall within any of the drinking water protection zones as classified by West Jordan City. See conceptual detention pond calculations on page 45.

Geotechnical

Prior to preliminary approval a full Geotechnical and Geologic Hazards Study will be conducted and submitted to the city for review.

Prior to final approval of any phase that has cuts or fills above 6' a Construction Quality Assurance plan will be submitted to the city for review and this is to be a guiding document for construction methodologies related to the geotechnical and geologic hazards study recommendations.

DESIGN GUIDELINES

Residential Bulk & Intensity

	Townhomes		Single Family				
	Alley Load Townhomes	Front-Load Townhomes	Carriage	Cottage	Garden	Village	Estate
Min. Lot Area	800 sq. ft.	800 sq. ft.	2,000 sq. ft. 3,000 sq. ft. corner lot	4,000 sq. ft. 5,000 sq. ft. corner lot	6,000 sq. ft. 7,000 sq. ft. corner lot	8,000 sq. ft. 9,000 sq. ft. corner lot	10,000 sq. ft. 11,000 sq. ft. corner lot
Minimum Lot Width (Measured at Set-back)	20'	24'	24'	53'	53'	60'	70'
Min. Front Yard Setback	12'	22'	10'	20' (22' to garage)	20' (22' to garage)	20' (22' to garage)	20' (22' to garage)
Minimum Side Yard Setback (Interior Lots)	15'	8' or 20' between buildings	5' and 8' alternating, 13' combined	5' and 8' alternating, 13' combined	5' and 8' alternating, 13' combined	5' and 8' alternating, 13' combined	8'
Minimum Side Yard Setback (Corner Lots)	15'	12'	12'	15'	15'	15'	20'
Minimum Rear Yard Setback (Interior Lots)	22' for full-length driveways; 5' for drive approaches	12'	7.5'	20'	20'	20'	20'
Minimum Rear Yard Setback (Corner Lots)	22' for full-length driveways; 5' for drive approaches	12'	7.5'	15'	15'	15'	15'
Maximum Building Height	45'	45'	35'	35'	35'	35'	35'

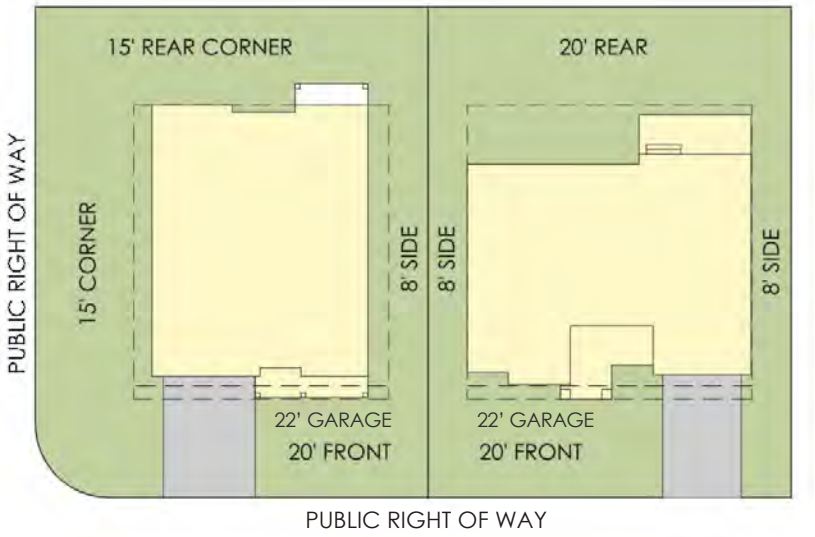
NOTES:

1. Irregular shaped lots located along the circular portion of a cul-de-sac or knuckle may utilize a reduced minimum frontage of 35' at the right of way line of a public street.
2. Garage Doors facing a public street shall not comprise more than 50% of the ground floor facade, and shall be even with or recessed behind front facade or covered porch (13-5c-5-C-B3 and13-5c-5-C-B1).
3. Carriage home drive approaches shall be a minimum of 3' in length between the shared driveway and garage.

Single-Family Estate Lots

The Estate lots will include medium to large 2 or 3 story homes, with lots and setbacks sized per the Copper Meadows bulk and intensity table requirements. These homes will typically feature larger setbacks, larger yard space, and may have a 2 or a 3-car garage. **A minimum of 3% of the overall unit count shall be Single-Family Estate Lots.**

Setback Exhibit



Home Examples

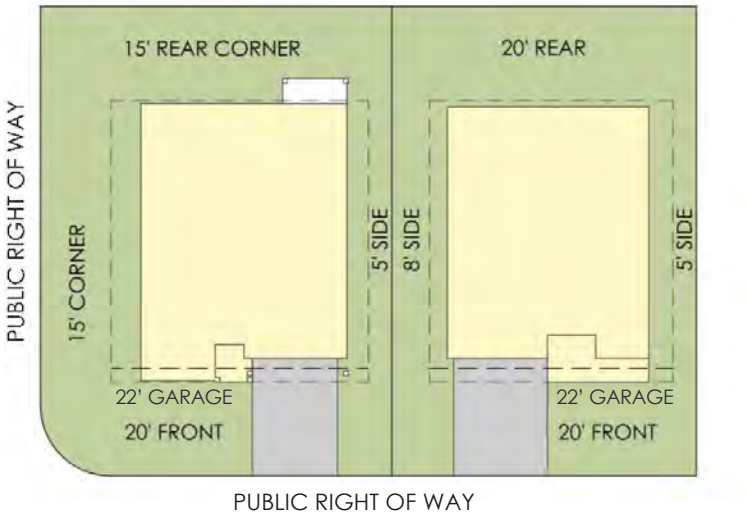




Single-Family Village Lots

The single-family village lots will feature medium-sized homes of 2 or 3 stories. The lots shall be sized per the Copper Meadows bulk and intensity requirements and will provide lots with private yards.

Setback Exhibit



Home Examples

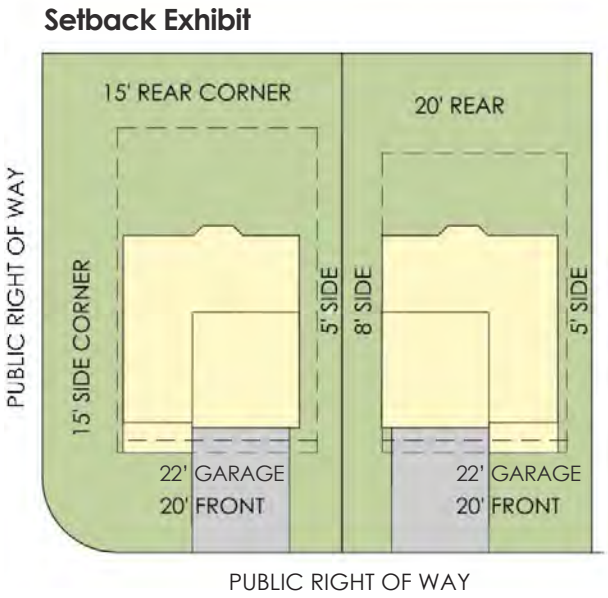




Single-Family Garden Lots

The single-family garden lots will feature narrower medium sized homes of 2 or 3 stories. The lots shall be sized per the Copper Meadows bulk and intensity requirements and will provide lots with private yards, integrating smaller traditional single-family detached homes into the community.

Setback Exhibit



Home Examples

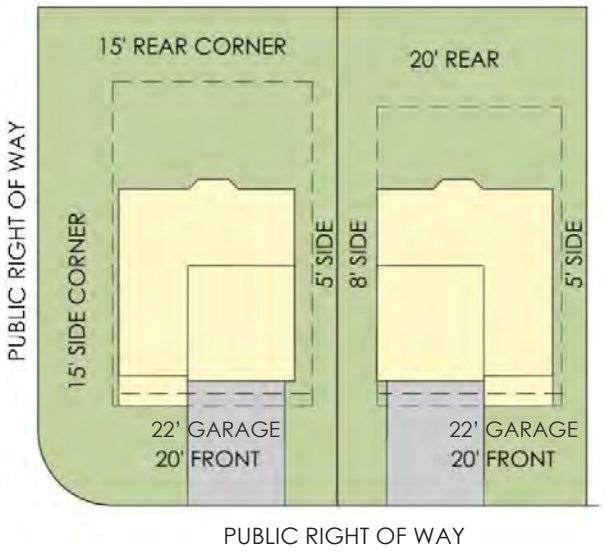




Single-Family Cottage Lots

The single-family cottage lots will feature narrower medium sized homes of 2 or 3 stories. The lots shall be sized per the Copper Meadows bulk and intensity requirements and will provide lots with private yards and integrate smaller traditional single-family detached homes into the community.

Setback Exhibit



Home Examples

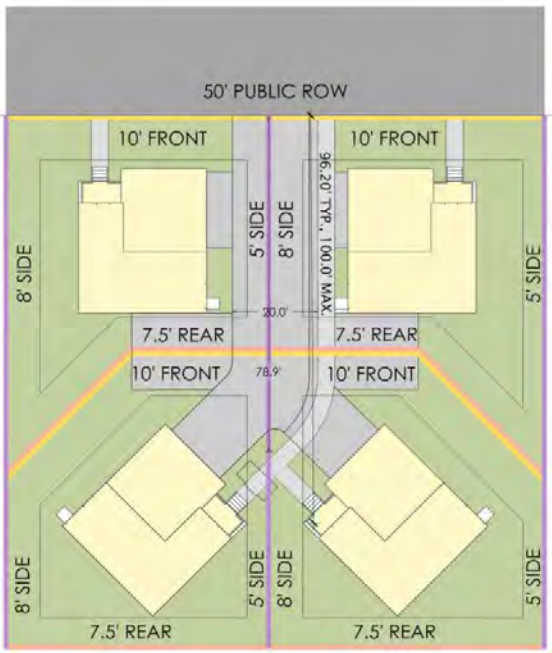




Single-Family Carriage Lots

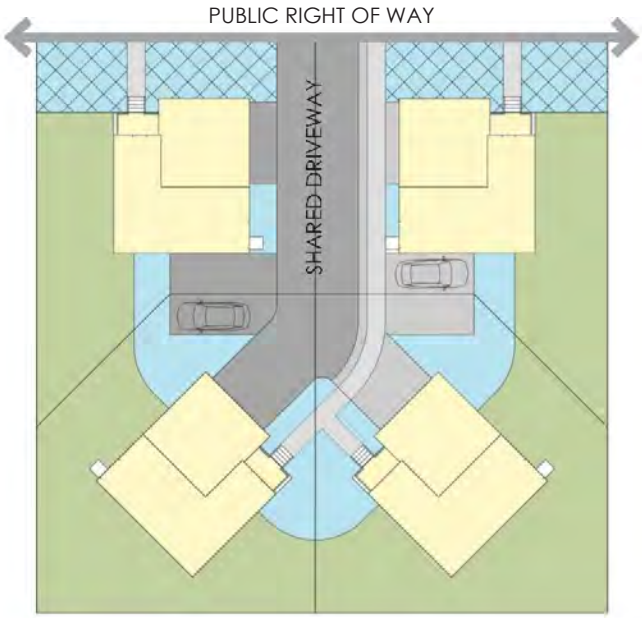
The single family carriage lots will feature up to 4 homes on a private drive. The homes are able to maintain private, fenced yards and the carriage layout fosters social interactions and encourages neighbor gatherings. **A maximum of 50% of the overall unit count shall be Single-Family Carriage Lots.**

Setback Exhibit



Setback Legend

- FRONT
- REAR
- SIDE



Snow Storage Areas
2800 sq. ft.

Driveways Restricted

NOTES:

1. As shown in the examples above, a pedestrian walkway from each home to the public right of way shall be provided. Carriage home layouts to be approved at preliminary plat approval.
2. All surfacing materials shall be hard-surface material, but will be determined at preliminary plat approval.

Example Carriage Home Elevations



LEFT ELEVATION



REAR ELEVATION



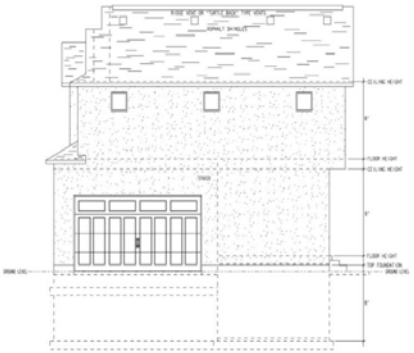
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

NOTES:

1. All buildings shall be constructed and designed such that each building shall demonstrate a consistent level of architectural detail on front and corner elevations for all lot types, per city code 13-5L-7 G1.
2. No building shall exceed 35' in height per city code.
3. Setbacks to be measured from cantilevered portion of homes on all applicable lots.

Townhomes

The **front-load townhomes** shall be designed in accordance with the Copper Meadows bulk and intensity standards, including providing a minimum 22' length driveway. Front-load townhome buildings may be 2 or 3 stories and the unit garages/driveways may be accessed from a public or private roadway. Final layout will be approved through preliminary plat.

The **rear-load townhomes** shall be designed in accordance with the Copper Meadows bulk and intensity standards and shall be accessed from a private road. Off-street guest parking shall be provided per city code requirements and approved at preliminary plat.

The allowed maximum percentage of townhome units is 17% (of total project units).

Setback Exhibit



Townhomes Example





Architectural Design Guidelines

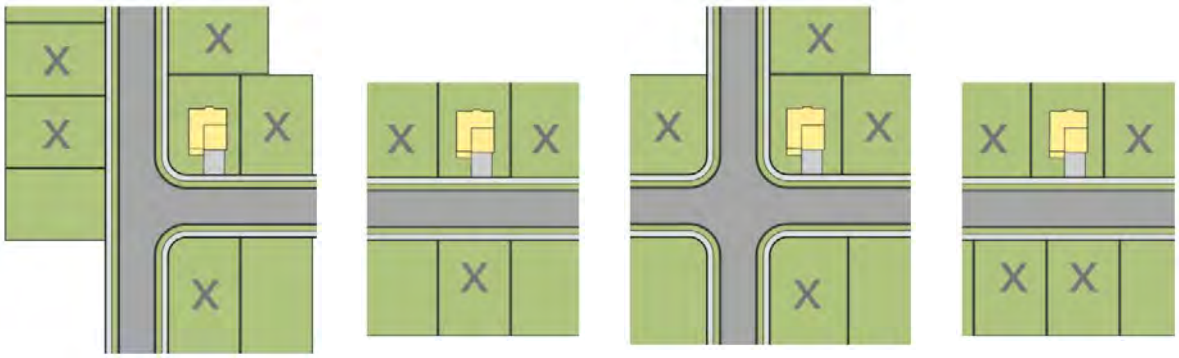
An attractive architectural style that places emphasis on building design and form is required. Copper Meadows will utilize the following design principles and features to acheive this:

- **Architectural Theming**: Contemporary, Traditional, Farmhouse, and Craftsman architecture will be incorporated, among others. These styles are compatible with the surrounding neighborhood and reflect a neighborhood character that aligns with West Jordan. These styles will be balanced to create a sense of cohesion while avoiding repetition.
- **Articulated Building Forms**: A combination of single- and multi-story designs will be used to create smooth transitions between homes and townhomes to maintain a comfortable scale throughout the community.
- **Building Materials**: Materials with rich colors and strong textures, such as masonry and cement-based siding, will be utilized to enhance visual appeal and achieve a desirable natural aesthetic. Appropriate roof and wall materials, as well as color options, will be used throughout the development.
- **Compatible Design Elements**: Specific details that enhance the building's design will be integrated, adding depth and visual intrigue to both individual homes and the overall neighborhood. These elements include covered porches, entryways, balconies, roof overhangs, and window and door framing.
- **Diverse Streetscape Architecture**: The design will prioritize an engaging and safe streetscape that minimizes the prominence of garages. Key features such as functional front porches, covered entryways, varied garage placements, and thoughtful setbacks are encouraged to enhance visual interest. The diversity of housing unit types will also provide visual interest along the streetscape, creating variation as one moves through the development.

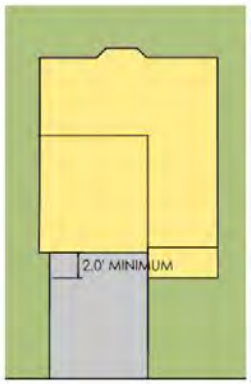
Variation & Scale

It is important that the massing of the homes be placed in such a way that it is comfortable on a human scale and that the overall project complements the existing homes in the adjacent community. There should be variation in individual building forms. Identical building elevations shall not be permitted in the locations shown in the exhibit below. Elevations, if repeated, will vary in color and/or materials used.

Homes shall be designed to maintain the scale of the entire neighborhood with respect to height, bulk, and structure size. No home should be over-powering in height or size when compared with other homes in the neighborhood. Lots in Copper Meadows may be sold individually. The intent is that each lot will end up with a custom/semi-custom home designed using the same architectural standards as set forth in this document, eliminate the "cookie-cutter" approach to home building, and provide a greater variety of homes in the neighborhood.



Curb Appeal: Garages, Entrances, Roofs, and Exterior Materials



Garages shall be set back a minimum of two feet (2') behind the front façade of the living area of the home or covered porch on the single-family lots. All three car garages shall have a minimum off-set of no less than 2 feet between the main garage door(s).

The main entrance to each home shall have a clear entry way from the public sidewalk to the front door, where the main entrance shall be oriented to the street to promote an active street. Covered porches are encouraged to provide a transition zone from the street to the home, and to also provide for informal socializing. Front porches are allowed to extend into the front yard setback by four feet (4') as to allow a greater emphasis be placed on the pedestrian entrance to the home.

The home rather than the garage shall be the primary emphasis of the front of a dwelling. Garages that dominate the streetscape displace the living space within the home and disconnect the residents of the home from the neighborhood and lessen "eyes on the street". All homes shall be designed so that garage door(s) are architecturally balanced with the rest of the home. Garages shall be built with materials, forms, and details that aesthetically integrate the garage with the home.

Multiple roof lines should be used on all homes and shall have a pitch no less than 4:12 or more than 12:12. Overhang, porch, stoop, gable detail, and the interplay of horizontal lines with gables will complement the primary roof pitch. Varied roof forms, ridge lines and pitches are encouraged to reduce the bulk appearance of a home. Dormers are encouraged to help break up the mass of a roof. Roof materials shall display three-dimensional visual texture. Acceptable materials include, but are not limited to tile, slate, architectural or high-quality asphalt shingles. Builders are encouraged to use a variety of complementary roof materials and/or colors.



Brick or stone shall be required on the exterior of all dwellings. The minimum area (A) of brick or stone required (measured in square feet) shall be determined by multiplying the outside perimeter (P) of the foundation (measured in feet), including the garage, by two feet (2') (P x 2 = A). In order to encourage a variety of architectural design in residential construction, the requirement for exterior masonry may be modified if not less than four (4) of the following architectural features are combined in a design to create an overall architectural style for a residential building:



- Gabled, gambrel or hipped roof with a pitch of not less than six to twelve (6:12) and heavy architectural shingles or tile
- Cornices
- 6/6 or 12/12 double hung windows with shutters
- Portico, sidelights and fan light
- Pediment entry with transom window
- Dormers

- Towers with conical roof
- Scallops or sunbursts
- Attached gazebos integrated into the front porch
- Front porches not less than six feet (6') in width with an integrated decorative railing







If it is determined that an architectural style has been established using the features described above, city planning staff may either: 1. Approve the use of clapboard, hardiboard or similar siding of not less than six inches (6") in height, with corner boards on one hundred percent (100%) of the exterior of the building (no aluminum or vinyl siding shall be permitted); or 2. Reduce the square footage or percentage of required brick, stone or stucco.

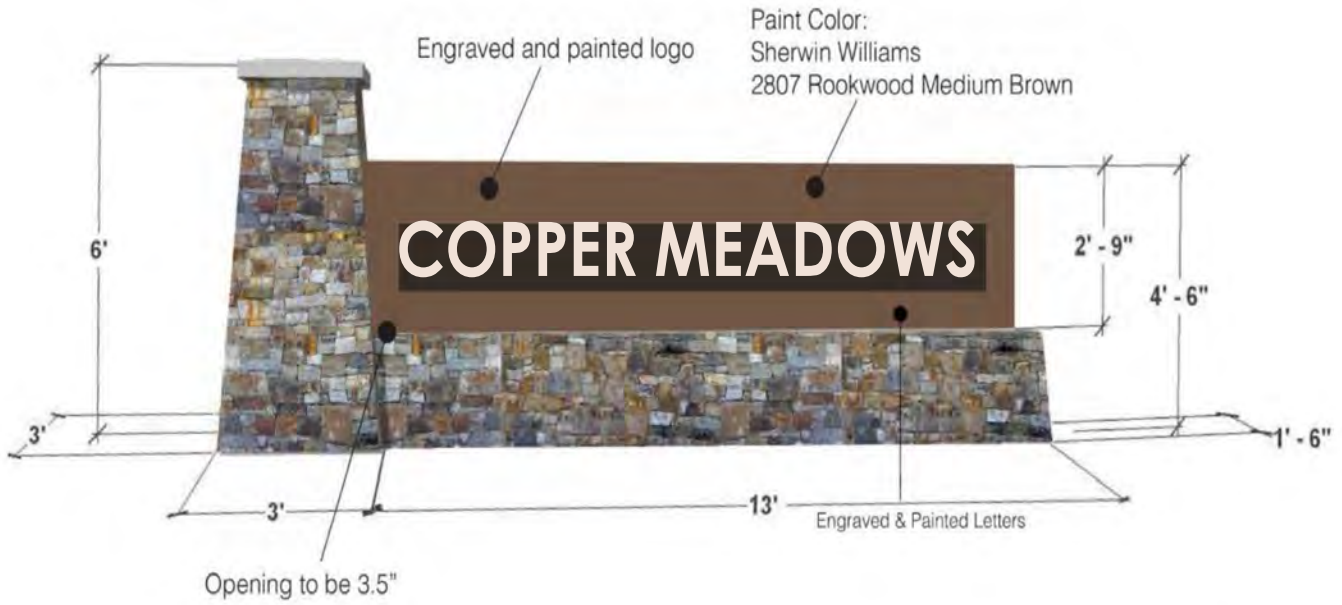
Corner homes should be specifically designed to include wrap-around and consistent architecture to these visible sides. If a material is wrapped around the corners of frontage elevations, that material must be continued to a reverse corner, a side wall privacy fence or a change in wall plane. The return may not be less than sixteen inches (16"). Mid-height wainscot wrapping shall extend no less than four feet (4') around frontage corners.

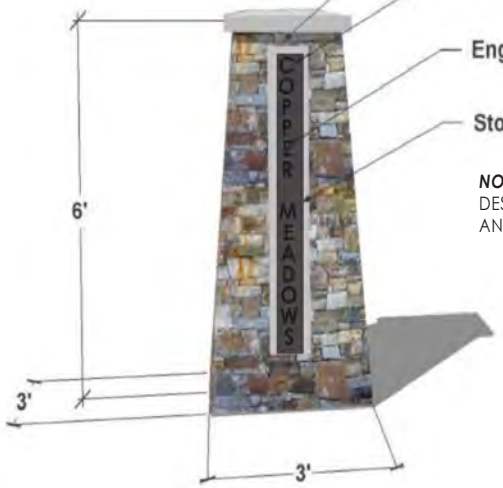
To ensure that homes incorporate features and designs as set forth in the Copper Meadows Buildings and Structures standards, each floor plan to be used will go through the Design Review Committee (DRC) review prior to submitting building plans to West Jordan City. The DRC will provide a signed review upon approval. An approved floor plan then can be used on multiple lots as long as it meets the criteria stated previously about placement and elevation variation.

The photos on this and the previous pages represent architectural features that may be used in Copper Meadows. Other floorplans and elevations that meet the design criteria are not excluded from being submitted to the DRC for review.



Entry Monument Design





NOTE:
DESIGNS PROVIDED AS EXAMPLES ONLY
AND MAY BE SUBJECT TO CHANGE.

Wall & Fencing Plan

N

S

N.T.S.



LEGEND

PROPOSED 6' MASONRY WALL

EXISTING 6' VINYL FENCE

EXISTING 6' CHAIN LINK FENCE

NOTES:

1. All internal fencing to be determined and approved with preliminary design and follow West Jordan City code.
2. Individual property owners to maintain fences surrounding their property. HOA to maintain walls on Stokesley and 8200 South.

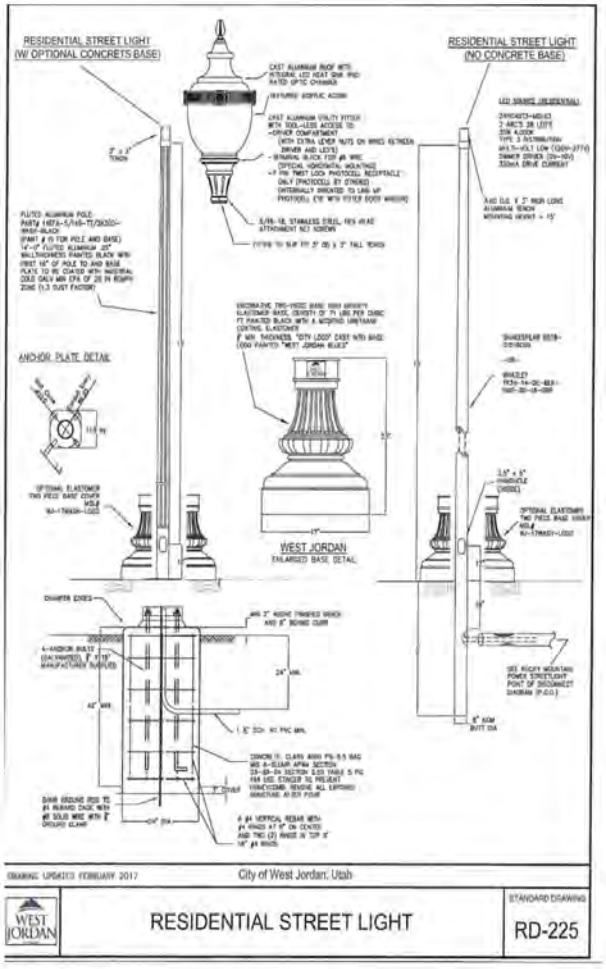


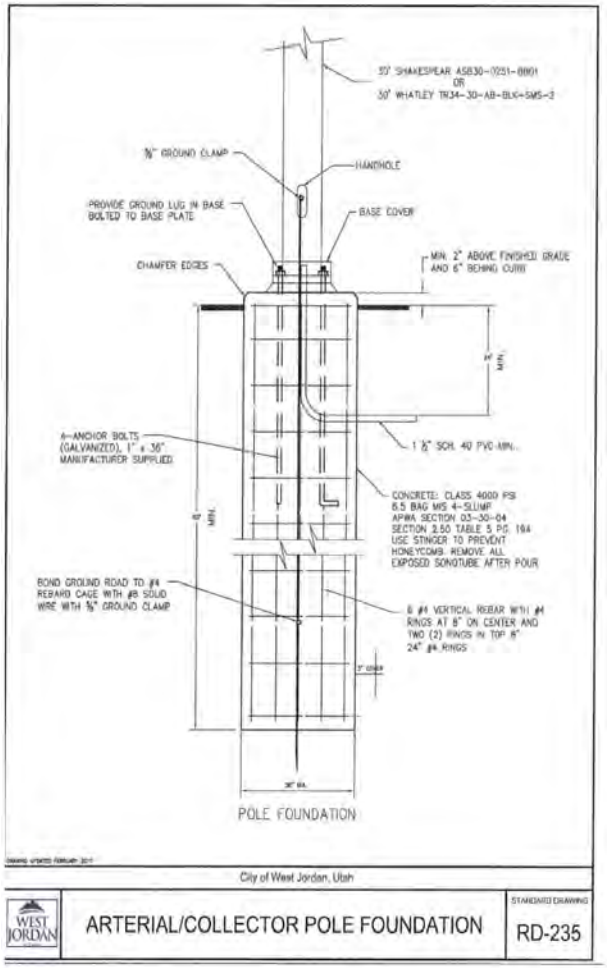
EXAMPLE OF POTENTIAL MASONRY WALL

Lighting Plan

The lighting throughout the Copper Meadows will follow West Jordan City standard street lighting for Residential & Collector streets. Street light locations will be determined with the preliminary plat process.







SURVEY DATA

Alta Survey (1 of 2)



VICINITY MAP
N.T.S.



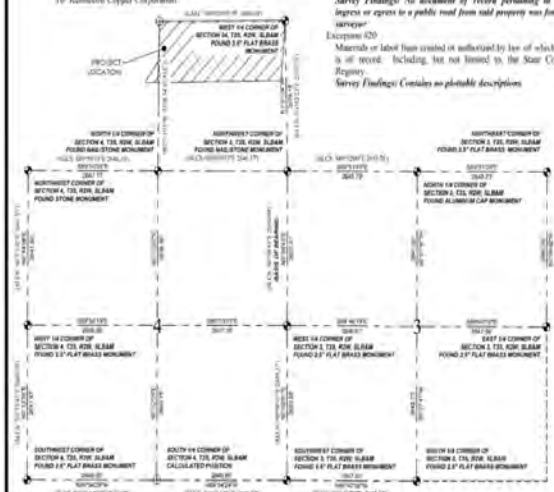
ALTA/NSPS LAND TITLE SURVEY

LOCATION: A PART OF THE S1/2 OF SECTION 33, T2S, R2W, SLB&M

SCHEDULE B-II EXCEPTIONS
(PER TITLE REPORT #312128)

Exceptions #1-12
Contain no plottable descriptions.
Exception #13
Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property.
Survey Findings: Easements, Ditches, & Canals shown hereon.
Exception #14
All rights, titles or interests in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes.

(This commitment/policy does not purport to disclose documents of record pertaining to the above referenced rights)
Survey Findings: Contains no plottable descriptions.
Exception #15
An Easement including its terms, covenants and provisions as disclosed by instrument:
To: Kennecott Copper Corporation
Purpose: a perpetual easement and right of way over, upon and across for the location, construction, maintenance and operation of one or more lines of railroad, with the necessary switches and other appurtenances, together with the right to make all such excavations, cuts, fills and embankments upon said premises as shall be reasonably necessary for the construction, maintenance and operation of such railroad, together with the right to locate, construct and maintain electric transmission and telephone lines over, upon and across
Recorded: September 27, 1946 as Entry No. 1058395 in Book 498 at Page 645 of Official Records.
Affects: See document for full particulars
Survey Findings: Railroad right-of-way easement shown hereon.
Exception #16
An Easement including its terms, covenants and provisions as disclosed by instrument:
To: Kennecott Copper Corporation
Purpose: a perpetual easement and right of way over, upon and across for the location construction, maintenance and operation of one or more lines of railroad, with the necessary switches and other appurtenances, together with the right to make all such excavations, cuts, fills and embankments upon said premises as shall be reasonably necessary for the construction, maintenance and operation of such railroad, together with the right to locate, construct and maintain electric transmission and telephone lines over, upon and across
Recorded: June 19, 1947 as Entry No. 1084910 in Book 542 at Page 131 of Official Records.
Affects: See document for full particulars
Survey Findings: Railroad right-of-way easement shown hereon.
Exception #17
An Easement including its terms, covenants and provisions as disclosed by instrument:
To: Kennecott Copper Corporation
Purpose: an easement and right to erect, construct and perpetually maintain a snow fence or snow fences over, across and upon Recorded: November 30, 1949 as Entry No. 1179661 in Book 724 at Page 95 of Official Records.
Affects: See document for full particulars
Survey Findings: Snow fence easements shown hereon
Exception #18
An Easement including its terms, covenants and provisions as disclosed by instrument:
To: West Jordan City
Purpose: a perpetual right of way and easement for the operation, maintenance, repair, alteration and replacement of drainage lines and facilities, on, over, under and across
Recorded: May 5, 2017 as Entry No. 12528201 in Book 10554 at Page 929 of Official Records.
Affects: See document for full particulars
Survey Findings: 20' drainage easement shown hereon.
Exception #19
There is no recorded means of ingress and egress to a public road from said property and it is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the company does not insure against any rights lost on a contrary state of facts (Parcel 2)
Survey Findings: No document of record pertaining to means of ingress or egress to a public road from said property was found by the surveyor
Exception #20
Materials or labor liens created or authorized by law of which no notice is of record. Including, but not limited to, the State Construction Registry.
Survey Findings: Contains no plottable descriptions.



SECTION BREAKDOWN
N.T.S.

NOTES

1. The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcels described and shown hereon, identified in Salt Lake County as Parcel No. 20-33-401-002 & Parcel No. 20-33-300-003 located in West Jordan City, Salt Lake County, Utah.
2. A Title Commitment prepared by Meridian Title Company located in Salt Lake City, Utah, File No. 312128 Effective Date: September 28, 2021 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
3. The Basis of Bearing for this Survey is S01°01'24"E along the Section line between the East Quarter Corner and the Southeast Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
4. Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD88 elevation published by the Salt Lake County Surveyor on the 2.5" Standard Flat Brass Monument marking the West 1/4 Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian with an elevation of 5142.02 feet.
5. #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
6. This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the parties listed in the Surveyor's Certificate shown hereon. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
7. Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions.
8. With regard to locations of utilities on or serving the surveyed property, information from sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
9. Survey responses to Table A (Optional Survey Responsibilities and Specifications):
   a. Item 1: Survey monuments found or set shown hereon.
   b. Item 2: Address of surveyed property 7399 West 8200 South, West Jordan, UT 84081
   c. Item 3: Surveyed property lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) # 49035C0425G Effective Date: September 25, 2009, and FIRM Map # 49035C0410G Effective Date: September 25, 2009.
   d. Item 4: Gross land area shown hereon.
   e. Item 5: Vertical relief shown hereon. (See Note #4)
   f. Item 7(a): No buildings were observed on the surveyed area while conducting this survey.
   g. Item 11(a): Utility providers serving on or around the surveyed area, as determined by the Blue Stakes of Utah 811 (bluestakes.org) Utility Contact Lookup, were requested at the time of this Survey. Observed existing utilities, as well as those utilities disclosed on plans requested by the following utility providers shown hereon (See Note #8)
      - Received: Pacificorp, Telecon, Mountain LTD, West Jordan City
      - Pending: Dominion
   h. Item 13: Names of adjoining owners shown hereon.
   i. Item 14: Distance to nearest intersecting street shown hereon.
   j. Item 16: No evidence of construction, or building additions were observed. The surveyed area appears to have once been used as quarry/gravel pit but no active earthwork was observed while conducting this survey.
   k. Item 17: No evidence of recent street or sidewalk construction or repairs were observed.
   l. Item 19: All plottable easements included documents provided to or obtained by the surveyor shown hereon.
10. Any digital aerial photography shown hereon was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this Survey. The orthomosaic map shown hereon has been georeferenced to control points on the ground.
11. The following documents were reviewed and/or utilized in the preparation of this Survey.
   a. Hyde Point Phase 2 Subdivision, recorded as Entry No. 12710075 in Book 2018P at Page 55 recording date: February 5, 2018.
   b. Hyde Point Phase 6 Subdivision, recorded as Entry No. 13211775 in Book 2020P at Page 048 recording date: March 6, 2020.
   c. The Sycamores at Jordan Hills Phase 9 Subdivision, recorded as Entry No. 9437190 in Book 2005P at Page 213 recording date: July 20, 2005.
   d. The Sycamores at Jordan Hills Phase 11 Subdivision, recorded as Entry No. 10062069 in Book 2007P at Page 163 recording date: April 10, 2007.
   e. Warranty Deed, recorded as Entry No. 12857173 in Book 10716 at Page 5104-5108 recording date: September 27, 2018.
   f. Special Warranty Deed, recorded as Entry No. 9249386 in Book 9072 at Page 6996-6997 recording date: December 14, 2004.
   g. Quit-Claim Deed, recorded as Entry No. 11173136 in Book 9920 at Page 6829A recording date April 27, 2011.
   h. Right-of-way Deed, recorded on May 28, 1947 as Entry No. 1084910 in Book 542 at Page 131.
   i. The following filed surveys were utilized from the Salt Lake County Surveyor's Office in preparation of this Survey:
   j. S2020-05-0316 prepared by Focus Engineering and Surveying, signed date: January 9, 2020.

RECORD DESCRIPTIONS
(FROM TITLE REPORT FILE NO. 312128)

The land referred to in this commitment is situated in the County of Salt Lake, State of Utah, and described as follows:

Parcel 1: [20-33-401-002]
The North 1/2 of the Southeast 1/4 of Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian.

Less and excepting any and all portions lying within the legal bounds of Hyde Point - Phase 2.

Also, less and excepting
Beginning at the East quarter corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian; and traversing thence South 01°03'05" East 60.01 feet, thence South 89°20'23" West 1473.86 feet, thence North 00°39'38" West 60.00 feet; thence North 89°20'22" East 1473.41 feet to the point of beginning.

Also, less and excepting
Beginning at a point that is South 01°00'21" East for a distance of 60.00 feet from the West quarter corner of Section 34, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along the section line South 01°00'21" East for a distance of 1161.70 feet to a point on a line; thence North 89°59'59" West for a distance of 126.63 feet to a point on a line; thence North 00°54'37" East for a distance of 534.19 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 32°11'36", having a radius of 525.34 feet, and whose long chord bears North 15°05'47" East for a distance of 291.31 feet; thence North 01°00'21" West for a distance of 553.98 feet to a point on a line; thence North 89°37'36" East a distance of 35.00 feet to the point of beginning.

Parcel 2: [20-33-300-003]
Beginning at the Southeast corner of the Northeast quarter of the Southwest quarter of Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian; running thence North to the Easterly line of Kennecott Copper Corp right of way; thence Southwesterly along said right of way to a point West of the point of beginning; thence East to the point of beginning.

AS-SURVEYED DESCRIPTION PARCEL 1

A part of the N1/2 of the SE1/4 of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way of Stokesly Drive, said point also being located S01°01'24"E 59.52 feet along the Section line and S88°58'36"W 71.39 feet from the East 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian; running thence southerly along said right-of-way the following three (3) courses: (1) southeasterly along a 100.00 foot radius curve to the right 88.07 feet through a central angle of 50°27'33" Chord Bearing: S26°17'15"E Chord Length: 85.25 feet; thence (2) S01°01'24"E 479.76 feet to a point on a non-tangent curve; thence southerly along the arc of a non-tangent 525.34 foot radius curve to the right 295.18 feet through a central angle of 32°11'36" Chord Bearing: S15°04'44"W Chord Length: 291.31 feet to a point located at the northeast corner of that certain real property described by a Warranty Deed, recorded as Entry No. 12857173 in Book 10716 at Page 5104-5108 recording date: September 27, 2018 of official records; thence along said Deed the following two (2) courses: (1) S0°53'33"W 324.19 feet; thence (2) N89°58'57"E 126.65 feet to a point on the westerly Subdivision line of Hyde Point Phase 2 Subdivision, recorded as Entry No. 12710075 in Book 2018P at Page 55 recording date: February 5, 2018 of official records; thence southerly along said Subdivision S01°01'24"E 64.95 feet to and along the westerly Subdivision line of Hyde Point Phase 6 Subdivision, recorded as Entry No. 13211775 in Book 2020P at Page 048 recording date: March 6, 2020 of official records to a point as determined by a filed Survey prepared by Focus Engineering, signed on January 9, 2020, File No. S2020-05-0316 on file with the office of the Salt Lake County Surveyor's Office; thence westerly along said Survey N89°30'33"W 2672.03 feet to a point located on the easterly Deed line of a Quit-Claim Deed, recorded as Entry No. 11173136 in Book 9920 at Page 6829A recording date: April 27, 2011 of official records; thence northerly along said Deed N02°13'03"W 1234.33 feet to and along the easterly railroad right-of-way of Kennecott Railroad as described by a Right-of-Way Deed, recorded on June 10, 1947 as Entry No. 1084910 in Book 542 at Page 131 of Official Records to a point marking the calculated position of the Center 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian; thence N89°20'12"E 1221.45 feet along the 1/4 Section line of said Section 33 to and along the southerly Subdivision line of The Sycamores at Jordan Hills Phase 11 Subdivision, recorded as Entry No. 10020069 in Book 2007P at Page 163 recording date: April 10, 2007 of official records; thence S0°39'48"E 59.21 feet to the southerly right-of-way of said 8200 South Street; thence easterly along said right-of-way N89°22'04"E 1404.45 feet to the point of beginning.

Contains 73.88 acres

AS-SURVEYED DESCRIPTION PARCEL 2

A part of the S1/2 of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point as determined by a filed Survey prepared by Focus Engineering, signed on January 9, 2020, File No. S2020-05-0316 on file with the office of the Salt Lake County Surveyor's Office, said point also being N02°13'03"E 1304.01 feet along the 1/4 Section line from the South 1/4 Corner of Section 33, Township 2, South, Range 2 West, Salt Lake Base & Meridian; running thence westerly along said Survey line N89°30'47"W 239.29 feet to a found rebar & cap marked Ensign Engineering located on the easterly railroad right-of-way of Kennecott Railroad as determined by a Right-Of-Way Deed, recorded on June 10, 1947 as Entry No. 1084910 in Book 542 at Page 131 of official records; thence along said right-of-way the following two (2) courses: (1) northeasterly along the arc of a 1118.20 foot radius curve to the left 132.24 feet through a central angle of 06°46'32" Chord Bearing N24°22'42"E Chord Length: 132.16 feet; thence (2) northeasterly along the arc of a 85195.65 foot radius curve to the left 421.90 feet through a central angle of 0°17'02" Chord Bearing: N23°00'40"E Chord Length: 421.96; thence S02°13'03"E 311.18 feet to the point of beginning.

Contains 1.38 acres

SURVEYOR'S CERTIFICATE

To Peterson Development Company, LLC; Jones Mountain Estates, LLC; Meridian Title Company; Old Republic National Title Insurance Company:

of Table A thereof. The fieldwork was completed on October 20, 2022.

03/16/23
Date

Professional Land Surveyor

FOCUS
ENGINEERING AND SURVEYING, LLC

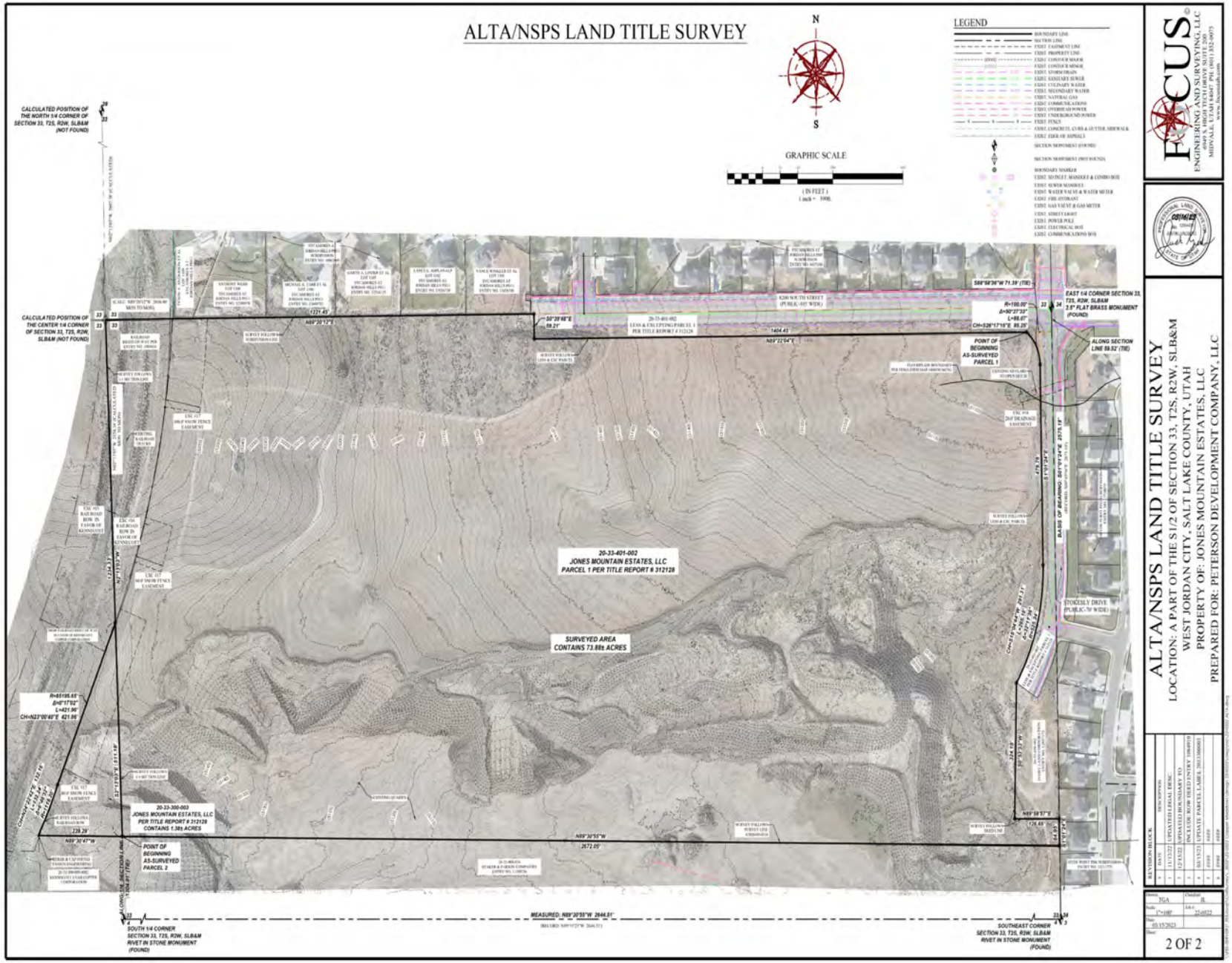
ALTA/NSPS LAND TITLE SURVEY
LOCATION: A PART OF THE S1/2 OF SECTION 33, T2S, R2W, SLB&M
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH
PROPERTY OF: JONES MOUNTAIN ESTATES, LLC
PREPARED FOR: PETERSON DEVELOPMENT COMPANY, LLC

REVISION	DATE	DESCRIPTION
1	11/12/22	UPDATED LEGAL DESC.
2	12/19/22	UPDATED BOUNDARY TO
		INCLUDE ROW DEED ENTRY 1084910
3	03/15/23	UPDATE PARCEL LABEL 20333000003

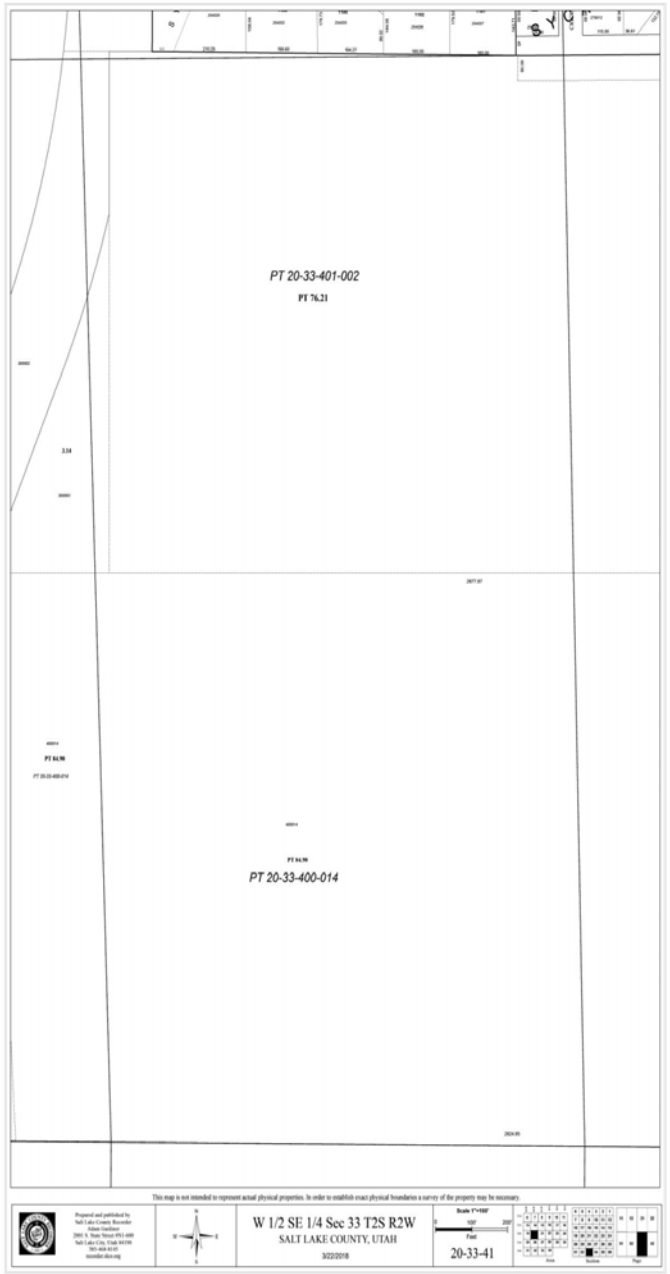
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Sheet: 1 OF 2

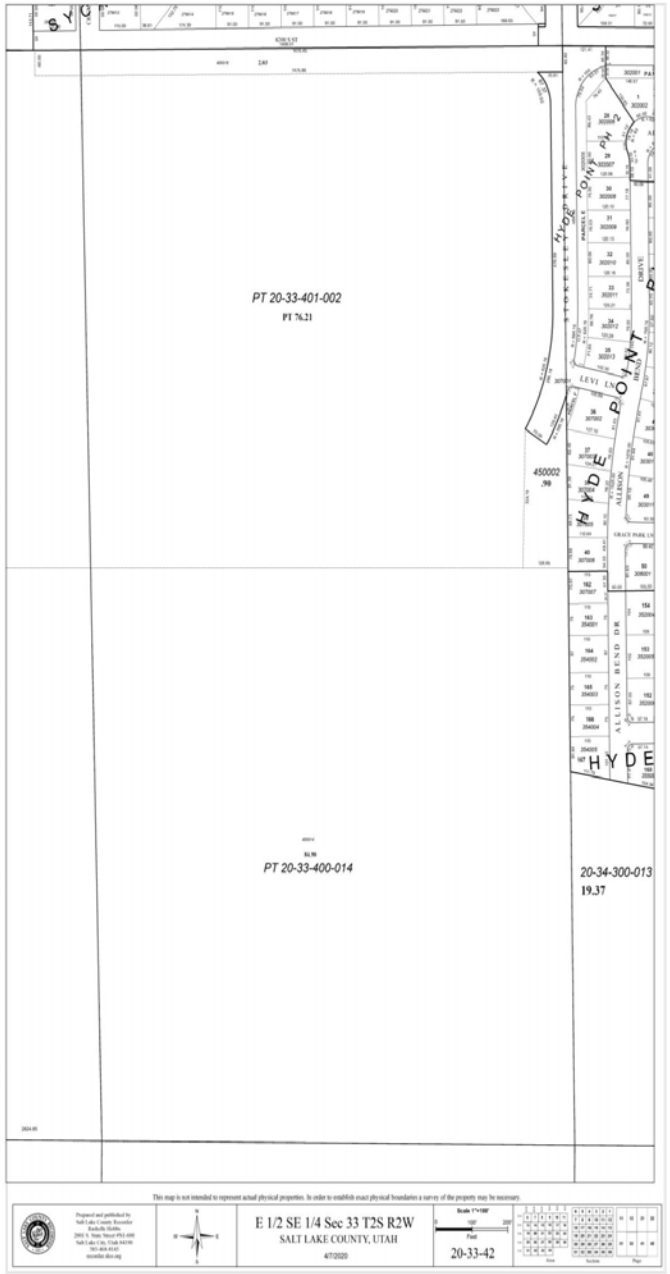
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Alta Survey (2 of 2)

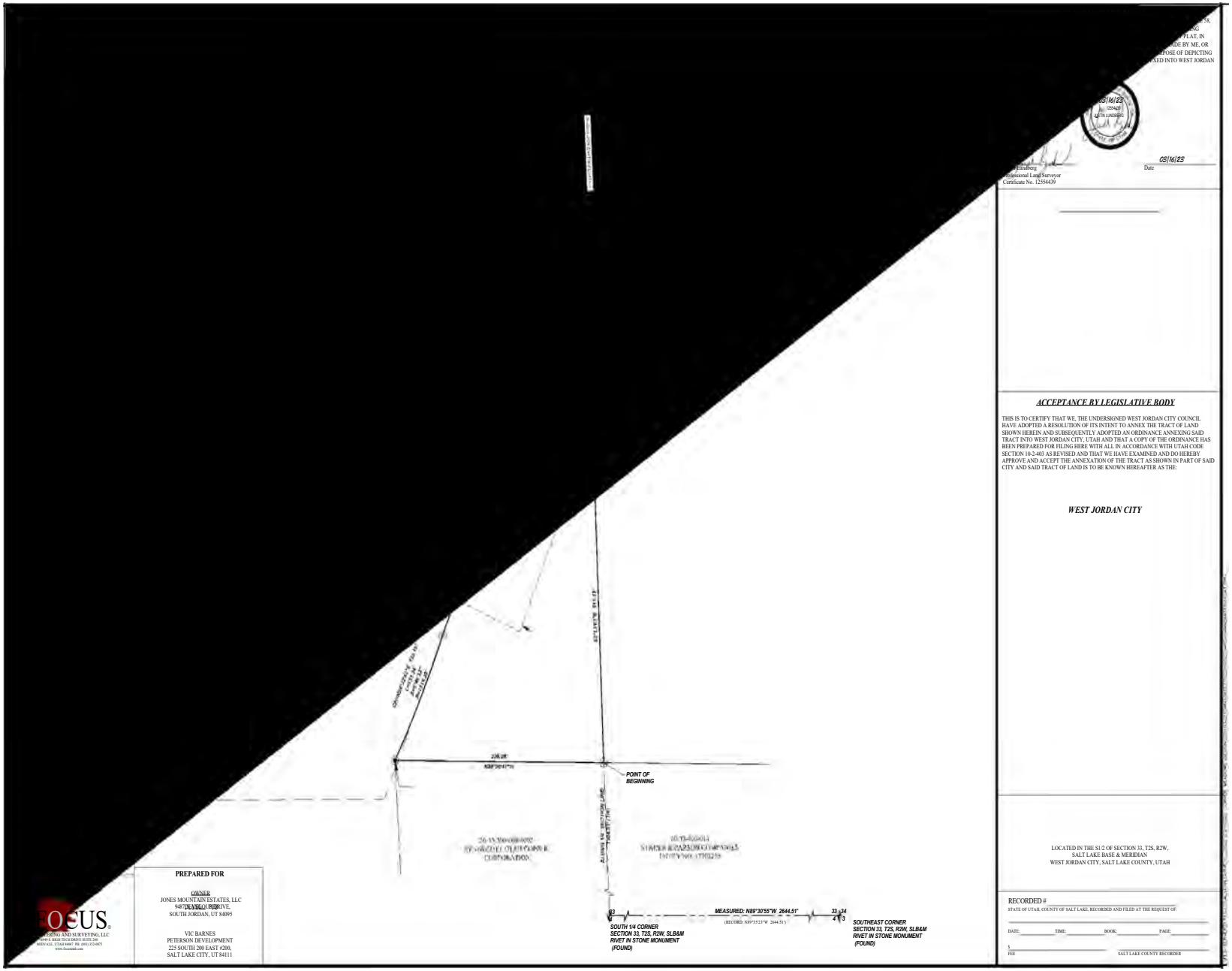


Plat Map


PT 20-33-401-002
PT 76.21
PT 20-33-400-014
W 1/2 SE 1/4 Sec 33 T2S R2W
SALT LAKE COUNTY, UTAH
3/22/2018
20-33-41


PT 20-33-401-002
PT 76.21
PT 20-33-400-014
20-34-300-013
19.37
HYDE POINT DR
ALLISON BEND DR
HYDE
E 1/2 SE 1/4 Sec 33 T2S R2W
SALT LAKE COUNTY, UTAH
4/7/2020
20-33-42

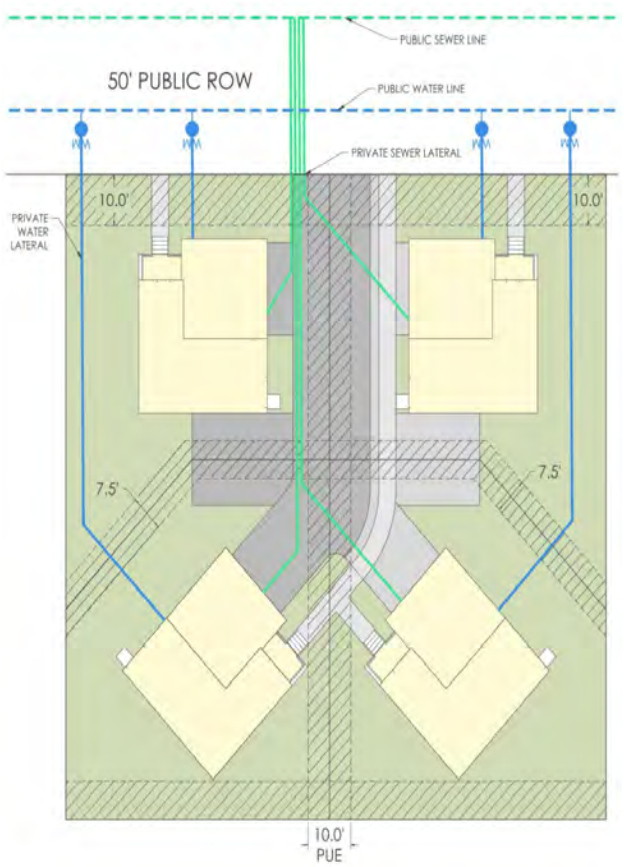
Annexation Plat Map



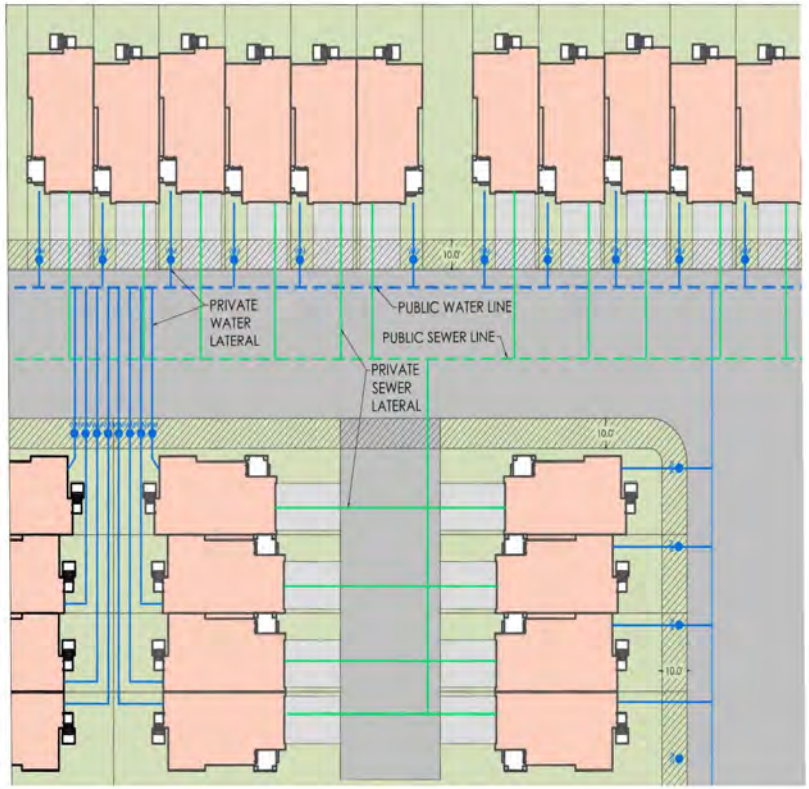
UTILITIES

Private Utility Exhibits

CARRIAGE UTILITIES EXAMPLE LAYOUT



FRONT-LOAD TOWNHOMES UTILITIES EXAMPLE LAYOUT



LEGEND

- PUBLIC WATER LINE
- PUBLIC SEWER LINE
- PRIVATE WATER LATERAL
- PRIVATE SEWER LATERAL
- PUBLIC UTILITY EASEMENT

NOTES

1. Layouts are conceptual and provided as an example for utility function. Final layout to be approved at preliminary plat approval.
2. Guest parking will be provided as well as on-street parking on adjacent public row.
3. See street sections for additional information on private alley function (pg. 59).
4. Off-street parking for carriage units will be provided at 1 stall per unit.
5. Private roads, alleys, shared driveways, and utilities within each to be owned and maintained by HOA.

Sewer



EXISTING 12" SANITARY SEWER

EXISTING 10" SANITARY SEWER

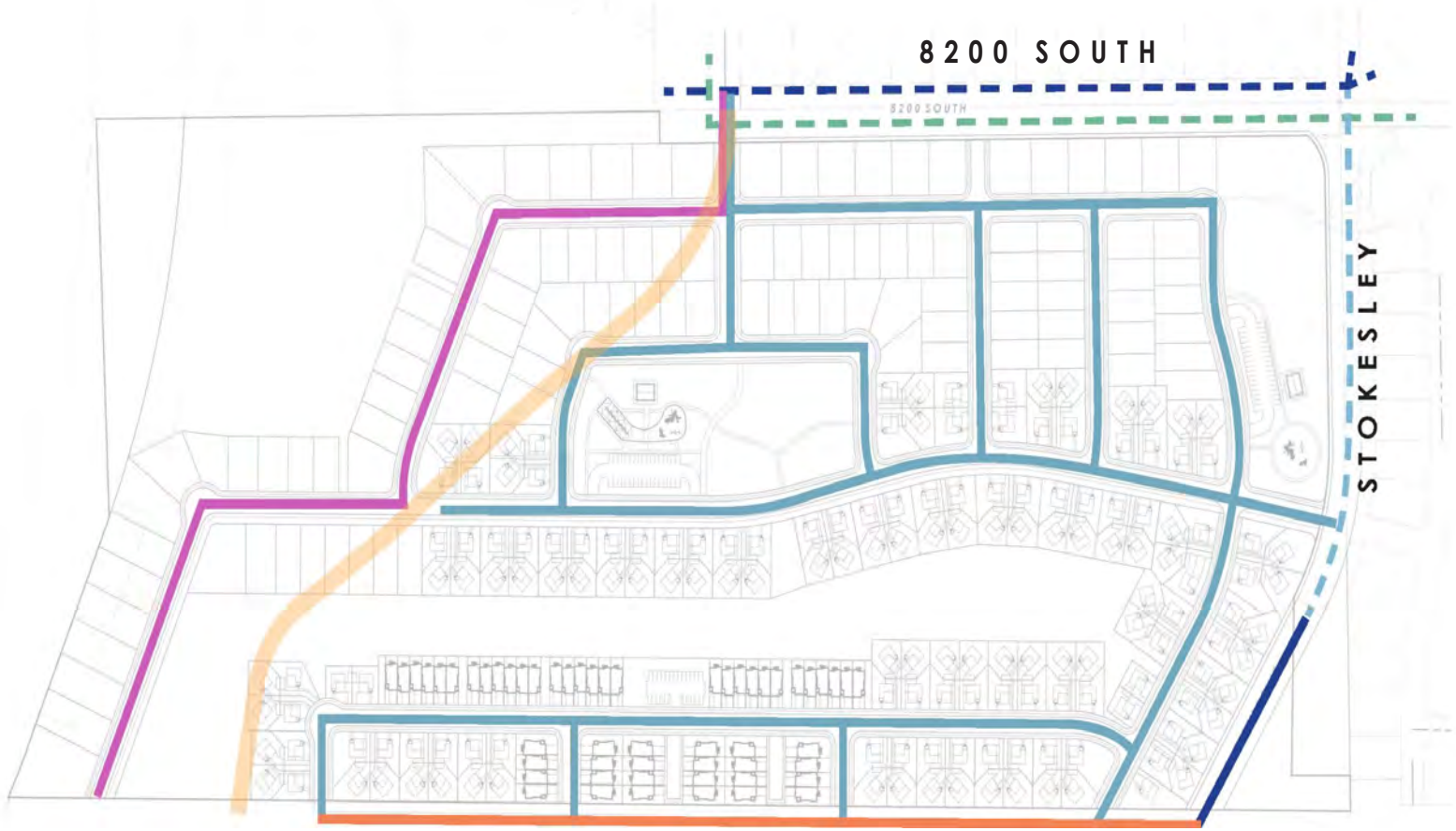
PROPOSED 10" PROJECT SANITARY SEWER

PROPOSED 8" PROJECT SANITARY SEWER

Notes

1. Proposed sewer alignment, discharge into the existing system, and sizing may change during the preliminary plat process. This is an example of the expected sizing and alignment of the proposed sewer system.

Water

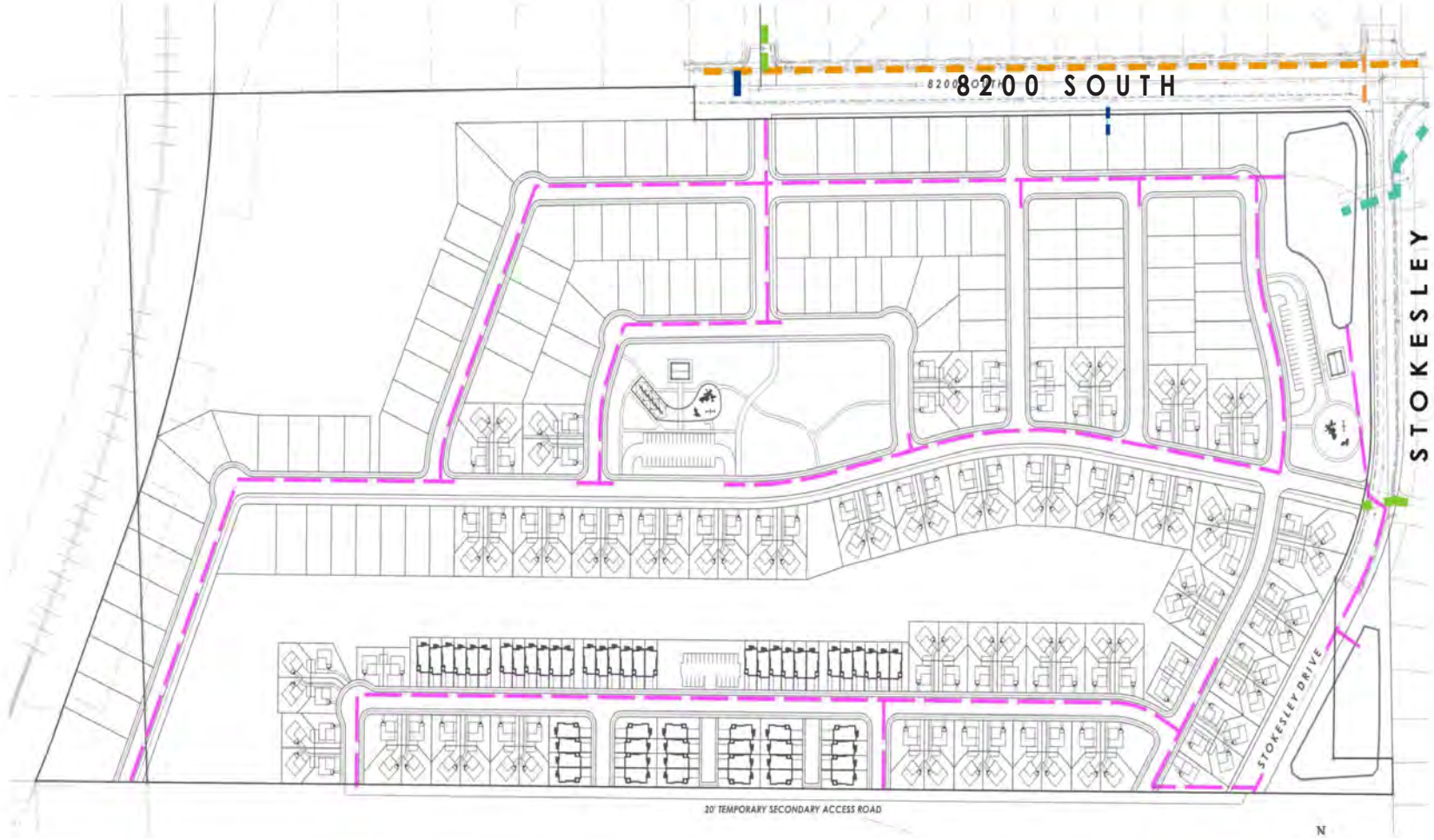


- EXISTING 12" CULINARY WATER (ZONE 6)
- EXISTING 10" CULINARY WATER (ZONE 6)
- PROPOSED 12" MASTER-PLANNED CULINARY WATER (ZONE 6)
- PROPOSED 8" PROJECT CULINARY WATER (ZONE 6)
- PROPOSED **TEMPORARY** 8" PROJECT CULINARY WATER (ZONE 6)[4]
- PROPOSED 12" CULINARY WATER (ZONE 7)
- APPROX. PRESSURE ZONES 6/7 BOUNDARY LINE
- EXISTING IRRIGATION LINE

Notes

1. Detailed proposed water lines shall be designed with preliminary. Project phasing shall have required flow, pressure, and looping.
2. Distinction between public and private water lines shall be shown with preliminary.
3. Proposed water alignment, connections to the existing system, and sizing may change during the preliminary plat process. This is an example of the expected sizing and alignments of the proposed water system.
4. Temporary water line looping as required for phasing until future development occurs.

Storm Drain



PROPOSED STORM DRAIN - TO BE SIZED AT PRELIMINARY

EXISTING 30" STORM DRAIN

EXISTING 24" STORM DRAIN

EXISTING 18" STORM DRAIN

EXISTING 15" STORM DRAIN

7.a

Storm Drain Memo

MEMORANDUM

FOCUS
ENGINEERING & SURVEYING

To: West Jordan City

CC: Peterson Development

From: Focus Engineering

Date: 8/6/2024

Re: Copper Meadows Storm Drain

The proposed project is located at 8200 South and Stokesley Drive and is approximately 75.2 acres.

- All on-site detention ponds will be designed for the 100-year 24-hour event with a discharge rate of 0.1 CFS/Acre.
- All storm drain piping will be sized with final design. Pipes will be sized to convey the 10-year 24-hour event, except pipes required to convey the 100-year storm, which shall be designed for a 100-year event.
- All detention ponds will be designed with preliminary design and will show the overflow path from the pond to the closest right-of-way for events that exceed the 100-year 24-hour event.
- The 100-year 24-hour event will be conveyed through the right-of-way or through dedicated parcels or easements with a defined surface flow path or swale sized to covey the event for the area that would drain to that specific location.
- All utility lines will be located in the right-of-way, dedicated parcels, or easements.
- This project is within the Primary Recharge Zone and Bedrock Recharge Zone as classified by USGS. The project will conform to all city code regarding these zones during the preliminary and final design stages.
- Based on the West Jordan City Info Map, this project does not fall within any of the drinking water protection zones as classified by West Jordan City.
- The storm drain discharge location will be into the existing pipe stubbed on the west side of Stokesley Drive, just south of the intersection of 8200 South and Stokesley Drive. See the attached exhibit showing the discharge location for the site.
- LID principles and BMP's will be employed with final design to mimic the site's predevelopment hydrology and reduce to the maximum extent possible the discharge of pollutants.

Conceptual Detention Pond Calculations

Detention Pond

Project: COPPER MEADOWS
Location WEST JORDAN, Utah
Date: 4/17/2024
Designer: MAT W.

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table:	Per NOAA Atlas 14	
Return Period:	**100 year**	
Allowable Discharge:	**0.10 cfs/acre**	Per WJC Standards

Allowable Discharges

Storm Drain Discharge:	7.62 cfs	
Other Discharge:	0.00 cfs	Source:
Total Discharge:	**7.618 cfs**	

Weighted "C" Value

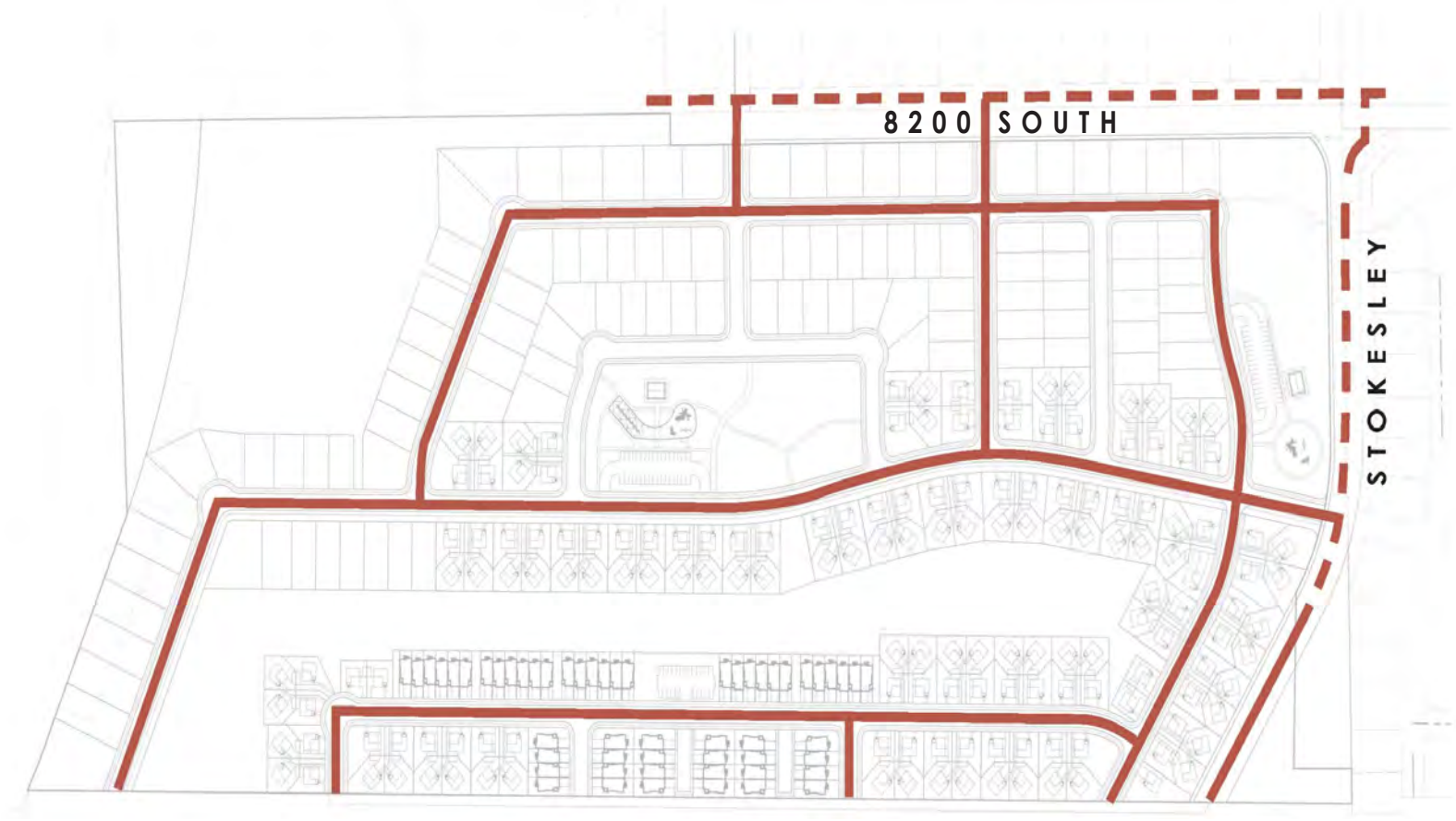
Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Building	471,070	0.85	400,410
Drives	554,577	0.85	471,390
Roadway and Sidewalk	472,058	0.90	424,852
Landscape	1,820,478	0.20	364,096
Totals	3,318,183		1,660,748
Weighted "C" Value		**0.50**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	3.60	0.50	76.18	137.25	123,527	7.62	6,856	116,671
30.0	2.50	0.50	76.18	95.31	171,565	7.62	13,712	157,853
60.0	1.45	0.50	76.18	55.28	199,015	7.62	27,423	171,592
120.0	0.93	0.50	76.18	35.57	256,112	7.62	54,846	201,266
180.0	0.64	0.50	76.18	24.29	262,288	7.62	82,269	180,019
360.0	0.33	0.50	76.18	12.58	271,759	7.62	164,538	107,221
720.0	0.23	0.50	76.18	8.58	370,580	7.62	329,076	41,504
1440.0	0.01	0.50	76.18	0.48	41,176	7.62	658,152	-616,976

Maximum Storage Requirement: ***201,266***
Maximum Storage Requirement (ac-ft): 4.62

Power



Existing power is located within reach of the project and the detailed power plan for the project will be designed by Rocky Mountain Power at the final design stage.

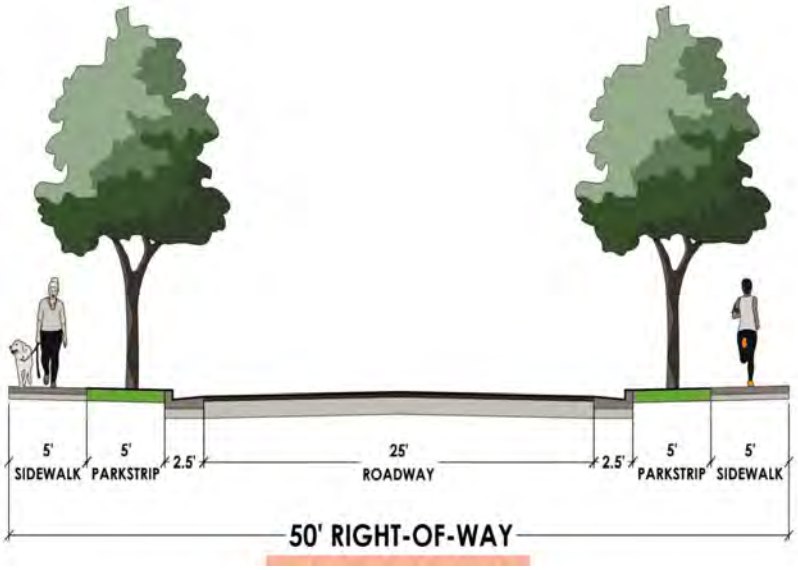
EXISTING UNDERGROUND POWER

PROPOSED PROJECT UNDERGROUND POWER

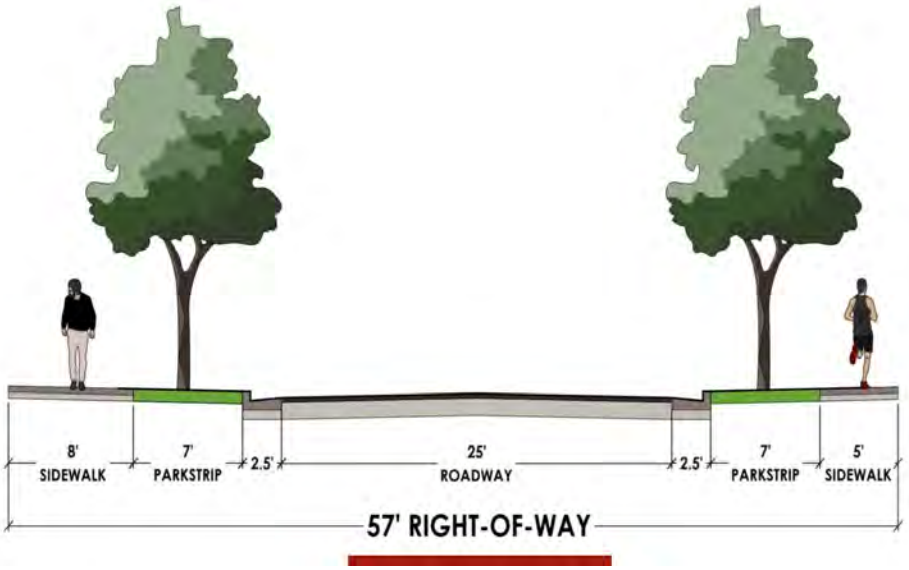
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TRANSPORTATION

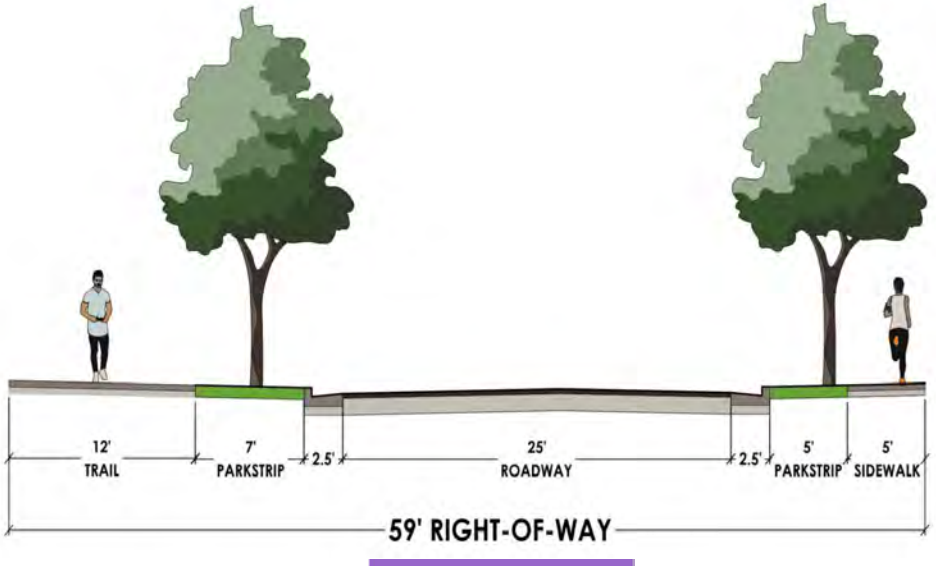
Cross Sections



CITY STANDARD RIGHT-OF-WAY



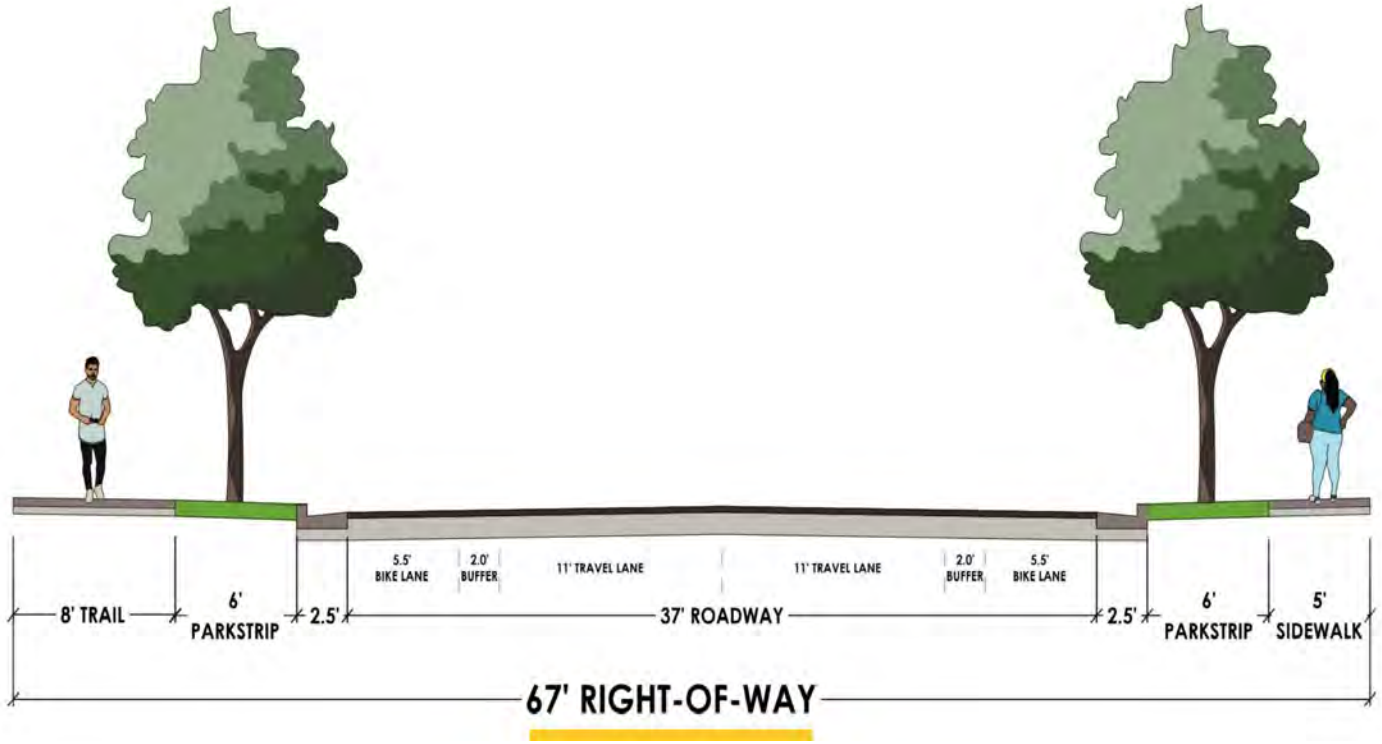




NOTES:

1. West Jordan City master-planned roadways from the WJC Master Transportation Plan will be followed as a part of the Copper Meadows development and will be approved at preliminary plat approval.

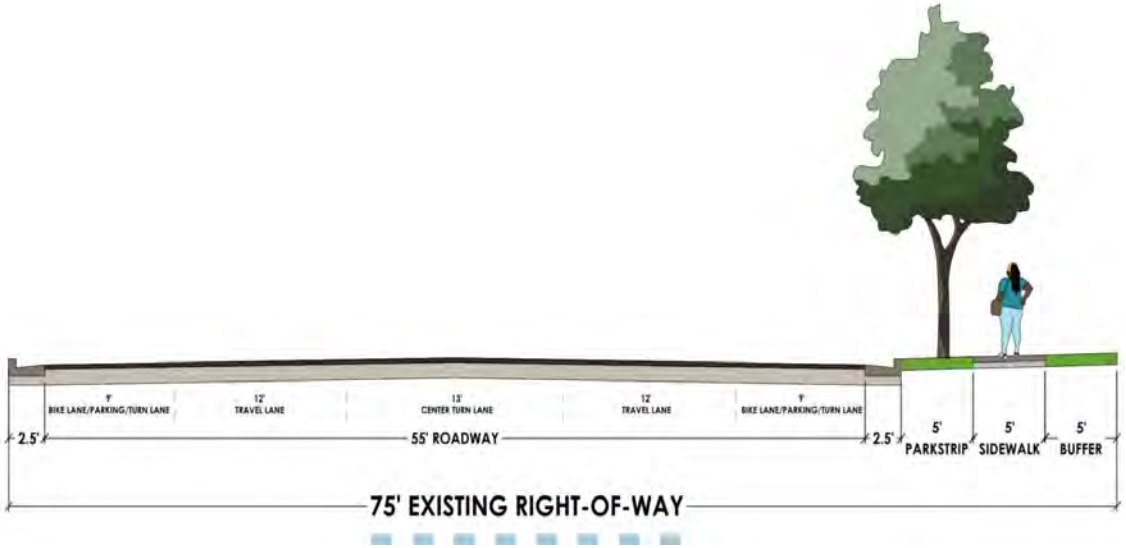
Stokesley Drive Cross Section



NOTES:

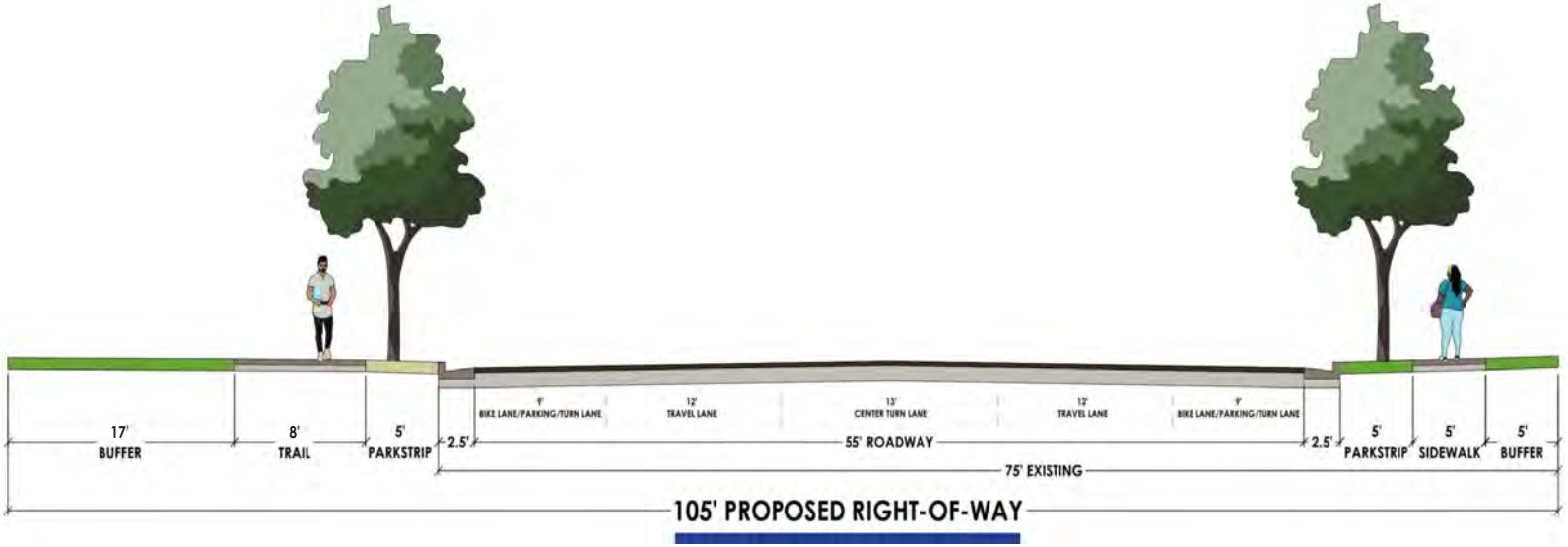
1. The above 67' right-of-way cross section along Stokesley Drive will only apply to new locations where the ROW is not already constructed.
2. West Jordan City master-planned roadways from the WJC Master Transportation Plan will be followed as a part of the Copper Meadows development and will be approved at preliminary plat approval.

8200 South Cross Sections

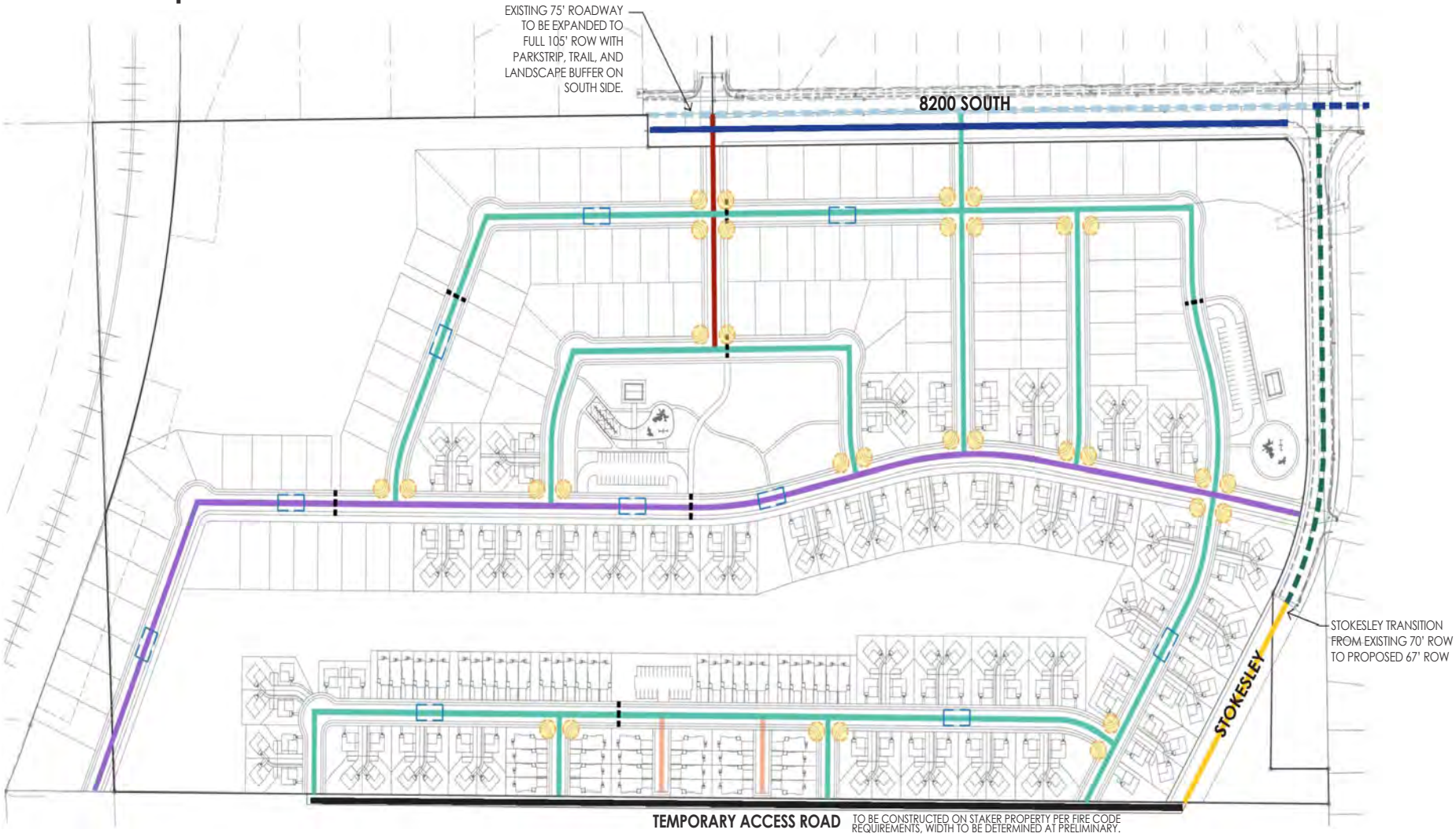


NOTES:

1. Per survey, full right-of-way is 105' and existing roadway is 75'. Existing partial roadway is shown above and the proposed ROW below. The proposed ROW adds a parkstrip, trail, and buffer to the south side of 8200 South where the ROW currently ends with a curb.
2. West Jordan City master-planned roadways from the WJC Master Transportation Plan will be followed as a part of the Copper Meadows development and will be approved at preliminary plat approval.



Master Transportation Exhibit



Legend

PROPOSED ROADWAYS

- 40' PRIVATE LANE
- 50' PUBLIC ROW
- 57' PUBLIC ROW
- 59' PUBLIC ROW
- 67' PUBLIC ROW
- 105' PUBLIC ROW

EXISTING ROADWAYS

- 70' PUBLIC ROW
- 75' PUBLIC ROW
- 105' PUBLIC ROW

TRAFFIC CALMING MEASURES

- CURB EXTENSION
- TRAFFIC CALMING
- PROTECTED TRAIL CROSSING

Traffic Memo

West Jordan City's existing infrastructure is sufficient to support the additional residential units in Copper Meadows. The Traffic Memorandum included here concludes that mitigation would not be required for roadway networks surrounding the site.

HORROCKS ENGINEERS

2162 West Grove Parkway, Ste 100
Pleasant Grove, Utah 84062
801-763-5100
www.horrocks.com

To: West Jordan City

From: Kevin Croshaw, PE

Date: November 8, 2022 **Memorandum**

Subject: West Jordan Travel Demand Model Update for Copper Meadows

The following includes the analysis to update the future traffic volume projections in West Jordan to incorporate approximately 70 acres of land for the residential development to the south of 8200 South and west of Stokesly Drive. This update modifies the land use for the future plans to rezone the Copper Meadows and build additional single-family homes.

Updated Data Used for Analysis

The Wasatch Front Regional Council (WFRC) Travel Demand Model (TDM) was updated to include the new planned land use for this area to include the additional single family residential homes. The model was updated to show a change in zoning from previous model to increase the number of homes. According to West Jordan City, the area that may be approved for rezoning as low density residential.

The site location is shown in **Figure 1**. A TDM analysis analyzed the differences between the previous traffic projections with the previous Ivory Homes site and the proposed zone changes for Copper Meadows. The comparison investigated changes to the future roadway network including Level of Service (LOS) to determine if the proposed increase in dwelling units has impact to the adjacent road network. The future roadway network, as shown in Figure 8 of the 2015 TMP, has been included here **Figure 2**. Additionally, the original 2040 LOS that was included in Figure 9 of the 2015 TMP can be seen in **Figure 3**.

The socioeconomic data was updated from the original WFRC TDM to match what is proposed at the site. The existing data mainly consisted of residential units, which is a large trip generator. Implementing the proposed site plan, trips being generated at the site decreased, resulting in minimal traffic increase on the roadway network.

HORROCKS ENGINEERS

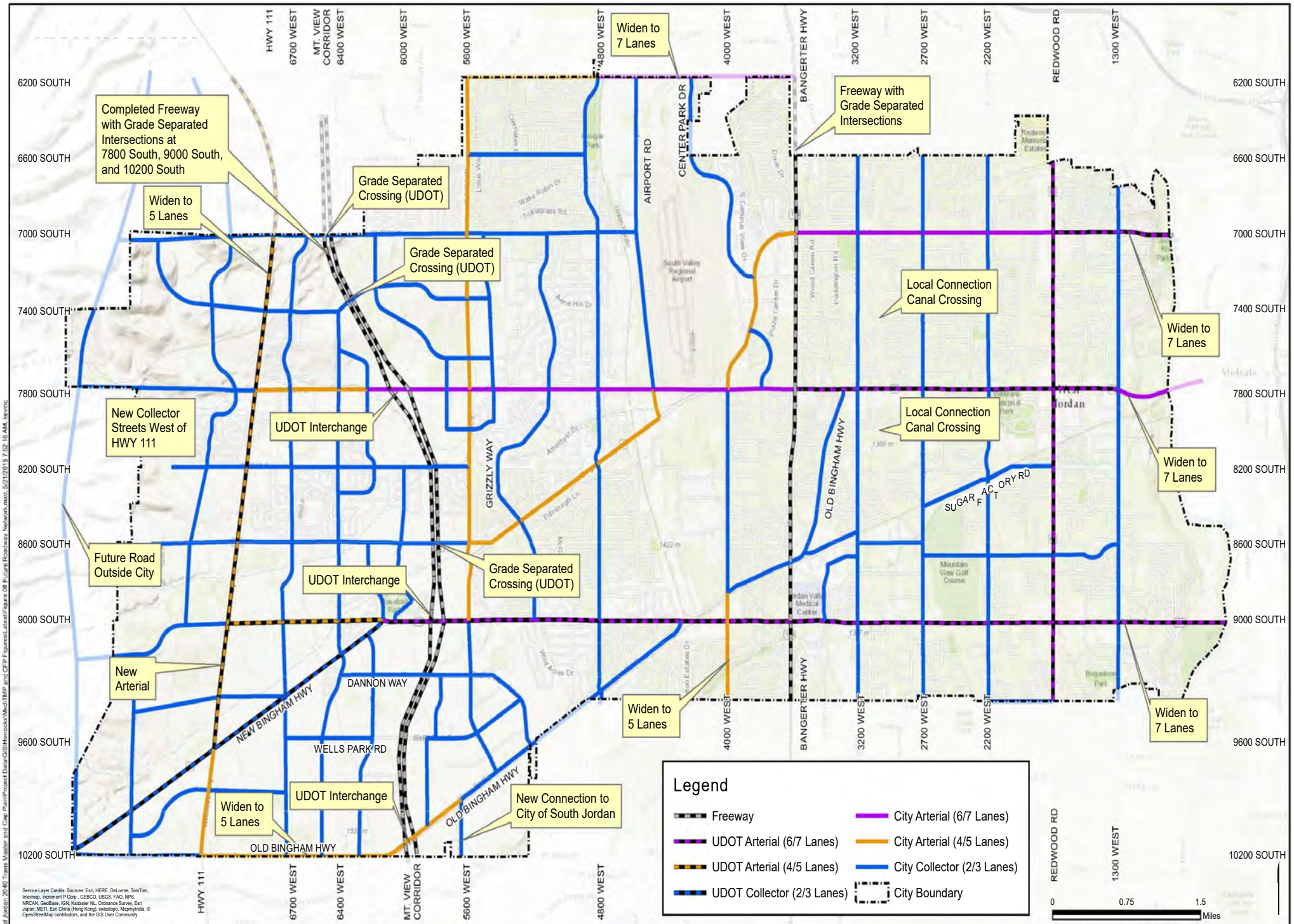
Pleasant Grove, Utah 84062

2162 West Grove Parkway, Ste 100

801-763-5100
www.horrocks.com

Figure 1: Copper Meadows Site Location





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

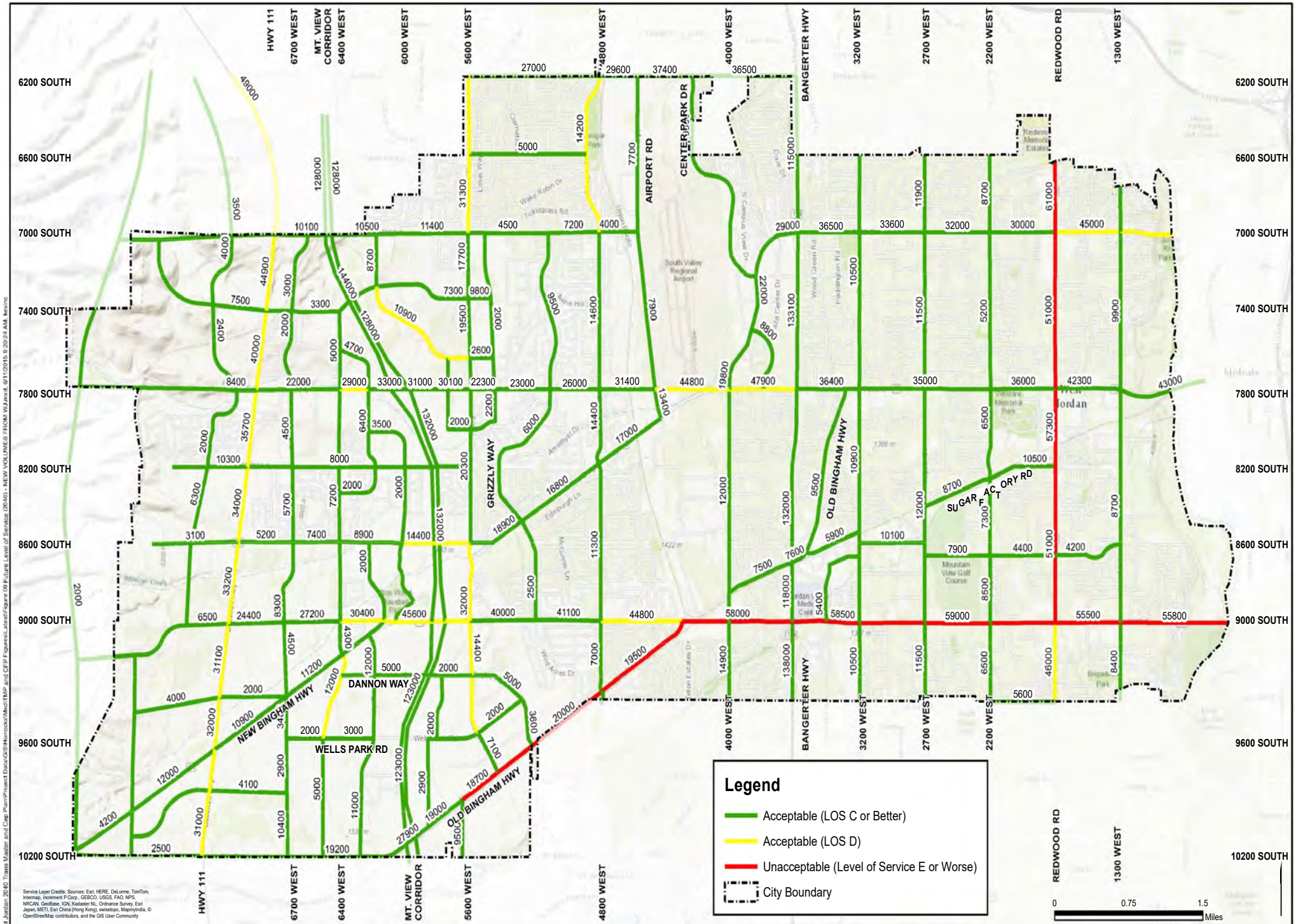
West Jordan City Transportation Master Plan

Future Roadway Network (2040)

DATE 5/21/2015

DRAWN

Figure 8



Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

HORROCKS ENGINEERS

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

West Jordan City Transportation Master Plan

Future Level of Service (2040)

DATE 6/11/2015

DRAWN

2162 West Grove Parkway, Ste 100
Pleasant Grove, Utah 84062
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Future Level of Service

Future TDM Model

Roadway LOS is used as a planning tool to quantitatively represent the ability of a particular roadway to accommodate the travel demand. **Table 1** shows LOS traffic volume thresholds for each of the major roadways in the City included in the 2015 West Jordan TMP. Roadway segment LOS can be mitigated with geometry improvements, additional lanes, two-way-left turn lanes, and access management.

Table 1: Summary of West Jordan LOS Capacity Criteria in Vehicles per Day (Per TMP)

Table 4 Suburban Freeway LOS Capacity Criteria in Vehicles per Day

Lanes	LOS C	LOS D	LOS E
4	60,000	70,000	89,000
6	95,000	110,000	140,000

Table 5 Suburban Arterial LOS Capacity Criteria in Vehicles per Day

Lanes	LOS C	LOS D	LOS E
5	28,500	32,800	40,300
7	43,000	50,500	63,400

Table 6 Suburban Collector LOS Capacity Criteria in Vehicles per Day

Lanes	LOS C	LOS D	LOS E
2	9,700	12,100	14,500
3	10,800	13,400	16,100

A standard of LOS D for system streets (collectors, arterials, and freeways) is used in West Jordan and is typical for future planning. Attaining LOS C or better on these streets would be potentially cost prohibitive and may present societal impacts, such as the need for additional lanes and wider street cross-sections. LOS D suggests that for most times of the day, the roadways will be operating well below capacity. The peak times of the day will likely experience moderate congestion characterized by a higher vehicle density and slower than free flow speed.

Future (2040) Level of Service

Analysis of the roadways affected by the land use change, as shown in **Table 2**, show minimal volume increases with no major impact to future LOS. Horrocks has performed similar analysis recently for other developments in the surrounding area and this analysis includes the updated land use data from those studies.

2162 West Grove Parkway, Ste 100
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Table 2: Volume Changes to Significant Roadways

Roadway Segment	2040 Number of Lanes	2040 TDM Volume	Volume Change	New 2040 Volume	Master Plan Recommendation Changes?
SR-111 – Old Bingham Hwy to New Bingham Hwy	5	32,700	+20	32,720	No
SR-111 – 9000 S to 8600 S	5	33,800	+120	33,920	No
SR-111 –8600 S to 8200 S	5	34,400	+150	34,550	No
SR-111 – 8200 S to 7800 S	5	36,250	+150	36,400	No
9000 S – SR-111 to 6700 W	5	29,800	+120	29,920	No
Prosperity Rd - Old Bingham Hwy to New Bingham Hwy	5	12,150	+80	12,230	No
Old Bingham Hwy – SR-111 to Prosperity	5	19,700	+10	19,710	No

Conclusions

The future traffic volume projections were updated to include 41 additional homes at the proposed Copper Meadows development. A WFRC TDM analysis was completed to compare future traffic projections before and after completion of the additional homes. Minimal increases in traffic volumes show no mitigations to the proposed 2040 TMP roadway network are required.

Analysis using the WFRC TDM provides a macro analysis and is typically used for large scale areas such as cities and counties. For specific items directly surrounding the site such as access locations, turn pocket analysis, and intersection mitigations, it is recommended a traffic impact study for the specific site be completed before development.

There are also many other developments along the U-111 Corridor that may or may not be in the travel demand model. It is recommended to work with adjacent Cities, WFRC, Salt Lake County, and the Municipal Services District that oversees the rural Salt Lake County transportation system.

COPPER MEADOWS

TRAFFIC IMPACT STUDY

WEST JORDAN, UTAH



FOCUS
ENGINEERING & SURVEYING, LLC

October 2023

6949 South High Tech Drive, Suite 200, Midvale, Utah 84047 p 801.352.0075

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1.0 Executive Summary

1.1 DESCRIPTION OF PROJECT

This report presents the results of a traffic impact analysis for the Copper Meadows development, located west of U-111 (Bacchus Highway) and south of 8200 South in West Jordan, Utah. The Copper Meadows development is planned for 312 single-family residential homes and 64 townhomes. The proposed site is planned with two accesses, one to the north onto 8200 South and the second access to the east onto Stokesley Drive.

The proposed parcel of land for the Copper Meadows development is currently undeveloped land that is currently operating as a gravel mining operation. This development is surrounded by existing residential homes to the north and east. To the west are the Oquirrh Mountains and future residential is planned to the south. Figure 1 illustrates the Vicinity Map and the location of this development in relation to the adjacent roadway network.

For purposes of this study, and following West Jordan City's guidelines for a Level III traffic impact study, the analysis will consist of the following intersections all of which are within ½ mile of the proposed development:

- Cricket Lane & 8200 South
- Stokesley Drive & 8200 South
- SR-111 (Bacchus Hwy) & 8200 South

The two proposed accesses to the development are also included in the analysis. The proposed development is planned to be built out by the end of 2025. Refer to Figure 2 for the overall site plan of the Copper Meadows development and the proposed access locations.

The traffic associated with this development is generated using the Trip Generation Manuals published by the Institute of Transportation Engineers (ITE). It is anticipated the 312 single-family homes and 64 townhomes planned for this development will generate 249 AM peak hour trips (63 entering the site and 186 exiting the site) and 329 PM peak hour trips (207 entering the site and 122 exiting the stie) on an average weekday, with an Average Daily Traffic (ADT) volume of 3,403 trips generated on an average day.

1.2 FINDINGS

Following the West Jordan City guidelines, the Existing Year, Opening Year of the proposed development, five years after Opening Year and twenty years after Opening Year are all scenarios that need to be analyzed. Based on the analysis performed in this traffic impact study, the following tables present the findings under the study scenarios for the 2023 Existing, 2025 Opening Year, 2030 Future Year and 2045 Future Year scenarios.

Table E1 – Existing, Opening & Future Year Level of Service

INTERSECTION	EXISTING, OPENING & FUTURE LEVEL OF SERVICE							
YEAR	2023 EXISTING YEAR		2025 OPENING YEAR		2030 FUTURE YEAR		2045 FUTURE	
	AM	PM	AM	PM	AM	PM	AM	PM
U-111 & 8200 S	B(12.2)	B(12.5)	B(12.2)	B(12.4)	B(12.1)	B(12.3)	B(11.9)	B(12.1)
Stokesley Dr & 8200 S	a(9.7)	a(9.5)	a(9.7)	a(9.6)	a(9.8)	a(9.7)	b(10.5)	b(10.3)
Cricket Ln & 8200 S	a(0.0)	a(0.0)	a(0.0)	a(0.0)	a(0.0)	a(0.0)	a(0.0)	a(0.0)
*Values represent the overall LOS for all signalized intersections (uppercase letters) and the worst movement for all unsignalized intersections (lowercase letters)								

As seen in Table E1, all intersections currently function at acceptable levels of service (LOS). With the project growth in this area, the Opening Year and Future Years are projected to continue to function at an acceptable LOS.

With the addition of the traffic generated by the Copper Meadows development at full build-out, the following table represents the LOS at the study area intersections.

Table E2 – Opening & Future Year with Project Level of Service

INTERSECTION	OPENING & FUTURE YEAR W/ PROJECT LEVEL OF SERVICE					
	2025 OPENING w/ PROJ		2030 FUTURE w/ PROJ		2045 FUTURE w/ PROJ	
	AM	PM	AM	PM	AM	PM
U-111 & 8200 S	B(12.0)	B(12.0)	B(11.9)	B(12.0)	B(12.2)	B(11.9)
Stokesley Dr & 8200 S	b(13.2)	b(14.7)	b(13.5)	c(15.1)	c(15.2)	c(16.6)
Cricket Ln /Access 1 & 8200 S	a(7.3)	a(7.5)	a(7.3)	a(7.5)	a(7.3)	a(7.5)
Access 2 & Stokesley Dr	a(0.0)	a(0.0)	a(0.0)	b(0.0)	a(0.0)	a(0.0)
*Values represent the overall LOS for all signalized intersections (uppercase letters) and the worst movement for all unsignalized intersections (lowercase letters)						

As illustrated in Table E2, all intersections, including the two proposed accesses, will function at acceptable levels of service for each scenario with the addition of the Copper Meadows development.

1.3 RECOMMENDATIONS

Using the existing and projected traffic volumes at each of the study area intersections, both with and without the Copper Meadows development traffic, the following are the recommendations to improve the flow of traffic.

2023 Existing Scenario

All intersections within the study area currently function with acceptable levels of service. No recommendations are needed.

2025 Opening Year Scenario

With the projected 2% growth in traffic along 8200 South and 5% growth in traffic along U-111 to the 2025 Opening Year, it is anticipated traffic will continue to function with acceptable levels of service with the existing lane configurations. No recommendations are needed.

2025 Opening Year with Project Scenario

With the full build-out of the Copper Meadows development by 2025, all intersections within the study area will continue to function with acceptable levels of service. The following recommendations are to help improve the flow of traffic at the proposed accesses:

<u>Access 1/Cricket Lane & 8200 South</u>

- Construct a single lane entering the project site with a single lane exiting the project site onto 8200 South.
- Restripe the westbound left turn lane along 8200 South to provide a separate left turn lane.

<u>Access 2 & Stokesley Drive</u>

- Construct a single lane entering the proposed site and a single lane exiting the proposed site onto Stokesley Drive.

2030 Future Year Scenario

With the continued projected growth of 2% along 8200 South and a 5% growth along U-111 for the next 5 years after Opening Year, all study area intersections will continue to function with acceptable levels of service and no additional improvements are needed.

2030 Future Year with Project Scenario

With the addition of the Copper Meadows development traffic volumes under the 2030 Future Year scenario, the study area intersections will continue to function with acceptable levels of service. The two proposed accesses to the development will also continue to function with acceptable levels of service at each of the traffic movements with the proposed recommendations as outlined under the 2025 Opening Year with Project scenario. No additional improvements are needed.

2045 Future Year Scenario

It is assumed the aggressive growth along U-111 will taper down from 2030 to 2045 to a 2% growth. Continuing this 2% growth to 2045, all intersection will continue to function with acceptable levels of service and no additional improvements are needed.

2045 Future Year with Project Scenario

With the addition of the Copper Meadows development traffic volumes under the 2045 Future Year scenario, the study area intersections and proposed project accesses will continue to function with acceptable levels of service. No additional improvements are needed.

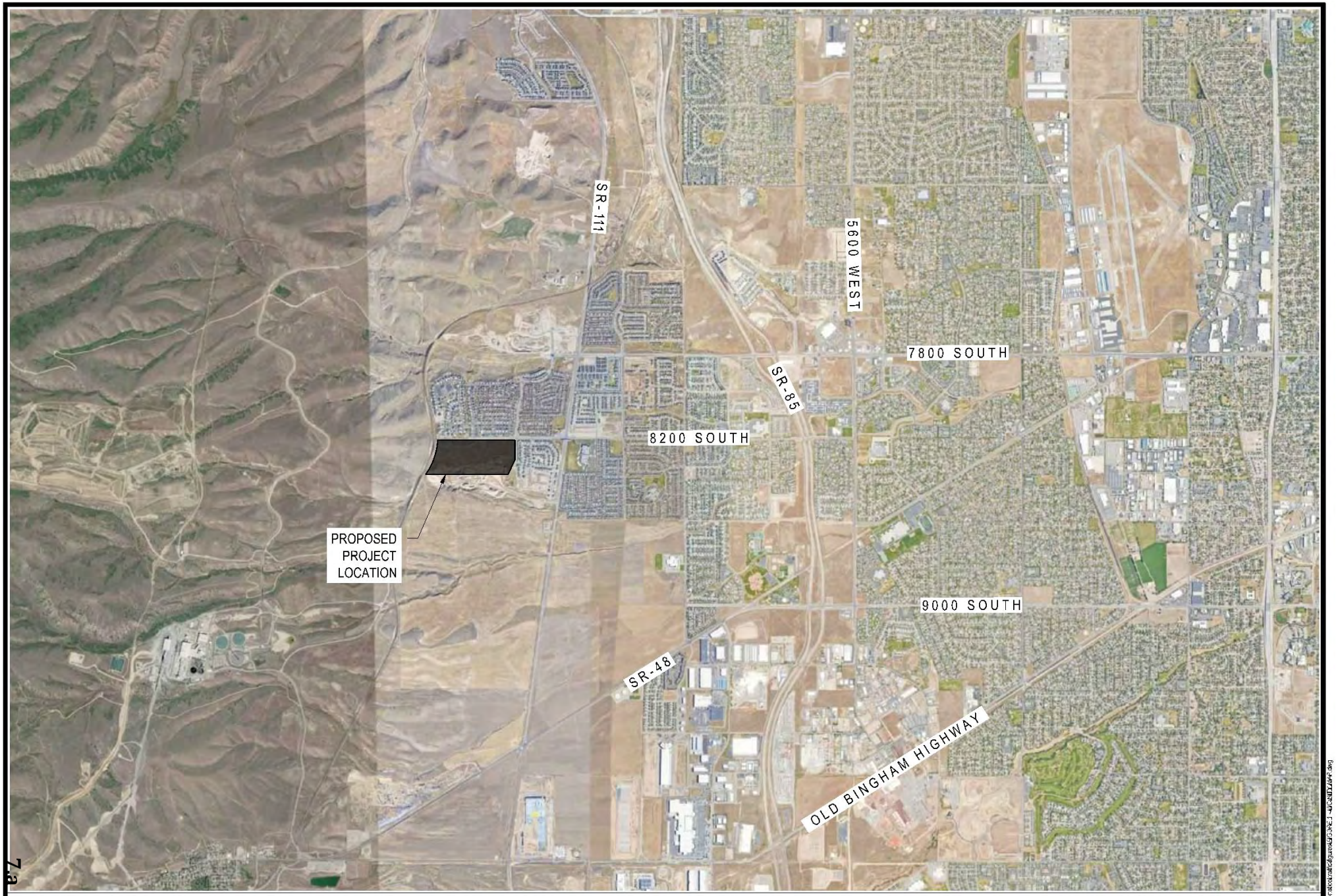
2.0 Introduction

2.1 DEVELOPMENT DESCRIPTION

The proposed Copper Meadows development is situated on roughly 70 acres of land located west of U-111 and south of 8200 South in West Jordan. This proposed development will consist of 312 single-family homes and 64 townhomes, expected to be completed by 2025.

The Copper Meadows development is planned for two accesses. Access 1 is located to the north onto 8200 South and aligns with the existing Cricket Lane intersection. Access 2 is located to the east of the development onto Stokesley Drive and aligns with Levi Lane. All accesses will be used for all vehicles accessing the site. Each access is planned with one egress lane and ingress lane.

Refer to the Vicinity Map and Site Plan in Figures 1 and 2, respectively, for the location of the new development and the layout of the site and location of the proposed accesses onto 8200 South and Stokesley Drive.



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FIGURE 1 - VICINITY MAP

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FIGURE 2 - SITE PLAN

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3.0 Existing Conditions

3.1 ROADWAYS

U-111 (Bacchus Hwy): U-111 is a north/south Arterial roadway that is owned and maintained by the Utah Department of Transportation (UDOT). This roadway currently consists of two lanes in each direction with separate turn lanes at major intersections within the vicinity of the Copper Meadows development. U-111 is planned to remain as a 4-lane highway. The posted speed limit is 50 mph.

8200 South: 8200 South is a city owned and maintained Collector roadway. Currently 8200 South consists of one lane in each direction with a center two-way left turn lane. 8200 South currently terminates just west of Cricket Lane and does not have any future plans to extend further west. 8200 South primarily provides access to the residential subdivisions in this area. 8200 South has a posted speed limit of 35 mph.

Stokesley Drive: Stokesley Drive is a Collector roadway that is owned and maintained by West Jordan City. Stokesley Drive consists of one lane in northbound direction and one lane in the southbound direction with a center two-way left turn lane. Currently Stokesley Drive intersects New Sycamore Drive to the north and ends just south of Levi Lane to the south. Stokesley Drive is planned to extend further south as future development occurs. Stokesley Drive is assumed to have a speed limit of 35 mph, however it is not posted.

3.2 EXISTING TRAFFIC VOLUMES

Using West Jordan's Traffic Study Guidelines for a Level III Traffic Study, it was determined existing traffic counts would be collected at the following intersections which fall within ½ mile of the proposed project boundary:

- Cricket Lane & 8200 South
- Stokesley Drive & 8200 South
- U-111 & 8200 South

Existing AM and PM peak hour traffic counts were collected between 7 AM and 9 AM and 4 PM and 6 PM at the Stokesley Drive and 8200 South intersection on September 26, 2023 and September 28, 2023, respectively. Traffic volumes at Cricket Lane were determined from the counts collected at Stokesley Drive. UDOT's Automated Traffic Signal Performance Measures on these same dates was used to gather volumes along U-111 and 8200 South. From the existing counts that were collected, it was determined the peak hours at these intersections are from 7:00 AM to 8:00 AM and from 4:30 PM to 5:30 PM. These volumes are illustrated in Figure 3.



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FIGURE 3 - 2023 EXISTING YEAR TRAFFIC VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

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24, 2023 27 0327 Copper Meadows\transportation\traffic\figures\Figure 3 - 2023 EXISTING PEAK HOUR VOLUMES.dwg

4.0 Opening and Future Year Traffic Conditions

Opening Year traffic, also known as Background traffic, is the traffic that is on the roadways within the study area regardless if the proposed development is constructed or not. These traffic volumes are a projection of growth within the study area based on current land available and opportunities for future development within this area. There are no planned improvements for future development to the west. To the north of Copper Meadows is mostly built out for vehicles that will be using 8200 South. There is future development planned to the south, however it is assumed minimal amount of that traffic will use 8200 South as they will have access at 8600 South and 9000 South to U-111.

It is assumed an average growth of 2% will occur along 8200 South and a more aggressive growth rate of 5% along U-111 from 2023 to 2030. After 2030, the growth along U-111 will taper back to an average 2% growth each year as future developments will be constructed. This 2% growth was continued from 2030 to 2045. Applying the assumed growth rate to the existing traffic volumes, the projected traffic volumes for the 2025 Opening Year traffic volumes are illustrated in Figure 4.

Following the city's Traffic Impact Study Guidelines, a Level III traffic study will also look at five years after Opening Year and twenty years after Opening Year. Applying the growth rate described above to the Existing and Opening Year traffic volumes, the 2030 Future Year traffic volumes and 2045 Future Year traffic volumes are generated. These volumes can be found in Figures 5 and 6, respectively.



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FIGURE 4 - 2025 OPENING YEAR TRAFFIC VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

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FIGURE 5 - 2030 FUTURE YEAR TRAFFIC VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

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24_002627 0327 Copper Meadows\transportation\traffic\figures\FIGURE 5 - 2030 FUTURE VOLUMES.dwg



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FIGURE 6 - 2045 FUTURE YEAR TRAFFIC VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

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5.0 Trip Generation and Trip Distribution

The full build-out of the proposed Copper Meadows development will consist of 312 single-family homes and 64 townhomes. Using land use code 210 for Single-family Detached Housing and land use code 215 for Single-family Attached Housing, trip generation rates were determined using the 11_{th} Edition of the Trip Generation Manual. This manual is an ITE information report, published by the Institute of Transportation Engineers. Trips generated by the proposed development which will occur during the peak hours of the proposed development were used for the analysis. The Peak Hour of Adjacent Street Traffic rates are used to generate the AM and PM peak hour volumes based on the number of Dwelling Units (D.U.). The trips generated from the Copper Meadows development are presented in Table 1.

Table 1 - Trip Generation

ITE Land Use Code	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
				Enter	Exit	Enter	Exit
210	Single-family Detached Housing	312 D.U.	2942	55	163	185	108
215	Single-family Attached Housing	64 D.U.	461	8	23	22	14
Internal Capture			-	0	0	0	0
Pass-By Trips			-	0	0	0	0
Total			3403	63	186	207	122

5.1 PASS-BY TRIP & INTERNAL CAPTURE REDUCTION

Pass-by trips are represented as traffic that is already on the surrounding roadways and not a new trip generated by the proposed development. For instance, someone on their way home from work and stops by the gas station, but then continues on to their final destination, i.e., home. Internal Capture trips are vehicles that will enter the site and visit more than one land use in their visit. For instance, someone enters the development to visit a retail store, and also stops at a gas station. The internal capture helps so trips generated by one vehicle that visit multiple land uses, aren't counted multiple times. Since the Copper Meadows development will only consist of residential land uses, there is no pass-by trip reduction or internal capture applied in this analysis.

5.2 SITE TRAFFIC DISTRIBUTION

Site ingress/egress traffic at the proposed accesses were distributed based on the anticipated direction vehicles would be coming from or going to. Directional distribution was estimated based on current traffic patterns and also current land uses within the proximity of the proposed development, mainly access to highways, employment districts, shopping area, schools, etc. With direct access to U-111 along 8200 South, it is anticipated all the traffic will travel east to U-111 where they will travel north, south or continue east. Figure 7 illustrates the site traffic distribution percentages throughout the study area.

Using the distribution percentages along with the projected traffic volumes outlined in Table 1, Figure 8 illustrates the site traffic volumes anticipated at the study area intersections.



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FIGURE 7 - PROJECT DISTRIBUTION PERCENTAGES

XX% = PROJECT DISTRIBUTION PERCENTAGE

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FIGURE 8 - TRIP DISTRIBUTION VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

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6.0 Opening and Future Year with Project Traffic Conditions

The Opening and Future Year with Project traffic volumes represent the traffic that will be added to the study area with the addition of the Copper Meadows development. Using the 2025 Opening Year traffic volumes (Figure 4) and the site generated traffic volumes (Figure 8), the 2025 Opening Year with Project traffic volumes are generated. Per the developer's schedule, it is anticipated the Copper Meadows development will be built out in 2025. The 2025 Opening Year with Project traffic volumes, which illustrates the full build-out of the development, are illustrated in Figure 9.

Applying this same approach, using the 2030 Future Year traffic volumes (Figure 5) and the site generated traffic volumes (Figure 8), the 2030 Future Year with Project traffic volumes are generated. These volumes are found in Figure 10. Using the 2045 Future Year traffic volumes (Figure 6) and the site generated traffic volumes (Figure 8), the 2045 Future Year with Project traffic volumes are generated. These volumes are found in Figure 11.



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FIGURE 9 - 2025 OPENING YEAR W/ PROJECT TRAFFIC VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

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FIGURE 10 - 2030 FUTURE YEAR W/ PROJECT TRAFFIC VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

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FIGURE 11 - 2045 FUTURE YEAR W/ PROJECT TRAFFIC VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

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24, 2026 27 0327 C:\Users\Administrator\Desktop\Copper Meadows\transportation\traffic\figures\FIGURE 11 - 2045 FUTURE YEAR W PROJECT TRAFFIC VOLUMES.dwg

7.0 Capacity Analysis

Intersection capacity analysis was performed at the study area intersections and the proposed accesses to the Copper Meadows development. Synchro Version 11 was used to analyze the study intersections for the proposed trip conditions according to methods put forth by the Transportation Research Board's Highway Capacity Manual (HCM 6_{th} Edition).

The Level of Service (LOS) of an intersection range from A to F, where LOS A has a low vehicular delay indicating smooth free-flowing traffic. LOS F has a high vehicular delay and indicates the worst-case scenario with high congestion and a complete breakdown of traffic flow. Although LOS A through C are the desired levels, LOS D is considered acceptable in urban conditions. Traffic conditions with LOS of E or F are generally deemed unacceptable and represent significant travel delay, increased accident potential, and inefficient motor vehicle operation. Table 2 shows the relation between LOS and vehicular delay for signalized and unsignalized intersections.

Table 2 - Signalized and Unsignalized intersection LOS and Delay Parameters

Level of Service (LOS)	Vehicular Delay (seconds/vehicle)	
	Signalized Intersection	Stop Controlled Approach
A	0.0 ≤10.0	0.0 < 10.0
B	>10.0 ≤ 20.0	> 10.0 < 15.0
C	> 20.0 ≤ 35.0	> 15.0 < 25.0
D	> 35.0 ≤ 55.0	> 25.0 < 35.0
E	> 55.0 ≤ 80.0	> 35.0 < 50.0
F	> 80.0	> 50.0

The 2023 Existing traffic volumes at the study area intersections were analyzed using Synchro. The levels of service at each of the turning movements can be seen in the following table.

Table 3 – 2023 Existing Traffic LOS

Intersection	2023 Existing Year Traffic LOS(Delay)				
	Overall LOS	Northbound	Southbound	Eastbound	Westbound
1: U-111 & 8200 South					
AM Peak Hour	A(8.7)	A(4.6)	A(4.8)	B(12.2)	B(11.3)
PM Peak Hour	A(7.3)	A(3.7)	A(3.9)	B(12.5)	B(12.3)
2: Stokesley Drive & 8200 South					
AM Peak Hour	-	A(8.7)	A(9.7)	A(0.0)	A(0.5)
PM Peak Hour	-	A(8.9)	A(9.5)	A(0.0)	A(1.2)
3: Cricket Lane & 8200 South					
AM Peak Hour	-	-	A(0.0)	A(0.0)	A(0.0)
PM Peak Hour	-	-	A(0.0)	A(0.0)	A(0.0)

As can be seen in Table 3, under the existing traffic conditions, the traffic movements at each intersection currently function at an acceptable level of service.

With the projected growth to the Opening Year of 2025 and the Future Years of 2030 and 2045, the following tables illustrate the LOS for the study area intersections under these scenarios.

Table 4 – 2025 Opening Year Traffic LOS

Intersection	2025 Opening Year Traffic LOS(Delay)				
	Overall LOS	Northbound	Southbound	Eastbound	Westbound
1: U-111 & 8200 South					
AM Peak Hour	A(8.6)	A(4.7)	A(5.0)	B(12.2)	B(11.3)
PM Peak Hour	A(7.3)	A(3.8)	A(4.0)	B(12.4)	B(12.3)
2: Stokesley Drive & 8200 South					
AM Peak Hour	-	A(8.7)	A(9.7)	A(0.0)	A(0.5)
PM Peak Hour	-	A(8.9)	A(9.6)	A(0.0)	A(1.3)
3: Cricket Lane & 8200 South					
AM Peak Hour	-	-	A(0.0)	A(0.0)	A(0.0)
PM Peak Hour	-	-	A(0.0)	A(0.0)	A(0.0)

As seen in Table 4, all traffic movements will function at an acceptable level of service for the 2025 Opening Year scenario.

Table 5 – 2030 Future Year Traffic LOS

Intersection	2030 Future Year Traffic LOS(Delay)				
	Overall LOS	Northbound	Southbound	Eastbound	Westbound
1: U-111 & 8200 South					
AM Peak Hour	A(8.6)	A(5.2)	A(5.5)	B(12.1)	B(11.1)
PM Peak Hour	A(7.3)	A(4.1)	A(4.5)	B(12.3)	B(12.1)
2: Stokesley Drive & 8200 South					
AM Peak Hour	-	A(8.7)	A(9.8)	A(0.0)	A(0.4)
PM Peak Hour	-	A(8.9)	A(9.7)	A(0.0)	A(1.2)
3: Cricket Lane & 8200 South					
AM Peak Hour	-	-	A(0.0)	A(0.0)	A(0.0)
PM Peak Hour	-	-	A(0.0)	A(0.0)	A(0.0)

Table 5 illustrates all traffic movements will continue to function at an acceptable level of service for the 2028 Future Year scenario.

Table 6 – 2045 Future Year Traffic LOS

Intersection	2045 Future Year Traffic LOS(Delay)				
	Overall LOS	Northbound	Southbound	Eastbound	Westbound
1: U-111 & 8200 South					
AM Peak Hour	A(9.4)	A(6.9)	A(7.5)	B(11.9)	B(10.6)
PM Peak Hour	A(7.9)	A(5.1)	A(5.8)	B(12.1)	B(11.7)
2: Stokesley Drive & 8200 South					
AM Peak Hour	-	A(8.9)	A(10.5)	A(0.0)	A(0.6)
PM Peak Hour	-	A(9.2)	B(10.3)	A(0.0)	A(1.2)
3: Cricket Lane & 8200 South					
AM Peak Hour	-	-	A(0.0)	A(0.0)	A(0.0)
PM Peak Hour	-	-	A(0.0)	A(0.0)	A(0.0)

With the addition of the Copper Meadows development within this study area, the following tables illustrates the projected levels of service at the study area intersections under the 2025 Opening Year with Project, 2030 Future Year with Project and the 2045 Future Year with Project scenarios.

Table 7 – 2025 Opening Year w/ Project LOS

Intersection	2025 Opening Year w/ Project Traffic LOS(Delay)				
	Overall LOS	Northbound	Southbound	Eastbound	Westbound
1: U-111 & 8200 South					
AM Peak Hour	A(9.5)	A(6.3)	A(6.6)	B(12.0)	B(10.4)
PM Peak Hour	A(8.6)	A(5.6)	A(5.9)	B(12.0)	B(11.5)
2: Stokesley Drive & 8200 South					
AM Peak Hour	-	A(9.8)	B(13.2)	A(0.0)	A(1.6)
PM Peak Hour	-	A(9.5)	B(14.7)	A(0.0)	A(2.0)
3: Cricket Lane/Access 1 & 8200 South					
AM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(4.9)
PM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(5.8)
4: Access 2 & Stokesley Drive					
AM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(0.0)
PM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(0.0)

With the addition of the Copper Meadows development under the 2025 Opening Year with Project scenario, all traffic movements at the study area intersections will continue to function with acceptable levels of service.

Table 8 – 2030 Future Year w/ Project LOS

Intersection	2030 Future Year w/ Project Traffic LOS(Delay)				
	Overall LOS	Northbound	Southbound	Eastbound	Westbound
1: U-111 & 8200 South					
AM Peak Hour	A(9.6)	A(6.9)	A(7.2)	B(11.9)	B(10.3)
PM Peak Hour	A(8.6)	A(6.0)	A(6.4)	B(12.0)	B(11.4)
2: Stokesley Drive & 8200 South					
AM Peak Hour	-	A(9.9)	B(13.5)	A(0.0)	A(1.5)
PM Peak Hour	-	A(9.5)	C(15.1)	A(0.0)	A(1.9)
3: Cricket Lane/Access 1 & 8200 South					
AM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(4.7)
PM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(5.7)
4: Access 2 & Stokesley Drive					
AM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(0.0)
PM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(0.0)

With the addition of the Copper Meadows development under the 2030 Future Year with Project scenario, all traffic movements at the study area intersections will continue to function with acceptable levels of service.

Table 9 – 2045 Future Year w/ Project LOS

Intersection	2045 Future Year w/ Project Traffic LOS(Delay)				
	Overall LOS	Northbound	Southbound	Eastbound	Westbound
1: U-111 & 8200 South					
AM Peak Hour	B(10.4)	A(8.7)	A(9.3)	B(12.2)	A(9.9)
PM Peak Hour	A(9.4)	A(7.4)	A(8.1)	B(11.9)	B(11.0)
2: Stokesley Drive & 8200 South					
AM Peak Hour	-	B(10.1)	C(15.2)	A(0.0)	A(1.4)
PM Peak Hour	-	B(10.0)	C(16.5)	A(0.0)	A(1.9)
3: Cricket Lane/Access 1 & 8200 South					
AM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(4.2)
PM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(5.3)
4: Access 2 & Stokesley Drive					
AM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(0.0)
PM Peak Hour	-	A(0.0)	A(0.0)	A(0.0)	A(0.0)

With the addition of the Copper Meadows development under the 2045 Future Year with Project scenario, all traffic movements at the study area intersections will continue to function with acceptable levels of service.

8.0 **Recommendations**

Based on the information and findings presented in this report, the following recommendations are proposed under the different study scenarios.

2023 Existing Scenario

All study area intersections and their appropriate traffic movements currently function at acceptable levels of service “B” or better under the 2023 Existing conditions and lane configurations. No improvements are needed under the 2023 Existing scenario.

2025 Opening Year Scenario

All study area intersections and their appropriate traffic movements will continue to function at acceptable levels of service “B” or better under the 2025 Opening Year conditions and existing lane configurations. No additional improvements are recommended within the study area.

2025 Opening Year w/ Project Scenario

All study area intersections and their appropriate traffic movements will continue to function at acceptable levels of service “B” or better under the 2025 Opening Year with Project conditions.

With the addition of the two proposed accesses to the Copper Meadows development, it is recommended that each access be designed and constructed to meet appropriate city standards.

It is recommended Access 1 be built with one egress lane and one ingress lane. It is recommended the two-way left turn striping for the westbound left turn into Access 1 be restriped to a left turn pocket with 100 feet of storage. It is recommended Access 2 be constructed with one egress lane and one ingress lane.

2030 Future Year Scenario

All study area intersections and their appropriate traffic movements will continue to function at acceptable levels of service “B” or better under the 2030 Future Year conditions and lane configurations. No additional improvements are needed within the study area.

2030 Future Year with Project Scenario

With the addition of the Copper Meadows development and the improvements listed above, all intersections will function with acceptable levels of service under the 2030 Future Year with Project scenario. All accesses to the proposed development will also continue to function with acceptable levels of service.

2045 Future Year Scenario

All study area intersections and their appropriate traffic movements will continue to function at acceptable levels of service “B” or better under the 2045 Future Year conditions and lane configurations. No additional improvements are needed within the study area.

2045 Future Year with Project Scenario

With the addition of the Copper Meadows development and the improvements listed above, all intersections will function with acceptable levels of service under the 2045 Future Year with Project scenario. All accesses to the proposed development will also continue to function with acceptable levels of service.

Appendix

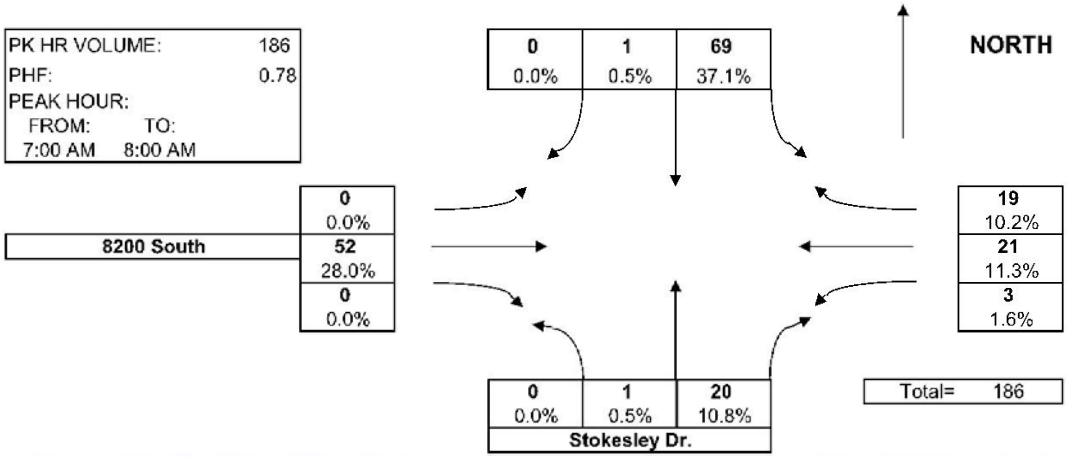
Existing Traffic Counts

TURNING MOVEMENT COUNT SUMMARY

LLC

INTERSECTION:	Stokesley Dr. and 8200 South
N-S STREET:	Stokesley Dr.
E-W STREET:	8200 South
FOCUS PROJ. NO.:	23-0322
COUNT DATE:	26-Sep-23
NOTES:	
COUNT TIME:	
FROM:	7:00 AM
TO:	9:00 AM

PK HR VOLUME:	186
PHF:	0.78
PEAK HOUR:	
FROM:	TO:
7:00 AM	8:00 AM



COUNT DATA INPUT:

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL
FROM:	TO:	L	T	R	L	T	R	L	T	R	L	T	R	VOLUMES
7:00 AM	7:15 AM	0	0	5	0	17	0	24	0	0	0	0	2	48
7:15 AM	7:30 AM	0	0	5	0	7	0	10	0	0	1	3	4	30
7:30 AM	7:45 AM	0	1	8	0	13	0	16	1	0	1	6	2	48
7:45 AM	8:00 AM	0	0	2	0	15	0	19	0	0	1	12	11	60
8:00 AM	8:15 AM	0	1	1	0	7	0	13	0	0	0	3	5	30
8:15 AM	8:30 AM	0	0	2	0	7	1	13	0	0	1	2	6	32
8:30 AM	8:45 AM	0	0	3	0	8	0	12	0	0	0	3	1	27
8:45 AM	9:00 AM	0	0	3	0	4	0	7	0	0	1	1	6	22

HOURLY TOTALS:

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL
FROM:	TO:	L	T	R	L	T	R	L	T	R	L	T	R	VOLUMES
7:00 AM	8:00 AM	0	1	20	0	52	0	69	1	0	3	21	19	186
7:15 AM	8:15 AM	0	2	16	0	42	0	58	1	0	3	24	22	168
7:30 AM	8:30 AM	0	2	13	0	42	1	61	1	0	3	23	24	170
7:45 AM	8:45 AM	0	1	8	0	37	1	57	0	0	2	20	23	149
8:00 AM	9:00 AM	0	1	9	0	26	1	45	0	0	2	9	18	111

NOTE PHF IS BASED ON 15 MIN. PEAK WITHIN THE PEAK HOUR.

7.a

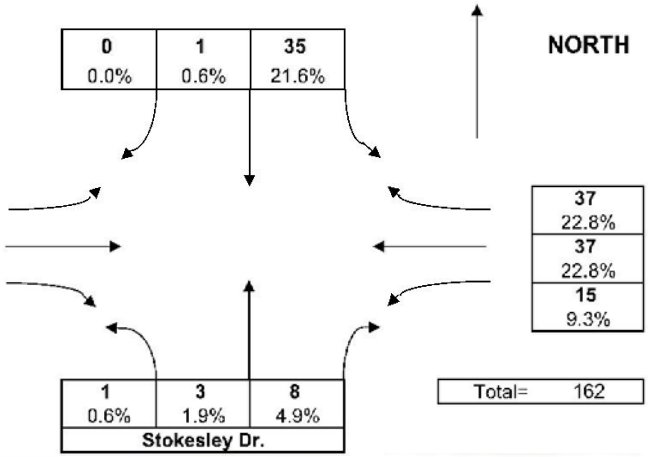
TURNING MOVEMENT COUNT SUMMARY

FOCUS ENGINEERING & SURVEYING, LLC

INTERSECTION:	Stokesley Dr. and 8200 South
N-S STREET:	Stokesley Dr.
E-W STREET:	8200 South
FOCUS PROJ. NO.:	23-0322
COUNT DATE:	28-Sep-23
NOTES:	
COUNT TIME:	
FROM:	4:00 PM
TO:	6:00 PM

PK HR VOLUME:	162
PHF:	0.90
PEAK HOUR:	
FROM:	TO:
4:30 PM	5:30 PM

PM PEAK HOUR VOLUMES



COUNT DATA INPUT:

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL
FROM:	TO:	L	T	R	L	T	R	L	T	R	L	T	R	VOLUMES
4:00 PM	4:15 PM	2	1	7	1	7	1	1	2	1	3	6	2	34
4:15 PM	4:30 PM	1	0	1	0	4	0	4	0	0	5	7	10	32
4:30 PM	4:45 PM	1	0	1	0	8	1	6	0	0	3	12	8	40
4:45 PM	5:00 PM	0	0	5	0	3	0	7	1	0	3	10	15	44
5:00 PM	5:15 PM	0	1	0	0	6	0	8	0	0	4	6	8	33
5:15 PM	5:30 PM	0	2	2	0	6	1	14	0	0	5	9	6	45
5:30 PM	5:45 PM	1	0	0	0	8	0	5	0	0	5	9	9	37
5:45 PM	6:00 PM	0	0	1	0	6	0	9	0	0	4	12	4	36
														301

HOURLY TOTALS:

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL
FROM:	TO:	L	T	R	L	T	R	L	T	R	L	T	R	VOLUMES
4:00 PM	5:00 PM	4	1	14	1	22	2	18	3	1	14	35	35	150
4:15 PM	5:15 PM	2	1	7	0	21	1	25	1	0	15	35	41	149
4:30 PM	5:30 PM	1	3	8	0	23	2	35	1	0	15	37	37	162
4:45 PM	5:45 PM	1	3	7	0	23	1	34	1	0	17	34	38	159
5:00 PM	6:00 PM	1	3	3	0	26	1	36	0	0	18	36	27	151

NOTE PHF IS BASED ON 15 MIN. PEAK WITHIN THE PEAK HOUR.

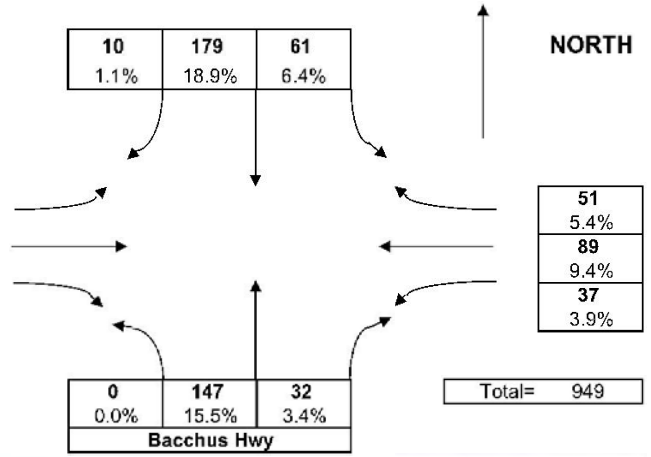
7.a

TURNING MOVEMENT COUNT SUMMARY

LLC

INTERSECTION:	Bacchus Hwy and 8200 South
N-S STREET:	Bacchus Hwy
E-W STREET:	8200 South
FOCUS PROJ. NO.:	23-0322
COUNT DATE:	26-Sep-23
NOTES:	
COUNT TIME:	
FROM:	7:00 AM
TO:	9:00 AM

PK HR VOLUME:	949
PHF:	0.78
PEAK HOUR:	
FROM:	TO:
7:00 AM	8:00 AM



COUNT DATA INPUT:

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL
FROM:	TO:	L	T	R	L	T	R	L	T	R	L	T	R	VOLUMES
7:00 AM	7:15 AM	0	29	5	38	36	25	1	34	1	6	8	11	194
7:15 AM	7:30 AM	0	25	14	30	19	16	7	46	4	6	11	9	187
7:30 AM	7:45 AM	0	52	7	41	32	11	23	50	1	11	26	9	263
7:45 AM	8:00 AM	0	41	6	26	54	15	30	49	4	14	44	22	305
8:00 AM	8:15 AM	0	31	1	29	24	21	7	46	7	3	10	11	190
8:15 AM	8:30 AM	0	17	2	13	12	12	2	43	4	5	9	15	134
8:30 AM	8:45 AM	0	27	2	20	38	14	10	37	1	4	7	7	167
8:45 AM	9:00 AM	0	31	3	16	19	7	5	30	1	2	12	5	131

HOURLY TOTALS:

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL
FROM:	TO:	L	T	R	L	T	R	L	T	R	L	T	R	VOLUMES
7:00 AM	8:00 AM	0	147	32	135	141	67	61	179	10	37	89	51	949
7:15 AM	8:15 AM	0	149	28	126	129	63	67	191	16	34	91	51	945
7:30 AM	8:30 AM	0	141	16	109	122	59	62	188	16	33	89	57	892
7:45 AM	8:45 AM	0	116	11	88	128	62	49	175	16	26	70	55	796
8:00 AM	9:00 AM	0	106	8	78	93	54	24	156	13	14	38	38	622

NOTE PHF IS BASED ON 15 MIN. PEAK WITHIN THE PEAK HOUR.

7.a

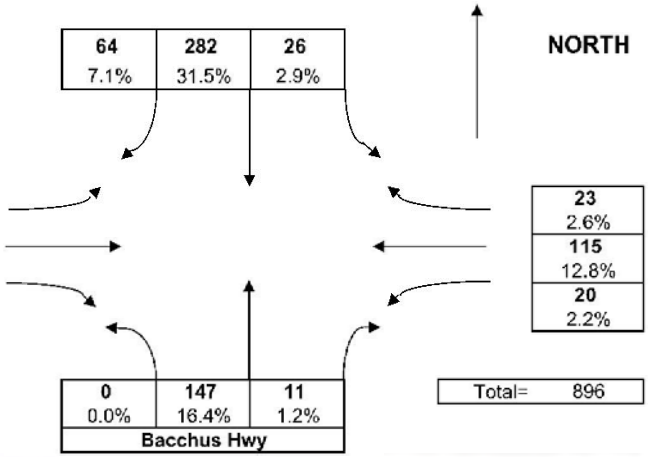
TURNING MOVEMENT COUNT SUMMARY

FOCUS ENGINEERING & SURVEYING, LLC

INTERSECTION:	Bacchus Hwy and 8200 South
N-S STREET:	Bacchus Hwy
E-W STREET:	8200 South
FOCUS PROJ. NO.:	23-0322
COUNT DATE:	28-Sep-23
NOTES:	
COUNT TIME:	
FROM:	4:00 PM
TO:	6:00 PM

PK HR VOLUME:	896
PHF:	0.90
PEAK HOUR:	
FROM:	TO:
4:45 PM	5:45 PM

PM PEAK HOUR VOLUMES



COUNT DATA INPUT:

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL
FROM:	TO:	L	T	R	L	T	R	L	T	R	L	T	R	VOLUMES
4:00 PM	4:15 PM	0	43	2	16	21	14	5	57	18	3	26	5	210
4:15 PM	4:30 PM	0	36	2	18	8	14	6	55	10	8	16	7	180
4:30 PM	4:45 PM	0	42	2	7	15	6	6	59	11	6	18	6	178
4:45 PM	5:00 PM	0	40	4	17	24	13	9	70	15	1	28	7	228
5:00 PM	5:15 PM	0	32	3	18	24	10	2	64	17	7	25	4	206
5:15 PM	5:30 PM	0	32	0	12	26	10	10	64	13	7	29	10	213
5:30 PM	5:45 PM	0	43	4	13	20	21	5	84	19	5	33	2	249
5:45 PM	6:00 PM	0	27	5	9	21	13	3	57	10	6	22	4	177
														1,641

HOURLY TOTALS:

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL
FROM:	TO:	L	T	R	L	T	R	L	T	R	L	T	R	VOLUMES
4:00 PM	5:00 PM	0	161	10	58	68	47	26	241	54	18	88	25	796
4:15 PM	5:15 PM	0	150	11	60	71	43	23	248	53	22	87	24	792
4:30 PM	5:30 PM	0	146	9	54	89	39	27	257	56	21	100	27	825
4:45 PM	5:45 PM	0	147	11	60	94	54	26	282	64	20	115	23	896
5:00 PM	6:00 PM	0	134	12	52	91	54	20	269	59	25	109	20	845

NOTE PHF IS BASED ON 15 MIN. PEAK WITHIN THE PEAK HOUR.

7.a

Trip Generation Reports

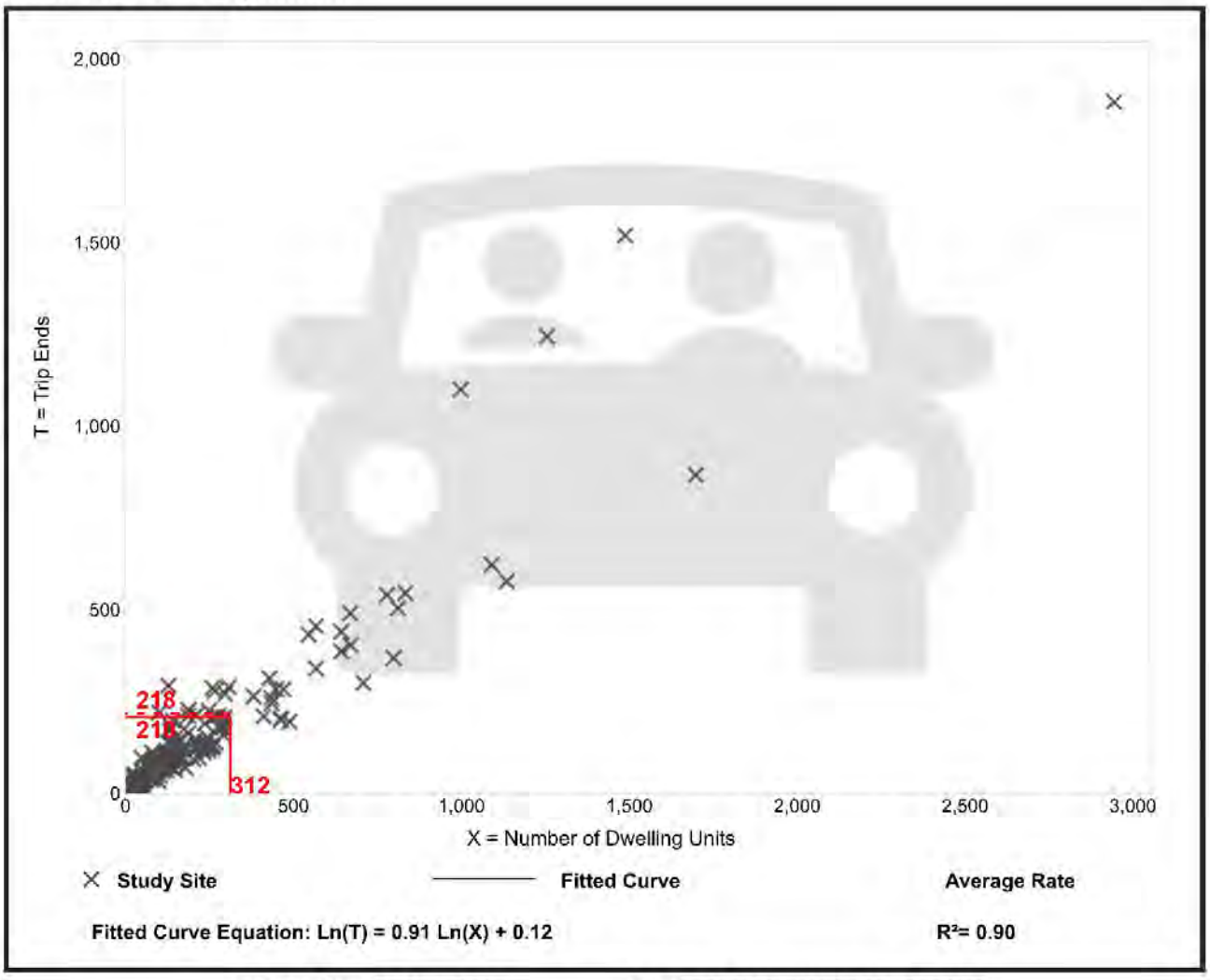
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

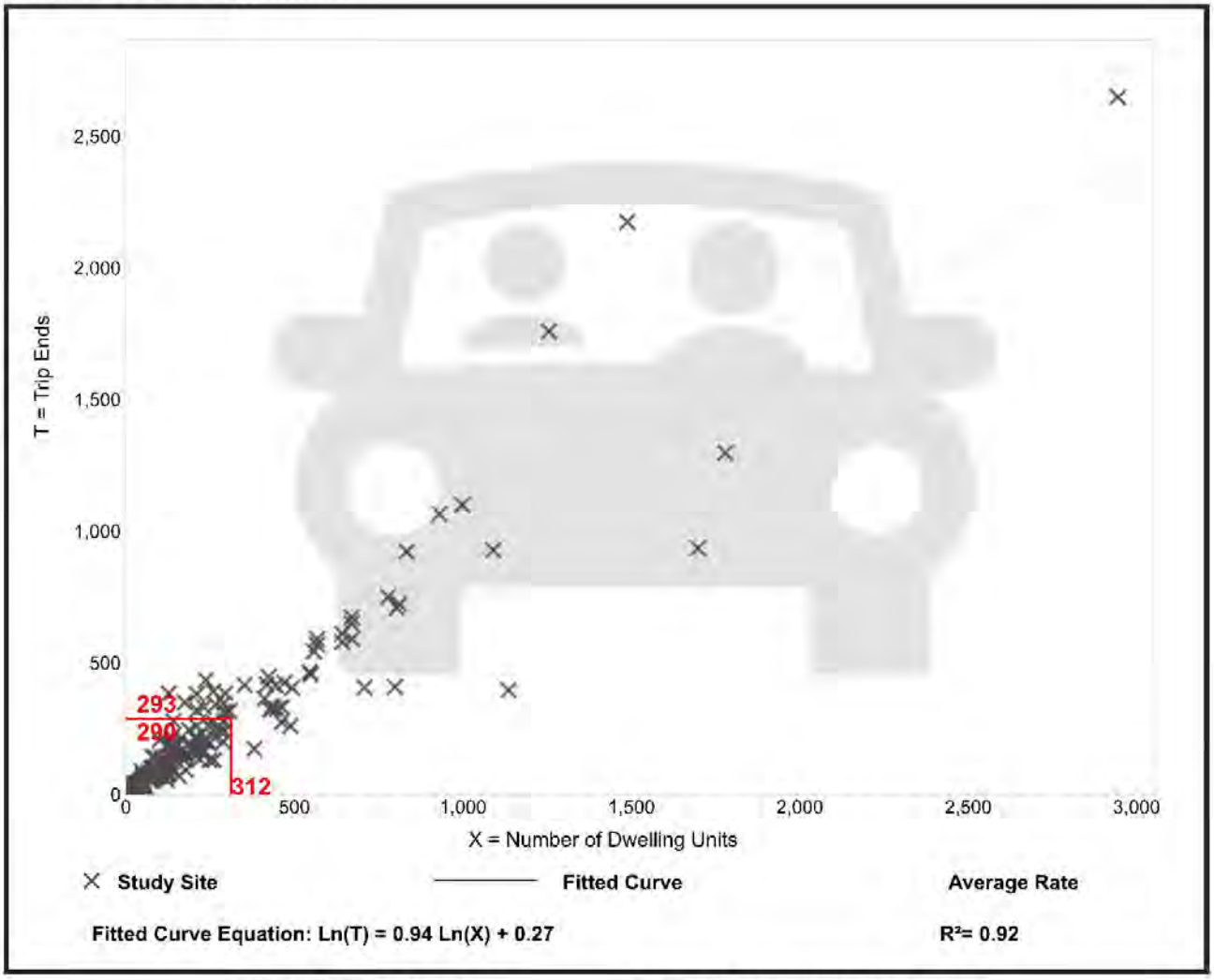
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



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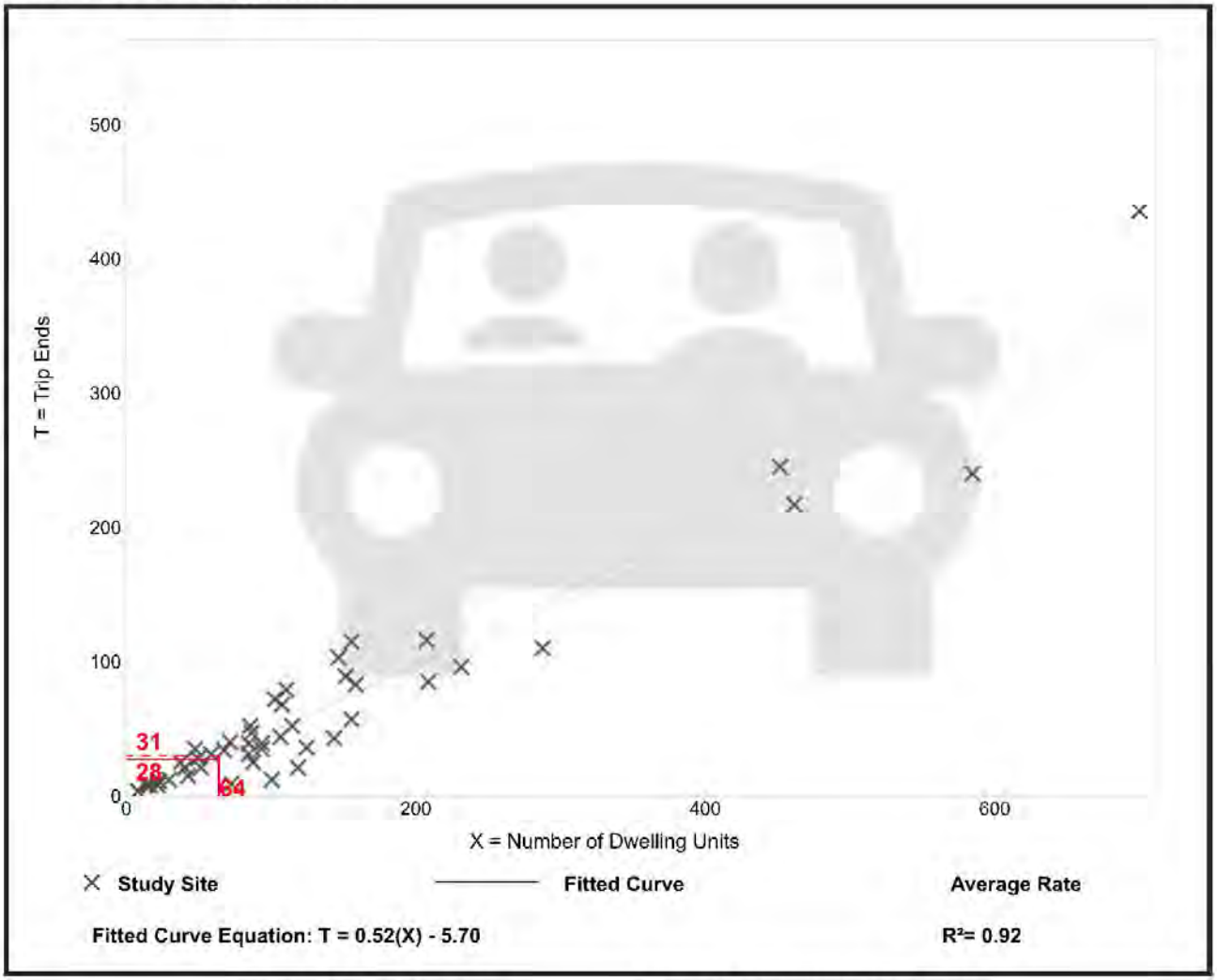
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 46
Avg. Num. of Dwelling Units: 135
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



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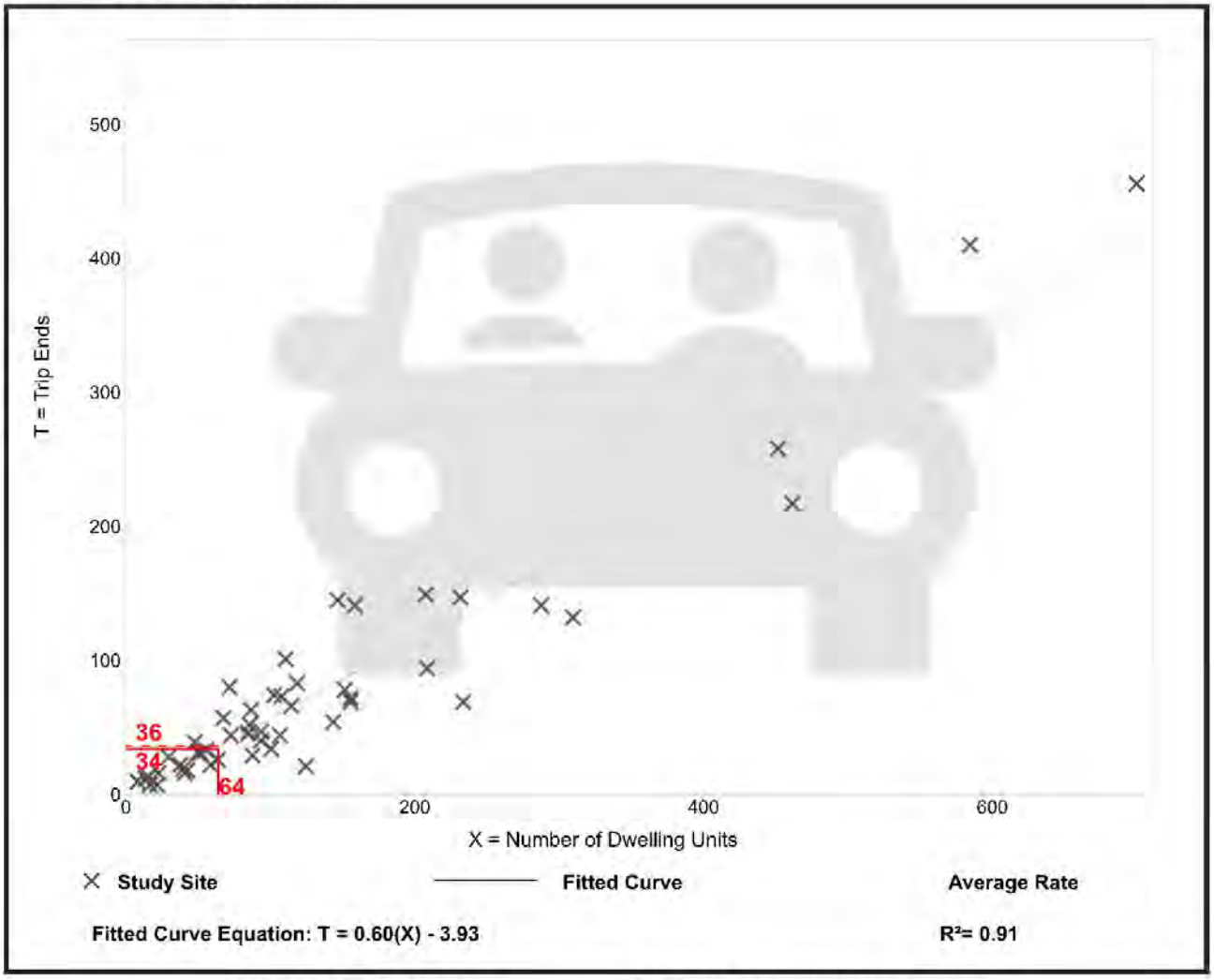
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



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Traffic Analysis Reports

2023 Existing Traffic Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	135	141	67	37	89	51	0	147	32	61	179	10
(veh/h)	135	141	67	37	89	51	0	147	32	61	179	10
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	147	153	73	40	97	55	0	160	35	66	195	11
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	447	447	379	401	447	379	203	1803	804	778	1803	804
Arrive On Green	0.24	0.24	0.24	0.24	0.24	0.24	0.00	0.51	0.51	0.51	0.51	0.51
Sat Flow, veh/h	1235	1870	1585	1155	1870	1585	1176	3554	1585	1188	3554	1585
Grp Volume(v), veh/h	147	153	73	40	97	55	0	160	35	66	195	11
Grp Sat Flow(s),veh/h/ln	1235	1870	1585	1155	1870	1585	1176	1777	1585	1188	1777	1585
Q Serve(g_s), s	3.8	2.4	1.3	1.1	1.5	1.0	0.0	0.8	0.4	1.1	1.0	0.1
Cycle Q Clear(g_c), s	5.3	2.4	1.3	3.5	1.5	1.0	0.0	0.8	0.4	1.9	1.0	0.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	447	447	379	401	447	379	203	1803	804	778	1803	804
V/C Ratio(X)	0.33	0.34	0.19	0.10	0.22	0.15	0.00	0.09	0.04	0.08	0.11	0.01
Avail Cap(c_a), veh/h	778	949	804	710	949	804	203	1803	804	778	1803	804
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.0	11.2	10.8	12.6	10.8	10.6	0.0	4.5	4.4	5.0	4.6	4.3
Incr Delay (d2), s/veh	0.4	0.5	0.2	0.1	0.2	0.2	0.0	0.1	0.1	0.2	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.8	0.4	0.2	0.5	0.3	0.0	0.2	0.1	0.2	0.2	0.0
Unsig. Movement Delay, s/veh	13.4	11.6	11.0	12.7	11.1	10.8	0.0	4.6	4.5	5.2	4.7	4.4
LnGrp Delay(d),s/veh	B	B	B	B	B	B	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		373			192			195			272	
Approach Delay, s/veh		12.2			11.3			4.6			4.8	
Approach LOS		B			B			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		13.0		22.5		13.0				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		2.8		7.3		3.9		5.5				
Green Ext Time (p_c), s		0.9		1.2		1.2		0.6				
Intersection Summary												
HCM 6th Ctrl Delay			8.7									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	0	52	0	3	21	19	0	1	20	69	1	0
Future Vol, veh/h	0	52	0	3	21	19	0	1	20	69	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	57	0	3	23	21	0	1	22	75	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	44	0	0	57	0	0	97	107	57	109	97	34
All	-	-	-	-	-	-	57	57	-	40	40	-
Stage 1	-	-	-	-	-	-	40	50	-	69	57	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1564	-	-	1547	-	-	885	783	1009	870	793	1039
Stage 1	-	-	-	-	-	-	955	847	-	975	862	-
Stage 2	-	-	-	-	-	-	975	853	-	941	847	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1564	-	-	1547	-	-	882	781	1009	849	791	1039
Mov Cap-2 Maneuver	-	-	-	-	-	-	882	781	-	849	791	-
Stage 1	-	-	-	-	-	-	955	847	-	975	860	-
Stage 2	-	-	-	-	-	-	972	851	-	920	847	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.5	8.7	9.7
HCM LOS			A	A

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Mvmt	SBLn3	1564	-	-	1547	-	-	849	791	-
Capacity (veh/h)	995	0.023	-	-	0.002	-	-	0.088	0.001	-
HCM Lane V/C Ratio	8.7	0	-	-	7.3	-	-	9.7	9.6	0
HCM Control Delay (s)	A	A	-	-	A	-	-	A	A	A
HCM Lane LOS	0.1	0	-	-	0	-	-	0.3	0	-
HCM 95th %tile Q(veh)										

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	
Lane Configurations	SBR					
Traffic Vol, veh/h	0	0	0	21	52	0
Future Vol, veh/h	0	0	0	21	52	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	23	57	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow	23	0	-	0	0	0
All	-	-	-	-	0	-
Stage 1	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1592	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1592	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	
HCM LOS			-

Minor Lane/Major	EBL	EBT	WBT	WBR	SBLn1
Mvmt	1592	-	-	-	-
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	0	-	-	-	-
HCM Control Delay (s)	A	-	-	-	-
HCM Lane LOS	0	-	-	-	-
HCM 95th %tile Q(veh)					

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	60	94	54	20	115	23	0	147	11	26	282	64
(veh/h)	60	94	54	20	115	23	0	147	11	26	282	64
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	65	102	59	22	125	25	0	160	12	28	307	70
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	373	344	292	385	344	292	218	1933	862	851	1933	862
Arrive On Green	0.18	0.18	0.18	0.18	0.18	0.18	0.00	0.54	0.54	0.54	0.54	0.54
Sat Flow, veh/h	1237	1870	1585	1225	1870	1585	1006	3554	1585	1213	3554	1585
Grp Volume(v), veh/h	65	102	59	22	125	25	0	160	12	28	307	70
Grp Sat Flow(s),veh/h/ln	1237	1870	1585	1225	1870	1585	1006	1777	1585	1213	1777	1585
Q Serve(g_s), s	1.6	1.6	1.0	0.5	1.9	0.4	0.0	0.7	0.1	0.4	1.4	0.7
Cycle Q Clear(g_c), s	3.5	1.6	1.0	2.1	1.9	0.4	0.0	0.7	0.1	1.1	1.4	0.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	373	344	292	385	344	292	218	1933	862	851	1933	862
V/C Ratio(X)	0.17	0.30	0.20	0.06	0.36	0.09	0.00	0.08	0.01	0.03	0.16	0.08
Avail Cap(c_a), veh/h	818	1017	862	826	1017	862	218	1933	862	851	1933	862
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.4	11.7	11.4	12.5	11.8	11.2	0.0	3.6	3.5	3.9	3.8	3.6
Incr Delay (d2), s/veh	0.2	0.5	0.3	0.1	0.6	0.1	0.0	0.1	0.0	0.1	0.2	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.5	0.3	0.1	0.7	0.1	0.0	0.1	0.0	0.1	0.3	0.1
Unsig. Movement Delay, s/veh	13.6	12.1	11.8	12.6	12.4	11.3	0.0	3.7	3.5	3.9	3.9	3.8
LnGrp Delay(d),s/veh	B	B	B	B	B	B	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		226			172			172			405	
Approach Delay, s/veh		12.5			12.3			3.7			3.9	
Approach LOS		B			B			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		10.6		22.5		10.6				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		2.7		5.5		3.4		4.1				
Green Ext Time (p_c), s		0.8		0.7		2.0		0.6				
Intersection Summary												
HCM 6th Ctrl Delay			7.3									
HCM 6th LOS			A									

Intersection												
Int Delay, s/veh	3.4											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations	SBT	SBR										
Traffic Vol, veh/h	0	23	2	15	37	37	1	3	8	35	1	0
Future Vol, veh/h	0	23	2	15	37	37	1	3	8	35	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	25	2	16	40	40	1	3	9	38	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	80	0	0	27	0	0	119	138	26	124	119	60
All	-	-	-	-	-	-	26	26	-	92	92	-
Stage 1	-	-	-	-	-	-	93	112	-	32	27	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1518	-	-	1587	-	-	857	753	1050	850	771	1005
Stage 1	-	-	-	-	-	-	992	874	-	915	819	-
Stage 2	-	-	-	-	-	-	914	803	-	984	873	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1518	-	-	1587	-	-	849	745	1050	834	763	1005
Mov Cap-2 Maneuver	-	-	-	-	-	-	849	745	-	834	763	-
Stage 1	-	-	-	-	-	-	992	874	-	915	811	-
Stage 2	-	-	-	-	-	-	904	795	-	972	873	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.2	8.9	9.5
HCM LOS			A	A

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Mvmt	SBLn3	1518	-	-	1587	-	-	834	763	-
Capacity (veh/h)	936	-	-	-	0.01	-	-	0.046	0.001	-
HCM Lane V/C Ratio	0.014	0	-	-	7.3	-	-	9.5	9.7	0
HCM Control Delay (s)	8.9	A	A	-	-	A	-	-	A	A	A
HCM Lane LOS	A	0	0	-	-	0	-	-	0.1	0	-
HCM 95th %tile Q(veh)	0.1									

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	
Lane Configurations	SBR					
Traffic Vol, veh/h	0	0	0	38	25	0
Future Vol, veh/h	0	0	0	38	25	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	41	27	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow	41	0	-	0	0	0
All	-	-	-	-	0	-
Stage 1	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1568	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1568	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	
HCM LOS			-

Minor Lane/Major	EBL	EBT	WBT	WBR	SBLn1
Mvmt	1568	-	-	-	-
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	0	-	-	-	-
HCM Control Delay (s)	A	-	-	-	-
HCM Lane LOS	0	-	-	-	-
HCM 95th %tile Q(veh)					

2025 Opening Year Traffic Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	140	147	70	38	93	53	0	162	33	63	197	10
(veh/h)	140	147	70	38	93	53	0	162	33	63	197	10
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj		No			No			No			No	
Work Zone On Approach	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Sat Flow, veh/h/ln	152	160	76	41	101	58	0	176	36	68	214	11
Adj Flow Rate, veh/h	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Peak Hour Factor	2	2	2	2	2	2	2	2	2	2	2	2
Percent Heavy Veh, %	450	459	389	401	459	389	201	1787	797	759	1787	797
Cap, veh/h	0.25	0.25	0.25	0.25	0.25	0.25	0.00	0.50	0.50	0.50	0.50	0.50
Arrive On Green	1227	1870	1585	1144	1870	1585	1156	3554	1585	1170	3554	1585
Sat Flow, veh/h	152	160	76	41	101	58	0	176	36	68	214	11
Grp Volume(v), veh/h	1227	1870	1585	1144	1870	1585	1156	1777	1585	1170	1777	1585
Grp Sat Flow(s),veh/h/ln	4.0	2.5	1.4	1.1	1.5	1.0	0.0	0.9	0.4	1.2	1.1	0.1
Q Serve(g_s), s	5.6	2.5	1.4	3.6	1.5	1.0	0.0	0.9	0.4	2.1	1.1	0.1
Cycle Q Clear(g_c), s	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Prop In Lane	450	459	389	401	459	389	201	1787	797	759	1787	797
Lane Grp Cap(c), veh/h	0.34	0.35	0.20	0.10	0.22	0.15	0.00	0.10	0.05	0.09	0.12	0.01
V/C Ratio(X)	766	941	797	696	941	797	201	1787	797	759	1787	797
Avail Cap(c_a), veh/h	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	13.0	11.1	10.7	12.6	10.8	10.6	0.0	4.7	4.5	5.2	4.7	4.5
Uniform Delay (d), s/veh	0.4	0.5	0.2	0.1	0.2	0.2	0.0	0.1	0.1	0.2	0.1	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.9	0.9	0.4	0.2	0.5	0.3	0.0	0.2	0.1	0.2	0.3	0.0
%ile BackOfQ(50%),veh/ln												
Unsig. Movement Delay, s/veh	13.4	11.6	10.9	12.7	11.0	10.7	0.0	4.8	4.6	5.4	4.8	4.5
LnGrp Delay(d),s/veh	B	B	B	B	B	B	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		388			200			212			293	
Approach Delay, s/veh		12.2			11.3			4.7			5.0	
Approach LOS		B			B			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		13.3		22.5		13.3				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		2.9		7.6		4.1		5.6				
Green Ext Time (p_c), s		1.0		1.2		1.3		0.6				
Intersection Summary												
HCM 6th Ctrl Delay			8.6									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	0	54	0	3	22	20	0	1	21	72	1	0
Future Vol, veh/h	0	54	0	3	22	20	0	1	21	72	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	59	0	3	24	22	0	1	23	78	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	46	0	0	59	0	0	101	111	59	112	100	35
All	-	-	-	-	-	-	59	59	-	41	41	-
Stage 1	-	-	-	-	-	-	42	52	-	71	59	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1562	-	-	1545	-	-	880	779	1007	866	790	1038
Stage 1	-	-	-	-	-	-	953	846	-	974	861	-
Stage 2	-	-	-	-	-	-	972	852	-	939	846	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1562	-	-	1545	-	-	877	777	1007	844	788	1038
Mov Cap-2 Maneuver	-	-	-	-	-	-	877	777	-	844	788	-
Stage 1	-	-	-	-	-	-	953	846	-	974	859	-
Stage 2	-	-	-	-	-	-	969	850	-	917	846	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.5	8.7	9.7
HCM LOS			A	A

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Mvmt	SBLn3	1562	-	-	1545	-	-	844	788	-
Capacity (veh/h)	994	0.024	-	-	0.002	-	-	0.093	0.001	-
HCM Lane V/C Ratio	8.7	0	-	-	7.3	-	-	9.7	9.6	0
HCM Control Delay (s)	A	A	-	-	A	-	-	A	A	A
HCM Lane LOS	0.1	0	-	-	0	-	-	0.3	0	-
HCM 95th %tile Q(veh)										

Intersection						
Int Delay, s/veh	0					

Movement	EBL	EBT	WBT	WBR	SBL	
Lane Configurations	SBR					
Traffic Vol, veh/h	0	0	0	22	54	0
Future Vol, veh/h	0	0	0	22	54	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	24	59	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow	24	0	-	0	0	0
All	-	-	-	-	0	-
Stage 1	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1591	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1591	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	
HCM LOS			-

Minor Lane/Major	EBL	EBT	WBT	WBR	SBLn1
Mvmt	1591	-	-	-	-
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	0	-	-	-	-
HCM Control Delay (s)	A	-	-	-	-
HCM Lane LOS	0	-	-	-	-
HCM 95th %tile Q(veh)					

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	62	98	56	21	120	24	0	162	11	27	311	67
(veh/h)	62	98	56	21	120	24	0	162	11	27	311	67
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	67	107	61	23	130	26	0	176	12	29	338	73
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	374	354	300	387	354	300	216	1921	857	834	1921	857
Arrive On Green	0.19	0.19	0.19	0.19	0.19	0.19	0.00	0.54	0.54	0.54	0.54	0.54
Sat Flow, veh/h	1231	1870	1585	1217	1870	1585	975	3554	1585	1195	3554	1585
Grp Volume(v), veh/h	67	107	61	23	130	26	0	176	12	29	338	73
Grp Sat Flow(s),veh/h/ln	1231	1870	1585	1217	1870	1585	975	1777	1585	1195	1777	1585
Q Serve(g_s), s	1.7	1.6	1.1	0.6	2.0	0.5	0.0	0.8	0.1	0.4	1.6	0.7
Cycle Q Clear(g_c), s	3.7	1.6	1.1	2.2	2.0	0.5	0.0	0.8	0.1	1.2	1.6	0.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	374	354	300	387	354	300	216	1921	857	834	1921	857
V/C Ratio(X)	0.18	0.30	0.20	0.06	0.37	0.09	0.00	0.09	0.01	0.03	0.18	0.09
Avail Cap(c_a), veh/h	807	1011	857	814	1011	857	216	1921	857	834	1921	857
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.4	11.6	11.4	12.6	11.8	11.1	0.0	3.7	3.5	4.0	3.9	3.7
Incr Delay (d2), s/veh	0.2	0.5	0.3	0.1	0.6	0.1	0.0	0.1	0.0	0.1	0.2	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.6	0.3	0.1	0.7	0.1	0.0	0.1	0.0	0.1	0.3	0.1
Unsig. Movement Delay, s/veh	13.6	12.1	11.7	12.6	12.4	11.3	0.0	3.8	3.6	4.1	4.1	3.9
LnGrp Delay(d),s/veh	B	B	B	B	B	B	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		235			179			188			440	
Approach Delay, s/veh		12.4			12.3			3.8			4.0	
Approach LOS		B			B			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		10.8		22.5		10.8				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		2.8		5.7		3.6		4.2				
Green Ext Time (p_c), s		0.9		0.7		2.2		0.6				

Intersection Summary												
HCM 6th Ctrl Delay			7.3									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	0	24	2	16	38	38	1	3	8	36	1	0
Future Vol, veh/h	0	24	2	16	38	38	1	3	8	36	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	26	2	17	41	41	1	3	9	39	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	82	0	0	28	0	0	123	143	27	129	124	62
All	-	-	-	-	-	-	27	27	-	96	96	-
Stage 1	-	-	-	-	-	-	96	116	-	33	28	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1515	-	-	1585	-	-	852	748	1048	844	766	1003
Stage 1	-	-	-	-	-	-	990	873	-	911	815	-
Stage 2	-	-	-	-	-	-	911	800	-	983	872	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1515	-	-	1585	-	-	844	740	1048	827	758	1003
Mov Cap-2 Maneuver	-	-	-	-	-	-	844	740	-	827	758	-
Stage 1	-	-	-	-	-	-	990	873	-	911	806	-
Stage 2	-	-	-	-	-	-	900	791	-	971	872	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.3	8.9	9.6
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	932	1515	-	-	1585	-	-	827	758	-
HCM Lane V/C Ratio	0.014	-	-	-	0.011	-	-	0.047	0.001	-
HCM Control Delay (s)	8.9	0	-	-	7.3	-	-	9.6	9.8	0
HCM Lane LOS	A	A	-	-	A	-	-	A	A	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	
Lane Configurations	SBR					
Traffic Vol, veh/h	0	0	0	40	26	0
Future Vol, veh/h	0	0	0	40	26	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	43	28	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow	43	0	-	0	0	0
All	-	-	-	-	0	-
Stage 1	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1566	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1566	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	
HCM LOS			-

Minor Lane/Major	EBL	EBT	WBT	WBR	SBLn1
Mvmt	1566	-	-	-	-
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	0	-	-	-	-
HCM Control Delay (s)	A	-	-	-	-
HCM Lane LOS	0	-	-	-	-
HCM 95th %tile Q(veh)					

2025 Opening Year with Project Traffic Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	214	221	108	38	118	53	13	162	33	63	197	35
(veh/h)	214	221	108	38	118	53	13	162	33	63	197	35
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj		No			No			No			No	
Work Zone On Approach	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Sat Flow, veh/h/ln	233	240	117	41	128	58	14	176	36	68	214	38
Adj Flow Rate, veh/h	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Peak Hour Factor	2	2	2	2	2	2	2	2	2	2	2	2
Percent Heavy Veh, %	503	595	504	405	595	504	655	1615	720	680	1615	720
Cap, veh/h	0.32	0.32	0.32	0.32	0.32	0.32	0.45	0.45	0.45	0.45	0.45	0.45
Arrive On Green	1198	1870	1585	1024	1870	1585	1128	3554	1585	1170	3554	1585
Sat Flow, veh/h	233	240	117	41	128	58	14	176	36	68	214	38
Grp Volume(v), veh/h	1198	1870	1585	1024	1870	1585	1128	1777	1585	1170	1777	1585
Grp Sat Flow(s),veh/h/ln	7.0	4.0	2.2	1.3	2.0	1.0	0.3	1.1	0.5	1.4	1.4	0.5
Q Serve(g_s), s	9.0	4.0	2.2	5.3	2.0	1.0	1.7	1.1	0.5	2.5	1.4	0.5
Cycle Q Clear(g_c), s	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Prop In Lane	503	595	504	405	595	504	655	1615	720	680	1615	720
Lane Grp Cap(c), veh/h	0.46	0.40	0.23	0.10	0.22	0.11	0.02	0.11	0.05	0.10	0.13	0.05
V/C Ratio(X)	666	850	720	545	850	720	655	1615	720	680	1615	720
Avail Cap(c_a), veh/h	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	13.2	10.6	9.9	12.6	9.9	9.6	6.8	6.2	6.0	6.9	6.3	6.0
Uniform Delay (d), s/veh	0.7	0.4	0.2	0.1	0.2	0.1	0.1	0.1	0.1	0.3	0.2	0.1
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	1.6	1.3	0.6	0.3	0.7	0.3	0.1	0.3	0.1	0.3	0.4	0.1
%ile BackOfQ(50%),veh/ln												
Unsig. Movement Delay, s/veh	13.8	11.0	10.2	12.7	10.1	9.7	6.8	6.3	6.2	7.2	6.4	6.2
LnGrp Delay(d),s/veh	B	B	B	B	B	A	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		590			227			226			320	
Approach Delay, s/veh		12.0			10.4			6.3			6.6	
Approach LOS		B			B			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		17.1		22.5		17.1				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		3.7		11.0		4.5		7.3				
Green Ext Time (p_c), s		1.0		1.6		1.4		0.7				
Intersection Summary												
HCM 6th Ctrl Delay			9.5									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations	SBT	SBR										
Traffic Vol, veh/h	0	184	0	22	66	20	0	1	77	72	1	0
Future Vol, veh/h	0	184	0	22	66	20	0	1	77	72	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	200	0	24	72	22	0	1	84	78	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	94	0	0	200	0	0	332	342	200	374	331	83
All	-	-	-	-	-	-	200	200	-	131	131	-
Stage 1	-	-	-	-	-	-	132	142	-	243	200	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1500	-	-	1372	-	-	621	580	841	583	588	976
Stage 1	-	-	-	-	-	-	802	736	-	873	788	-
Stage 2	-	-	-	-	-	-	871	779	-	761	736	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1500	-	-	1372	-	-	612	570	841	517	578	976
Mov Cap-2 Maneuver	-	-	-	-	-	-	612	570	-	517	578	-
Stage 1	-	-	-	-	-	-	802	736	-	873	775	-
Stage 2	-	-	-	-	-	-	855	766	-	684	736	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.6	9.8	13.2
HCM LOS			A	B

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Mvmt	SBLn3	1500	-	-	1372	-	-	517	578	-
Capacity (veh/h)	0.101	-	-	-	0.017	-	-	0.151	0.002	-
HCM Lane V/C Ratio	9.8	0	-	-	7.7	-	-	13.2	11.2	0
HCM Control Delay (s)	A	A	-	-	A	-	-	B	B	A
HCM Lane LOS	0.3	0	-	-	0.1	-	-	0.5	0	-
HCM 95th %tile Q(veh)										

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	0	0	0	44	0	22	0	0	130	54	0	0
Future Vol, veh/h	0	0	0	44	0	22	0	0	130	54	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized			None			None			None			None
Storage Length	100	-	-	100	-	100	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	48	0	24	0	0	141	59	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	24	0	0	1	0	0	109	121	1	168	97	0
All	-	-	-	-	-	-	1	1	-	96	96	-
Stage 1	-	-	-	-	-	-	108	120	-	72	1	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1591	-	-	1622	-	-	870	769	1084	796	793	-
Stage 1	-	-	-	-	-	-	1022	895	-	911	815	-
Stage 2	-	-	-	-	-	-	897	796	-	938	895	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1591	-	-	1622	-	-	-	746	1084	677	769	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	746	-	677	769	-
Stage 1	-	-	-	-	-	-	1022	895	-	911	791	-
Stage 2	-	-	-	-	-	-	870	772	-	816	895	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	4.9		
HCM LOS			-	-

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR
Mvmt	SBLn1	1591	-	-	1622	-	-	-
Capacity (veh/h)		-	-	-	0.029	-	-	-
HCM Lane V/C Ratio		-	0	-	-	7.3	-	-	-
HCM Control Delay (s)		-	A	-	-	A	-	-	-
HCM 95th %ile Q(veh)		-	0	-	-	0.1	-	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	56	0	0	0	0	22	0	0	0	0	0	19
Future Vol, veh/h	56	0	0	0	0	22	0	0	0	0	0	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	
RT Channelized	Free	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	61	0	0	0	0	24	0	0	0	0	0	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow	23	11	11	11	21	0	21	0	0	0	0	0
All	11	11	-	0	0	-	-	-	-	-	-	-
Stage 1	12	0	-	11	21	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22		-	-	4.12	-	-
Critical Hdwy Stg 1	4.12		-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	6.12	5.52						-	-	2.218	-	-
Pot Cap-1 Maneuver	3.518	4.018	3.318	3.518	4.018	3.318	1595	-	-	-	-	-
Stage 1	2.218	886	-	-	-	-	-	-	-	-	-	-
Stage 2	1009	884	1070	1007	873	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	884	1070	1007	873	-	1595	-	-	-	-	-
Mov Cap-2 Maneuver	-	884	-	1007	873	-	-	-	-	-	-	-
Stage 1	1010	886	-	-	-	-	-	-	-	-	-	-
Stage 2	1009	-	-	1010	878	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			0	0
HCM LOS	-	-		

Minor Lane/Major	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT
Mvmt	SBR						
Capacity (veh/h)	1595	-	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	-	-	-
HCM Lane LOS	A	-	-	-	-	-	-
HCM 95th %ile Q(veh)	0	-	-	-	-	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	111	147	80	21	203	24	41	162	11	27	311	150
(veh/h)	111	147	80	21	203	24	41	162	11	27	311	150
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	121	160	87	23	221	26	45	176	12	29	338	163
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	397	519	440	430	519	440	576	1712	764	736	1712	764
Arrive On Green	0.28	0.28	0.28	0.28	0.28	0.28	0.48	0.48	0.48	0.48	0.48	0.48
Sat Flow, veh/h	1133	1870	1585	1133	1870	1585	897	3554	1585	1195	3554	1585
Grp Volume(v), veh/h	121	160	87	23	221	26	45	176	12	29	338	163
Grp Sat Flow(s),veh/h/ln	1133	1870	1585	1133	1870	1585	897	1777	1585	1195	1777	1585
Q Serve(g_s), s	3.7	2.5	1.6	0.6	3.6	0.5	1.1	1.0	0.1	0.5	2.0	2.2
Cycle Q Clear(g_c), s	7.3	2.5	1.6	3.1	3.6	0.5	3.2	1.0	0.1	1.5	2.0	2.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	397	519	440	430	519	440	576	1712	764	736	1712	764
V/C Ratio(X)	0.30	0.31	0.20	0.05	0.43	0.06	0.08	0.10	0.02	0.04	0.20	0.21
Avail Cap(c_a), veh/h	629	901	764	662	901	764	576	1712	764	736	1712	764
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.0	10.7	10.3	11.9	11.1	9.9	6.5	5.3	5.1	5.7	5.5	5.6
Incr Delay (d2), s/veh	0.4	0.3	0.2	0.1	0.6	0.1	0.3	0.1	0.0	0.1	0.3	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.9	0.4	0.1	1.2	0.1	0.2	0.3	0.0	0.1	0.5	0.6
Unsig. Movement Delay, s/veh	14.5	11.0	10.5	12.0	11.6	10.0	6.7	5.4	5.1	5.8	5.8	6.2
LnGrp Delay(d),s/veh	B	B	B	B	B	A	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		368			270			233			530	
Approach Delay, s/veh		12.0			11.5			5.6			5.9	
Approach LOS		B			B			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		14.9		22.5		14.9				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		5.2		9.3		4.2		5.6				
Green Ext Time (p_c), s		1.0		1.1		2.4		1.1				
Intersection Summary												
HCM 6th Ctrl Delay			8.6									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations	SBT	SBR										
Traffic Vol, veh/h	0	109	2	78	183	38	1	3	45	36	1	0
Future Vol, veh/h	0	109	2	78	183	38	1	3	45	36	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	118	2	85	199	41	1	3	49	39	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	240	0	0	120	0	0	509	529	119	535	510	220
All	-	-	-	-	-	-	119	119	-	390	390	-
Stage 1	-	-	-	-	-	-	390	410	-	145	120	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1327	-	-	1468	-	-	475	455	933	456	467	820
Stage 1	-	-	-	-	-	-	885	797	-	634	608	-
Stage 2	-	-	-	-	-	-	634	595	-	858	796	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1327	-	-	1468	-	-	453	429	933	410	440	820
Mov Cap-2 Maneuver	-	-	-	-	-	-	453	429	-	410	440	-
Stage 1	-	-	-	-	-	-	885	797	-	634	573	-
Stage 2	-	-	-	-	-	-	596	560	-	810	796	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	2	9.5	14.7
HCM LOS			A	B

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Mvmt	SBLn3								
Capacity (veh/h)	855	1327	-	-	1468	-	-	410	440	-
HCM Lane V/C Ratio	0.062	-	-	-	0.058	-	-	0.095	0.002	-
HCM Control Delay (s)	9.5	0	-	-	7.6	-	-	14.7	13.2	0
HCM Lane LOS	A	A	-	-	A	-	-	B	B	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0.2	-	-	0.3	0	-

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	0	0	0	145	0	40	0	0	85	26	0	0
Future Vol, veh/h	0	0	0	145	0	40	0	0	85	26	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	100	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	158	0	43	0	0	92	28	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	43	0	0	1	0	0	339	360	1	363	317	0
All	-	-	-	-	-	-	1	1	-	316	316	-
Stage 1	-	-	-	-	-	-	338	359	-	47	1	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1566	-	-	1622	-	-	615	567	1084	593	599	-
Stage 1	-	-	-	-	-	-			-	695	655	-
Stage 2	-	-	-	-	-	-	672	627	-	967	895	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1566	-	-	1622	-	-	-	512	1084	502	541	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	512	-	502	541	-
Stage 1	-	-	-	-	-	-	1022	895	-	695	591	-
Stage 2	-	-	-	-	-	-	610	566	-	885	895	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	5.8		
HCM LOS			-	-

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR
Mvmt	SBLn1	1566	-	-	1622	-	-	-
Capacity (veh/h)		-	-	-	0.097	-	-	-
HCM Lane V/C Ratio		-	0	-	-	7.5	-	-	-
HCM Control Delay (s)		-	A	-	-	A	-	-	-
HCM Lane LOS		-	0	-	-	0.3	-	-	-
HCM 95th %tile Q(veh)									

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations	SBT	SBR										
Traffic Vol, veh/h	37	0	0	0	0	13	0	0	0	0	0	62
Future Vol, veh/h	37	0	0	0	0	13	0	0	0	0	0	62
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	
RT Channelized	Free	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	40	0	0	0	0	14	0	0	0	0	0	67

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow	41	34	34	34	67	0	67	0	0	0	0	0
All	34	34	-	0	0	-	-	-	-	-	-	-
Stage 1	7	0	-	34	67	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22		-	-	4.12	-	-
Critical Hdwy Stg 1	4.12		-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	6.12	5.52						-	-	2.218	-	-
Pot Cap-1 Maneuver	3.518	4.018	3.318	3.518	4.018	3.318		-	-	-	-	-
Stage 1	2.218		-	-	-	-	-	-	-	-	-	-
Stage 2	963	859	1039	973	824	-	-	1535	-	-	-	-
Platoon blocked, %	982	867						-	-		-	-
Mov Cap-1 Maneuver	1015	859	1039	973	824	-	1535	-	-	-	-	-
Mov Cap-2 Maneuver	-	859	-	973	824	-	-	-	-	-	-	-
Stage 1	982	867	-	-	-	-	-	-	-	-	-	-
Stage 2	1015	-	-	982	839	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			0	0
HCM LOS	-	-		

Minor Lane/Major	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT
Mvmt	SBR	-	-	-	-	-	-
Capacity (veh/h)	1535	-	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0	-	-
HCM Lane LOS	A	-	-	-	A	-	-
HCM 95th %ile Q(veh)	0	-	-	-	-	-	-

2030 Future Year Traffic Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	155	162	77	43	102	59	0	207	37	70	252	11
(veh/h)	155	162	77	43	102	59	0	207	37	70	252	11
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj		No			No			No			No	
Work Zone On Approach	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Sat Flow, veh/h/ln	168	176	84	47	111	64	0	225	40	76	274	12
Adj Flow Rate, veh/h	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Peak Hour Factor	2	2	2	2	2	2	2	2	2	2	2	2
Percent Heavy Veh, %	459	493	418	406	493	418	196	1744	778	705	1744	778
Cap, veh/h	0.26	0.26	0.26	0.26	0.26	0.26	0.00	0.49	0.49	0.49	0.49	0.49
Arrive On Green	1210	1870	1585	1119	1870	1585	1093	3554	1585	1114	3554	1585
Sat Flow, veh/h	168	176	84	47	111	64	0	225	40	76	274	12
Grp Volume(v), veh/h	1210	1870	1585	1119	1870	1585	1093	1777	1585	1114	1777	1585
Grp Sat Flow(s),veh/h/ln	4.6	2.8	1.5	1.3	1.7	1.1	0.0	1.3	0.5	1.5	1.6	0.1
Q Serve(g_s), s	6.3	2.8	1.5	4.1	1.7	1.1	0.0	1.3	0.5	2.7	1.6	0.1
Cycle Q Clear(g_c), s	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Prop In Lane	459	493	418	406	493	418	196	1744	778	705	1744	778
Lane Grp Cap(c), veh/h	0.37	0.36	0.20	0.12	0.23	0.15	0.00	0.13	0.05	0.11	0.16	0.02
V/C Ratio(X)	734	918	778	660	918	778	196	1744	778	705	1744	778
Avail Cap(c_a), veh/h	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	13.0	11.0	10.5	12.6	10.6	10.4	0.0	5.1	4.9	5.8	5.1	4.8
Uniform Delay (d), s/veh	0.5	0.4	0.2	0.1	0.2	0.2	0.0	0.2	0.1	0.3	0.2	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	1.1	1.0	0.4	0.3	0.6	0.3	0.0	0.3	0.1	0.3	0.4	0.0
%ile BackOfQ(50%),veh/ln												
Unsig. Movement Delay, s/veh	13.5	11.4	10.7	12.8	10.8	10.5	0.0	5.2	5.0	6.1	5.3	4.8
LnGrp Delay(d),s/veh	B	B	B	B	B	B	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		428			222			265			362	
Approach Delay, s/veh		12.1			11.1			5.2			5.5	
Approach LOS		B			B			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		14.2		22.5		14.2				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		3.3		8.3		4.7		6.1				
Green Ext Time (p_c), s		1.3		1.3		1.7		0.7				
Intersection Summary												
HCM 6th Ctrl Delay			8.6									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	0	60	0	3	24	22	0	1	23	79	1	0
Future Vol, veh/h	0	60	0	3	24	22	0	1	23	79	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	65	0	3	26	24	0	1	25	86	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	50	0	0	65	0	0	110	121	65	122	109	38
All	-	-	-	-	-	-	65	65	-	44	44	-
Stage 1	-	-	-	-	-	-	45	56	-	78	65	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1557	-	-	1537	-	-	868	769	999	853	781	1034
Stage 1	-	-	-	-	-	-	946	841	-	970	858	-
Stage 2	-	-	-	-	-	-	969	848	-	931	841	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1557	-	-	1537	-	-	865	767	999	829	779	1034
Mov Cap-2 Maneuver	-	-	-	-	-	-	865	767	-	829	779	-
Stage 1	-	-	-	-	-	-	946	841	-	970	856	-
Stage 2	-	-	-	-	-	-	966	846	-	907	841	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.4	8.7	9.8
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	987	1557	-	-	1537	-	-	829	779	-
HCM Lane V/C Ratio	0.026	-	-	-	0.002	-	-	0.104	0.001	-
HCM Control Delay (s)	8.7	0	-	-	7.3	-	-	9.8	9.6	0
HCM Lane LOS	A	A	-	-	A	-	-	A	A	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.3	0	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	
Lane Configurations	SBR					
Traffic Vol, veh/h	0	0	0	24	60	0
Future Vol, veh/h	0	0	0	24	60	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	26	65	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow	26	0	-	0	0	0
All	-	-	-	-	0	-
Stage 1	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1588	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1588	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	
HCM LOS			-

Minor Lane/Major	EBL	EBT	WBT	WBR	SBLn1
Mvmt	1588	-	-	-	-
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	0	-	-	-	-
HCM Control Delay (s)	A	-	-	-	-
HCM Lane LOS	0	-	-	-	-
HCM 95th %tile Q(veh)					

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	69	108	62	23	132	26	0	207	13	30	397	74
(veh/h)	69	108	62	23	132	26	0	207	13	30	397	74
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Ped-Bike Adj(A_pbT)												
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	75	117	67	25	143	28	0	225	14	33	432	80
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	379	380	322	393	380	322	212	1887	842	782	1887	842
Arrive On Green	0.20	0.20	0.20	0.20	0.20	0.20	0.00	0.53	0.53	0.53	0.53	0.53
Sat Flow, veh/h	1214	1870	1585	1200	1870	1585	888	3554	1585	1141	3554	1585
Grp Volume(v), veh/h	75	117	67	25	143	28	0	225	14	33	432	80
Grp Sat Flow(s),veh/h/ln	1214	1870	1585	1200	1870	1585	888	1777	1585	1141	1777	1585
Q Serve(g_s), s	1.9	1.8	1.2	0.6	2.2	0.5	0.0	1.1	0.1	0.5	2.2	0.8
Cycle Q Clear(g_c), s	4.2	1.8	1.2	2.4	2.2	0.5	0.0	1.1	0.1	1.6	2.2	0.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	379	380	322	393	380	322	212	1887	842	782	1887	842
V/C Ratio(X)	0.20	0.31	0.21	0.06	0.38	0.09	0.00	0.12	0.02	0.04	0.23	0.10
Avail Cap(c_a), veh/h	777	993	842	786	993	842	212	1887	842	782	1887	842
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.4	11.5	11.2	12.5	11.6	10.9	0.0	4.0	3.8	4.4	4.2	3.9
Incr Delay (d2), s/veh	0.3	0.5	0.3	0.1	0.6	0.1	0.0	0.1	0.0	0.1	0.3	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.6	0.4	0.1	0.8	0.1	0.0	0.2	0.0	0.1	0.4	0.2
Unsig. Movement Delay, s/veh	13.7	11.9	11.5	12.6	12.3	11.1	0.0	4.1	3.8	4.5	4.5	4.1
LnGrp Delay(d),s/veh	B	B	B	B	B	B	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		259			196			239			545	
Approach Delay, s/veh		12.3			12.1			4.1			4.5	
Approach LOS		B			B			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		11.4		22.5		11.4				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		3.1		6.2		4.2		4.4				
Green Ext Time (p_c), s		1.2		0.8		2.7		0.7				

Intersection Summary												
HCM 6th Ctrl Delay			7.3									
HCM 6th LOS			A									

Intersection												
Int Delay, s/veh	3.4											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations	SBT	SBR										
Traffic Vol, veh/h	0	27	2	17	43	43	1	3	9	40	1	0
Future Vol, veh/h	0	27	2	17	43	43	1	3	9	40	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	29	2	18	47	47	1	3	10	43	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	94	0	0	31	0	0	137	160	30	144	138	71
All	-	-	-	-	-	-	30	30	-	107	107	-
Stage 1	-	-	-	-	-	-	107	130	-	37	31	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1500	-	-	1582	-	-	834	732	1044	825	753	991
Stage 1	-	-	-	-	-	-	987	870	-	898	807	-
Stage 2	-	-	-	-	-	-	898	789	-	978	869	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1500	-	-	1582	-	-	826	724	1044	808	745	991
Mov Cap-2 Maneuver	-	-	-	-	-	-	826	724	-	808	745	-
Stage 1	-	-	-	-	-	-	987	870	-	898	798	-
Stage 2	-	-	-	-	-	-	887	780	-	965	869	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.2	8.9	9.7
HCM LOS			A	A

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Mvmt	SBT3	1500	-	-	1582	-	-	808	745	-
Capacity (veh/h)	930	0.015	-	-	0.012	-	-	0.054	0.001	-
HCM Lane V/C Ratio	0.003	8.9	0	-	7.3	-	-	9.7	9.8	0
HCM Control Delay (s)	8.9	A	A	-	A	-	-	A	A	A
HCM Lane LOS	A	0	0	-	0	-	-	0.2	0	-
HCM 95th %tile Q(veh)	0									

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	
Lane Configurations	SBR					
Traffic Vol, veh/h	0	0	0	44	29	0
Future Vol, veh/h	0	0	0	44	29	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	48	32	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow	48	0	-	0	0	0
All	-	-	-	-	0	-
Stage 1	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1559	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1559	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	
HCM LOS			-

Minor Lane/Major	EBL	EBT	WBT	WBR	SBLn1
Mvmt	1559	-	-	-	-
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	0	-	-	-	-
HCM Control Delay (s)	A	-	-	-	-
HCM Lane LOS	0	-	-	-	-
HCM 95th %tile Q(veh)					

2030 Future Year with Project Traffic Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	229	236	115	43	127	59	13	207	37	70	252	36
(veh/h)	229	236	115	43	127	59	13	207	37	70	252	36
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	249	257	125	47	138	64	14	225	40	76	274	39
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	509	625	529	406	625	529	602	1578	704	631	1578	704
Arrive On Green	0.33	0.33	0.33	0.33	0.33	0.33	0.44	0.44	0.44	0.44	0.44	0.44
Sat Flow, veh/h	1180	1870	1585	1001	1870	1585	1067	3554	1585	1114	3554	1585
Grp Volume(v), veh/h	249	257	125	47	138	64	14	225	40	76	274	39
Grp Sat Flow(s),veh/h/ln	1180	1870	1585	1001	1870	1585	1067	1777	1585	1114	1777	1585
Q Serve(g_s), s	7.8	4.3	2.3	1.5	2.2	1.1	0.3	1.5	0.6	1.8	1.9	0.6
Cycle Q Clear(g_c), s	9.9	4.3	2.3	5.8	2.2	1.1	2.2	1.5	0.6	3.3	1.9	0.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	509	625	529	406	625	529	602	1578	704	631	1578	704
V/C Ratio(X)	0.49	0.41	0.24	0.12	0.22	0.12	0.02	0.14	0.06	0.12	0.17	0.06
Avail Cap(c_a), veh/h	639	830	704	516	830	704	602	1578	704	631	1578	704
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.3	10.4	9.8	12.7	9.7	9.4	7.5	6.7	6.4	7.7	6.8	6.4
Incr Delay (d2), s/veh	0.7	0.4	0.2	0.1	0.2	0.1	0.1	0.2	0.2	0.4	0.2	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	1.4	0.7	0.3	0.7	0.3	0.1	0.4	0.2	0.4	0.6	0.2
Unsig. Movement Delay, s/veh	14.0	10.9	10.0	12.8	9.9	9.5	7.5	6.9	6.6	8.1	7.0	6.6
LnGrp Delay(d),s/veh	B	B	A	B	A	A	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		631			249			279			389	
Approach Delay, s/veh		11.9			10.3			6.9			7.2	
Approach LOS		B			B			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		18.0		22.5		18.0				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		4.2		11.9		5.3		7.8				
Green Ext Time (p_c), s		1.3		1.6		1.7		0.8				
Intersection Summary												
HCM 6th Ctrl Delay			9.6									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	
Lane Configurations	SBT	SBR									
Traffic Vol, veh/h	0	190	0	22	68	22	0	1	79	79	1	0
Future Vol, veh/h	0	190	0	22	68	22	0	1	79	79	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	207	0	24	74	24	0	1	86	86	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	98	0	0	207	0	0	342	353	207	385	341	86
All	-	-	-	-	-	-	207	207	-	134	134	-
Stage 1	-	-	-	-	-	-	135	146	-	251	207	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1495	-	-	1364	-	-	3.318	612	572	833	573	581	973
Stage 1	-	-	-	-	-	-	795	731	-	869	785	-
Stage 2	-	-	-	-	-	-	868	776	-	753	731	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1495	-	-	1364	-	-	603	562	833	507	571	973
Mov Cap-2 Maneuver	-	-	-	-	-	-	603	562	-	507	571	-
Stage 1	-	-	-	-	-	-	795	731	-	869	771	-
Stage 2	-	-	-	-	-	-	852	762	-	674	731	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.5	9.9	13.5
HCM LOS			A	B

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Mvmt	SBR3	1495	-	-	1364	-	-	507	571	-
Capacity (veh/h)	0.105	-	-	-	0.018	-	-	0.169	0.002	-
HCM Lane V/C Ratio	9.9	0	-	-	7.7	-	-	13.5	11.3	0
HCM Control Delay (s)	A	A	-	-	A	-	-	B	B	A
HCM 95th %ile Q(veh)	0.4	0	-	-	0.1	-	-	0.6	0	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	0	0	0	44	0	24	0	0	130	60	0	0
Future Vol, veh/h	0	0	0	44	0	24	0	0	130	60	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized		Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	100	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	48	0	26	0	0	141	65	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	26	0	0	1	0	0	110	123	1	168	97	0
All	-	-	-	-	-	-	1	1	-	96	96	-
Stage 1	-	-	-	-	-	-	109	122	-	72	1	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1588	-	-	1622	-	-	3.318					-
Stage 1	-	-	-	-	-		868	767	1084	916	793	-
Stage 2	-	-	-	-	-	-	1022	895	-	938	895	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1588	-	-	1622	-	-	-	744	1084	677	769	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	744	-	677	769	-
Stage 1	-	-	-	-	-	-	1022	895	-	911	791	-
Stage 2	-	-	-	-	-	-	869	771	-	816	895	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	4.7		
HCM LOS			-	-

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR
Mvmt	SBLn1	1588	-	-	1622	-	-	-
Capacity (veh/h)		-	-	-	0.029	-	-	-
HCM Lane V/C Ratio		-	0	-	-	7.3	-	-	-
HCM Control Delay (s)		-	A	-	-	A	-	-	-
HCM Lane LOS		-	0	-	-	0.1	-	-	-
HCM 95th %tile Q(veh)									

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations	SBT	SBR										
Traffic Vol, veh/h	56	0	0	0	0	24	0	0	0	0	0	19
Future Vol, veh/h	56	0	0	0	0	24	0	0	0	0	0	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	
RT Channelized	Free	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	61	0	0	0	0	26	0	0	0	0	0	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow	24	11	11	11	21	0	21	0	0	0	0	0
All	11	11	-	0	0	-	-	-	-	-	-	-
Stage 1	13	0	-	11	21	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22		-	-	4.12	-	-
Critical Hdwy Stg 1	4.12		-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	6.12	5.52						-	-	2.218	-	-
Pot Cap-1 Maneuver	3.518	4.018	3.318	3.518	4.018	3.318		-	-	-	-	-
Stage 1	2.218		-	-	-	-	-	-	-	-	-	-
Stage 2	1007	884	1070	1007	873	-	1595	-	-	-	-	-
Platoon blocked, %	1010	886						-	-		-	-
Mov Cap-1 Maneuver	-	884	1070	1007	873	-	1595	-	-	-	-	-
Mov Cap-2 Maneuver	-	884	-	1007	873	-	-	-	-	-	-	-
Stage 1	1010	886	-	-	-	-	-	-	-	-	-	-
Stage 2	1007	-	-	1010	878	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			0	0
HCM LOS	-	-		

Minor Lane/Major	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT
Mvmt	SBR						
Capacity (veh/h)	1595	-	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	-	-	-
HCM Lane LOS	A	-	-	-	-	-	-
HCM 95th %ile Q(veh)	0	-	-	-	-	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	118	157	86	23	215	26	41	207	13	30	397	157
(veh/h)	118	157	86	23	215	26	41	207	13	30	397	157
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj		No			No			No			No	
Work Zone On Approach	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Sat Flow, veh/h/ln	128	171	93	25	234	28	45	225	14	33	432	171
Adj Flow Rate, veh/h	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Peak Hour Factor	2	2	2	2	2	2	2	2	2	2	2	2
Percent Heavy Veh, %	399	541	458	432	541	458	517	1684	751	690	1684	751
Cap, veh/h	0.29	0.29	0.29	0.29	0.29	0.29	0.47	0.47	0.47	0.47	0.47	0.47
Arrive On Green	1117	1870	1585	1115	1870	1585	816	3554	1585	1141	3554	1585
Sat Flow, veh/h	128	171	93	25	234	28	45	225	14	33	432	171
Grp Volume(v), veh/h	1117	1870	1585	1115	1870	1585	816	1777	1585	1141	1777	1585
Grp Sat Flow(s),veh/h/ln	4.0	2.7	1.7	0.7	3.9	0.5	1.3	1.4	0.2	0.6	2.8	2.4
Q Serve(g_s), s	7.9	2.7	1.7	3.4	3.9	0.5	4.1	1.4	0.2	2.0	2.8	2.4
Cycle Q Clear(g_c), s	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Prop In Lane	399	541	458	432	541	458	517	1684	751	690	1684	751
Lane Grp Cap(c), veh/h	0.32	0.32	0.20	0.06	0.43	0.06	0.09	0.13	0.02	0.05	0.26	0.23
V/C Ratio(X)	605	886	751	638	886	751	517	1684	751	690	1684	751
Avail Cap(c_a), veh/h	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	14.2	10.6	10.2	11.9	11.0	9.8	7.2	5.6	5.3	6.2	6.0	5.9
Uniform Delay (d), s/veh	0.5	0.3	0.2	0.1	0.5	0.1	0.3	0.2	0.0	0.1	0.4	0.7
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.9	0.9	0.5	0.1	1.3	0.1	0.2	0.4	0.0	0.1	0.7	0.7
%ile BackOfQ(50%),veh/ln												
Unsig. Movement Delay, s/veh	14.6	10.9	10.4	11.9	11.5	9.8	7.5	5.8	5.4	6.3	6.4	6.6
LnGrp Delay(d),s/veh	B	B	B	B	B	A	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		392			287			284			636	
Approach Delay, s/veh		12.0			11.4			6.0			6.4	
Approach LOS		B			B			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		15.5		22.5		15.5				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		6.1		9.9		4.8		5.9				
Green Ext Time (p_c), s		1.3		1.1		3.0		1.2				
Intersection Summary												
HCM 6th Ctrl Delay			8.6									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	112	2	79	188	43	1	3	46	40	1	0
Future Vol, veh/h	0	112	2	79	188	43	1	3	46	40	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	122	2	86	204	47	1	3	50	43	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	251	0	0	124	0	0	523	546	123	550	524	228
All	-	-	-	-	-	-	123	123	-	400	400	-
Stage 1	-	-	-	-	-	-	400	423	-	150	124	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1314	-	-	1463	-	-	443	445	928	446	458	811
Stage 1	-	-	-	-	-	-	881	794	-	626	602	-
Stage 2	-	-	-	-	-	-	626	588	-	853	793	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1314	-	-	1463	-	-	443	419	928	401	431	811
Mov Cap-2 Maneuver	-	-	-	-	-	-	443	419	-	401	431	-
Stage 1	-	-	-	-	-	-	881	794	-	626	566	-
Stage 2	-	-	-	-	-	-	588	553	-	804	793	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.9	9.5	15.1
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	443	1314	-	-	1463	-	-	401	431	-
HCM Lane V/C Ratio	0.064	-	-	-	0.059	-	-	0.108	0.003	-
HCM Control Delay (s)	9.5	0	-	-	7.6	-	-	15.1	13.4	0
HCM Lane LOS	A	A	-	-	A	-	-	C	B	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0.2	-	-	0.4	0	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations	SBT	SBR										
Traffic Vol, veh/h	0	0	0	145	0	44	0	0	85	29	0	0
Future Vol, veh/h	0	0	0	145	0	44	0	0	85	29	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	100	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	158	0	48	0	0	92	32	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	48	0	0	1	0	0	341	365	1	363	317	0
All	-	-	-	-	-	-	1	1	-	316	316	-
Stage 1	-	-	-	-	-	-	340	364	-	47	1	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1559	-	-	1622	-	-	613	563	1084	593	599	-
Stage 1	-	-	-	-	-	-			-	695	655	-
Stage 2	-	-	-	-	-	-	672	624	-	967	895	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1559	-	-	1622	-	-	-	508	1084	502	541	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	508	-	502	541	-
Stage 1	-	-	-	-	-	-	1022	895	-	695	591	-
Stage 2	-	-	-	-	-	-	609	563	-	885	895	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	5.7		
HCM LOS			-	-

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR
Mvmt	SBLn1	1559	-	-	1622	-	-	-
Capacity (veh/h)		-	-	-	0.097	-	-	-
HCM Lane V/C Ratio		-	0	-	-	7.5	-	-	-
HCM Control Delay (s)		-	A	-	-	A	-	-	-
HCM Lane LOS		-	0	-	-	0.3	-	-	-
HCM 95th %tile Q(veh)									

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	37	0	0	0	0	13	0	0	0	0	0	62
Future Vol, veh/h	37	0	0	0	0	13	0	0	0	0	0	62
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	
RT Channelized	Free	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	40	0	0	0	0	14	0	0	0	0	0	67

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow	41	34	34	34	67	0	67	0	0	0	0	0
All	34	34	-	0	0	-	-	-	-	-	-	-
Stage 1	7	0	-	34	67	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22		-	-	4.12	-	-
Critical Hdwy Stg 1	4.12		-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	6.12	5.52						-	-	2.218	-	-
Pot Cap-1 Maneuver	3.518	4.018	3.318	3.518	4.018	3.318		-	-	-	-	-
Stage 1	2.218		-	-	-	-	-	-	-	-	-	-
Stage 2	963	859	1039	973	824	-	-	1535	-	-	-	-
Platoon blocked, %	982	867							-	-	-	-
Mov Cap-1 Maneuver	1015	859	1039	973	824	-	1535	-	-	-	-	-
Mov Cap-2 Maneuver	-	859	-	973	824	-	-	-	-	-	-	-
Stage 1	982	867	-	-	-	-	-	-	-	-	-	-
Stage 2	1015	-	-	982	839	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			0	0
HCM LOS	-	-		

Minor Lane/Major	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT
Mvmt	SBR						
Capacity (veh/h)	1535	-	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	-	-	-
HCM Lane LOS	A	-	-	-	-	-	-
HCM 95th %ile Q(veh)	0	-	-	-	-	-	-

2045 Future Year Traffic Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	209	218	104	57	138	79	0	278	49	94	339	15
(veh/h)	209	218	104	57	138	79	0	278	49	94	339	15
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Ped-Bike Adj(A_pbT)												
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	227	237	113	62	150	86	0	302	53	102	368	16
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	487	612	519	416	612	519	179	1594	711	587	1594	711
Arrive On Green	0.33	0.33	0.33	0.33	0.33	0.33	0.00	0.45	0.45	0.45	0.45	0.45
Sat Flow, veh/h	1144	1870	1585	1031	1870	1585	999	3554	1585	1026	3554	1585
Grp Volume(v), veh/h	227	237	113	62	150	86	0	302	53	102	368	16
Grp Sat Flow(s),veh/h/ln	1144	1870	1585	1031	1870	1585	999	1777	1585	1026	1777	1585
Q Serve(g_s), s	7.3	3.9	2.1	2.0	2.4	1.5	0.0	2.1	0.8	2.7	2.6	0.2
Cycle Q Clear(g_c), s	9.6	3.9	2.1	5.9	2.4	1.5	0.0	2.1	0.8	4.7	2.6	0.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	487	612	519	416	612	519	179	1594	711	587	1594	711
V/C Ratio(X)	0.47	0.39	0.22	0.15	0.25	0.17	0.00	0.19	0.07	0.17	0.23	0.02
Avail Cap(c_a), veh/h	625	839	711	541	839	711	179	1594	711	587	1594	711
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.4	10.4	9.8	12.7	9.9	9.6	0.0	6.7	6.3	8.1	6.8	6.2
Incr Delay (d2), s/veh	0.7	0.4	0.2	0.2	0.2	0.1	0.0	0.3	0.2	0.6	0.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	1.3	0.6	0.4	0.8	0.4	0.0	0.6	0.2	0.5	0.7	0.1
Unsig. Movement Delay, s/veh	14.1	10.8	10.0	12.8	10.1	9.8	0.0	6.9	6.5	8.7	7.1	6.2
LnGrp Delay(d),s/veh	B	B	A	B	B	A	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		577			298			355			486	
Approach Delay, s/veh		11.9			10.6			6.9			7.5	
Approach LOS		B			B			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		17.6		22.5		17.6				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		4.1		11.6		6.7		7.9				
Green Ext Time (p_c), s		1.7		1.5		2.2		1.0				
Intersection Summary												
HCM 6th Ctrl Delay			9.4									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	5.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	0	80	0	5	32	29	0	2	31	107	2	0
Future Vol, veh/h	0	80	0	5	32	29	0	2	31	107	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	87	0	5	35	32	0	2	34	116	2	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	67	0	0	87	0	0	149	164	87	166	148	51
All	-	-	-	-	-	-	87	87	-	61	61	-
Stage 1	-	-	-	-	-	-	62	77	-	105	87	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1535	-	-	1509	-	-	819	729	971	798	743	1017
Stage 1	-	-	-	-	-	-	921	823	-	950	844	-
Stage 2	-	-	-	-	-	-	949	831	-	901	823	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1535	-	-	1509	-	-	815	727	971	767	741	1017
Mov Cap-2 Maneuver	-	-	-	-	-	-	815	727	-	767	741	-
Stage 1	-	-	-	-	-	-	921	823	-	950	841	-
Stage 2	-	-	-	-	-	-	943	829	-	867	823	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.6	8.9	10.5
HCM LOS			A	B

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Mvmt	SBLn2	1535	-	-	1509	-	-	767	741	-
Capacity (veh/h)	952	0.038	-	-	0.004	-	-	0.152	0.003	-
HCM Lane V/C Ratio	0.002	8.9	0	-	7.4	-	-	10.5	9.9	0
HCM Control Delay (s)	8.9	A	A	-	A	-	-	B	A	A
HCM Lane LOS	A	0.1	0	-	0	-	-	0.5	0	-
HCM 95th %tile Q(veh)										

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	
Lane Configurations	SBR					
Traffic Vol, veh/h	0	0	0	32	80	0
Future Vol, veh/h	0	0	0	32	80	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	35	87	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow	35	0	-	0	0	0
All	-	-	-	-	0	-
Stage 1	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1576	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1576	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	
HCM LOS			-

Minor Lane/Major	EBL	EBT	WBT	WBR	SBLn1
Mvmt	1576	-	-	-	-
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	0	-	-	-	-
HCM Control Delay (s)	A	-	-	-	-
HCM Lane LOS	0	-	-	-	-
HCM 95th %tile Q(veh)					

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	93	145	83	31	178	36	0	278	17	40	534	99
(veh/h)	93	145	83	31	178	36	0	278	17	40	534	99
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj		No			No			No			No	
Work Zone On Approach	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Sat Flow, veh/h/ln	101	158	90	34	193	39	0	302	18	43	580	108
Adj Flow Rate, veh/h	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Peak Hour Factor	2	2	2	2	2	2	2	2	2	2	2	2
Percent Heavy Veh, %	390	472	400	407	472	400	199	1772	790	678	1772	790
Cap, veh/h	0.25	0.25	0.25	0.25	0.25	0.25	0.00	0.50	0.50	0.50	0.50	0.50
Arrive On Green	1148	1870	1585	1132	1870	1585	755	3554	1585	1060	3554	1585
Sat Flow, veh/h	101	158	90	34	193	39	0	302	18	43	580	108
Grp Volume(v), veh/h	1148	1870	1585	1132	1870	1585	755	1777	1585	1060	1777	1585
Grp Sat Flow(s),veh/h/ln	2.9	2.5	1.6	0.9	3.1	0.7	0.0	1.7	0.2	0.8	3.5	1.3
Q Serve(g_s), s	6.0	2.5	1.6	3.4	3.1	0.7	0.0	1.7	0.2	2.5	3.5	1.3
Cycle Q Clear(g_c), s	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Prop In Lane	390	472	400	407	472	400	199	1772	790	678	1772	790
Lane Grp Cap(c), veh/h	0.26	0.34	0.23	0.08	0.41	0.10	0.00	0.17	0.02	0.06	0.33	0.14
V/C Ratio(X)	673	933	790	686	933	790	199	1772	790	678	1772	790
Avail Cap(c_a), veh/h	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	13.8	11.0	10.7	12.4	11.3	10.4	0.0	5.0	4.6	5.7	5.4	4.9
Uniform Delay (d), s/veh	0.3	0.4	0.3	0.1	0.6	0.1	0.0	0.2	0.1	0.2	0.5	0.4
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.6	0.8	0.5	0.2	1.1	0.2	0.0	0.4	0.1	0.1	0.9	0.3
%ile BackOfQ(50%),veh/ln												
Unsig. Movement Delay, s/veh	14.1	11.4	11.0	12.5	11.8	10.5	0.0	5.2	4.6	5.8	5.9	5.2
LnGrp Delay(d),s/veh	B	B	B	B	B	B	A	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		349			266			320			731	
Approach Delay, s/veh		12.1			11.7			5.1			5.8	
Approach LOS		B			B			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		13.6		22.5		13.6				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		3.7		8.0		5.5		5.4				
Green Ext Time (p_c), s		1.6		1.1		3.6		1.0				
Intersection Summary												
HCM 6th Ctrl Delay			7.9									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	0	36	3	23	57	57	2	5	12	54	2	0
Future Vol, veh/h	0	36	3	23	57	57	2	5	12	54	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	39	3	25	62	62	2	5	13	59	2	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	124	0	0	42	0	0	185	215	41	193	185	93
All	-	-	-	-	-	-	41	41	-	143	143	-
Stage 1	-	-	-	-	-	-	144	174	-	50	42	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1463	-	-	1567	-	-	876	683	1030	767	709	964
Stage 1	-	-	-	-	-	-	974	861	-	860	779	-
Stage 2	-	-	-	-	-	-	859	755	-	963	860	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1463	-	-	1567	-	-	764	672	1030	743	698	964
Mov Cap-2 Maneuver	-	-	-	-	-	-	764	672	-	743	698	-
Stage 1	-	-	-	-	-	-	974	861	-	860	767	-
Stage 2	-	-	-	-	-	-	843	743	-	945	860	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.2	9.2	10.3
HCM LOS			A	B

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Mvmt	SBLn3	875	1463	-	-	1567	-	-	743	698	-
Capacity (veh/h)	0.024	-	-	-	0.016	-	-	0.079	0.003	-
HCM Lane V/C Ratio	9.2	0	-	-	7.3	-	-	10.3	10.2	0
HCM Control Delay (s)	A	A	-	-	A	-	-	B	B	A
HCM Lane LOS	0.1	0	-	-	0	-	-	0.3	0	-
HCM 95th %tile Q(veh)										

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	
Lane Configurations	SBR					
Traffic Vol, veh/h	0	0	0	59	39	0
Future Vol, veh/h	0	0	0	59	39	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	64	42	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow	64	0	-	0	0	0
All	-	-	-	-	0	-
Stage 1	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1538	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1538	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	
HCM LOS			-

Minor Lane/Major	EBL	EBT	WBT	WBR	SBLn1
Mvmt	1538	-	-	-	-
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	0	-	-	-	-
HCM Control Delay (s)	A	-	-	-	-
HCM Lane LOS	0	-	-	-	-
HCM 95th %tile Q(veh)					

2045 Future Year with Project Traffic Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	283	292	142	57	163	79	13	278	49	94	339	40
(veh/h)	283	292	142	57	163	79	13	278	49	94	339	40
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj		No			No			No			No	
Work Zone On Approach	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Sat Flow, veh/h/ln	308	317	154	62	177	86	14	302	53	102	368	43
Adj Flow Rate, veh/h	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Peak Hour Factor	2	2	2	2	2	2	2	2	2	2	2	2
Percent Heavy Veh, %	523	721	611	404	721	611	497	1455	649	528	1455	649
Cap, veh/h	0.39	0.39	0.39	0.39	0.39	0.39	0.41	0.41	0.41	0.41	0.41	0.41
Arrive On Green	1116	1870	1585	922	1870	1585	975	3554	1585	1026	3554	1585
Sat Flow, veh/h	308	317	154	62	177	86	14	302	53	102	368	43
Grp Volume(v), veh/h	1116	1870	1585	922	1870	1585	975	1777	1585	1026	1777	1585
Grp Sat Flow(s),veh/h/ln	11.4	5.5	2.9	2.3	2.8	1.5	0.4	2.4	0.9	3.1	3.0	0.7
Q Serve(g_s), s	14.2	5.5	2.9	7.9	2.8	1.5	3.4	2.4	0.9	5.5	3.0	0.7
Cycle Q Clear(g_c), s	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Prop In Lane	523	721	611	404	721	611	497	1455	649	528	1455	649
Lane Grp Cap(c), veh/h	0.59	0.44	0.25	0.15	0.25	0.14	0.03	0.21	0.08	0.19	0.25	0.07
V/C Ratio(X)	549	766	649	426	766	649	497	1455	649	528	1455	649
Avail Cap(c_a), veh/h	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	14.0	10.0	9.2	12.9	9.2	8.8	9.7	8.4	7.9	10.2	8.5	7.9
Uniform Delay (d), s/veh	1.5	0.4	0.2	0.2	0.2	0.1	0.1	0.3	0.2	0.8	0.4	0.2
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	2.5	1.9	0.8	0.4	0.9	0.4	0.1	0.8	0.3	0.7	1.0	0.2
%ile BackOfQ(50%),veh/ln												
Unsig. Movement Delay, s/veh	15.5	10.4	9.4	13.1	9.3	8.9	9.8	8.7	8.2	11.0	9.0	8.1
LnGrp Delay(d),s/veh	B	B	A	B	A	A	A	A	A	B	A	A
LnGrp LOS												
Approach Vol, veh/h		779			325			369			513	
Approach Delay, s/veh		12.2			9.9			8.7			9.3	
Approach LOS		B			A			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		21.4		22.5		21.4				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		5.4		16.2		7.5		9.9				
Green Ext Time (p_c), s		1.7		0.8		2.2		1.0				
Intersection Summary												
HCM 6th Ctrl Delay			10.4									
HCM 6th LOS			B									

Intersection	
Int Delay, s/veh	5.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	210	0	24	76	29	0	2	87	107	2	0
Future Vol, veh/h	0	210	0	24	76	29	0	2	87	107	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	228	0	26	83	32	0	2	95	116	2	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	115	0	0	228	0	0	380	395	228	428	379	99
All	-	-	-	-	-	-	228	228	-	151	151	-
Stage 1	-	-	-	-	-	-	152	167	-	277	228	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1474	-	-	1340	-	-	568	542	811	537	553	957
Stage 1	-	-	-	-	-	-	775	715	-	851	772	-
Stage 2	-	-	-	-	-	-	850	760	-	729	715	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1474	-	-	1340	-	-	568	532	811	466	542	957
Mov Cap-2 Maneuver	-	-	-	-	-	-	568	532	-	466	542	-
Stage 1	-	-	-	-	-	-	775	715	-	851	757	-
Stage 2	-	-	-	-	-	-	831	746	-	642	715	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.4	10.1	15.2
HCM LOS			B	C

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Mvmt	SBLn2	1474	-	-	1340	-	-	466	542	-
Capacity (veh/h)	802	0.121	-	-	0.019	-	-	0.25	0.004	-
HCM Lane V/C Ratio	10.1	0	-	-	7.7	-	-	15.3	11.7	0
HCM Control Delay (s)	B	A	-	-	A	-	-	C	B	A
HCM Lane LOS	0.4	0	-	-	0.1	-	-	1	0	-
HCM 95th %tile Q(veh)										

Intersection												
Int Delay, s/veh	1.1											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations		SBT	SBR									
Traffic Vol, veh/h	0	0	0	44	0	32	0	0	130	80	0	0
Future Vol, veh/h	0	0	0	44	0	32	0	0	130	80	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	100	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	48	0	35	0	0	141	87	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	35	0	0	1	0	0	115	132	1	168	97	0
All	-	-	-	-	-	-	1	1	-	96	96	-
Stage 1	-	-	-	-	-	-	114	131	-	72	1	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1576	-	-	1622	-	-	886	759	1084	796	793	-
Stage 1	-	-	-	-	-	-	1022	895	-	911	815	-
Stage 2	-	-	-	-	-	-	891	788	-	938	895	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1576	-	-	1622	-	-	-	736	1084	677	769	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	736	-	677	769	-
Stage 1	-	-	-	-	-	-	1022	895	-	911	791	-
Stage 2	-	-	-	-	-	-	865	764	-	816	895	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	4.2		
HCM LOS			-	-

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR
Mvmt	SBLn1	1576	-	-	1622	-	-	-
Capacity (veh/h)	-	-	-	-	0.029	-	-	-
HCM Lane V/C Ratio	-	0	-	-	7.3	-	-	-
HCM Control Delay (s)	-	A	-	-	A	-	-	-
HCM Lane LOS	-	0	-	-	0.1	-	-	-
HCM 95th %tile Q(veh)								

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations	SBT	SBR										
Traffic Vol, veh/h	56	0	0	0	0	32	0	0	0	0	0	19
Future Vol, veh/h	56	0	0	0	0	32	0	0	0	0	0	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	
RT Channelized	Free	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	61	0	0	0	0	35	0	0	0	0	0	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow	29	11	11	11	21	0	21	0	0	0	0	0
All	11	11	-	0	0	-	-	-	-	-	-	-
Stage 1	18	0	-	11	21	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22		-	-	4.12	-	-
Critical Hdwy Stg 1	4.12		-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	6.12	5.52						-	-	2.218	-	-
Pot Cap-1 Maneuver	3.518	4.018	3.318	3.518	4.018	3.318	1595	-	-	-	-	-
Stage 1	2.218	886	-	-	-	-	-	-	-	-	-	-
Stage 2	1001	884	1070	1010	878	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	884	1070	1007	873	-	1595	-	-	-	-	-
Mov Cap-2 Maneuver	-	884	-	1007	873	-	-	-	-	-	-	-
Stage 1	1010	886	-	-	-	-	-	-	-	-	-	-
Stage 2	1001	-	-	1010	878	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			0	0
HCM LOS	-	-		

Minor Lane/Major	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT
Mvmt	SBR	-	-	-	-	-	-
Capacity (veh/h)	1595	-	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0	-	-
HCM Lane LOS	A	-	-	-	A	-	-
HCM 95th %ile Q(veh)	0	-	-	-	-	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume	142	194	107	31	261	36	41	278	17	40	534	182
(veh/h)	142	194	107	31	261	36	41	278	17	40	534	182
Future Volume (veh/h)	0	0	0	0	0	0	0	0	0	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	154	211	116	34	284	39	45	302	18	43	580	198
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	403	622	527	439	622	527	412	1582	705	595	1582	705
Arrive On Green	0.33	0.33	0.33	0.33	0.33	0.33	0.45	0.45	0.45	0.45	0.45	0.45
Sat Flow, veh/h	1057	1870	1585	1053	1870	1585	694	3554	1585	1060	3554	1585
Grp Volume(v), veh/h	154	211	116	34	284	39	45	302	18	43	580	198
Grp Sat Flow(s),veh/h/ln	1057	1870	1585	1053	1870	1585	694	1777	1585	1060	1777	1585
Q Serve(g_s), s	5.4	3.4	2.1	1.0	4.8	0.7	1.9	2.1	0.3	1.0	4.4	3.2
Cycle Q Clear(g_c), s	10.3	3.4	2.1	4.4	4.8	0.7	6.2	2.1	0.3	3.1	4.4	3.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	403	622	527	439	622	527	412	1582	705	595	1582	705
V/C Ratio(X)	0.38	0.34	0.22	0.08	0.46	0.07	0.11	0.19	0.03	0.07	0.37	0.28
Avail Cap(c_a), veh/h	522	832	705	557	832	705	412	1582	705	595	1582	705
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.7	10.2	9.7	11.8	10.6	9.2	9.5	6.8	6.3	7.8	7.4	7.1
Incr Delay (d2), s/veh	0.6	0.3	0.2	0.1	0.5	0.1	0.5	0.3	0.1	0.2	0.7	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	1.2	0.6	0.2	1.6	0.2	0.3	0.6	0.1	0.2	1.3	1.0
Unsig. Movement Delay, s/veh	15.3	10.5	9.9	11.9	11.2	9.3	10.0	7.1	6.4	8.0	8.1	8.1
LnGrp Delay(d),s/veh	B	B	A	B	B	A	B	A	A	A	A	A
LnGrp LOS												
Approach Vol, veh/h		481			357			365			821	
Approach Delay, s/veh		11.9			11.0			7.4			8.1	
Approach LOS		B			B			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		22.5		17.9		22.5		17.9				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0				
Max Q Clear Time (g_c+I1), s		8.2		12.3		6.4		6.8				
Green Ext Time (p_c), s		1.6		1.2		3.8		1.4				

Intersection Summary												
HCM 6th Ctrl Delay			9.4									
HCM 6th LOS			A									

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations	SBT	SBR										
Traffic Vol, veh/h	0	121	3	85	202	57	2	5	49	54	2	0
Future Vol, veh/h	0	121	3	85	202	57	2	5	49	54	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	100	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	132	3	92	220	62	2	5	53	59	2	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	282	0	0	135	0	0	570	600	134	598	570	251
All	-	-	-	-	-	-	134	134	-	435	435	-
Stage 1	-	-	-	-	-	-	436	466	-	163	135	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1280	-	-	1449	-	-	482	415	915	414	431	788
Stage 1	-	-	-	-	-	-	869	785	-	600	580	-
Stage 2	-	-	-	-	-	-	599	562	-	839	785	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1280	-	-	1449	-	-	410	389	915	367	404	788
Mov Cap-2 Maneuver	-	-	-	-	-	-	410	389	-	367	404	-
Stage 1	-	-	-	-	-	-	869	785	-	600	543	-
Stage 2	-	-	-	-	-	-	559	527	-	785	785	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.9	10	16.6
HCM LOS			B	C

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Mvmt	SBT	1280	-	-	1449	-	-	367	404	-
Capacity (veh/h)	786	0.077	-	-	0.064	-	-	0.16	0.005	-
HCM Lane V/C Ratio	10	0	-	-	7.7	-	-	16.7	14	0
HCM Control Delay (s)	B	A	-	-	A	-	-	C	B	A
HCM Lane LOS	0.3	0	-	-	0.2	-	-	0.6	0	-
HCM 95th %tile Q(veh)										

Intersection												
Int Delay, s/veh	3.3											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations	SBT	SBR										
Traffic Vol, veh/h	0	0	0	145	0	59	0	0	85	39	0	0
Future Vol, veh/h	0	0	0	145	0	59	0	0	85	39	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	
RT Channelized	Stop	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	100	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	158	0	64	0	0	92	42	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow	64	0	0	1	0	0	349	381	1	363	317	0
All	-	-	-	-	-	-	1	1	-	316	316	-
Stage 1	-	-	-	-	-	-	348	380	-	47	1	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	
Pot Cap-1 Maneuver	1538	-	-	1622	-	-	606	552	1084	593	599	-
Stage 1	-	-	-	-	-	-	1022	895	-	695	655	-
Stage 2	-	-	-	-	-	-	668	614	-	967	895	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1538	-	-	1622	-	-	-	498	1084	502	541	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	498	-	502	541	-
Stage 1	-	-	-	-	-	-	1022	895	-	695	591	-
Stage 2	-	-	-	-	-	-	603	554	-	885	895	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	5.3		
HCM LOS			-	-

Minor Lane/Major	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR
Mvmt	SBLn1	1538	-	-	1622	-	-	-
Capacity (veh/h)		-	-	-	0.097	-	-	-
HCM Lane V/C Ratio		-	0	-	-	7.5	-	-	-
HCM Control Delay (s)		-	A	-	-	A	-	-	-
HCM Lane LOS		-	0	-	-	0.3	-	-	-
HCM 95th %tile Q(veh)									

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL		
Lane Configurations	SBT	SBR										
Traffic Vol, veh/h	37	0	0	0	0	19	0	0	0	0	0	62
Future Vol, veh/h	37	0	0	0	0	19	0	0	0	0	0	62
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	
RT Channelized	Free	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	40	0	0	0	0	21	0	0	0	0	0	67

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow	45	34	34	34	67	0	67	0	0	0	0	0
All	34	34	-	0	0	-	-	-	-	-	-	-
Stage 1	11	0	-	34	67	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22		-	-	4.12	-	-
Critical Hdwy Stg 1	4.12		-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	6.12	5.52						-	-	2.218	-	-
Pot Cap-1 Maneuver	3.518	4.018	3.318	3.518	4.018	3.318	1535	-	-	-	-	-
Stage 1	2.918	867	-	-	-	-	-	-	-	-	-	-
Stage 2	1010	859	1039	973	824	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	859	1039	973	824	-	1535	-	-	-	-	-
Mov Cap-2 Maneuver	-	859	-	973	824	-	-	-	-	-	-	-
Stage 1	982	867	-	-	-	-	-	-	-	-	-	-
Stage 2	1010	-	-	982	839	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			0	0
HCM LOS	-	-		

Minor Lane/Major	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT
Mvmt	SBR	-	-	-	-	-	-
Capacity (veh/h)	1535	-	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0	-	-
HCM Lane LOS	A	-	-	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-	-	-

EXHIBIT C
[Form of Transfer Acknowledgment and Consent]

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

Form of Transfer Acknowledgment and Consent For the Copper Meadows Development

This Form of Transfer Acknowledgment and Consent ("**Acknowledgment**") is executed and delivered this ____ day of _____, 20___, by _____ ("**Owner**"), and by _____ ("**Transferee**"**)** as to the property described below, and is provided to the City of West Jordan, a municipal corporation ("**City**") as described below.

RECITALS

1. Owners of the area referred to as the Copper Meadows Development entered into that certain Master Development Agreement, which agreement was recorded on _____, as Entry No. _____ in Book ____ at Page _____ of the official records of the Salt Lake County Recorder, State of Utah (the "**Master Development Agreement**" or "**MDA**"). Capitalized terms used but not defined herein shall have the meanings given to such terms in the MDA.,

2. The MDA vests the uses, configuration, densities, and processes for approximately 11.54 acres of real property in the City limits of the City.

3. The MDA identifies Peterson Development Company, L.L.C., a Utah Limited Liability Company as the "**Master Developer**" for the Copper Meadows Development, and by such designation gives rise to various rights, obligations, and duties thereunder.

4. Pursuant to Section I.18 of the MDA, Owners, in conjunction with the sale to a purchaser, shall cause the Transferee to execute this Acknowledgment confirming its commitment to abide by the MDA and the City's Land Use Regulations and to perform all the requirements and obligations of the MDA, and shall provide notice by this Acknowledgment to the City.

NOW THEREFORE, pursuant to the aforementioned section of the Master Development Agreement, Owner hereby acknowledges that it has transferred and assigned the real property described on the attached **Exhibit C1** to Transferee, and Transferee hereby acknowledges its acceptance of such rights and assumption of such obligations under the MDA as to the real property transferred.

OWNER:

By (Sign):

_____

Print Name:

_____

Its (Title):

_____

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of _____)

On this ____ day of _____, 202__, before the undersigned notary public in and for the said state, personally appeared _____, known or identified to me to be the _____ of _____, a _____, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

_____
NOTARY PUBLIC

TRANSFEREE:

By (Sign):

_____

Print Name:

_____

Its (Title):

_____

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of _____)

On this ____ day of _____, 202__, before the undersigned notary public in and for the said state, personally appeared _____, known or identified to me to be the _____ of _____, a _____, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

_____
NOTARY PUBLIC

CERTIFICATE OF NOTICE OF DELIVERY

Pursuant to Section I.1 of the Master Development Agreement for the Copper Meadows Development, Owner, as transferor, hereby arranges delivery of this document by hand delivery to the following:

City:	ATTN: City Recorder City of West Jordan 8000 South Redwood Road West Jordan City, UT 84088
With a copy to:	ATTN: Office of the City Attorney City of West Jordan 8000 South Redwood Road West Jordan City, UT 84088

Exhibit C1

Legal Description of Real Property Transferred

Land Use Overview

Jones Ranch is to be zoned a Planned Community (PC) and will feature four residential types. The intent of the different residential types is to provide future residents of Jones Ranch with a variety of home sizes, architectural styles, lifestyles, and affordability. This diversity of housing types will appeal to a broad group of West Jordan homeowners and will help create a more sustainable community.

The residential types at Jones Ranch are:

Housing Designation	*Density Range*
Very Low (VL)	Up to 2.5 units / acre
Low (L)	1 to 3 units / acre
Medium (M)	3.1 to 5.5 units / acre
High (H)	5.6 to 10 units / acre
Commercial (C)	

Note: Uses and densities are consistent with West Jordan Planned Development Zone Ordinance (13-5C-3) and West Jordan City's 2012 Comprehensive Plan.

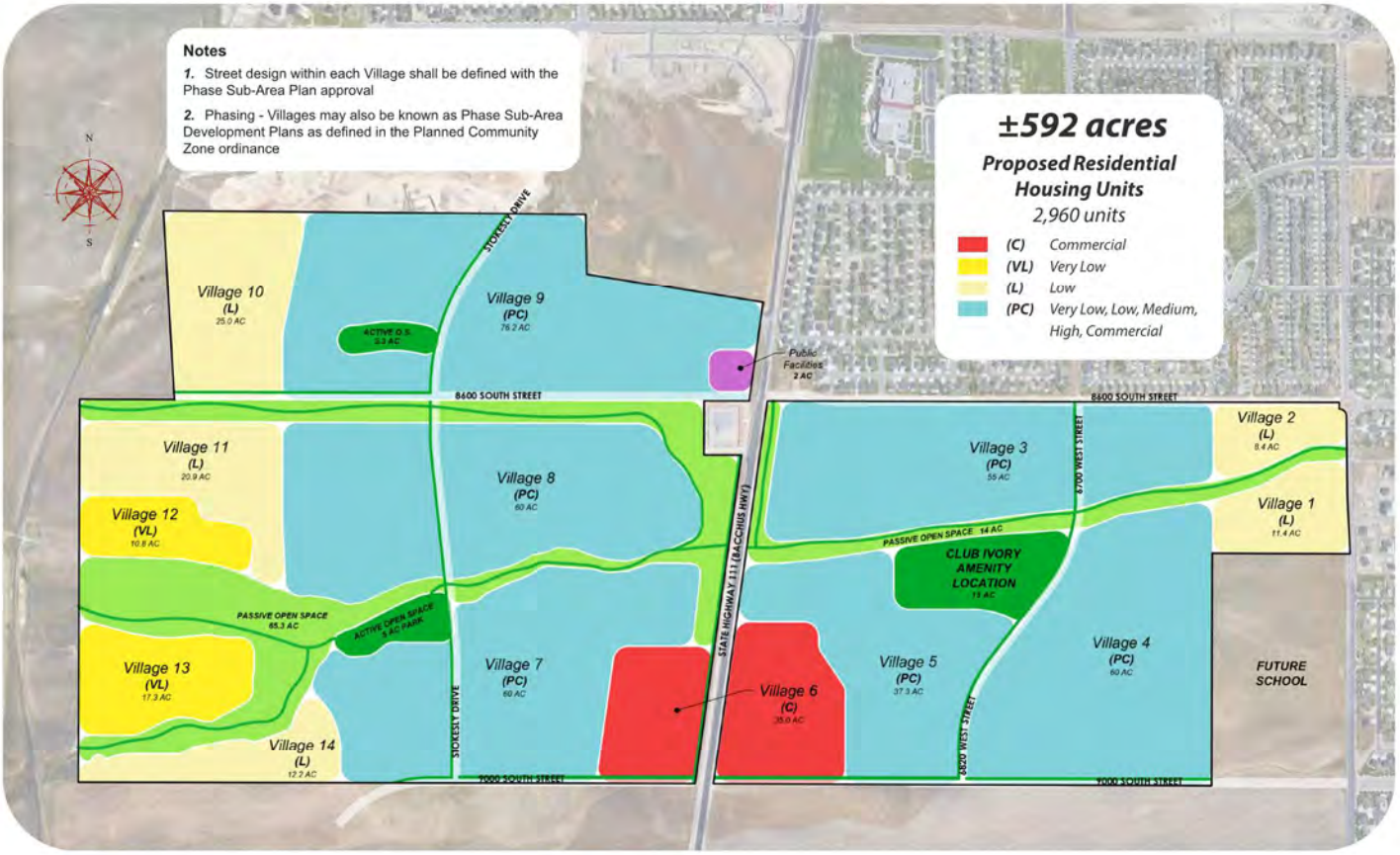
Institutional Land Uses

In the event that institutional uses such as churches & schools are developed within Jones Ranch, the ERUs associated with the respective land use (as outlined in the table above) shall be allocated to the these institutional uses. Institutional buildings and structures shall not exceed two (2) stories or 45', whichever is greater.

Village / Phase Sub-Area Development Plan Approval

Phase Sub-Area Development Plans: Each phase (Village) described in the Jones Ranch MDP shall be submitted in the form of a Phase Sub-Area Development Plan, following 13-5J-10 of 2009 City Code and the standards and guidelines established in the MDP. All roads and private lanes shall also be approved through the Phase Sub-Area Development Approval Process, however private lanes shall only be allowed in High (H) and Very Low (VL) designations.

JONES RANCH LAND USE DIAGRAM



GENERAL PLAN GUIDING PRINCIPLES

URBAN DESIGN
Strengthen the identity and image of the City of West Jordan
Support neighborhoods and developments of character
Create a city center that exemplifies a high level of urban design
LAND USE
Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole
Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods
The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed
Land use designs must promote quality of life, safety, and good urban design
TRANSPORTATION
Provide a safe and efficient multi-modal transportation system
Improve the aesthetic quality of the City's streets
HOUSING
Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future
Place high density projects near infrastructure which exists to sustain the increased density
Implement programs to encourage the repair, rehabilitation, or replacement of deteriorating residential structures

ENVIRONMENT

Protect, preserve, and restore hillsides, ridgelines and foothills of the Oquirrh mountains and along the Jordan River

Designs should maximize water conservation, protect and improve air quality, and employ environmentally sound building practices

WATER USE AND PRESERVATION

Implement and encourage principles of sustainable water use and water-conserving landscaping

Encourage water conservation by following the West Jordan Water Conservancy and Drought Plan

Modify the City's practices to efficiently manage water and set a positive example for water conservation

PARKS, RECREATION, AND OPEN SPACE

Provide relief from the asphalt, concrete, steel, and vehicular environments of a suburban city

ECONOMIC DEVELOPMENT

Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan

Diversify and strengthen the employment and tax base in the City of West Jordan

Encourage the creation of planned commercial centers that provide the services and amenities residents need, and which reduce the need for extra or lengthy vehicle trips

Provide well-designed, attractive, and aesthetically pleasing professional office and business environments within the City

HISTORIC PRESERVATION

Preserve the character and significance of historic sites and structures located in the City

PROPERTY OWNER AFFIDAVIT

STATE OF Utah }
}ss
COUNTY OF Salt Lake }

I, Christopher P. Gamvroulas being duly sworn, by my signature represent, affirm and attest as follows:

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

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

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

   d. "Property": That parcel identified as sidwell/parcel# 20-33-450-002,

   located at approximately 7201 W 8300 S.
   (approximate street address)

2. Property Owner. To the best of my knowledge **(check one):**

   ☒ I am the SOLE Property Owner.

   -or-

   ☐ There is/are (an) additional Property Owner(s), whose name(s) follow:

   _____
   (include additional pages with names if necessary)

3. Reviewed the Application. I have reviewed the Application Form dated 2/13/23,

   submitted to the West Jordan City by Peterson Development Co., LLC,
   (name of Applicant as appears on the signature line of the Application form)

   for the project entitled, "Copper Meadows"
   (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.

Christopher P. Gamvroulas

(Property Owner Signature) (Printed Name)

Subscribed and sworn to me this 6TH day of NOVEMBER, 2025.

(Notary)

Residing in SALT LAKE (County), UTAH (State)

My commission expires: 01-14-2026

Office of the City Council
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

CITY OF WEST JORDAN
NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Wednesday, November 20, 2024 at 6:00 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088**.

The purpose of the hearing is to receive public comments regarding the following:

- **Ordinance No. 24-47** a petition from Barrett Peterson/Peterson Development requesting a Master Development Agreement/Plan for Copper Meadows approximately 76.21 acres located at approximately 8200 South Stokesley Drive subject to the approval of **Ordinance No. 24-48** an amendment to the General Plan Land Use Map for Copper Meadows from Future Park, Public Facilities, and Very Low-Density Residential to Low-Density Residential and a Rezone *from Very Low-Density Single Family Residential Zone (VLSFR)*, *Public Facilities Zone (P-F), and Low-Density Single Family Residential Zone (LSFR)* to *the Planned Community Zone (PC)*.

- **Ordinance No. 24.53** a petition from Max Muller/Gardner Group requesting a major variation to approved plans and development standards for traffic calming and traffic flow, in accordance with 13-7I-5, for GEM West Jordan Apartments located at approximately 6835 West New Bingham Highway.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

If you are interested in participating in the public hearing, please visit the City of West Jordan website at https://westjordan.primegov/public/portal approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. For further information please contact the Council Office at (801) 569-5017.

Posted November 7, 2024
/s/ Cindy M. Quick, MMC
Council Office Clerk

ABSENT:

The motion passed 7-0.

b. *(The applicant requested the proposal be continued to a later date) Ordinance No. 23-45 a petition from Barrett Peterson/Peterson Development for a Master Development Agreement/Plan for Copper Meadows approximately 76.21 acres located at approximately 8200 South Stokesley Drive subject to the approval of Ordinance No. 23-46 amending the General Plan Land Use Map for Copper Meadows from Future Park, Public Facilities, and Very Low-Density Residential to Low-Density Residential and a Rezone from Very Low-Density Single Family Residential Zone(VLSFR), Public Facilities Zone(P-F) and Low-Density Single Family Residential Zone (LSFR) to the Planned Community Zone (PC)

Senior Planner Tayler Jensen outlined a petition from Barrett Peterson for a Master Development Agreement/Plan (MDA/P), General Plan Land Use Map (GPLUM) amendment, and rezone for Copper Meadows. The Planning Commission reviewed and discussed the petition on December 6, 2023, and unanimously recommended denial of all three proposals (5-0).

Jeff Seamon, representing Peterson Development, said the applicant agreed with staff that the three acres should be annexed into the City as part of the development, that the Planned Community Zone (PC) was appropriate, and that changing the future land use to Low-Density was appropriate. He said the applicant was still working with staff through issues related to the MDA, and the MDA was not finalized. Mr. Seamon requested a continuance to continue working out deal points until possibly middle of February. He said inclusion of the item on the agenda before the MDA was ready was a result of miscommunication.

Chair McConnehey opened a public hearing at 6:50 pm.

Comments:
Jake McNinch thanked the Council, Planning Commission, and staff for their time reviewing the proposal. He thanked the Planning Commission for their recommendation of denial, and asked that Council Members each vote against the proposal as the proposal went against several City Codes and guiding principles in the West Jordan General Plan. Mr. McNinch said the residents were prepared for a referendum if the proposal was approved. He presented a petition with 588 constituent signatures in opposition to the Peterson Copper Meadows Development. Mr. McNinch expressed the opinion the proposed development would adversely affect, and would not be compatible with existing neighborhoods.

Rich Willy referred to comments from Council Member Jacob outside of Council meeting, and said it appeared to him that Council Member Jacob had a conflict of interest with regard to Peterson Development. Mr. Willy expressed the opinion that a continuation vote should not occur that evening, and said Peterson was a sophisticated party who knew what they were doing.

Sean Fielding, West Jordan resident, said the residents were opposed to the request for continuance, and asked that the Council vote no. He referred to City Code regarding

reapplication following a denial, and said an application could not be resubmitted for one year.

Katie Fielding, West Jordan resident, asked why the Council would take action on an MDA that both parties had not agreed to. She asked the Council to vote against the continuance and against the proposal.

Brian Jones, West Jordan resident, said Copper Meadows only had 75 of the minimum 200 undeveloped acres required for Planned Community Zone. He pointed out the Council had received 580 signatures from residents around the proposed development indicating belief in an adverse effect.

Collette Farr, West Jordan resident, outlined City Code Section 13-5c-5. She said she moved to the Sycamore neighborhood because she wanted space and wanted to get away from city congestion.

Travis Montague, West Jordan resident, stated the Copper Meadows Development as proposed would not be compatible with the Jordan Hills or Sycamore neighborhoods. He asked the Council to trust City staff that the proposed development was not compatible.

Josh Sekowski, West Jordan resident, asked the Council to consider that the Jordan Hills neighborhood had larger lots that followed the traditional pattern of development. He repeated that a large number of residents believed the proposed development would have a negative impact on the neighborhood. Mr. Sekowski asked that the developer take the recommendation of the Planning Commission and plan for a different type of home.

Kiersten Erikson, West Jordan resident, said Copper Meadows would not be compatible with the Hyde Point neighborhood directly to the east.

Mandy Hamberg, West Jordan resident, said Copper Meadows would not be compatible with what Jones Ranch had proposed along the Oquirrh Mountains. She said Copper Meadows would be twice as dense, and asked why Peterson would not be held to the same parameters as Ivory. Ms. Hamberg asked the Council to vote against the PC Zone.

Christian Crook, West Jordan resident, expressed the opinion that the Copper Meadows proposal was too many and too much. He said the defined purpose of the PC Zone was to facilitate a mixture of housing types, and should include a mix of residential and commercial.

Jared Hodgkin, West Jordan resident, referred to topography and open space requirements, and said the PC Zone would not be appropriate. He asked the Council to uphold City Code and vote against the PC Zone.

Greg Kitchen, West Jordan resident, said the requirement for open space would force the developer to annex land on the western border that would not be usable, accessible, or functional. He asked the Council to uphold Code Section 13-5c-6, and vote against the PC Zone.

Brian Warner, West Jordan resident, said the PC Zone was not appropriate for the land. He shared open space requirements and acreage data, and asked the Council to deny the proposal.

Trent Thacker, West Jordan resident, referred to the low-density residential listed for the

area in the current Land Use Map and General Plan, and expressed the opinion that going from low-residential to medium density would be too much change.

Brian Thatcher, West Jordan resident, commented that the current West Jordan Land Use Map was updated and adopted earlier that year, and asked what the purpose of the Land Use Map would be if it was not honored shortly after adoption. He asked the Council to uphold the recently adopted Land Use Map, and said the proposed amendment would not constitute an improvement, but would solely benefit the developer.

Michelle Christensen, Sandy City resident, said those in attendance would prove Copper Meadows would not be in harmony with many guiding principles in the General Plan. She said land use decisions should be guided by the General Plan.

Shawn McNinch, West Jordan resident, said he had deep concerns with the proposed development. He listed infrastructure-related issues with the proposed Copper Meadows Development, and referred to City Code Title 15-3-1. Mr. McNinch said the development plans would require a water tank to be built, and did not address storm drainage.

Ross Wilcox, West Jordan resident, said the current Land Use Map anticipated a relatively low number of units for the property, and current utility master plans and infrastructure were not sized to service the number of units proposed. He said the Copper Meadows Development would require triple the number of ERUs anticipated by the City, and expressed the opinion that additional infrastructure needed by a development should be paid for by the developer, not the taxpayer.

Michelle McNinch, West Jordan resident, said the Copper Meadows Development proposed outlandish setbacks contrary to West Jordan standard setbacks. She asked the Council to not allow the developer to change the setbacks to fit more units. Ms. McNinch referred to a traffic study submitted by the developer, and said the traffic impact would be significant.

Brett Christensen, Sandy City resident, said the developer had talked a lot about affordable housing, but said he did not believe the proposed units would be affordable "starter homes". He referred to the proposal that the required moderate income housing component of the project would be met through accessory dwelling units (ADUs), and said the required 5% must come from primary dwelling units. Mr. Christensen said the developer had stressed urgency in moving forward to help the current housing crisis, but pointed out the development would not be able to move forward quickly due to several infrastructure issues. He referred to the number of units already entitled within the community.

Blake Williams, West Jordan resident, referred to City Code and pointed out flaws in the developer's application process. He asked that the developer resubmit the application following denial, and said the developer had wasted valuable time in the Planning Commission and community by not researching how to properly submit an application. Mr. Williams asked the Council to hold the developer to the standard set for the City.

Nate Vorhees, West Jordan resident, expressed the opinion that development in a PC Zone should provide benefits of a PC Zone, but said he felt the proposed rezone was being used as a method to remove land that was not easy to use. Mr. Vorhees said he had not seen

any benefit to the City from the plan, and expressed the opinion that a four-week continuance would not help.

Brian Ericson, West Jordan resident, said the Planning Commission recommended denial, and there was no reason for the proposal to be approved. He said snow removal was a big problem that needed to be considered.

Lisa Cox, West Jordan resident, said the residents had proven with factual data that the PC Zone was not appropriate for the land and not compatible with surrounding neighborhoods, shown multiple ways the proposal failed to meet the spirit of General Plan objectives, shown infrastructure problems, and shown flaws in the developer's proposal and application process. She asked that the Council vote against the proposal and any motions that would impede denial.

Ashley Raines-Parshall, West Jordan resident, reminded the Council that the Planning Commission held a public hearing and voted 5-0 to recommend denial of all parts of the proposal. She said comments made by Council Member Jacob were concerning, and asked the Council to not grant a continuance.

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

Council Member Whitelock felt the residents brought up many legitimate points, including the hillside. She said it was her impression at a previous work session that a majority of the Council had wanted to see a Geotech study, but such a study was not included. She said she knew Peterson Development had done some great things for West Jordan, but she was ready to go with denial of the current proposal because she did not believe it fit.

Council Member Green emailed a document titled Issues and Objections to the Council that he wanted included in the record. No objection was raised. Council Member Green said he would not vote for a continuance. He expressed the opinion that annexation needed to be an integral part of the plan, said he agreed with residents regarding compatibility issues, but said he believed the PC Zone was appropriate for the area. Council Member Green emphasized the need to follow the existing Hillside Ordinance, said he would vote against a private utility in an HOA neighborhood, and said he believed there was a problem with the submitted open space calculations and inconsistencies with the ERU calculations. Council Member Green expressed the opinion that the submitted plan would not work, and said he would be comfortable with a motion to remand the application back through the process.

Council Member Jacob noted that his Facebook comments had not been taken as intended. He said in his 11 years on the Planning Commission and City Council he had never seen a developer ask for more time and not get more time. Council Member Jacob said the application was incomplete, said he agreed there were compatibility issues, and said he was willing to give the applicant time to make it work.

MOTION: Council Member Jacob moved to refer the application back to staff to be modified and changed and go back through the process, including Planning Commission with another public hearing.

Council Member Green seconded the motion.

Vice Chair Bloom said she agreed with a lot of the points made, and thanked those in attendance for working to make the community better. Council Member Pack said he appreciated the obvious dedication of the residents in attendance and said he did not necessarily disagree with what had been stated. Council Member Pack wanted to share positive aspects of the proposed development that residents not in attendance had shared with him, and said he knew some of the residents had been afraid of the social backlash if they attended to share their viewpoints. He said he respected the recommendation of the Planning Commission, but pointed out the Planning Commission had not discussed or voted on a motion for continuance or referral. Council Member Pack expressed the hope that everyone could be open-minded. He spoke of the need for a variety of housing types and affordable housing options. Council Member Pack said it was his view the developer had tried in good faith to remediate specific concerns of residents and the Planning Commission and said he did not see why it would matter if the plan came back in four weeks or a year if the intent was to address concerns. He said in fifteen years he had never seen a motion to deny a developer a continuance if requested, and commented on the differing focus of the at-large Planning Commission and a district-specific Council seat. Council Member Pack spoke in favor of allowing the application to go back through the process.

Council Member Whitelock felt referring the application back through the process was just another way for a continuance. She said she saw the same thing occur in the past, and believed the residents were not listened to in the past before the application had been approved. Council Member Whitelock said she did not believe the proposed development would be better for West Jordan or would help with affordable housing. She commented that many residents attended to share their opinions, and said she struggled with the idea that some residents were afraid to attend and voice different opinions. Council Member Whitelock said the application had problems on many levels, which the developer admitted, and said she did not have a problem with a denial and the ability to submit a different plan in a year. She said she would vote against the motion.

Council Member Bennett knew everyone on the Council was a person of integrity. He was interested in what was best for West Jordan City. Council Member Bennett had driven through the area and did not believe the proposed development was the right development for the subject area at that time. He said his primary concern was the topography, and would like to see the Geotech aspects addressed. He said he would vote against the motion.

Council Member Green said no matter what the Council voted for that evening; the residents had won because they had been heard. He believed postponement was fair in the current situation. Council Member Green said the residents had not said anything he disagreed with, and the developer knew where the Council stood.

Chair McConnehey said he would vote in favor of the motion because he wanted the Council to stay connected with the application. He believed postponement was fair. He suggested the City's process needed to be modified to allow a developer to alter a plan

and address concerns before coming to the City Council if the Planning Commission recommended denial.

The vote was recorded as follows:

YES: **Chris McConnehey, Pamela Bloom, Kelvin Green, Zach Jacob, David Pack**

NO: **Rob Bennett, Kayleen Whitelock**

ABSENT:

The motion passed 5-2.

At 8:32 pm, Council Member Green moved to take a five-minute break. Chair McConnehey seconded the motion, which passed by unanimous vote (7-0).

The Council reconvened at 8:39 pm. Chair McConnehey looke**d** for a motion to reopen the public hearing regarding Copper Meadows following the remaining public hearings that evening to include an individual online who had wished to comment.

*c. **Ordinance No. 23-42 a petition from Dave Tolman for a rezone of 2.17 acres of The Cottages at Parker Place subdivision from R-3-8 (SHO) Zone (Multi-family residential 8 units per acre with a Senior Housing Overlay) to R-3-8 Zone (Multi-family Residential 8 units per acre) and Ordinance No. 23-43 amending The Cottages at Parker Place Development Plan***

Assistant Planner Mark Forsythe oriented the Council with a petition from Dave Tolman for a rezone to remove a Senior Housing Overlay (SHO) from Multi-family Residential, and an amended Development Plan for the Cottages at Parker Place. He said the Planning Commission motion to make a positive recommendation failed (3-4). Mr. Forsythe showed a concept plan with recommendations from staff incorporated since review by the Planning Commission.

Candida Benson, representing Liberty Homes, said she was a West Jordan resident and would not represent Liberty Homes that evening if she did not believe the proposed development would benefit the City. She said she had signatures of agreement from 22 of the surrounding neighbors.

Ms. Benson oriented the Council with proposed changes to The Cottages at Parker Place Development. She said with the deletion of the Senior Housing Overlay, Liberty Homes could: sell the existing homes to families of all ages; complete the two lots with foundations; build a parking area and tot lot on Lot 12; and build new homes on five undeveloped lots with more than two bedrooms, more driveway, and significantly larger private yard area.

Ms. Benson said Liberty Homes had tried very hard for multiple years to make the existing Development Plan work, but the market had changed and the senior housing market currently had a lot of uncertainty. She said she believed Liberty Homes had made a good faith effort making improvements to the development, and felt it was a unique situation with no units having sold. Ms. Benson said Liberty Homes knew it was not West Jordan's

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Kent Shelton, Kelvin Green

Applicant:

Department Sponsor: Council Office

Agenda Type: BUSINESS ITEMS

Presentation Time: 5 Minutes

Meeting Date Requested : 12/04/2024

Deadline of item : 01/31/2025

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Ordinance No. 24-52 amending West Jordan City Code Section 1-15-4 (G) regarding Failure to File Campaign Finance Reports

2. **EXECUTIVE SUMMARY**
   The Council is being asked to amend a few lines of code based on direction given during the September 25, 2024 meeting. This amendment aims to close a loophole and prevent candidates or elected officials from running for city council or mayor without filing necessary campaign financial disclosures, as was originally intended by the Council.

   Campaign disclosures are designed to assist the public in making informed decisions when selecting an elected official. This amendment reinforces the Council's intent that candidates and elected officials submit their campaign disclosures in a timely manner. If the disclosures are filed on time, the provisions of this code would not be enforced.

   If adopted this amendment would implement the Council's intended prohibition, preventing a candidate from running in the next two municipal elections. For example, if a candidate running in 2026 fails to submit their campaign disclosure on time, they would be prohibited from running in 2026 and 2028 but could file a Declaration of Candidacy for the 2030 election cycle.

3. **TIME SENSITIVITY / URGENCY**
   This code should be amended before individuals begin publicly declaring their candidacy for City Council in 2025.

4. **FISCAL NOTE**
   Enacting this amended language would not have an impact on the city budget.

5. **MOTION RECOMMENDED**
   I move to approve/deny Ordinance No. 24-52 amending Title 1-15-4 of the election code as presented.

6. **MAYOR RECOMMENDATION**
   The mayor does not recommend approval of this amendment. It is his opinion that the proposed penalties for late filing of paperwork are too harsh.

THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 24-52

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE AMENDING MUNICIPAL ELECTION PROCEDURES; AMENDING CERTAIN SECTIONS IN TITLE 1, CHAPTER 15 (ELECTIONS), RELATED TO CAMPAIGN FINANCE DISCLOSURES

WHEREAS, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend certain Sections in Title 1, Chapter 15 (Elections) ("**proposed City Code amendments**"); and

WHEREAS, the City Council held a work session (committee of the whole meeting) on August 21, 2024 and a public meeting on September 25, 2024, regarding the proposed City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

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

Section 1. Amendment and Enactment of City Code Provisions. Certain City Code Sections in Title 1, Chapter 15 (Elections) are amended (Sections 1-15-4) are enacted as shown in Attachment A (legislative version and clean version) to this Ordinance.

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

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

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

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

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

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/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 24-52.

_____ The Mayor vetoed Ordinance No. 24-52 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-52 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, CMC
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, CMC
City Recorder

(Attachment on the following pages)

1-15-4(G) adopted with Ordinance No. 24-41 on Sept. 25, 2024

G. Failure to File Campaign Finance Reports: A candidate who was more than thirty calendar days late in filing any campaign finance report or reports with the city recorder, since the filing period for the last municipal election, is not qualified to file any declaration of candidacy with the city recorder pursuant to section 1-15-2 during the filing period for the next municipal election, except that any late or unfiled campaign finance reports due on or before September 25, 2024 may be filed with (and potentially accepted as being in compliance by) the city recorder on or before October 30, 2024 without any loss of qualification. (Ord. 20-44, 12-2-2020; amd. Ord. 23-13, 3-8-2023, Ord. 24-41, 9-25-2024)

Proposed Ordinance 24-52 amending 1-15-4(G)

G. Failure to File Campaign Finance Reports: A candidate who was more than thirty calendar days late in filing any campaign finance report or reports with the city recorder, since the filing period for the last municipal election, is not qualified to file any declaration of candidacy with the city recorder pursuant to section 1-15-2 during the filing period for the next two municipal elections~~, except that any late or unfiled campaign finance reports due on or before September 25, 2024 may be filed with (and potentially accepted as being in compliance by) the city recorder on or before October 30, 2024 without any loss of qualification~~. (Ord. 20-44, 12-2-2020; amd. Ord. 23-13, 3-8-2023, Ord. 24-41, 9-25-2024)

MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, September 25, 2024 – 6:00 pm
Approved October 9, 2024
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

CITY COUNCIL

1. *CALL TO ORDER*

COUNCIL: 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, Public Utilities Director Greg Davenport, Public Services Director Cory Fralick, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Assistant City Administrator Paul Jerome, Attendee Tangee Sloan

Vice Chair Lamb called the meeting to order at 6:00 pm, and noted that Chair Jacob was absent.

2. *PLEDGE OF ALLEGIANCE*

Becky Condie led participants in the Pledge of Allegiance.

3. *PUBLIC COMMENT*

Vice Chair Lamb opened the public comment period at 6:01 pm.

Comments:

Steve Jones, West Jordan resident, said 3200 West by Constitution Park was marked "no parking", but on Saturdays cars were parked along the road for ball games, sometimes blocking turn access to 7000 South. Mr. Jones said he felt the situation was dangerous, and should be taken care of. He said it happened every year, and his patience was wearing thin. Mr. Jones asked that enforcement occur, or that the no parking signs be taken down.

Dianne Sharp-Roberg, West Jordan resident and owner of Dance by Dee, spoke of traffic issues on Meadowlark Lane. She said vehicles were driven too fast, and expressed concern for the safety of her young dance students and their parents. Ms. Sharp-Roberg said radar speed signs on Meadowlark were no longer working, and said she was told by the City in 2018 that Meadowlark Lane qualified for speed bumps.

Bobby Morgan, West Jordan resident, said she and her husband lived along the canal just off Meadowlark Lane. Ms. Morgan said the canal gate next to her home was cut years ago and now

served as an access point for homeless, four-wheelers, and children playing in the canal. She said the canal company would not take responsibility. Trent Morgan said dirt bikes raced up and down the canal all day, drug deals occurred, and transients exited right next to their home. Mr. Morgan said the area was dark at night, and said he sent pictures to the City and asked for a street light. Ms. Morgan said the neighborhood needed help, and said a street light was needed.

Nick Hansen, West Jordan resident, said he was in attendance to support Dianne Sharp-Roberg and Bobby Morgan. He said his home faced the canal road. Mr. Hansen said he was disappointed that the promised speed bumps had not been installed. He said he was worried that his special needs son would be hit by a vehicle and had seen a lot of crime around the broken gate; he had personally reported drug deals. Mr. Hansen asked the City for help.

Christian Arambula, West Jordan resident, expressed the opinion that West Jordan was run beautifully.

Ann Marie Barrett, Bingham Creek Library Manager, shared summer reading numbers between the two libraries in West Jordan, and announced upcoming events at the library.

Vice Chair Lamb closed public comments at 6:16 pm.

4. REPORTS TO COUNCIL

a. City Council Reports

Council Member Whitelock welcomed West Jordan High School students in attendance, and encouraged them to register, study, and vote when they turned 18. She thanked City employees for responding when Council Members asked questions.

Council Member Green thanked City staff for the invitation to the annual employee corn hole luncheon. He said Public Works and Public Facilities employees were often the first responders to water line breaks and did a great job.

Council Member Shelton spoke of the "report a problem" feature on the City website, and said he was impressed with how quickly staff jumped on problems. He reported of events and ribbon cuttings he recently attended.

Council Member Bedore appreciated Council Member Shelton's dedication to the Council and the City. He believed it was important for citizens to speak up and share issues and concerns with the Council; he felt the Council was there to listen and do what they could.

Council Member Bloom knew traffic was rough on 7800 South with current construction but emphasized that the work would be worth it when it was done. She wanted residents to know that public comments were heard and addressed by the appropriate people.

Vice Chair Lamb spoke of utility projects on 1300 West, and thanked staff for what they did. He said he was grateful to have water piped directly to his home.

b. Council Office Report

Council Office Director Alan Anderson highlighted mention of the Youth Council in the City Journal and spoke of an upgrade to agenda management software.

c. Mayor's Report

Mayor Dirk Burton reported on recent events and projects in West Jordan, and spoke of upcoming events in the community.

d. City Administrator's Report

Public Services Director Cory Fralick provided an update on the UTA Dog Park at 200 West 8200 South, reported plans for a gaga ball pit at McHeather Park, and announced of a new playground to be installed at Loneview Park.

Economic Development Director David Dobbins reported Rio Tinto had agreed to sponsor the new wheels park with an annual contribution of $140,000 for three years. Mr. Dobbins expressed appreciation for the donation of funds and materials for the park.

Utilities Manager Greg Davenport provided an update on the Zone 1 Cemetery Tank noting walls were expected soon and answered questions from the Council.

Administrative Services Director Danyce Steck reported on a recent successful bond sale to fund planned projects, and thanked the Council for their support.

e. Informational Presentation on the Salt Lake County (SLCo) Public Safety Bond

SLCo Human Services Director Kelly Colopy and SLCo Sheriff's Office Chief Deputy for Corrections Bureau Matthew Dumont presented information about a bipartisan Public Safety Bond that would be on the ballot in November. Ms. Colopy said the bond aimed to: balance public safety and human services needs; realign and set up the SLCo Jail and Human Services systems for success; create structured and secure environments to reduce repeat offenses and put people on a path toward self-reliance; fund a critical missing element of the broader system; and replace outdated infrastructure and treatment programs. The total capital cost of the bond would be $507,000,000, with a $4.91 per month impact on the average residence, and $8.93 per month8 for businesses.

Council Member Bloom commented on the current shortage of needed medical and mental health personnel. Ms. Colopy spoke of a five-year plan to build additional work force in medical and behavioral health.

5. PUBLIC HEARINGS

a. Ordinance No. 24-33 amending West Jordan City Code regarding procedures for the Senior Housing Overlay District and other Overlay Zoning Districts in Sections 13-6H-12, 13-7D-4, 13-7D-6, and 13-7I-5

City Planner/Zoning Administrator Larry Gardner summarized proposed amendments to City Code. The amendments would require separate applications for an underlying zone and an overlay zone, and would require an underlying zone to be approved prior to an overlay zone. Mr. Gardner presented four criteria for an amendment to the Zoning Map or removal of any overlay zone.

Vice Chair Lamb opened a public hearing at 7:04 pm.

Comments:
None

Vice Chair Lamb closed the public hearing at 7:05 pm.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-33 amending West Jordan City Code regarding procedures for the Senior Housing Overlay District and other Overlay Zoning Districts in Sections 13-6H-12, 13-7D-4, 13-7D-6, and 13-7I-5.

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Zach Jacob

The motion passed 6-0.

b. Ordinance No. 24-43 amending West Jordan City Code section 1-4-1 and 1-4-2 regarding Elected Official Compensation

Council Office Director Alan Anderson explained changes in State law regarding elected official compensation, and noted elected official compensation was last increased in West Jordan in 2014. During a previous Committee of the Whole meeting, the Council directed staff to draft amendments that would set Council compensation at 20% of mayoral compensation and add an annual COLA linked to that given to City employees, with an effective date of July 1, 2025.

Vice Chair Lamb said he believed the proposed amendments would avoid some of the negativity associated with discussions of elected official compensation.

Vice Chair Lamb opened a public hearing at 7:10 pm.

Comments:
Steve Jones, West Jordan resident, had a problem with the proposed amendments. Mr. Jones suggested tying Council compensation to mayoral compensation was a conflict of interest, and expressed the opinion the process was not supposed to be easy. He said residents should be consulted to determine if increases were warranted, and said he did not personally get a COLA. Mr. Jones said he believed there was a long list of individuals who would like to sit on the dais.

Jim Bird, West Jordan resident, said Council compensation probably did need to increase, but expressed the opinion that the path chosen was not appropriate. He suggested the start date for Council compensation should be after the election cycle. Mr. Bird said he knew Council Members put more time into Council work than a part-time job, but suggested the Council needed to rethink implementation.

Vice Chair Lamb closed the public hearing at 7:15 pm.

Council Member Whitelock read aloud a statement. She was not aware that Council Members were compensated when she was first elected. She had been told the City would need to pay more to get better candidates, but did not agree. Council Member Whitelock did not want the pay and benefits to be the reason someone ran for office and would prefer a committee of residents be tasked to study compensation and provide a recommendation. She said all residents who had reached out to her on the subject had not been in favor, and she would vote against the proposed amendment. She would rather the funds were used for road maintenance.

Council Member Green did not have a problem with developing a policy for regular and appropriate compensation increases for the Council. However, he did not like the idea of tying Council compensation to mayoral compensation and would not be in favor of any pay increase unless benefits were addressed. He wanted Council compensation to be reasonable and planned to vote against the amendment as proposed.

Council Member Bloom understood public perception was crucial in the process and appreciated dialog with residents. She believed an adjustment was needed, having not occurred in 11 years, and expressed concern that if nothing was done an even bigger change would be needed in four or five years. She would prefer something incremental that would not affect the budget as much as if the issue were put off again. Council Member Bloom would like to readdress the matter and find a solution that did not have the appearance of a conflict of interest.

Council Member Shelton did not choose to run for City Council for the compensation. He did not want to appear self-serving and expressed the opinion that tying Council compensation to mayoral compensation with a COLA would be inappropriate but a vote regarding Council compensation was difficult. He liked the idea of considering options that did not involve mayoral compensation and would likely vote in favor of the proposed amendments if the COLA were removed.

Council Member Bedore agreed the subject was difficult and noted that giving a raise to yourself was an odd thing. He said that while he had not realized he would be paid as a Council Member, he had also not realized just how much time he would put into the position. He felt that ten years without an increase was tough and hoped tying Council compensation to something that would make it less of a political issue. He agreed with pulling back, but stated something needed to be done to ensure the Council was fairly compensated. Council compensation should not be something held against Council Members. He suggested there would need to be specific criteria for any citizen committee involved in setting Council compensation and was not in favor of the COLA. He wanted a policy for setting Council compensation and hoped the Council could come together on the topic.

Vice Chair Lamb felt further discussion was needed. He said a policy was in place to discuss mayoral compensation every four years, but there was no policy in place to ensure discussion of Council compensation.

MOTION: Vice Chair Lamb moved to REFER Ordinance No. 24-43 regarding Elected Officials Compensation to a Committee of the Whole within 60-90 days. Council Member Shelton seconded the motion.

Council Member Green said he was concerned with the possibility of citizen council fatigue and would prefer the process to be cleaner.

The vote was recorded as follows:

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

The motion passed 5-1.

6. BUSINESS ITEMS

a. Ordinance No. 24-41 Amending Certain Sections of Title 1, Chapter 15 (Elections), including qualifications for office, campaign finance disclosures, and use of city logos. (City Code Sections 1-15-2, 1-15-4, 1-15-8, and 1-15-9)

City Recorder Tangee Sloan introduced proposed amendments to City Code regarding qualifications for office, campaign finance reports, use of City logo, compliance with Utah election laws, candidate filing fee, and grammatical/clerical changes.

Ms. Sloan presented two options regarding financial disclosures:

- Option 1: Allows compliance up until 30 days before the next municipal candidate filing period.
- Option 2: Prohibit a candidate from filing a declaration of candidacy at the next municipal election if any late or unfiled campaign finance report was more than 30 days late.

Regarding use of the City logo, Ms. Sloan proposed the following:

- Exception: incidental use in a background or on a person's clothing in a video is allowed.
- Not permitted: on any election or campaign material to infer endorsement of a candidate by the City.
- Enforcement: procedures in Title 16, fines listed in the Consolidated Fee Schedule, and possible pursuit of other consequences.

Vice Chair Lamb preferred Option 2 regarding the campaign financial disclosure. Council Members Whitelock and Green expressed agreement.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-41 amending Sections 1-15-2, 1-15-4, 1-15-8, and 1-15-9 regarding Elections, including qualifications for office, campaign finance disclosures, and use of city logos adopting Option 2.

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: **Zach Jacob**

The motion passed 6-0.

7. CONSENT ITEMS

a. Approve Meeting Minutes

- ***September 11, 2024 – Regular City Council Meeting***

MOTION: **Council Member Green moved to APPROVE the Consent Agenda as listed. Vice Chair Lamb seconded the motion.**

The vote was recorded as follows:

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

NO:

ABSENT: **Zach Jacob**

The motion passed 6-0.

8. ADJOURN

Vice Chair Lamb adjourned the meeting at 7:50 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 25, 2024. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 9th day of October 2024

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Warren Hallmark

Applicant:

Department Sponsor: Council Office

Agenda Type: BUSINESS ITEMS

Presentation Time: 20 Minutes

Meeting Date Requested : 12/04/2024

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 24-041 amending City Council Policies and Procedures

2. **EXECUTIVE SUMMARY**
   The Council is being presented with appropriate updates to the Council Rules (Rules) document. Council Rules consists of the rules regulating the business of the Council and the conduct of its members, staff, and committees as provided in West Jordan City Code §1-6-8.

3. **TIME SENSITIVITY / URGENCY**
   Approval prior to January 1, 2025, is preferred to accommodate minor updates based on provided Council direction. This timeline ensures implementation aligns with other planned Council meeting changes, including the transition to Tuesday meetings.

4. **FISCAL NOTE**
   Adopting the resolution will have no impact to the budget

5. **STAFF ANALYSIS**

General Adjustments

- Formatting
  - Naming and organization of contents has been revised as to avoid conflict or confusion when referencing West Jordan City Code.
- Various sections renamed for clarity.
- Various internal references corrected if inaccurate.
- Various minor grammatical revisions.
- Adjustments to applicable sections as they relate to the updated election process of the Chair and Vice Chair, and the incorporation of the Past-Chair position.

Specific Highlights

- Rule Authority (Page 4)
  - An “Organization of the City Council” explanation added for general information to any audience.
- Public Comment (Page 9)
  - Deleting the rule allowing the Chair to permit a group representative up to 5 minutes of speaking time.
- Council Chair and Council Vice-Chair Rotation (Page 18)

    - New section referring to West Jordan City Code §1-6-9 for election and removal procedures of Chair and Vice Chair.
- Agenda Publication (Page 22)
    - Publishing specification from “Thursday” to “7-days” prior to a scheduled Council Meeting.
- New Appendices
    - Appendix A – Meeting Agenda Style Guide
    - Appendix B – Council Leadership Rotation
    - Appendix C – Item Workflows

6. MOTION RECOMMENDED

I move to approve/deny Resolution No. 24-041 amending Council Policies and Procedures.

7. PACKET ATTACHMENT(S)

- Resolution No. 24-041
- Revised and Reorganized Council Rules Adopted December 2024 – REDLINE
- Revised and Reorganized Council Rules Adopted December 2024 - CLEAN

THE CITY OF WEST JORDAN, UTAH

RESOLUTION NO. 24-041

A RESOLUTION AMENDING COUNCIL POLICIES AND PROCEDURES

WHEREAS, pursuant to Utah Code § 10-3-606 municipalities are required to adopt rules of procedure; and

WHEREAS, there currently exists a set of Council Policies and Procedures; and

WHEREAS, the current West Jordan City Council desires to establish an orderly way to conduct business; and

WHEREAS, the West Jordan City Council desires to amend the Council Policies and Procedures that solidify an orderly process;

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF WEST JORDAN CITY, UTAH AS FOLLOWS:

Section 1. The West Jordan City Council *Council Policies and Procedures* is hereby amended as set forth in Attachment A attached hereto.

Section 2. This Resolution shall take effect immediately upon passage.

Passed and adopted by the City Council of West Jordan, Utah, this 4th day of December 2024.

CITY OF WEST JORDAN:

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

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

COUNCIL POLICIES & PROCEDURES

CITY OF WEST JORDAN

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1 ORGANIZATION OF THE CITY COUNCIL

Members of the West Jordan City Council are elected to serve as legislative representatives for the community. The Council consists of seven members, with four representing specific municipal districts and three elected citywide (At-Large).

This City Council serves as a legislative body empowered by the State of Utah to establish local laws, develop policies, allocate funds, and oversee municipal administration (Utah Code § 10-3b-203; West Jordan Municipal Code § 2-3). Additionally, the Council operates as both the Redevelopment Agency (RDA) Board and the Municipal Building Authority (MBA) Board. These agencies are established under Utah law to facilitate development, redevelopment, and project financing.

Council members are tasked with the important responsibility of balancing the interests of residents with the overall needs of the city as a municipal entity. Council members can also initiate or co-sponsor legislative proposals through the council initiative process.

The Council aims to foster a robust working relationship with the Mayor and Administration, frequently coordinating efforts to address shared and urgent issues. Additionally, the Council exercises oversight, reviews administrative actions, and conducts investigations when needed. Correspondence between Council members and staff of the Administration is directed to either the Mayor or the Chief Administrative Officer (CAO).

1.1 RULE AUTHORITY

A. These Policies and Procedures ("Rules") consist of the rules regulating the business of the Council and the conduct of its members, staff, and committees as provided in West Jordan City Code §1-6-8.
B. Should there be an inconsistency between Council Rules and the West Jordan City Code, the West Jordan City Code prevails. However, in the case that West Jordan City Code is inconsistent with Utah State Code, then Utah State Code prevails. The City of West Jordan is a political subdivision of the State of Utah as outlined in Utah State Code §10-1-201.
C. Council Rules may be suspended in regular meetings, special meetings, or Committee of the Whole meetings by a 2/3 vote of the body pursuant to West Jordan City Code §1-6-8(B)
D. The City Council adopts a modified version of Robert's Rules using "Robert's Rules of Order - In Brief Updated 3rd Edition."

2 CITY COUNCIL MEETINGS – GENERAL INFORMATION

2.1 SCHEDULING OF MEETINGS

A. The Council shall meet in accordance with West Jordan City Code §1-13-1
B. With the assistance of Council Staff, the Council will create a calendar of when meetings will occur prior to the new year in accordance with Utah Code §52-4-202(2)(a) and Utah Code §10-3-502.
C. The calendar shall also feature holidays, relevant conferences, and when the Utah State Legislature legislative session commences and concludes.
D. The Council shall also schedule Committee of the Whole Meetings, any annual budget and policy retreats, and meetings that relate to budgeting processes.

2.2 REGULAR COUNCIL MEETINGS

A. Regular and Special Council Meetings are outlined in Utah Code §10-3-502(1) and the City Council will comply with state law.
B. The City Council shall hold at minimum, one regular Council Meeting per month as outlined in Utah Code §10-3-502(1)(b) and West Jordan City Code §1-13-1(A).
C. Actions taken during a Council Meeting may include:
    i. approving an item;
    ii. rejecting an item by an explicit motion to reject, or as the result of a failed motion to approve;
    iii. continuing an item to a future specified date;
    iv. moving an item to an unspecified date after:
        a. considering the validity of the current legal notice; and
        b. checking with staff to determine whether there may be other consequences to moving an item to an unspecified date;
    v. referring an item back to a Committee of the Whole, Council Subcommittee, or an Ad Hoc Committee; and
    vi. referring an item back to Council Staff or Administrative Staff with a designated "report back to Council" date that either;
    vii. grants Council Staff an adequate amount of time to research the item and provide relevant solutions or data, if the issue is referred to Council Staff; or
    viii. is congruent with a timeline assigned by the administrative branch, if the issue is referred to the administrative branch and the administrative branch is willing to assign staff members to the issue.
D. Council Meetings are subject to the rules defined in Rule 3.

2.3 SPECIAL MEETINGS OF THE COUNCIL

A. Special Meetings of the Council may be ordered by any two Council Members or the Mayor, as outlined in Utah Code §10-3-502(2).
B. Special Meetings of the Council are subject to the rules defined in Part 2, Meeting Procedures.

2.4 Committee of the Whole Meetings

A. Committee of the Whole Meetings are a less formal avenue for discussion among Council Members, the Mayor, and City Staff and are therefore not subject to Part 2, Meeting Procedures.
B. A Committee of the Whole Meeting shall not be considered a "regular Council meeting" as defined in Utah Code §10-3-502(1).
C. A Committee of the Whole Meeting shall not be considered a "special meeting of the council" as defined in Utah Code §10-3-502(2).
D. Dates of Committee of the Whole Meetings will be held at dates and times set by the body of the City Council.
E. Committee of the Whole Meetings inclusive of elected officials from other governing bodies will be scheduled by Council Leadership.
F. Committee of the Whole Meetings shall be legally noticed and must list all topics proposed for discussion and action on a regular meeting agenda.
G. In a Committee of the Whole Meeting, the Council may complete the following procedural items:
    i. move an item forward to a future Council Meeting for consideration and possible final action;
    ii. keep an item on the agenda or continue an item for a future Committee of the Whole Meeting;
    iii. refer an item, if appropriate, to the Planning Commission for further review;
    iv. refer an item to a Council Subcommittee for study, usually with a specific report date;
    v. table an item indefinitely; or
    vi. make requests of Council Staff, Administrative Staff, or the mayor for information by way of four agreeing Council Members.

2.5 Council Subcommittee meetings

A. Council Subcommittees are formed under the procedures designated in West Jordan City Code §1-6-13(B)(2) and governed under Council Policies and Procedures.
B. These rules are intended to serve as policies to help administer subsection (C).
C. Council subcommittees MAY:
    i. conduct policy and audit reviews;
    ii. serve as discussion vehicles to assist the Council in examining issues that may come before it in greater depth and detail;
    iii. develop recommendations for consideration by the full Council body;
    iv. allow for flexibility in discussions and in-depth review;
    v. enhance communication between the Council and City staff at the early phase of the development of significant items affecting public policy questions: and
    vi. obtain early feedback from members of the Council on issues affecting public policy before their presentation, as necessary, to the full Council.

D. Council subcommittees SHALL NOT:
    i. speak on behalf of the entire Council;
    ii. prevent an item from coming before the full Council body; nor
    iii. make decisions that bind the city, the City Council, or the mayor.
E. City Council Standing Committees are designated under West Jordan City Code §1-6-13(B)(2).
F. Any two members of the Council Subcommittee may call for a subcommittee meeting.

3 City Council Meetings – Order & Procedure

3.1 Modified Roberts Rules and Discussion Rules

A. The Council has adopted the simplified parliamentary procedures shown in the Appendix E.
B. Under these simplified rules:
    i. the Council Chair is the presiding officer;
        a. if the Council Chair is incapable or absent, then the Council Vice Chair shall become the presiding officer;
        b. if the Council Chair and Council Vice Chair are anticipated to be unable to preside, the Council Past-Chair will serve as the acting chair; or
        c. if the Council Chair, Council Vice Chair, and Council Past-Chair are incapable or absent and no acting chair was appointed prior to the meeting, the Council Members present shall appoint an acting chair for the meeting.
    ii. the Council Office Director, or a Council Member designated by the Council by a majority vote, is the parliamentarian;
    iii. Council Members who have not spoken on a particular issue may be prioritized over those who have already spoken on the issue.
    iv. The Council member who made a motion has priority to speak first on the issue.
C. The parliamentarian may:
    i. at the request of the presiding officer;
        a. help respond to points of order and parliamentary inquiries; and
        b. give an explanation of the rules directly to the assembly.
    ii. call the attention of the presiding officer to something if it has been accomplished out of order.
D. Other actions that may be accomplished by Council Members as part of meeting procedures include:
    i. obtaining the floor by gaining recognition from the presiding officer, which allows the Council Member to:
        a. give comments or ask questions to fellow members of the Council, Council Staff, or Administrative Staff on the issue before the Council; and
        b. undertake subsection (D)(a)(i) without cross-exchanges occurring between Council Members and members of the public; unless:
            1. a point of order is appropriate;
            2. personal privilege is in order; or

3. recognition is withdrawn by the presiding officer.

ii. having the opportunity to speak once on a topic before another Council Member is granted the opportunity to speak on a topic for the second time;

iii. postponing a matter with a motion and vote of the body to postpone the matter indefinitely or to a time and date certain;

iv. refusing to state reasons for a dissenting vote, known as a right to protest; or

v. voting as described in Rule 3.2.

E. Speakers should appropriately gain recognition from the chair before addressing the Council.

3.2 Voting Procedures

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

i. cast an affirmative vote;

ii. cast a negative vote; or

iii. abstain from voting.

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

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

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

ii. a super majority vote, if mandated by State law.

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

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

F. A tie vote is equivalent to a vote that has failed (Utah Code §10-3-507(2)(a)).

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

3.3 Reconsideration

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

i. a member of the prevailing majority, within two regular meetings of the original action: or,

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

B. A council action may also be reconsidered if the Council, by an affirmative majority vote in a regular council meeting, determines that significant new information has arisen within one (1) year of the original decision that warrants reevaluation of the original action.
C. If a motion for reconsideration was properly made and passed by a majority vote of the City Council as set forth in Paragraphs (A) or (B) above, any member of the Council may make a motion seeking an alternate outcome of the action being reconsidered. If such a motion fails, the original action shall remain in place.

3.4 Conflicts of Interest

A. If a Council Member has a conflict of interest as defined in State or City law, that Council Member shall disclose the conflict consistent with Utah Code §10-3-1301, et seq., Municipal Officer's and Employees' Ethics Act, which is considered the minimum standard for conflicts of interest.
B. Council Members should abstain from voting on a matter and avoid participating in the discussion of any item before the Council for which their participation may violate the Municipal Officers' and Employees' Ethics Act or the ethics requirements in City Code.
C. The conflicted Council Member shall not knowingly influence, lobby, or address the matter with Council Members or staff before disclosing the conflict.

3.5 Public Comment

A. Interested persons who desire to address comments to the Council during public comment periods may be recognized by the presiding officer, either through a pre-submitted "request to speak" form, through the raise of hand, or approaching the podium.
B. Speakers attending in-person will be heard prior to those attending remotely and/or via phone.
C. Each speaker shall use a microphone when available and within their comments clearly state their name and city of residence.
D. The Council may allow up to three (3) minutes for each person who addresses the Council. Reducing time for each commentator to address the council may be done by a majority vote of the council.
E. Individuals participating in the public comment may not display information on monitors.
F. Printed materials are permitted and must be provided to Council Staff.
    i. Council Staff will distribute the materials to Council Members.
G. With the vote of the majority of the City Council, the Council Chair may set a cumulative time limit for public comment before or during the public comment period.
    i. Reducing time for public comment or closing public comment periods while there are still members of the public wishing to speak requires a vote of the majority of the present council members.
H. Individuals may only address the Council once per topic.
    i. Any additional comments may otherwise be submitted via email to councilcomments@westjordan.utah.gov

3.6 Removal Due to Disorderly Conduct

A. Individuals who exceed the time allotted for public comment as defined in Rule 3.5 or are otherwise disorderly may be expelled by the Council upon a two-thirds majority vote, as provided in Utah Code §10-3-608.
B. These rules do not limit or preclude an individual from being arrested, cited, or subject to police action for a violation of law.
C. Applause, booing, or other similar rude, boisterous, or profane behavior that disrupts the Council meeting from individuals during the meeting when they are not recognized by the presiding officer is out of order and may constitute disruptive behavior or render an individual a disorderly person and subject to removal and other lawful sanctions.
D. Individuals that are not recognized by the presiding officer who applaud, boo or engage in rude, boisterous, or profane behavior that disrupts the Council meeting will be called to order by the Council Chair and the Council Chair or another Council Member may call a recess, request a vote on removing such disorderly person(s) from the Council Chambers, adjourn the meeting, or take such other action as permitted by law.
E. The Police Chief or his/her designee is the Sergeant-at-Arms.

3.7 Non-Voting Items

A. Non-voting items are agenda items that usually do not end with a vote; rather the Council will move on to the next item.
B. However, Council Members may make motions that require a vote, such as requesting an item be studied in further depth, limiting debate, or limiting comment.
C. Non-voting items include:
    i. Call to Order;
    ii. Pledge of Allegiance;
    iii. Special Recognitions;
    iv. Public Comment; and
    v. Reports from Mayor, CAO, Council Members, etc.

3.8 Voting Items

A. Voting items are agenda items that usually end with a vote to approve or deny an action listed on the agenda.
B. However, Council Members may make other motions as explained in Rule 2.2.
C. Voting items include:
    i. Public Hearings;
    ii. Business Items; and
    iii. Consent Items.

3.9 Informational Items

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

B. Informational items also help the Council and public keep track of topics that have been discussed and may be returning to the agenda.
C. Informational items include (but are not limited to):
    i. New Business Items;
    ii. Unfinished Business; and
    iii. Upcoming City Council Meetings; and/or
    iv. Administrative Items.

4 CITY COUNCIL MEETINGS – LOGISTICS & AGENDA ITEMS

4.1 ATTENDANCE OF MEMBERS

A. Council Members are expected to attend all regularly scheduled City Council meetings, Committee of the Whole Meetings, and any Special meetings as reasonably practicable. In person attendance of Council Members at such meetings is preferred.
    i. Remote/electronic attendance is encouraged when a Council Member's in person attendance is not feasible.
B. Anticipated absences shall be communicated to the Council Office Director and Council Chair in advance or as soon as a Council Member recognizes they have a conflict.
C. To participate remotely/electronically in a meeting, a Council Member shall attempt to provide advance notice to the Council Chair and the Council Director (or the Council Director's designee) at least 24-hours prior to the meeting.
D. A quorum of the city council for Open Public Meetings Act (OPMA) purposes is defined as four or more members participating in a meeting, whether in person, electronic, or a combination of both.
    i. Council members attending in person are visually seen entering and exiting the meeting and their attendance can be noted by the Council Staff for minutes.
    ii. Council member(s) attending electronically shall remain active participants in the meeting.
        a. If a Council Member attending electronically must step away, either momentarily or for the duration of the meeting, the Council Staff and Council Chair must be immediately notified both upon the Council Member's exit and re-entry.
    iii. Council Members participating electronically, are encouraged to leave their cameras on.
    iv. If technical or environmental issues prevent a Council Member from maintaining their camera on, Council Members are permitted to turn off their camera but should remain an active participant in the meeting and notify the Council Chair and Council Office Director of the issue.
E. If the presiding officer is participating remotely/electronically, but four (4) or more Council Members are present at an anchor location, the presiding officer defined in West Jordan City Code §§1-6-10(E) shall Chair the meeting.

4.2 Seating

A. The Council Chair is traditionally seated in the center position on the dais for convenience in facilitating the meeting.
B. The Council Vice Chair and Council Past-Chair are traditionally seated immediately next to the Council Chair for convenience in facilitating the meeting.
C. The Council Office Director, with the consultation of individual Council Members, may establish and maintain seating arrangements for the other Council members.

4.3 Signing Documents

A. The Council Chair shall sign all ordinances, resolutions, contracts, and other documents adopted by the City Council requiring an official signature.
B. If the Council Chair is unavailable, the Vice Chair may sign documents listed in subsection (A).
C. If the Council Chair and Vice Chair are unavailable, the Council Past-Chair may sign documents listed in subsection (A).
D. If members of Council Leadership are unavailable, any willing Council Member who was present at the Council meeting where the City Council adopted the ordinance, resolution, contract, or other document may sign on behalf of the City Council.

4.4 Communication Devices

A. Individuals attending a Council Meeting or Committee of the Whole shall turn off audible notification features of electronic devices while meetings are in session.
B. Pursuant to Utah Code §10-3-608, an individual who violates these provisions shall be considered as disorderly and may be removed from the meeting upon a two-thirds majority vote of the Council present.

4.5 Electronic Meetings

A. Utah State Code §52-4-207 and West Jordan City Code §1-13-1 authorizes the City Council to hold meetings electronically when properly noticed.
B. To participate in electronic meetings, or participate electronically in a meeting, Council Members must be able to:
    i. simultaneously and openly communicate with all other members; and
    ii. hear communication from fellow Council Members, Council Staff, Administrative Staff, and members of the Public.

4.6 Closed Meetings

A. Under Utah Code §52-4-201, state law requires that every meeting of a municipal legislative body remain open to the public unless it is lawfully closed.
B. No ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting.

C. The reasons for holding a closed meeting and the vote, either for or against the proposition to close a meeting, must be cast by roll call vote of each Council Member and be entered in the meeting minutes.
D. A meeting may only be closed for one of the reasons listed in Utah Code §52-4-205.
E. The City will keep records of closed meetings in the manner required by Utah Code §52-4-206.
F. If the Council closes a meeting to discuss the character, professional competence, or physical or mental health of an individual or to discuss the deployment of security personnel, devices, or systems, the person presiding over the closed meeting must sign a sworn statement affirming that the meeting was closed for one of these sole purposes and an audio recording is not made.
G. If the Council closes a meeting for any other purpose, the Council shall either audio record the closed portion of the meeting or keep detailed written minutes that disclose the content of the closed portion of the meeting.
H. Closed meeting discussions are considered a protected record under Utah Code §63G-2-305, must remain confidential and not be disclosed.
I. Council Members or attendees shall NOT disclose confidential information or use such information for the attendee's or another's gain or benefit.
J. Any person who knowingly or intentionally violates the duty of nondisclosure or knowingly and intentionally helps or advises another to violate the duty of nondisclosure is guilty of a class B misdemeanor under Utah Code §52-4-305.

4.7 Council Meeting Agendas

A. Council Meeting agendas are developed from a variety of sources including but not limited to:
    i. the interest of the Council body;
    ii. individual Council Member interest, with a second sponsoring Council Member;
    iii. third-party applications requiring Council approval;
    iv. needs of the administrative body; and
    v. collaborative efforts between administration and the Council body.
B. The Meeting Agenda may have, but is not limited to the following items:
    i. Non-Voting Items;
    ii. Call to Order;
    iii. Pledge of Allegiance;
    iv. Special Recognitions;
    v. Public Comment;
    vi. Reports from Mayor, CAO, Council Members, etc.;
    vii. Public Hearings;
    viii. Business Items;
    ix. Consent Items;
    x. City Council Reports/Remarks;
    xi. Administrative Items;
    xii. New Business;
    xiii. Unfinished Business; and
    xiv. Closed Meetings.

C. The process for Agenda organization, creation, and publication follows the procedures outlined in Rule 9.

4.8 Public Hearings

A. The West Jordan City Council encourages input from the public as outlined in Utah law and West Jordan City Code

B. A public hearing is required for every land use regulation, general plan related issue, budgetary issues, and most recommendations from the Planning Commission; these mandatory hearings include, but are not limited to:

   i. zoning changes, see Utah Code §10-9a-205;
   ii. General Plan approval or modification, see Utah Code §10-9a-404;
   iii. subdivision ordinance amendments, see Utah Code §10-9a-205;
   iv. municipal disconnections, see Utah Code §10-2-502.5;
   v. annexations; see Utah Code §10-2-415;
   vi. bonds, see Utah Code §11-14-318;
   vii. Community Development projects, see Utah Code §17C-4-102;
   viii. adoption of the annual budget, or any subsequent changes to the budget, see Utah Code §10-6-113,114;
   ix. renaming of City streets, see West Jordan Code §7-5-2; and
   x. fee waivers, see West Jordan City Code §7-5-3 and Utah Code §17B-1-643.

C. Procedures for public hearings can be found in Rule 4.9.

D. After a public hearing is held, the City Council may:

   i. act in the same meeting;
   ii. continue the item to a future Council agenda for further consideration;
   iii. postpone the ordinance relating to the public hearing indefinitely or to a certain time as determined by vote of the City Council.
   iv. take other permissible action, as outlined in Rule 2.2.

E. City Staff will properly publish and mail all Public Hearing Notices as provided in the respective Utah Code and/or the City Code sections relating to the topic of the public hearing.

4.9 Public Hearing Process

A. The presiding officer shall make efforts to ensure public hearings are conducted in an efficient and orderly manner.

B. The Council, by majority vote, may modify and adapt the public hearing so long as it complies with Utah Code and West Jordan City Code.

C. The preferred process for conducting the public hearing is as follows:

   i. the applicant or their designee may address the Council when applicable, and:
      a. the length of time for the Applicant to address the Council may be limited to a time frame determined by the presiding officer;
      b. the Applicant generally will not be permitted to share their screen, either from the lectern or if participating remotely.

c. if using a PowerPoint presentation (or similar), or if seeking show images, maps, or similar, the Applicant must provide these documents to the Council Office prior to the meeting.
    1. The presentation and/or documentation will be included as part of the meeting's master PowerPoint presentation.
    2. Applicant may be provided a wireless presenter remote to help with the flow of their presentation.
d. if attending remotely, Applicant may be permitted to a "presenter" or "panelist" role, being able to speak as needed.
e. the Applicant may not add information that was not included in the packet provided to the Council;

ii. staff may provide a short follow up analysis regarding the project, if applicable;
iii. the Council may ask clarifying questions of staff or the applicant;
iv. the Public Hearing shall be opened for public comment;
    a. Refer to Rule 3.5 for Public Comment procedures and guidelines
v. the public hearing shall be closed;
vi. the Council may provide the applicant a final opportunity to address the Council for a duration specified by the Council Chair to respond to items raised during the Public Hearing;
vii. the presiding officer may summarize questions for the Applicant to aid in focus and clarity, but this should not be considered extra presentation time for the Applicant;
viii. the Council may deliberate the proposed request without input from the applicant, public, or staff.

D. If the presiding officer determines that a large number of persons wish to speak on a single issue the presiding officer may:
    i. take a poll of those wishing to speak for or against an issue, in determining how many individuals or spokespersons to accommodate;
    ii. may alternate a pro speaker with a con speaker.
    iii. request a spokesperson(s) to represent groups of interested citizens to facilitate the efficient and effective use of the limited time available at the meeting; and
    iv. request audience members to submit written materials or comments through the Council Office, either before or at the time of the meeting at which the subject matter will be addressed.

E. If written comments or supplementary materials are submitted during a public hearing, the Council may postpone consideration of the agenda item pending an opportunity to review the written submissions.

5 COUNCIL TO PUBLIC COMMUNICATION

5.1 COMMUNICATING WITH RESIDENTS

A. When residents contact Council Members for assistance on an issue outside the Council Member's Council district or because the Council Member is elected "at large", the Council Member may:
    i. refer the constituent to the Council Member who represents the resident's district;
    ii. choose to assist the constituent and give a courtesy notification to the Council Member who represents the constituent, as soon as is reasonably possible;
    iii. refer the constituent to the appropriate City Department for further assistance; and/or
    iv. inform the Council Office Director of the issue for follow up or coordination of assignments, when appropriate.
B. Emails sent to the "council comments" email address will receive a response from council staff indicating that:
    i. the whole Council Body has received their email; and
    ii. that Council Members may choose to respond to their email individually;
    iii. include pertinent information as necessary; and
    iv. additional information from other departments has been requested, if applicable
C. Council Staff will carbon copy the Council body on the email response.
D. Council Members do not need to wait for the staff response listed in subsection (B) before responding to "council comment" emails in a manner that complies with subsection (A).
E. Council Members do not need to wait for the staff response before responding to "council comment" voicemails.
F. Council Members may also choose to interact with residents on various social media platforms and channels, but should:
    i. emphasize that their opinions are not reflective of the City or Council Body as a whole; and
    ii. help direct residents to City resources that could be helpful on various issues.
G. Policies regarding the City Council social media accounts may be found under Rule 7.5.

5.2 COMMUNICATING WITH PRESS

A. The Council Chair is the official spokesperson for the City Council on items the Council has voted on and represents the Council to the news media for legislative matters.
B. Individual Council Members may meet with media representatives or media editorial boards; however, individual Council Members who meet with media representatives or media editorial boards shall make it clear that the opinions presented are their own by indicating that they are speaking on their own behalf, rather than on behalf of the City or the full Council body.
C. When a media representative contacts the Council to request an interview with a Council Member on an issue that relates to the entire Council, the media representative should be directed to the Council Chair unless the Chair is unavailable then the media representative will be directed to:

i. the Vice Chair; or
ii. if the Vice Chair is unavailable, the Council Past Chair.

D. Council Staff may prepare material and information to assist Council Members with media requests pertaining to City and legislative issues.

6 ELECTIONS, COUNCIL TRANSITION, OATH OF OFFICE, SUBCOMMITTEE POWERS

6.1 ELECTIONS

A. To ensure appropriate separation between Council staff and Council Member campaigns, during municipal elections, the Council staff shall remain removed from the municipal election process.
B. Council staff shall refer calls and emails about the election directly to the City Election Officer unless information is readily available to immediately answer the request.
C. Calls or emails relating to specific campaign events will be forwarded to the candidate or the candidate's designee.
D. Council staff shall not engage in any election West Jordan City municipal election campaign related activities while fulfilling their duties as a city employee.
E. Council Staff may participate in new candidate orientation training under the direction of the City Election Officer.

6.2 COUNCIL TRANSITION PHASE

A. The period between the November Board of Canvass meeting and the first Monday of January is considered to be the "Council Transition Phase."
B. During the Council Transition Phase, the Council Member(s)-Elect shall:
    i. be contacted and welcomed by the Council Chair and/or Council Office Director on the first business day following the Board of Canvass meeting;
    ii. be invited, as an observer, to attend:
        a. all regular Council Meetings; and
        b. Committee of the Whole meetings.
    iii. receive agenda transmittals and related agenda documents from Council Staff;
    iv. receive copies of routine mail and other materials sent to the Council body from Council Staff;
    v. prior to the first scheduled meeting in January, receive technology to assist in their duties as a Council Member; and
    vi. attend a Council Member-elect training hosted by Council Staff and up to three (3) Council Members prior to January.
C. Council Staff will be available to Council Member(s)-elect for assistance with various intermediary tasks, such as drafting a council members biography, providing and collecting needed personnel forms, scheduling orientation meetings as requested, scheduling photography sessions and ordering any needed supplies.
D. During the Council Transition Phase, the out-going Council Member(s) shall:
    i. prior to noon on the day of the Oath of Office Ceremony, deliver any City-owned equipment to the Council Office Director, including:
        a. computers and any City-purchased peripherals and accessories;

b. printers;
c. software;
d. cell phones;
e. office keys;
f. desk keys; and
g. official City identification (badges, etc.); and
h. no longer be eligible to participate in Council travel between the time of the Board of Canvass meeting and the Oath of Office ceremony unless:
    1. the Council Member secures consent by a majority vote of the City Council in a public meeting, before requesting travel arrangements; or
    2. the Council Member is attending final sessions of external committee meetings on which the Council Member was the sole Council Member who actively participated while in office or for other good cause shown.

E. Outgoing Council Members may be recognized in December prior to their term ending.

6.3 Oath of Office

A. The Oath of Office Ceremony shall be coordinated with the Council Office Director and City Election Officer in January after an election year.
B. Regardless of when the Oath of Office Ceremony is held, the newly elected officials term officially begins at noon on the first Monday in January following an election per Utah Code §10-3-201(2).
C. The Oath of Office shall be administered to those elected in alphabetical order. Following the administration of the oath of office to newly elected council members, the oath of office shall be administered to the mayor.

6.4 Election of Council Leadership

A. The City Council has elected a Council Leadership process as reflected in Appendix B.

6.5 Filling a Vacancy on the City Council

A. If any vacancy occurs on the City Council, the process prescribed in Utah Code §20A-1-510, or its successor provisions, shall be followed.

6.6 Establishment Of Subcommittees

A. The following committees have been established by the city council:
    i. Committee on Utility Rates and Enterprise Funds;
    ii. Committee on Mayoral Appointments;
    iii. Committee on Budget and Audit (required);
    iv. Committee for General Plan;
    v. Committee on Council Rules; and
    vi. Committee on Land Use.
B. Temporary committees may be created for individual projects or purposes.

7 COUNCIL OFFICE PROCEDURES

7.1 COUNCIL AND COUNCIL STAFF COMMUNICATION

A. Because City Council policy is implemented through professional staff, it is critical that the relationship between Council and staff be well understood by all parties so City policies and programs may be implemented successfully.
B. Two (2) Council Members may direct the Council Office Director to investigate policy or budget issues and assist the Council in matters that fall within the scope of the Council's powers; however, if the issue or matter will place a burden on Council Staff that is greater than sixty (60) minutes, the Council Office Director may request that the direction be given by four (4) Council Members.
C. Direction given pursuant to subsection (B) should not be interpreted as a favorable official vote on the issue or matter of interest; rather, an expression of support in expending Council staff resources.
D. Council Members shall avoid directing members of Council Staff under the Council Office Director, as it is the Council Office Director's charge to supervise members of Council Staff.
E. The Council may make requests to department heads but cannot direct department heads per Utah Code §10-3b-203(1)(c).
    i. Council Member should include the mayor, CAO, and council office director as a CC in any email request to department heads.

7.2 COUNCIL STAFF TO COUNCIL COMMUNICATION

A. Council Staff shall update the Council on upcoming events via calendar invitation.
B. Council Staff shall notify the Council when agendas have been posted to the Agenda Management System.
C. Council Staff shall update the Council on significant City issues in a timely manner.

7.3 COUNCIL TO COUNCIL COMMUNICATION

A. Council Members are encouraged to reach out to one another on a variety of issues; however, Council Members should not create email, text chains, or meetings with more than three (3) Council Members, as four (4) Council Members constitutes a quorum.
B. If a Council Member emails the entire Council Body, the message should be sent to the Council Members via Blind Carbon Copy.
C. Council Members should avoid group texting the Council in its entirety, if the Council needs to be alerted of something by text, the Council Member wishing to convey a message should specify within the text that the update is informational only and that any response or question should not be raised in the group text does not necessitate a response.
D. When required, the council staff shall publish a "Notice of Potential Quorum".

7.4 Staff Communication on Behalf of Council

A. The Council Director, or a staff member under the direction of the Council Director, will prepare messages on behalf of the Council for:
    i. the West Jordan employee newsletter;
    ii. the Council's various social media platforms;
    iii. responses to constituents; and
    iv. other communication requested by four (4) or more members of the Council.
B. Communications that require some sort of Council approval include communications that require an expenditure of the Council's budget or communications requested by four (4) or more members of the Council.

7.5 Council Social Media Policies

A. The Council may operate and maintain social media accounts on the following platforms:
    i. Facebook;
    ii. X; and
    iii. Instagram.
B. The West Jordan City Council official social media accounts will be "public" and generally open for engagement by other users so long as the engagement follows the community standards of the respective platforms on which the account is operating.
C. The social media accounts of the Council may "follow" all current council members who have an account on the platform, if applicable.
D. The Council social media pages will not:
    i. promote campaign materials or campaign events of current or prospective Council Members; nor
    ii. promote opinions of individual Council Members on political topics.
E. Council Members may share posts from the Council's and the City's social media pages.
F. The Council Social Media pages may follow present Council Members and may follow former Council Members; however, the Council social media pages will not "like" any campaign content or personal opinions of Council Members, as the page represents the Council Body as a whole.

7.6 Events and Invitations

A. Should the Council Body receive a single piece of mail addressed to the entire Council, the Council Office shall scan the piece of mail and email it to the Council Body.
B. Council Office staff shall also share other events Council Members may be interested in attending or find beneficial to completing their charge as the legislative body of the City.

7.7 Service of Legal Documents

A. Each Council Member will refer service of all legal documents to the City Attorney's Office.

8 COUNCIL TRAVEL, RETREAT, PHOTOGRAPHY, AND BENEFITS AND COMPENSATION

8.1 COUNCIL TRAVEL

A. Subject to budget availability, Council Members are invited to travel to the following conferences and conventions related to City business:
   i. National League of Cities – City Summit and Congressional City Conference;
   ii. Utah League of Cities and Towns; Annual Meeting; and
   iii. Utah League of Cities and Towns, Mid-Year Meeting.
B. Council Staff will ask each Council Member during the annual budget process which conferences they intend to attend.
C. Once Council members have indicated which conferences they intend to attend, the Council Staff will then prepare conference cost and travel estimates for inclusion in the Council Office travel budget.
D. Should a Council Member want to attend a conference, convention or seminar not listed in subsection (A), Council Staff will ensure there is budget to accommodate the request.
E. If a budget request is necessary, the Council Staff will prepare a notice on an agenda for Council consideration.
F. (6) If the Council:
   i. rejects the proposed travel outlined in subsection (D), or if appropriated funds are not available, the trip will not be scheduled, and the Council Member may attend at their own expense; or
   ii. approves the proposed travel outlined in subsection (D), the Council Staff or the Council Member may arrange for the travel.

8.2 COUNCIL RETREAT

A. The Council may schedule a strategic planning retreat each year and include the executive branch and other personnel, as needed, to discuss:
   i. policy;
   ii. goals;
   iii. annual planning of agenda items;
   iv. the City's budget; and
   v. other issues of mutual interest and concern.
B. During Council retreat, the Council should also review progress on past goals as they focus on future goals.

8.3 COUNCIL PHOTOS

A. The Council will be photographed as a Body up to twice per election cycle, once right after the Oath of Office, and again during the following summer.

B. Council Members should also be photographed as individuals once every two years.
C. Council Members may use their individual digital photograph(s) for personal use.

8.4 Council Benefits and Compensation

A. Per West Jordan Code §1-4-1, Council Members will receive their compensation in the form of salary as set by the Council and designated in the annual budget and may opt into any benefits provided to fulltime employees.
B. "Benefits" includes employment benefits relating to retirement and health insurance and technology allowance.
C. Council Members may also receive in-kind benefits as defined in West Jordan City Code §1-4-3.

9 Setting Agendas for Council Meetings

9.1 Agenda Publication

A. Agendas and revised agendas for regular council meetings shall be posted at least 24 hours in advance to meet Utah State Code §52-4-202.
B. Council Staff will aim to publish regular meeting agendas 7-days prior to a scheduled Council Meeting date as defined in Rule 2.

9.2 Submitting Agenda Items

A. Executive and Council Staff shall use an agenda management system to organize materials and assemble item packets for Council Meeting agendas.
B. A packet should include a Request for Council Action form, which serves as the transmittal form for the packet.
C. A completed Request for Council Action form should include:
    i. requested meeting date;
    ii. item deadline, if applicable;
    iii. presenter;
    iv. department sponsor;
    v. where the item falls on the agenda;
    vi. type of action requested of the council;
    vii. time requested;
    viii. agenda subject;
    ix. executive summary;
    x. time sensitivity;
    xi. fiscal note; if applicable;
    xii. department analysis;
    xiii. planning commission recommendation; if applicable;
    xiv. motion recommended;
    xv. mayor recommendation; if applicable;

xvi. a list of exceptions requested by the Applicant;
xvii. a list of the packet attachments; if applicable; and
xviii. other information, if applicable.

D. Originators of materials are responsible for supervising their packet through the workflow designated by the Council Office staff, which includes the following steps in order;
   i. review and consent by the originator's department head;
   ii. review and consent by the City Attorney's office;
   iii. review and consent by the Mayor or Chief Administrative Officer; and
   iv. review and consent by the Council Office.

E. Council Staff will ensure that agendas follow the Meeting Agenda Style Guide as outlined in Appendix A.

F. In order for an item to be eligible for placement on a regular council meeting or committee of the whole agenda by Council Leadership, the packet must be considered sufficient and have undergone the process described in subsection (B) by 5 p.m. Mountain Standard Time two weeks prior to the scheduled meeting.

G. The Council Body may alter the timeline for submission by voting to suspend the rules in a public meeting.

H. Under West Jordan City Code §1-6-10, the Council Chair, in consultation with council leadership, shall set the agenda for and conduct all meetings of the council as a whole, subject to council rules.

9.3 Removal of Agenda Item

A. Agenda items may be considered by the Council Chair and council leadership for addition or removal to any regular Council Meeting as long as Council Staff has time to post the revised agenda according to Utah State Code §52-4-202; however, if the requestor of the item removal is:
   i. a Council Member who sponsored the item, removal of the item must be approved by the Council Chair after consultation with the council leadership, or four Council Members;
   ii. an administrative staff member who is responsible for the item, removal of the item must be approved by the presiding officer, or four Council Members; or
   iii. an applicant who generated the item, removal of the item must be approved by the Council Chair after consultation with council leadership and must be before public hearing notices have been sent.

B. If an agenda item was removed by request of an applicant prior to public notices being sent, the applicant must provide a new prospective Council Meeting date in which they would like to be heard.

C. Should an applicant request a public hearing be removed from an agenda after public notices have been sent the Council may:
   i. still hold the noticed public hearing;
   ii. take formal action after holding the scheduled public hearing;

iii. continue the public hearing to a future date; or
iv. take other action allowed under city or state code.

D. Should the applicant refuse to request a new date, the application will be considered withdrawn.

9.4 Ceremonial Resolutions

A. Resolutions of support, appreciation or recognition may be placed on the Council agenda at the request of the mayor or any two Council Members with the approval of Council Leadership.
B. The Council was not elected to represent West Jordan residents on national and international matters and discourages resolutions that distract from the non-partisan, local control of West Jordan governance by the City Council.
C. Resolutions considered to be extremely controversial (such as a censure of an individual) or outside the political oversight of the city council may require support of four members of the council to be considered for addition to an agenda.
D. Resolutions shall go through the process defined in Rule 3.2.
E. If a non-City organization requests that a resolution or ordinance be placed on the Council agenda, the Council Staff will notify members of the city council of the organization's request for a Council sponsor.

10 Setting Agendas for Other Meetings

10.1 Committee of the Whole Agendas

A. Administrative and Council Staff shall use an agenda management system to organize materials and assemble item packets for Committee of the Whole Agendas.
B. A packet should include a Request for Council Action form, which should include the information outlined in Rule 9.2.
C. Under West Jordan City Code §1-6-10, the Council Chair, in consultation with council vice-chair, shall set the agenda for and conduct all meetings of the council as a whole, subject to council rules.

10.2 Special Council Meeting Agendas

A. The Special Council meeting agenda shall be set by and conducted by the members of the Council who called the special meeting, unless the meeting was called by the mayor.
B. If the Special Council Meeting was called by the Mayor, the Mayor shall set the agenda; however, the Council Chair, or the Chair's designee shall chair the special meeting.
C. Administrative and Council Staff shall use an agenda management system to organize materials for special council meeting agendas; however, staff is not subject to creating an RCA or timelines specified in Rule 9.2.

10.3 COUNCIL SUBCOMMITTEE AGENDA

A. Administrative and Council Staff should use an agenda management system to organize materials for subcommittee agendas; however, staff is not subject to creating an RCA or timelines specified in Rule 9.2.

B. The Council Subcommittee Chair shall, in consultation with subcommittee vice-chair, set the agenda for and conduct the subcommittee meeting unless the provisions in subsection (C) are met.

C. If the vice-chair and other subcommittee member call for the meeting, then the vice-chair, in consultation with the other subcommittee member, shall set the agenda for and conduct the subcommittee meeting.

Meeting Agenda Style Guide

Item Titles, Packet Order, etc.

WEST JORDAN CITY COUNCIL

Titles for Public Hearings, Business Items, or Discussion Topics

- Committee of the Whole
    1. Should begin with "Discussion" or "Presentation", and
    2. Followed by a brief, concise summary of the item or topic
        - i.e., *"Discussion of Proposed Amendments to Title 16"*
- City Council, FES, or RDA
    1. Should begin with "Ordinance" or "Resolution" and the respective number, and
    2. Followed by a brief, concise summary of the item or topic
        - i.e., *"Resolution No. 24-037 Copper Rim Phase 3B Deferral Agreement"*

Order of Items in PrimeGov Packet

1. Request for Council Action form (RCA)
2. Council Staff Report (CSR)
    a. *Not provided for items where the RCA is sponsored or initiated by the City Council/Council Office*
3. Ordinance/Resolution
4. Other reference attachments as applicable:
    a. Land Use Items
        i. Staff Report
        ii. Maps, concept plans, etc.
    b. Code Change
        i. Redlined/Legislative Version
        ii. Clean Version
    c. Advice and Consent
        i. Resume
        ii. City Application
        iii. Application process
            1. i.e., number of applicants, number of interviews, etc.
    d. Public Hearing notice
    e. Minutes from previous meetings

PrimeGov Packet Attachment & Reference Items

1. Attachments are items directly relating to the item and should be titled within the PrimeGov packet in alphabetical order:
    a. Attachment [Letter] – [Name of document or item]
        i. i.e., Attachment B – 8-14-7 Grave Decorations (Redline)
2. References are items in-directly relating to the item

a. Include "Reference" and a number (starting with "1") in the attachment's title.
    i. i.e., *Reference 1 – Third Amendment to the MDA*

Council Leadership Rotation

	2025		2026	
Chair	District 1	At-Large A	District 2	At-Large B
Vice-Chair	At-Large A	District 2	At-Large B	District 3
Past Chair	District 3	District 1	At-Large A	District 2
	2027		2028	
Chair	District 3	At-Large C	District 4	District 1
Vice-Chair	At-Large C	District 4	District 1	At-Large A
Past Chair	At-Large B	District 3	At-Large C	District 4
	2029		2030	
Chair	At-Large A	District 2	At-Large B	District 3
Vice-Chair	District 2	At-Large B	District 3	At-Large C
Past Chair	District 1	At-Large A	District 2	At-Large B
	2031		2032	
Chair	At-Large C	District 4	District 1	At-Large A
Vice-Chair	District 4	District 1	At-Large A	District 2
Past Chair	District 3	At-Large C	District 4	District 1
	2033		2034	
Chair	District 2	At-Large B	District 3	At-Large C
Vice-Chair	At-Large B	District 3	At-Large C	District 4
Past Chair	At-Large A	District 2	At-Large B	District 3
	2035		2036	
Chair	District 4	District 1	At-Large A	District 2
Vice-Chair	District 1	At-Large A	District 2	At-Large B
Past Chair	At-Large C	District 4	District 1	At-Large A
	2037		2038	
Chair	At-Large B	District 3	At-Large C	District 4
Vice-Chair	District 3	At-Large C	District 4	District 1
Past Chair	District 2	At-Large B	District 3	At-Large C

Each year is broken into two semesters; January 1-June 30 (first column), and July 1 through December 31 (second column).

Rules

- If Chair is newly elected, they swap with the alternate seat holder in the same semester of the following year, unless that position is also held by a newly elected member.
    - If both positions above are newly elected councilmembers, the newly elected Chair will instead swap with the alternate seat in the 2nd semester of the following year.
- If Vice Chair and Past Chair are newly elected, no change occurs.

Item Workflows

WEST JORDAN CITY COUNCIL

	Simple Workflow	Typical Workflow	Complex Workflow
COTW	• Not required	• Yes	• Yes – one or more
Agenda Item	• Consent • Business Item • Public Hearing	• Consent • Business Item • Public Hearing	• Consent • Business Item • Public Hearing
Origin/Sponsor	• Staff/Admin/Legal	• Any two council members • Staff/Admin/Legal	• Any two council members • Staff/Admin/Legal
Assessments	• Common knowledge of parties • Minimal debate expected	• Need deliberation or input	• Technical discussion (deliberation or input needed; not common knowledge)
Examples	• Renewing interlocal agreements (ILA) and renewing grants • Code amendments (small sections of code and amendments) • Budget amendments	• Most land use • Code amendments (multiple sections or a chapter) • MDA/MDP • Rezone • Land map amendments • Need executive staff time or more than 60 minutes • Direction to spend money	• Some land use • Code amendments (titles or multiple sections with expected council deliberations or input) • MDA/MDP • Some rezones • Master plans as needed
Outcomes	<u>Possible Council motions from CC Meeting:</u> • Approve or deny; • Continue to future date; • Move to unspecified date; • Refer to COTW, Council subcommittee or ad hoc committee; • Refer to Council staff or Administrative staff.	<u>Possible Council direction from COTW meeting:</u> • Move to future CC Meeting for possible action; • Continue to future COTW; • Refer to Planning Commission, Council subcommittee, or an ad hoc committee; • Table indefinitely.	

APPENDIX D: WHAT TO EXPECT AT COUNCIL MEETING

Welcome to Council Meeting! This is your guide to navigating this meeting as a member of the public. Within this document is a description of how to find agendas, what each section of the agenda looks like during the public meeting, a review on how to give effective public comments, and a "I want to…" section, which includes common scenarios as to why you may be interested in attending a council meeting and how you can best achieve your goals. The city council follows a modified version of Robert's Rule of Order.

I WANT TO:

SPEAK OUT ON AN ITEM THAT I RECEIVED A PUBLIC HEARING NOTICE FOR DURING A COUNCIL MEETING

You will want to wait until that item comes up the agenda. Typically, the Council we receive a short presentation from staff or the applicant, then the chair will open the public hearing. This is when you should give your comment, NOT during "Public Comment" which is the time to address agenda items that do not have an associated public hearing to them or for any other issue.

SPEAK OUT ON AN ISSUE OF CONCERN THAT IS NOT ON THE AGENDA

The "Public Comment" portion of the meeting is when you would bring up this concern. Remember, you only have three minutes!

GIVE COUNCIL MEMBERS A HANDOUT WITH INFORMATION

You can email this handout prior to the meeting by emailing councilcomments@westjordan.utah.gov, which automatically forwards your email to all of the Council Members, OR you may approach a member of Council Staff prior to the meeting and ask that your document be distributed to the Council. Do not approach the Council before, during, or after your public comment, as this disrupts the flow of Council Meeting.

ASK THE COUNCIL BODY A SERIES OF QUESTIONS

Council Members are not supposed to respond to questions from the public during public comment, as it interrupts the speaker's three-minute limit and is unfair toward others who may have questions. You may ask rhetorical questions, but if you are seeking answers to your questions, it is more appropriate to email the Council or schedule a visit with individual Council Members. City Staff members may also answer questions.

REPRESENT A GROUP DURING COUNCIL MEETING

Before beginning your comment, ask the Council Chair, "May I have five minutes, as I am representing INSERT GROUP NAME HERE." The Chair will then grant you more time if the Chair deems it appropriate.

SEE A COMMUNITY ISSUE AS FUTURE AGENDA ITEM OR COMMITTEE OF THE WHOLE ITEM

Agenda items need two interested Council Members before the item may be submitted to Council Leadership for selection. It is often beneficial to contact your district council member first, followed by any at-large council members.

APPENDIX E: ROBERT'S RULES

GUIDING PRINCIPLES:



Everyone has the right to participate in discussion if they wish, before anyone may speak a second time



Everyone has the right to know what is going on at all times. Only urgent matters may interrupt a speaker



Only one topic can be discussed at a time

MOTION:

A motion is the topic under discussion.

After being recognized by the Council Chair any member can introduce a motion when no other motion is on the table. A motion requires a second to be considered. If there is no second, the matter is not considered.

Each motion must be disposed of (passed, defeated, tabled, referred to committee, or postponed).

The person who made the motion usually has priority to speak to the motion first.

I WANT TO:

CHANGE SOME OF THE WORDING IN A MOTION UNDER DISCUSSION

After recognition by the Council Chair, **move to amend** by

- adding words,
- striking words or
- striking and inserting words.

REWORD A MOTION BEYOND SIMPLE WORD CHANGES

Move to substitute your motion for the original motion. If it is seconded, discussion will continue on both motions and eventually the body will vote on which motion they prefer.

SUGGEST THAT THE AGENDA ITEM RECEIVE MORE STUDY AND/OR INVESTIGATION

Move to refer to an existing council subcommittee, group of staff members, or Council staff. Try to be specific as to the charge to the group you are sending it too. It is also helpful to add a realistic timeframe in which you would like the group to report.

SPEND MORE TIME PERSONALLY TO STUDY THE PROPOSAL BEING DISCUSSED

Move to postpone to a definite time or date.

ONLY SPEND A CERTAIN AMOUNT OF TIME DISCUSSING AN ITEM OR WANT TO PROPOSE A TIME TO END DEBATE

Move to limit debate to a set period of time or to a set number of speakers. This requires a *two-thirds majority vote*.

END THE DISCUSSION

Move to close the debate. Also referred to as **calling the question**. This cuts off discussion and brings the assembly to a vote on the pending question only. *Requires a two-thirds majority vote*.

POSTPONE A MOTION UNTIL SOME LATER TIME

Move to table the motion. The motion may be taken from the table after 1 item of business has been conducted. If the motion is not taken from the table by the end of the next meeting, it is dead. To kill a motion at the time it is tabled requires a 2/3rds vote. A majority is required to table a motion without killing it. *TABLING AND POSTPONING ARE DIFFERENT MOTIONS*.

BRING A DISCUSSION THAT HAS DRIFTED AWAY FROM THE AGENDA ITEM BACK TO THE ITEM

"**Call for orders of the day**."

TO TAKE A SHORT BREAK

Move to recess for a set period of time.

END THE MEETING

Move to adjourn.

ENSURE THAT THE COUNCIL CHAIR ANNOUNCED THE RESULTS OF A VOTE CORRECTLY

Without being recognized, call for a "division of the house." A roll call vote will then be taken.

CLARIFICATION ABOUT A PROCEDURE BEING USED BECAUSE I AM CONFUSED

Without recognition, call for "**Point of Information**" or "**Point of Parliamentary Inquiry**." The chair of the council will ask you to state your question and will attempt to clarify the situation and may use the council parliamentarian for assistance.

TO CHANGE YOUR MIND ABOUT SOMETHING THAT WAS VOTED ON EARLIER IN THE MEETING FOR WHICH I WAS ON THE WINNING SIDE

Move to reconsider. See Rule 3.3 of these Council Rules.

TO BRING SOMETHING URGENT THAT DOES NOT RELATE TO THE AGENDA TO EVERYONE'S ATTENTION

Motions of personal privilege are meant to be URGENT, this motion is not for giving one's opinion that isn't related to the ongoing debate or agenda item.
DO NOT MISUSE POINT OF PERSONAL PRIVILEGE OR GENERAL PRIVILEGE
Examples:
Council Member: Council Chair, I rise to a Point of Personal Privilege.
Chair: State your point

Council Member: I'm finding it difficult to hear the B clearly. Would everyone please lean into their microphone, so that I will know what is being said?

Council Member: Council Chair, I rise to a Point of General Privilege.
Chair: State your point
Council Member: It's really hot in chambers, can we request staff to turn on the air conditioning?

BRING ATTENTION TO THE CHAIR THAT THE RULES ARE BEING VIOLATED

Point of order, state what rule you think is being broken.

YOU MAY INTERRUPT A SPEAKER FOR THESE REASONS ONLY:

(1) to get information about business –**point of information**
(2) to get information about rules– **parliamentary inquiry**
(3) if you can't hear, safety reasons, comfort, etc. –**question of privilege**
(4) if you see a breach of the rules –**point of order**
(5) if you disagree with the Council Chair's ruling –**appeal**

APPENDIX F: MOTIONS SUMMARIZED

	Must be recognized by Chair	Must be seconded	Open for discussion	Can be amended	Vote count required to pass	May be reconsidered or rescinded
Main motion	Y	Y	Y	Y	Majority	Y
Amend motion	Y	Y	Y		Majority	Y
Kill a motion	Y	Y			Majority	Y
Limit debate	Y	Y		Y	2/3	Y
Close discussion	Y	Y			Majority	Y
Recess	Y	Y		Y	Majority	
Adjourn	Y	Y			Majority	
Take Agenda Item Out of Order	Y	Y			Majority	
Withdraw a Motion[1]	Y	Y			No opposition of the body	
Refer to staff/committee	Y	Y	Y	Y	Majority	
Postpone to a later date/time	Y	Y	Y	Y	Majority	Y
Table[2]	Y	Y			Majority	
Postpone indefinitely[3]	Y	Y	Y	Y	Majority	Y
Point of order[4]						
Point of information[4]						
Parliamentary inquiry[4]						
Question of privilege[4]						
Appeal[4]						

1 = If a motion has been seconded, in order to withdraw the motion requires no opposition of the body.

2 = **Motion to table** is for later in same meeting (1 item must be heard prior) or following meeting. If not heard by the following meeting, the item dies. (See motion to postpone)

3 = **Motion to Postpone Indefinitely** means the item is dead.

4 = These are the only motions that can interrupt a speaker.

COUNCIL RULES

CITY OF WEST JORDAN

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1 ORGANIZATION OF THE CITY COUNCIL

Members of the West Jordan City Council are elected to serve as legislative representatives for the community. The Council consists of seven members, with four representing specific municipal districts and three elected citywide (At-Large).

This City Council serves as a legislative body empowered by the State of Utah to establish local laws, develop policies, allocate funds, and oversee municipal administration (Utah Code § 10-3b-203; West Jordan Municipal Code § 2-3). Additionally, the Council operates as both the Redevelopment Agency (RDA) Board and the Municipal Building Authority (MBA) Board. These agencies are established under Utah law to facilitate development, redevelopment, and project financing.

Council members are tasked with the important responsibility of balancing the interests of residents with the overall needs of the city as a municipal entity. Council members can also initiate or co-sponsor legislative proposals through the council initiative process.

The Council aims to foster a robust working relationship with the Mayor and Administration, frequently coordinating efforts to address shared and urgent issues. Additionally, the Council exercises oversight, reviews administrative actions, and conducts investigations when needed. Correspondence between Council members and staff of the Administration is directed to either the Mayor or the Chief Administrative Officer (CAO).

~~3~~1.1 RULE AUTHORITY

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

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

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

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

~~4 TITLE 1: COUNCIL MEETING PROCEDURES~~

~~4.1~~2 ~~CHAPTER 1: COUNCIL MEETINGS~~CITY COUNCIL MEETINGS – GENERAL INFORMATION

~~4.1.1 PART 1 TYPES OF MEETINGS~~

2.1 Scheduling of meetings

A. The Council shall meet in accordance with West Jordan City Code §1-13-1

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

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

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

~~4.1.2~~2.2 ~~SECTION 101~~ Regular Council Meetings

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

A.

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

~~B.~~C. Actions taken during a Council Meeting may include:

i. approving an item;

ii. rejecting an item by an explicit motion to reject, or as the result of a failed motion to approve;

iii. continuing an item to a future specified date;

iv. moving an item to an unspecified date after:

   a. considering the validity of the current legal notice; and

   b. checking with staff to determine whether there may be other consequences to moving an item to an unspecified date;

v. referring an item back to a Committee of the Whole, Council Subcommittee, or an Ad Hoc Committee; and

vi. referring an item back to Council Staff or Administrative Staff with a designated "report back to Council" date that either;

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

~~i.~~ is congruent with a timeline assigned by the administrative branch, if the issue is referred to the administrative branch and the Administrative branch is willing to assign staff members to the issue.

viii.

~~C.~~D. Council Meetings are subject to the rules defined in ~~Section 3, Rules of Order and Procedures.~~Rule 3.

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

~~4.1.3 SECTION 102 SCHEDULING OF MEETINGS~~

~~(1) THE COUNCIL SHALL MEET IN ACCORDANCE WITH WEST JORDAN CITY CODE §1-13-1~~

~~(2) WITH THE ASSISTANCE OF COUNCIL STAFF, THE COUNCIL WILL CREATE A CALENDAR OF WHEN MEETINGS WILL OCCUR PRIOR TO THE NEW YEAR IN ACCORDANCE WITH UTAH CODE §52-4-202(2)(A) AND UTAH CODE §10-3-502.~~

~~(3) THE CALENDAR SHALL ALSO FEATURE HOLIDAYS, RELEVANT CONFERENCES, AND WHEN THE UTAH STATE LEGISLATURE LEGISLATIVE SESSION COMMENCES AND CONCLUDES.~~

~~(4) THE COUNCIL SHALL ALSO SCHEDULE COMMITTEE OF THE WHOLE MEETINGS, ANY ANNUAL BUDGET AND POLICY RETREATS, AND MEETINGS THAT RELATE TO BUDGETING PROCESSES.~~

~~4.1.4~~2.3 ~~SECTION 103~~ Special Meetings of the Council

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

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

~~4.1.5~~2.4 ~~SECTION 104~~ Committee of the Whole Meetings

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

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

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

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

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

F. Committee of the Whole Meetings shall be legally noticed and must list all topics proposed for discussion and action on a ~~formal~~ regular meeting agenda.

G. In a Committee of the Whole Meeting, the Council may complete the following procedural items:

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

ii. keep an item on the agenda or continue an item for a future Committee of the Whole Meeting;
iii. refer an item, if appropriate, to the Planning Commission for further review;
iv. refer an item to a Council Subcommittee for study, usually with a specific report date;
v. table an item indefinitely; or
vi. make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

~~4.1.6~~2.5 ~~SECTION 105~~ Council Subcommittee meetings

A. Council Subcommittees are formed under the procedures designated in West Jordan City Code §1-6-13(B)(2) and governed under Council Policies and Procedures.
B. These rules ~~rules within this Section~~ are intended to serve as policies to help administer s~~S~~ubsection (C~~2~~).
C. Council subcommittees MAY:
   i. conduct policy and audit reviews;
   ii. serve as discussion ~~arms for the Council~~vehicles to assist the Council in examining issues that may come before it in greater depth and detail;
   iii. develop recommendations for consideration by the full Council body;
   iv. allow for flexibility in discussions and in-depth review;
   v. enhance communication between the Council and City staff at the early phase of the development of significant items affecting public policy questions: and
   vi. obtain early feedback from members of the Council on issues affecting public policy before their presentation, as necessary, to the full Council.
D. Council subcommittees SHALL NOT:
   i. speak on behalf of the entire Council;
   ii. prevent an item from coming before the full Council body; nor
   iii. make decisions that bind the City, the City Council, or the Mayor.
E. City Council Standing Committees are designated under West Jordan City Code §1-6-13(B)(2).
F. Any two members of the Council Subcommittee may call for a subcommittee meeting.

~~4.2 PART 2 MEETING PROCEDURES~~

3 CITY COUNCIL MEETINGS – ORDER & PROCEDURE

~~4.2.1~~3.1 ~~SECTION 201~~ MODIFIED ROBERTS RULES AND DISCUSSION RULES

A. The Council has adopted the simplified parliamentary procedures shown in the ~~Robert's Rule Section of~~ Appendix E. ~~this document.~~
B. Under these simplified rules:
   i. the Council Chair is the presiding officer;

a. if the Council Chair is incapable or absent, then the Council Vice Chair shall become the presiding officer;
b. if the Council Chair and Council Vice Chair are anticipated to be unable to preside, the Council Past-Chair will serve as the acting chairarrangements may be made in advance for another council member to serve as acting chair for the meeting—the appointed acting chair may call the meeting to order and conduct until an acting chair has been appointed for the duration of the meeting; or
c. if the Council Chair, and Council Vice Chair, and Council Past-Chair are incapable or absent and no acting chair was appointed prior to the meeting, the Council Members present shall appoint an acting chair for the meeting—the most senior present member of the council may call the meeting to order and conduct until an acting chair has been appointed for the duration of the meeting.

ii. the Council Office Director, or a Council Member designated by the Council by a majority vote, is the parliamentarian;
iii. Council Members who have not spoken on a particular issue may be prioritized over those who have already spoken on the issue.
iv. The Council member who made a motion has priority to speak first on the issue.

C. The parliamentarian may:
i. at the request of the presiding officer;
a. help respond to points of order and parliamentary inquiries; and
b. give an explanation of the rules directly to the assembly.
ii. call the attention of the presiding officer to something if it has been accomplished out of order.

D. Other actions that may be accomplished by Council Members as part of meeting procedures include:
i. obtaining the floor by gaining recognition from the presiding officer, which allows the Council Member to:
a. give comments or ask questions to fellow members of the Council, Council Staff, or Administrative Staff on the issue before the Council; and
b. undertake ssubsection (D)(a)(i) without cross-exchanges occurring between Council Members and members of the public; unless:
1. a point of order is appropriate;
2. personal privilege is in order; or
c.3. recognition is withdrawn by the presiding officer.
ii. having the opportunity to speak once on a topic before another Council Member is granted the opportunity to speak on a topic for the second time;
iii. postponing a matter with a motion and vote of the body to postpone the matter indefinitely or to a time and date certain;
iv. refusing to state reasons for a dissenting vote, known as a right to protest; or
v. voting as described in RuleSection 3.2.

E. Speakers should appropriately gain recognition from the chair before addressing the Council.

~~4.2.2~~3.2 ~~Section 202~~ Voting Procedures

A. On matters requiring a vote from the Council Body, the presiding officer will call for the vote, and present Council Members may:
   i. cast an affirmative vote;
   ii. cast a negative vote; or
   iii. abstain from voting.

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

C. Every resolution or ordinance shall be in writing before the vote is taken and the number of required votes to approve or reject every ordinance or resolution shall be established by state law, including:
   i. not less than the minimum votes required by Utah Code §10-3-507 as amended or its successor provision; or
   ii. a super majority vote, if mandated by State law.

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

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

F. A tie vote is equivalent to a vote that has failed (Utah Code §10-3-507(2)(a)). ~~except for procedural motions which are determined by the chair or in Section 3.~~

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

~~4.2.3~~3.3 ~~Section 203~~ Reconsideration

A. For an action of the Council to be reconsidered, a motion for reconsideration shall be made in a regular council meeting by:
   i. a member of the prevailing majority, within two regular meetings of the original action: or,
   ii. a member who was absent during the Council Meeting where the original action was taken at the first regular meeting when the member is again present.

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

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

4.2.43.4 ~~SECTION 204~~ Conflicts of Interest

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

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

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

4.2.53.5 ~~SECTION 205~~ Public Comment

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

B. Speakers attending in-person will be heard prior to those attending remotely and/or via phone.

~~B.~~C. Each speaker shall use a microphone when available and within their comments clearly state their name and city of residence.

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

E. Individuals participating in the public comment may not display information on monitors.

F. Printed materials are permitted and must be provided to Council Staff.

~~C.~~i. Council Staff will distribute the materials to Council Members.

G. ~~(4) If the Council Chair deems a person will be speaking as a representative of a group, the Council Chair may allow up to five (5) minutes to address the City Council on behalf of the group~~With the vote of the majority of the City Council, the Council Chair may set a cumulative time limit for public comment before or during the public comment period.

i. Reducing time for public comment or closing public comment periods while there are still members of the public wishing to speak requires a vote of the majority of the present council members.

H. Individuals may only address the Council once per topic.

~~D.~~i. Any additional comments may otherwise be submitted via email to councilcomments@westjordan.utah.gov

4.2.63.6 ~~SECTION 206~~ Removal Due to Disorderly Conduct

A. Individuals who exceed the time allotted for public comment as defined in ~~Sect~~Rule 3.5 ~~ion 205 of this chapter~~ or are otherwise disorderly may be expelled by the Council upon a two-thirds majority vote, as provided in Utah Code §10-3-608.

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

C. Applause, booing, or other similar rude, boisterous, or profane behavior that disrupts the Council meeting from individuals during the meeting when they are not recognized by the presiding officer is out of order and may constitute disruptive behavior or render an individual a disorderly person and subject to removal and other lawful sanctions.
D. Individuals that are not recognized by the presiding officer who applaud, boo or engage in rude, boisterous, or profane behavior that disrupts the Council meeting will be called to order by the Council Chair and the Council Chair or another Council Member may call a recess, request a vote on removing such disorderly person(s) from the Council Chambers, adjourn the meeting, or take such other action as permitted by law.
E. The Police Chief or his/her designee is the Sergeant-at-Arms.

~~4.2.7~~3.7 ~~Section 207~~ Non-Voting Items

A. Non-voting items are agenda items that usually do not end with a vote; rather the Council will move on to the next item.
B. However, Council Members may make motions that require a vote, such as requesting an item be studied in further depth, limiting debate, or limiting comment.
C. Non-voting items include:
    i. Call to Order;
    ii. Pledge of Allegiance;
    iii. Special Recognitions;
    iv. Public Comment; and
    v. Reports from Mayor, CAO, Council Members, etc.

~~4.2.8~~3.8 ~~Section 208~~ Voting Items

A. Voting items are agenda items that usually end with a vote to approve or deny an action listed on the agenda.
B. However, Council Members may make other motions as explained in Rule 2.2.~~, such as a motion to table the item or postpone voting on an item to a future date.~~
C. Voting items include:
    i. Public Hearings;
    ii. Business Items; and
    iii. Consent Items.

~~4.2.9~~3.9 ~~Section 209~~ Informational Items

A. Informational items are agenda items that help the Council and the public prepare for future agenda items and may not be addressed directly within a Council Meeting.
B. Informational items also help the Council and public keep track of topics that have been discussed and may be returning to the agenda.
C. Informational items include (but are not limited to):
    i. New Business Items;
    ii. Unfinished Business; and

iii. Upcoming City Council Meetings; and/or
iv. Administrative Items.

~~4.3 PART 3 MEETING LOGISTICS~~

4 CITY COUNCIL MEETINGS – LOGISTICS & AGENDA ITEMS

~~4.3.1~~4.1 ~~SECTION 301~~ Attendance of Members

A. Council Members are expected to attend all regularly scheduled City Council meetings, Committee of the Whole Meetings, and any Special meetings as reasonably practicable. In person attendance of Council Members at such meetings is preferred.
   ~~A.~~i. Remote/electronic attendance is encouraged when a Council Member's in person attendance is not feasible.
B. Anticipated absences shall be communicated to the Council Office Director and Council Chair in advance or as soon as a Council Member recognizes they have a conflict.
C. ~~In order to~~To participate remotely/electronically in a meeting, a Council Member shall attempt to provide advance notice to the Council Chair and the Council Director (or the Council Director's designee) at least 24-hours prior to the meeting.
D. A quorum of the city council for Open Public Meetings Act (OPMA) purposes is defined as four or more members participating in a meeting, whether in person, electronic, or a combination of both.
   i. Council members attending in person are visually seen entering and exiting the meeting and their attendance can be noted by the Council ~~Clerk~~ Staff for minutes.
   ii. Council member(s) attending electronically shall remain active participants in the meeting.
      ~~ii.~~a. If a Council Member attending electronically must step away, either momentarily or for the duration of the meeting, the Council ~~Clerk~~ Staff and Council Chair must be immediately notified both upon the Council Member's exit and re-entry.
   iii. Council Members participating electronically, are encouraged to leave their cameras on.
   iv. If technical or environmental issues prevent a Council Member from maintaining their camera on, Council Members are permitted to turn off their camera but should remain an active participant in the meeting and notify the Council Chair and Council Office Director of the issue.
E. If the ~~Council Chair~~presiding officer is participating remotely/electronically, but four (4) or more Council Members are present at an anchor location, the presiding officer defined in West Jordan City Code §§1-6-10(~~F~~E) ~~and (G)~~ shall Chair the meeting.
~~F. In the event the Council Chair and Vice Chair are not present at the anchor location where four (4) or more Council Members are present, the presiding officer defined in West Jordan City Code §§1-6-10(F) and (G) shall Chair the meeting for convenience of facilitating the meeting.~~

~~4.3.2~~4.2 ~~Section 302~~ Seating

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

B. The Council Vice Chair and Council Past-Chair are ~~is~~ traditionally seated immediately next to the Council Chair for convenience in facilitating the meeting.

C. The Council Office Director, with the consultation of individual Council Members, may establish and maintain seating arrangements for the other Council members.

~~4.3.3~~4.3 ~~Section 303~~ Signing Documents

A. The Council Chair shall sign all ordinances, resolutions, contracts, and other documents adopted by the City Council requiring an official signature.

B. If the Council Chair is unavailable, the Vice Chair may sign documents listed in s~~S~~ubsection (A~~1~~).

C. If the Council Chair and Vice Chair are unavailable, the Council Past-Chair may sign documents listed in s~~S~~ubsection (A~~1~~).

D. If members of Council Leadership ~~the Council Chair and Vice Chair~~ are unavailable, any willing Council Member who was present at the Council meeting where the City Council adopted the ordinance, resolution, contract, or other document may sign on behalf of the City Council.

~~4.3.4~~4.4 ~~Section 304~~ Communication Devices

A. Individuals attending a Council Meeting or Committee of the Whole shall turn off audible notification features of electronic devices while meetings are in session.

B. Pursuant to Utah Code §10-3-608, an individual who violates these provisions shall be considered as disorderly and may be removed from the meeting upon a two-thirds majority vote of the Council present.

~~4.3.5~~4.5 ~~Section 305~~ Electronic Meetings

A. Utah State Code §52-4-207 and West Jordan City Code §1-13-1 authorizes the City Council to hold meetings electronically when properly noticed.

B. To participate in electronic meetings, or participate electronically in a meeting, Council Members must be able to:

i. simultaneously and openly communicate with all other members; and

ii. hear communication from fellow Council Members, Council Staff, Administrative Staff, and members of the Public.

~~4.3.6~~4.6 ~~Section 306~~ Closed Meetings

A. Under Utah Code §52-4-201, state law requires that every meeting of a municipal legislative body remain open to the public unless it is lawfully closed.

B. No ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting.

C. The reasons for holding a closed meeting and the vote, either for or against the proposition to close a meeting, must be cast by roll call vote of each Council Member and be entered in the meeting minutes.
D. A meeting may only be closed for one of the reasons listed in Utah Code §52-4-205.
E. The City will keep records of closed meetings in the manner required by Utah Code §52-4-206.
F. If the Council closes a meeting to discuss the character, professional competence, or physical or mental health of an individual or to discuss the deployment of security personnel, devices, or systems, the person presiding over the closed meeting must sign a sworn statement affirming that the meeting was closed for one of these sole purposes and an audio recording is not made.
G. If the Council closes a meeting for any other purpose, the Council shall either audio record the closed portion of the meeting or keep detailed written minutes that disclose the content of the closed portion of the meeting.
H. Closed meeting discussions are considered a protected record under Utah Code §63G-2-305, must remain confidential and not be disclosed.
I. Council Members or attendees shall NOT disclose confidential information or use such information for the attendee's or another's gain or benefit.
J. Any person who knowingly or intentionally violates the duty of nondisclosure or knowingly and intentionally helps or advises another to violate the duty of nondisclosure is guilty of a class B misdemeanor under Utah Code §52-4-305.

~~4.3.7~~4.7 ~~Section 307~~ Council Meeting Agendas

A. Council Meeting agendas are developed from a variety of sources including but not limited to:
    i. the interest of the Council body;
    ii. individual Council Member interest, with a second sponsoring Council Member;
    iii. third-party applications requiring Council approval;
    iv. needs of the administrative body; and
    v. collaborative efforts between administration and the Council body.
B. The Meeting Agenda may have, but is not limited to the following items:
    i. Non-Voting Items;
    ii. Call to Order;
    iii. Pledge of Allegiance;
    iv. Special Recognitions;
    v. Public Comment;
    vi. Reports from Mayor, CAO, Council Members, etc;
    vii. Public Hearings;
    viii. Business Items;
    ix. Consent Items;
    x. City Council Reports/Remarks;
    xi. Administrative Items;
    xii. New Business;
    xiii. Unfinished Business; and
    xiv. Closed Meetings.

C. The process for Agenda organization, creation, and publication follows the procedures outlined in Rule 9. ~~Title 2, Council Office Procedures.~~

~~4.3.8~~4.8 ~~Section 308~~ Public Hearings

A. The West Jordan City Council encourages input from the public as outlined in Utah law and West Jordan City Code~~.~~

~~B. Utah law and West Jordan City Code requires public hearings even when it may be viewed as unnecessary, expensive, or imposing an unreasonable delay.~~

~~C.~~B. ~~As a general rule, a~~A public hearing ~~in front of the council~~ is required for every land use regulation, general plan related issue, budgetary issues, and most recommendations from the Planning Commission; these mandatory hearings include, but are not limited to:

i. zoning changes, see Utah Code §10-9a-205;
ii. General Plan approval or modification, see Utah Code §10-9a-404;
iii. subdivision ordinance amendments, see Utah Code §10-9a-205;
iv. municipal disconnections, see Utah Code §10-2-502.5;
v. annexations; see Utah Code §10-2-415;
vi. bonds, see Utah Code §11-14-318;
vii. Community Development projects, see Utah Code §17C-4-102;
viii. adoption of the annual budget, or any subsequent changes to the budget, see Utah Code §10-6-113,114;
ix. renaming of City streets, see West Jordan Code §7-5-2; and
x. fee waivers, see West Jordan City Code §7-5-3 and Utah Code §17B-1-643.

~~D.~~C. Procedures for public hearings can be found in ~~Section 309 of this Part.~~Rule 4.9.

D. After a public hearing is held, the City Council may~~: take action~~

i. act in the same meeting;
ii. ~~,~~continue the item to a future Council agenda for further consideration;
iii. ~~, or~~ postpone the ordinance relating to the public hearing indefinitely or to a certain time as determined by vote of the City Council.

~~E.~~iv. take other permissible action, as outlined in Rule 2.2.

~~F.~~E. City Staff will properly publish and mail all Public Hearing Notices as provided in the respective Utah Code and/or the City Code sections relating to the topic of the public hearing.

~~4.3.9~~4.9 ~~Section 309~~ Public Hearing Process

A. The ~~Council Chair or acting chair~~presiding officer shall make efforts to ensure public hearings are conducted in an efficient and orderly manner.

B. ~~Notwithstanding the outline provided below, the Chair, or t~~The Council, by majority vote, ~~retains the right to~~may modify and adapt the public hearing so long as it complies ~~as necessary to the extent there is still compliance~~ with Utah Code ~~§10-9a-205~~ and West Jordan City Code. ~~§15-3-10.~~

C. The preferred process for conducting the public hearing is as follows:

i. the applicant or their designee may address the Council when applicable, and:

a. the length of time for the Applicant to address the Council may be limited to a time frame determined by the presiding officer~~Chair~~;

~~a.~~b. the Applicant generally will not be permitted to share their screen, either from the lectern or if participating remotely.

c. if using a PowerPoint presentation (or similar), or if seeking show images, maps, or similar, the Applicant must provide these documents to the Council Office prior to the meeting.

1. The presentation and/or documentation will be included as part of the meeting's master PowerPoint presentation.
2. Applicant may be provided a wireless presenter remote to help with the flow of their presentation.

d. if attending remotely, Applicant may be permitted to a "presenter" or "panelist" role, being able to speak as needed.

~~b.~~e. the Applicant may not add information that was not included in the packet provided to the Council;

~~c. the Applicant may not be permitted to assume a "presenter" role; however, they may be permitted to speak, should the applicant be presenting electronically;~~

~~d. the Applicant generally will not be permitted to share their screen whether participating electrically or at an anchor location;~~

~~e. the Applicant's slide deck, if any, shall be shared to the Council Office prior to the meeting to allow for publication with the agenda;~~

ii. staff may provide a short follow up analysis regarding the project, if applicable;

iii. the Council may ask clarifying questions of staff or the applicant;

iv. the Public Hearing shall be opened for public comment;

~~v.~~a. ~~public comment shall be received in an orderly fashion from members of the public wishing to address the Council regarding the subject of the public hearing;~~Refer to Rule 3.5 for Public Comment procedures and guidelines

~~vi.~~v. the public hearing shall be closed;

~~vii.~~vi. the Council may provide the applicant a final opportunity to address the Council for a duration specified by the Council Chair to respond to items raised during the Public Hearing;

~~viii.~~vii. the ~~Chair~~ presiding officer may summarize questions for the Applicant to aid in focus and clarity, but this should not be considered extra presentation time for the Applicant;

~~ix.~~viii. the Council may deliberate the proposed request without input from the applicant, public, or staff.~~; and~~

~~x. the Council may vote to approve or deny the matter, postpone the matter, to receive additional information, or take another allowable action.~~

D. If the presiding officer determines that a large number of persons wish to speak on a single issue the presiding officer may:

i. take a poll of those wishing to speak for or against an issue, in determining how many individuals or spokespersons to accommodate;

ii. may alternate a pro speaker with a con speaker.
iii. request a spokesperson(s) to represent groups of interested citizens to facilitate the efficient and effective use of the limited time available at the meeting; and
iv. request audience members to submit written materials or comments through the Council Office, either before or at the time of the meeting at which the subject matter will be addressed.

E. If written comments or supplementary materials are submitted during a public hearing, the Council may postpone consideration of the agenda item pending an opportunity to review the written submissions.

4.45 ~~CHAPTER 2:~~ COUNCIL TO PUBLIC COMMUNICATION

4.4.15.1 ~~SECTION 101~~ COMMUNICATING WITH RESIDENTS

A. When residents contact Council Members for assistance on an issue outside the Council Member's Council district or because the Council Member is elected "at large", the Council Member may:
   i. refer the constituent to the Council Member who represents the resident's district;
   ii. choose to assist the constituent and give a courtesy notification to the Council Member who represents the constituent, as soon as is reasonably possible;
   iii. refer the constituent to the appropriate City Department for further assistance; and/or
   iv. inform the Council Office Director of the issue for follow up or coordination of assignments, when appropriate.
B. Emails sent to the "council comments" email address will receive a response from council staff indicating that:
   i. the whole Council Body has received their email; and
   ii. that Council Members may choose to respond to their email individually;
   iii. include pertinent information as necessary; and
   iv. additional information from other departments has been requested, if applicable
C. Council Staff will ~~blind~~ carbon copy the Council body on the email response.
D. Council Members do not need to wait for the staff response listed in s~~S~~ubsection (B~~2~~) before responding to "council comment" emails in a manner that complies with s~~S~~ubsection (A~~1~~).
E. Council Members do not need to wait for the staff response before responding to "council comment" voicemails.
F. Council Members may also choose to interact with residents on various social media platforms and channels, but should:
   i. emphasize that their opinions are not reflective of the City or Council Body as a whole; and
   ii. help direct residents to City resources that could be helpful on various issues.
G. Policies regarding the City Council social media accounts may be found under ~~Title 2, Section 105~~ Rule 7.5.~~of these rules.~~

~~4.4.2~~5.2 ~~Section 102~~ Communicating with Press

A. The Council Chair is the official spokesperson for the City Council on items the Council has voted on and represents the Council to the news media for legislative matters.

B. Individual Council Members may meet with media representatives or media editorial boards; however, individual Council Members who meet with media representatives or media editorial boards shall make it clear that the opinions presented are their own by indicating that they are speaking on their own behalf, rather than on behalf of the City or the full Council body.

~~A.~~C. When a media representative contacts the Council to request an interview with a Council Member on an issue that relates to the entire Council, the media representative should be directed to the Council Chair unless the Chair is unavailable then the media representative will be directed to:

i. the Vice Chair; or

ii. if the Vice Chair is unavailable, the ~~next senior Council Member by terms served~~Council Past Chair.

~~B.~~ Council Staff may prepare material and information to assist Council Members with media requests pertaining to City and legislative issues.

~~4.5 Chapter 3: Elections, Council Transition, Oath of Office, Subcommittee Powers~~

~~4.5.1 Section 101 Elections~~

~~(1) To assure appropriate separation between Council staff and Council Member campaigns, during municipal elections, the Council staff shall remain removed from the municipal election process.~~

~~(2) Council staff shall refer calls and emails about the election directly to the City Election Officer unless information is readily available to immediately answer the request.~~

~~(3) Calls or emails relating to specific campaign events will be forwarded to the candidate or the candidate's designee.~~

~~(4) Council staff shall not engage in any election West Jordan City municipal election campaign related activities while fulfilling their duties as a city employee.~~

~~(5) Council Staff may participate in new candidate orientation training under the direction of the City Election Officer.~~

~~4.5.2 Section 102 Council Transition Phase~~

~~(1) The period between the November Board of Canvass meeting and the first Monday of January is considered to be the "Council Transition Phase."~~

~~(2) During the Council Transition Phase, the Council Member(s)-Elect shall:~~

~~(a) be contacted and welcomed by the Council Chair and/or Council Office Director on the first business day following the Board of Canvass meeting;~~

~~(b) be invited, as an observer, to attend:~~

~~(i) all regular Council Meetings; and~~

~~(ii) Committee of the Whole meetings.~~

~~(c) receive agenda transmittals and related agenda documents from Council Staff;~~

~~(d) receive copies of routine mail and other materials sent to the Council body from Council Staff;~~

~~(e) prior to the first scheduled meeting in January, receive technology to assist in their duties as a Council Member; and~~

~~(f) attend a Council Member-elect training hosted by Council Staff and up to three (3) Council Members prior to January.~~

(3) Council Staff will be available to Council Member(s)-elect for assistance with various intermediary tasks, such as drafting a council members biography, providing and collecting needed personnel forms, scheduling orientation meetings as requested, scheduling photography sessions and ordering any needed supplies.

(4) During the Council Transition Phase, the out-going Council Member(s) shall:

(a) prior to noon on the day of the Oath of Office Ceremony, deliver any City-owned equipment to the Council Office Director, including:

(i) computers and any City-purchased peripherals and accessories;

(ii) printers;

(iii) software;

(iv) cell phones;

(v) office keys;

(vi) desk keys; and

(vii) official City identification (badges, etc); and

(b) no longer be eligible to participate in Council travel between the time of the Board of Canvass meeting and the Oath of Office ceremony unless:

(i) the Council Member secures consent by a majority vote of the City Council in a public meeting, before requesting travel arrangements; or

(ii) the Council Member is attending final sessions of external committee meetings on which the Council Member was the sole Council Member who actively participated while in office or for other good cause shown.

(5) Outgoing Council Members may be recognized in December prior to their term ending.

4.5.3 Section 103 Oath of Office

(1) The Oath of Office Ceremony shall be coordinated with the Council Office Director and City Election Officer in January after an election year.

(2) Regardless of when the Oath of Office Ceremony is held, the newly elected officials term officially begins at noon on the first Monday in January following an election per Utah Code §10-3-201(2).

(3) The Oath of Office shall be administered to those elected in alphabetical order. Following the administration of the oath of office to newly elected council members, the oath of office shall be administered to the mayor.

4.5.4 Section 104 Council Chair and Council Vice-Chair Election

(1) Annual election of the Council Chair and Vice-Chair shall follow the procedure set out in West Jordan City Code §1-6-9.

(2) The process of removing the Council Chair or Vice-Chair prior to their conclusion of their 1-year term is defined in West Jordan City Code §1-6-9.

4.5.5 Section 105 Filling a Vacancy on the City Council

(1) If any vacancy occurs on the City Council, the process prescribed in Utah Code §20A-1-510, or its successor provisions, shall be followed.

4.5.6 Section 106 Establishment Of Subcommittees

(1) The following committees have been established by the city council:

(a) Committee on Utility Rates and Enterprise Funds;

(b) Committee on Mayoral Appointments;

(c) Committee on Budget and Audit;

~~(d) Committee for General Plan;~~
~~(e) Committee on Council Rules; and~~
~~(f) Committee on Land Use.~~
D. ~~(2) Temporary committees may be created for individual projects or purposes.~~

~~4.6~~6 ~~CHAPTER 2:~~ ELECTIONS, COUNCIL TRANSITION, OATH OF OFFICE, SUBCOMMITTEE POWERS

~~4.7~~6.1 ELECTIONS

A. To ~~assure~~ ensure appropriate separation between Council staff and Council Member campaigns, during municipal elections, the Council staff shall remain removed from the municipal election process.
B. Council staff shall refer calls and emails about the election directly to the City Election Officer unless information is readily available to immediately answer the request.
C. Calls or emails relating to specific campaign events will be forwarded to the candidate or the candidate's designee.
D. Council staff shall not engage in any election West Jordan City municipal election campaign related activities while fulfilling their duties as a city employee.
E. Council Staff may participate in new candidate orientation training under the direction of the City Election Officer.

~~4.8~~6.2 COUNCIL TRANSITION PHASE

A. The period between the November Board of Canvass meeting and the first Monday of January is considered to be the "Council Transition Phase."
B. During the Council Transition Phase, the Council Member(s)-Elect shall:
    i. be contacted and welcomed by the Council Chair and/or Council Office Director on the first business day following the Board of Canvass meeting;
    ii. be invited, as an observer, to attend:
        a. all regular Council Meetings; and
        b. Committee of the Whole meetings.
    iii. receive agenda transmittals and related agenda documents from Council Staff;
    iv. receive copies of routine mail and other materials sent to the Council body from Council Staff;
    v. prior to the first scheduled meeting in January, receive technology to assist in their duties as a Council Member; and
    vi. attend a Council Member-elect training hosted by Council Staff and up to three (3) Council Members prior to January.
C. Council Staff will be available to Council Member(s)-elect for assistance with various intermediary tasks, such as drafting a council members biography, providing and collecting needed personnel forms, scheduling orientation meetings as requested, scheduling photography sessions and ordering any needed supplies.
D. During the Council Transition Phase, the out-going Council Member(s) shall:
    i. prior to noon on the day of the Oath of Office Ceremony, deliver any City-owned equipment to the Council Office Director, including:

a. computers and any City-purchased peripherals and accessories;
b. printers;
c. software;
d. cell phones;
e. office keys;
f. desk keys; and
g. official City identification (badges, etc); and
h. no longer be eligible to participate in Council travel between the time of the Board of Canvass meeting and the Oath of Office ceremony unless:
    1. the Council Member secures consent by a majority vote of the City Council in a public meeting, before requesting travel arrangements; or
    2. the Council Member is attending final sessions of external committee meetings on which the Council Member was the sole Council Member who actively participated while in office or for other good cause shown.

E. Outgoing Council Members may be recognized in December prior to their term ending.

~~4.9~~6.3 OATH OF OFFICE

A. The Oath of Office Ceremony shall be coordinated with the Council Office Director and City Election Officer in January after an election year.
B. Regardless of when the Oath of Office Ceremony is held, the newly elected officials term officially begins at noon on the first Monday in January following an election per Utah Code §10-3-201(2).
C. The Oath of Office shall be administered to those elected in alphabetical order. Following the administration of the oath of office to newly elected council members, the oath of office shall be administered to the mayor.

~~4.10~~6.4 ~~COUNCIL CHAIR AND COUNCIL VICE-CHAIR ELECTION~~ELECTION OF COUNCIL LEADERSHIP

A. The City Council has elected a Council Leadership process as reflected in Appendix B.
~~A. Annual election of the Council Chair and Vice-Chair shall follow the procedure set out in West Jordan City Code §1-6-9.~~
~~B. The process of removing the Council Chair or Vice-Chair prior to their conclusion of their 1-year term is defined in West Jordan City Code §1-6-9.~~

~~4.11~~6.5 FILLING A VACANCY ON THE CITY COUNCIL

A. If any vacancy occurs on the City Council, the process prescribed in Utah Code §20A-1-510, or its successor provisions, shall be followed.

~~4.12~~6.6 ESTABLISHMENT OF SUBCOMMITTEES

A. The following committees have been established by the city council:
    i. Committee on Utility Rates and Enterprise Funds;
    ii. Committee on Mayoral Appointments;
    iii. Committee on Budget and Audit (required);
    iv. Committee for General Plan;

v. Committee on Council Rules; and
vi. Committee on Land Use.

B. Temporary committees may be created for individual projects or purposes.

7 ~~COUNCIL OFFICE PROCEDURES~~COUNCIL OFFICE PROCEDURES

~~4.13~~7.1 ~~CHAPTER 1:~~ COUNCIL AND COUNCIL STAFF COMMUNICATION

~~4.13.1 Section 101 Council to Council Staff Communication~~

A. ~~(1)~~ Because City Council policy is implemented through professional staff, it is critical that the relationship between Council and staff be well understood by all parties so City policies and programs may be implemented successfully.

B. ~~(2)~~ Two (2) Council Members may direct the Council Office Director to investigate policy or budget issues and assist the Council in matters that fall within the scope of the Council's powers; however, if the issue or matter will place a burden on Council Staff that is greater than sixty (60) minutes, the Council Office Director may request that the direction be given by four (4) Council Members.

C. ~~(3)~~ Direction given pursuant to ~~s~~Subsection (B~~2~~) should not be interpreted as a favorable official vote on the issue or matter of interest; rather, an expression of support in expending Council staff resources.

D. ~~(4)~~ Council Members shall avoid directing members of Council Staff under the Council Office Director, as it is the Council Office Director's charge to supervise members of Council Staff.

E. ~~(5)~~ The Council may make requests to department heads but cannot direct department heads per Utah Code §10-3b-203(1)(c).~~,~~

i. Council Member should include the mayor, CAO, and council office director as a CC in any email request to department heads.

~~4.13.2~~7.2 ~~SECTION 102~~ COUNCIL STAFF TO COUNCIL COMMUNICATION

A. ~~(1)~~ Council Staff shall update the Council on upcoming events via calendar invitation.

B. ~~(2)~~ Council Staff shall notify ~~send an email to~~ the Council when agendas have been posted to the Agenda Management System.

C. ~~(3)~~ Council Staff shall update the Council on significant City issues in a timely manner.

~~4.13.3~~7.3 ~~SECTION 103~~ COUNCIL TO COUNCIL COMMUNICATION

A. ~~(1)~~ Council Members are encouraged to reach out to one another on a variety of issues; however, Council Members should not create email, text chains, or meetings with more than three (3) Council Members, as four (4) Council Members constitutes a quorum.

B. ~~(2)~~ If a Council Member emails the entire Council Body, the message should be sent to the Council Members via Blind Carbon Copy.

C. ~~(3)~~ Council Members should avoid group texting the Council in its entirety, if the Council needs to be alerted of something by text, the Council Member wishing to convey a message should specify within the text that the update is informational only and that any response or question should not be raised in the group text does not necessitate a response.

D. ~~(4)~~ When required, the council staff shall publish a "Notice of Potential Quorum".

~~4.13.4~~7.4 ~~Section 104~~ Staff Communication on Behalf of Council

A. ~~(1)~~ The Council Director, or a staff member under the direction of the Council Director, will prepare messages on behalf of the Council for:
   i. ~~(a)~~ the West Jordan employee newsletter;
   ii. ~~(b)~~ the Council's various social media platforms;
   iii. ~~(c)~~ responses to constituents; and
   iv. ~~(d)~~ other communication requested by four (4) or more members of the Council.

B. ~~(2)~~ Communications that require some sort of Council approval include communications that require an expenditure of the Council's budget or communications requested by four (4) or more members of the Council.

~~4.13.5~~7.5 ~~Section 105~~ Council Social Media Policies

A. ~~(1)~~ The Council may ~~will~~ operate and maintain social media accounts on the following platforms:
   i. ~~(a)~~ Facebook;
   ii. ~~(b) Twitter~~ X; and
   iii. ~~(c)~~ Instagram.

B. ~~(2)~~ The West Jordan City Council official social media accounts will be "public" and generally open for engagement by other users so long as the engagement is in compliance with the community standards of the respective platforms on which the account is operating.

C. ~~(3)~~ The social media accounts of the Council may "follow" all current council members who have an account on the platform, if applicable.

D. ~~(4)~~ The Council social media pages will not:
   i. ~~(a)~~ promote campaign materials or campaign events of current or prospective Council Members; nor
   ii. ~~(b)~~ promote opinions of individual Council Members on political topics.

E. ~~(5)~~ Council Members may share posts from the Council's and the City's social media pages.

F. ~~(6)~~ The Council Social Media pages may follow present Council Members and may follow former Council Members; however, the Council social media pages will not "like" any campaign content or personal opinions of Council Members, as the page represents the Council Body as a whole.

~~4.13.6~~7.6 ~~Section 106~~ Events and Invitations

A. ~~(1)~~ Should the Council Body receive a single piece of mail addressed to the entire Council, the Council Office shall scan the piece of mail and email it to the Council Body.

B. ~~(2)~~ Council Office staff shall also share other events Council Members may be interested in attending or find beneficial to completing their charge as the legislative body of the City.

~~4.13.7~~7.7 ~~Section 107~~ Service of Legal Documents

A. ~~(1)~~ Each Council Member will refer service of all legal documents to the City Attorney's Office.

4.148 ~~CHAPTER 2:~~ COUNCIL TRAVEL, RETREAT, PHOTOGRAPHY, AND BENEFITS ~~AND COMPENSATION~~AND COMPENSATION

~~4.15 SECTION 101 COUNCIL TRAVEL~~

8.1 COUNCIL TRAVEL

A. ~~(1)~~ Subject to budget availability, Council Members are invited to travel to the following conferences and conventions related to City business:

i. ~~(a)~~ National League of Cities – City Summit and Congressional City Conference;

ii. ~~(b)~~ Utah League of Cities and Towns; Annual Meeting; and

iii. ~~(c)~~ Utah League of Cities and Towns, Mid-Year Meeting.

B. ~~(2)~~ Council Staff will ask each Council Member during the annual budget process which conferences they intend to attend.

C. ~~(3)~~ Once Council members have indicated which conferences they intend to attend, ~~T~~the Council Staff will then prepare conference cost and travel estimates for inclusion in the Council Office travel budget.

D. ~~(4)~~ Should a Council Member want to attend a conference, convention or seminar not listed in s~~S~~ubsection (A~~1~~), Council Staff will ~~prepare a notice on a Council agenda for Council consideration~~iensure there is budget to accommodate the request.

E. ~~(5)~~ If a budget request is necessary, the Council Staff will prepare a notice on an agenda for Council consideration.

F. (6~~5~~) If the Council:

i. ~~(a)~~ rejects the proposed travel outlined in s~~S~~ubsection (D~~4~~), or if appropriated funds are not available, the trip will not be scheduled, and the Council Member may attend at their own expense; or

ii. ~~(b)~~ approves the proposed travel outlined in s~~S~~ubsection (D~~4~~), the Council Staff or the Council Member may arrange for the travel.

~~4.15.1~~8.2 ~~SECTION 102~~ COUNCIL RETREAT

A. ~~(1)~~ The Council may schedule a strategic planning retreat each year and include the executive branch and other personnel, as needed, to discuss:

i. ~~(a)~~ policy;

ii. ~~(b)~~ goals;

iii. ~~(c)~~ annual planning of agenda items;

iv. ~~(d)~~ the City's budget; and

v. ~~(e)~~ other issues of mutual interest and concern.

B. ~~(2)~~ During Council retreat, the Council should also review progress on past goals as they focus on future goals.

~~4.15.2~~8.3 ~~Section 103~~ Council Photos

A. ~~(1)~~ The Council will be photographed as a Body up to twice per election cycle, once right after the Oath of Office, and again during the following summer.

B. ~~(2)~~ Council Members should also be photographed as individuals once every two years.

C. ~~(3)~~ Council Members may use their individual digital photograph(s) for personal use.

~~4.15.3~~8.4 ~~Section 104~~ Council Benefits and Compensation

A. ~~(1)~~ Per West Jordan Code §1-4-1, Council Members will receive their compensation in the form of salary as set by the Council and designated in the annual budget and ~~-~~may opt into any benefits provided to fulltime employees.

B. ~~(2)~~ "Benefits" includes employment benefits relating to retirement and health insurance and technology ~~phone~~ allowance.

C. ~~(3)~~ Council Members may also receive in-kind benefits as defined in West Jordan City Code §1-4-3.

~~4.16~~9 ~~Chapter 3:~~ Setting Agendas for Council Meetings

~~4.16.1~~9.1 ~~Section 101~~ Agenda Publication

A. ~~(1)~~ Agendas and revised agendas for regular council meetings shall be posted at least 24 hours in advance to meet Utah State Code §52-4-202.

B. ~~(2)~~ Council Staff will aim to publish regular meeting agendas ~~the Thursday~~7-days prior to a scheduled Council Meeting date as defined in Rule 2. ~~in Title 1, Chapter 1, Part 1, Section 102, Scheduling of Meetings.~~

~~4.16.2~~9.2 ~~Section 102~~ Submitting Agenda Items

A. ~~(1)~~ Executive and Council Staff shall use an agenda management system to organize materials and assemble item packets for Council Meeting agendas.

B. ~~(2)~~ A packet should include a Request for Council Action form, which serves as the transmittal form for the packet.

C. ~~(3)~~ A completed Request for Council Action form should include:

i. ~~(a)~~ requested meeting date;

ii. ~~(b)~~ item deadline, if applicable;

iii. ~~(c)~~ presenter;

iv. ~~(d)~~ department sponsor;

v. ~~(e)~~ where the item falls on the agenda;

vi. ~~(f)~~ type of action requested of the council;

vii. ~~(g)~~ time requested;

viii. ~~(h)~~ agenda subject;

ix. ~~(i)~~ executive summary;

x. ~~(j)~~ time sensitivity;

xi. ~~(k)~~ fiscal note; if applicable;
xii. ~~(l)~~ department analysis;
xiii. ~~(m)~~ planning commission recommendation; if applicable;
xiv. ~~(n)~~ motion recommended;
xv. ~~(o)~~ mayor recommendation; if applicable;
xvi. ~~(p)~~ a list of exceptions requested by the Applicant;
xvii. ~~(q)~~ a list of the packet attachments; if applicable; and
xviii. ~~(r)~~ other information, if applicable.

D. ~~(4)~~ Originators of materials are responsible for supervising their packet through the workflow designated by the Council Office staff, which includes the following steps in order;
   i. ~~(a)~~ review and consent by the originator's department head;
   ii. ~~(b)~~ review and consent by the City Attorney's office;
   iii. ~~(c)~~ review and consent by the Mayor or Chief Administrative Officer; and
   iv. ~~(d)~~ review and consent by the Council Office.

E. Council Staff will ensure that agendas follow the Meeting Agenda Style Guide as outlined in Appendix A.

F. ~~(5)~~ In order for an item to be eligible for placement on a regular council meeting or committee of the whole agenda by Council Leadership, the packet must be considered sufficient and have undergone the process described in s~~S~~ubsection (B~~2~~) by 5 p.m. Mountain Standard Time ~~on the Wednesday~~ two weeks prior to the scheduled meeting.

G. ~~(6)~~ The Council Body may alter the timeline for submission by voting to suspend the rules in a public meeting.

H. ~~(7)~~ Under West Jordan City Code §1-6-10, the Council Chair, in consultation with council ~~vice-chair~~leadership, shall set the agenda for and conduct all meetings of the council as a whole, subject to council rules.

~~4.16.3~~9.3 ~~SECTION 10~~3 REMOVAL OF AGENDA ITEM

A. ~~(1)~~ Agenda items may be considered by the Council Chair and ~~Vice Chair~~council leadership for addition or removal to any regular Council Meeting as long as Council Staff has time to post the revised agenda according to Utah State Code §52-4-202; however, if the requestor of the item removal is:
   i. ~~(a)~~ a Council Member who sponsored the item, removal of the item must be approved by the Council Chair after consultation with the ~~vice-chair~~council leadership, or four Council Members;
   ii. ~~(b)~~ an administrative staff member who is responsible for the item, removal of the item must be approved by the ~~Council Chair~~presiding officer, or four Council Members; or
   iii. ~~(c)~~ an applicant who generated the item, removal of the item must be approved by the Council Chair after consultation with ~~the Vice-Chair~~council leadership and must be before public hearing notices have been sent.

B. ~~(2)~~ If an agenda item was removed by request of an applicant prior to public notices being sent, the applicant must provide a new prospective Council Meeting date in which they would like to be heard.

C. ~~(3)~~ Should an applicant request a public hearing be removed from an agenda after public notices have been sent the Council may:

i. ~~(a)~~ still hold the noticed public hearing;

ii. ~~(b)~~ take formal action after holding the scheduled public hearing;

iii. ~~(c)~~ continue the public hearing to a future date; or

iv. ~~(d)~~ take other action allowed under city or state code.

D. ~~(4)~~ Should the applicant refuse to request a new date, the application will be considered withdrawn.

~~4.16.4~~9.4 ~~Section 104~~ Ceremonial Resolutions

A. ~~(1)~~ Resolutions of support, appreciation or recognition may be placed on the Council agenda at the request of the mayor or any two Council Members with the approval of Council Leadership.

B. ~~(2)~~ The Council was not elected to represent West Jordan residents on national and international matters and discourages resolutions that distract from the non-partisan, local control of West Jordan governance by the City Council.

C. ~~(3)~~ Resolutions considered to be extremely controversial (such as a censure of an individual) or outside the political oversight of the city council may require support of four members of the council to be considered for addition to an agenda.

D. ~~(4)~~ Resolutions shall go through the process defined in Rule 3.2.~~Section 302 of this Title.~~

E. ~~(5)~~ If a non-City organization requests that a resolution or ordinance be placed on the Council agenda, the Council Staff will notify members of the city council of the organization's request for a Council sponsor.

~~4.17~~10 ~~Chapter 4:~~ Setting Agendas for Other Meetings

~~4.17.1~~10.1 ~~Section 101~~ Committee of the Whole Agendas

A. ~~(1)~~ Administrative and Council Staff shall use an agenda management system to organize materials and assemble item packets for Committee of the Whole Agendas.

B. ~~(2)~~ A packet should include a Request for Council Action form, which should include the information outlined in ~~Section 302 of this Title.~~Rule 9.2.

C. ~~(3)~~ Under West Jordan City Code §1-6-10, the Council Chair, in consultation with council vice-chair, shall set the agenda for and conduct all meetings of the council as a whole, subject to council rules.

~~4.17.2~~10.2 ~~Section 102~~ Special Council Meeting Agendas

A. ~~(1)~~ The Special Council meeting agenda shall be set by and conducted by the members of the Council who called the special meeting, unless the meeting was called by the Mayor.

B. ~~(2)~~ If the Special Council Meeting was called by the Mayor, the Mayor shall set the agenda; however, the Council Chair, or the Chair's designee shall chair the special meeting.

C. ~~(3)~~ Administrative and Council Staff shall use an agenda management system to organize materials for special council meeting agendas; however, staff is not subject to creating an RCA or timelines specified in Rule 9.2.~~Section 302 of this Title.~~

~~4.17.3~~10.3 ~~SECTION 103~~ COUNCIL SUBCOMMITTEE AGENDA

A. ~~(1)~~ Administrative and Council Staff should use an agenda management system to organize materials for subcommittee agendas; however, staff is not subject to creating an RCA or timelines specified in ~~Section 302 of this Title.~~Rule 9.2.

B. ~~(2)~~ The Council Subcommittee Chair shall, in consultation with subcommittee vice-chair, set the agenda for and conduct the subcommittee meeting unless the provisions in s~~S~~ubsection (C~~3~~) are met.

C. ~~(3)~~ If the vice-chair and other subcommittee member call for the meeting, then the vice-chair, in consultation with the other subcommittee member, shall set the agenda for and conduct the subcommittee meeting.

~~5~~

APPENDIX A: MEETING AGENDA STYLE GUIDE

APPENDIX B: LEADERSHIP ROTATION

APPENDIX C: ITEM WORKFLOWS

APPENDIX D: WHAT TO EXPECT AT COUNCIL MEETING

Welcome to Council Meeting! This is your guide to navigating this meeting as a member of the public. Within this document is a description of how to find agendas, what each section of the agenda looks like during the public meeting, a review on how to give effective public comments, and a "I want to…" section, which includes common scenarios as to why you may be interested in attending a council meeting and how you can best achieve your goals. The city council follows a modified version of Robert's Rule of Order.

I WANT TO:

SPEAK OUT ON AN ITEM THAT I RECEIVED A PUBLIC HEARING NOTICE FOR DURING A COUNCIL MEETING

You will want to wait until that item comes up the agenda. Typically, the Council we receive a short presentation from staff or the applicant, then the chair will open the public hearing. This is when you should give your comment, NOT during "Public Comment" which is the time to address agenda items that do not have an associated public hearing to them or for any other issue.

SPEAK OUT ON AN ISSUE OF CONCERN THAT IS NOT ON THE AGENDA

The "Public Comment" portion of the meeting is when you would bring up this concern. Remember, you only have three minutes!

GIVE COUNCIL MEMBERS A HANDOUT WITH INFORMATION

You can email this handout prior to the meeting by emailing councilcomments@westjordan.utah.gov, which automatically forwards your email to all of the Council Members, OR you may approach a member of Council Staff prior to the meeting and ask that your document be distributed to the Council. Do not approach the Council before, during, or after your public comment, as this disrupts the flow of Council Meeting.

ASK THE COUNCIL BODY A SERIES OF QUESTIONS

Council Members are not supposed to respond to questions from the public during public comment, as it interrupts the speaker's three-minute limit and is unfair toward others who may have questions. You may ask rhetorical questions, but if you are seeking answers to your questions, it is more appropriate to email the Council or schedule a visit with individual Council Members. City Staff members may also answer questions.

REPRESENT A GROUP DURING COUNCIL MEETING

Before beginning your comment, ask the Council Chair, "May I have five minutes, as I am representing INSERT GROUP NAME HERE." The Chair will then grant you more time if the Chair deems it appropriate.

SEE A COMMUNITY ISSUE AS FUTURE AGENDA ITEM OR COMMITTEE OF THE WHOLE ITEM

Agenda items need two interested Council Members before the item may be submitted to Council Leadership for selection. It is often beneficial to contact your district council member first, followed by any at-large council members.

~~6~~ APPENDIX E: ROBERT'S RULES ~~ROBERT'S RULES~~

GUIDING PRINCIPLES:



Everyone has the right to participate in discussion if they wish, before anyone may speak a second time



Everyone has the right to know what is going on at all times. Only urgent matters may interrupt a speaker



Only one topic can be discussed at a time

MOTION:

A motion is the topic under discussion.

After being recognized by the Council Chair any member can introduce a motion when no other motion is on the table. A motion requires a second to be considered. If there is no second, the matter is not considered.

Each motion must be disposed of (passed, defeated, tabled, referred to committee, or postponed).

The person who made the motion usually has priority to speak to the motion first.

I WANT TO:

CHANGE SOME OF THE WORDING IN A MOTION UNDER DISCUSSION

After recognition by the Council Chair, **move to amend** by

- adding words,
- striking words or
- striking and inserting words.

REWORD A MOTION BEYOND SIMPLE WORD CHANGES

Move to substitute your motion for the original motion. If it is seconded, discussion will continue on both motions and eventually the body will vote on which motion they prefer.

SUGGEST THAT THE AGENDA ITEM RECEIVE MORE STUDY AND/OR INVESTIGATION

Move to refer to an existing council subcommittee, group of staff members, or Council staff. Try to be specific as to the charge to the group you are sending it too. It is also helpful to add a realistic timeframe in which you would like the group to report.

SPEND MORE TIME PERSONALLY TO STUDY THE PROPOSAL BEING DISCUSSED

Move to postpone to a definite time or date.

ONLY SPEND A CERTAIN AMOUNT OF TIME DISCUSSING AN ITEM OR WANT TO PROPOSE A TIME TO END DEBATE

Move to limit debate to a set period of time or to a set number of speakers. This requires a *two-thirds majority vote*.

END THE DISCUSSION

Move to close the debate. Also referred to as **calling the question**. This cuts off discussion and brings the assembly to a vote on the pending question only. *Requires a two-thirds majority vote*.

POSTPONE A MOTION UNTIL SOME LATER TIME

Move to table the motion. The motion may be taken from the table after 1 item of business has been conducted. If the motion is not taken from the table by the end of the next meeting, it is dead. To kill a motion at the time it is tabled requires a 2/3rds vote. A majority is required to table a motion without killing it. *TABLING AND POSTPONING ARE DIFFERENT MOTIONS*.

BRING A DISCUSSION THAT HAS DRIFTED AWAY FROM THE AGENDA ITEM BACK TO THE ITEM

"**Call for orders of the day**."

TO TAKE A SHORT BREAK

Move to recess for a set period of time.

END THE MEETING

Move to adjourn.

ENSURE THAT THE COUNCIL CHAIR ANNOUNCED THE RESULTS OF A VOTE CORRECTLY

Without being recognized, call for a "division of the house." A roll call vote will then be taken.

CLARIFICATION ABOUT A PROCEDURE BEING USED BECAUSE I AM CONFUSED

Without recognition, call for "**Point of Information**" or "**Point of Parliamentary Inquiry**." The chair of the council will ask you to state your question and will attempt to clarify the situation and may use the council parliamentarian for assistance.

TO CHANGE YOUR MIND ABOUT SOMETHING THAT WAS VOTED ON EARLIER IN THE MEETING FOR WHICH I WAS ON THE WINNING SIDE

Move to reconsider. See ~~Title 1, Part 2, Section 203~~Rule 3.3 of these Council Rules.

TO BRING SOMETHING URGENT THAT DOES NOT RELATE TO THE AGENDA TO EVERYONE'S ATTENTION

Motions of personal privilege are meant to be URGENT, this motion is not for giving one's opinion that isn't related to the ongoing debate or agenda item.

DO NOT MISUSE POINT OF PERSONAL PRIVILEGE OR GENERAL PRIVILEGE

Examples:

Council Member: Council Chair, I rise to a Point of Personal Privilege.

Chair: State your point

Council Member: I'm finding it difficult to hear the B clearly. Would everyone please lean into their microphone, so that I will know what is being said?

Council Member: Council Chair, I rise to a Point of General Privilege.
Chair: State your point
Council Member: It's really hot in chambers, can we request staff to turn on the air conditioning?

BRING ATTENTION TO THE CHAIR THAT THE RULES ARE BEING VIOLATED

Point of order, state what rule you think is being broken.

YOU MAY INTERRUPT A SPEAKER FOR THESE REASONS ONLY:

(1) to get information about business –**point of information**
(2) to get information about rules– **parliamentary inquiry**
(3) if you can't hear, safety reasons, comfort, etc. –**question of privilege**
(4) if you see a breach of the rules –**point of order**
(5) if you disagree with the Council Chair's ruling –**appeal**

APPENDIX F: MOTIONS SUMMARIZED ~~MOTIONS SUMMARIZED, BLUE IS REQUIRED~~

	Must be recognized by Chair	Must be seconded	Open for discussion	Can be amended	Vote count required to pass	May be reconsidered or rescinded
Main motion	Y	Y	Y	Y	Majority	Y
Amend motion	Y	Y	Y		Majority	Y
Kill a motion	Y	Y			Majority	Y
Limit debate	Y	Y		Y	2/3	Y
Close discussion	Y	Y			Majority	Y
Recess	Y	Y		Y	Majority	
Adjourn	Y	Y			Majority	
Take Agenda Item Out of Order	Y	Y			Majority	
Withdraw a Motion[1]	Y	Y			No opposition of the body	
Refer to staff/committee	Y	Y	Y	Y	Majority	
Postpone to a later date/time	Y	Y	Y	Y	Majority	Y
Table[2]	Y	Y			Majority	
Postpone indefinitely[3]	Y	Y	Y	Y	Majority	Y
Point of order[4]						
Point of information[4]						
Parliamentary inquiry[4]						
Question of privilege[4]						
Appeal[4]						

1 = If a motion has been seconded, in order to withdraw the motion requires no opposition of the body.
2 = **Motion to table** is for later in same meeting (1 item must be heard prior) or following meeting. If not heard by the following meeting, the item dies. (See motion to postpone)
3 = **Motion to Postpone Indefinitely** means the item is dead.
4 ~~4~~ = These are the only motions that can interrupt a speaker.

7 WHAT TO EXPECT AT COUNCIL MEETING

Welcome to Council Meeting! This is your guide to navigating this meeting as a member of the public. Within this document is a description of how to find agendas, what each section of the agenda looks like during the public meeting, a review on how to give effective public comments, and a "I want to…" section, which includes common scenarios as to why you may be interested in attending a council meeting and how you can best achieve your goals. The city council follows a modified version of Robert's Rule of Order.

I WANT TO:

SPEAK OUT ON AN ITEM THAT I RECEIVED A PUBLIC HEARING NOTICE FOR DURING A COUNCIL MEETING

You will want to wait until that item comes up the agenda. Typically, the Council we receive a short presentation from staff or the applicant, then the chair will open the public hearing. This is when you should give your comment, NOT during "Public Comment" which is the time to address agenda items that do not have an associated public hearing to them or for any other issue.

SPEAK OUT ON AN ISSUE OF CONCERN THAT IS NOT ON THE AGENDA

The "Public Comment" portion of the meeting is when you would bring up this concern. Remember, you only have three minutes!

GIVE COUNCIL MEMBERS A HANDOUT WITH INFORMATION

You can email this handout prior to the meeting by emailing councilcomments@westjordan.utah.gov, which automatically forwards your email to all of the Council Members, OR you may approach a member of Council Staff prior to the meeting and ask that your document be distributed to the Council. Do not approach the Council before, during, or after your public comment, as this disrupts the flow of Council Meeting.

ASK THE COUNCIL BODY A SERIES OF QUESTIONS

Council Members are not supposed to respond to questions from the public during public comment, as it interrupts the speaker's three-minute limit and is unfair toward others who may have questions. You may ask rhetorical questions, but if you are seeking answers to your questions, it is more appropriate to email the Council or schedule a visit with individual Council Members. City Staff members may also answer questions.

REPRESENT A GROUP DURING COUNCIL MEETING

Before beginning your comment, ask the Council Chair, "May I have five minutes, as I am representing INSERT GROUP NAME HERE." The Chair will then grant you more time if the Chair deems it appropriate.

SEE A COMMUNITY ISSUE AS FUTURE AGENDA ITEM OR COMMITTEE OF THE WHOLE ITEM

Agenda items need two interested Council Members before the item may be submitted to Council Leadership for selection. It is often beneficial to contact your district council member first, followed by any at-large council members.

Meeting Agenda Style Guide

Item Titles, Packet Order, etc.

WEST JORDAN CITY COUNCIL

Titles for Public Hearings, Business Items, or Discussion Topics

- Committee of the Whole
    1. Should begin with "Discussion" or "Presentation", and
    2. Followed by a brief, concise summary of the item or topic
        - i.e., *"Discussion of Proposed Amendments to Title 16"*
- City Council, FES, or RDA
    1. Should begin with "Ordinance" or "Resolution" and the respective number, and
    2. Followed by a brief, concise summary of the item or topic
        - i.e., *"Resolution No. 24-037 Copper Rim Phase 3B Deferral Agreement"*

Order of Items in PrimeGov Packet

1. Request for Council Action form (RCA)
2. Council Staff Report (CSR)
    a. *Not provided for items where the RCA is sponsored or initiated by the City Council/Council Office*
3. Ordinance/Resolution
4. Other reference attachments as applicable:
    a. Land Use Items
        i. Staff Report
        ii. Maps, concept plans, etc.
    b. Code Change
        i. Redlined/Legislative Version
        ii. Clean Version
    c. Advice and Consent
        i. Resume
        ii. City Application
        iii. Application process
            1. i.e., number of applicants, number of interviews, etc.
    d. Public Hearing notice
    e. Minutes from previous meetings

PrimeGov Packet Attachment & Reference Items

1. Attachments are items directly relating to the item and should be titled within the PrimeGov packet in alphabetical order:
    a. Attachment [Letter] – [Name of document or item]
        i. i.e., Attachment B – 8-14-7 Grave Decorations (Redline)
2. References are items in-directly relating to the item

a. Include "Reference" and a number (starting with "1") in the attachment's title.
    i. i.e., *Reference 1 – Third Amendment to the MDA*

Council Leadership Rotation

	2025		2026	
Chair	District 1	At-Large A	District 2	At-Large B
Vice-Chair	At-Large A	District 2	At-Large B	District 3
Past Chair	District 3	District 1	At-Large A	District 2
	2027		2028	
Chair	District 3	At-Large C	District 4	District 1
Vice-Chair	At-Large C	District 4	District 1	At-Large A
Past Chair	At-Large B	District 3	At-Large C	District 4
	2029		2030	
Chair	At-Large A	District 2	At-Large B	District 3
Vice-Chair	District 2	At-Large B	District 3	At-Large C
Past Chair	District 1	At-Large A	District 2	At-Large B
	2031		2032	
Chair	At-Large C	District 4	District 1	At-Large A
Vice-Chair	District 4	District 1	At-Large A	District 2
Past Chair	District 3	At-Large C	District 4	District 1
	2033		2034	
Chair	District 2	At-Large B	District 3	At-Large C
Vice-Chair	At-Large B	District 3	At-Large C	District 4
Past Chair	At-Large A	District 2	At-Large B	District 3
	2035		2036	
Chair	District 4	District 1	At-Large A	District 2
Vice-Chair	District 1	At-Large A	District 2	At-Large B
Past Chair	At-Large C	District 4	District 1	At-Large A
	2037		2038	
Chair	At-Large B	District 3	At-Large C	District 4
Vice-Chair	District 3	At-Large C	District 4	District 1
Past Chair	District 2	At-Large B	District 3	At-Large C

Each year is broken into two semesters; January 1-June 30 (first column), and July 1 through December 31 (second column).

Rules

- If Chair is newly elected, they swap with the alternate seat holder in the same semester of the following year, unless that position is also held by a newly elected member.
    - If both positions above are newly elected councilmembers, the newly elected Chair will instead swap with the alternate seat in the 2nd semester of the following year.
- If Vice Chair and Past Chair are newly elected, no change occurs.

Item Workflows

WEST JORDAN CITY COUNCIL

	Simple Workflow	Typical Workflow	Complex Workflow
COTW	• Not required	• Yes	• Yes – one or more
Agenda Item	• Consent • Business Item • Public Hearing	• Consent • Business Item • Public Hearing	• Consent • Business Item • Public Hearing
Origin/Sponsor	• Staff/Admin/Legal	• Any two council members • Staff/Admin/Legal	• Any two council members • Staff/Admin/Legal
Assessments	• Common knowledge of parties • Minimal debate expected	• Need deliberation or input	• Technical discussion (deliberation or input needed; not common knowledge)
Examples	• Renewing interlocal agreements (ILA) and renewing grants • Code amendments (small sections of code and amendments) • Budget amendments	• Most land use • Code amendments (multiple sections or a chapter) • MDA/MDP • Rezone • Land map amendments • Need executive staff time or more than 60 minutes • Direction to spend money	• Some land use • Code amendments (titles or multiple sections with expected council deliberations or input) • MDA/MDP • Some rezones • Master plans as needed
Outcomes	<u>Possible Council motions from CC Meeting:</u> • Approve or deny; • Continue to future date; • Move to unspecified date; • Refer to COTW, Council subcommittee or ad hoc committee; • Refer to Council staff or Administrative staff.	<u>Possible Council direction from COTW meeting:</u> • Move to future CC Meeting for possible action; • Continue to future COTW; • Refer to Planning Commission, Council subcommittee, or an ad hoc committee; • Table indefinitely.	

MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, November 13, 2024 – 6:00 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, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Community Affairs / Events Manager Ashley Dupler, Public Services Director Cory Fralick, Policy Analyst & Public Liaison Warren Hallmark, Code Enforcement Manager Brock Hudson, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Council Office Clerk Cindy Quick

Chair Jacob called the meeting to order at 6:00 pm.

2. DISCUSSION TOPICS

a. *Discussion regarding 2025 Western Stampede Plans and Budget*

Community Affairs/Events Manager Ashley Dupler noted that 2025 would be the platinum year for the Western Stampede (70th anniversary). She outlined the budget for 2025 and explained plans to add an entertainment stage and breakaway roping in 2026 with a requested budget increase. The Council and staff discussed options for a stage and where it might fit into the Veterans Memorial Park Master Plan. Public Services Director Cory Fralick expressed concern regarding the storage of a permanent stage and mentioned the option of renting a stage. Council Member Whitelock preferred to purchase a permanent stage rather than an annual rental and thought the Council had already approved funding a stage.

Ms. Dupler shared cost estimates for stage options. Mayor Burton believed it would be possible to have a permanent stage built by July 2025. Chair Jacob preferred to find a location within the Park Master Plan for a permanent stage noting his second preference would be to purchase a portable stage. Mayor Burton commented that renting would provide flexibility. Council Member Bloom suggested staff find out the timing of providing a permanent stage and if the timing was not feasible for 2025, plan to rent a stage for 2025. Council Member Bedore believed approval of the Master Plan was needed before a permanent stage was added.

Council Office Director Alan Anderson said $200,000 was allocated in the FY2025 Budget for building a permanent stage at Veterans Memorial Park. Mr. Fralick was not sure

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$200,000 would be enough. The Council and staff discussed potential uses for a stage during the Western Stampede. Council Member Whitelock wanted to ensure the Western Stampede provided something for everyone in the community.

Ms. Dupler presented possible additions to the 2025 Western Stampede, and answered questions from the Council. The Council and staff discussed involving a citizen committee and increasing the amount of community volunteers. Council Member Whitelock asked that staff inform the Council of the cost of installing a concrete floor prior to the budget season. Responding to a question from Council Member Shelton, Mr. Fralick said an overall plan for the arena was needed before decisions could be made for individual elements such as bleachers.

Mr. Fralick said staff would put together cost estimates and timelines for a stage, and work on the question of storage. City Administrator Korban Lee said Mr. Fralick's current priority was Ron Wood Park, and his workload was very full. Mr. Lee said staff would do their best, but he wanted the Council to manage expectations. Council Member Bedore suggested the main priority should be figuring out where a stage would fit on the Master Plan. Council Member Whitelock believed the Council should be given an expected timeline for projects when funding is approved. Chair Jacob agreed. Council Member Green suggested staff present optional resources such as additional funding or hiring contractors that would enable projects to move forward if staff did not have the in-house bandwidth.

Mr. Lee noted that most capital projects involved a multi-year process. Council Member Whitelock believed communication was an issue. Chair Jacob felt the Council assumed that items approved in a budget would be completed in that budget year and expressed frustration with the lack of communication to the Council. Council Member Green agreed.

Council requested that staff bring back cost estimates and potential locations for a permanent stage and that the communication gaps be addressed at the upcoming January retreat to ensure Council is fully informed on project progress and constraints.

b. Discussion of replacing the Board of Adjustment with an Administrative Law Judge

Senior Assistant City Attorney Patrick Boice proposed dissolving the Board of Adjustment (BOA) in favor of an Administrative Law Judge (ALJ) noting that the BOA met quarterly at a minimum. Vice Chair Lamb reflected on his two years of service on the Board of Adjustment, questioning its necessity since it operates under strict, inflexible rules. He expressed support for dissolving the board. Mr. Boice said rigid regulations for the board were set by the State. Council Member Green expressed support for the process available with an ALJ.

Council Member Bloom expressed interest in the experience of other cities that had made the same change, and asked the cost difference to the city for a BOA verses an ALJ. She wondered if an ALJ process would result in fewer legal challenges for the City. Mr. Boice did not know of any cities that had moved away from a BOA in favor of an ALJ, and subsequently moved back to a BOA. He also noted that West Jordan was one of the few cities in the state that used a BOA to make such decisions. Mr. Boice estimated an ALJ would be half the cost of the BOA.

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Council Member Bloom wondered if a hybrid model would be possible and expressed interest in feedback from other BOA members. Mr. was not sure a hybrid model would be possible. Community Development Director Scott Langford believed the feedback shared by Vice Chair Lamb was representative of other BOA members. He said the Mayor had reached out and found that they loved the City and loved being part of building the community, but did not really see value in the BOA. Mayor Burton commented that some of the BOA members would want to remain involved in the community in other ways.

Mr. Boice said staff would draft appropriate Code if the Council were supportive. Council Members Green, Whitelock, Bloom and Shelton expressed support.

c. Discussion of a proposed budget amendment for Meadowlark Lane Traffic Calming Improvements

Council Member Green reported that traffic had been a serious issue on Meadowlark Lane. He and Council Members Whitelock, Bedore, and Bloom proposed a budget amendment to use $30,000 from Council Contingency for traffic calming measures.

Assistant City Administrator Paul Jerome shared data collected on Meadowlark Lane explaining that established warrants had not been met, however staff believed traffic speeds justified doing something. Mr. Jerome said staff prepared four options that could build on each other if necessary, noting that the fourth option was the only measure that would require a budget amendment. Public Works Director Brian Clegg presented a phased plan with four options: radar feedback signs, lane-narrowing with striping and bike refuges, plastic bollards with painted bulb-outs, and, finally, permanent solutions like mini traffic circles or speed tables. He suggested implementing one option at a time to gauge effectiveness. Mr. Jerome said the proposed options would be presented to the neighborhood.

The Council and staff discussed a possible mid-year budget amendment if the fourth option became necessary. Mr. Jerome said staff could move forward with the first option following the neighborhood meeting. Council Member Bloom suggested identifying other high traffic areas that could benefit from any funds remaining. Council Member Whitelock asked for a follow up report and the outcome of the discussion after the neighborhood meeting took place.

d. Discussion regarding strategies to address affordable housing

Council Member Whitelock mentioned attending a class regarding affordable housing at the ULCT Conference where a graphic was shown with a carport. She commented that homes built in the 1950s were built with carports and not garages. She believed home ownership was vitally important for stability in the community and suggested homes built with carports could provide a more affordable option.

Council Member Bloom felt that homes with carports could cater to demographics that included young professionals, single-parent families, or older adults looking to downsize. She spoke of potential benefits to removing the garage requirement, and suggested implementing a pilot program that could be reevaluated in a few years. Council Member Green expressed support for eliminating the garage requirement to allow carports, and

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suggested another possibility for improving affordability could be narrowing the bulk standard from 85 feet to 60 feet.

Chair Jacob liked reducing regulations for the most part but did not think removing garage requirements would affect affordable housing. He felt smaller lots did not necessarily lead to more affordable houses. Council Member Shelton spoke in support of giving builders the option to build carports instead of garages.

Community Development Director Scott Langford believed building homes with garages was a matter of image and aesthetics. He expressed the opinion that the aesthetics did have an impact on the image of a community. Mayor Burton believed the Utah League of Cities and Towns was looking at the option as something to take to the Legislature stating the idea was to retain the option of adding a garage at a later date. Council Member Green liked the idea of narrow lots with long driveways that would provide space to build a detached garage in the back if desired.

Mr. Langford shared neighborhoods that could be used as case studies. He said a lot of code enforcement calls came from those neighborhoods that were directly tied to carports and things stored outside. From a planning perspective, Mr. Langford said many variances that had been approved over the years were related to carport-to-garage conversions that did not meet City setback requirements. Council Member Bloom commented that HOAs would play a big part in whether residents stored items in carports. Council Member Whitelock emphasized that off-street parking should be required.

Chair Jacob was in favor of reducing regulation and letting the market decide what was desired. Mr. Langford said developers liked certainty and predictability. He said removing the garage requirement across residential zones would be simple. Council Member Bloom liked the suggestion to review setbacks.

City Administrator Korban Lee said he had thought the purpose that evening was to discuss removing garage requirements for infill projects, and asked for clarification. Mr. Jerome commented that preserving the character of a neighborhood was an important part of infill projects. He suggested compatibility was not such an issue with new development. Chair Jacob suggested opening the option Citywide to see what would happen, with the intention to reevaluate. Council Member Bloom suggested adding guardrails.

Council Member Green suggested staff take what they heard that evening and put together a proposal to reduce regulations with the goal to reduce house costs. A majority of the Council expressed support for implementing changes that would be applicable Citywide.

Mr. Lee commented that some developments already had affordable housing entitlements, and asked if the change discussed would apply to those developments. Mr. Langford said such developments would need to reapply under the new Code.

3. ADMINISTRATIVE ITEMS

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None

4. ADJOURN

Chair Jacob adjourned the meeting at 8:05 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on November 13, 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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