



MINUTES OF THE CITY OF WEST JORDAN
FAIRWAY ESTATES SPECIAL SERVICE
RECREATION DISTRICT MEETING
Tuesday, May 27, 2025 - 7:10 PM
Approved September 9, 2025

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

FAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT

1. CALL TO ORDER

BOARD: Board Member Pamela Bloom, Board Member Kelvin Green, Chairperson Zach Jacob, Board Member Kayleen Whitelock, Board Member Kent Shelton, Vice Chairperson Chad Lamb, Board Member Bob Bedore

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, City Administrator Korban Lee, Administrative Services Director Danyce Steck, Council Office Clerk Cindy Quick, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, Economic Development Director David Dobbins

Chair Lamb called the meeting to order at 7:52 pm

2. PUBLIC COMMENTS

None

3. PUBLIC HEARINGS

a. Public hearing on the FY 2026 annual budget and the proposed property tax increase for the Fairway Estates Special Service Recreation District

Administrative Services Director Danyce Steck presented a property tax rate of .000909, about a 10% increase. The increase would bring monthly assessments to about \$19.99 per month to take care of the open space.

Chair Lamb opened the public hearing at 7:54 pm

Comments:

None

Chair Lamb closed the public hearing at 7:55 pm

4. BUSINESS ITEMS

a. Resolution No. 020 Setting the 2025 Property Tax Rate for the Fairway Estates Special Service Recreation District

Administrative Services Director Danyce Steck noted that the district was established in 1986 and includes 51 residences and five open space parcels, covering nearly eight

acres. The average residential lot size is 0.15 acres. The open space was originally provided in exchange for increased housing density due to the smaller lot sizes.

While property values and tax rates had remained consistent over the past decade, values had declined in the last two years. The current estimate assumes property valuations at 98% of the previous year. If actual valuations come in lower, revenue may fall short and a larger increase could be required next year to compensate. Once adopted, the tax rate cannot be changed, but revenue adjustments may be made through a budget amendment if needed.

She also clarified that, because the district generates under \$20,000 in annual revenue, it is not subject to the full Truth in Taxation process required for the General Fund.

Vice Chair Whitelock reminded the board the proposed increase was a result of prior meetings with the community, during which residents expressed support for this approach.

MOTION: Board Member Whitelock moved to APPROVE Resolution No. 020 Setting the 2025 Property Tax Rate for the Fairway Estates Special Service Recreation District.

Board Member Shelton seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT:

The motion Passed 7-0.

b. Resolution No. 021 Adopting the Annual Budget for the Fairway Estates Special Service Recreation District for Fiscal Year 2026.

Administrative Services Director Danyce Steck noted that following a 10% property tax increase last year, another 10% increase was proposed for this year. The district continues to use reserves, which are limited, but the gradual increases are intended to support and maintain service levels over time.

MOTION: Board Member Green moved to APPROVE Resolution No. 021 Adopting the Annual Budget for the Fairway Estates Special Service Recreation District for Fiscal Year 2026.

Board Member Whitelock seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT:

The motion Passed 7-0.

5. CONSENT ITEMS

a. Approve Meeting Minutes

- **May 13, 2025 – Fairway Estates Special Service Recreation District Meeting**

MOTION: Board Member Green moved to APPROVE Consent items as listed.

Chairperson Lamb seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT:

The motion Passed 7-0.

6. ADJOURN

Chairperson Chad Lamb adjourned the meeting at 8:00 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 27, 2025. This document constitutes the official minutes for the City of West Jordan Fairway Estates Special Service Recreation District meeting.

Cindy M. Quick, MMC
Secretary

Approved this 9th day of September 2025