The City of West Jordan
City Council Meeting
June 09, 2026

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

PARTICIPATE IN MEETING

VIEW THE MEETING

Welcome to City Council meeting!
While the Council encourages in-person attendance, you may attend virtually by using the links in the top right corner:

- To provide public comment, click **"Participate in Meeting"** (registration required)
- To observe the meeting, click **"View the Meeting"**

West Jordan Public Meeting Rules

To view meeting materials for any agenda item, click the item title to expand it, then select the view icon to access attachments, or visit https://westjordan.primegov.com/public/portal

City Council Meeting 7:00 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Special Recognition**
   a. Introduction of the 2026 Western Stampede Royalty
   b. Recognizing the West Jordan High School Track & Field Team for Their State Championship
4. **Council & Mayor Reports**
   a. City Council Reports
   b. Mayor's Report
   c. City Administrator's Report
5. **Public Comment**
6. **Public Hearings**
   a. Resolution No. 26-032 Requesting a Fee Waiver in the Amount of $450 for Six Dumpsters for a Neighborhood Cleanup Day
   b. Petition from Dale Bennett for the Sugar Factory on the Town Creek Development of 1.78 Acres Located at 1790 West Sugar Factory Road
      - Ordinance No. 26-29 Preliminary Development Plan/Agreement

- Ordinance No. 26-30 Rezone to CC-R Zone (City Center-Residential)

c. Ordinance No. 26-28 a Petition from Utah Development Group/Marco Diaz to a Rezone of 0.43 Acres to an R-1-8 Zone for the Diaz Lot Located at 8305 South 2200 West
d. Ordinance No. 26-31 a Petition from Margaret Hyatt for Approximately 3.457 Acres to Amend the General Plan Future Land Use Map to Community Commercial and Amend the Zoning Map to C-G Zone (General Commercial) for Properties Located at Approximately 4606, 4614, and 4622 West 7800 South (7800 South Commercial Property)
e. Property Tax Impact Schedule for Fiscal Year 2027
f. A Budget Officer for West Jordan City Intends to Again State the Following:
    - West Jordan City is considering a tax rate that exceeds the certified tax rate
    - The approximate dollar amount and purpose of the ad valorem tax revenue increase
    - The approximate percentage increase in ad valorem tax revenue that is based on the tax rate increase
    - West Jordan City shall provide notice of and conduct a public hearing as required where members of the public have an opportunity to comment on the proposed increase
g. Resolution No. 26-022 Authorizing the Transfer of Monies from Enterprise Funds to Other City Funds in Fiscal Year 2027
h. Resolution No. 26-019 Stating the Compensation Increase for Local Government Officers as Proposed in the Annual Budget for Fiscal Year 2027
i. Ordinance No. 26-26 Fixing the Compensation for Elected and Statutory Officers of the City
j. Resolution No. 26-029 Adopting the Tentative Budget for FY2027 Which Includes a Proposed Property Tax Increase, and Scheduling a Public Hearing Before Adoption of the Interim Budget
k. Ordinance No. 26-27 Amending the City's Annual Budget for the Fiscal Year Ending June 30, 2026

7. Business Items

a. Resolution No. 26-023 Authorizing the Pick-up on Certain Public Safety and Firefighter Employee Retirement Contributions

8. Reports to Council

a. Council Office Report
b. Presentation of the Annual Fraud Risk Assessment for Fiscal Year 2026

9. Consent Items

a. Approve Meeting Minutes
    - May 12, 2026 – Committee of the Whole Meeting
    - May 12, 2026 – Regular City Council Meeting
    - May 26, 2026 – Committee of the Whole Meeting
    - May 26, 2026 – Regular City Council Meeting

b. Resolution No. 26-031 Authorizing the Mayor to Execute the Attached Real Estate Purchase Contract for the City to Purchase Real Property Located at 1477 West Bridgeport Way

10. Adjourn

Please note that at the conclusion of this meeting, the Council will convene as the Board for its Fairway Estates Special Service Recreation District meeting.

Upcoming Meetings

- Tuesday, June 23, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, June 30, 2026 – Committee of the Whole (6:00p)
- Tuesday, July 14, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, July 28, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)

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 and Valley Journal.

Posted and dated June 5, 2026 **Cindy M. Quick, MMC, Council Office Clerk**

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: Jeron Collins/Glori Buchei

Applicant: Westland 10th Ward

Department Sponsor: Council Office

Agenda Type: PUBLIC HEARINGS

Presentation Time: 10 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/09/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 26-032 Requesting a Fee Waiver in the Amount of $450 for Six Dumpsters for a Neighborhood Cleanup Day

2. **EXECUTIVE SUMMARY**
   The City Council is being asked to consider a fee waiver request in the amount of $450 for six (6) dumpster rentals for the annual neighborhood cleanup day scheduled for June 12, 2026.

3. **TIME SENSITIVITY / URGENCY**
   The event is scheduled for June 12, 2026

4. **FISCAL NOTE**
   The $450.00 fee waiver covers six dumpster rentals at the council adopted subsidized rate of $75.00 per unit. Operational costs total $1,666.20 which includes the estimated hauling fees of $886.20 ($147.70 per dumpster) and tipping fees of $780.00 ($26.00/ton and each dumpster holds five tons).

   Utah Code § 10.8.2 limits collective fee waivers to not exceed 1% of a city's annual tentative budget for the fiscal year and all requests thus far, including this one, does not exceed that threshold.

5. **STAFF ANALYSIS**
   Westland 10th Ward does a neighborhood cleanup every year. They are requesting six dumpsters. This event promotes community engagement and keeps the community clean and safe.

6. **MAYOR RECOMMENDATION**
   N/A fee waivers are under the purview of the City Council.

7. **COUNCIL STAFF ANALYSIS**
   Timeline & Background Information
   Neighborhood cleanup event is scheduled for June 12, 2026.

   Additional Information & Analysis
   The City Council is being asked to consider a $450 fee waiver for dumpster rentals supporting a neighborhood cleanup organized by Westland 10th Ward. Council frequently receives community requests for fee waivers. Standardized rates for facility usage and dumpsters rentals are established within the Consolidate Fee Schedule, typically reviewed and ratified during the annual budget process.

In a work session held on May 28, 2020, the Council decided to eliminate the "free" dumpster tier to better manage municipal resources. The following structure was implemented to balance community support with fiscal responsibility:

- Initial Use: Set at a subsidized rate of $50 (later adjusted to $75 to account for inflationary pressures), with the remaining balance covered by the general fund; and
- Subsequent Uses: Billed at the cost recovery amount.

Applicable Guiding Principles from the General Plan

Land Use

- Promote quality of life and safe, well-maintained neighborhoods.

Environment

- Encourage practices that improve and maintain the environment.

Parks, Recreation, and Open Space

- Support clean and well-maintained community spaces

Utah Code § 10.8.2 limits collective fee waivers to not exceed 1% of a city's annual tentative budget for the fiscal year.

8. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Table the item to an unspecified date;
4. Refer the item back to Council Staff or Administrative Staff.

9. ATTACHMENTS

Resolution No. 26-032
Fee Waiver Application
Cost Spreadsheet

The City of West Jordan, Utah

Resolution No. 26-032

A Resolution Approving a Fee Waiver to Westland 10th Ward Neighborhood Clean-Up Event Held In 2026

Whereas, Jeron Collins resides in the City of West Jordan; and

Whereas, Jeron Collins represents the Westland 10th Ward roughly representing the area between 6620 South and 7180 South and from 3200 West to 2700 West.

Whereas, the Utah Code Annotated 10-8-2(1)(a)(v), a City may "authorize municipal services or other nonmonetary assistance to be provided to or waive fees required to be paid by a nonprofit entity, whether or not the municipality receives consideration in return"; and

Whereas, before the City may authorize City services or nonmonetary assistance, or to waive fees to a non-profit entity under UCA 10-8-2(1)(a)(v) and UCA 10-8-2(2)(b), the City must meet two requirements: (1) hold a public hearing and (2) find that the "total amount of services or other nonmonetary assistance provided or fees waived under Section (1)(a)(v) in any given fiscal year [does] not exceed 1% of the municipality's budget for that fiscal year"; and

Whereas, UCA 10-8-2(2)(a) exempts cities from the requirement to perform a study that is otherwise required when money is appropriated for corporate purposes under UCA 10-8-2(1)(a)(i); and

Whereas, the City Council believes that City staff's estimates of the monetary value of City services, nonmonetary assistance, and fees waived for the Westland 10th Ward/Jeron Collins is correct and is in the amount of $450; and

Whereas, West Jordan City Code 3-4-1(B)(2)(a) provides the authority of the city council to "waive any service fee", including security deposits; and

Whereas, the City Council believes that the "total amount of services or other nonmonetary assistance provided or fees waived under Section (1)(a)(v) in this given fiscal year does not exceed 1% of the municipality's budget for this fiscal year" or committed to this next fiscal year; and

Whereas, after review by the City Council, the City Council believes it to be in the best interest of the City to provide city services, non-monetary assistance, and/or a waiver of fees for Westland 10th Ward/Jeron Collins in the amount of $450.

Now, therefore, be it resolved by the City Council of the City of West Jordan, Utah, that:

Section 1. Findings. The City Council makes the following findings:

1) The Westland 10th Ward is a non-profit organization.
2) The combined value of services, non-monetary assistance, and fee waivers given to the Westland 10th Ward is equal to $450.
3) The combined value of services, non-monetary assistance, and fee waivers given to the Westland 10th Ward/Jeron Collins, combined with all other services, non-monetary assistance, and fee waivers provided to all others given this fiscal year, does not exceed 1% of the City's budget for this fiscal year.

(continued on the following page)

4) The public hearing relating the City's provision of services, nonmonetary assistance, and fee waivers for the Westland 10th Ward/Jeron Collins was performed in accordance with applicable noticing and other open and public meetings laws.

Section 2. Services, Nonmonetary Assistance, and Fee Waiver. The City Council hereby authorizes the use of city services and nonmonetary assistance and waives the fees for the Westland 10th Ward/Jeron Collins in an amount of $450 to be used for activities arising out of or related to the Neighborhood Cleanup in 2026.

Section 3. Effective Date. This Resolution shall take effect upon its passage.

Passed By the City Council of West Jordan, Utah, this _____ day of _____ 2026.

City of West Jordan

_____

Bob Bedore
Council Chair

Attest:

_____

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Bob Bedore	☐	☐
Vice Chair Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Kayleen Whitelock	☐	☐

Outlook

New submission from Fee Waiver Application

From Web Form WJC <noreply webform@westjordan.utah.gov>
Date Mon 4/13/2026 3:24 PM
To Council Office <council.office@westjordan.utah.gov>

1 attachment (277 KB)
AISelect 20260413 152344 Chrome.jpg;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Event Name

Neighborhood Clean up

Event Location

West Jordan Between 6620 South and 7180 South , and 3200 west and 2700 west

Entity or Group Name

Westland 10th Ward

Website

https://local.churchofjesuschrist.org/en/units/us/ut/westland-10th-ward?icid=actsh|cmh|web|mis|global|global

Contact Name

Jeron Collins

Phone

[redacted]

Email

[redacted]

Event Summary

We do two neighborhood "Day's of Service" each year in the spring and fall. We have many people in our ward who struggle have need of help with large yard projects. To help with that we will designate a day so that we can have as many volunteers as possible . In past years we have roofed houses , taken down multiple trees and event repoured someones driveway.

Background Information

We are the Westland 10th ward of the West Jordan Westland Stake of the Church of Jesus Christ of Latter Day saints.

Services, Non-Monetary Assistance, and Fees

We are seeking to use six large dumpsters for our Ward Neighborhood Day of Service

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Consent

I agree to the terms and conditions of applying for a fee waiver and acknowledge the privacy notice above.

Confirmation of Reservation(s) for Event

- /wp-content/uploads/gravity_forms/2-6520732693c8155fb9e480f5025cb524/2026/04/AISelect_20260413_152344_Chrome.jpg

6.a

Fees Paid by Resident				
Item	Fee	Each/Tons	Total	Notes
Dumpster	$75.00	6	$450.00	6 dumpster rentals for neighborhood cleanup on 06-12-2026
TOTAL FEES			$450.00	

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: Mark Forsythe, Associate Planner

Applicant: Dale Bennett

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/09/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Petition from Dale Bennett for the Sugar Factory on the Town Creek Development of 1.78 acres located at 1790 West Sugar Factory Road
   - Ordinance No. 26-29 Preliminary Development Plan/Development Agreement
   - Ordinance No. 26-30 Rezone to CC-R Zone (City Center-Residential)

2. **EXECUTIVE SUMMARY**
   The Council is being asked to consider a proposal by the applicant to rezone 3 parcels of land totaling 1.78 acres from an existing CC-F Zone (*City Center - Frame*) to a CC-R Zone (*City Center - Residential*). No amendments to the General Plan's Future Land Use Map are proposed because the property is currently designated for City Center/Transit Oriented Development and Parks and Open Lands on the Future Land Use Map. If the rezone is approved, the applicant intends to develop the property as a 23-unit townhome development.

   The applicant is also requesting the City Council to decide upon a proposed Preliminary Development Plan and Development Agreement for the townhome development. This development plan will establish the conceptual layout and features of the development, such as number of units, building architecture, open space, amenities, walls/fencing, parking, etc. To implement the proposed development, some necessary modifications to the Transit Station Overlay District requirements are included in the Development Agreement regarding minimum density, maximum parking and building orientation.

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

4. **FISCAL NOTE**
   N/A

5. **PLANNING COMMISSION RECOMMENDATION**
   The West Jordan Planning Commission held a public hearing on May 19, 2026 on the requested Zone change and Preliminary Development Plan/Development Agreement. The Planning Commission voted 6-0 (with 1 commissioner absent) for a Positive Recommendation to the City Council for both the proposed Zone Change and Preliminary Development Plan/Development Agreement.

6. **STAFF ANALYSIS**

I. BACKGROUND:

The property to be rezoned and developed consists of 3 infill parcels totaling 1.78 acres, which are located in the east central region of West Jordan directly south of the Third District Courthouse. Roughly 97% of the land is vacant, with an existing single-family house, a detached garage, a barn and a storage shed concentrated on the southern half of the site. Bingham Creek runs through the northern half of the site.

The subject parcels are the result of numerous property consolidations and property boundary adjustments that have occurred without re-platting over the past 109 years since this block was initially subdivided as part of the West Jordan Subdivision in 1916. This subdivision was initially platted and designed to sell property off individually or in bundles. Several streets in this area were dedicated to the City by this original plat but none of them were ever constructed. The two roads (Orem Street and Bank Place) that ran through the subject properties have been vacated. Orem Street was vacated by Ordinance 124 on March 17, 1975 and Banks Place was vacated under Ordinance 00-12 on April 18, 2000. The vacated streets were then sold to adjacent landowners. Since that time, the small pieces of property in this area have been combined, expanded and had their boundaries rearranged in a manner that no longer resembles the original plat.

A small piece of property abutting the southwest corner of the site is currently shown on the County parcel maps as public right-of-way. However, this piece of property was formerly City right-of-way (western half of Banks Place) until it was vacated as part of Ordinance 00-12 in 2000. This piece of land is included in the property boundaries of the applicant's survey.

In 2006, the subject parcels were rezoned from an A-1 (Agriculture) zone to the current CC-F (City Center-Frame) zone as part of a comprehensive rezoning of the region around City Hall in an effort to facilitate the creation of a new city center for West Jordan.

More recently in late 2023, the area directly east of City Hall was master planned as part of the West Jordan & Midvale Station Area Plan. This Station Area Plan primarily focused on the area around the Jordan School District facility and does not provide much guidance for the subject parcels.

II. GENERAL INFORMATION & ANALYSIS:

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

	Future Land Use	**Zoning**	**Existing Condition**
North	Transit Oriented Development, Public Facilities	P-F	UTA TRAX Light Rail Line, Third District Courthouse
South	Transit Oriented Development Low Density Residential	A-1	Sugar Factory Road, Single-family residential
West	Transit Oriented Development	R-3-12	Sugar Creek Condominiums (townhomes)
East	Transit Oriented Development	CC-F	Single-Family Residential

The applicant is requesting to rezone 3 parcels totaling 1.78 acres of property to a CC-R zone, which is a City Center - Residential zone, for the purposes of developing a new residential townhouse development. The current CC-F zone is fundamentally a commercial zone for the outskirts of the

future city center for West Jordan and does not allow residential uses unless incorporated as a mixed-use development. The CC-R zone would allow for exclusive residential development without the requirement for commercial space.

Because the development is within the City Center zones, the applicant is also requesting approval of a Preliminary Development Plan and Master Development Agreement as part of the zoning entitlements. The overall design of the development remains largely unchanged from the original concept, which consists of 23 rear loaded townhomes lining a central private lane. The front entrances of each unit will be oriented outward toward pedestrian paths that encircle the development and connect to the public sidewalk along Sugar Factory Road. All of this development will be contained on the south side of the Bingham Creek bisecting the property, while the area on the north side of the creek will be developed as groomed open space connected to the townhome development by a new pedestrian bridge. An easement for canal maintenance and a potential future trail will also be provided along the north bank of the canal.

The proposed development went before the City Council in a Committee of the Whole Meeting on July 8, 2025. Some of the concerns that were brought up included a recommendation for more centralized open space, a bridge over Bingham Creek to connect the large open space to the townhomes, driveway depth of 22 feet, and guest parking. To address these concerns, the developer has agreed to increase the depth of the driveways to 22 feet, include a pedestrian bridge over the creek, and provide guest parking utilizing the individual unit driveways and 5 off-street parking spaces. Due to the narrow constraints of the site, the need to provide adequate emergency vehicle turnaround, and to efficiently provide vehicle ingress/egress while preserving as much open space as possible, the developer wishes to keep the private lane in the center of the development while the open space north of the creek will serve as the central, primary open space for the development.

The Design Review Committee reviewed the proposed development plan on November 19, 2025. Most of their concerns dealt with the materials of the fencing/walls adjacent to the existing homes and the light rail corridor, building architecture/materials on the side and rear facades, landscaping of the open space on the north side of Bingham Creek, and lighting of perimeter pedestrian paths. To address these concerns, the developer has changed the walls that abut existing residential to a precast concrete material, provided a more comprehensive landscape plan for the open space on the north side of the creek, added wall lighting on the sides of the building to illuminate perimeter common space, and enhanced the materials and architecture of the side and rear building facades.

The proposed Rezone and Preliminary Development Plan/Development Agreement went before the Planning Commission on May 19, 2026. Public comments from the applicant and the potential buyer were largely positive, primarily concerning the open space and fencing along the creek. Comments opposed to the proposal centered around a requested landscape buffer on the west side, affordable housing vs. market rate housing, potential vermin displacement resulting from construction, dust control, construction hours, buffering between the new road and the adjacent house, lighting, building height, developer point of contact and neighboring fence damage. A question concerning fence height along the creek was addressed and confirmed. After further deliberation, the Planning Commission voted unanimously (with 1 commissioner being absent) to forward a positive recommendation to the City Council concerning the proposed Rezone and Preliminary Development Plan/Development Agreement with the added Condition/Requirement of Approval that the fence along Bingham Creek be 6 feet tall as required by City ordinances. The current version of the

Preliminary Development Plan now calls for a 6-foot-tall fence along the creek to meet this Condition/Requirement of Approval.

III. FINDINGS OF FACT:

13-7D-6: CRITERIA TO RECOMMEND APPROVAL:

A. Zoning Map Amendment: An amendment to the Zoning Map may be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made regarding each of the following criteria:

Criteria 1: The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted General Plan and Future Land Use Map;

Staff Analysis: The proposed development is located in an area designated as *City Center/Transit Oriented Development* on the General Plan's Future Land Use Map. The purpose of this designation is to "create pedestrian-oriented areas with a densely integrated and synergetic mix of residential, commercial, professional office and civic development in a traditional main street or downtown character" (West Jordan General Plan*,* page 48). The requested CC-R (City Center-Residential) zone aligns with these goals because it is another type of City Center zone that retains the form-based, design-heavy and pedestrian-oriented requirements thereof. The primary difference is that the CC-R zone is more focused on residential development, as opposed to the existing CC-F zone which is entirely commercial centric.

The CC-R zone is a type of transit oriented development zone which the General Plan has 3 primary goals: compact development at greater densities, a diversity and mix of uses, and pedestrian-friendly design that encourages walking and biking while reducing auto dependence. The proposed CC-R zone would align with these goals by establishing more compact residential development in an area that is zoned almost exclusively for commercial development, thereby adding variety and density to the area. Development in the CC-R zone requires approval of a development plan outlining the conceptual framework and overall design of the development. The applicant is requesting approval of such a plan, which has been designed with a comprehensive network of pedestrian paths that are separated from vehicle traffic and connect all residential units to the sidewalk along Sugar Factory Road that leads to the nearby West Jordan City Center light rail station located a half-mile walk away to the northeast of the site.

The General Plan also contains very broad, general goals that loosely pertain to the proposed rezone. These goals are outlined and analyzed as follows:

URBAN DESIGN

Create a city center that exemplifies a high level of urban design

The change to a CC-R zone will not remove the urban design requirements of the City Center or the requirement for a development plan. The applicant's proposed development plan has been reviewed to ensure a high level of urban design and includes details for a complete pedestrian path network, open space amenities that facilitate vibrancy for Bingham Creek, superior architecture and materials on all facades of each building, high quality walls and fencing, adequate shielded lighting, and efficiently compact vehicle thoroughfares to increase available area for open space, buildings and other usable space.

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

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

Staff Analysis: The current CC-F zone in which the subject properties are located does not allow stand-alone residential development. The only residential development allowed in the CC-F zone is "Mixed Use", which would consist of an appropriate mix of residential and commercial uses in a single, cohesive development. Due to the severe lack of street frontage and the narrow constraints of the site, it would be very difficult for commercial businesses to establish public presence and visibility needed to thrive on this site.

The surrounding development consists almost entirely of residential development. The neighboring properties to the south consist of small, narrow parcels containing single-family residential homes that are more than half a century old. These parcels are part of the larger pre-existing CC-F zone and are thereby legal, non-conforming as to uses and structures. The intent of the zoning is for these properties to eventually redevelop as city center commercial, which would likely require the purchase of multiple parcels and then combining them into a single development. Such property assemblage occurs rarely and could be even less likely considering that the homes are affordable housing. As such, these homes and properties may remain in their current state for quite some time and nearby development should be similar in nature and impact while furthering the establishment of West Jordan's City Center. The CC-R zone would fit this purpose. In the event that the smaller residential parcels are redeveloped as commercial, or even rezoned and developed as more townhomes, the CC-R zone would still be an appropriate fit for this location.

The adjacent development to the west is the Sugar Creek Condominiums, which were developed in 2000. These 2-story townhomes are somewhat similar to the proposed development in terms of scale, size, style and amount of open space, though the proposed development will be more pedestrian friendly with less roads. The use of the Sugar Creek Condominiums and the proposed development are both multi-family residential and should thereby be compatible.

The adjacent land to the north of the proposed site is the UTA corridor for light rail transit. The area of the site between Bingham Creek and this rail corridor is too small and inaccessible for residential development and will serve as an open space buffer between the light rail traffic and residential development on the south side of the creek.

The properties to the east consist mostly of vacant land or large backyard space. The vacant land to the northeast of the site is being temporarily occupied by the nearby Kramer Law office for a small office. The property directly east of the site consists of mostly vacant backyard space with a small single-family residential house sequestered adjacent to Redwood Road. The amount of distance between this house and the proposed development, along with fencing and landscape buffers, should be adequate to mitigate any impact on this existing home.

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

Criteria 3: The proposed amendment protects the public health, safety and general welfare of the

citizens of the city;

Staff Analysis: The proposed residential zone will make more productive use of the mostly-vacant land than the current single-family residential use, which is unlikely to develop as commercial space due to the semi-landlocked condition of the property. The current condition of the property is mostly unkempt, overgrown backyard space that is difficult to maintain by a single family in a single-family home situation and would thereby benefit from redevelopment.

The proposed CC-R zone will allow for residential development that is less impactful on the surrounding existing residential uses than a potential commercial business and will maintain the same walkability and superior design standards of the City Center zones. Such redevelopment will improve the quality of life for new townhome owners and the surrounding homes by providing more manicured and regularly maintained open space, new buffer walls and landscaping, road-separated walking paths throughout the site, better security in terms of lighting and "eyes on the common space", and improved safety along Bingham Creek.

The Fire Department has reviewed the proposed concept layout for compliance with emergency vehicle ingress/egress, lane width and corner radii, hydrant locations and fire suppression coverage. They have determined this design to be sufficient to meet these requirements.

The developer has been working with the Salt Lake County Flood Control Department to ensure compliance with their requirements related to Bingham Creek. They require a 20-foot-wide Flood Control & Maintenance Easement along the north bank for full access and maintenance of Bingham Creek. Fencing locations and canal safety have been coordinated with Salt Lake County Flood Control, the City's Risk Management Department and the City Attorney's Office.

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: As a whole, the subject infill properties front Sugar Factory Road on the south end of the site. This 2-lane collector road contains a 10-inch water main line along the north side of the street and an 8-inch sewer main line along the south side of the road. Gas and telecom main lines are also located along the north side of Sugar Factory Road. An existing power pole is located on the southwest corner of the property and any new lines servicing the proposed development will be buried underground in accordance with City ordinances. All proposed new utility laterals and connections to these existing systems are shown in detail in the Preliminary Development Plan and have been reviewed and approved by the Public Utilities Manager.

Water availability is typically determined by the 2022 Water Master Plan, which establishes calculations based on the land use designations of the General Plan's Future Land Use Map. The Future Land Use Map has the subject site designated for City Center/TSOD, which is intended for the highest density in the city and has been in place since 2007. This designation coincides with the City's adopted Station Area Plan for the City Center, which involves thousands of new residential

units ranging from 20-60 dwelling units per acre. The Public Utilities Manager has taken this into account and has determined that no more than 25 ERC's (equivalent residential connections) are assigned to this project.

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

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

Staff Analysis: The subject property is located within the boundaries of the Transit Station Overlay District, which is a form-based transit-oriented development overlay with standards related to walkability, public transit access, pedestrian-friendly design, and a mix of residential and commercial uses. The TSOD standards would apply to the proposed development in addition to the standards of the City Center-Residential zone.

Due to the constraints of the site, the TSOD standards pertaining to a required minimum density of 30 dwelling units per acre, maximum parking ratio of 1.5 spaces per unit, and a requirement of all buildings to be directly oriented to a public street will need to be modified through the Master Development Agreement, which is permitted for infill projects with approval by the City Council under §13-6G-18 of the City Code. Such changes for the Sugar Factory on the Creek Townhomes would entail a density of 12.9 dwelling units per acre, a parking ratio of 2 spaces per unit, and allowance for buildings to face away from a public street. All other requirements and standards of the TSOD will apply and be met.

The properties to be rezoned are vaguely within the scope boundaries of the West Jordan & Midvale Station Area Plan. The only mention of these properties in this Station Area Plan is in a land use map exhibit, which designates them as "Medium Density Residential". The West Jordan & Midvale Station Area Plan has its own recommended density for areas designated as Medium Density Residential, which is defined in said plan as 25-40 dwelling units per acre. This density recommendation is unique to the City Center and doesn't pertain to the 3.1-5 dwelling units per acre of the more general Medium Density Residential land use designation of the General Plan. The SAP density is arguably a recommendation and the density may be modified through an MDA approved by the City Council.

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

B. Preliminary Development Plan:

Staff Analysis: There are no specific findings of fact for Preliminary Development Plans outlined in the West Jordan City Code. The proposed Preliminary Development Plan fundamentally meets the requirements of the City Code, briefly summarized as follows:

Streets and Sidewalks
The City Center street standards primarily apply to wider public streets, but does encourage that

residential homes be rear-loaded from an ally when possible. All townhomes in the proposed development will be rear-loaded from a single L-shaped private lane. The developer initially explored the possibility of rear-loaded townhomes with the alley running along the west end of the site, but this configuration resulted in 2 additional off-shoot alleys on the north and south ends of the site that would have significantly increased the amount of roadway blacktop at the expense of a large amount of open space and required landscape buffers. The proposed central, single-alley solution was the more efficient way to move traffic, meet Fire Department requirements, incorporate required buffers and preserve as much open space as possible.

The City Center and TSOD ordinances require a network of sidewalks that connect the buildings to transit stops and protect pedestrians from vehicle traffic through grade separations and enhanced crossings. The proposed development will have a circular network of 5 feet wide pedestrian paths around the perimeter of the site that continue north to the private park space and south to the public sidewalk along Sugar Factory Road that indirectly leads to the light rail station within half a mile walking distance to the northeast. The path will cross the private road only once with a colored concrete crosswalk to distinguish the pedestrian realm from the vehicle thoroughfare, and decorative bollards will be provided at the sides of the crosswalk for additional safety.

Parking

The City Center zone and TSOD intentionally reduce parking requirements to promote the use of alternative modes of transportation, requiring a minimum of 1 space per unit plus half a space for each additional bedroom, up to a maximum of 1.5 spaces per unit. Each proposed townhome unit will have a fully enclosed garage with 2 spaces each, which would exceed the maximum parking limit. As an infill development, the parking space requirement may be modified through an MDA approved by the City Council. Guest parking requires 1 space for every 4 units, which yields 5.75 spaces required for this development. The proposed development will meet this requirement with a 5-lot guest parking lot and driveways for the townhomes facing north/south. The TSOD is unique in that tandem parking is explicitly required to be fully allowed, particularly for townhome driveways (West Jordan City Code §13-6G-9C-4). Both combined parking areas yield a total of 29 guest parking spaces. Bike parking standards are increased in the TSOD at 1 space per 3 units and should be in well-lit locations. The plans show a bike rack of 6 spaces and a bike rack of 2 spaces, both in central locations.

The parking ordinances in the City Center also require that parking lots be located behind buildings to promote walkability. The guest parking lot will be located at the rear of the site behind the townhome buildings and all required parking will be inside fully enclosed garages. No parking will be permitted within the private lane.

Open Space and Landscaping

The proposed development is required to provide at least 15% or more of the total area in landscaped open space, part of which must be a useable space (i.e. park, plaza, courtyard) in a central or riparian location and featuring public art, seating areas, food venues, street furniture, water features or natural light. The Sugar Factory on the Creek Townhomes development will utilize the entire area north of Bingham Creek for a fully landscaped riparian park featuring benches facing the creek, a central lawn area, a covered picnic table pavilion, barbecue grill and natural light. While this park will constitute the majority of the open space, other areas around the townhome buildings will be landscaped. Total landscaped open space will constitute 45% of the entire development.

The City Center ordinances and the *2019 Parks, Recreation, Trails & Open Space Master Plan* call for a multi-use trail along Bingham Creek. Salt Lake County is currently finalizing the design and alignments of the Bingham Creek Trail that they will install within the next few years, which may run through or near this development. This new regional trail is intended to satisfy the trail requirements of the City Center and trail master plans. Regardless, the development will set aside land along the north bank of Bingham Creek for a flood maintenance trail and possible public use trail if needed in the future.

Due to existing and abutting single-family residential development, 20-foot-wide landscape buffers are required along the east and south boundaries of the site. Due to the width requirements of the private lane and the required separation between the detention basin and the townhomes, the landscape buffer along the south property line will need to be reduced to 18 feet. The 20' landscape buffer can be reduced by a maximum of 20% (4 feet), with approval of the Zoning Administrator. The landscape buffer along the east side is 10 feet, although some of the area on the opposite side of the fence may be used to count toward this buffer area. Since roughly one acre of vacant land/backyard area is situated between the homes to the east and the proposed townhomes, staff deems this sufficient to meet the landscape buffer requirements. As for the east buffer adjacent to the home directly south of the townhomes, there is not enough room for any landscaping. However, the distance between the townhomes and the property line will be 26 feet, which is essentially the same as a 20' landscape buffer in terms of separation. The common property will also have a 6-foot tall masonry wall to help protect the existing home from any impacts of the townhomes.

Architecture

The architecture of the proposed development plan will follow a traditional style that is relatively similar to the adjacent townhomes to the west and the West Jordan Senior Housing complex further to the west. The proposed townhomes will feature gable roofs, multiple stories, prominent front window trim, and masonry wainscots in a somewhat similar fashion to other multi-family residential developments in this area of Sugar Factory Road. The architecture will meet the architectural requirements of the CC-R zone by providing front porches and balconies, stone wainscots and board & batten-style Hardiboard patterns on all sides of each building for 4-sided architecture, multiple gable roofs to break up large roof structures, windows on all sides of the building that meet maximum window separation standards, and utilization of a variety of siding materials including Hardiboard and brick. The Design Review Committee reviewed the architecture on November 19, 2025 and the aforementioned features are now included to satisfy their comments.

Walls & Fencing

The entirety of the project site will be surrounded by walls and fencing. The existing fence along the west boundary is a pre-existing 6' tall tan vinyl fence that was constructed in 2001 when the adjacent townhome development to the west was constructed. This fence will remain intact, while the remaining boundaries will have new walls and fencing.

Where a new development is determined to be more intensive than an existing use on adjacent property which has a different zoning designation, the Planning Commission may require:

1. a masonry wall
2. a decorative concrete wall
3. an opaque fence of durable material

4. a landscape buffer with trees, berms and hedges

The applicant is proposing a 6-foot tall RhinoRock masonry wall along the east and south boundaries adjacent to the existing 6,000 square foot single-family residential parcels, due to the proposed development's proximity to these existing homes. The fence along the longer east property line will be a 6-foot tall vinyl fence, due to the majority of the adjacent property being a full acre of vacant backyard space.

The fencing along the north boundary of the proposed private park amenity will be an 8-foot tall vinyl fence. This fence was originally going to be a 6-foot vinyl fence, but the Design Review Committee requested a masonry wall due to the proximity of the light rail corridor. The applicant felt that vinyl would be a more appropriate material but is proposing an 8-foot vinyl fence with decorative post caps to help alleviate concerns with the nearby light rail line and aesthetics.

Fencing will be provided along both sides of Bingham Creek. The fence along the south side will run along the bank and have an opening for the new pedestrian bridge spanning the creek. Access to this bridge will be a self-closing, self-latching gate. The fence along the north side of the creek will be set back from the bank by 20 feet due to a Flood Control & Maintenance Easement required by Salt Lake County Flood Control. This new easement will need to remain clear of any obstructions, particularly fencing. The north-side fence will also include a self-closing, self-latching gate for access. Due to the prohibited fencing within 20 feet of the creek bank, staff had initially requested warning signs along the bank of the canal. However, staff has been advised by the City's Risk Management and the City Attorney's Office not to provide such signs along the creek bank. Both fences will be black metal in a wrought-iron/picket style that will be non-climbable. The applicant initially requested a 4-foot-tall fence in order to create a more inviting park space through less imposing fencing and for better visibility of the creek. However, City fencing ordinances require 6-foot tall fencing along washes and waterways and the Planning Commission has reinforced this through a Condition/Requirement of Approval included in their recommendation to the City Council. The current version of the Preliminary Development Plan now calls for the required 6-foot-tall fence.

Lighting

As requested by the Design Review Committee, all pedestrian paths throughout the proposed development will be illuminated by light fixtures mounted to the walls of the townhome buildings. These light fixtures will be designed to match the traditional aesthetic of the buildings and to eliminate up-lighting. A Photometric Plan will be provided and reviewed during future Final Site Plan reviews.

Staff Opinion: The proposed Preliminary Development Plan is consistent with the provisions of the West Jordan City Code, adopted master plans and other adopted standards.

C. Master Development Agreement:

Staff Analysis: The main purpose of the Master Development Agreement is to hold the developer accountable for all aspects of the Preliminary Development Plan as adopted by the City Council. The secondary purpose is to provide the developer with the flexibility needed to develop an infill property within the Transit Station Overlay District in accordance with §13-6G-18 of the West Jordan City Code by outlining the specific modified standards. This ordinance allows infill developments that are 7 acres or smaller to modify the TSOD ordinances through a Master Development

Agreement approved by the City Council. The proposed modified TSOD standards for the Sugar Factory on the Creek Townhomes were analyzed previously in this report and include the following:

- The minimum required density of 30 dwelling units per acre under §13-6G-5 of the West Jordan City Code will be modified down to 12.9 dwelling units per acre. This development received positive feedback from the City Council concerning this density.

- The maximum parking limit of 1.5 spaces per unit, as required by §13-6G-9A-1 of the West Jordan City Code, will be increased to 2 parking spaces per unit. This development received positive feedback from the City Council concerning this increase in parking.

- The requirement that all buildings in the TSOD must provide a main entrance on the facade nearest to and facing a street that connects to the transit station is mandated by §13-6G-11 of the West Jordan City Code. Meeting the strict interpretation of this ordinance is extremely difficult, if not impossible, because of the lack of space for creating a public road through this development. The proposed revision to this requirement will require at least one building façade to be oriented toward a public street within 20 feet of said street.

Staff Opinion: The proposed Master Development Agreement is consistent with the provisions of the West Jordan City Code, adopted master plans and other adopted standards.

7. MAYOR RECOMMENDATION

N/A

8. COUNCIL STAFF ANALYSIS

Timeline & Background Information

The Council reviewed the proposed Sugar Factory townhome development during the July 8, 2025 Committee of the Whole meeting. The majority of the Council supported the proposed density, subject to confirmation of adequate water, sewer, and utility capacity, and encouraged revisions to improve site layout, walkability, connectivity, and parking.

In response to Council feedback, driveway depths were increased to 22 feet, a pedestrian bridge over Bingham Creek was added, additional guest parking through driveways and five off-street parking spaces were provided. The central private lane was retained due to site constraints, emergency access needs, and open space preservation. Staff has determined no undue impacts on public services or infrastructure, including water, sewer, roadways, and public safety services.

Plain Language Summary

The applicant is requesting approval to rezone 1.78 acres to CC-R (City Center-Residential) to allow development of a 23-unit townhome project. The property is designated for City Center/Transit Oriented Development, so no General Plan amendment is required.

The request also includes approval of a Preliminary Development Plan / Agreement establishing the project's design standards, site layout, parking, open space, and amenities including modifications to certain Transit Station Overlay requirements related to density, parking, and building orientation.

The Council is being asked to consider whether the proposed development and requested modifications are appropriate for the site and consistent with City Center objectives.

Potential Questions & Discussion Points

1. How does the proposed CC-R zoning and requested Transit Station Overlay modifications support the City's vision for the Town Center and transit-oriented development area?
2. How does the proposed density and housing type compare with surrounding and planned development, and what community need does it help address?
3. Are adequate water, sewer, storm drainage, transportation, and public service capacities available to support the proposed development?

Applicable Guiding Principles from the General Plan

Economic Development

- Encourage redevelopment and investment within designated City Center and Town Center areas.
- Promote development patterns that support a vibrant, mixed-use community environment.
- Encourage housing opportunities that support economic vitality and community growth.

Transportation

- Support transit-oriented development patterns that encourage walkability and multimodal transportation options.
- Improve connectivity between residential areas, commercial destinations, public spaces, and transportation facilities.
- Promote efficient land use patterns that reduce dependence on automobile travel.

Land Use

- Encourage development that is consistent with adopted Future Land Use designations.
- Support a balanced mix of housing types and densities in appropriate locations.
- Promote high-quality development that contributes positively to community character and neighborhood design.

Parks, Recreation & Open Space

- Encourage integration of open space, landscaping, and pedestrian amenities into new development.
- Promote connections between residential development and community recreation opportunities.

9. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and 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.

10. ATTACHMENTS

Ordinance No. 26-29
Development Agreement
Preliminary Development Plan
Vicinity Map

Ordinance No. 26-30
Existing Zoning & Future Land Use Map
Justification Letter

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. 26-29

AN ORDINANCE FOR APPROXIMATELY 1.77-1.78 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 1790 WEST SUGAR FACTORY ROAD, IDENTIFIED AS THE SUGAR FACTORY ON THE CREEK TOWNHOMES; AND

APPROVAL OF A DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT, SUBJECT TO THE APPROVAL OF A ZONING MAP AMENDMENT (REZONE) AND ANY 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, also called a future 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 Bennett Properties LLC, a Utah Limited Liability Company (referred to as "**Applicant**") and David E. Alires and Paul K. Alires (referred to collectively as "**Property Owner**"), for approximately 1.77 to 1.78 acres of real property, located at approximately 1790 West Sugar Factory Road and identified as **Assessor's Parcel Numbers 21-34-180-001-0000, 21-34-181-001-0000, and 21-34-181-005-0000** (collectively referred to as the "**Property**" or "**Sugar Factory on the Creek Townhomes**"), for, in part, a request for a Development Agreement, subject to a rezone and any other conditions precedent ("**Application**", "**DA**", and "**Map Amendments**"); and

WHEREAS, on May 19, 2026, 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 DA part of the Application; and

WHEREAS, a public hearing was held before the City Council on June 9, 2026 concerning the Sugar Factory on the Creek Townhomes Application, including the DA; and

WHEREAS, the Applicant and Owner have agreed to and have executed the DA that will govern the development of the Property, should the City Council, in its sole legislative discretion, choose to adopt the DA and Map Amendments, and should all the conditions precedent in the DA be satisfied; and

WHEREAS, the City Council has reviewed and desires to approve the DA, 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 DA, subject to the City Council, in its sole legislative discretion, choosing to adopt the Map Amendments, and subject to all the conditions precedent in the DA being fulfilled.

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

Section 1. Approval of DA. The DA, with Exhibits (collectively attached in "Attachment A"), is approved and the Mayor is authorized to execute said DA. The approval of the DA is subject to the conditions precedent set forth in the DA, including but not limited to the City Council, in its sole legislative discretion, subsequently choosing to adopt, by Ordinance, the Map Amendments. The Applicant and Owner were required to sign and execute the DA before these Ordinances were presented to the City Council.

Section 2. Impact Fees and Development Fees. The applicant requesting subdivision application or other similar application approval or building permit approval for the Property shall pay all impact fees and development fees required by the City's consolidated fee schedule.

Section 3. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-20-618(3)(h), and other applicable and successor provisions, and at the request of the Applicant, and in consideration for the increase in density, as well as the other benefits regarding the requested residential types allowed by the Rezone and Concept Site Plans, all applicable Building Design Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed thereon.

Section 4. 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 5. 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 _____ 2026.

CITY OF WEST JORDAN

By: _____
Bob Bedore
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

(*Continued on the next page*)

Voting by the City Council	**"YES"**	**"NO"**
Chair Bob Bedore	☐	☐
Vice Chair Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kent Shelton	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 26-29.

_____ The Mayor vetoed Ordinance No. 26-29 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-29 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, MMC, UCC
City Recorder

(*Continued on the next page*)

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 _____ 2026. 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, MMC, UCC
City Recorder

(Attachment on the following pages)

Attachment A to
ORDINANCE NO. 26-29

AN ORDINANCE FOR APPROXIMATELY 1.78 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 1790 WEST SUGAR FACTORY ROAD, IDENTIFIED AS THE SUGAR FACTORY ON THE CREEK TOWNHOMES; AND

APPROVAL OF A DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT, SUBJECT TO THE APPROVAL OF A ZONING MAP AMENDMENT (REZONE) AND ANY OTHER CONDITIONS PRECEDENT

DEVELOPMENT AGREEMENT
(Including Attachments A-1 and A-2)
For the Sugar Factory on the Creek Townhomes

Attachment A-1 – Legal Description of the Property
Attachment A-2 – Development Plan

(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

DEVELOPMENT AGREEMENT
For "Sugar Factory on the Creek Townhomes"

The City of West Jordan, a Utah municipal corporation (the "**City**") and Bennett Properties LLC, a Utah Limited Liability Company (referred to as "**Developer**"), enter into this Development Agreement (this "**Agreement**") as of the date Developer and the City's mayor, on behalf of the City, mutually sign this Agreement, and agree ("**Effective Date**") as set forth below. The City and the Developer are jointly referred to as the "**Parties**". Each party may be referred to as a "**Party**". The current property owners of the "Property" (as defined in Recital 1 below) are David E. Alires and Paul K. Alires, each an individual (referred to individually and collectively as "**Property Owner**"), which acknowledge and consent to this Agreement and agree to be bound to all the terms of this Agreement (as set forth in Section F.1 and the OWNER ACKNOWLEDGEMENT AND CONSENT below).

RECITALS

1. Developer has entered into an agreement or agreements for the purchase or has the right to require the Property Owner to contribute to a Project Entity (defined in Section G.19 below), of approximately 1.77 acres of certain real property, located at or near 1790 West Sugar Factory Road, and identified as **Assessor's Parcel Numbers 21-34-180-001-0000, 21-34-181-001-0000, and 21-34-181-005-0000** (the "**Property**" or "**Sugar Factory on the Creek Townhomes**"). See the Legal Description of the Property attached as **Attachment A-1** and the Development Plan (showing the location of the Property) attached as **Attachment A-2.** The development identified in this Agreement, together with the Attachments, is referred to herein as the **"Project"** or the **"Development"**. After the approval of this Agreement, Developer shall develop and construct the Development consistent with this Agreement.

2. The Property is located in the City Center/Neighborhood TSOD Center General Plan Future Land Use Map Designation. The Property is currently located in the CC-F Zone ("**Current Zone**") and the entire Property is being rezoned by replacing the Current Zone with the CC-R Zone (**"New Zone"** and **"Rezone"**). The Rezone is referred to as "**Map Amendment**". The West Jordan City Code requires the approval of a Development Agreement, with an attached Development Plan, to complete the Rezone.

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

the Terms below.

4. This approximately 1.77-acre Development is a townhomes residential development, with a maximum of 23 residential Dwelling Units (with a density of approximately 13.0 units per acre), more particularly being described as fee simple townhomes.

5. Developer may develop the Property in multiple phases (each a "**Phase**") and has contracted with the Property Owner to purchase or has the right to require the Property Owner to contribute to a Project Entity (defined in Section G.19 below) and develop the Property in a manner that is consistent with this Agreement.

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

7. The following Attachments are attached hereto and incorporated herein by reference:
Attachment A-1 – Legal Description of the Property
Attachment A-2 – Development Plan

8. The City has determined that the following modifications to Title 13, Chapter 6, Article G (**"Modifications"**) allow and provide for the Benefits described and depicted in the Preliminary Development Plan:

a. The minimum required density of 30 dwelling units per acre under §13-6G-5 of the West Jordan City Code will be modified down to 12.9 dwelling units per acre.

b. The maximum parking limit of 1.5 spaces per unit, as required by §13-6G-9A-1 of the West Jordan City Code, will be increased to 2 parking spaces per unit.

c. The requirement that all buildings in the TSOD must provide a main entrance on the facade nearest to and facing a street that connects to the transit station is mandated by §13-6G-11 of the West Jordan City Code. Meeting the strict interpretation of this ordinance is extremely difficult, if not impossible, because of the lack of space for creating a public road through this development. The proposed revision to this requirement will require at least one building façade to be oriented toward a public street, while the other buildings will face a private driveway and pedestrian paths on the perimeter of the development.

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

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

TERMS [see next page]

TERMS

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

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

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

2. Approval of Map Amendment. The rights, authority, and obligations of 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 Amendment.

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

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

D. Development Obligations.

1. Development Plans, Subdivision Plats, and Site Plans. In addition to the Developer complying with the provisions of the Governing Regulations, development of the Property by the Developer shall be in accordance with any City-approved development plans, subdivision plats, site plans, this Agreement, and the Rezone. Developer agrees to comply with all permitting requirements, including but not limited to land disturbance permits and flood plain development permits. The approval of development plans, subdivision plats, and site plans shall not be unreasonably withheld, conditioned, or delayed by the City. After the approval of the Agreement and the Rezone by the City Council, if the City denies any development application, the City shall provide a written determination advising Developer of the reasons for the denial, including specifying the reasons the City believes that such application is not consistent with this Agreement, the Map Amendment, and the Governing Regulations.

2. Limited City Utility Infrastructure. Developer acknowledges and agrees that the City has represented that it currently has limited utility infrastructure available for the Project and agrees that development is subject to these limitations. To facilitate development beyond the City's current infrastructure or public utilities capacity, (i) Developer may negotiate with the City to complete the construction of this infrastructure or public utilities and be reimbursed by the City, or (ii) Developer and the City may confer on other options of providing infrastructure or public 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, Developer shall pay for the actual out-of-pocket costs of the updates, as set forth in the City's Consolidated Fee Schedule. Developer may request that the City use reimbursement agreements with regards to offsite infrastructure. The following specific public utility infrastructure issues also exist:

a. Notwithstanding the foregoing, the City shall make all reasonable efforts to assist in providing all the infrastructure and utilities necessary for the completion of this Development. In particular, the City does not guarantee any amounts of culinary water ("source water") to be provided by the Jordan Valley Water Conservancy District;

b. Developer shall complete all necessary culinary water infrastructure; and

c. Developer shall complete all necessary sanitary sewer infrastructure.

3. Trails and Open Space Improvements; Private Lane; and Flood Plain Area. In Attachment A-2 (Development Plan), pages 30 through 34 inclusive and 38, the Home Owners Association ("**HOA**") for the Development is identified as having the responsibility to own and maintain the open space, amenities, sidewalk, pedestrian bridge, and associated areas and infrastructure. Moreover, page 20 of the Development Plan identifies that there is an easement on the north bank of Bingham Creek for maintenance of the creek and floodplain, and that the Development's "private lane" will be owned and maintained by the HOA and will connect to Sugar Factory Road. Finally, pages 35 through 37 inclusive of the Development Plan refer to some of the Flood Plain Area requirements.

4. Parking Included with Rent for Dwelling Units. In consideration of the Map Amendment and the development rights granted pursuant to this Agreement, Developer and Developer's successors-in-interest, including the HOA and Dwelling Unit property owners:

a. For any one-bedroom residential Dwelling Units which are rented, shall not charge additional amounts for one surface parking space per Unit; but rather, all charges for one parking space per Unit shall be included in the base rent charged; and

b. For any two-bedroom and three-bedroom residential Dwelling Units which are rented, they shall not charge additional amounts for two surface parking spaces per Unit; but rather, all charges for such parking spaces per Unit shall be included in the base rent charged.

E. Development Rights; and Reserved Legislative Powers.

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

2. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights described in Section E.1 based on a good faith application of the policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change, including the imposition of any moratoria, affecting the vested rights of the Developer granted under this Agreement shall be binding upon Developer only if: (a) such change is of general application to all development activity in the City; and (b) Developer receives, unless in good faith the City declares an emergency posing an imminent danger to the safety of its citizens, not less than ninety (90) days prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project and the rights granted hereunder.

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

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

G. General Provisions.

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

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

If to Developer: ATTN: Dale K. Bennett
Bennett Properties LLC
9138 S. State Street #100, Sandy, UT, 84070

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

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

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

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

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

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

8. Severability. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and 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 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 Developer. The Notice of Default shall:

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

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

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

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

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

12. [Reserved].

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

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

15. Force Majeure. All time period imposed or permitted pursuant to this Agreement shall automatically be extended and tolled for: (a) period of any and all generally applicable moratoria imposed by the City or other governmental authorities in any respect that materially affects the development of the Project; or (b) by events reasonably beyond the control of 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 Developer or its successors.

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

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

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

19. Assignment. Developer shall not assign, delegate, or transfer its interest in this Agreement without prior written approval by the City; provided, however, Developer may freely assign its interest in this Agreement, in whole or in part with respect to a Phase (in each case, without approval from the City) to either of the following (each, a "**Project Entity**") (i) an entity that is owned or controlled by Developer and/or the Property Owner or its/their affiliates or subsidiaries or (ii) any joint venture partner of Developer or its affiliates or subsidiaries, so long as Developer gives written notice of such assignment to the City and the successor party agrees to assume Developer's obligations set forth in this Agreement (as

to the Phase). Except as set forth in the preceding sentence, any attempt to assign, delegate, or transfer without the City's prior written approval will be void *ab initio*, and Developer will remain liable for the performance of each and every obligation of 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 Developer or its successors or assigns. The assignment of one or more Phases of the Project shall require the assignee to sign a form of assignment and assumption of this Agreement, agreeing to be bound by the terms of the Land Use Regulations and this Agreement from and after the date of such assignment. Upon any assignment to a Project Entity, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned. Additionally, notwithstanding the foregoing or anything to the contrary herein, Developer shall have the right, without the consent of the City, to collaterally assign this Agreement to Developer's lender for the Project or any Phase of the Project.

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

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

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

the approval.

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

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

25. Public Information. The Parties understand and agree that all documents (not drafts) formally submitted to the City that are related to this agreement will be public documents, as provided in UTAH CODE ANN. § 63G-2-101, *et seq.*

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

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

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

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

[Signatures on the following pages.]

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 _____, 2026, before the undersigned notary public in and for the said state, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan, and _____, the City Recorder of the City of West Jordan, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

_____
Notary Public for Utah

APPROVED AS TO FORM

_____
City Attorney's Office

[Additional signatures on the following pages.]

Bennett Properties LLC,
a Utah Limited Liability Company
("**DEVELOPER**")

Its: Manager

By (Sign): _____

Print Name: Dale K. Bennett

Its (Title): Manager

ACKNOWLEDGMENT

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

On this 26 day of May, 2026, before the undersigned notary public in and for the said state, personally appeared Dale Bennett, known or identified to me to be the Manager of **Bennett Properties LLC,** a Utah Limited Liability Company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

MEAGAN EVANS
Notary Public - State of Utah
Commission # 728193
My Commission Expires On
December 02, 2026

_____
NOTARY PUBLIC

[Additional signatures on the following pages.]

OWNER ACKNOWLEDGEMENT AND CONSENT

David E. Alires, an Individual, is a Property Owner of the Property referenced in the agreement entitled "DEVELOPMENT AGREEMENT For the Sugar Factory on the Creek Townhomes", the Agreement to which this OWNER ACKNOWLEDGEMENT AND CONSENT is a part. By its signature below, this Property Owner: (i) acknowledges that it has reviewed the terms and provisions of the Agreement (including the Attachments and all material referenced in the Agreement), (ii) has had opportunity, if so desired, to review the Agreement with legal counsel, (iii) acknowledges that Developer is authorized to enter into this Agreement, and (iv) acknowledges that pursuant to Section F.1 above of the Agreement, the Agreement shall also apply to all other current owners of real property in the Project, if any, who are likewise bound to all the terms of the Agreement.

David E. Alires, an Individual

By (Sign): David E. Alires

Print Name: David E. Alires

Its (Title): Current Owner

ACKNOWLEDGMENT

STATE OF ~~UTAH~~ California
: ss.
County of San Mateo)

On this 26th day of May, 2026, before the undersigned notary public in and for the said state, personally appeared ~~David E. Alires~~ Paul R. Alires, known or identified to me to be the brother of **David E. Alires,** an Individual, 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.

STEPHANIE DUBUM
Notary Public - California
San Mateo County
Commission # 2545832
My Comm. Expires Feb 10, 2030

NOTARY PUBLIC

[Additional signature on the following page.]

OWNER ACKNOWLEDGEMENT AND CONSENT

Paul K. Alires, an Individual, is a Property Owner of the Property referenced in the agreement entitled "DEVELOPMENT AGREEMENT For the Sugar Factory on the Creek Townhomes", the Agreement to which this OWNER ACKNOWLEDGEMENT AND CONSENT is a part. By its signature below, this Property Owner: (i) acknowledges that it has reviewed the terms and provisions of the Agreement (including the Attachments and all material referenced in the Agreement), (ii) has had opportunity, if so desired, to review the Agreement with legal counsel, (iii) acknowledges that Developer is authorized to enter into this Agreement, and (iv) acknowledges that pursuant to Section F.1 above of the Agreement, the Agreement shall also apply to all other current owners of real property in the Project, if any, who are likewise bound to all the terms of the Agreement.

Paul K. Alires, an Individual

By (Sign): Paul K. Alires

Print Name: PAUL K ALIRES

Its (Title): Current Owner

ACKNOWLEDGMENT

STATE OF ~~UTAH~~ California)
: ss.
County of San Mateo)

On this 26th day of May, 2026 before the undersigned notary public in and for the said state, personally appeared ~~Paul K. Alires~~ David E Alires, known or identified to me to be the caretaker of **Paul K. Alires,** an Individual, 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.

STEPHANIE DUDUM
Notary Public - California
San Mateo County
Commission # 2545832
My Comm. Expires Feb 10, 2030

NOTARY PUBLIC

Attachment A-1

Legal Description of the Property

1790 W. Sugar Factory Rd West Jordan

Warranty Deed Recorded October 10, 1963 as Entry No. 1931799 in Book 2072 at Page 563

Beginning at the Southwest corner of Lot 51, West Jordan Subdivision, according to official plat thereof on file and of record in the office of the Salt Lake County Recorder, Salt Lake County, Utah, and running thence North 0° West 378.84 feet; thence North 69°25' East 208.94; thence South 33.12 feet; thence West 143.2 feet; thence South 119.25 feet; thence West 52.55 feet to the place of beginning.

Quit-Claim Deed Recorded February 3, 2016 as Entry No. 12215921 in Book 10400 at Page 303

Parcel 1:

The West 16.99 feet of Lot 14, and all of Lots 15 through 21, West Jordan Subdivision, together with one-half of vacated street abutting on the South and one-half of the vacated street abutting on the West.

Parcel 2:

All of Lot 52, except that part conveyed to Sunderland, and all of Lots 53 to 57, West Jordan Subdivision, together with one-half of the vacated alleys and streets adjacent to said property.

Parcel 3:

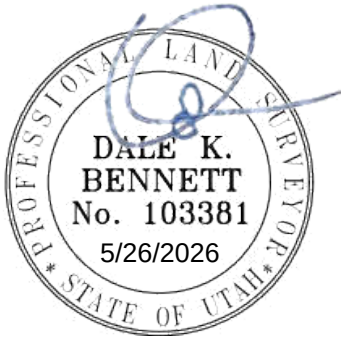
The West 2.55 feet of Lot 49 and all of Lots 50 and 51, West Jordan Subdivision, together with one-half of the vacated street abutting on the West.

As-Surveyed Description is described as follows:

Beginning at a point on the northerly boundary line of Sugar Factory Road (8200 South Sreet), a public street at a point North 89°54’06” West along the quarter section line (basis of bearing) 511.14 feet and North 00°05’54” east 61.50 feet from the Center of Section 34, Township 2 South, Range 1 West, Salt Lake Base and Meridian (2.5” standard flat brass Salt Lake County monument #2S1W3405), and running thence along the easterly line of Sugar Creek Condominiums (Entry No. 7803298) the following two (2) courses: North 00°00’06” West 65.91 feet and North 00°44’51” west 321.52 feet, more or less, to the southerly line of the Utah Transit Authority Property; thence North 69°28’08” east along said southerly line 39.55 feet; thence along the West Jordan (alleyway) property the following two (2) courses: South 00°00’06” east 21.90 feet (South 00°06’ East 22.00 per deed) and North 69°30’54” East (North 69°25’ East 208.94 feet per deed); to a point on the easterly line of that Certain property (APN 21-34-181-019) and boundary line agreement (Entry No. 13436840) the following three (3) courses: South 00°10’43” East 173.93 feet, South 69°22’17” West 4.27 feet, and South 00°10’43” east 158.21 feet; thence north 89°54’06” west 140.25 feet (West 143.20 feet per deed); thence south 00°00’06” east 119.25 feet (South 119.25 feet per deed) to the point of beginning.

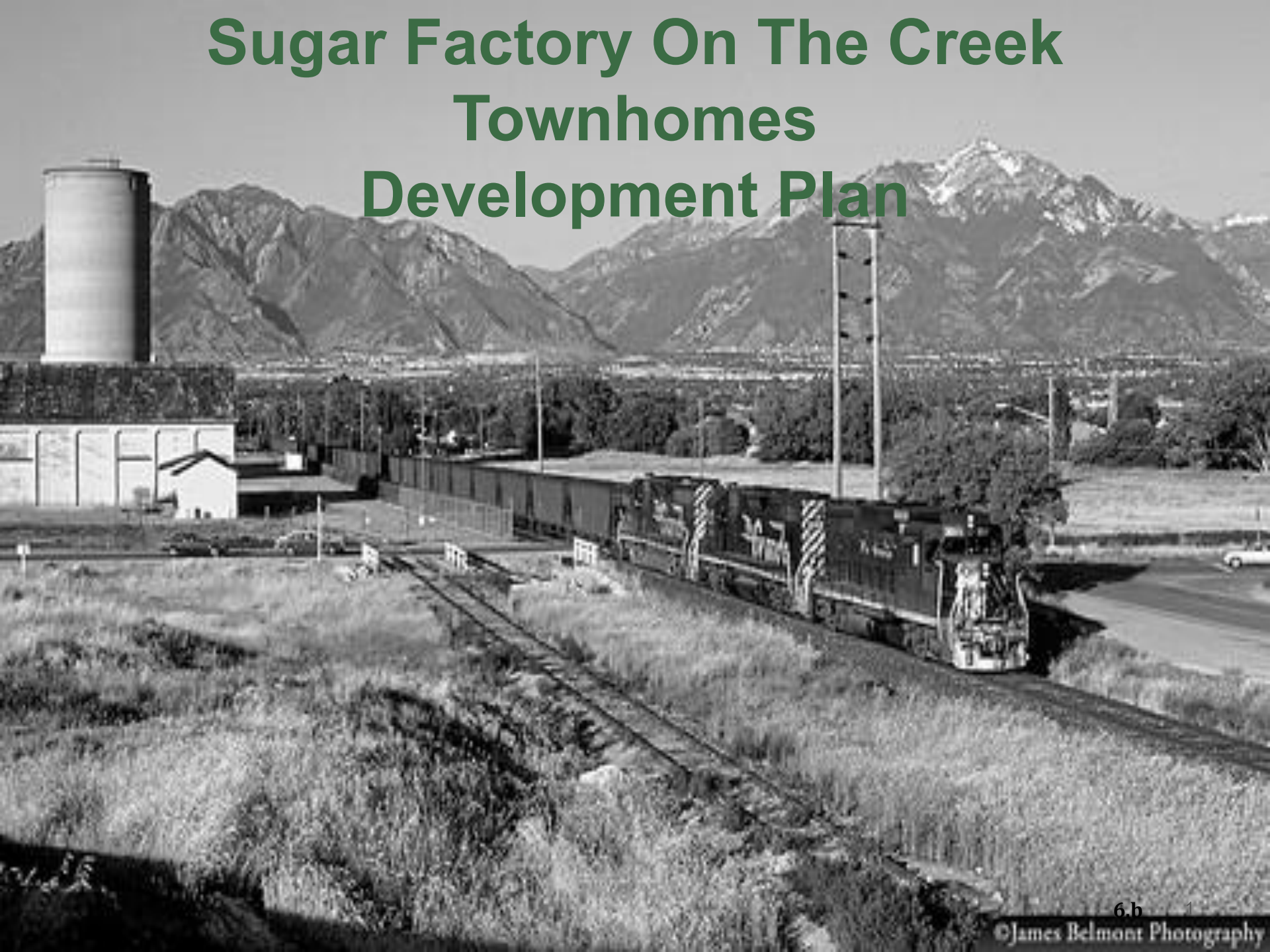
Contains 1.781 acres, more or less.

Note: the above As-Surveyed Description was created from the Record of Survey prepared by James Dale Pitkin dated 10/10/2024 (S2025-03-0200).



Attachment A-2
Development Plan

Sugar Factory On The Creek Townhomes Development Plan



Sugar Factory On The Creek
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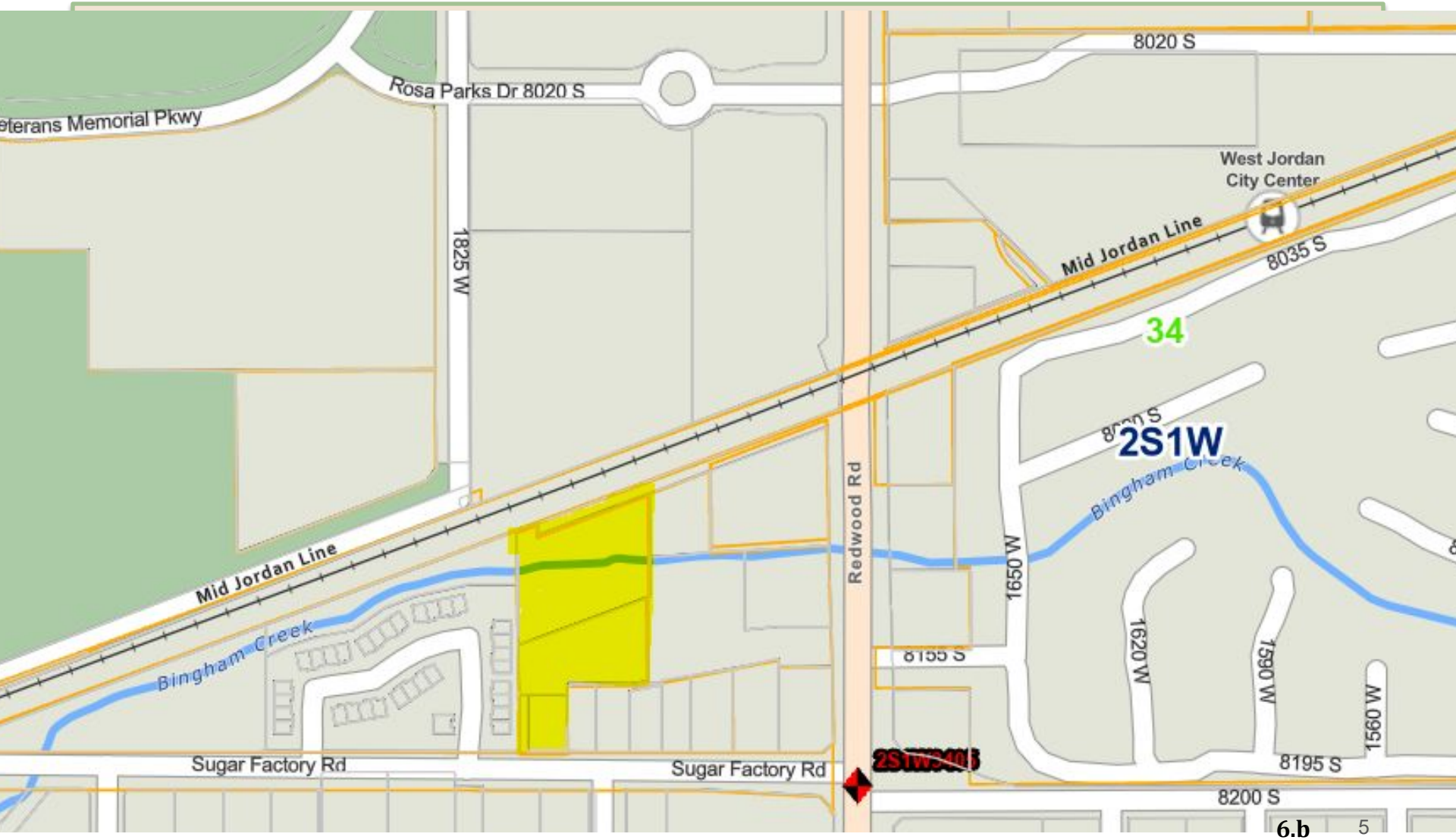
Sugar Factory On The Creek Introduction

- Sugar Factory on the Creek introduces 23 thoughtfully designed, fee-simple townhomes in a highly walkable setting. Residents will enjoy close proximity to TRAX, schools, parks, dining, shopping, the City Center, the library, recreation facilities, and a variety of community amenities—all just steps from home.
- Address: 1790 West Sugar Factory Road.
- Lot Size: 1.77 acres.
- Zone Change (CC-F → CC-R) will allow for Multi-Family.
- The Future Land Use Map designation is City Center/Neighborhood TSOD Center.
- The proposed rezoning supports the City's public goals by delivering attainable homeownership opportunities, filling the missing-middle housing gap, strengthening the residential tax base, enhancing neighborhood stability, and activating the creek corridor as a high-quality amenity. This aligns with the General Plan's call for a mix of housing types to meet the needs of current and future residents.
- Prepared for: West Jordan City - Design Review Committee, Planning Commission and City Council on November 5, 2025 and updated May 21,2026.

Zoning Regulations

- CC-R allows for a permitted use of Residential,multi-family (single use) under 45 feet in height. This project will meet that requirement as estimated building height is approximately 36 feet.
- The density for CC-R Multi-family dwellings/condominiums with surface parking allows 14-25 units per acre. This project will only have 23 units total.
- The 2022 Water Master Plan for West Jordan will allow up to 30 Equivalent Residential Connections (ERCs) at this location. This project will only require 23.
- In October of 2025 The applicant hired Consor to conduct a Sewer Capacity Analysis. The Analysis found that adding 23 Townhomes would not have a negative effect on the current sewer system.
- In October of 2025, the applicant also hired Bowen Collins & Associates to conduct a Fire Flow Review. The conclusion was that this project will have adequate fire storage and fire flow conveyance capacity in the water system to meet the City's design standards.

Location & Vicinity



Location & Vicinity



Land Features

- The property is accessed directly from Sugar Factory Road and features predominantly level topography from the roadway to the northern boundary, providing an ideal foundation for thoughtful redevelopment. Bingham Creek traverses the northern portion of the site in an easterly direction, creating a natural corridor with mature trees and established vegetation along its banks and throughout the property edges.
- To the west, the site is bordered by a townhome community constructed in 2001, reflecting the area's evolving residential pattern. To the east are a few older single-family homes dating from the 1930s–1960s, representing the community's historic development fabric. The northern boundary adjoins property primarily owned by West Jordan City, with a portion adjacent to the UTA TRAX line, further reinforcing the site's strategic proximity to transit and civic amenities.

Property History & Ownership

- The subject property has been held in the same family for several decades and historically served as part of a small agricultural operation. For many years, the land supported farming activities and the keeping of large animals consistent with the rural character that once defined this portion of West Jordan. As the community has grown and development has transitioned around the site, the agricultural use has gradually ceased.
- The existing single-family home is now vacant, and the associated outbuildings and farm structures have reached the end of their useful life. These buildings are obsolete, deteriorating, and no longer suitable for productive use.
- The property is currently zoned **CC-F** and carries a **legal non-conforming single-family residential use** designation. The proposed redevelopment represents a logical and appropriate transition from historic agricultural and rural residential use to a modern, walkable, ownership-based residential neighborhood consistent with the surrounding land use evolution and the City's long-term planning vision.

Property History & Ownership



Property History & Ownership
Front of House



Property History & Ownership
Garage and back yard



Property History & Ownership
Barn



Property History & Ownership
Field looking East



Property History & Ownership
Looking East Back of Field



Property History & Ownership
Bingham Creek looking North East



Property History & Ownership
Bingham Creek looking West



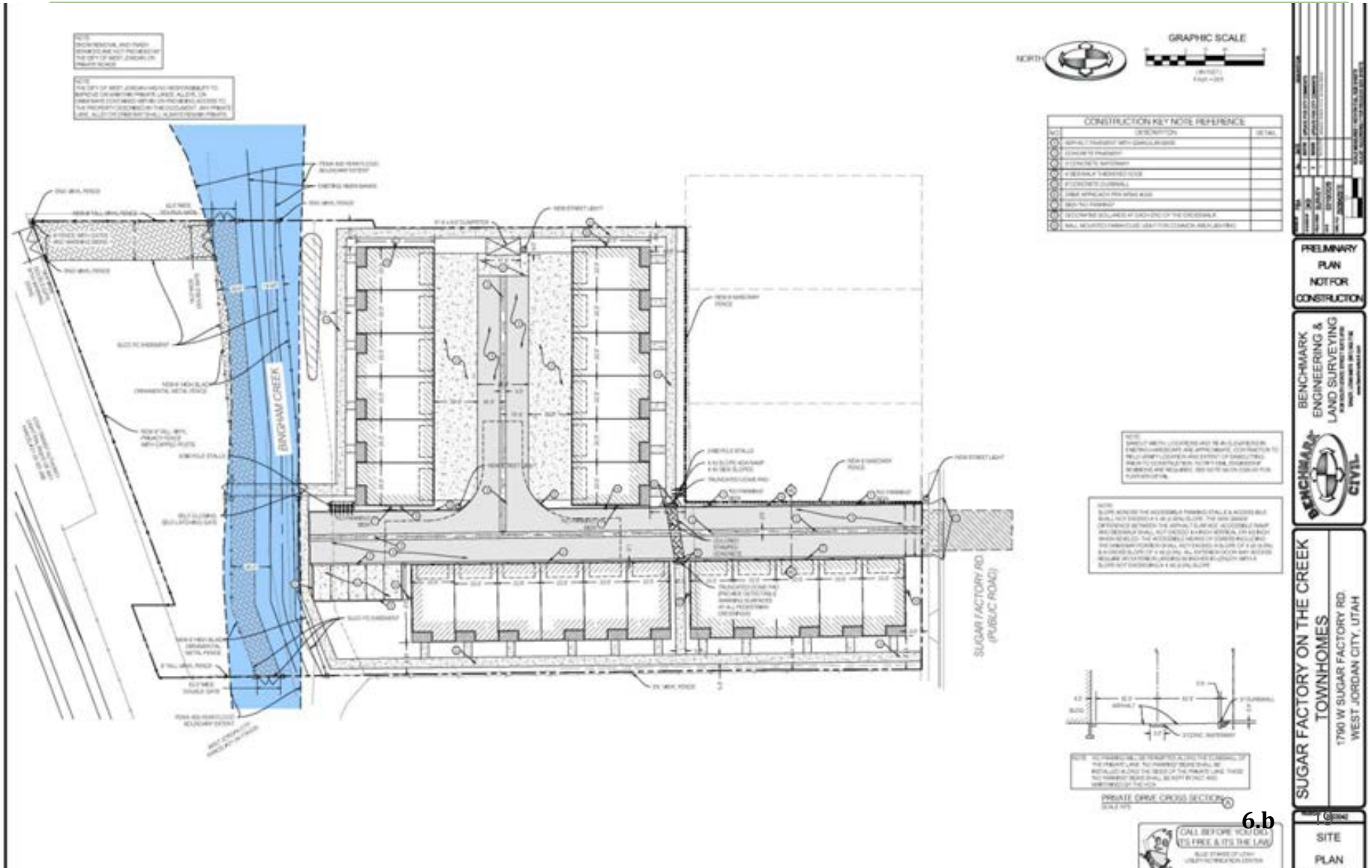
Land Uses Existing
CC-F



Land Uses Proposed
CC-R



Development Proposal & Concept Site Plan



Development Proposal & Concept Site Plan

- Salt Lake County Flood Control Easement (North Side of Bingham Creek).
- Easement for Future City Trail along the north bank of Bingham Creek.
- Developer will build a 6 ft wide Pedestrian Bridge to give homeowners access to open space. This will be owned and maintained by the HOA.
- 5 ft wide concrete sidewalk connecting the entire development. It will also connect to future County Trail System that will be along Sugar Factory Road.
- All buildings (Three 6 plexes and one 5 plex) will be constructed outside of the 100 year floodplain and meet all of the required building setbacks for CC-R.
- All buildings will be under 45 feet.
- Private Lane will be maintained by HOA. It will connect to Sugar Factory Road.

Development Proposal & Concept Site Plan Cont.

- Parking requirements meet City Code via the approved terms of the MDA.
- All units will have a 2 car garage.
- 23 units with 2 car garage (46) + 12 Driveways x 2 (24) + 4 Additional Guest Parking Stalls = Total Parking 74.
- Bike Parking will be near the pedestrian bridge and there will be two, 4 stall bike racks totalling 8 Bike Stalls.
- A 10x10 Dumpster will be at the East end of the Private Lane.

Concept Site Plan Building Setbacks

- CC-R Setback Requirements will be met as required by the West Jordan City Code 13-51-8.
- Front/Corner Yard Setbacks will be 5 feet minimum 20 feet maximum.
- Side Yard Setbacks will be a minimum of 6 feet.
- The Concept Site Plan shows all setbacks.
- Buffer Setbacks: 20 feet from adjacent residential.
  Due to the large amount of yard space between the residential home to the east and the proposed development, the 20 foot buffer along the east side of the development may be split between the two properties, with a 10 foot buffer on the development side and 10 feet of existing yard space on the neighboring property.

Development Sidewalk Connectivity Site Plan



Off-street Pedestrian Path Enhancments



Off-street Pedestrian Path Enhancements

- Crosswalk will be stamped concrete and clearly discernible with a different color than the asphalt.
- There will be decorative bollards at vehicle crossing.





Development Character & Style

- Keeping in line with the agricultural past of the area, the townhomes will be built in the Farmhouse architectural genre.
- The Open Space on the north side is a key part of this development plan. We want to preserve the history and feel of the rural lifestyle in West Jordan. The space will be a place with beautiful landscaping and lawns where residents can retreat from the hustle and bustle of city life to a semi-private oasis next to the creek.
- The development team will ensure every effort to preserve as many of the trees around the property as possible to create green and shady areas.
- We want to create opportunities for residents to both enjoy access to the many amenities that West Jordan City has to offer, while living in a place that still feels like a home where they can settle in and find respite from the world.



Archibald Gardner's new mill, built in 1877. The tannery is the low-roofed building on the right.
COURTESY PEGGY BROWN BENSON

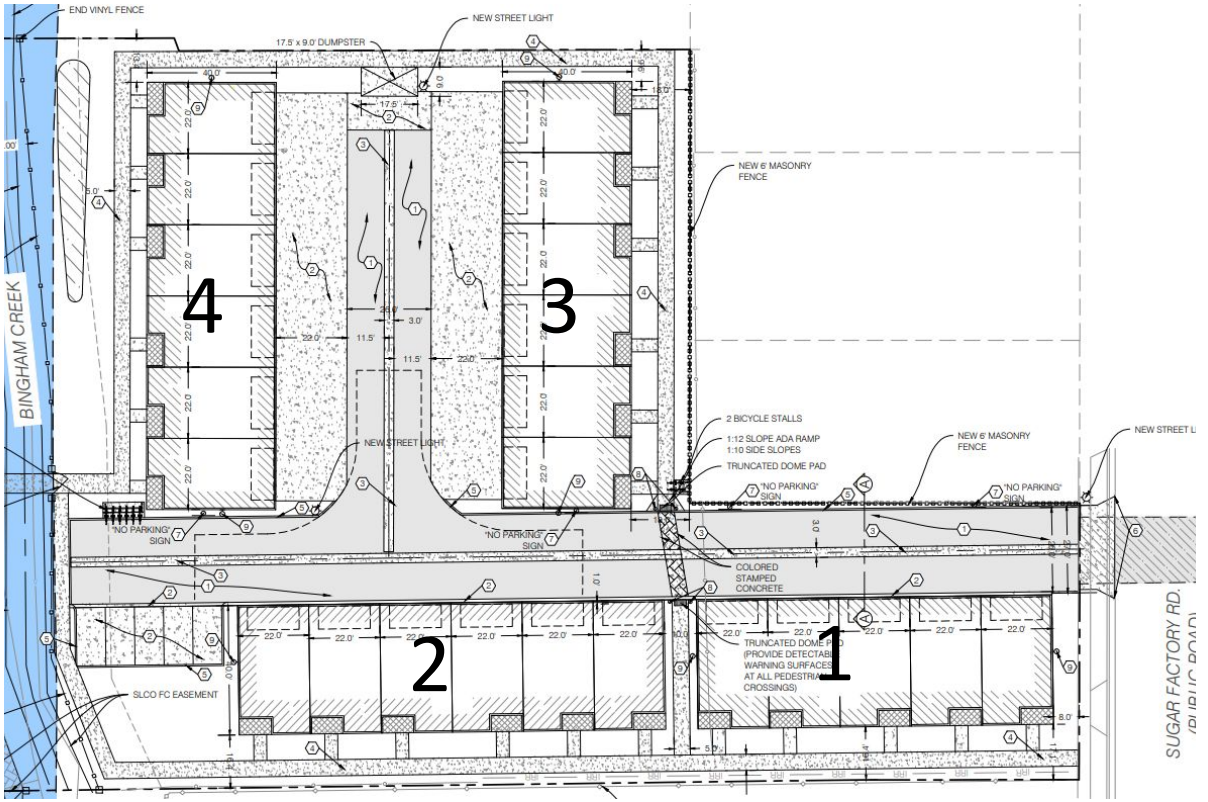


Development Character & Style



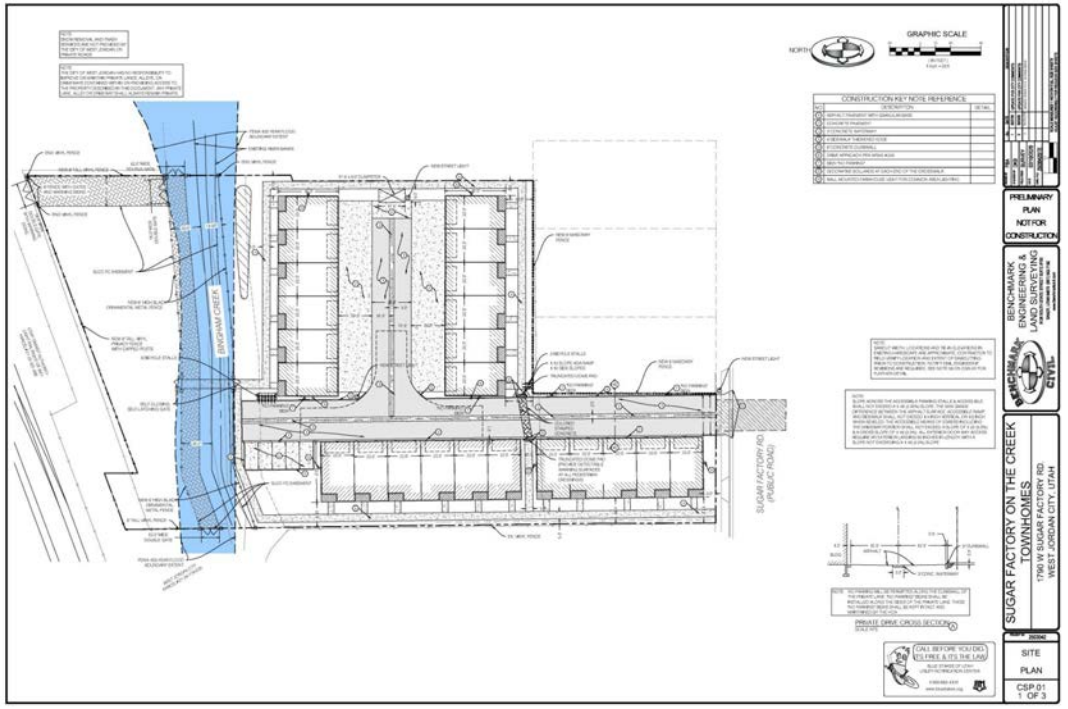
Phasing Plan & Timeline

- The project will be built as one phase.
- Given how tight the site is, all foundations will likely be poured during horizontal development before any pavements or hard surfaces.
- Framing ordering and unit completions will likely proceed as follows:

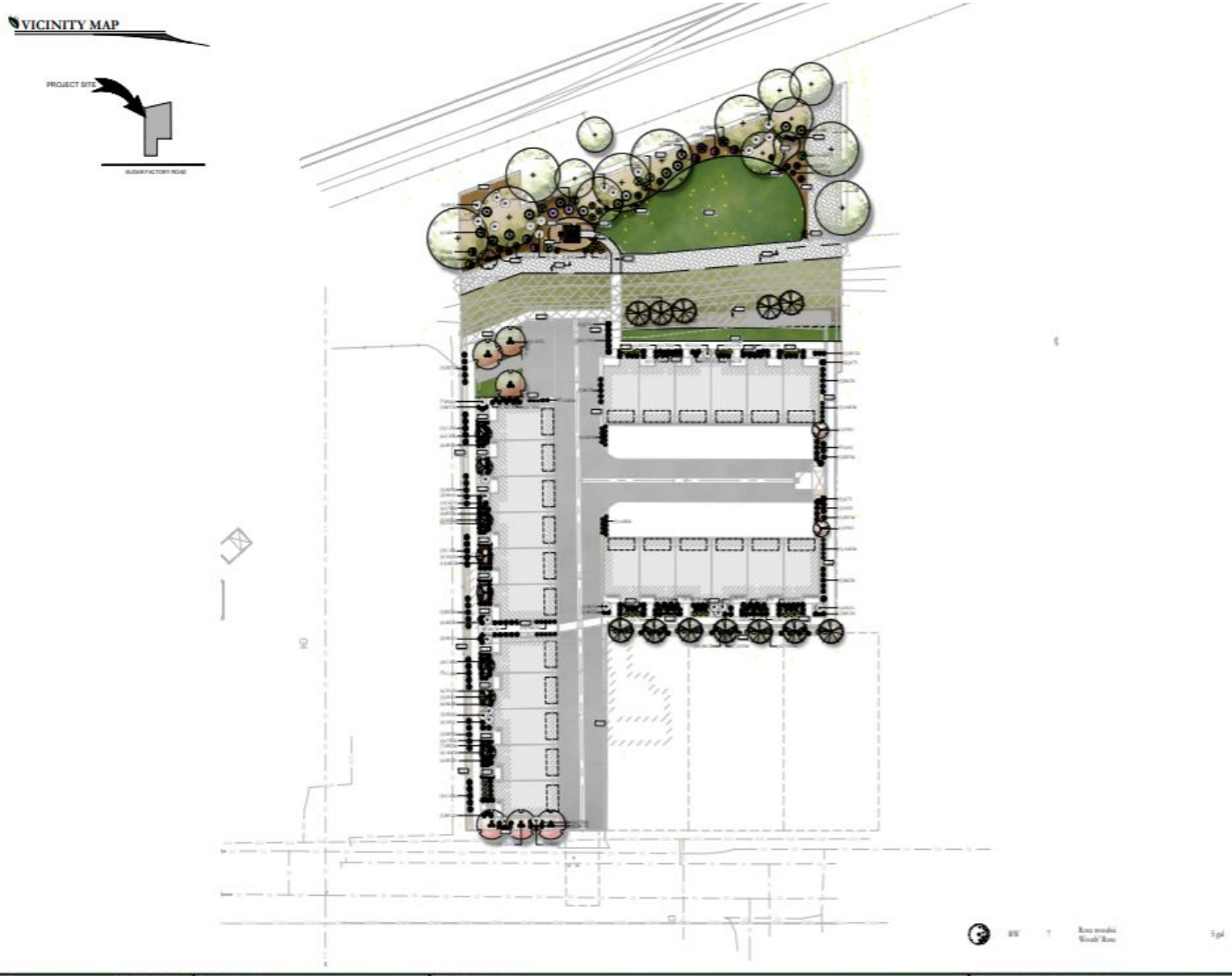


Public & Private Areas

- Units will be sold as fee-simple, individually plotted parcels which share a partition wall. They will not be platted as condos.
- Units will each have outdoor Limited Common Area, which gives private access to the resident. These will be second floor balconies and front porches.
- All other space will be Common Area maintained by the HOA.



Open Space Plan



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
CONIFERS					
	JCT	7	Juniperus chinensis 'Trautman' Trautman Juniper 5-6'; 15' x 6'; sun; z4; Utah Lake water tolerant	B & B	5'-6'
DECIDUOUS TREES					
	ATG	6	Acer tataricum 'Garanas' Hot Wings Tatarian Maple T(5); 18x18; AV 176; sun to part shade; z4	B & B	Multi-trunked
	CDW	1	Cercis occidentalis Western Redbud 10-15' x 10-15'; low water; sun to part sun; z 6-9	15 gal	Multi-trunked 5'-6'
	FSO	10	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech moderate; 30x10; full to part sun; z5	B & B	2"Cal
	ZSM	12	Zelkova serrata 'Musashino' Musashino Zelkova T(4); 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal
DECIDUOUS SHRUBS					
	AF2	4	Amorpha fruticosa False Indigo low to moderate; 3-4'x3-4'; full sun to part shade; z5	5 gal	
	AMM	67	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry S(f); 2x2; AV 28; sun to part shade; Z5; Utah Lake Water Tolerant	5 gal	
	BTM	55	Berberis thunbergii 'Maria' TM Sunjoy Gold Pillar Barberry T(f); 4x2; AV28; sun to part shade; z4;	5 gal	
	CBM	32	Caryopteris x clandonensis 'CI-I-12' TM Beyond Midnight Blueberd S(f); 2.5x2.5; AV12.5; sun; z5	5 gal	
	CMY2	7	Chamaebatiaria millefolium Fernbush S(f); 4x5; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	HPA	7	Fallugia paradoxa Apache Plume S(f); 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal	
	PWB2	2	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninebark moderate; 5-6x5-6; full to part sun; z3	5 gal	
	RC	6	Ribes cereum Wax Currant 8'x6'; sun; z5	5 gal	
	VON	46	Viburnum opulus 'Nanum' Dwarf European Cranberrybush moderate; 2x3; sun to part shade; z3; Utah Lake water tolerant	5 gal	
EVERGREEN SHRUBS					
	AB	5	Arctostaphylos uva-ursi 'Big Bear' Big Bear Kinnikinnick low; 1x4; full to partial sun; z3	5 gal	
	MR	12	Mahonia repens Creeping Mahonia G(4); 2'x6'; part to full shade	5 gal	
	PLO	28	Prunus laurocerasus 'Otto Luyken' Luykens Laurel moderate; 4x8; full to part shade; z5;	5 gal	
	YFC	57	Yucca filamentosa 'Color Guard' Color Guard Adam's Needle S(f); 2-3 x 2-3; AV 7; sun; z4; Utah Lake water tolerant	5 gal	
GRASSES					
	BGB	104	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Tw(f; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal	
	CAK	44	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
ROSES					
	RCD	44	Rosa x 'Meidrifora' TM Coral Drift Groundcover Rose moderate; 1.5 x 2.5; sun; z4; Utah Lake water tolerant	5 gal	

3/2/2026 | UT25178 | BLUE STAKES OF UTAH 811

SUGAR FACTORY TOWNHOMES

BENCHMARK ENGINEERS
DALE K. BENNETT
801-884-7192

PKJ

JTA
ACP
KBA

Open Space Plan

- The project's open space has been designed to comply with West Jordan City Code 13-51-10 and to create a meaningful, connected, and nature-oriented environment for residents
- Total acreage of open space is approx. 0.80 or 34,972 Sq Ft.
- Passive Open Space area is approx. 0.08 acre or 3,500 Sq Ft and Active Open Space is approx. 0.72 acre or 31,472 Sq Ft.
- Overall design will focus on creating a stronger sense of place for the residents and will limit pedestrian interaction with motor vehicles. On the south side of Bingham Creek we will have walkways that connect each unit and a cross walk on the private road. The buildings will have lights on the garages and porches activated by photocell. There will be a pedestrian footbridge that will connect the walkways on the South side to the North side of Bingham Creek.

Open Space Plan Contined

- Significant landscape improvements are planned on both sides of the creek, including the preservation and enhancement of mature trees and riparian character. The north side of the creek will have paths with benches placed in key viewing locations to encourage residents to enjoy the creek setting, mature trees, and landscaped open space.
- Residential entries and garage areas will feature down-directed lighting to improve visibility, enhance safety, and provide natural surveillance of shared areas. **No artificial lighting will be installed north of Bingham Creek,** preserving the natural character of the riparian corridor and minimizing environmental impacts.
- Crime prevention and safety are supported through design: buildings are oriented to allow residents to overlook the private drive, walkways, and open spaces, providing natural “eyes on the community.” Perimeter security will be reinforced with fencing, and the site will have a single vehicular access point on Sugar Factory Road.
- All open space areas, amenities, fencing, and landscaping will be **owned and maintained by the HOA** to ensure long-term quality and stewardship.

Amenities Plan







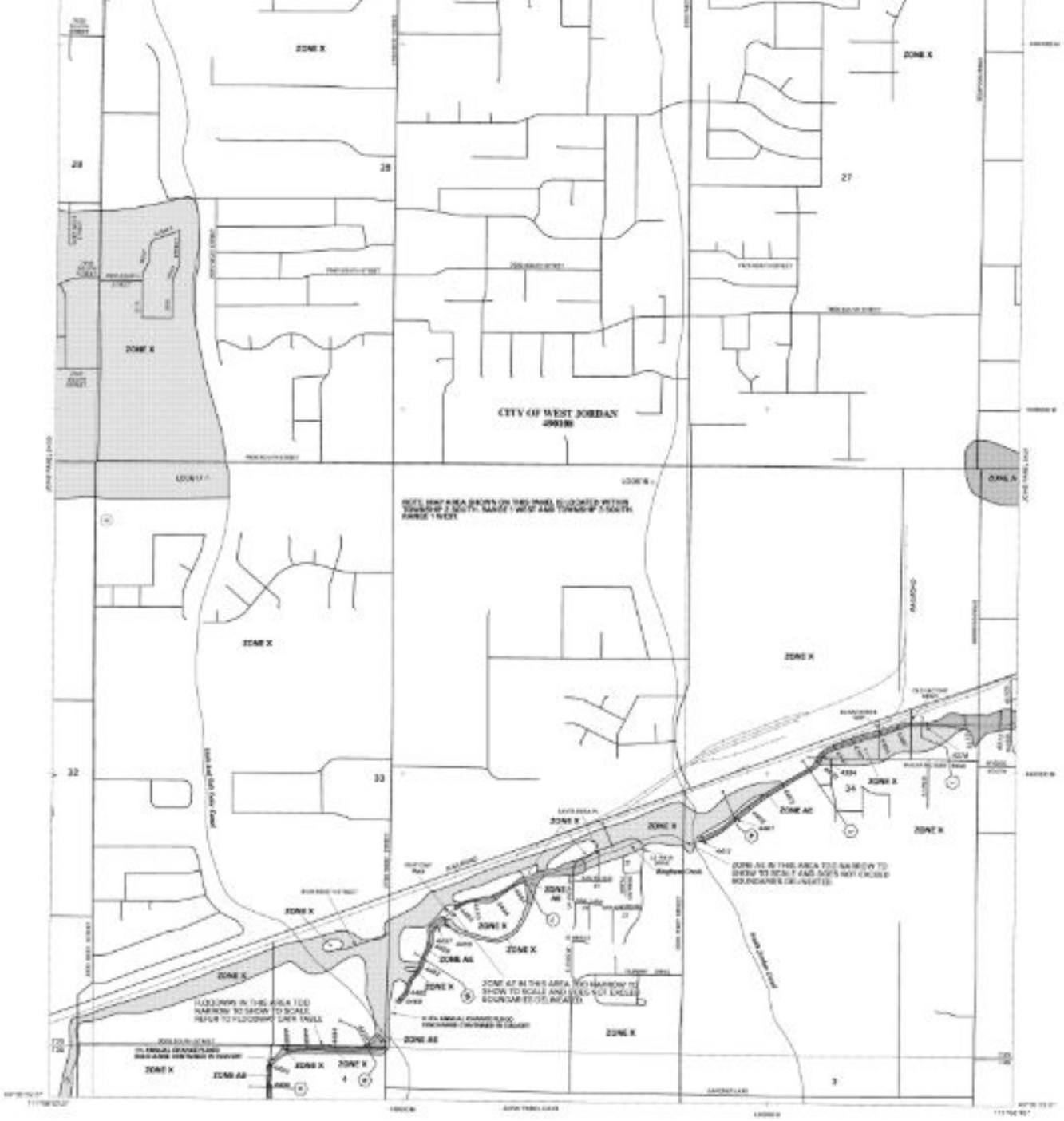


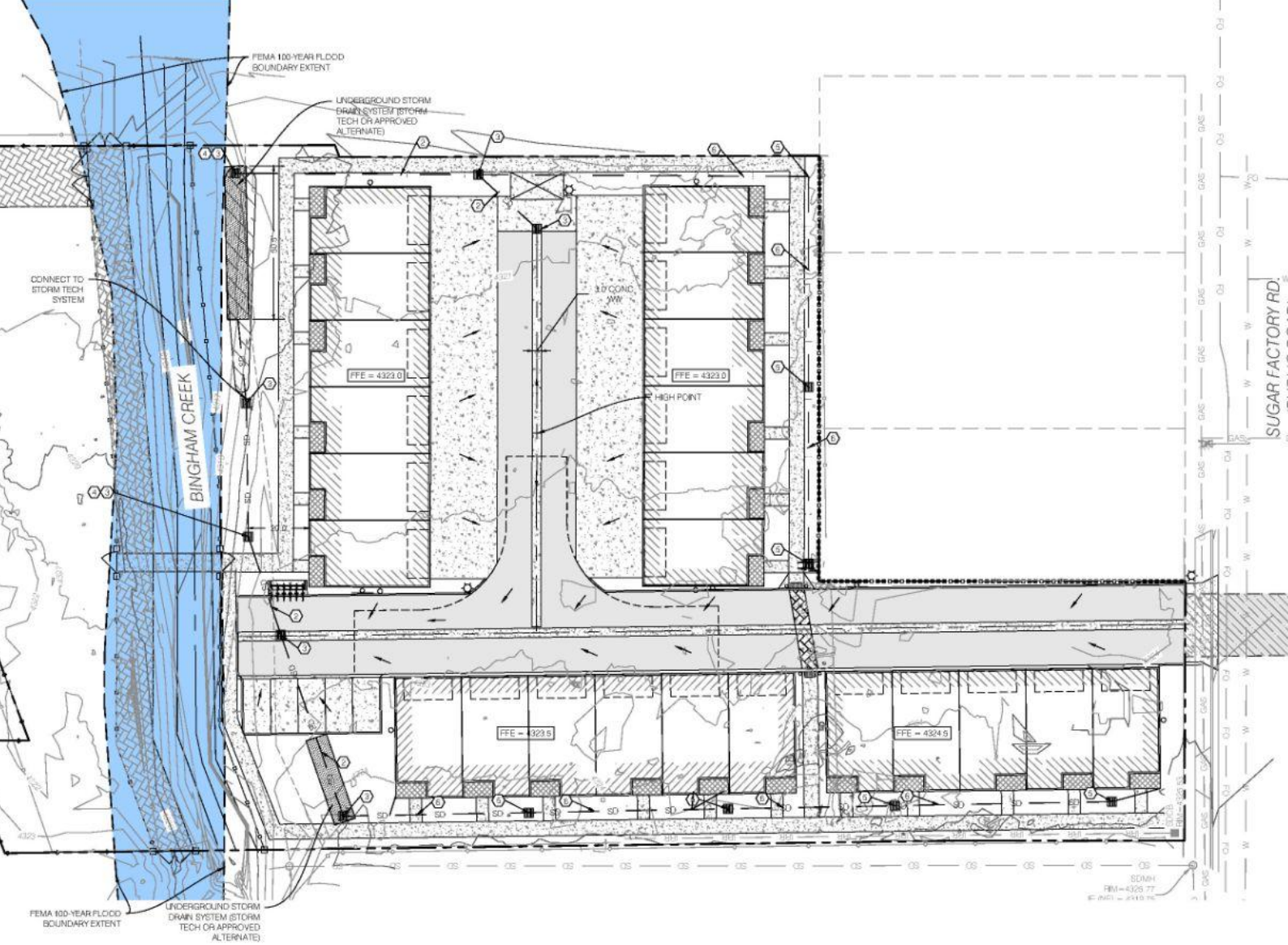
Amenities Plan

- The amenity plan is centered on celebrating Bingham Creek as the defining natural feature of the property. The creek will remain fully open and in its natural daylighted condition, preserving its flow and character while enhancing access and visibility for residents.
- A pedestrian footbridge will connect the southern portion of the community to the open-space area on the north side of the creek, creating a unique amenity experience and encouraging passive recreation. The open-space area north of the creek will be fully landscaped park space, providing residents with a quiet, shaded retreat and future interface with the planned City/County trail corridor.
- The amenity areas are designed to support both reflection and recreation. Mature trees will be preserved wherever feasible to provide shade, privacy, and ecological value. A broad lawn area will offer space for informal play, gathering, and relaxation, while benches will be strategically located to take advantage of creek views, mature trees, and natural open-space scenery.
- A bicycle rack will be installed near the pedestrian bridge on the south side of the creek to encourage active mobility and support proximity to the regional trail and transit network.
- All amenities—including the bridge, seating areas, pathways, landscaping, and open-space areas—will be **owned and maintained by the HOA**, ensuring long-term quality, stewardship, and community benefit.

Floodplain / FEMA / County Requirements

- The Official Flood Insurance Rate Map clearly shows that the 100-year floodplain (Zone AE) straddles the existing Bingham Creek.
- Salt Lake County will require a 20 ft easement along the North for Flood Control. Developer has already met with the County and the Easement is shown on the Concept.
- We had a professional Hydrologist generate a 100-year flood boundary in CAD from the FEMA FIRM. The 100-year flood boundary was then added to the civil drawing.


CITY OF WEST JORDAN
490186
ZONE X
ZONE AE
ZONE A
FLOODWAY IN THIS AREA TOO NARROW TO SHOW TO SCALE. REFER TO FLOODWAY DATA TABLES
ZONE AE IN THIS AREA TOO NARROW TO SHOW TO SCALE AND DOES NOT EXCEED BOUNDARIES OF ZONE AE
ZONE AE IN THIS AREA TOO NARROW TO SHOW TO SCALE AND DOES NOT EXCEED BOUNDARIES OF ZONE AE
Jordan River
South Jordan Canal



2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE
2	3'X3' CATCH BASIN
4	SINOUT
5	8'Ø DRAIN BASIN
6	8'Ø PVC (C-900)

ALL HDPE/RCP CLASS III PIP TO HAVE SOIL TIGHT J

PROPOS

NOTE:
POTHOLE TO IDENTIFY ANY INSTALLATION. CONTACT E IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OF LOW END OF ALL GRAVITY INVERT ELEVATION OF THE NOTIFY ENGINEER IF THIS I THE PLANS FOR A REDESI

SDMH
RIM=4322.10
IE (8"PVC W) = 4313.30
IE (8"PVC E) = 4313.32
IS (8"PVC S) = 4313.60

NOTE:
SAWCUT WIDTH, LOCATION EXISTING HARDSCAPE ARE FIELD VERIFY LOCATION A PRIOR TO CONSTRUCTION REVISIONS ARE REQUIRED FURTHER DETAIL.

STORM DRAINAGE CALC
Rational Method (Q=

Area Identification (A)		Rational Coefficient (C)
Roof =	19,124	0.9
Pavement =	22,371	0.9
Landscaping =	14,786	0.2
Sum:	56281 SF	Sum:

HOLLADAY CITY DESIGN STORM (100 YEAR EVENT)

Time (min)	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft)
15	4.10	1.03	3443	232
30	2.76	1.38	4635	465
60	1.71	1.71	5743	929
120	0.93	1.86	6240	1858
180	0.63	1.88	6328	2787
360	0.34	2.03	6811	5574
720	0.20	2.38	7980	11148
1440	0.10	2.47	8302	22296

C. Storm water detention:

Stormtech System: MC-4500 — 175.9 cf/pc. — 83.4 lf/pc

$V_{STORMTECH}$ = 3837 cf

Pond Volume: V_{POND} = 1994 cf — Basin Depth (H): 2.00 ft

A= 1858 sf

Total Detention Volume : 5,831 cf

Is there enough existing storm water storage?

SURFACE AREA= (PER PERCOLATION CALCULATIONS)

Percolation rate (ASSUME) = 10.00 min./inch

TOTAL AREA = 1492 SF. 1858

Convert percolation to cfs

Discharge = Surface Area / Percolation Rate =

Allowable Discharge = Q (cfs) / Area (acre) =

NOTE:
BINGHAM CREEK MAINTENANCE IS CONTROLLED BY SALT LAKE COUNTY FLOOD CONTROL. ANY STABILIZATION REQUIRED REQUIRED WILL BE COORDINATED WITH SALT LAKE COUNTY AND WEST JORDAN CITY. IF WEST JORDAN CITY WILL BE REQUIRED TO PROVIDE STABILIZATION. ADDITIONAL EASEMENT WIDTH MAY BE REQUIRED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
1-800-662-4111
811

Trails & Riparian Corridor Improvements

- The creek will have a nice metal fence along the north and south banks to protect children from swift water.
- We plan on connecting our sidewalks to the future Bingham Trail which will connect to other City Parks.
- Along the creek we will grant an easement for a future city pathway.



Walkability & Public Transportation

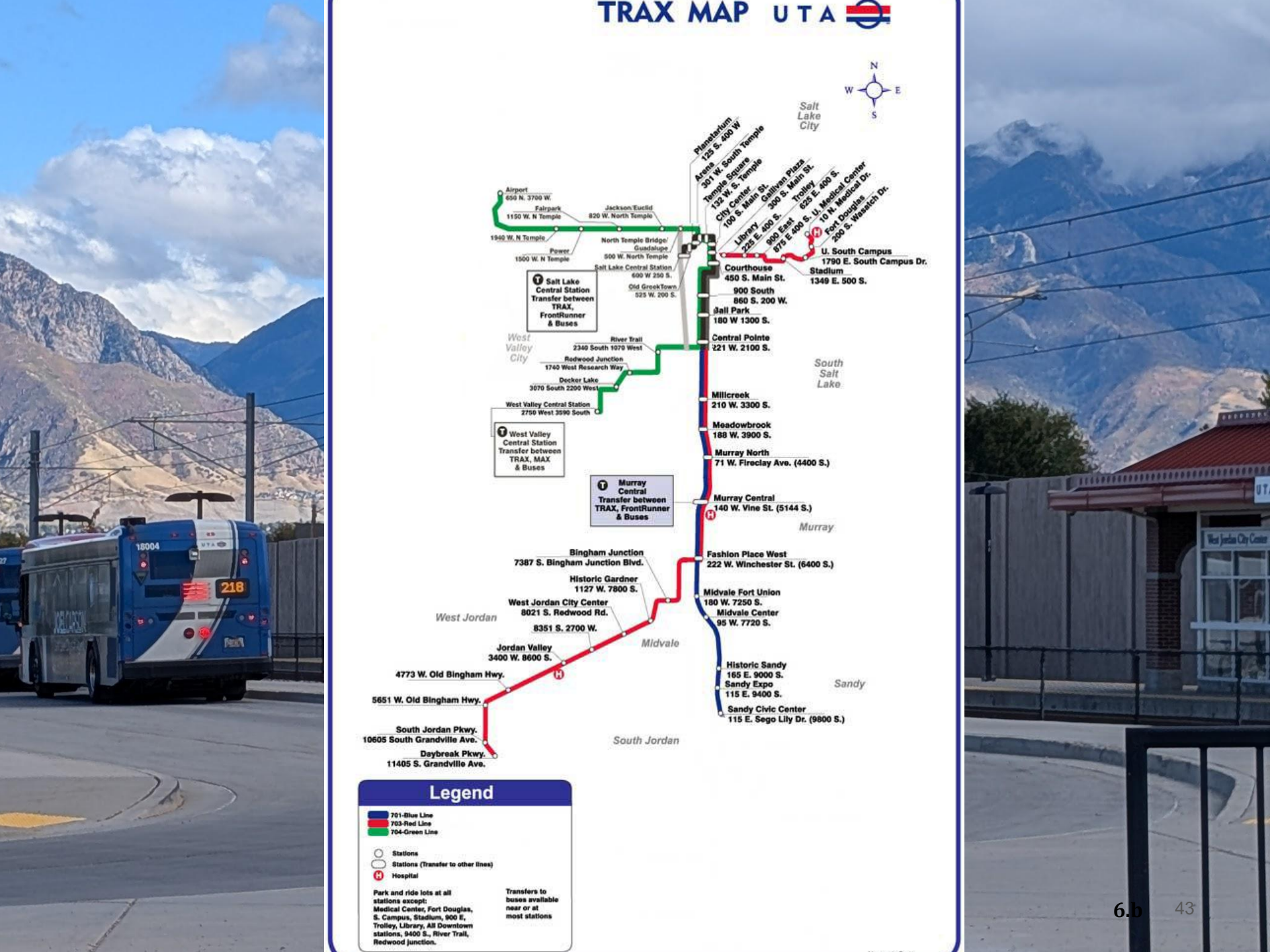
- Almost everything you need is within one mile of this location.
- The City Center is a short 8-10 minute walk.
- Because of the proximity to Public Transportation and walkability to the community, many of the future homeowners may elect to use their vehicles less than normal.
- Using Trax allows you to get to the UofU or Salt Lake City in approximately 30mins.


WILD WEST
JORDAN PLAYGROUND

City of West Jordan Parks




18004
218
West Jordan City Center


TRAX MAP UTA
N
W
E
S
Salt Lake City
Planetarium 125 S. 400 W
Arena 301 W. South Temple
Temple Square 132 W. S. Temple
City Center 100 S. Main St.
Gallivan Plaza 300 S. Main St.
Library 225 E. 400 S.
Trolley 625 E. 400 S.
900 East 875 E 400 S.
10 N. Medical Dr.
Fort Douglas
200 S. Wasatch Dr.
U. South Campus 1790 E. South Campus Dr.
Stadium 1349 E. 500 S.
Courthouse 450 S. Main St.
900 South 860 S. 200 W.
Ball Park 180 W 1300 S.
Central Pointe 221 W. 2100 S.
South Salt Lake
Millcreek 210 W. 3300 S.
Meadowbrook 188 W. 3900 S.
Murray North 71 W. Fireclay Ave. (4400 S.)
Murray Central 140 W. Vine St. (5144 S.)
Murray
Fashion Place West 222 W. Winchester St. (6400 S.)
Midvale Fort Union 180 W. 7250 S.
Midvale Center 95 W. 7720 S.
Historic Sandy 165 E. 9000 S.
Sandy Expo 115 E. 9400 S.
Sandy
Sandy Civic Center 115 E. Sego Lily Dr. (9800 S.)
Airport 650 N. 3700 W.
Fairpark 1150 W. N Temple
1940 W. N Temple
Power 1500 W. N Temple
Jackson/Euclid 820 W. North Temple
North Temple Bridge/ Guadalupe 500 W. North Temple
Salt Lake Central Station 600 W 250 S.
Old GreekTown 525 W. 200 S.
Salt Lake Central Station Transfer between TRAX, FrontRunner & Buses
West Valley City
River Trail 2340 South 1070 West
Redwood Junction 1740 West Research Way
Decker Lake 3070 South 2200 West
West Valley Central Station 2750 West 3590 South
West Valley Central Station Transfer between TRAX, MAX & Buses
Murray Central Transfer between TRAX, FrontRunner & Buses
Bingham Junction 7387 S. Bingham Junction Blvd.
Historic Gardner 1127 W. 7800 S.
West Jordan City Center 8021 S. Redwood Rd.
West Jordan
8351 S. 2700 W.
Midvale
Jordan Valley 3400 W. 8600 S.
4773 W. Old Bingham Hwy.
5651 W. Old Bingham Hwy.
South Jordan Pkwy. 10605 South Grandville Ave.
Daybreak Pkwy. 11405 S. Grandville Ave.
South Jordan
Legend
701-Blue Line
703-Red Line
704-Green Line
Stations
Stations (Transfer to other lines)
Hospital
Park and ride lots at all stations except: Medical Center, Fort Douglas, S. Campus, Stadium, 900 E, Trolley, Library, All Downtown stations, 9400 S., River Trail, Redwood junction.
Transfers to buses available near or at most stations

Public Schools

- Westvale Elementary School is .9miles away. (20 minute walk)
- West Jordan Middle School is one mile away. (23 minute walk)
- West Jordan High School is 1.3 miles away. (30 minute walk)
- 23 For-sale townhomes will generate approximately 5-7 school aged children which is a very low yield.
- Homeownership increases student stability.

Builder Partner

- McArthur is based just down Redwood Road in South Jordan and is currently working on the Pierson Farms project on Gardner Lane.
- McArthur Homes is a reputable, established builder with 30 years of experience, numerous awards, and its principals have served in leadership positions in the Salt Lake Home Builder's Association.

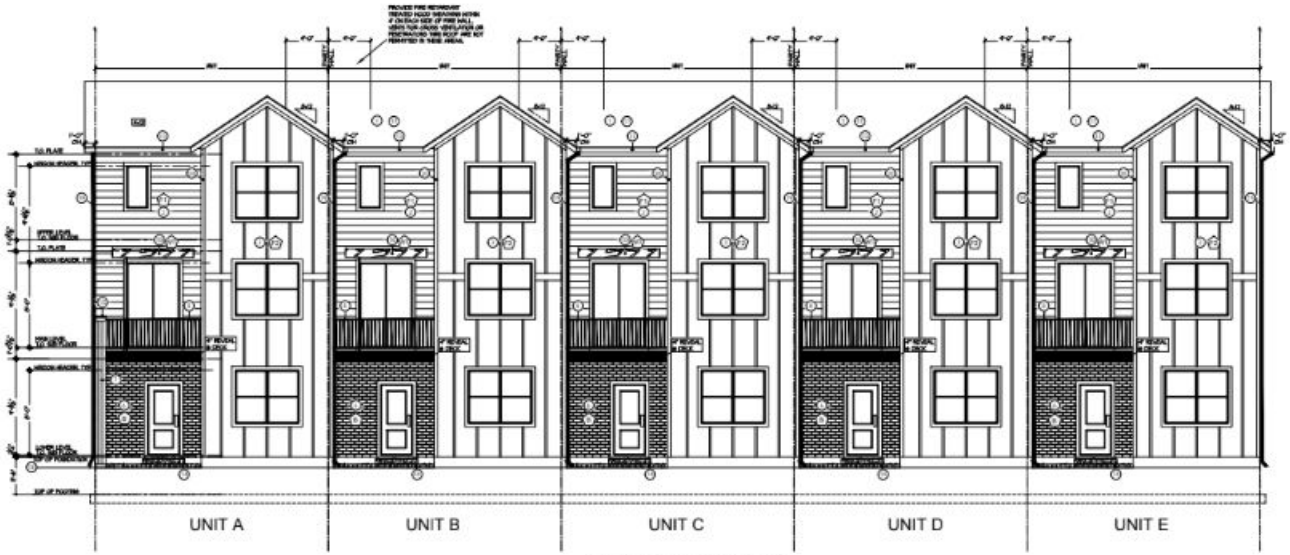


Building Architecture





Building Architecture Elevations



FRONT ELEVATION



RIGHT SIDE ELEVATION

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV (BG 7.2
4. METAL ROOF WITH METAL BRACKETS, SEE A502
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AWNING
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

B1 BRICK COLOR 1
W1 WOOD TONE
F1 FIBER CEMENT COLOR 1
F2 FIBER CEMENT COLOR 2

SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (6X11)

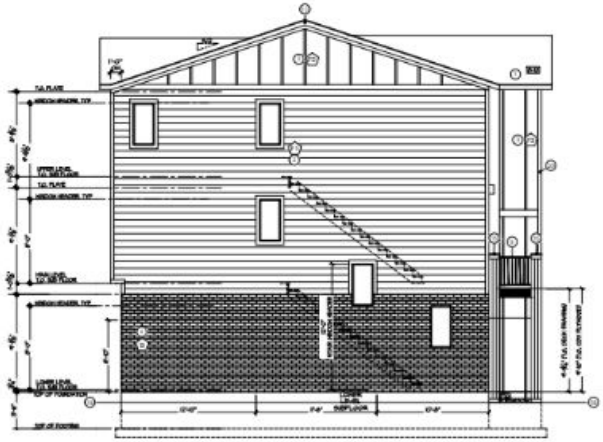
ROCKWELL
5-PLEX

Elevations
Job No.

Building Architecture Elevations



REAR ELEVATION



LEFT SIDE ELEVATION

ROCKWELL

5-PLEX

SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV BG 7.2
4. METAL ROOF WITH METAL BRACKETS. SEE A502
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AWNING
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

BRICK COLOR 1
WOOD TONE
FIBER CEMENT COLOR 1
FIBER CEMENT COLOR 2

Elevations

Townhome Characteristics

- Three stories
- 2 car garage
- Outdoor balcony on 2nd floor
- Timeless farmhouse architectural style
- Black windows
- Ground floor flex space, which can be used as an office or 4th bedroom
- Flexible 2nd floor space with optional pocket office and double island
- 3 bedrooms upstairs with large Master suite

Square Footage Calculations

Finished square footage calculations for this house were made based on plan dimensions only, per ANSI Z765-2003, and may vary from the actual square footaqge of the house as built.

	Rockwell Townhomes	Above Grade		Total
Standard Design	**Finished Areas**			
	3rd Floor Finished (including stairs to 2nd Floor)	830		
	2nd Floor Finished (including stairs to 1st Floor)	830		
	1st Floor	345		
	Total Finished Living Space	2005		2005
	Unfinished Areas			
	1st Floor Mechanical	19		
	Total Unfinished Living Space	19		19
	Total Living Space			
	3rd Floor	830		
	2nd Floor	830		
	1st Floor	364		
	Total Living Space	2024		2024
Misc				
	Standard Garage (includes under stair storage)	466		466
	Porch	50		50
	Deck	50		50

ROCKWELL TOWNHOMES

GENERAL PROJECT NOTES

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL CODE REFERENCES HEREIN REFER TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AS AMENDED AND ADOPTED BY THE STATE OF UTAH.
2. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON TH PLANS AND IN THE FIELD. NOTIFY THE ARCHITECT (WITH THE KNOWLEDGE AND APPROVAL OF THE DEVELOPER/BUILDER) OR ANY DISCREPANCIES OF CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DEVELOPER/BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS FOR SPECIFIC UTILITY EASEMENTS AND OTHER PERTINENT INFORMATION.
4. DEVELOPER/BUILDER TO FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBS, AND OTHER ASSOCIATED ITEMS. CONTRACTOR IS TO HAVE ALL EXISTING UTILITY LOCATIONS LOCATED BY ITS RESPECTIVE AUTHORITY, AND CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.
5. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE OWNER BY THEIR CONSULTANT. THE REPORT IS AVAILABLE FOR REVIEW AS AN AID IN PLANNING AND EXECUTING ALL APPLICABLE AREAS OF WORK FOR THE PROJECT. THE REPORT DATA IS PROVIDED FOR REFERENCE ONLY, AND IS NOT TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. WHILE IT IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND/OR COMPLETENESS IS NOT GUARANTEED BY THE ARCHITECT.
6. DEVELOPER/BUILDER TO COORDINATE TOP OF FOUNDATION WALL ELEVATIONS WITH INFORMATION INDICATED IN THESE PLANS AND WITH FINAL GRADING.
7. UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLAN, PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION. ALL SITE GRADING SHOULD BLEND NATURALLY WITH EXISTING GRADES USING MAXIMUM SLOPE OF 2:1.
8. COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH THE DEVELOPER/BUILDER.
9. EXTERIOR WALLS TO BE 2X6 STUDS @ 16"OC. UNLESS OTHERWISE NOTED, INTERIOR WALLS & PARTY WALLS TO BE 2X4 STUDS @ 24" OC UNLESS OTHERWISE NOTED.
10. WINDOWS INDICATED ARE "NOMINAL SIZES". ALL WINDOWS ARE TO BE DOUBLE PANED AND TO HAVE "LOW E" TECHNOLOGY. REFER TO PLANS FOR WINDOW OPERATION. BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE. TEMPERED GLASS IS TO BE PROVIDED PER CODE.
11. TRUSS MANUFACTURER IS TO PROVIDE TRUSS LAYOUT PROFILES TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND COORDINATION. SUCH WORK WILL BE BASED BOTH ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. DIMENSIONS SHOWN FOR TRUSSES ARE TO BE USED AS GENERAL GUIDELINES AND SHALL BE VERIFIED BY THE TRUSS MANUFACTURER.
12. CABINET DESIGN AND RELATED DRAWINGS ARE TO BE PROVIDED BY OTHERS.
13. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
14. FIRESTOP ALL FLUES AND WALLS PER CURRENT LOCAL CODE.
15. ALL DOORS BETWEEN DWELLING AND GARAGE AREAS MUST BE FIRE RATED PER CURRENT LOCAL CODE.
16. STAIR ASSEMBLIES OVER 3'-0" WIDE SHALL HAVE A MINIMUM OF (3) STRINGERS.
17. PROVIDE GUTTERS AND DOWNSPOUTS. A 5'-0" MIN. EXTENSION IS TO BE PROVIDED, OR OTHER APPROVED METHOD OF DISCHARGING DOWNSPOUT WATER AWAY FROM FOUNDATION IS TO BE EMPLOYED.

SHEET INDEX

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A102	SECOND FLOOR PLAN, BUILDING ASSEMBLY	E131	ELECTRICAL PLAN, TYP. - THEO
A103	THIRD FLOOR PLAN, BUILDING ASSEMBLY	E141	ELECTRICAL PLAN, TYP. - KNOX
A104	ROOF PLAN	E151	ELECTRICAL PLAN, TYP. - IRIS
A121	PLAN OPTION - TATE	E161	ELECTRICAL PLAN - OPTIONS
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A141	PLAN OPTION - KNOX	S100	STRUCTURAL SPECS & NOTES
A151	PLAN OPTION -IRIS	S101	FOOTING & FOUNDATION PLAN
A161	PLAN OPTIONS	S102	SECOND FLOOR FLOOR FRAMING PLAN
A201	FRONT & SIDE ELEVATION	S103	THIRD FLOOR FRAMING PLAN
A202	REAR & SIDE ELEVATION	S104	ROOF FRAMING PLAN
A401	INTERIOR DETAILS	S501	STRUCTURAL DETAILS
A501	CONSTRUCTION DETAILS		
A502	CONSTRUCTION DETAILS	U101	UTILITY PLAN
A503	CONSTRUCTION DETAILS		

PROJECT DIRECTORY

Builder Developer: McArthur Homes
9962 South Redwood Road
South Jordon , UT 84095
Contact Ron McArthur
(801) 253-9910 OFFICE
(801) 253-1095 Fax

Architect: McArthur Homes
9962 South Redwood Road
South Jordon , UT 84095
Contact Ron McArthur
(801) 253-9910 OFFICE
(801) 253-1095 Fax

Structural: Gilson Engineering
12401 S. 450 E.
Draper, UT 84020
Contact Brad Gilson
(801) 571-9414



ROCKWELL

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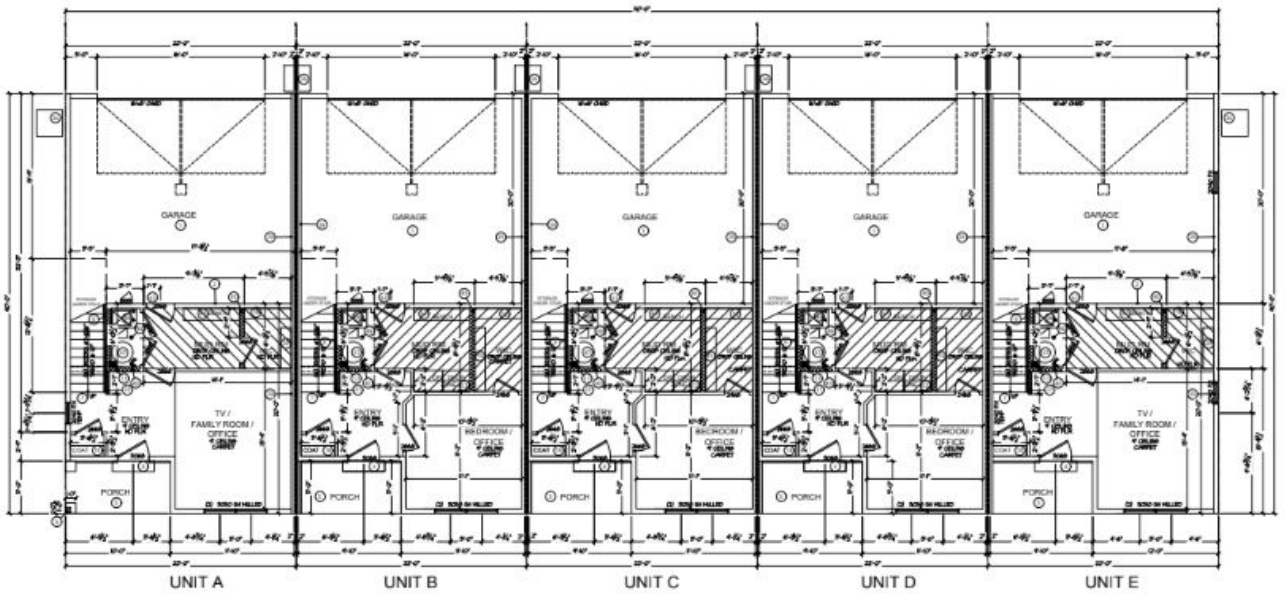
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COVER

Job No.

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2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
10. LINE OF ROOF ABOVE
11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
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21. TEMPERED GLASS SHOWER SURROUND & DOOR.
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46. DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A 5/8HER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
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54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
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60. DECK MOUNT FAUCET AT GARDEN TUB
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62. BENCH W/ CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
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ROCKWELL
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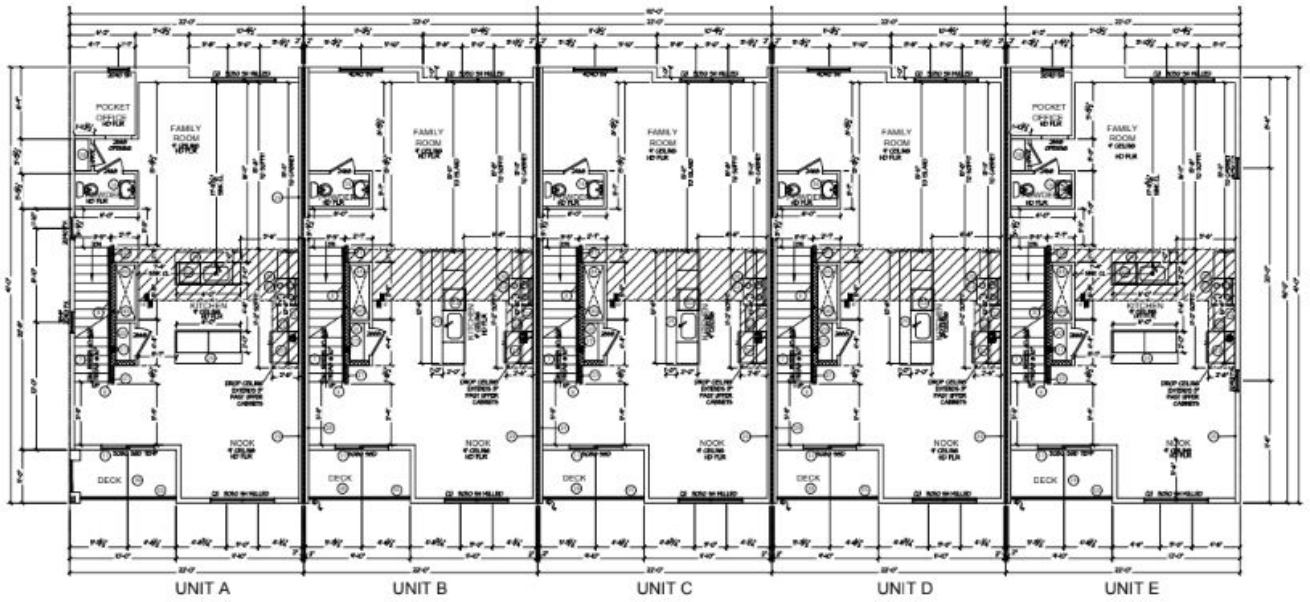
FIRST FLOOR PLAN

Job No.

FIRST FLOOR ASSEMBLY PLAN

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE, FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8", LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
10. LINE OF ROOF ABOVE
11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS- 54"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL HEATERHOOD.
29. KITCHEN ISLAND @ 36" AFF W/ 12" COUNTERTOP OVERHANG
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47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE 36"H BASE CABINET, 12"D UPPERS
58. 56"X60" TUB W/ SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W/ CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
64. 36" SHOWER INSERT
65. FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")

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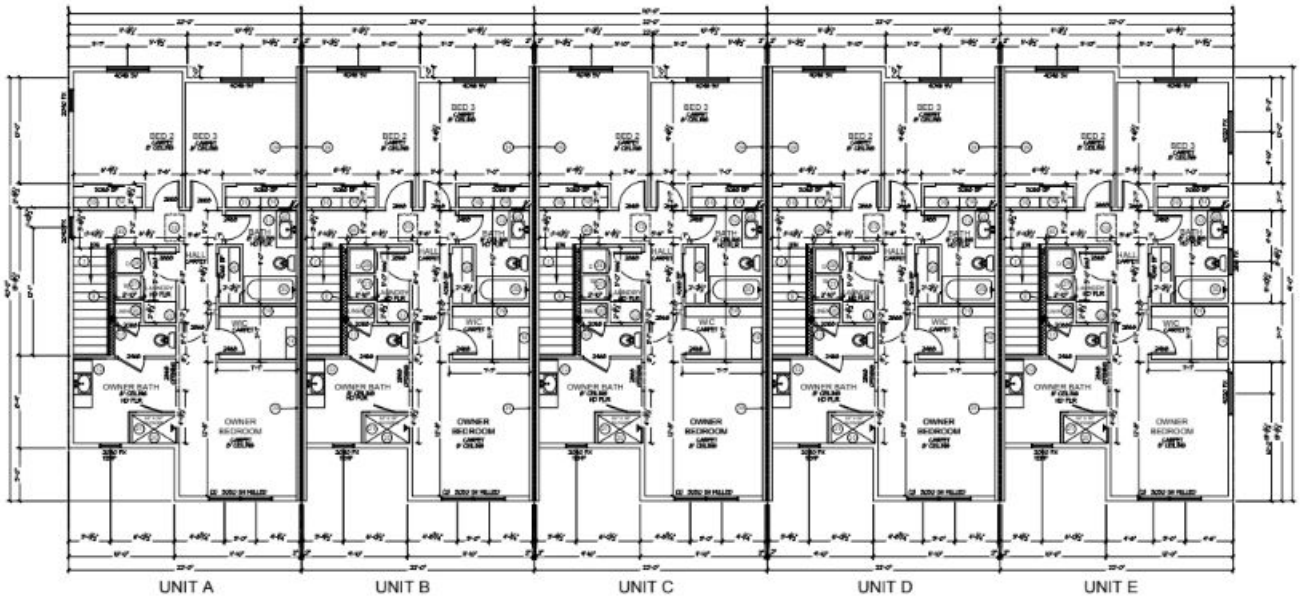
ROCKWELL
5-PLEX

SECOND FLOOR PLAN

Job No.

SECOND FLOOR ASSEMBLY PLAN

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
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4. 3' WIDE FIBERGLASS ENTRY DOOR, INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
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6. COLUMN, SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
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28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
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ROCKWELL
5-PLEX

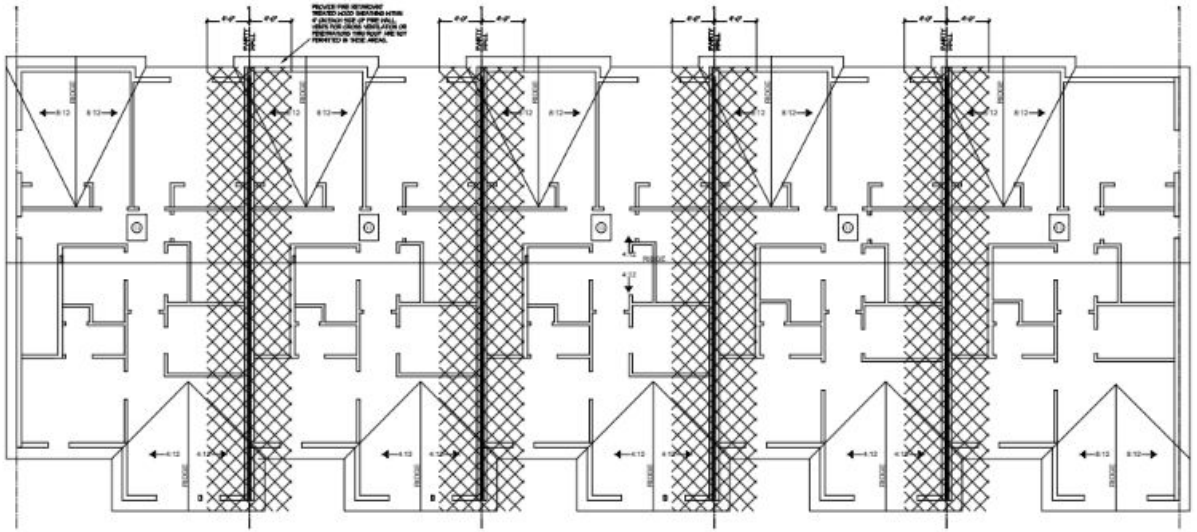
THIRD FLOOR PLAN

Job No.

THIRD FLOOR ASSEMBLY PLAN

PLAN NOTES

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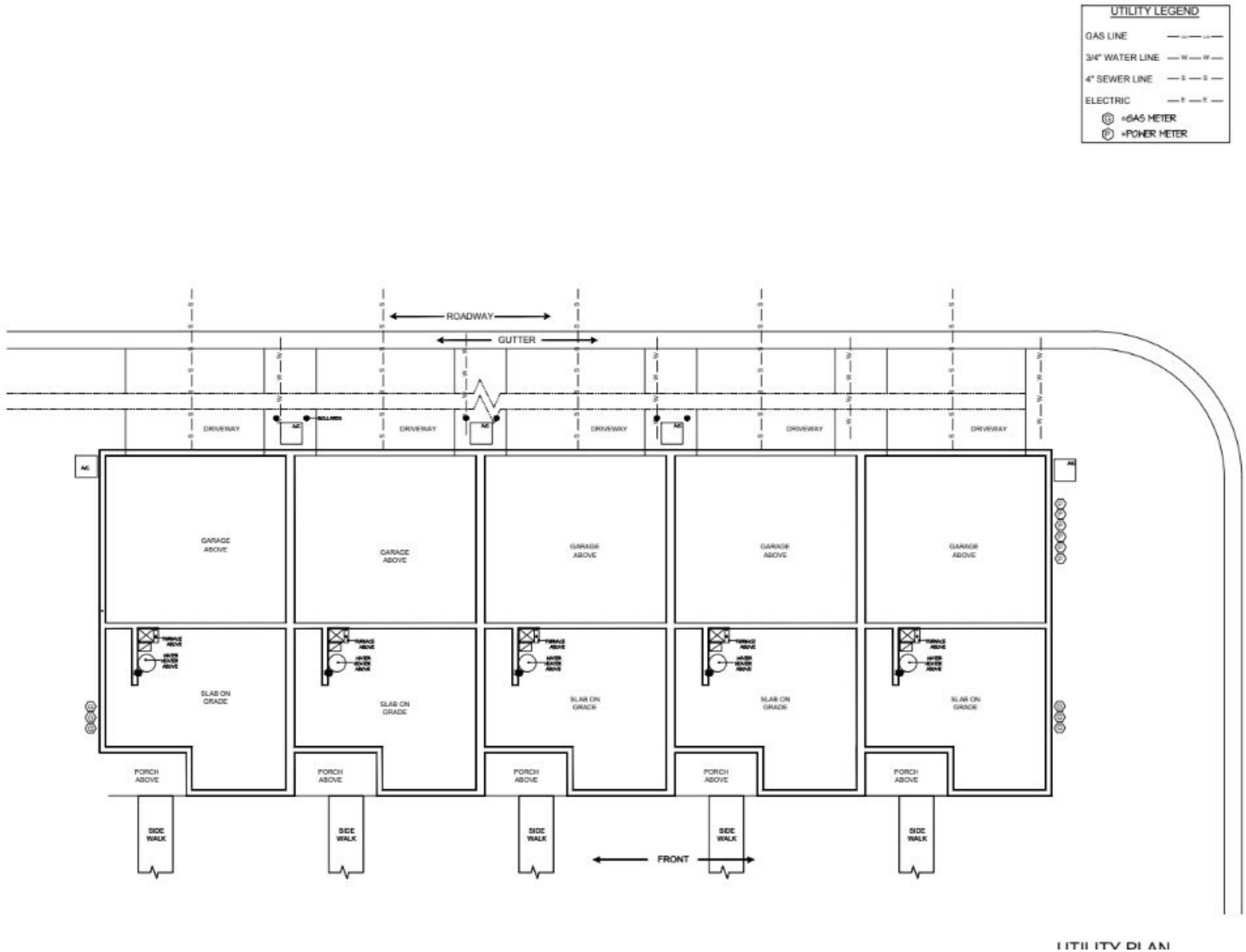
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ROOF PLAN

Job No.

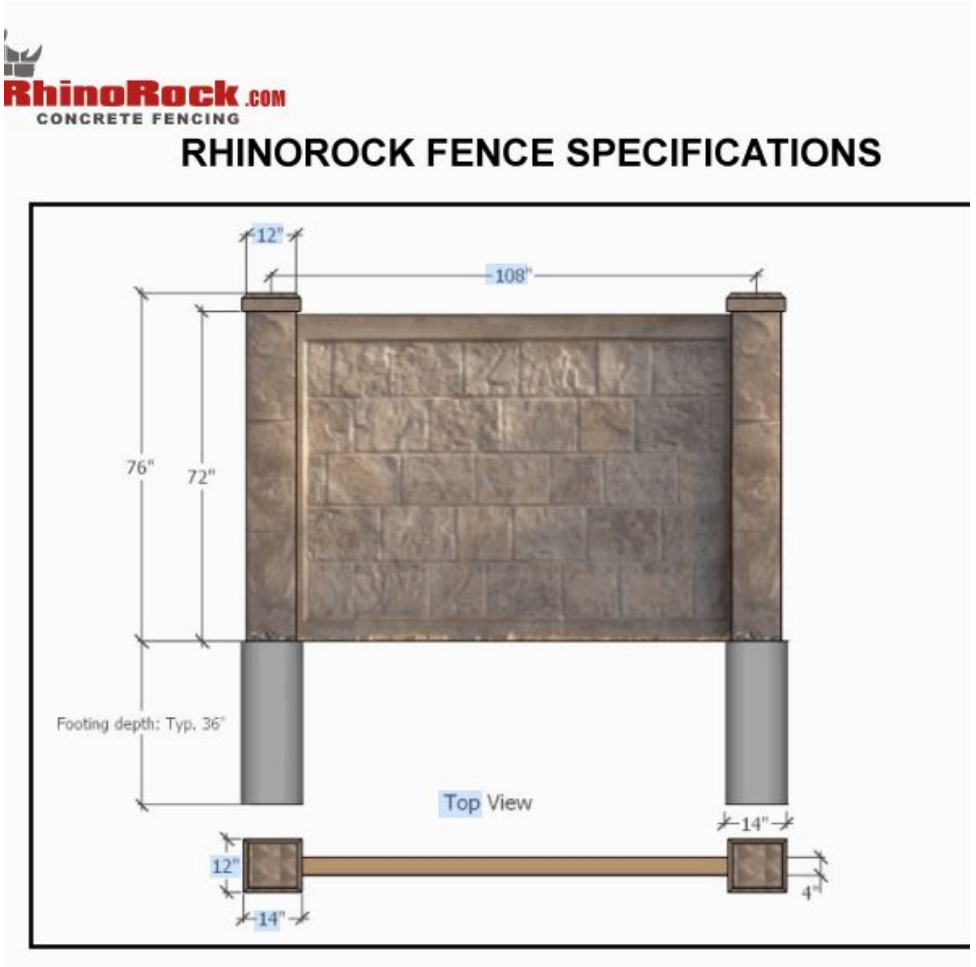
ROOF PLAN



UTILITY PLAN

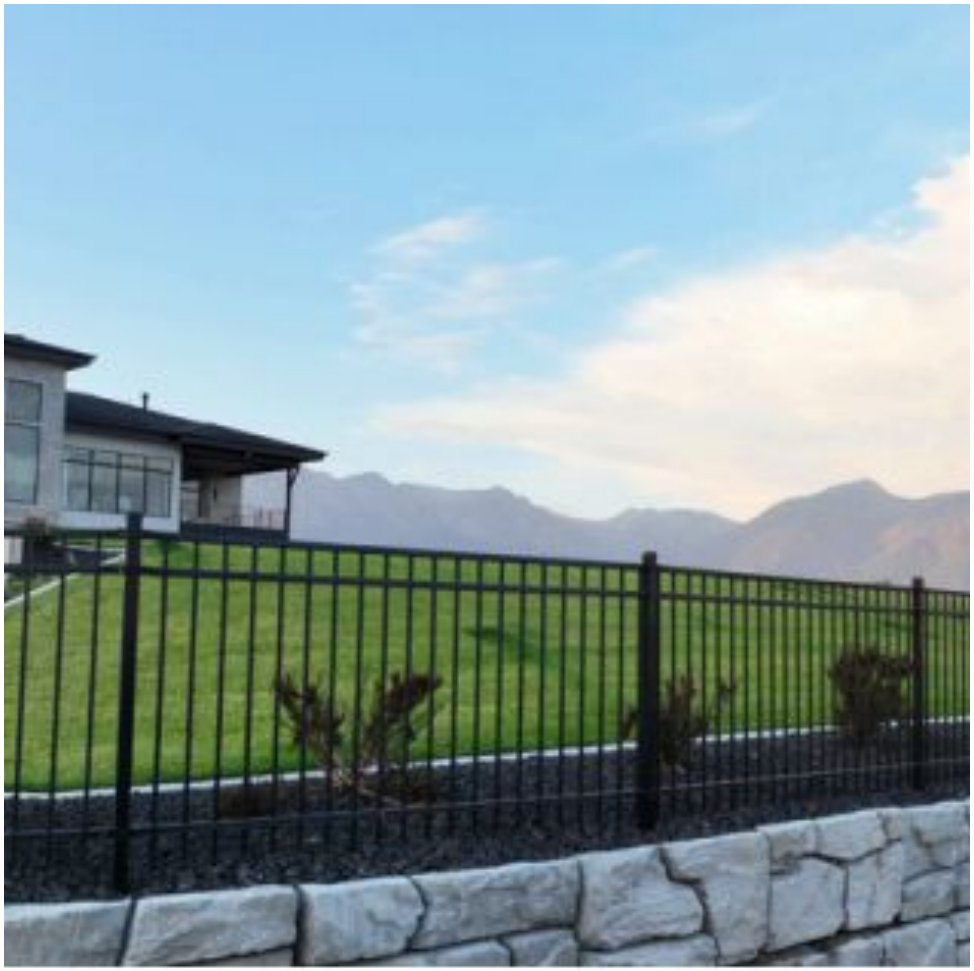
Fencing & Walls

- The HOA will own and maintain all the fencing.
- Masonry Wall will run along and follow the property lines shared with the existing single family homes to the South.



Fencing & Walls

- Metal Fence, 6’ high on South Side of creek for safety and visibility.
- Metal Fence, 6’ high on North Side of creek for safety and visibility. Exact location of this fence will be coordinated with Salt Lake County Flood Control to ensure they have access to creek.



Fencing & Walls

- On the East property line the fencing will be attractive white vinyl privacy fencing, 8’ tall with capped posts.
- The North property line will also have attractive white vinyl privacy fencing, 8’ tall with capped posts. This will offer better security as it is difficult to climb.
- We will utilize the existing vinyl fence on the West property line.



Lighting Plan

- Alley lighting will be through lights mounted on each unit near the garage door. These lights will be activated by photocell.
- Front porches will also have lights on switches.

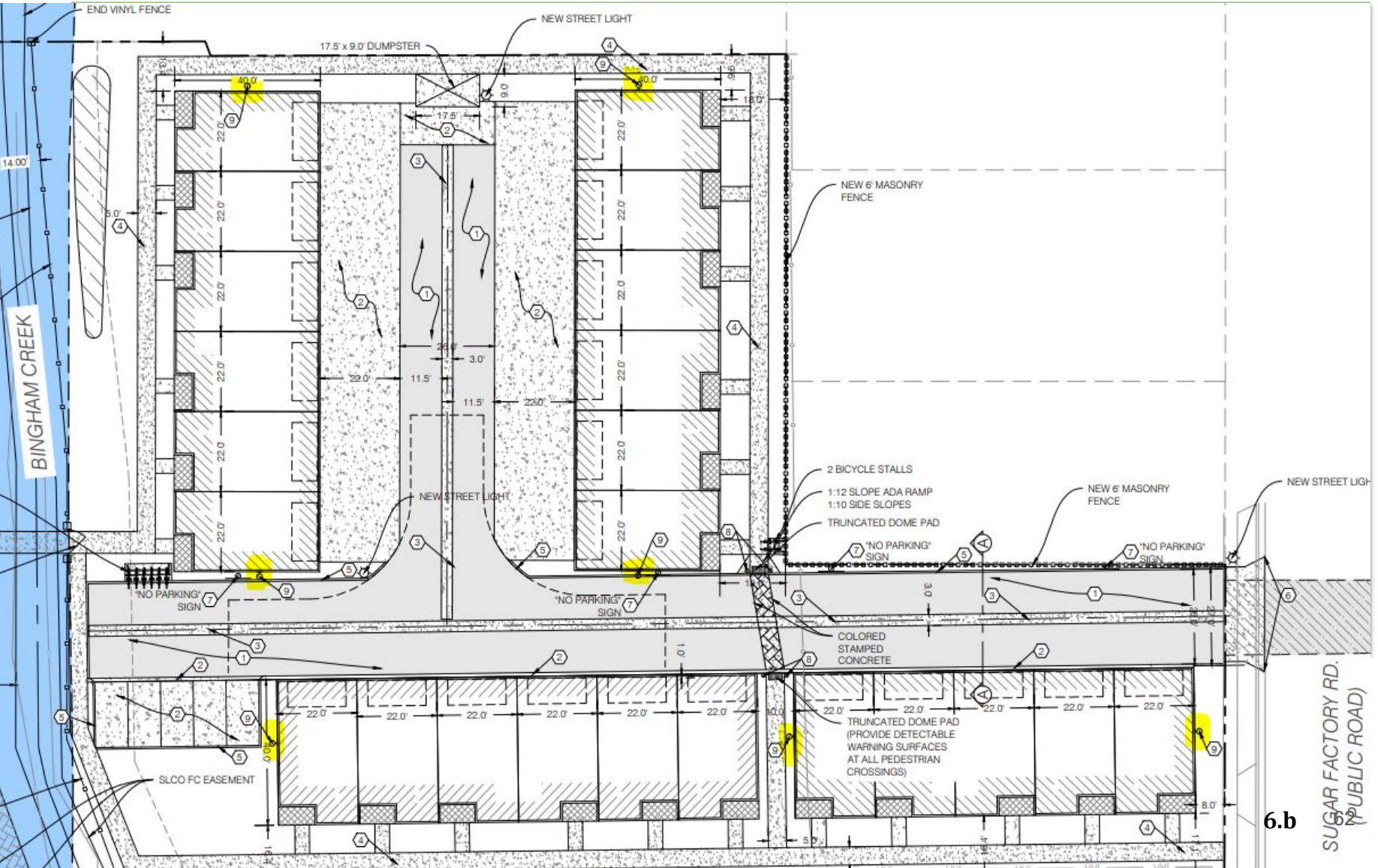


Lighting Plan

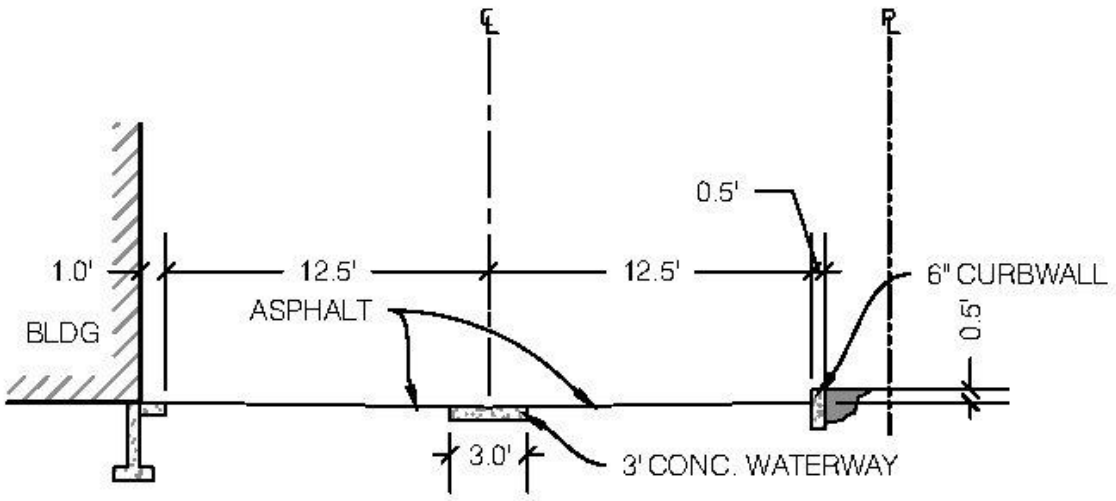
- Wall mounted farmhouse lights will also be mounted at strategic locations on the sides of each building. The locations are selected to light up pedestrian pathways and Common Areas. These lights will be activated by photocell.



Outside wall mounted farmhouse lights on photocell for common area lighting

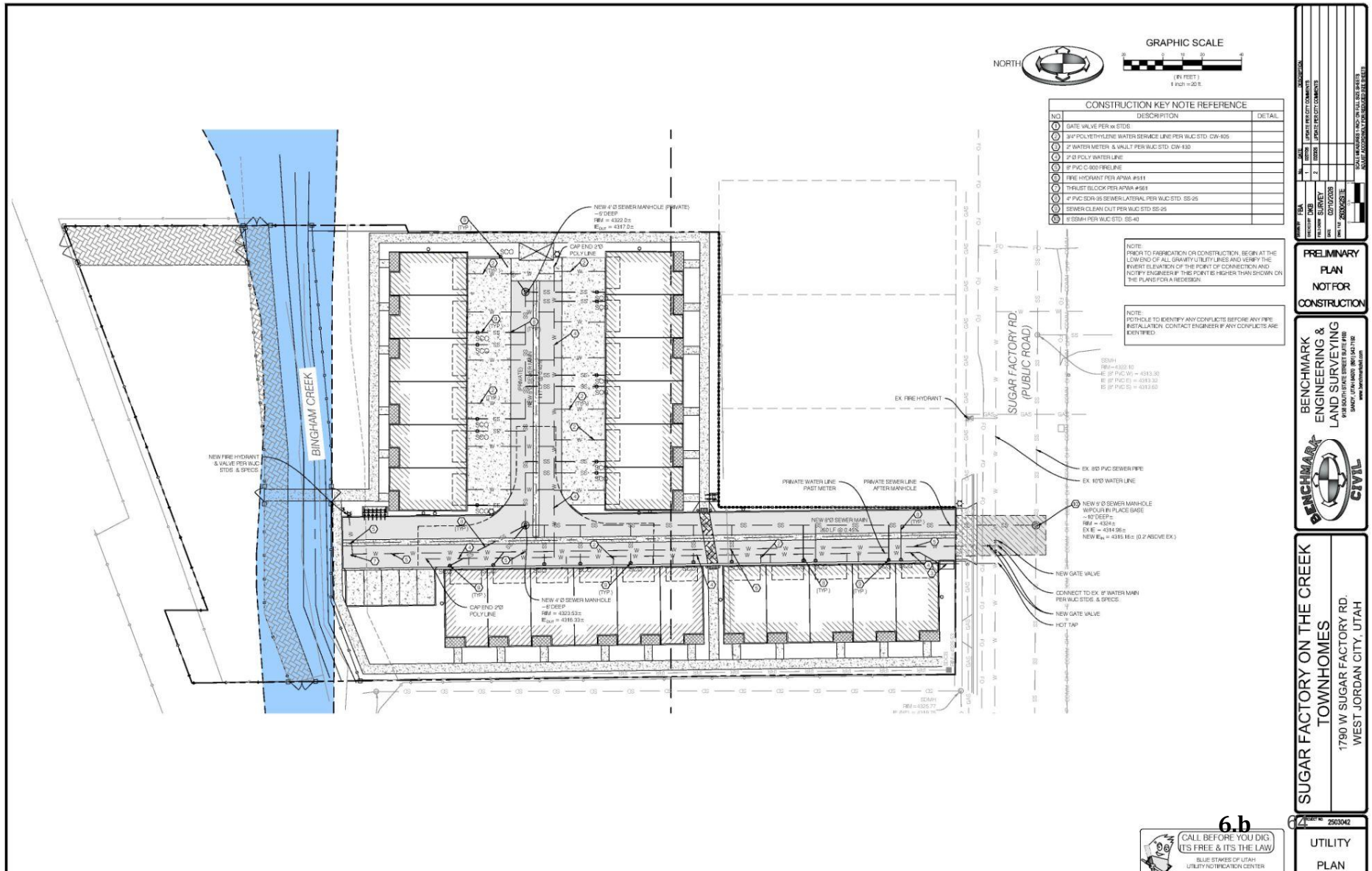


Road Cross-Sections

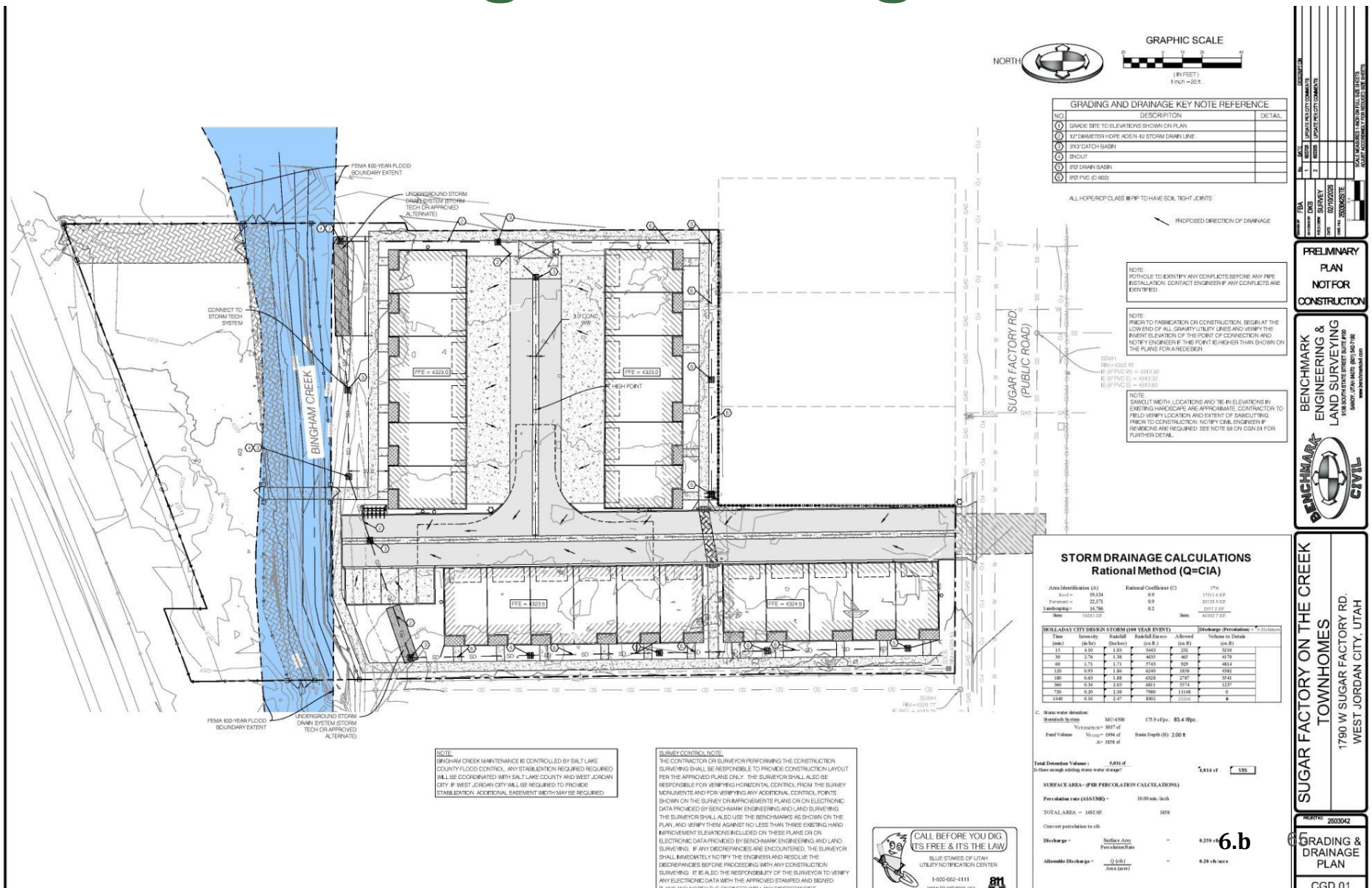


NOTE: NO PARKING WILL BE PERMITTED ALONG THE CURBWALL OF THE PRIVATE LANE. "NO PARKING" SIGNS SHALL BE INSTALLED ALONG THE SIDES OF THE PRIVATE LANE. THESE "NO PARKING" SIGNS SHALL BE KEPT INTACT AND MAINTAINED BY THE HOA.

Utilities & Infrastructure



Grading & Drainage Plan



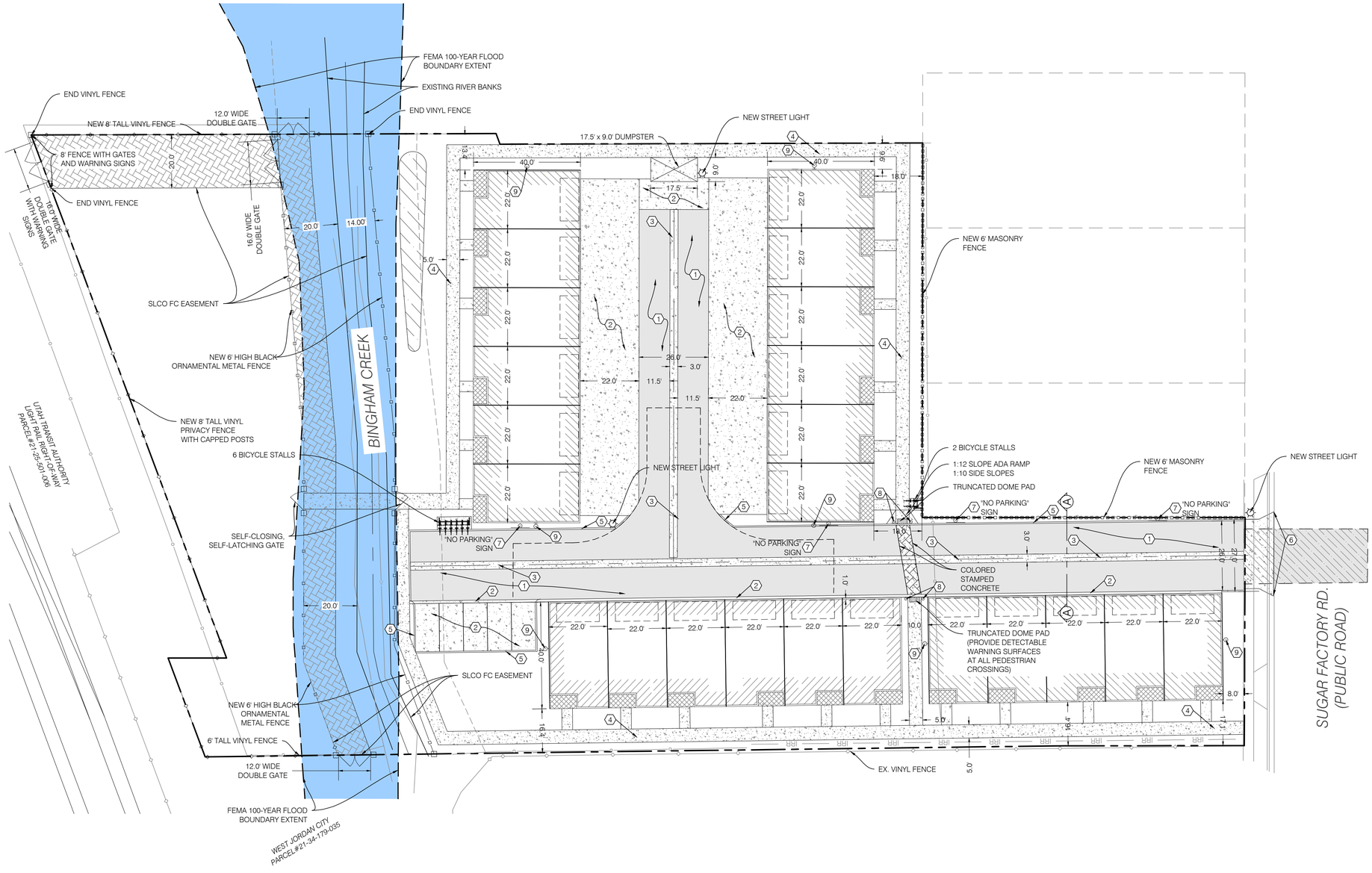
Summary and Vision

- We plan to build 23 large townhomes with a timeless Farmhouse architectural style to sell to owner-occupants so that they can build a life in West Jordan.
- A unique differentiator for this project is the utilization of Bingham Creek as an amenity. We see the creek as a benefit not a liability, and envision its beauty and sound as a soothing source of peace for our residents.
- The open space to the North of Bingham Creek is also unusual for a townhome project of this size, helping to preserve some of the open, semi-rural feel that West Jordan has enjoyed for so long. The access by bridge over the creek will create a sense of oasis and retreat.
- The medium density project is well-situated near the West Jordan Trax station and all the park space around West Jordan City Hall.

©James Belmont Ph

NOTE:
SNOW REMOVAL AND TRASH SERVICES ARE NOT PROVIDED BY THE CITY OF WEST JORDAN ON PRIVATE ROADS.

NOTE:
THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE LANES, ALLEYS, OR DRIVEWAYS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DOCUMENT. ANY PRIVATE LANE, ALLEY OR DRIVEWAY SHALL ALWAYS REMAIN PRIVATE.



NORTH

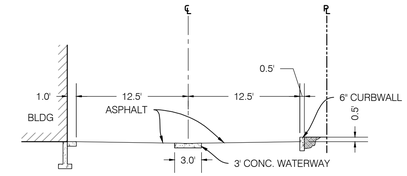
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	
2	CONCRETE PAVEMENT	
3	3' CONCRETE WATERWAY	
4	5' SIDEWALK THICKENED EDGE	
5	6" CONCRETE CURBWALL	
6	DRIVE APPROACH PER APWA #225	
7	SIGN "NO PARKING"	
8	DECORATIVE BOLLARDS AT EACH END OF THE CROSSWALK	
9	WALL MOUNTED FARMHOUSE LIGHT FOR COMMON AREA LIGHTING	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE



PRIVATE DRIVE CROSS SECTION (A)
SCALE:NTS

NOTE: NO PARKING WILL BE PERMITTED ALONG THE CURBWALL OF THE PRIVATE LANE. "NO PARKING" SIGNS SHALL BE INSTALLED ALONG THE SIDES OF THE PRIVATE LANE. THESE "NO PARKING" SIGNS SHALL BE KEPT INTACT AND MAINTAINED BY THE HOA.

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No.	DATE	DESCRIPTION
1	02/27/26	UPDATE PER CITY COMMENTS
2	03/02/26	UPDATE PER CITY COMMENTS
3	05/01/26	UPDATE PER SEC TO N. 4 ALONG CREEK

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FBA
CHECKED BY: DKB
FIELD CREW: SURVEY
DATE: 02/10/2026
DWG. FILE: 2503042SITE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
BENCHMARK CIVIL

SUGAR FACTORY ON THE CREEK TOWNHOMES

1790 W SUGAR FACTORY RD.
WEST JORDAN CITY, UTAH

PROJECT NO. 2503042

SITE PLAN

CSP.01
1 OF 3

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GATE VALVE PER xx STDS.	
2	3/4" POLYETHYLENE WATER SERVICE LINE PER WJC STD. CW-105	
3	2" WATER METER & VAULT PER WJC STD. CW-130	
4	2" Ø POLY WATER LINE	
5	8" PVC C-900 FIRELINE	
6	FIRE HYDRANT PER APWA #511	
7	THRUST BLOCK PER APWA #561	
8	4" PVC SDR-35 SEWER LATERAL PER WJC STD. SS-25	
9	SEWER CLEAN OUT PER WJC STD SS-25	
10	5' SSMH PER WJC STD. SS-40	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NEW 4' Ø SEWER MANHOLE (PRIVATE)
~5' DEEP
RIM = 4322.0±
IE_{OUT} = 4317.0±

CAP END 2"Ø POLY LINE

NEW 8"Ø SEWER MAIN (PRIVATE)
260 LF @ 0.45%

NEW FIRE HYDRANT & VALVE PER WJC STDS. & SPECS.

BINGHAM CREEK

EX. FIRE HYDRANT

SUGAR FACTORY RD. (PUBLIC ROAD)

PRIVATE WATER LINE PAST METER

PRIVATE SEWER LINE AFTER MANHOLE

NEW 8"Ø SEWER MAIN
260 LF @ 0.45%

SSMH
RIM=4322.10
IE (8" PVC W) = 4313.30
IE (8" PVC E) = 4313.32
IS (8" PVC S) = 4313.60

EX. 8Ø PVC SEWER PIPE

EX. 10"Ø WATER LINE

NEW 5' Ø SEWER MANHOLE
W/POUR IN PLACE BASE
~10' DEEP±
RIM = 4324±
EX IE = 4314.96±
NEW IE_{IN} = 4315.16± (0.2' ABOVE EX.)

NEW GATE VALVE

CONNECT TO EX. 8" WATER MAIN
PER WJC STDS. & SPECS.

NEW GATE VALVE

HOT TAP

CAP END 2"Ø POLY LINE

NEW 4' Ø SEWER MANHOLE
~6' DEEP
RIM = 4323.53±
IE_{OUT} = 4316.33±

SDMH
RIM=4325.77
IE (NE) = 4319.75

SD DB
RIM=4325.53

No.	DATE	DESCRIPTION
1	02/27/26	UPDATE PER CITY COMMENTS
2	03/31/26	UPDATE PER CITY COMMENTS

DRAWN BY: FBA
CHECKED BY: DKB
FIELD CREW: SURVEY
DATE: 02/10/2026
DWG #&1: 2503042SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1"

PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION

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SUGAR FACTORY ON THE CREEK TOWNHOMES

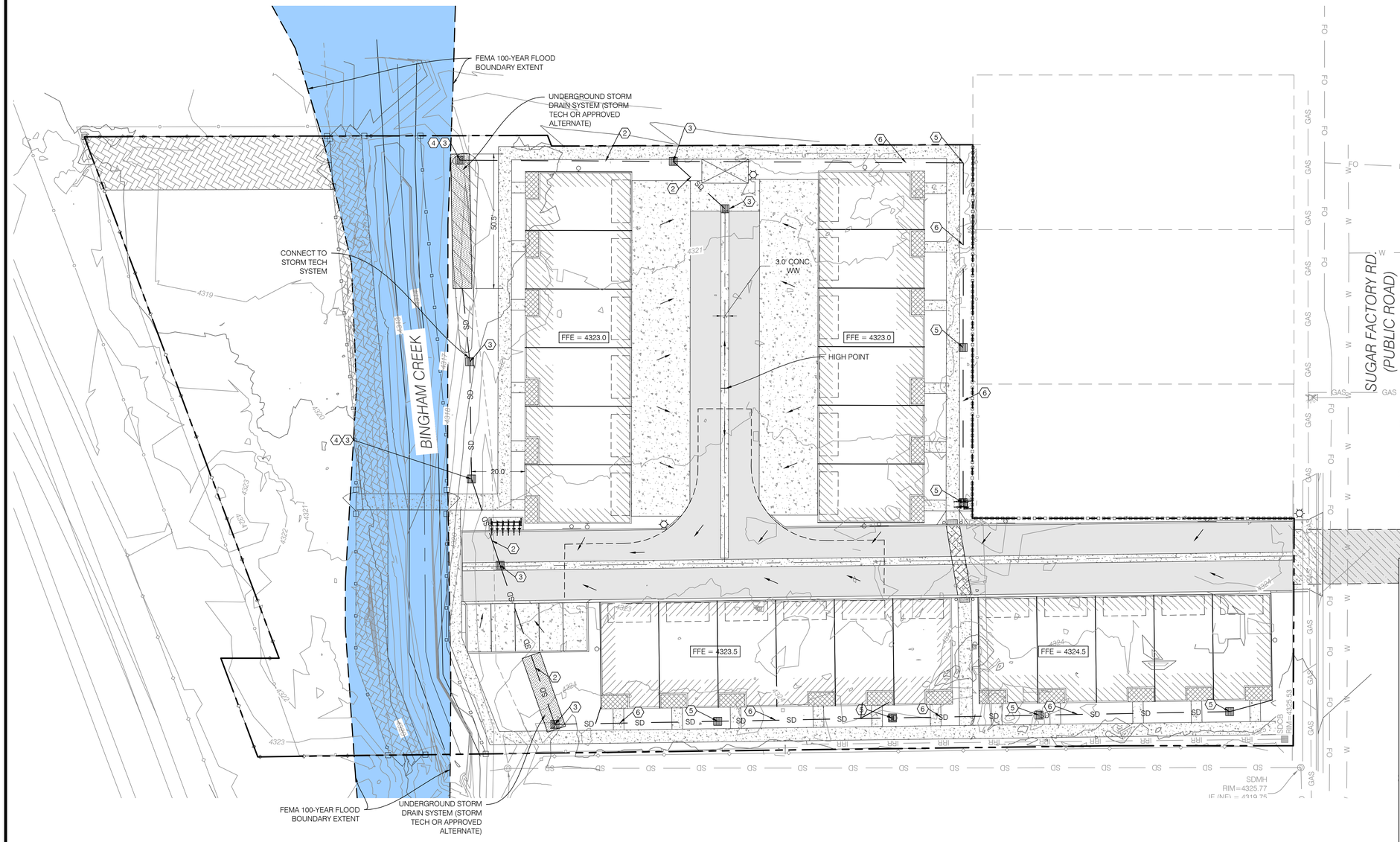
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PROJECT NO. 2503042

UTILITY
PLAN

CUP.01
2 OF 3



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	3'X3' CATCH BASIN	
4	SNOUT	
5	8'Ø DRAIN BASIN	
6	8'Ø PVC (C-900)	

ALL HDPE/RCP CLASS III PIP TO HAVE SOIL TIGHT JOINTS

PROPOSED DIRECTION OF DRAINAGE

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
BINGHAM CREEK MAINTENANCE IS CONTROLLED BY SALT LAKE COUNTY FLOOD CONTROL. ANY STABILIZATION REQUIRED REQUIRED WILL BE COORDINATED WITH SALT LAKE COUNTY AND WEST JORDAN CITY. IF WEST JORDAN CITY WILL BE REQUIRED TO PROVIDE STABILIZATION. ADDITIONAL EASEMENT WIDTH MAY BE REQUIRED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

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STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)	C*A
Roof =	19,124	0.9	17211.6 S.F.
Pavement =	22,371	0.9	20133.9 S.F.
Landscaping =	14,786	0.2	2957.2 S.F.
Sum:	56281 S.F.	Sum:	40302.7 S.F.

HOLLADAY CITY DESIGN STORM (100 YEAR EVENT)					Discharge (Percolation) = 0.20cfs/acre
Time (min)	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft)	Volume to Detain (cu.ft)
15	4.10	1.03	3443	232	3210
30	2.76	1.38	4635	465	4170
60	1.71	1.71	5743	929	4814
120	0.93	1.86	6240	1858	4382
180	0.63	1.88	6328	2787	3541
360	0.34	2.03	6811	5574	1237
720	0.20	2.38	7980	11148	0
1440	0.10	2.47	8302	22296	0

C. Storm water detention:
Stormtech System MC-4500 175.9 cf/pc. 83.4 lf/pc.
$V_{STORMTECH}$= 3037 sf
Pond Volume V_{POND}= 1994 sf Basin Depth (H): 2.00 ft
A= 1858 sf

Total Detention Volume : 5,031 cf
Is there enough existing storm water storage? 4,814 cf YES

SURFACE AREA= (PER PERCOLATION CALCULATIONS)

Percolation rate (ASSUME) = 10.00 min./inch

TOTAL AREA = 1492 SF. 1858

Convert percolation to cfs

Discharge = Surface Area / Percolation Rate = **0.258 cfs**

Allowable Discharge = Q (cfs) / Area (acre) = **0.20 cfs/acre**

No.	DATE	DESCRIPTION
1	02/27/26	UPDATE PER CITY COMMENTS
2	03/23/26	UPDATE PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FBA
CHECKED BY: DKB
FIELD CREW: SURVEY
DATE: 02/10/2026
DWG FILE: 2503042SITE

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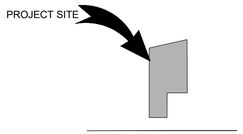
SUGAR FACTORY ON THE CREEK TOWNHOMES
1790 W SUGAR FACTORY RD.
WEST JORDAN CITY, UTAH

PROJECT NO. 2503042

GRADING & DRAINAGE PLAN

CGD.01
3 OF 3

VICINITY MAP





PLANT MATERIALS

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JCT	7	Juniperus chinensis 'Trautman' Trautman Juniper low; 15' x4'; sun; z4; Utah Lake water tolerant	B & B		8`-10`
DECIDUOUS TREES						
	ATG	6	Acer tataricum `GarAnn` Hot Wings Tatarian Maple Td3; 18x18; AV 176; sun to part shade; z4	B & B	Multi-trunked	
	COW	1	Cercis occidentalis Western Redbud 10-15' x 10-15'; low water; sun to part sun; z 6-9	15 gal	Multi-trunked	5`-6`
	FSO	10	Fagus sylvatica `Red Obelisk` Red Obelisk European Beech moderate; 30x10; full to part sun; z5	B & B	2"Cal	
	ZSM	12	Zelkova serrata `Musashino` Musashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
DECIDUOUS SHRUBS						
	AF2	4	Amorpha fruticosa False Indigo low to moderate; 3-4'x3-4'; full sun to part shade; z3	5 gal		
	AMM	67	Aronia melanocarpa `Low Scape Mound' Low Scape Mound Chokeberry Sd3; 2x2; AV 28; sun to part shade; Z3; Utah Lake Water Tolerant	5 gal		
	BTM	55	Berberis thunbergii `Maria` TM Sunjoy Gold Pillar Barberry Td3; 4x2; AV28; sun to part shade; z4;	5 gal		
	CBM	32	Caryopteris x clandonensis `CT-9-12` TM Beyond Midnight Bluebeard Sd2; 2.5x2.5; AV12.5; sun; z5	5 gal		
	CMF2	7	Chamaebatiaria millefolium Fernbush Sd0; 4x5; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal		
	FPA	7	Fallugia paradoxa Apache Plume Sd1; 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal		
	PWB2	2	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninebark moderate; 5-6x5-6; full to part sun; z3	5 gal		
	RC	6	Ribes cereum Wax Currant low; 8"x6'; sun; z5	5 gal		
	VON	47	Viburnum opulus 'Nanum' Dwarf European Cranberrybush moderate; 2x3; sun to part shade; z3; Utah Lake water tolerant	5 gal		
EVERGREEN SHRUBS						
	AB	3	Arctostaphylos uva-ursi 'Big Bear' Big Bear Kinnikinnick low; 1x4; full to partial sun; z3	5 gal		
	MR	12	Mahonia repens Creeping Mahonia GV0; 2'x6'; part to full shade	5 gal		
	PLO	28	Prunus laurocerasus `Otto Luyken` Luykens Laurel moderate; 4x8; full to part shade; z5;	5 gal		
	YFC	57	Yucca filamentosa `Color Guard` Color Guard Adam`s Needle Se0; 2-3 x 2-3; AV 7; sun; z4; Utah Lake water tolerant	5 gal		
GRASSES						
	BGB	104	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama Tw0; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal		
	CAK	44	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal		
ROSES						
	RCD	44	Rosa x `Meidrifora` TM Coral Drift Groundcover Rose moderate; 1.5 x 2.5; sun; z4; Utah Lake water tolerant	5 gal		
	RW	7	Rosa woodsii Woods' Rose	5 gal		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
2/27/2026	UT25178	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/17/2025	SUGAR FACTORY TOWNHOMES 1790 W SUGAR FACTORY RD WEST JORDAN CITY, UTAH	BENCHMARK ENGINEERS DALE K. BENNETT 801-884-7192	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY ANDREATH 8129171-5301 2/27/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 2/27/2026

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

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NORTH

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

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6.b

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR





ROCKWELL TOWNHOMES

GENERAL PROJECT NOTES

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL CODE REFERENCES HEREIN REFER TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AS AMENDED AND ADOPTED BY THE STATE OF UTAH.
2. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON TH PLANS AND IN THE FIELD. NOTIFY THE ARCHITECT (WITH THE KNOWLEDGE AND APPROVAL OF THE DEVELOPER/BUILDER) OR ANY DISCREPANCIES OF CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DEVELOPER/BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS FOR SPECIFIC UTILITY EASEMENTS AND OTHER PERTINENT INFORMATION.
4. DEVELOPER/BUILDER TO FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBS, AND OTHER ASSOCIATED ITEMS. CONTRACTOR IS TO HAVE ALL EXISTING UTILITY LOCATIONS LOCATED BY ITS RESPECTIVE AUTHORITY, AND CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.
5. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE OWNER BY THEIR CONSULTANT. THE REPORT IS AVAILABLE FOR REVIEW AS AN AID IN PLANNING AND EXECUTING ALL APPLICABLE AREAS OF WORK FOR THE PROJECT. THE REPORT DATA IS PROVIDED FOR REFERENCE ONLY, AND IS NOT TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. WHILE IT IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND/OR COMPLETENESS IS NOT GUARANTEED BY THE ARCHITECT.
6. DEVELOPER/BUILDER TO COORDINATE TOP OF FOUNDATION WALL ELEVATIONS WITH INFORMATION INDICATED IN THESE PLANS AND WITH FINAL GRADING.
7. UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLAN, PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION. ALL SITE GRADING SHOULD BLEND NATURALLY WITH EXISTING GRADES USING MAXIMUM SLOPE OF 2:1.
8. COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH THE DEVELOPER/BUILDER.
9. EXTERIOR WALLS TO BE 2X6 STUDS @ 16"OC. UNLESS OTHERWISE NOTED, INTERIOR WALLS & PARTY WALLS TO BE 2X4 STUDS @ 24" OC UNLESS OTHERWISE NOTED.
10. WINDOWS INDICATED ARE "NOMINAL SIZES". ALL WINDOWS ARE TO BE DOUBLE PANED AND TO HAVE "LOW E" TECHNOLOGY. REFER TO PLANS FOR WINDOW OPERATION. BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE. TEMPERED GLASS IS TO BE PROVIDED PER CODE.
11. TRUSS MANUFACTURER IS TO PROVIDE TRUSS LAYOUT PROFILES TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND COORDINATION. SUCH WORK WILL BE BASED BOTH ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. DIMENSIONS SHOWN FOR TRUSSES ARE TO BE USED AS GENERAL GUIDELINES AND SHALL BE VERIFIED BY THE TRUSS MANUFACTURER.
12. CABINET DESIGN AND RELATED DRAWINGS ARE TO BE PROVIDED BY OTHERS.
13. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
14. FIRESTOP ALL FLUES AND WALLS PER CURRENT LOCAL CODE.
15. ALL DOORS BETWEEN DWELLING AND GARAGE AREAS MUST BE FIRE RATED PER CURRENT LOCAL CODE.
16. STAIR ASSEMBLIES OVER 3'-0" WIDE SHALL HAVE A MINIMUM OF (3) STRINGERS.
17. PROVIDE GUTTERS AND DOWNSPOUTS. A 5'-0" MIN. EXTENSION IS TO BE PROVIDED. OR OTHER APPROVED METHOD OF DISCHARGING DOWNSPOUT WATER AWAY FROM FOUNDATION IS TO BE EMPLOYED.

SHEET INDEX

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A102	SECOND FLOOR PLAN, BUILDING ASSEMBLY	E131	ELECTRICAL PLAN, TYP. - THEO
A103	THIRD FLOOR PLAN, BUILDING ASSEMBLY	E141	ELECTRICAL PLAN, TYP. - KNOX
A104	ROOF PLAN	E151	ELECTRICAL PLAN, TYP. - IRIS
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A141	PLAN OPTION - KNOX	S100	STRUCTURAL SPECS & NOTES
A151	PLAN OPTION -IRIS	S101	FOOTING & FOUNDATION PLAN
A161	PLAN OPTIONS	S102	SECOND FLOOR FLOOR FRAMING PLAN
A201	FRONT & SIDE ELEVATION	S103	THIRD FLOOR FRAMING PLAN
A202	REAR & SIDE ELEVATION	S104	ROOF FRAMING PLAN
A401	INTERIOR DETAILS	S501	STRUCTURAL DETAILS
A501	CONSTRUCTION DETAILS		
A502	CONSTRUCTION DETAILS	U101	UTILITY PLAN
A503	CONSTRUCTION DETAILS		

PROJECT DIRECTORY

Builder Developer: McArthur Homes
9962 South Redwood Road
South Jordon , UT 84095
Contact: Ron McArthur
(801) 253-9910 OFFICE
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Architect: McArthur Homes
9962 South Redwood Road
South Jordon , UT 84095
Contact: Ron McArthur
(801) 253-9910 OFFICE
(801) 253-1095 Fax

Structural: Gilson Engineering
12401 S. 450 E.
Draper, UT 84020
Contact: Brad Gilson
(801) 571-9414



SCALE: 3/16" = 1'-0" (24X36)
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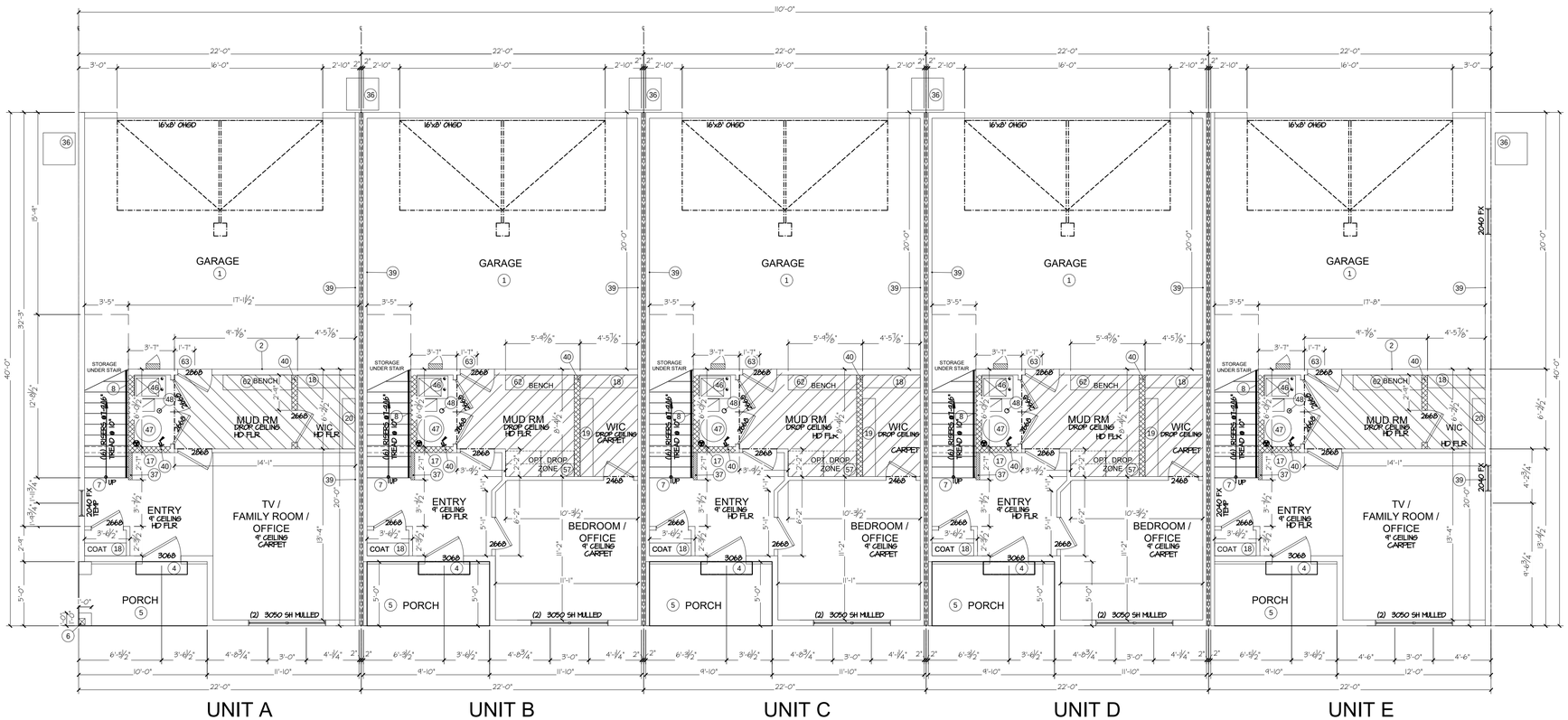
ROCKWELL
5-PLEX

COVER

Job No.

PLAN NOTES

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
10. LINE OF ROOF ABOVE
11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS: 34"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
29. KITCHEN ISLAND @ 36" AFF W/ 12" COUNTERTOP OVERHANG
30. RANGE/OVEN UNIT
31. REFRIGERATOR WITH WATERLINE.
32. OPTIONAL GAS LINE FOR BBQ.
33. NOT USED
34. NOT USED
35. ONE PIECE SHOWER/TUB PER BUILDER.
36. A/C UNIT WITH CONCRETE PAD.
37. HALF WALL
38. BALCONY/DECK
39. SEPARATION WALL. REFER TO DETAILS.
40. 2x6 INTERIOR WALL
41. NOT USED
42. NOT USED
43. NOT USED
44. HVAC FLUE
45. 2X FLAT FRAMED FURRING. INSULATE PER CODE.
46. DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE; 36"H BASE CABINET, 12"D UPPERS
58. 36"X60" TUB W/ SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W/ CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR., INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
64. 36" SHOWER INSERT
65. FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")



SCALE: 3/16" = 1'-0" (24X36)
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ROCKWELL
5-PLEX

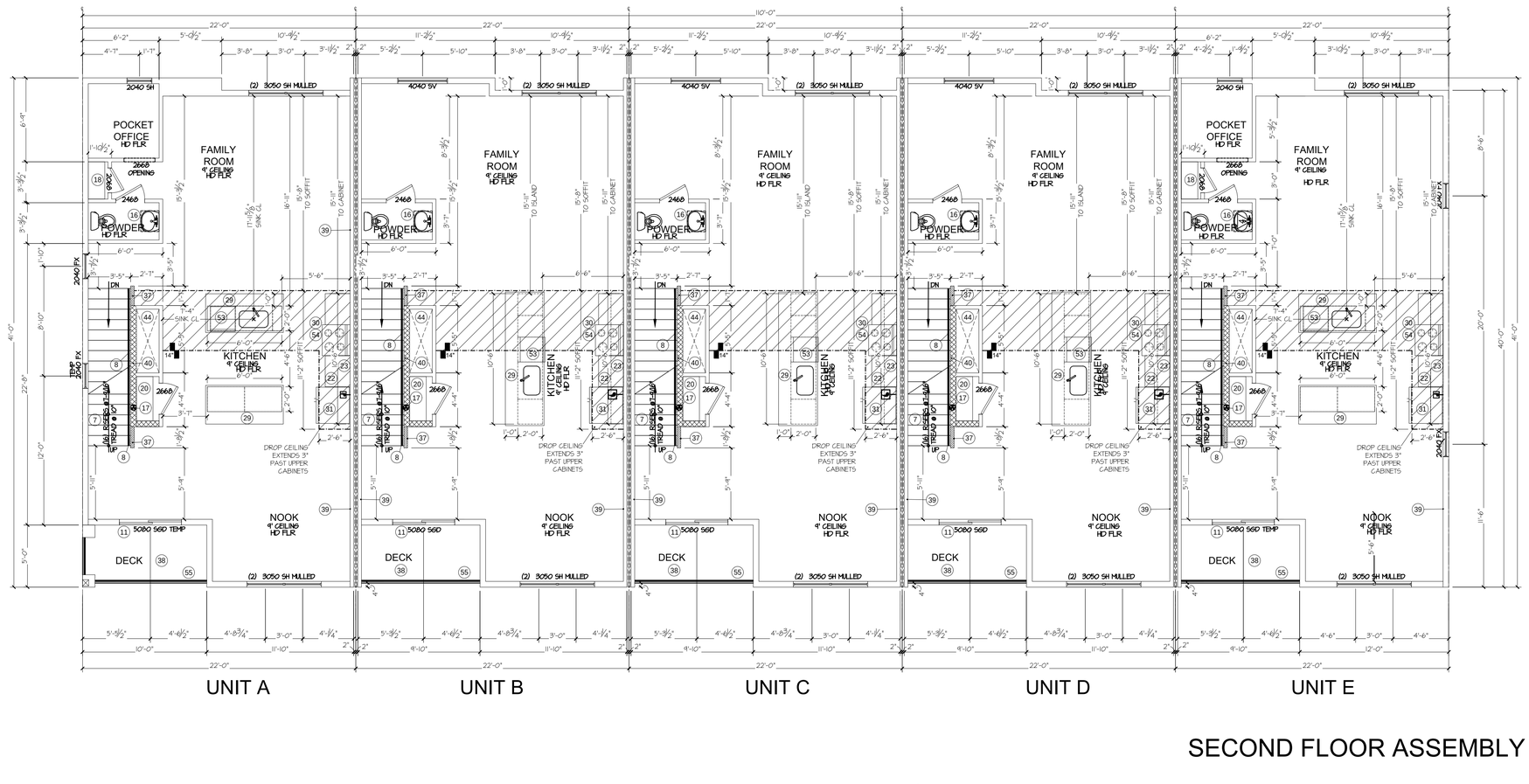
FIRST FLOOR PLAN

Job No.

FIRST FLOOR ASSEMBLY PLAN

PLAN NOTES

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
10. LINE OF ROOF ABOVE
11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS: 34"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
29. KITCHEN ISLAND @ 36" AFF W 12" COUNTERTOP OVERHANG
30. RANGE/OVEN UNIT
31. REFRIGERATOR WITH WATERLINE.
32. OPTIONAL GAS LINE FOR BBQ.
33. NOT USED
34. NOT USED
35. ONE PIECE SHOWER/TUB PER BUILDER.
36. A/C UNIT WITH CONCRETE PAD.
37. HALF WALL
38. BALCONY/DECK
39. SEPARATION WALL. REFER TO DETAILS.
40. 2x6 INTERIOR WALL
41. NOT USED
42. NOT USED
43. NOT USED
44. HVAC FLUE
45. 2X FLAT FRAMED FURRING. INSULATE PER CODE.
46. DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE; 36"H BASE CABINET, 12"D UPPERS
58. 36"X60" TUB W SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR.. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
64. 36" SHOWER INSERT
65. FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")



SCALE: 3/16" = 1'-0" (24X36)
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ROCKWELL
5-PLEX

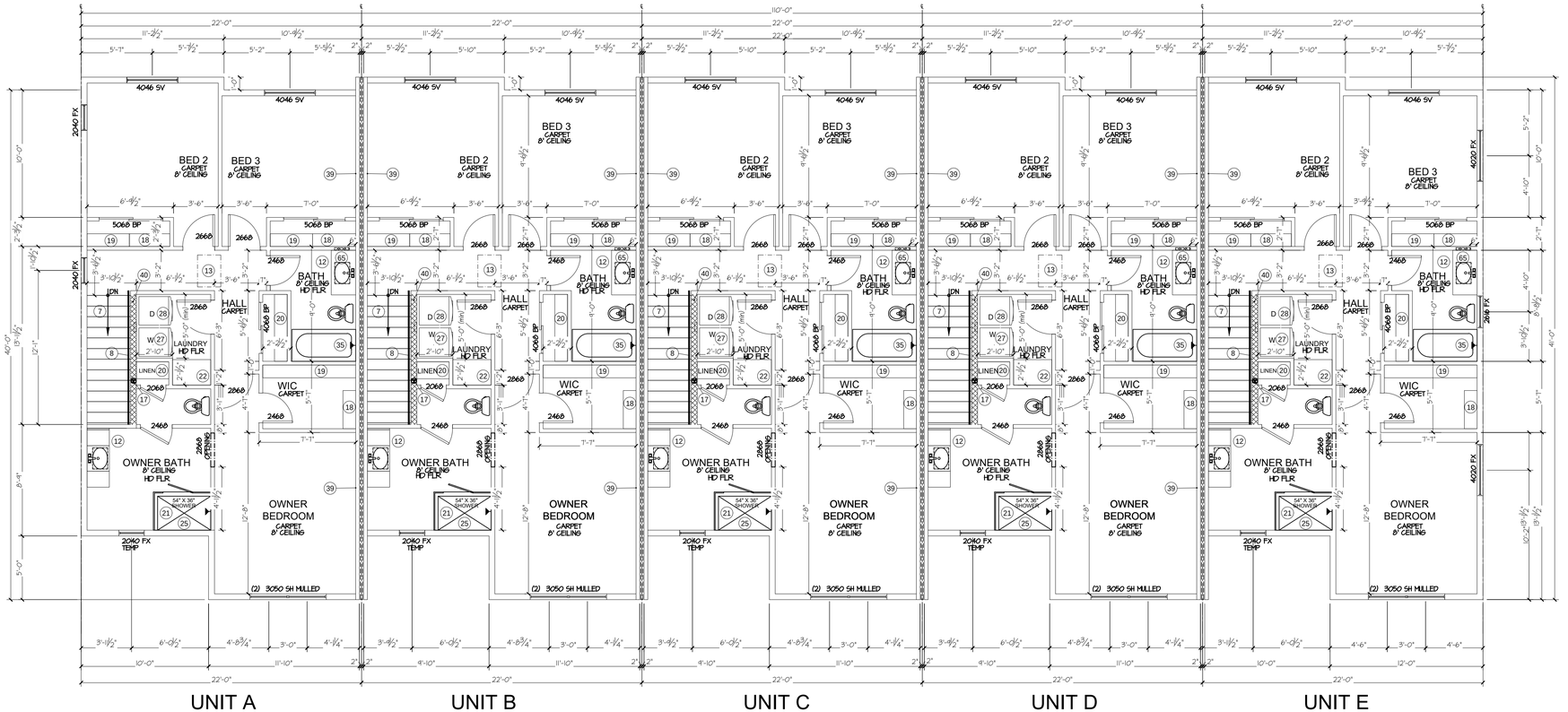
SECOND FLOOR PLAN

Job No.

SECOND FLOOR ASSEMBLY PLAN

PLAN NOTES

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
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12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
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16. PEDESTAL SINK
17. RADON RISER
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26. NOT USED
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49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
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ROCKWELL
5-PLEX

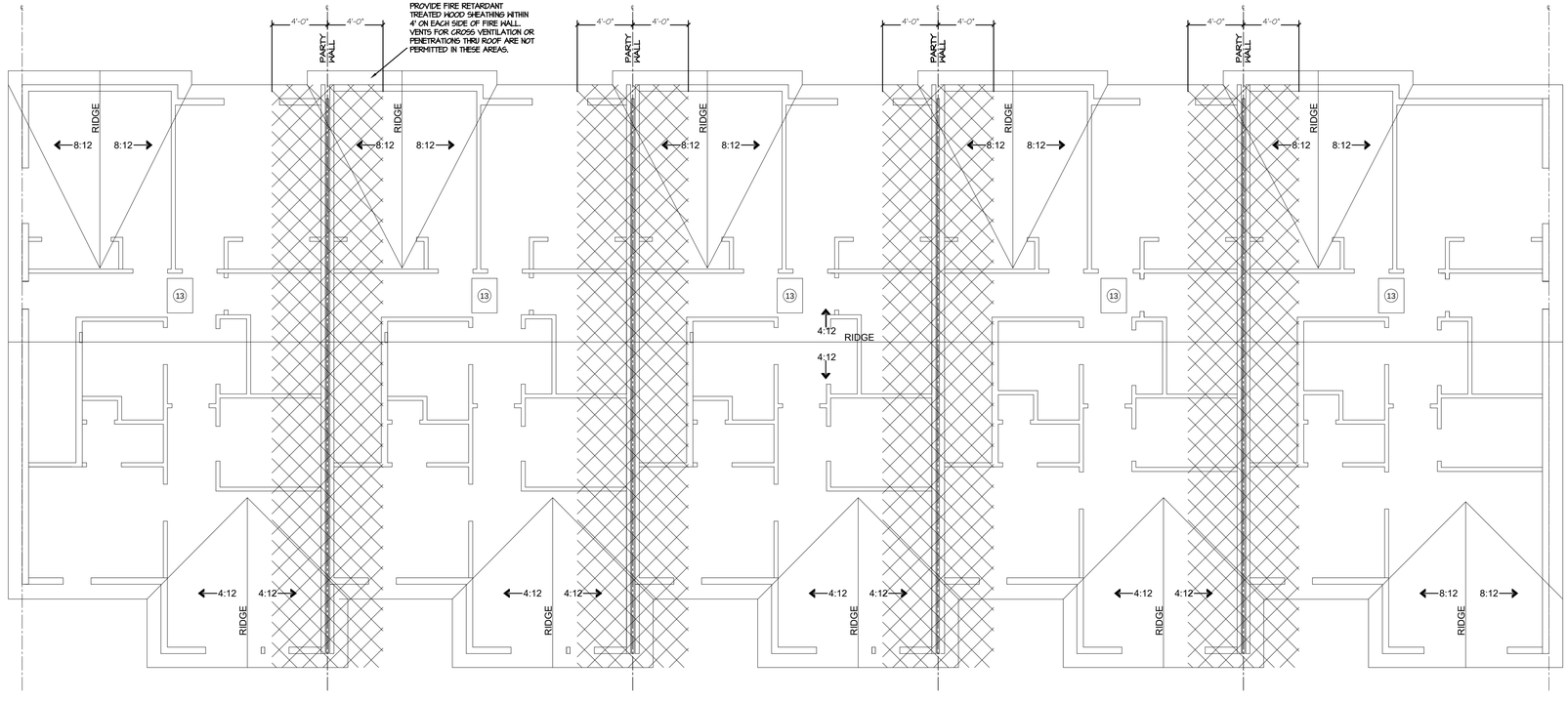
THIRD FLOOR PLAN

Job No.

THIRD FLOOR ASSEMBLY PLAN

PLAN NOTES

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
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6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
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26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
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33. NOT USED
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35. ONE PIECE SHOWER/TUB PER BUILDER.
36. A/C UNIT WITH CONCRETE PAD.
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38. BALCONY/DECK
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48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
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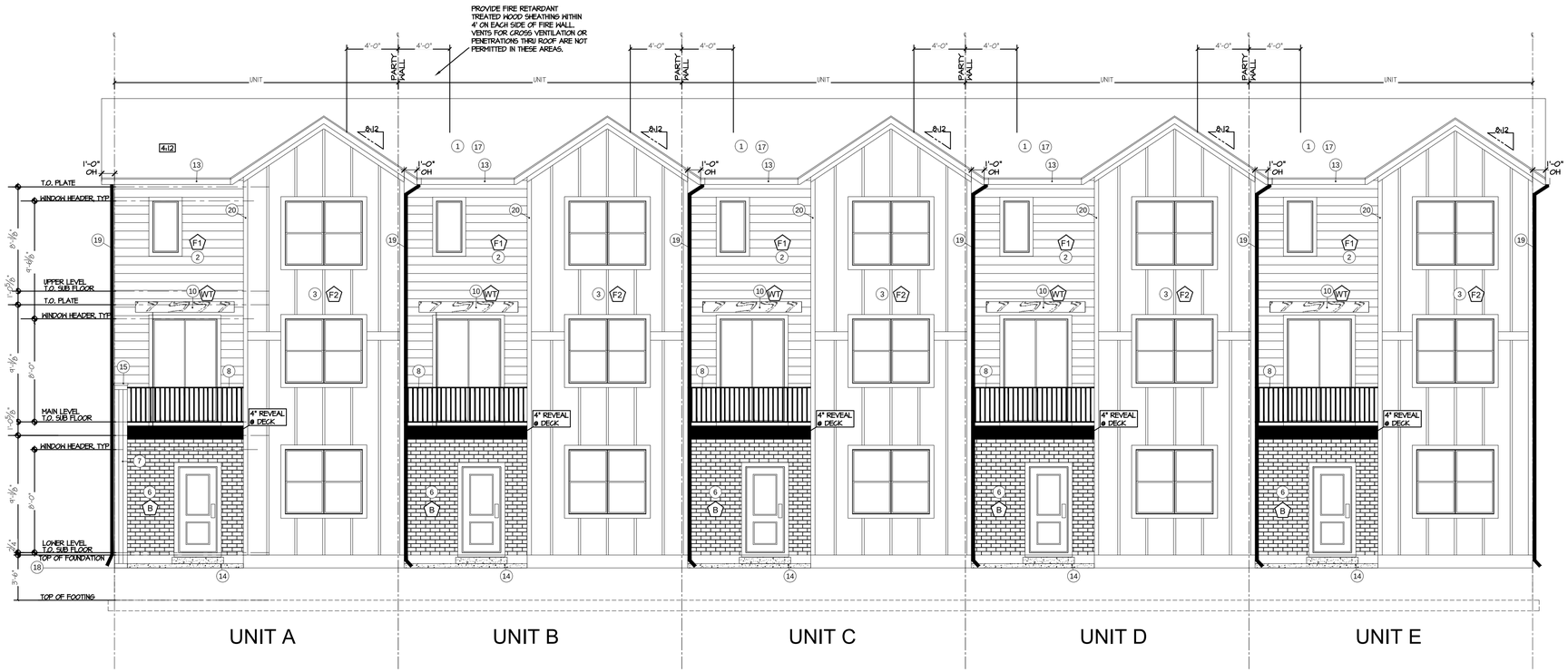
ROCKWELL

5-PLEX

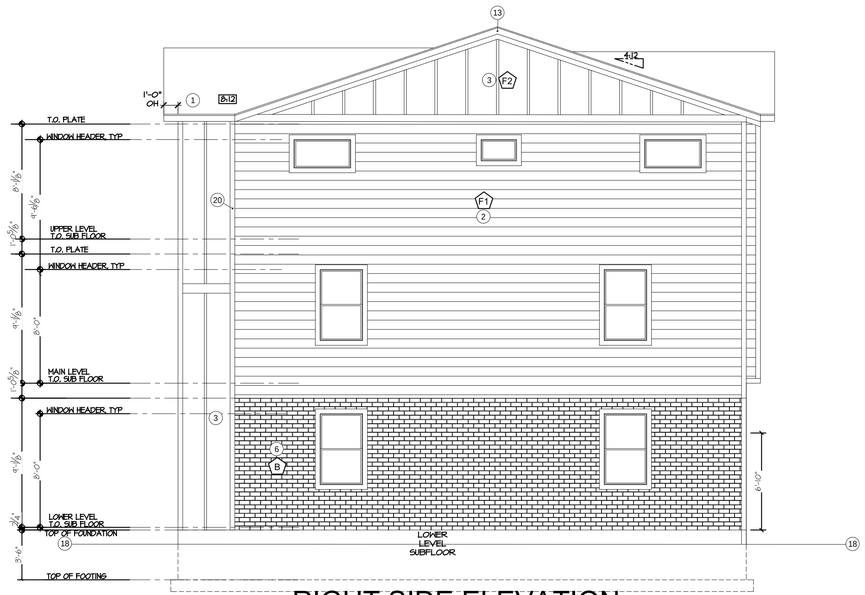
ROOF PLAN

Job No.

ROOF PLAN



FRONT ELEVATION



RIGHT SIDE ELEVATION

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV IBQ 7.2
4. METAL ROOF WITH METAL BRACKETS. SEE A502
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AWNING
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

B BRICK COLOR 1

WT WOOD TONE

F1 FIBER CEMENT COLOR 1

F2 FIBER CEMENT COLOR 2

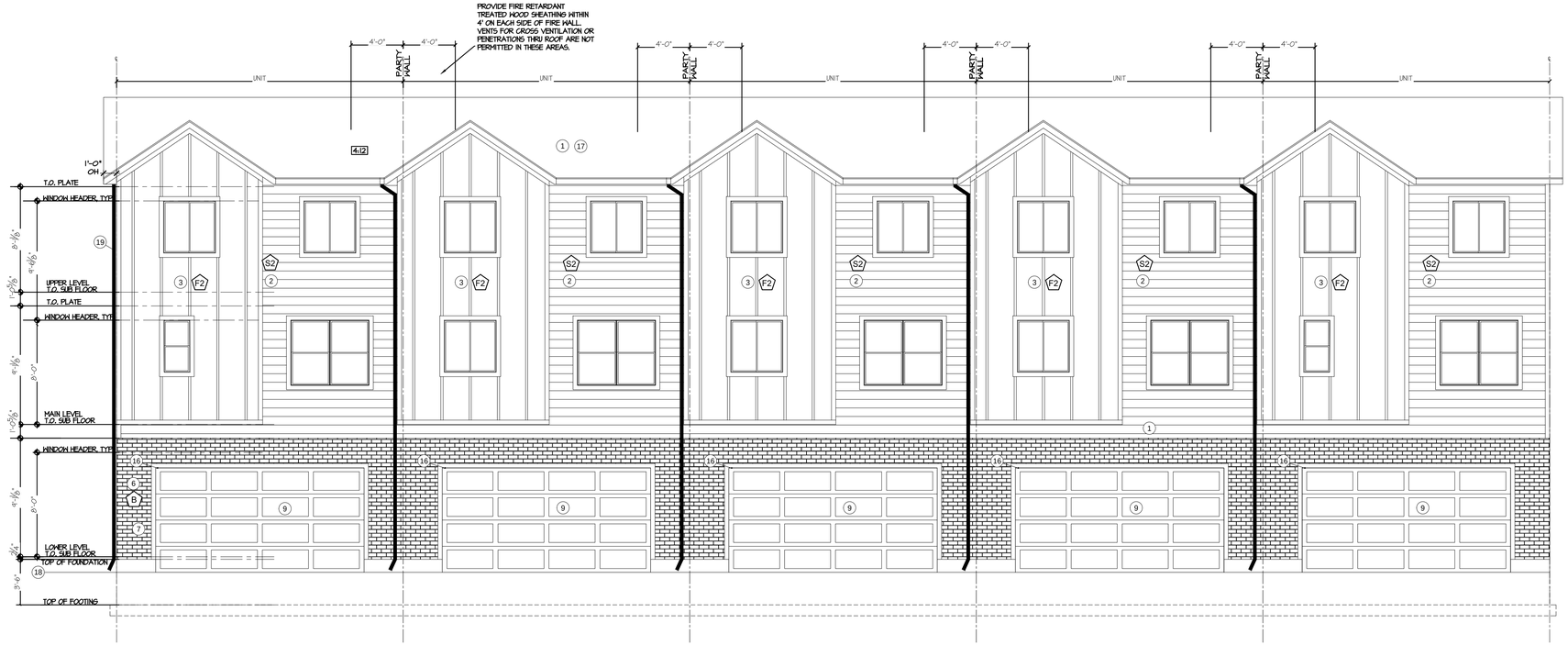
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ROCKWELL

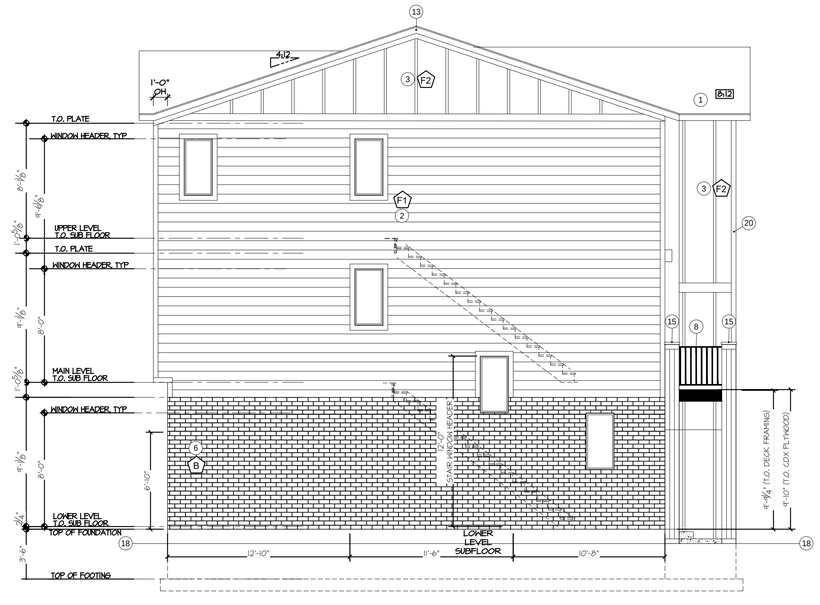
5-PLEX

Elevations

Job No.



REAR ELEVATION



LEFT SIDE ELEVATION

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV IBQ 7.2
4. METAL ROOF WITH METAL BRACKETS. SEE A502
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AWNING
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

(B) BRICK COLOR 1

(WT) WOOD TONE

(F1) FIBER CEMENT COLOR 1

(F2) FIBER CEMENT COLOR 2

ROCKWELL

5-PLEX

SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

Elevations

Job No.

UTILITY LEGEND

GAS LINE — GAS — GAS

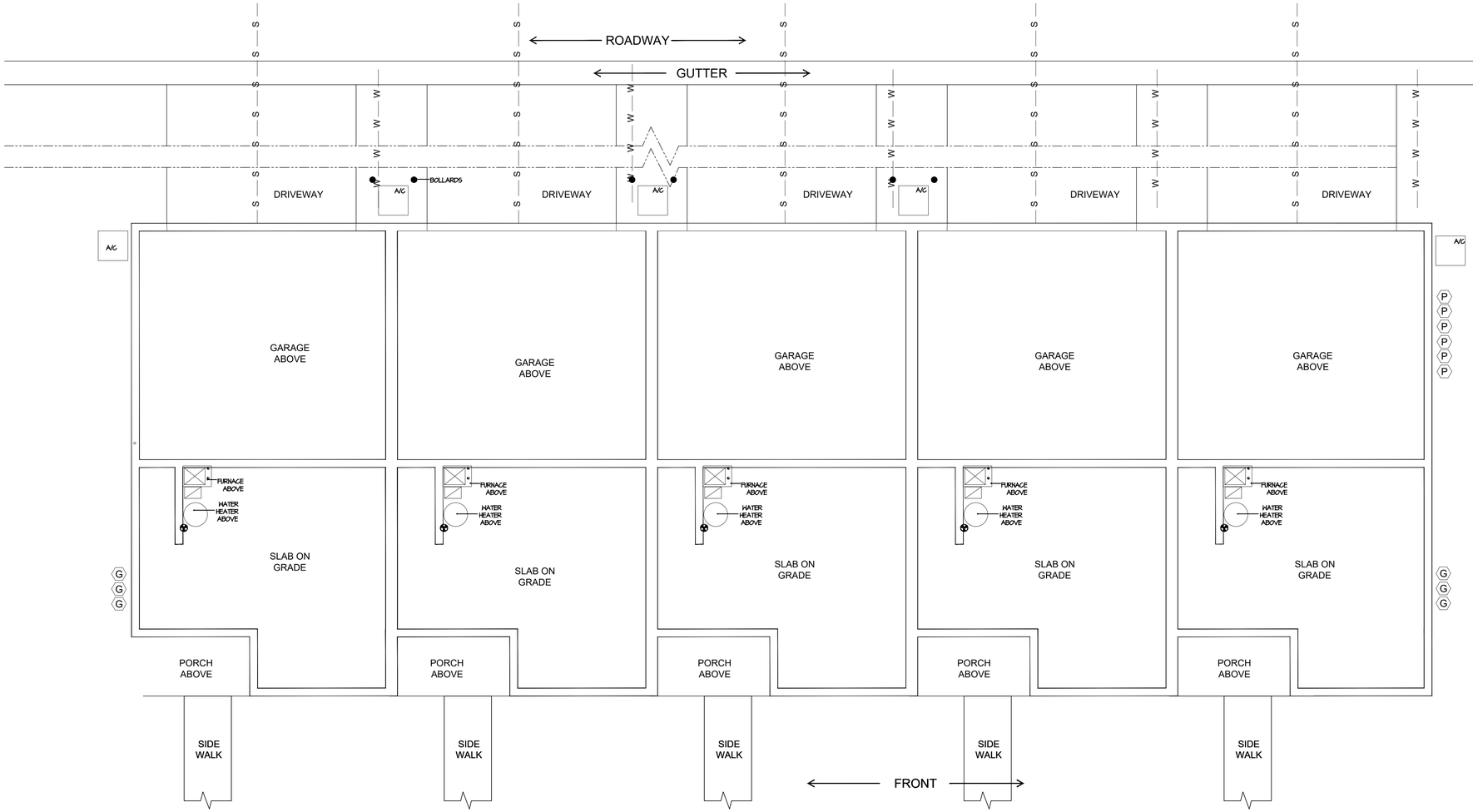
3/4" WATER LINE — W — W

4" SEWER LINE — S — S

ELECTRIC — E — E

(G) =GAS METER

(P) =POWER METER



SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

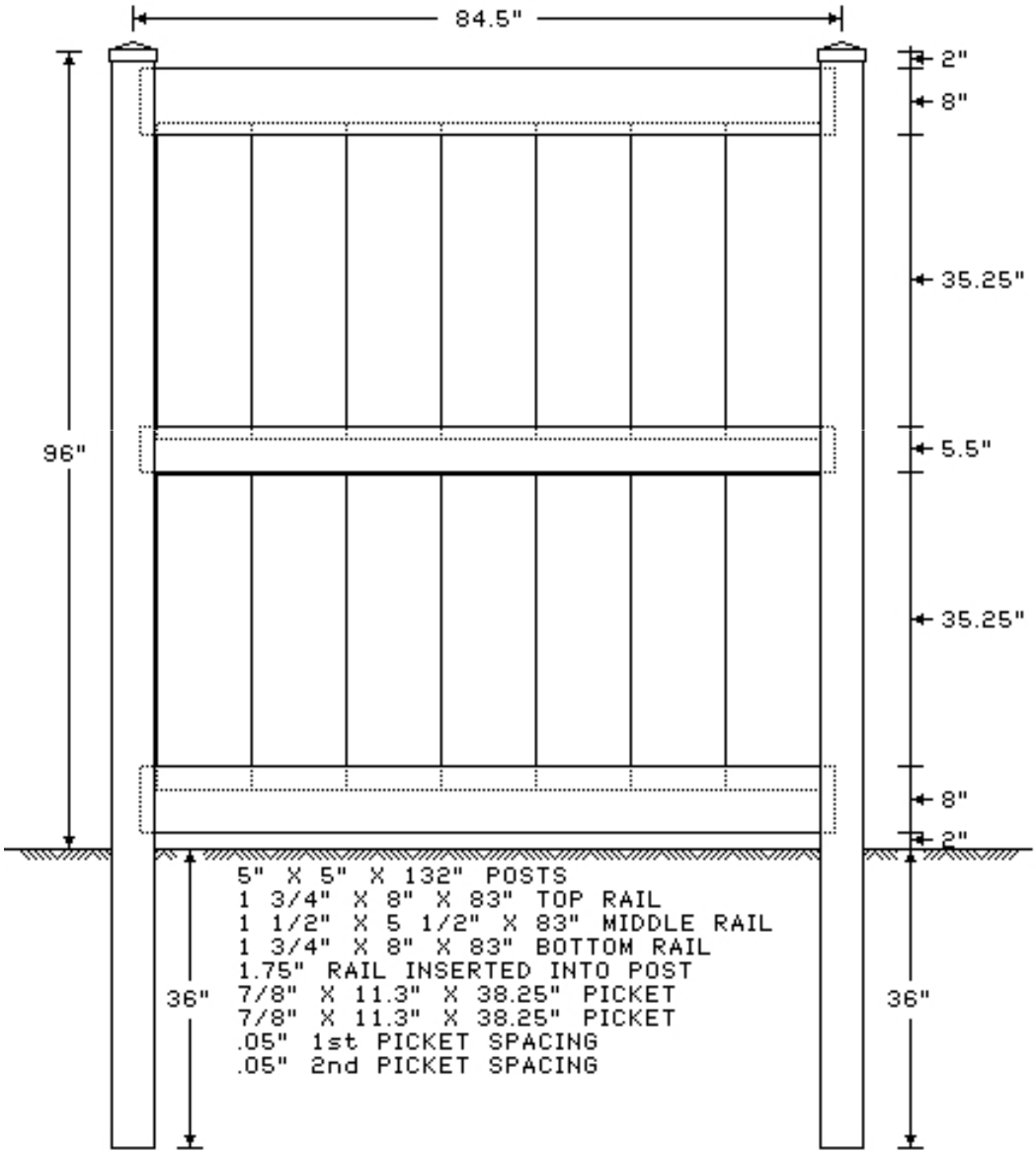
ROCKWELL

5-PLEX

UTILITY PLAN

Job No.

UTILITY PLAN



VINYL INDUSTRIES

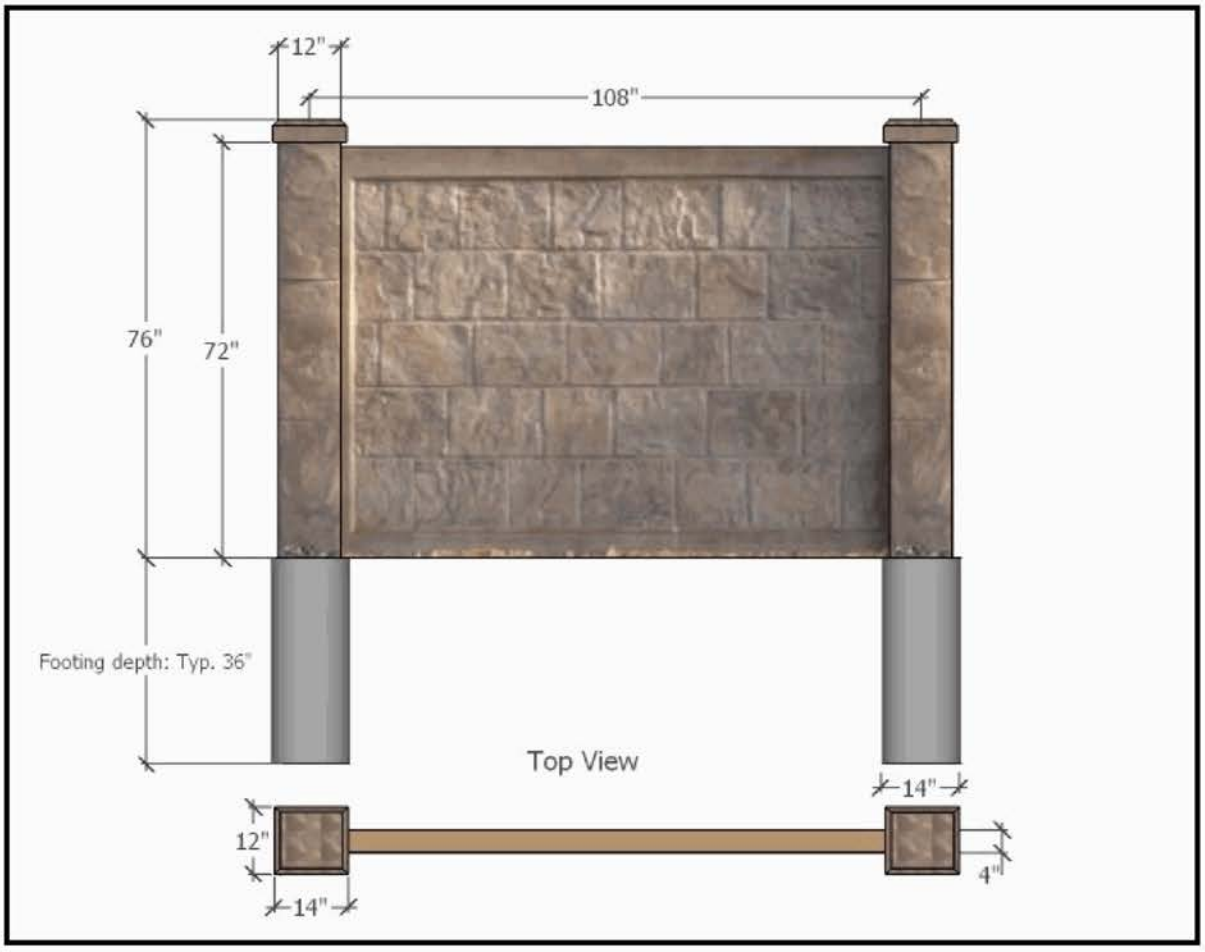
Vinyl Industries, LLC
1350 East Main Street
Lehi, UT 84043
801-768-4794

8' WHITE PRIVACY 1.75X8

DRAWN BY: 01/05/26	SCALE:	PAGE:
REVISED: 01/05/26	FILE:	1 of 1

RhinoRock.com
CONCRETE FENCING

RHINOROCK FENCE SPECIFICATIONS



TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 259 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	21.5kg/m^2	4.9lbs/ft^2
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4-4.50%	
Compressive Strength of proprietary concrete mix design	$4x10^7$ N/m^2	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	$9.6x10^6$ - $1.4x10^7$ N/m^2	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Derby, fungus, or mushroom attack	none	
Termite food source	none	

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

DEVELOPMENT AGREEMENT
For "Sugar Factory on the Creek Townhomes"

The City of West Jordan, a Utah municipal corporation (the "**City**") and Bennett Properties LLC, a Utah Limited Liability Company (referred to as "**Developer**"), enter into this Development Agreement (this "**Agreement**") as of the date Developer and the City's mayor, on behalf of the City, mutually sign this Agreement, and agree ("**Effective Date**") as set forth below. The City and the Developer are jointly referred to as the "**Parties**". Each party may be referred to as a "**Party**". The current property owners of the "Property" (as defined in Recital 1 below) are David E. Alires and Paul K. Alires, each an individual (referred to individually and collectively as "**Property Owner**"), which acknowledge and consent to this Agreement and agree to be bound to all the terms of this Agreement (as set forth in Section F.1 and the OWNER ACKNOWLEDGEMENT AND CONSENT below).

RECITALS

1. Developer has entered into an agreement or agreements for the purchase or has the right to require the Property Owner to contribute to a Project Entity (defined in Section G.19 below), of approximately 1.77 acres of certain real property, located at or near 1790 West Sugar Factory Road, and identified as **Assessor's Parcel Numbers 21-34-180-001-0000, 21-34-181-001-0000, and 21-34-181-005-0000** (the "**Property**" or "**Sugar Factory on the Creek Townhomes**"). See the Legal Description of the Property attached as **Attachment A-1** and the Development Plan (showing the location of the Property) attached as **Attachment A-2.** The development identified in this Agreement, together with the Attachments, is referred to herein as the **"Project"** or the **"Development"**. After the approval of this Agreement, Developer shall develop and construct the Development consistent with this Agreement.

2. The Property is located in the City Center/Neighborhood TSOD Center General Plan Future Land Use Map Designation. The Property is currently located in the CC-F Zone ("**Current Zone**") and the entire Property is being rezoned by replacing the Current Zone with the CC-R Zone (**"New Zone"** and **"Rezone"**). The Rezone is referred to as "**Map Amendment**". The West Jordan City Code requires the approval of a Development Agreement, with an attached Development Plan, to complete the Rezone.

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

the Terms below.

4. This approximately 1.77-acre Development is a townhomes residential development, with a maximum of 23 residential Dwelling Units (with a density of approximately 13.0 units per acre), more particularly being described as fee simple townhomes.

5. Developer may develop the Property in multiple phases (each a "**Phase**") and has contracted with the Property Owner to purchase or has the right to require the Property Owner to contribute to a Project Entity (defined in Section G.19 below) and develop the Property in a manner that is consistent with this Agreement.

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

7. The following Attachments are attached hereto and incorporated herein by reference:
Attachment A-1 – Legal Description of the Property
Attachment A-2 – Development Plan

8. The City has determined that the following modifications to Title 13, Chapter 6, Article G (**"Modifications"**) allow and provide for the Benefits described and depicted in the Preliminary Development Plan:

a. The minimum required density of 30 dwelling units per acre under §13-6G-5 of the West Jordan City Code will be modified down to 12.9 dwelling units per acre.

b. The maximum parking limit of 1.5 spaces per unit, as required by §13-6G-9A-1 of the West Jordan City Code, will be increased to 2 parking spaces per unit.

c. The requirement that all buildings in the TSOD must provide a main entrance on the facade nearest to and facing a street that connects to the transit station is mandated by §13-6G-11 of the West Jordan City Code. Meeting the strict interpretation of this ordinance is extremely difficult, if not impossible, because of the lack of space for creating a public road through this development. The proposed revision to this requirement will require at least one building façade to be oriented toward a public street, while the other buildings will face a private driveway and pedestrian paths on the perimeter of the development.

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

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

TERMS [see next page]

TERMS

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

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

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

2. Approval of Map Amendment. The rights, authority, and obligations of 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 Amendment.

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

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

D. Development Obligations.

1. Development Plans, Subdivision Plats, and Site Plans. In addition to the Developer complying with the provisions of the Governing Regulations, development of the Property by the Developer shall be in accordance with any City-approved development plans, subdivision plats, site plans, this Agreement, and the Rezone. Developer agrees to comply with all permitting requirements, including but not limited to land disturbance permits and flood plain development permits. The approval of development plans, subdivision plats, and site plans shall not be unreasonably withheld, conditioned, or delayed by the City. After the approval of the Agreement and the Rezone by the City Council, if the City denies any development application, the City shall provide a written determination advising Developer of the reasons for the denial, including specifying the reasons the City believes that such application is not consistent with this Agreement, the Map Amendment, and the Governing Regulations.

2. Limited City Utility Infrastructure. Developer acknowledges and agrees that the City has represented that it currently has limited utility infrastructure available for the Project and agrees that development is subject to these limitations. To facilitate development beyond the City's current infrastructure or public utilities capacity, (i) Developer may negotiate with the City to complete the construction of this infrastructure or public utilities and be reimbursed by the City, or (ii) Developer and the City may confer on other options of providing infrastructure or public 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, Developer shall pay for the actual out-of-pocket costs of the updates, as set forth in the City's Consolidated Fee Schedule. Developer may request that the City use reimbursement agreements with regards to offsite infrastructure. The following specific public utility infrastructure issues also exist:

a. Notwithstanding the foregoing, the City shall make all reasonable efforts to assist in providing all the infrastructure and utilities necessary for the completion of this Development. In particular, the City does not guarantee any amounts of culinary water ("source water") to be provided by the Jordan Valley Water Conservancy District;

b. Developer shall complete all necessary culinary water infrastructure; and

c. Developer shall complete all necessary sanitary sewer infrastructure.

3. Trails and Open Space Improvements; Private Lane; and Flood Plain Area. In Attachment A-2 (Development Plan), pages 30 through 34 inclusive and 38, the Home Owners Association ("**HOA**") for the Development is identified as having the responsibility to own and maintain the open space, amenities, sidewalk, pedestrian bridge, and associated areas and infrastructure. Moreover, page 20 of the Development Plan identifies that there is an easement on the north bank of Bingham Creek for maintenance of the creek and floodplain, and that the Development's "private lane" will be owned and maintained by the HOA and will connect to Sugar Factory Road. Finally, pages 35 through 37 inclusive of the Development Plan refer to some of the Flood Plain Area requirements.

4. Parking Included with Rent for Dwelling Units. In consideration of the Map Amendment and the development rights granted pursuant to this Agreement, Developer and Developer's successors-in-interest, including the HOA and Dwelling Unit property owners:

a. For any one-bedroom residential Dwelling Units which are rented, shall not charge additional amounts for one surface parking space per Unit; but rather, all charges for one parking space per Unit shall be included in the base rent charged; and

b. For any two-bedroom and three-bedroom residential Dwelling Units which are rented, they shall not charge additional amounts for two surface parking spaces per Unit; but rather, all charges for such parking spaces per Unit shall be included in the base rent charged.

E. Development Rights; and Reserved Legislative Powers.

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

2. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights described in Section E.1 based on a good faith application of the policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change, including the imposition of any moratoria, affecting the vested rights of the Developer granted under this Agreement shall be binding upon Developer only if: (a) such change is of general application to all development activity in the City; and (b) Developer receives, unless in good faith the City declares an emergency posing an imminent danger to the safety of its citizens, not less than ninety (90) days prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project and the rights granted hereunder.

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

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

G. General Provisions.

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

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

If to Developer: ATTN: Dale K. Bennett
Bennett Properties LLC
9138 S. State Street #100, Sandy, UT, 84070

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

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

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

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

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

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

8. Severability. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and 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 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 Developer. The Notice of Default shall:

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

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

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

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

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

12. [Reserved].

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

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

15. Force Majeure. All time period imposed or permitted pursuant to this Agreement shall automatically be extended and tolled for: (a) period of any and all generally applicable moratoria imposed by the City or other governmental authorities in any respect that materially affects the development of the Project; or (b) by events reasonably beyond the control of 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 Developer or its successors.

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

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

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

19. Assignment. Developer shall not assign, delegate, or transfer its interest in this Agreement without prior written approval by the City; provided, however, Developer may freely assign its interest in this Agreement, in whole or in part with respect to a Phase (in each case, without approval from the City) to either of the following (each, a "**Project Entity**") (i) an entity that is owned or controlled by Developer and/or the Property Owner or its/their affiliates or subsidiaries or (ii) any joint venture partner of Developer or its affiliates or subsidiaries, so long as Developer gives written notice of such assignment to the City and the successor party agrees to assume Developer's obligations set forth in this Agreement (as

to the Phase). Except as set forth in the preceding sentence, any attempt to assign, delegate, or transfer without the City's prior written approval will be void *ab initio*, and Developer will remain liable for the performance of each and every obligation of 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 Developer or its successors or assigns. The assignment of one or more Phases of the Project shall require the assignee to sign a form of assignment and assumption of this Agreement, agreeing to be bound by the terms of the Land Use Regulations and this Agreement from and after the date of such assignment. Upon any assignment to a Project Entity, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned. Additionally, notwithstanding the foregoing or anything to the contrary herein, Developer shall have the right, without the consent of the City, to collaterally assign this Agreement to Developer's lender for the Project or any Phase of the Project.

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

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

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

the approval.

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

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

25. Public Information. The Parties understand and agree that all documents (not drafts) formally submitted to the City that are related to this agreement will be public documents, as provided in UTAH CODE ANN. § 63G-2-101, *et seq.*

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

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

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

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

[Signatures on the following pages.]

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 _____, 2026, before the undersigned notary public in and for the said state, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan, and _____, the City Recorder of the City of West Jordan, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

_____
Notary Public for Utah

APPROVED AS TO FORM

_____
City Attorney's Office

[Additional signatures on the following pages.]

Bennett Properties LLC,
a Utah Limited Liability Company
("**DEVELOPER**")

Its: Manager

By (Sign): _____

Print Name: Dale K. Bennett

Its (Title): Manager

ACKNOWLEDGMENT

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

On this 26 day of May, 2026, before the undersigned notary public in and for the said state, personally appeared Dale Bennett, known or identified to me to be the Manager of **Bennett Properties LLC,** a Utah Limited Liability Company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

MEAGAN EVANS
Notary Public - State of Utah
Commission # 728193
My Commission Expires On
December 02, 2026

_____
NOTARY PUBLIC

[Additional signatures on the following pages.]

OWNER ACKNOWLEDGEMENT AND CONSENT

David E. Alires, an Individual, is a Property Owner of the Property referenced in the agreement entitled "DEVELOPMENT AGREEMENT For the Sugar Factory on the Creek Townhomes", the Agreement to which this OWNER ACKNOWLEDGEMENT AND CONSENT is a part. By its signature below, this Property Owner: (i) acknowledges that it has reviewed the terms and provisions of the Agreement (including the Attachments and all material referenced in the Agreement), (ii) has had opportunity, if so desired, to review the Agreement with legal counsel, (iii) acknowledges that Developer is authorized to enter into this Agreement, and (iv) acknowledges that pursuant to Section F.1 above of the Agreement, the Agreement shall also apply to all other current owners of real property in the Project, if any, who are likewise bound to all the terms of the Agreement.

David E. Alires, an Individual

By (Sign): David E. Alires

Print Name: David E. Alires

Its (Title): Current Owner

ACKNOWLEDGMENT

STATE OF ~~UTAH~~ California
: ss.
County of San Mateo)

On this 26th day of May, 2026, before the undersigned notary public in and for the said state, personally appeared ~~David E. Alires~~ Paul R. Alires, known or identified to me to be the brother of **David E. Alires,** an Individual, 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.

STEPHANIE DUBUM
Notary Public - California
San Mateo County
Commission # 2545832
My Comm. Expires Feb 10, 2030

NOTARY PUBLIC

[Additional signature on the following page.]

OWNER ACKNOWLEDGEMENT AND CONSENT

Paul K. Alires, an Individual, is a Property Owner of the Property referenced in the agreement entitled "DEVELOPMENT AGREEMENT For the Sugar Factory on the Creek Townhomes", the Agreement to which this OWNER ACKNOWLEDGEMENT AND CONSENT is a part. By its signature below, this Property Owner: (i) acknowledges that it has reviewed the terms and provisions of the Agreement (including the Attachments and all material referenced in the Agreement), (ii) has had opportunity, if so desired, to review the Agreement with legal counsel, (iii) acknowledges that Developer is authorized to enter into this Agreement, and (iv) acknowledges that pursuant to Section F.1 above of the Agreement, the Agreement shall also apply to all other current owners of real property in the Project, if any, who are likewise bound to all the terms of the Agreement.

Paul K. Alires, an Individual

By (Sign): Paul K. Alires

Print Name: PAUL K ALIRES

Its (Title): Current Owner

ACKNOWLEDGMENT

STATE OF ~~UTAH~~ California)
: ss.
County of San Mateo)

On this 26th day of May, 2026 before the undersigned notary public in and for the said state, personally appeared ~~Paul K. Alires~~ David E Alires, known or identified to me to be the caretaker of **Paul K. Alires,** an Individual, 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.

STEPHANIE DUDUM
Notary Public - California
San Mateo County
Commission # 2545832
My Comm. Expires Feb 10, 2030

NOTARY PUBLIC

Attachment A-1

Legal Description of the Property

1790 W. Sugar Factory Rd West Jordan

Warranty Deed Recorded October 10, 1963 as Entry No. 1931799 in Book 2072 at Page 563

Beginning at the Southwest corner of Lot 51, West Jordan Subdivision, according to official plat thereof on file and of record in the office of the Salt Lake County Recorder, Salt Lake County, Utah, and running thence North 0° West 378.84 feet; thence North 69°25' East 208.94; thence South 33.12 feet; thence West 143.2 feet; thence South 119.25 feet; thence West 52.55 feet to the place of beginning.

Quit-Claim Deed Recorded February 3, 2016 as Entry No. 12215921 in Book 10400 at Page 303

Parcel 1:

The West 16.99 feet of Lot 14, and all of Lots 15 through 21, West Jordan Subdivision, together with one-half of vacated street abutting on the South and one-half of the vacated street abutting on the West.

Parcel 2:

All of Lot 52, except that part conveyed to Sunderland, and all of Lots 53 to 57, West Jordan Subdivision, together with one-half of the vacated alleys and streets adjacent to said property.

Parcel 3:

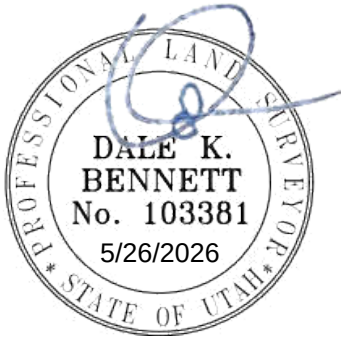
The West 2.55 feet of Lot 49 and all of Lots 50 and 51, West Jordan Subdivision, together with one-half of the vacated street abutting on the West.

As-Surveyed Description is described as follows:

Beginning at a point on the northerly boundary line of Sugar Factory Road (8200 South Sreet), a public street at a point North 89°54’06” West along the quarter section line (basis of bearing) 511.14 feet and North 00°05’54” east 61.50 feet from the Center of Section 34, Township 2 South, Range 1 West, Salt Lake Base and Meridian (2.5” standard flat brass Salt Lake County monument #2S1W3405), and running thence along the easterly line of Sugar Creek Condominiums (Entry No. 7803298) the following two (2) courses: North 00°00’06” West 65.91 feet and North 00°44’51” west 321.52 feet, more or less, to the southerly line of the Utah Transit Authority Property; thence North 69°28’08” east along said southerly line 39.55 feet; thence along the West Jordan (alleyway) property the following two (2) courses: South 00°00’06” east 21.90 feet (South 00°06’ East 22.00 per deed) and North 69°30’54” East (North 69°25’ East 208.94 feet per deed); to a point on the easterly line of that Certain property (APN 21-34-181-019) and boundary line agreement (Entry No. 13436840) the following three (3) courses: South 00°10’43” East 173.93 feet, South 69°22’17” West 4.27 feet, and South 00°10’43” east 158.21 feet; thence north 89°54’06” west 140.25 feet (West 143.20 feet per deed); thence south 00°00’06” east 119.25 feet (South 119.25 feet per deed) to the point of beginning.

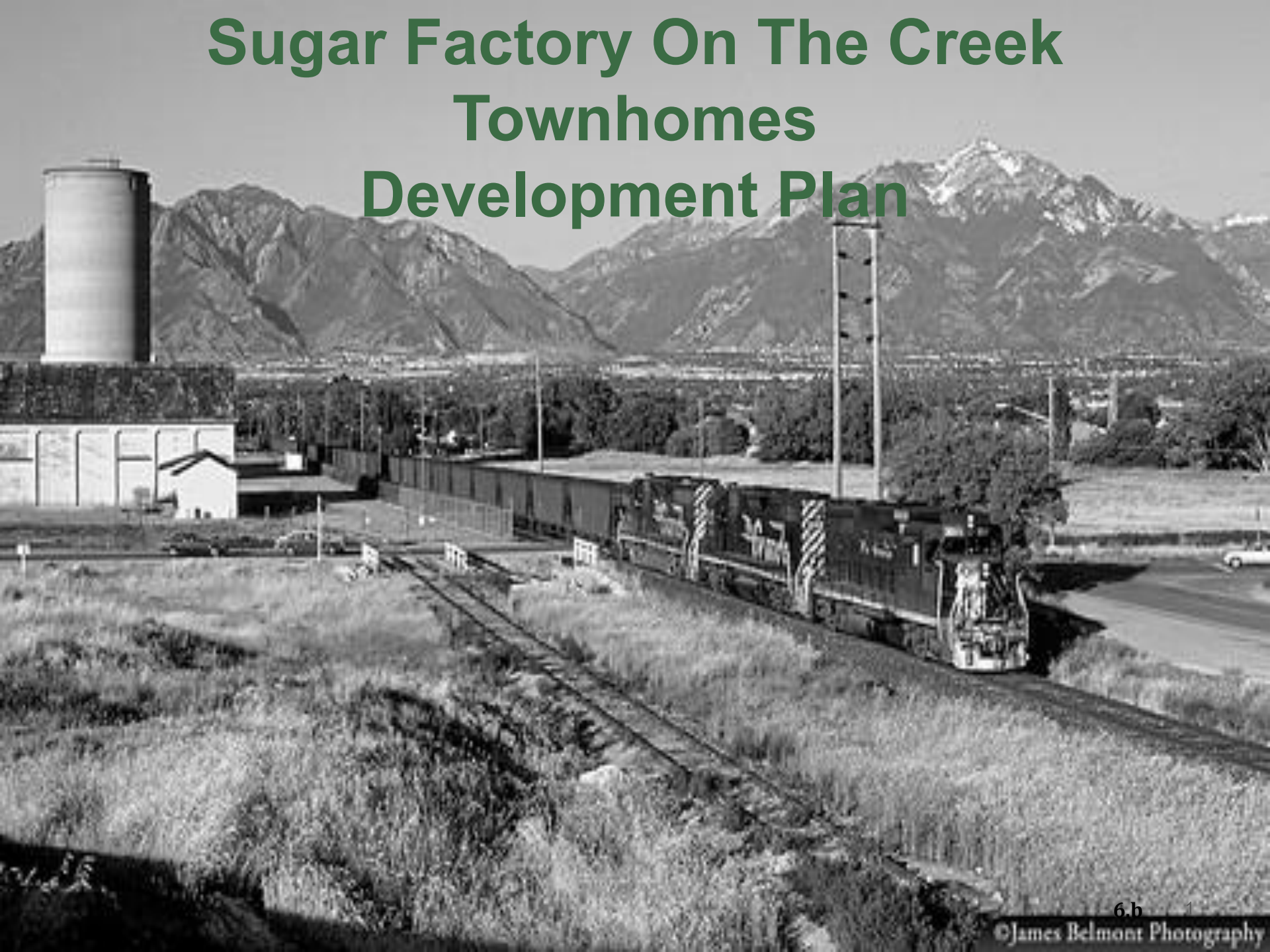
Contains 1.781 acres, more or less.

Note: the above As-Surveyed Description was created from the Record of Survey prepared by James Dale Pitkin dated 10/10/2024 (S2025-03-0200).



Attachment A-2
Development Plan

Sugar Factory On The Creek Townhomes Development Plan



Sugar Factory On The Creek
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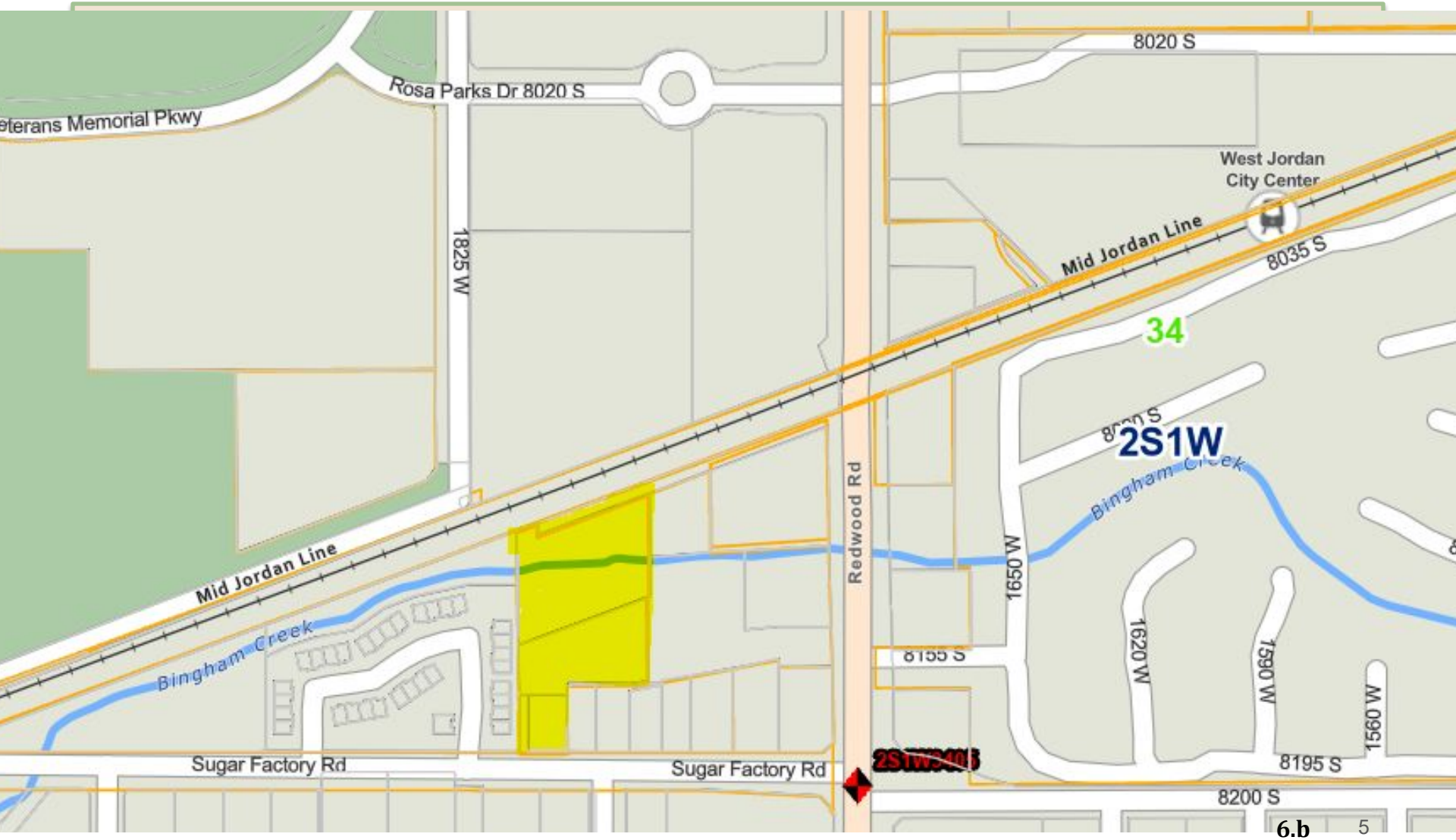
Sugar Factory On The Creek Introduction

- Sugar Factory on the Creek introduces 23 thoughtfully designed, fee-simple townhomes in a highly walkable setting. Residents will enjoy close proximity to TRAX, schools, parks, dining, shopping, the City Center, the library, recreation facilities, and a variety of community amenities—all just steps from home.
- Address: 1790 West Sugar Factory Road.
- Lot Size: 1.77 acres.
- Zone Change (CC-F → CC-R) will allow for Multi-Family.
- The Future Land Use Map designation is City Center/Neighborhood TSOD Center.
- The proposed rezoning supports the City's public goals by delivering attainable homeownership opportunities, filling the missing-middle housing gap, strengthening the residential tax base, enhancing neighborhood stability, and activating the creek corridor as a high-quality amenity. This aligns with the General Plan's call for a mix of housing types to meet the needs of current and future residents.
- Prepared for: West Jordan City - Design Review Committee, Planning Commission and City Council on November 5, 2025 and updated May 21,2026.

Zoning Regulations

- CC-R allows for a permitted use of Residential,multi-family (single use) under 45 feet in height. This project will meet that requirement as estimated building height is approximately 36 feet.
- The density for CC-R Multi-family dwellings/condominiums with surface parking allows 14-25 units per acre. This project will only have 23 units total.
- The 2022 Water Master Plan for West Jordan will allow up to 30 Equivalent Residential Connections (ERCs) at this location. This project will only require 23.
- In October of 2025 The applicant hired Consor to conduct a Sewer Capacity Analysis. The Analysis found that adding 23 Townhomes would not have a negative effect on the current sewer system.
- In October of 2025, the applicant also hired Bowen Collins & Associates to conduct a Fire Flow Review. The conclusion was that this project will have adequate fire storage and fire flow conveyance capacity in the water system to meet the City's design standards.

Location & Vicinity



Location & Vicinity



Land Features

- The property is accessed directly from Sugar Factory Road and features predominantly level topography from the roadway to the northern boundary, providing an ideal foundation for thoughtful redevelopment. Bingham Creek traverses the northern portion of the site in an easterly direction, creating a natural corridor with mature trees and established vegetation along its banks and throughout the property edges.
- To the west, the site is bordered by a townhome community constructed in 2001, reflecting the area's evolving residential pattern. To the east are a few older single-family homes dating from the 1930s–1960s, representing the community's historic development fabric. The northern boundary adjoins property primarily owned by West Jordan City, with a portion adjacent to the UTA TRAX line, further reinforcing the site's strategic proximity to transit and civic amenities.

Property History & Ownership

- The subject property has been held in the same family for several decades and historically served as part of a small agricultural operation. For many years, the land supported farming activities and the keeping of large animals consistent with the rural character that once defined this portion of West Jordan. As the community has grown and development has transitioned around the site, the agricultural use has gradually ceased.
- The existing single-family home is now vacant, and the associated outbuildings and farm structures have reached the end of their useful life. These buildings are obsolete, deteriorating, and no longer suitable for productive use.
- The property is currently zoned **CC-F** and carries a **legal non-conforming single-family residential use** designation. The proposed redevelopment represents a logical and appropriate transition from historic agricultural and rural residential use to a modern, walkable, ownership-based residential neighborhood consistent with the surrounding land use evolution and the City's long-term planning vision.

Property History & Ownership



Property History & Ownership
Front of House



Property History & Ownership
Garage and back yard



Property History & Ownership
Barn



Property History & Ownership
Field looking East



Property History & Ownership
Looking East Back of Field



Property History & Ownership
Bingham Creek looking North East



Property History & Ownership
Bingham Creek looking West



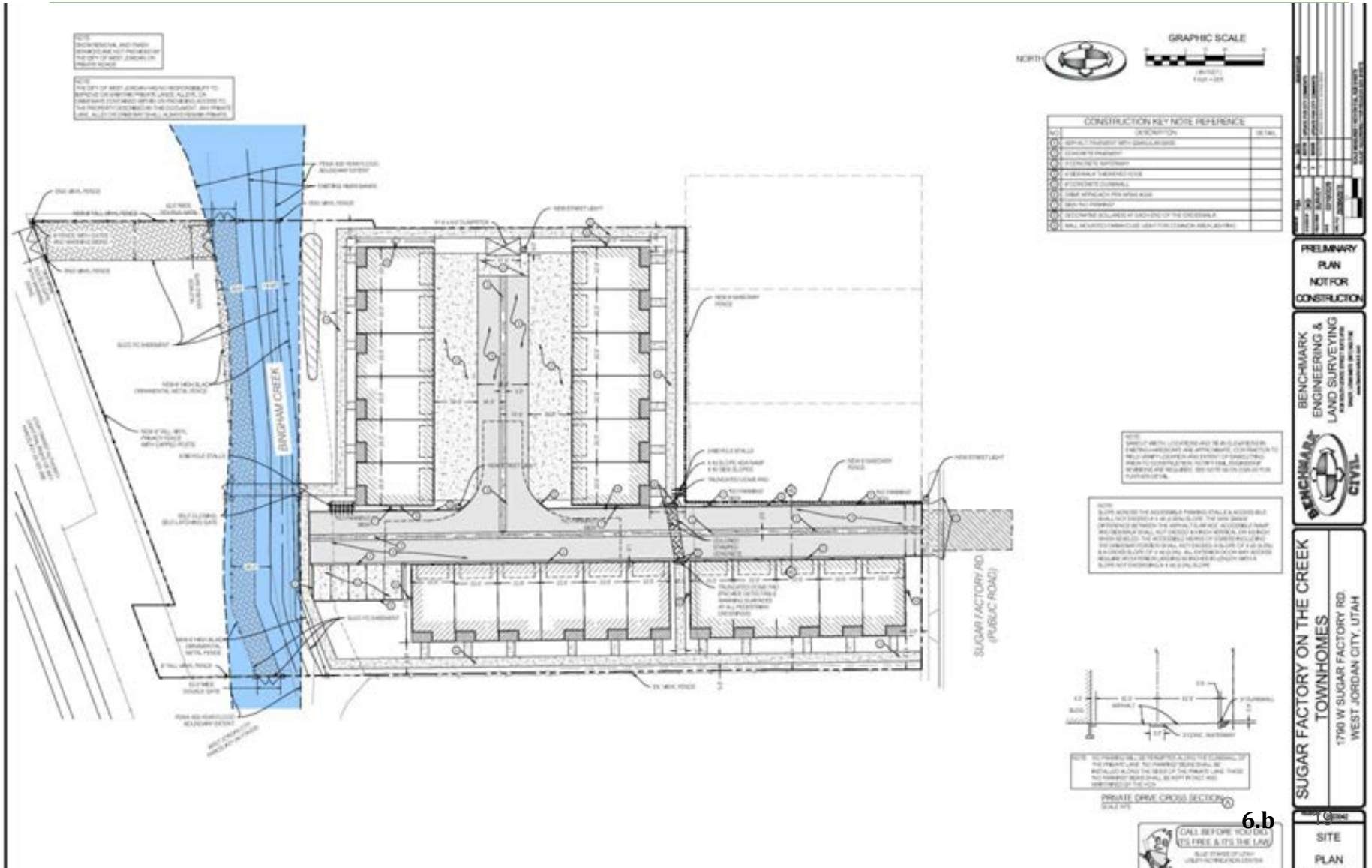
Land Uses Existing
CC-F



Land Uses Proposed
CC-R



Development Proposal & Concept Site Plan



Development Proposal & Concept Site Plan

- Salt Lake County Flood Control Easement (North Side of Bingham Creek).
- Easement for Future City Trail along the north bank of Bingham Creek.
- Developer will build a 6 ft wide Pedestrian Bridge to give homeowners access to open space. This will be owned and maintained by the HOA.
- 5 ft wide concrete sidewalk connecting the entire development. It will also connect to future County Trail System that will be along Sugar Factory Road.
- All buildings (Three 6 plexes and one 5 plex) will be constructed outside of the 100 year floodplain and meet all of the required building setbacks for CC-R.
- All buildings will be under 45 feet.
- Private Lane will be maintained by HOA. It will connect to Sugar Factory Road.

Development Proposal & Concept Site Plan Cont.

- Parking requirements meet City Code via the approved terms of the MDA.
- All units will have a 2 car garage.
- 23 units with 2 car garage (46) + 12 Driveways x 2 (24) + 4 Additional Guest Parking Stalls = Total Parking 74.
- Bike Parking will be near the pedestrian bridge and there will be two, 4 stall bike racks totalling 8 Bike Stalls.
- A 10x10 Dumpster will be at the East end of the Private Lane.

Concept Site Plan Building Setbacks

- CC-R Setback Requirements will be met as required by the West Jordan City Code 13-51-8.
- Front/Corner Yard Setbacks will be 5 feet minimum 20 feet maximum.
- Side Yard Setbacks will be a minimum of 6 feet.
- The Concept Site Plan shows all setbacks.
- Buffer Setbacks: 20 feet from adjacent residential.
  Due to the large amount of yard space between the residential home to the east and the proposed development, the 20 foot buffer along the east side of the development may be split between the two properties, with a 10 foot buffer on the development side and 10 feet of existing yard space on the neighboring property.

Development Sidewalk Connectivity Site Plan



Off-street Pedestrian Path Enhancments



Off-street Pedestrian Path Enhancements

- Crosswalk will be stamped concrete and clearly discernible with a different color than the asphalt.
- There will be decorative bollards at vehicle crossing.





Development Character & Style

- Keeping in line with the agricultural past of the area, the townhomes will be built in the Farmhouse architectural genre.
- The Open Space on the north side is a key part of this development plan. We want to preserve the history and feel of the rural lifestyle in West Jordan. The space will be a place with beautiful landscaping and lawns where residents can retreat from the hustle and bustle of city life to a semi-private oasis next to the creek.
- The development team will ensure every effort to preserve as many of the trees around the property as possible to create green and shady areas.
- We want to create opportunities for residents to both enjoy access to the many amenities that West Jordan City has to offer, while living in a place that still feels like a home where they can settle in and find respite from the world.



Archibald Gardner's new mill, built in 1877. The tannery is the low-roofed building on the right.
COURTESY PEGGY BROWN BENSON

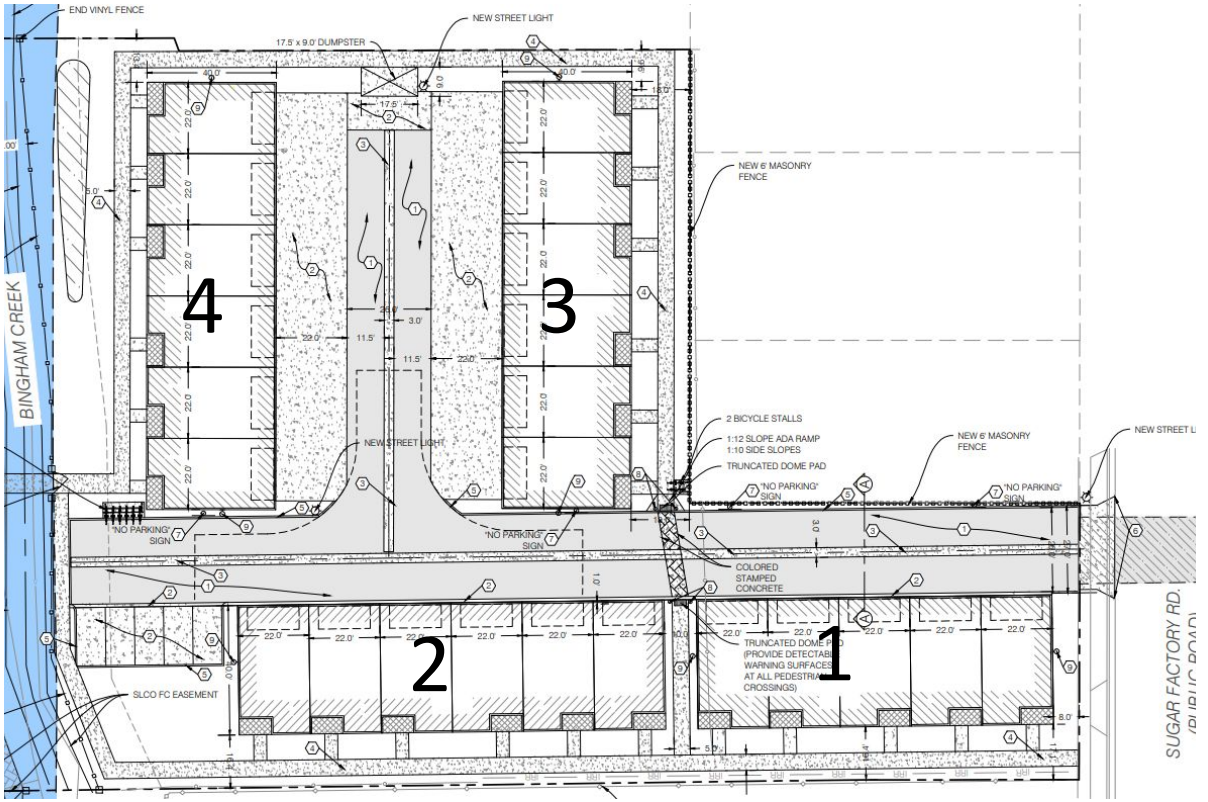


Development Character & Style



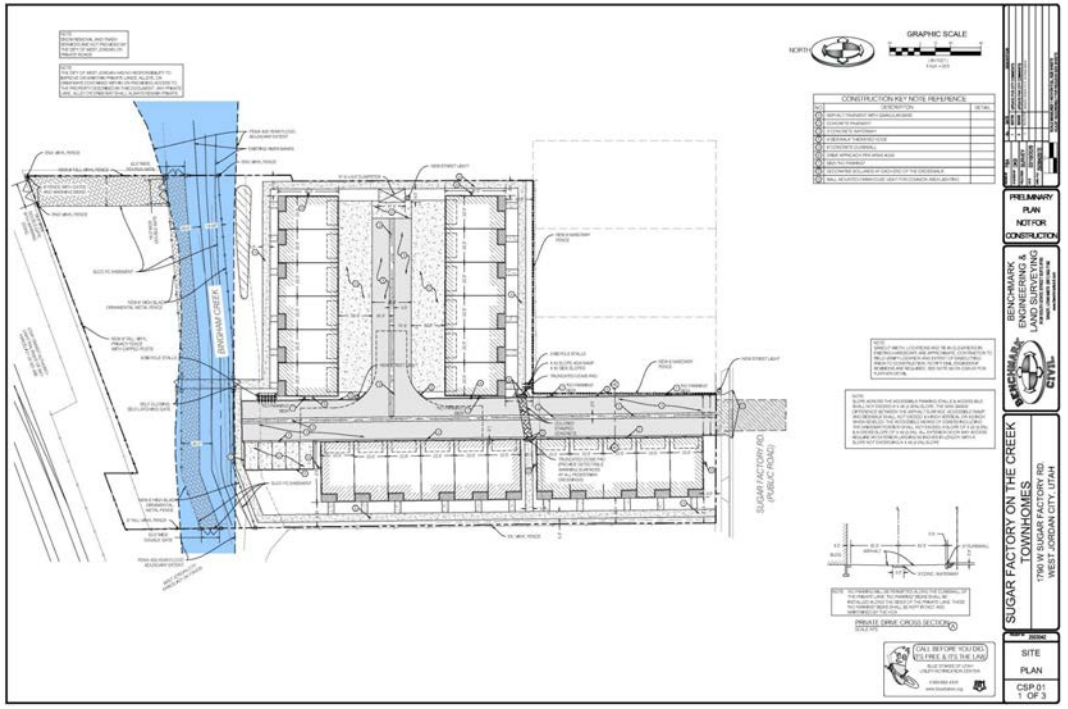
Phasing Plan & Timeline

- The project will be built as one phase.
- Given how tight the site is, all foundations will likely be poured during horizontal development before any pavements or hard surfaces.
- Framing ordering and unit completions will likely proceed as follows:

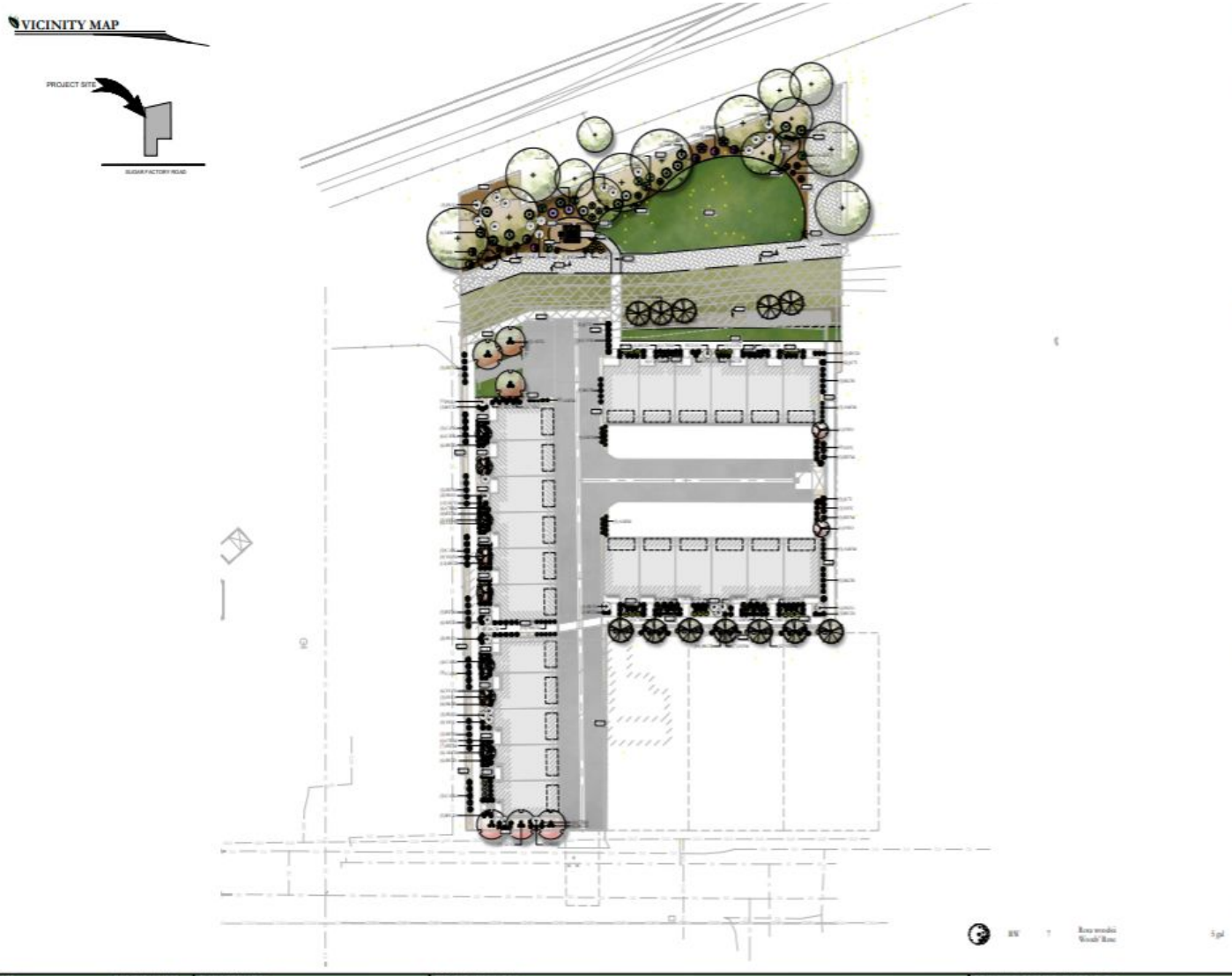


Public & Private Areas

- Units will be sold as fee-simple, individually plotted parcels which share a partition wall. They will not be platted as condos.
- Units will each have outdoor Limited Common Area, which gives private access to the resident. These will be second floor balconies and front porches.
- All other space will be Common Area maintained by the HOA.



Open Space Plan



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
CONIFERS					
	JCT	7	Juniperus chinensis 'Trautman' Trautman Juniper 5-6'; 15' x 6'; sun; z4; Utah Lake water tolerant	B & B	5'-6'
DECIDUOUS TREES					
	ATG	6	Acer tataricum 'Garanas' Hot Wings Tatarian Maple T(5); 18x18; AV 176; sun to part shade; z4	B & B	Multi-trunked
	CDW	1	Cercis occidentalis Western Redbud 10-15' x 10-15'; low water; sun to part sun; z 6-9	15 gal	Multi-trunked 5'-6'
	FSO	10	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech moderate; 30x10; full to part sun; z5	B & B	2"Cal
	ZSM	12	Zelkova serrata 'Musashino' Musashino Zelkova T(4); 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal
DECIDUOUS SHRUBS					
	AF2	4	Amorpha fruticosa False Indigo low to moderate; 3-4'x3-4'; full sun to part shade; z5	5 gal	
	AMM	67	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry S(f); 2x2; AV 28; sun to part shade; Z5; Utah Lake Water Tolerant	5 gal	
	BTM	55	Berberis thunbergii 'Maria' TM Sunjoy Gold Pillar Barberry T(f); 4x2; AV28; sun to part shade; z4;	5 gal	
	CBM	32	Caryopteris x clandonensis 'CI-I-12' TM Beyond Midnight Blueberd S(f); 2.5x2.5; AV12.5; sun; z5	5 gal	
	CMY2	7	Chamaebatiaria millefolium Fernbush S(f); 4x5; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	HPA	7	Fallugia paradoxa Apache Plume S(f); 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal	
	PWB2	2	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninebark moderate; 5-6x5-6; full to part sun; z3	5 gal	
	RC	6	Ribes cereum Wax Currant 8'x6'; sun; z5	5 gal	
	VON	46	Viburnum opulus 'Nanum' Dwarf European Cranberrybush moderate; 2x3; sun to part shade; z3; Utah Lake water tolerant	5 gal	
EVERGREEN SHRUBS					
	AB	5	Arctostaphylos uva-ursi 'Big Bear' Big Bear Kinnikinnick low; 1x4; full to partial sun; z3	5 gal	
	MR	12	Mahonia repens Creeping Mahonia G(4); 2'x6'; part to full shade	5 gal	
	PLO	28	Prunus laurocerasus 'Otto Luyken' Luykens Laurel moderate; 4x8; full to part shade; z5;	5 gal	
	YFC	57	Yucca filamentosa 'Color Guard' Color Guard Adam's Needle S(f); 2-3 x 2-3; AV 7; sun; z4; Utah Lake water tolerant	5 gal	
GRASSES					
	BGB	104	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Tw(f; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal	
	CAK	44	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
ROSES					
	RCD	44	Rosa x 'Meidrifora' TM Coral Drift Groundcover Rose moderate; 1.5 x 2.5; sun; z4; Utah Lake water tolerant	5 gal	

3/2/2026 | UT25178 | BLUE STAKES OF UTAH 811

SUGAR FACTORY TOWNHOMES

BENCHMARK ENGINEERS
DALE K. BENNETT
801-884-7192

PKJ

JTA
ACP
KBA

Open Space Plan

- The project's open space has been designed to comply with West Jordan City Code 13-51-10 and to create a meaningful, connected, and nature-oriented environment for residents
- Total acreage of open space is approx. 0.80 or 34,972 Sq Ft.
- Passive Open Space area is approx. 0.08 acre or 3,500 Sq Ft and Active Open Space is approx. 0.72 acre or 31,472 Sq Ft.
- Overall design will focus on creating a stronger sense of place for the residents and will limit pedestrian interaction with motor vehicles. On the south side of Bingham Creek we will have walkways that connect each unit and a cross walk on the private road. The buildings will have lights on the garages and porches activated by photocell. There will be a pedestrian footbridge that will connect the walkways on the South side to the North side of Bingham Creek.

Open Space Plan Contined

- Significant landscape improvements are planned on both sides of the creek, including the preservation and enhancement of mature trees and riparian character. The north side of the creek will have paths with benches placed in key viewing locations to encourage residents to enjoy the creek setting, mature trees, and landscaped open space.
- Residential entries and garage areas will feature down-directed lighting to improve visibility, enhance safety, and provide natural surveillance of shared areas. **No artificial lighting will be installed north of Bingham Creek,** preserving the natural character of the riparian corridor and minimizing environmental impacts.
- Crime prevention and safety are supported through design: buildings are oriented to allow residents to overlook the private drive, walkways, and open spaces, providing natural “eyes on the community.” Perimeter security will be reinforced with fencing, and the site will have a single vehicular access point on Sugar Factory Road.
- All open space areas, amenities, fencing, and landscaping will be **owned and maintained by the HOA** to ensure long-term quality and stewardship.

Amenities Plan







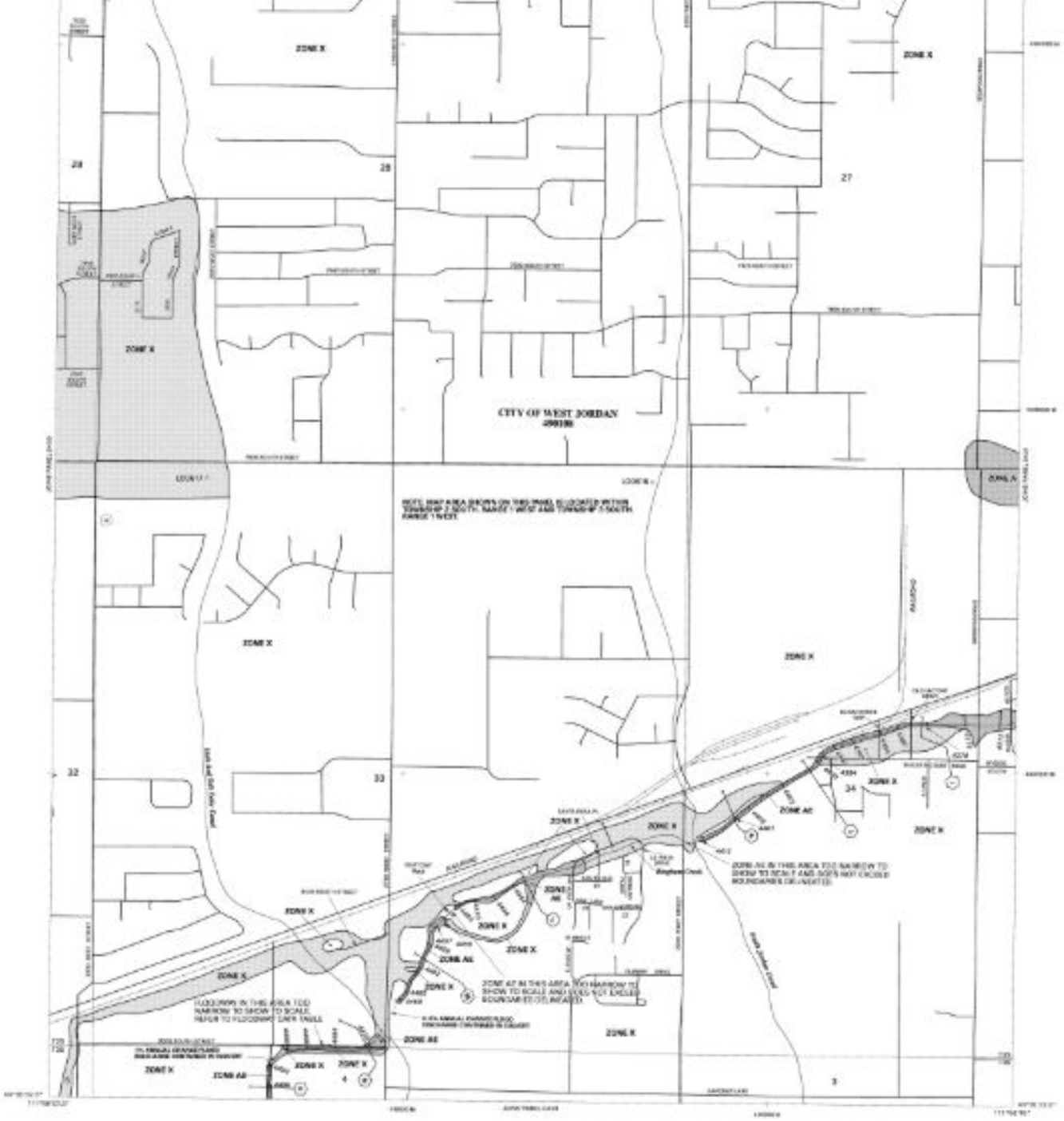


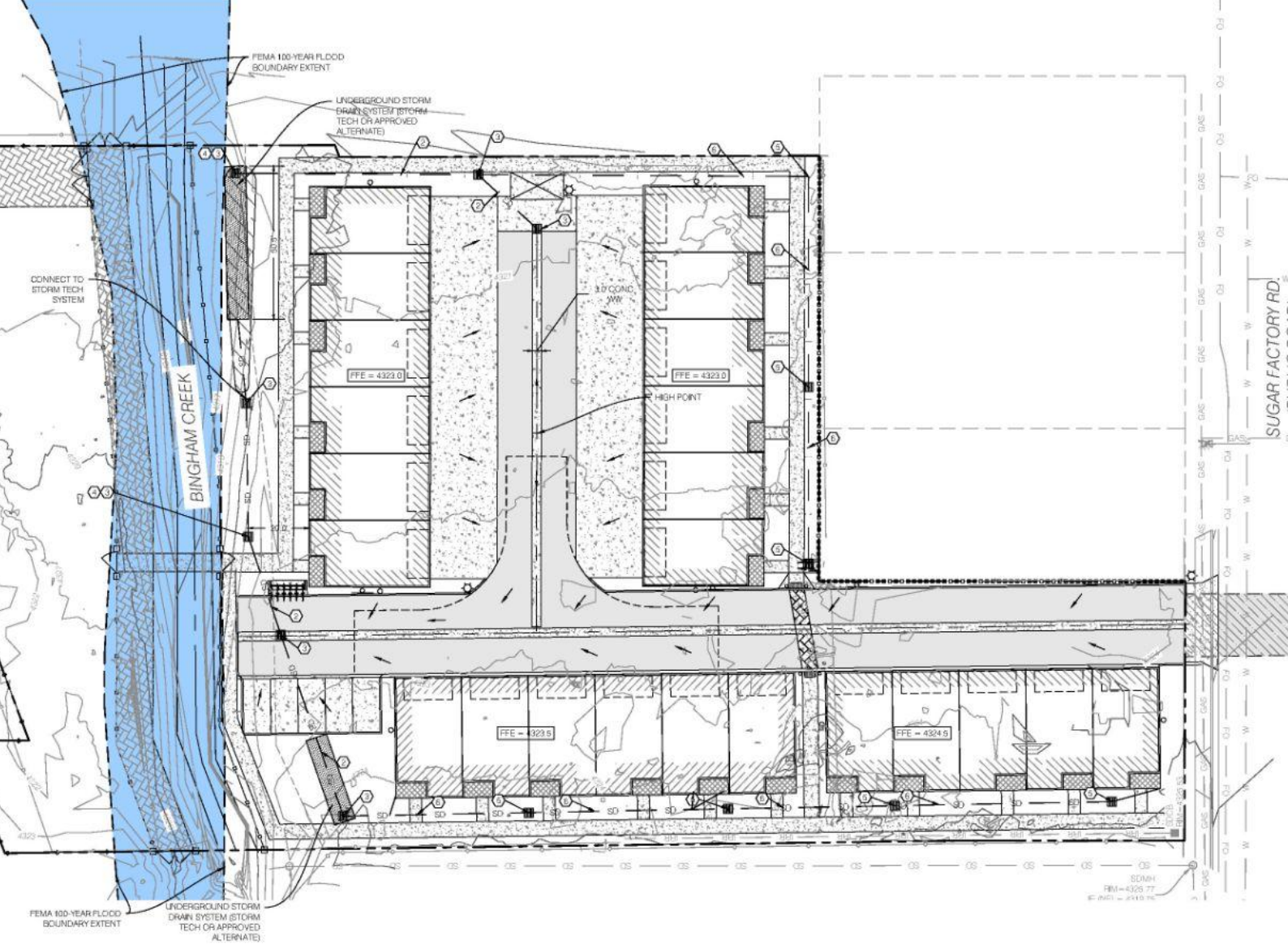
Amenities Plan

- The amenity plan is centered on celebrating Bingham Creek as the defining natural feature of the property. The creek will remain fully open and in its natural daylighted condition, preserving its flow and character while enhancing access and visibility for residents.
- A pedestrian footbridge will connect the southern portion of the community to the open-space area on the north side of the creek, creating a unique amenity experience and encouraging passive recreation. The open-space area north of the creek will be fully landscaped park space, providing residents with a quiet, shaded retreat and future interface with the planned City/County trail corridor.
- The amenity areas are designed to support both reflection and recreation. Mature trees will be preserved wherever feasible to provide shade, privacy, and ecological value. A broad lawn area will offer space for informal play, gathering, and relaxation, while benches will be strategically located to take advantage of creek views, mature trees, and natural open-space scenery.
- A bicycle rack will be installed near the pedestrian bridge on the south side of the creek to encourage active mobility and support proximity to the regional trail and transit network.
- All amenities—including the bridge, seating areas, pathways, landscaping, and open-space areas—will be **owned and maintained by the HOA**, ensuring long-term quality, stewardship, and community benefit.

Floodplain / FEMA / County Requirements

- The Official Flood Insurance Rate Map clearly shows that the 100-year floodplain (Zone AE) straddles the existing Bingham Creek.
- Salt Lake County will require a 20 ft easement along the North for Flood Control. Developer has already met with the County and the Easement is shown on the Concept.
- We had a professional Hydrologist generate a 100-year flood boundary in CAD from the FEMA FIRM. The 100-year flood boundary was then added to the civil drawing.


CITY OF WEST JORDAN
490186
ZONE X
ZONE AE
ZONE A
FLOODWAY IN THIS AREA TOO NARROW TO SHOW TO SCALE. REFER TO FLOODWAY DATA TABLES
ZONE AE IN THIS AREA TOO NARROW TO SHOW TO SCALE AND DOES NOT EXCEED BOUNDARIES OF ZONE AE
ZONE AE IN THIS AREA TOO NARROW TO SHOW TO SCALE AND DOES NOT EXCEED BOUNDARIES OF ZONE AE
Jordan River
South Jordan Canal



2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE
2	3'X3' CATCH BASIN
4	SINOUT
5	8'Ø DRAIN BASIN
6	8'Ø PVC (C-900)

ALL HDPE/RCP CLASS III PIP TO HAVE SOIL TIGHT J

PROPOS

NOTE:
POTHOLE TO IDENTIFY ANY INSTALLATION. CONTACT E IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OF LOW END OF ALL GRAVITY INVERT ELEVATION OF THE NOTIFY ENGINEER IF THIS I THE PLANS FOR A REDESI

SDMH
RIM=4322.10
IE (8"PVC W) = 4313.30
IE (8"PVC E) = 4313.32
IS (8"PVC S) = 4313.60

NOTE:
SAWCUT WIDTH, LOCATION EXISTING HARDSCAPE ARE FIELD VERIFY LOCATION A PRIOR TO CONSTRUCTION REVISIONS ARE REQUIRED FURTHER DETAIL.

STORM DRAINAGE CALC
Rational Method (Q=

Area Identification (A)		Rational Coefficient (C)
Roof =	19,124	0.9
Pavement =	22,371	0.9
Landscaping =	14,786	0.2
Sum:	56281 SF	Sum:

HOLLADAY CITY DESIGN STORM (100 YEAR EVENT)

Time (min)	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft)
15	4.10	1.03	3443	232
30	2.76	1.38	4635	465
60	1.71	1.71	5743	929
120	0.93	1.86	6240	1858
180	0.63	1.88	6328	2787
360	0.34	2.03	6811	5574
720	0.20	2.38	7980	11148
1440	0.10	2.47	8302	22296

C. Storm water detention:

Stormtech System: MC-4500 — 175.9 cf/pc. — 83.4 lf/pc

$V_{STORMTECH}$ = 3837 cf

Pond Volume: V_{POND} = 1994 cf — Basin Depth (H): 2.00 ft

A= 1858 sf

Total Detention Volume : 5,831 cf

Is there enough existing storm water storage?

SURFACE AREA= (PER PERCOLATION CALCULATIONS)

Percolation rate (ASSUME) = 10.00 min./inch

TOTAL AREA = 1492 SF. 1858

Convert percolation to cfs

Discharge = Surface Area / Percolation Rate =

Allowable Discharge = Q (cfs) / Area (acre) =

NOTE:
BINGHAM CREEK MAINTENANCE IS CONTROLLED BY SALT LAKE COUNTY FLOOD CONTROL. ANY STABILIZATION REQUIRED REQUIRED WILL BE COORDINATED WITH SALT LAKE COUNTY AND WEST JORDAN CITY. IF WEST JORDAN CITY WILL BE REQUIRED TO PROVIDE STABILIZATION. ADDITIONAL EASEMENT WIDTH MAY BE REQUIRED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
1-800-662-4111
811

Trails & Riparian Corridor Improvements

- The creek will have a nice metal fence along the north and south banks to protect children from swift water.
- We plan on connecting our sidewalks to the future Bingham Trail which will connect to other City Parks.
- Along the creek we will grant an easement for a future city pathway.



Walkability & Public Transportation

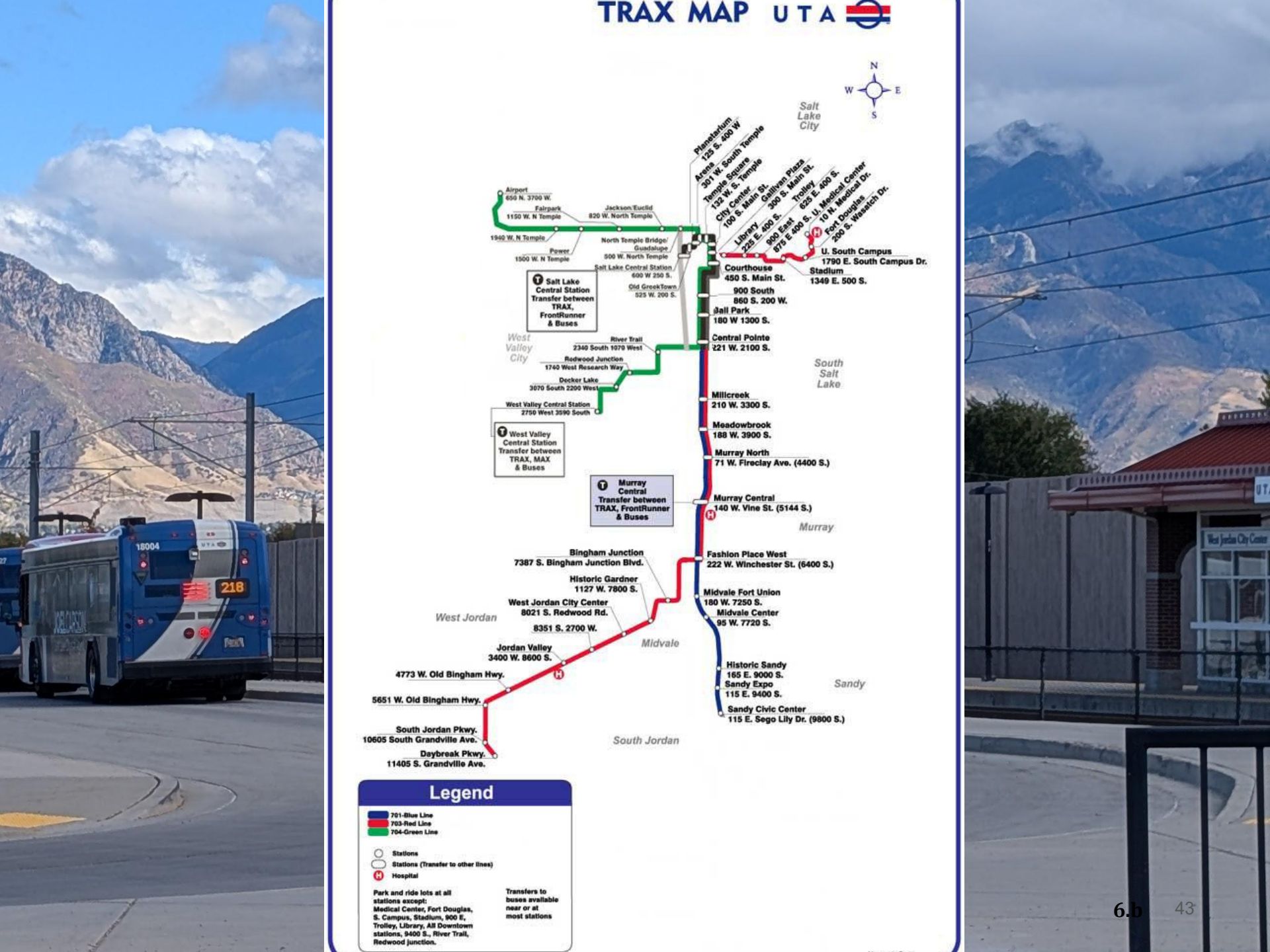
- Almost everything you need is within one mile of this location.
- The City Center is a short 8-10 minute walk.
- Because of the proximity to Public Transportation and walkability to the community, many of the future homeowners may elect to use their vehicles less than normal.
- Using Trax allows you to get to the UofU or Salt Lake City in approximately 30mins.


WILD WEST
JORDAN PLAYGROUND

City of West Jordan Parks




18004
218
West Jordan City Center


TRAX MAP UTA
N
W
E
S
Salt Lake City
Planetarium 125 S. 400 W
Arena 301 W. South Temple
Temple Square 132 W. S. Temple
City Center 100 S. Main St.
Gallivan Plaza 300 S. Main St.
Library 225 E. 400 S.
Trolley 625 E. 400 S.
900 East 875 E 400 S.
10 N. Medical Dr.
Fort Douglas
200 S. Wasatch Dr.
U. South Campus 1790 E. South Campus Dr.
Stadium 1349 E. 500 S.
Courthouse 450 S. Main St.
900 South 860 S. 200 W.
Ball Park 180 W 1300 S.
Central Pointe 221 W. 2100 S.
South Salt Lake
Millcreek 210 W. 3300 S.
Meadowbrook 188 W. 3900 S.
Murray North 71 W. Fireclay Ave. (4400 S.)
Murray Central 140 W. Vine St. (5144 S.)
Murray
Fashion Place West 222 W. Winchester St. (6400 S.)
Midvale Fort Union 180 W. 7250 S.
Midvale Center 95 W. 7720 S.
Historic Sandy 165 E. 9000 S.
Sandy Expo 115 E. 9400 S.
Sandy
Sandy Civic Center 115 E. Sego Lily Dr. (9800 S.)
Airport 650 N. 3700 W.
Fairpark 1150 W. N Temple
1940 W. N Temple
Power 1500 W. N Temple
Jackson/Euclid 820 W. North Temple
North Temple Bridge/ Guadalupe 500 W. North Temple
Salt Lake Central Station 600 W 250 S.
Old GreekTown 525 W. 200 S.
Salt Lake Central Station Transfer between TRAX, FrontRunner & Buses
West Valley City
River Trail 2340 South 1070 West
Redwood Junction 1740 West Research Way
Decker Lake 3070 South 2200 West
West Valley Central Station 2750 West 3590 South
West Valley Central Station Transfer between TRAX, MAX & Buses
Murray Central Transfer between TRAX, FrontRunner & Buses
Bingham Junction 7387 S. Bingham Junction Blvd.
Historic Gardner 1127 W. 7800 S.
West Jordan City Center 8021 S. Redwood Rd.
West Jordan
8351 S. 2700 W.
Midvale
Jordan Valley 3400 W. 8600 S.
4773 W. Old Bingham Hwy.
5651 W. Old Bingham Hwy.
South Jordan Pkwy. 10605 South Grandville Ave.
Daybreak Pkwy. 11405 S. Grandville Ave.
South Jordan
Legend
701-Blue Line
703-Red Line
704-Green Line
Stations
Stations (Transfer to other lines)
Hospital
Park and ride lots at all stations except: Medical Center, Fort Douglas, S. Campus, Stadium, 900 E, Trolley, Library, All Downtown stations, 9400 S., River Trail, Redwood junction.
Transfers to buses available near or at most stations

Public Schools

- Westvale Elementary School is .9miles away. (20 minute walk)
- West Jordan Middle School is one mile away. (23 minute walk)
- West Jordan High School is 1.3 miles away. (30 minute walk)
- 23 For-sale townhomes will generate approximately 5-7 school aged children which is a very low yield.
- Homeownership increases student stability.

Builder Partner

- McArthur is based just down Redwood Road in South Jordan and is currently working on the Pierson Farms project on Gardner Lane.
- McArthur Homes is a reputable, established builder with 30 years of experience, numerous awards, and its principals have served in leadership positions in the Salt Lake Home Builder's Association.

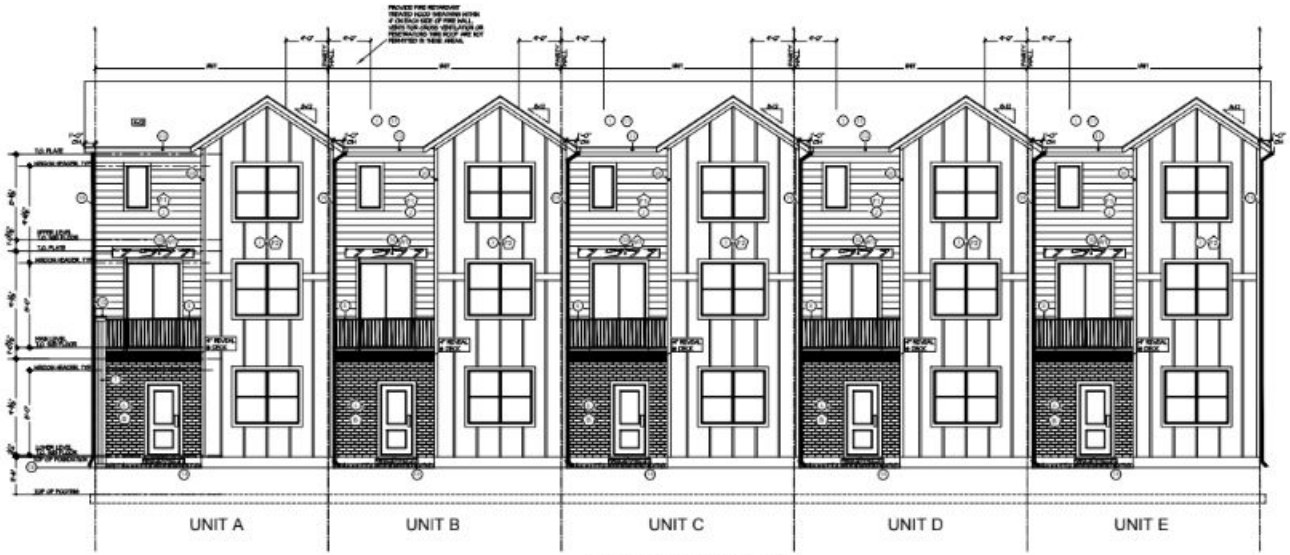


Building Architecture





Building Architecture Elevations



FRONT ELEVATION



RIGHT SIDE ELEVATION

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV (BG 7.2
4. METAL ROOF WITH METAL BRACKETS, SEE A502
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AWNING
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

B1 BRICK COLOR 1
W1 WOOD TONE
F1 FIBER CEMENT COLOR 1
F2 FIBER CEMENT COLOR 2

SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (6X11)

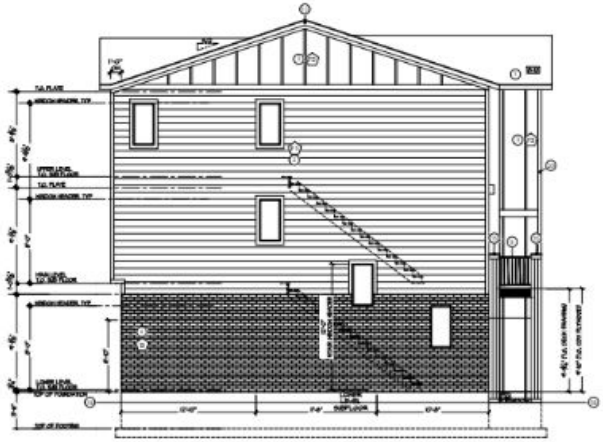
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5-PLEX

Elevations
Job No.

Building Architecture Elevations



REAR ELEVATION



LEFT SIDE ELEVATION

ROCKWELL

5-PLEX

SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

ELEVATION NOTES KEY

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2. FIBER CEMENT HORIZONTAL SIDING
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4. METAL ROOF WITH METAL BRACKETS. SEE A502
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11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

BRICK COLOR 1
WOOD TONE
FIBER CEMENT COLOR 1
FIBER CEMENT COLOR 2

Elevations

Townhome Characteristics

- Three stories
- 2 car garage
- Outdoor balcony on 2nd floor
- Timeless farmhouse architectural style
- Black windows
- Ground floor flex space, which can be used as an office or 4th bedroom
- Flexible 2nd floor space with optional pocket office and double island
- 3 bedrooms upstairs with large Master suite

Square Footage Calculations

Finished square footage calculations for this house were made based on plan dimensions only, per ANSI Z765-2003, and may vary from the actual square footaqge of the house as built.

	Rockwell Townhomes	Above Grade		Total
Standard Design	**Finished Areas**			
	3rd Floor Finished (including stairs to 2nd Floor)	830		
	2nd Floor Finished (including stairs to 1st Floor)	830		
	1st Floor	345		
	Total Finished Living Space	2005		2005
	Unfinished Areas			
	1st Floor Mechanical	19		
	Total Unfinished Living Space	19		19
	Total Living Space			
	3rd Floor	830		
	2nd Floor	830		
	1st Floor	364		
	Total Living Space	2024		2024
Misc				
	Standard Garage (includes under stair storage)	466		466
	Porch	50		50
	Deck	50		50

ROCKWELL TOWNHOMES

GENERAL PROJECT NOTES

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL CODE REFERENCES HEREIN REFER TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AS AMENDED AND ADOPTED BY THE STATE OF UTAH.
2. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON TH PLANS AND IN THE FIELD. NOTIFY THE ARCHITECT (WITH THE KNOWLEDGE AND APPROVAL OF THE DEVELOPER/BUILDER) OR ANY DISCREPANCIES OF CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DEVELOPER/BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS FOR SPECIFIC UTILITY EASEMENTS AND OTHER PERTINENT INFORMATION.
4. DEVELOPER/BUILDER TO FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBS, AND OTHER ASSOCIATED ITEMS. CONTRACTOR IS TO HAVE ALL EXISTING UTILITY LOCATIONS LOCATED BY ITS RESPECTIVE AUTHORITY, AND CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.
5. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE OWNER BY THEIR CONSULTANT. THE REPORT IS AVAILABLE FOR REVIEW AS AN AID IN PLANNING AND EXECUTING ALL APPLICABLE AREAS OF WORK FOR THE PROJECT. THE REPORT DATA IS PROVIDED FOR REFERENCE ONLY, AND IS NOT TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. WHILE IT IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND/OR COMPLETENESS IS NOT GUARANTEED BY THE ARCHITECT.
6. DEVELOPER/BUILDER TO COORDINATE TOP OF FOUNDATION WALL ELEVATIONS WITH INFORMATION INDICATED IN THESE PLANS AND WITH FINAL GRADING.
7. UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLAN, PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION. ALL SITE GRADING SHOULD BLEND NATURALLY WITH EXISTING GRADES USING MAXIMUM SLOPE OF 2:1.
8. COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH THE DEVELOPER/BUILDER.
9. EXTERIOR WALLS TO BE 2X6 STUDS @ 16"OC. UNLESS OTHERWISE NOTED, INTERIOR WALLS & PARTY WALLS TO BE 2X4 STUDS @ 24" OC UNLESS OTHERWISE NOTED.
10. WINDOWS INDICATED ARE "NOMINAL SIZES". ALL WINDOWS ARE TO BE DOUBLE PANED AND TO HAVE "LOW E" TECHNOLOGY. REFER TO PLANS FOR WINDOW OPERATION. BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE. TEMPERED GLASS IS TO BE PROVIDED PER CODE.
11. TRUSS MANUFACTURER IS TO PROVIDE TRUSS LAYOUT PROFILES TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND COORDINATION. SUCH WORK WILL BE BASED BOTH ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. DIMENSIONS SHOWN FOR TRUSSES ARE TO BE USED AS GENERAL GUIDELINES AND SHALL BE VERIFIED BY THE TRUSS MANUFACTURER.
12. CABINET DESIGN AND RELATED DRAWINGS ARE TO BE PROVIDED BY OTHERS.
13. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
14. FIRESTOP ALL FLUES AND WALLS PER CURRENT LOCAL CODE.
15. ALL DOORS BETWEEN DWELLING AND GARAGE AREAS MUST BE FIRE RATED PER CURRENT LOCAL CODE.
16. STAIR ASSEMBLIES OVER 3'-0" WIDE SHALL HAVE A MINIMUM OF (3) STRINGERS.
17. PROVIDE GUTTERS AND DOWNSPOUTS. A 5'-0" MIN. EXTENSION IS TO BE PROVIDED, OR OTHER APPROVED METHOD OF DISCHARGING DOWNSPOUT WATER AWAY FROM FOUNDATION IS TO BE EMPLOYED.

SHEET INDEX

A100	COVER SHEET	A504	CONSTRUCTION DETAILS
A101	FIRST FLOOR PLAN, BUILDING ASSEMBLY	E121	ELECTRICAL PLAN, TYP. - TATE
A102	SECOND FLOOR PLAN, BUILDING ASSEMBLY	E131	ELECTRICAL PLAN, TYP. - THEO
A103	THIRD FLOOR PLAN, BUILDING ASSEMBLY	E141	ELECTRICAL PLAN, TYP. - KNOX
A104	ROOF PLAN	E151	ELECTRICAL PLAN, TYP. - IRIS
A121	PLAN OPTION - TATE	E161	ELECTRICAL PLAN - OPTIONS
A131	PLAN OPTION - THEO		
A141	PLAN OPTION - KNOX	S100	STRUCTURAL SPECS & NOTES
A151	PLAN OPTION -IRIS	S101	FOOTING & FOUNDATION PLAN
A161	PLAN OPTIONS	S102	SECOND FLOOR FLOOR FRAMING PLAN
A201	FRONT & SIDE ELEVATION	S103	THIRD FLOOR FRAMING PLAN
A202	REAR & SIDE ELEVATION	S104	ROOF FRAMING PLAN
A401	INTERIOR DETAILS	S501	STRUCTURAL DETAILS
A501	CONSTRUCTION DETAILS		
A502	CONSTRUCTION DETAILS	U101	UTILITY PLAN
A503	CONSTRUCTION DETAILS		

PROJECT DIRECTORY

Builder Developer: McArthur Homes
9962 South Redwood Road
South Jordon , UT 84095
Contact Ron McArthur
(801) 253-9910 OFFICE
(801) 253-1095 Fax

Architect: McArthur Homes
9962 South Redwood Road
South Jordon , UT 84095
Contact Ron McArthur
(801) 253-9910 OFFICE
(801) 253-1095 Fax

Structural: Gilson Engineering
12401 S. 450 E.
Draper, UT 84020
Contact Brad Gilson
(801) 571-9414



ROCKWELL

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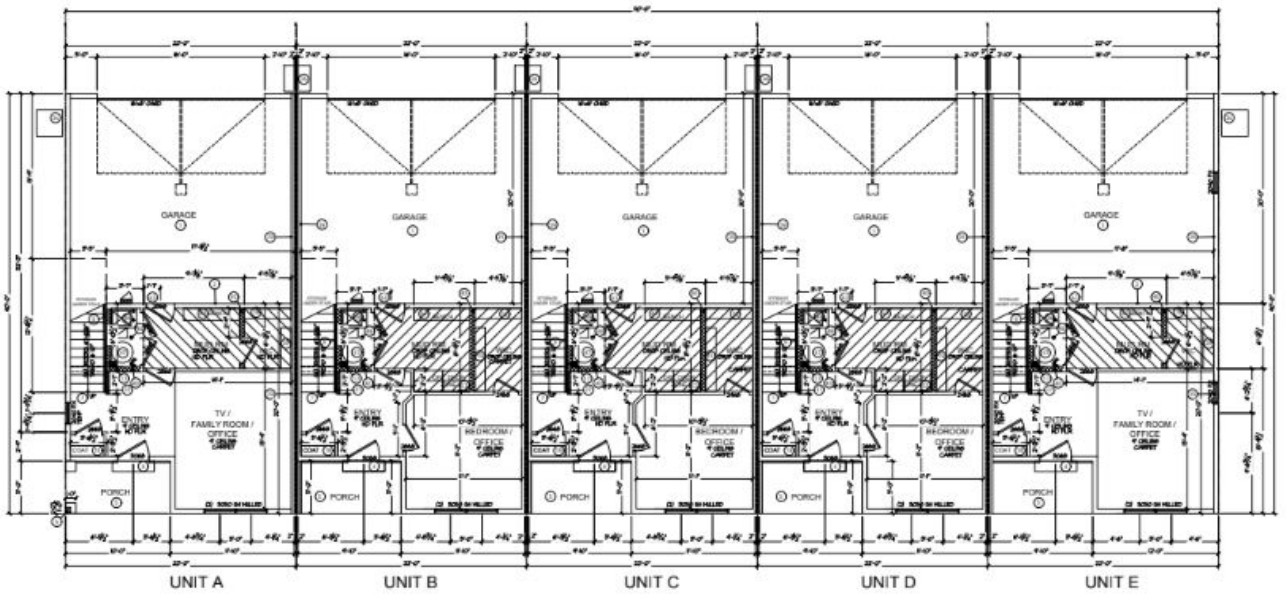
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SCALE: 3/32" = 1'-0" (11X17)

COVER

Job No.

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2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
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10. LINE OF ROOF ABOVE
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12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS 39"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL HEATHERHOOD.
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44. HVAC FLUE
45. 2X FLAT FRAMED FURRING. INSULATE PER CODE.
46. DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A 5/8HER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER.
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE) 36"H BASE CABINET, 12"D UPPERS
58. 36"X60" TUB W/ SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W/ CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
64. 36" SHOWER INSERT
65. FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")

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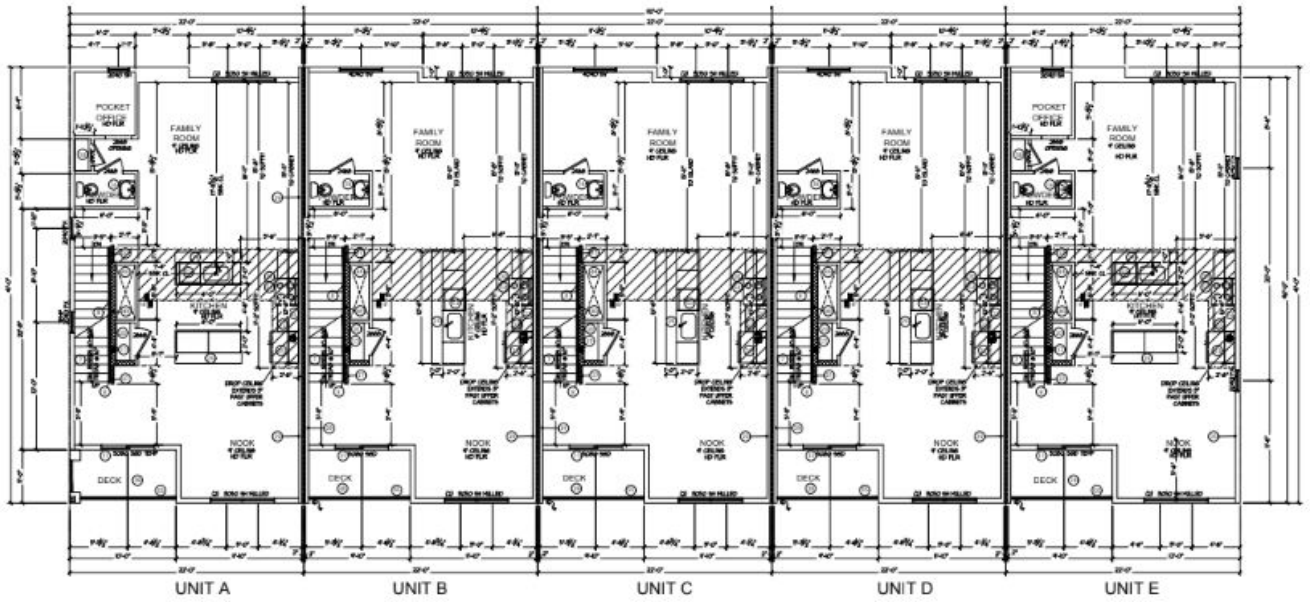
FIRST FLOOR PLAN

Job No.

FIRST FLOOR ASSEMBLY PLAN

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7. WOOD STAIRS PER CODE
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23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS- 54"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
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27. GRAY WATER BOX FOR WASHER HOOKUP.
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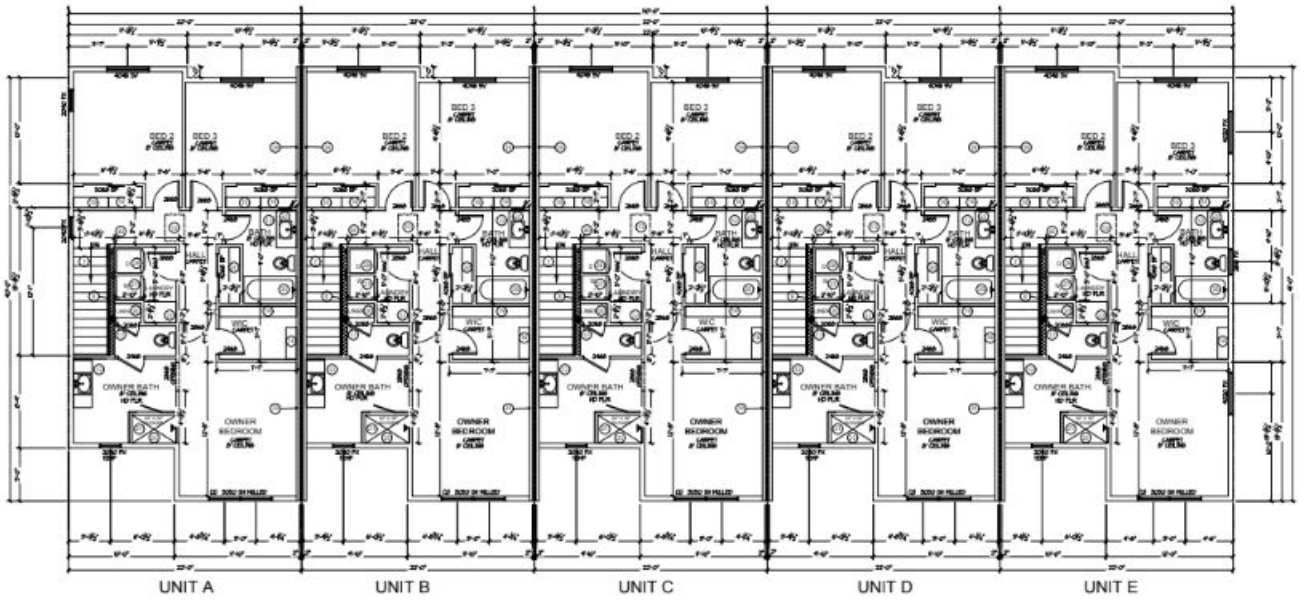
ROCKWELL
5-PLEX

SECOND FLOOR PLAN

Job No.

SECOND FLOOR ASSEMBLY PLAN

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37. HALF WALL
38. BALCONY/DECK
39. SEPARATION WALL, REFER TO DETAILS.
40. 2x6 INTERIOR WALL
41. NOT USED
42. NOT USED
43. NOT USED
44. HVAC FLUE
45. 2X FLAT FRAMED FURRING, INSULATE PER CODE.
46. DIRECT VENT FURNACE, HVAC MAIN TRUNK SIZE PER MANUAL D.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE, 36"H BASE CABINET, 12"D UPPERS
58. 36"X60" TUB W/ SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W/ CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR, INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
64. 36" SHOWER INSERT
65. FRAME OPENING FOR MEDICINE CABINET, 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")



SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

ROCKWELL
5-PLEX

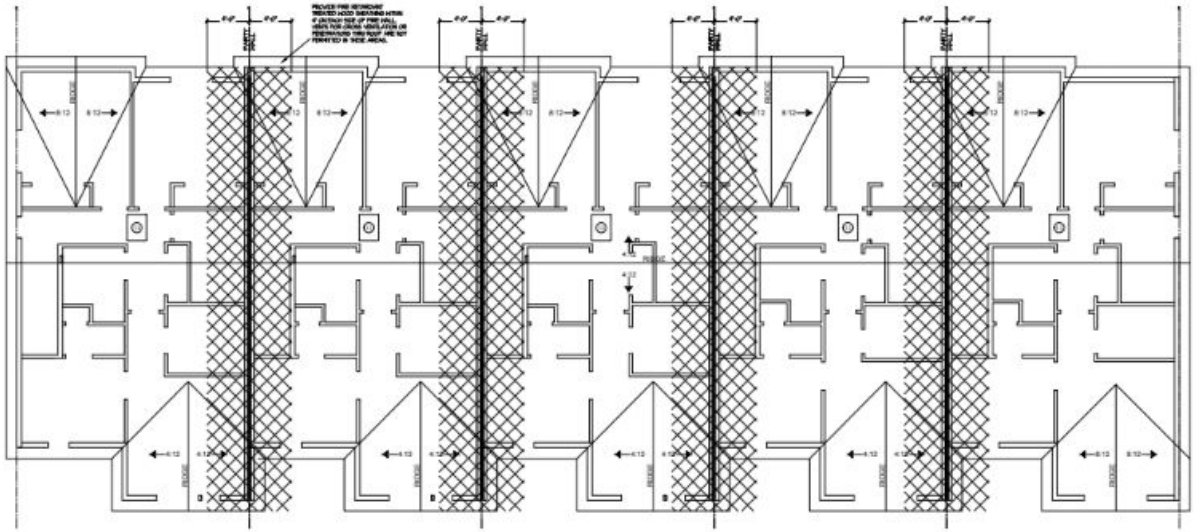
THIRD FLOOR PLAN

Job No.

THIRD FLOOR ASSEMBLY PLAN

PLAN NOTES

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN, SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
10. LINE OF ROOF ABOVE
11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER.
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES, (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS, KITCHEN UPPERS 39"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
29. KITCHEN ISLAND @ 36" AFF W/ 12" COUNTERTOP OVERHANG
30. RANGE/OVEN UNIT
31. REFRIGERATOR WITH WATERLINE.
32. OPTIONAL GAS LINE FOR BBQ.
33. NOT USED
34. NOT USED
35. ONE PIECE SHOWER/TUB PER BUILDER.
36. A/C UNIT WITH CONCRETE PAD.
37. HALF WALL
38. BALCONY/DECK
39. SEPARATION WALL. REFER TO DETAILS.
40. 2x6 INTERIOR WALL
41. NOT USED
42. NOT USED
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SCALE: 3/16" = 1'-0" (24X36)
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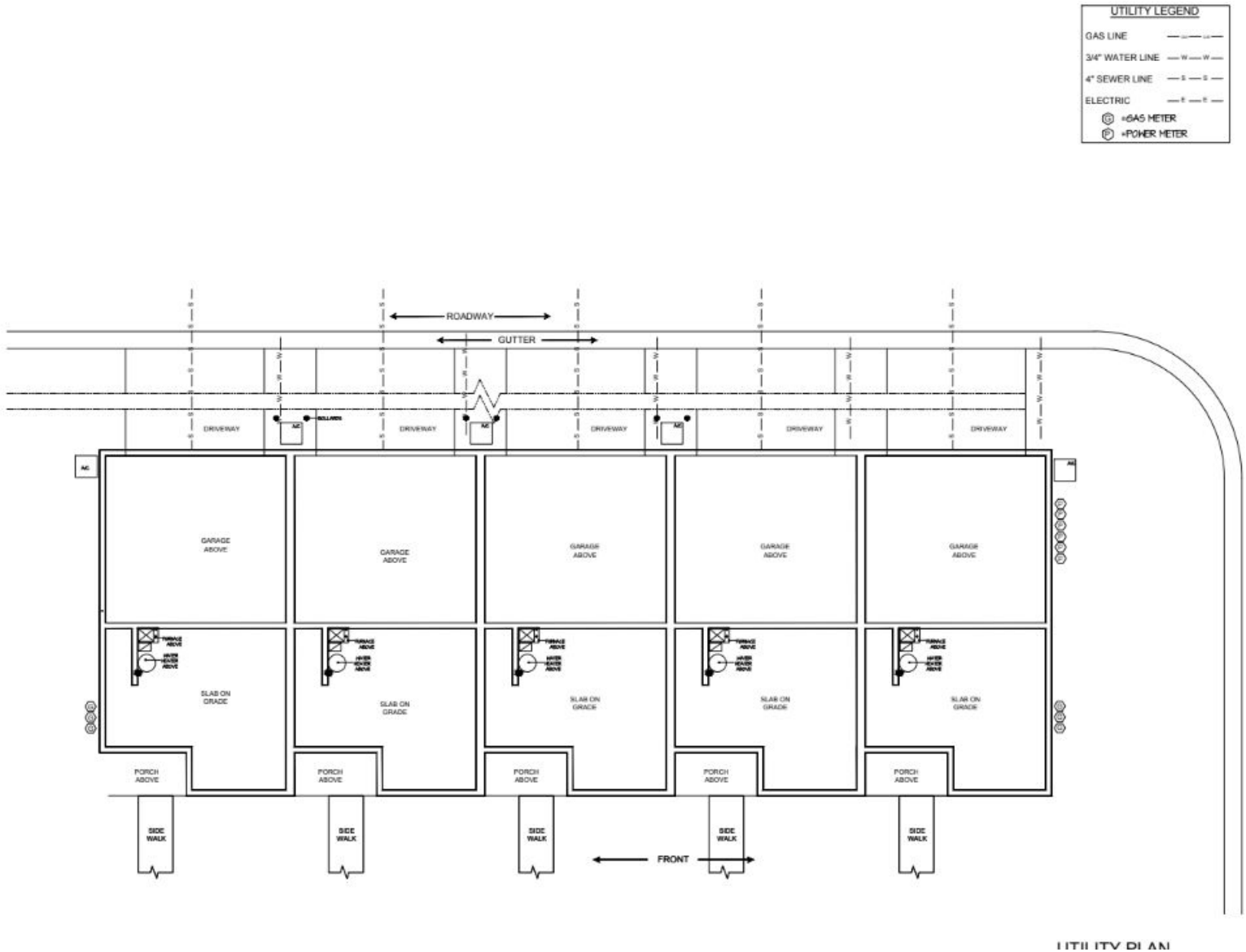
ROCKWELL

5-PLEX

ROOF PLAN

Job No.

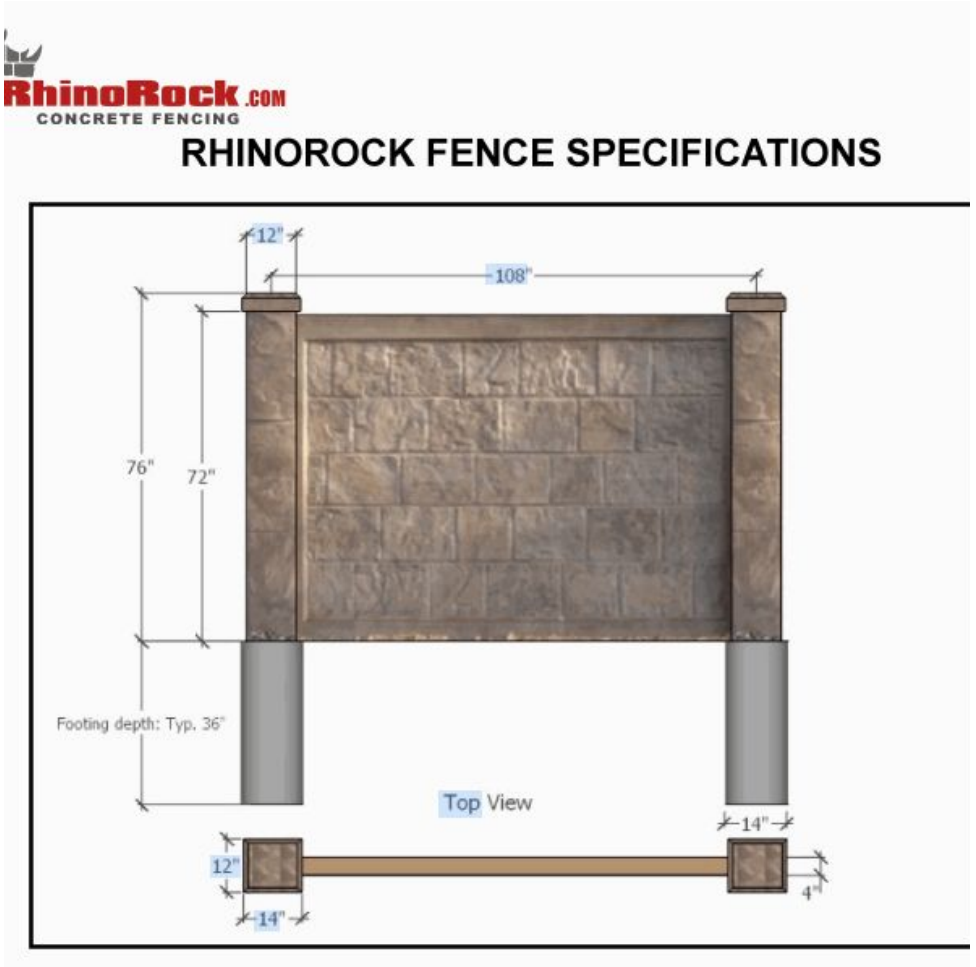
ROOF PLAN



UTILITY PLAN

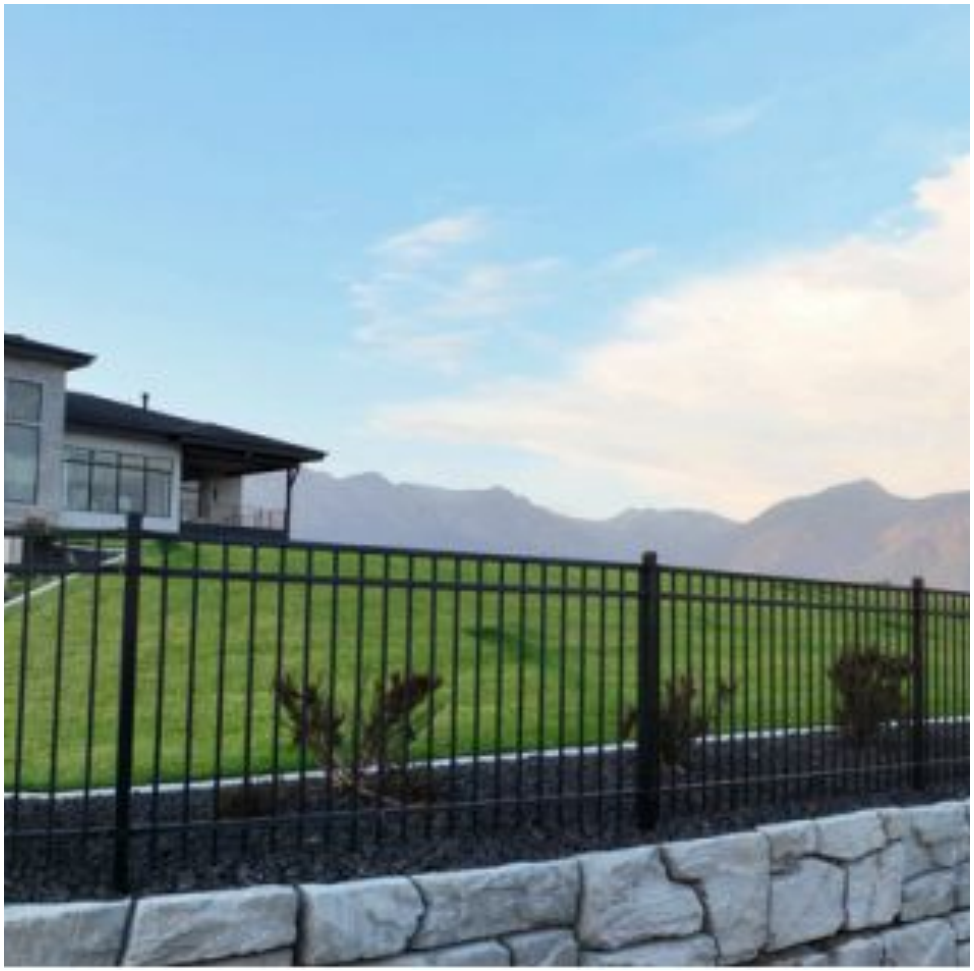
Fencing & Walls

- The HOA will own and maintain all the fencing.
- Masonry Wall will run along and follow the property lines shared with the existing single family homes to the South.



Fencing & Walls

- Metal Fence, 6’ high on South Side of creek for safety and visibility.
- Metal Fence, 6’ high on North Side of creek for safety and visibility. Exact location of this fence will be coordinated with Salt Lake County Flood Control to ensure they have access to creek.



Fencing & Walls

- On the East property line the fencing will be attractive white vinyl privacy fencing, 8’ tall with capped posts.
- The North property line will also have attractive white vinyl privacy fencing, 8’ tall with capped posts. This will offer better security as it is difficult to climb.
- We will utilize the existing vinyl fence on the West property line.



Lighting Plan

- Alley lighting will be through lights mounted on each unit near the garage door. These lights will be activated by photocell.
- Front porches will also have lights on switches.

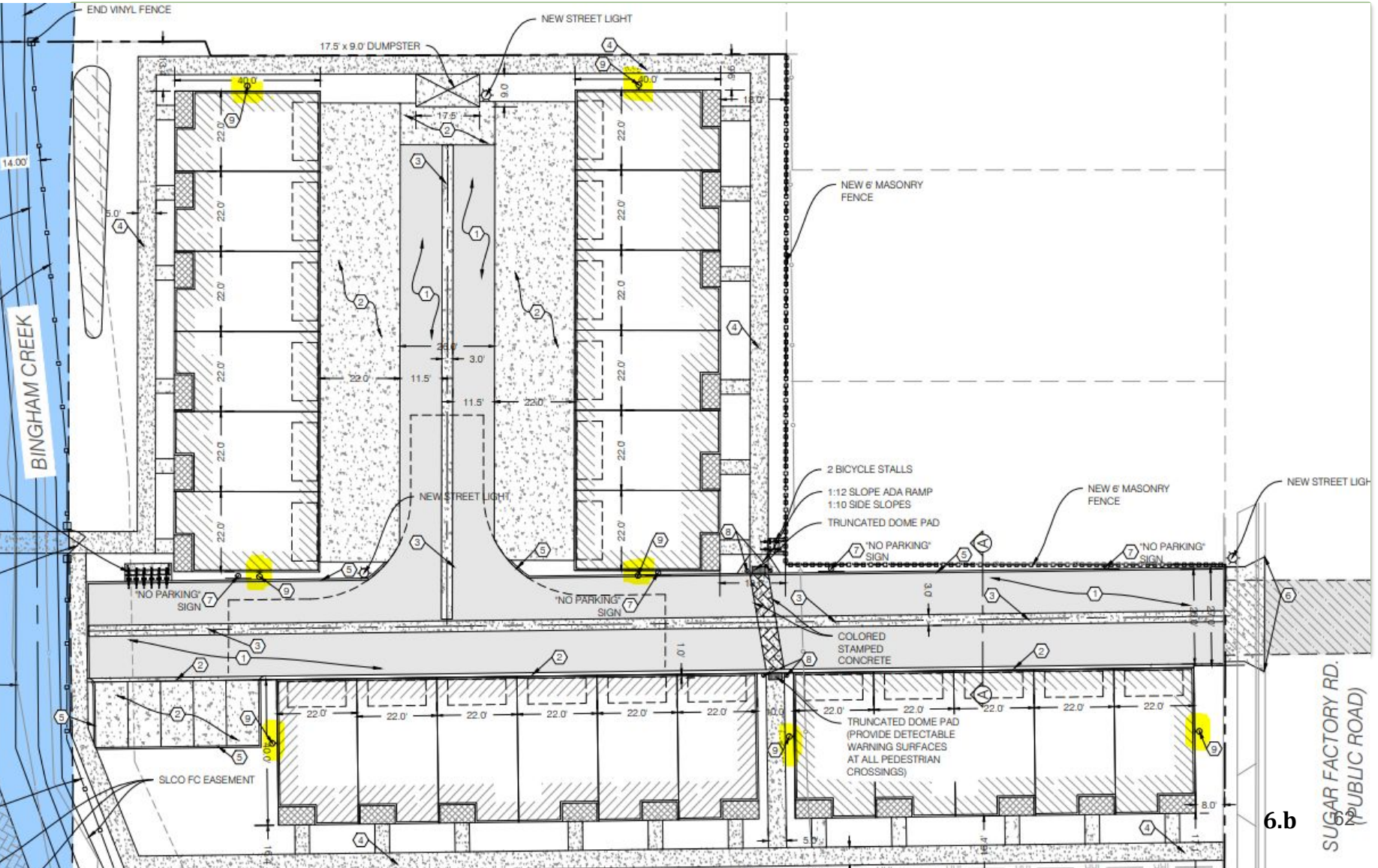


Lighting Plan

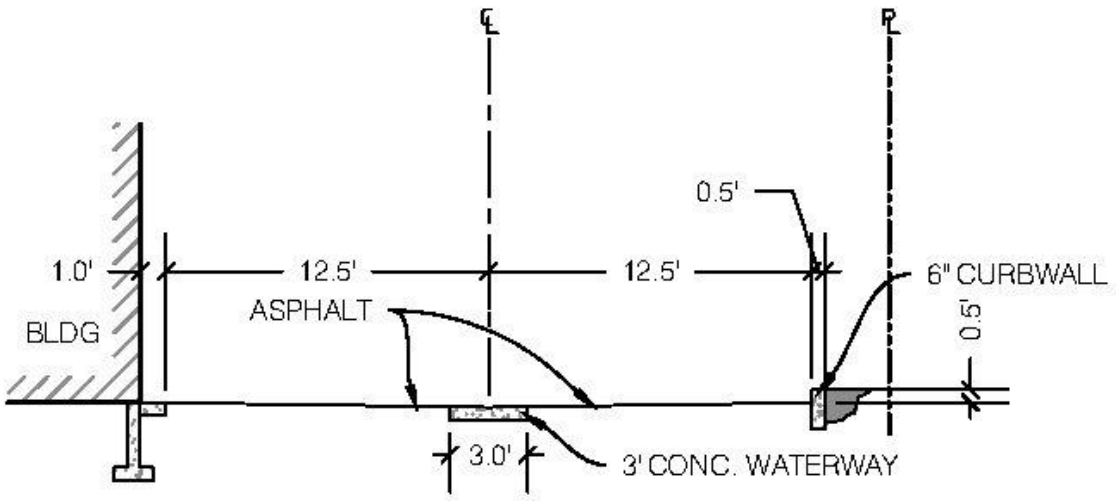
- Wall mounted farmhouse lights will also be mounted at strategic locations on the sides of each building. The locations are selected to light up pedestrian pathways and Common Areas. These lights will be activated by photocell.



Outside wall mounted farmhouse lights on photocell for common area lighting

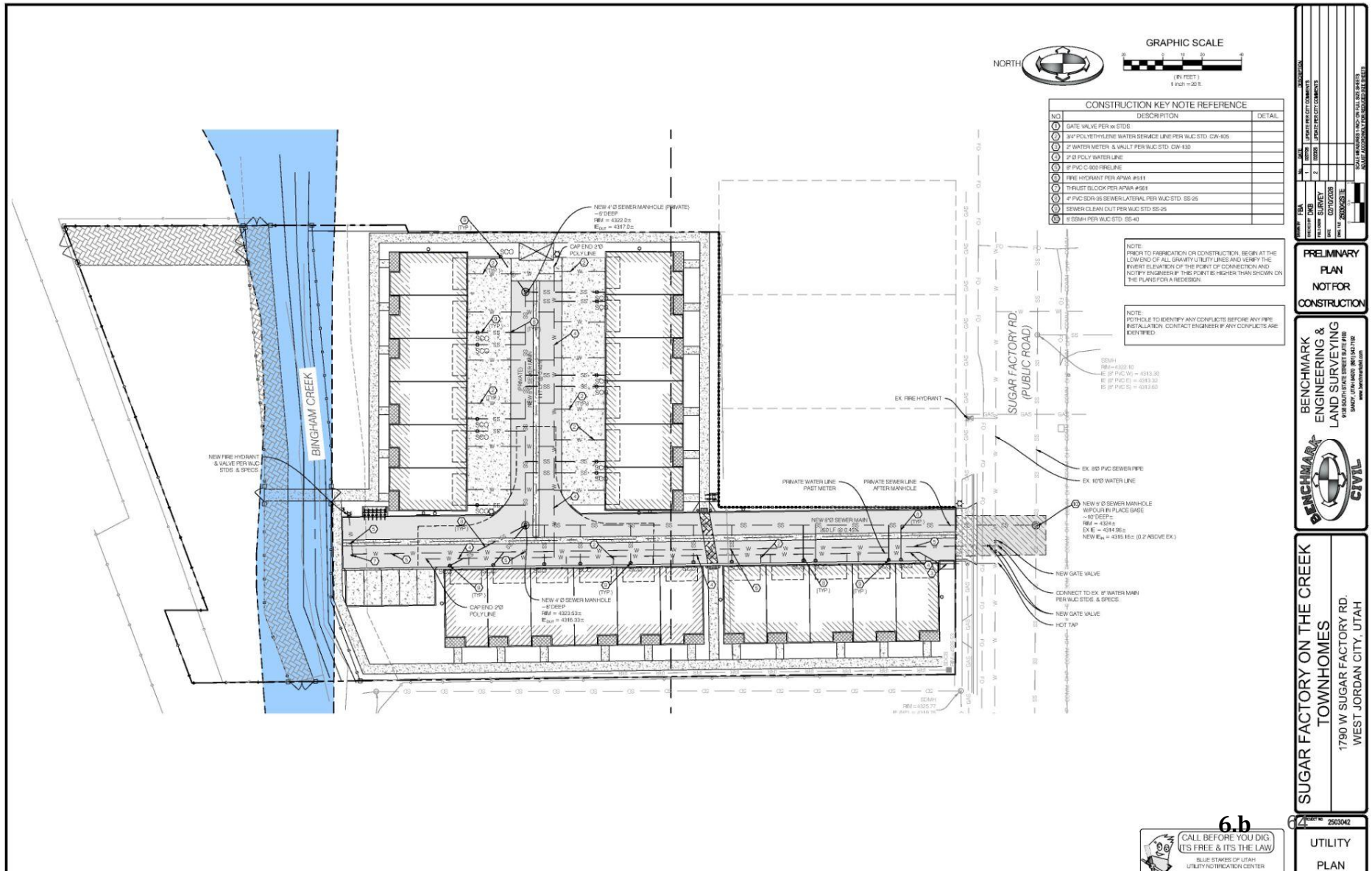


Road Cross-Sections

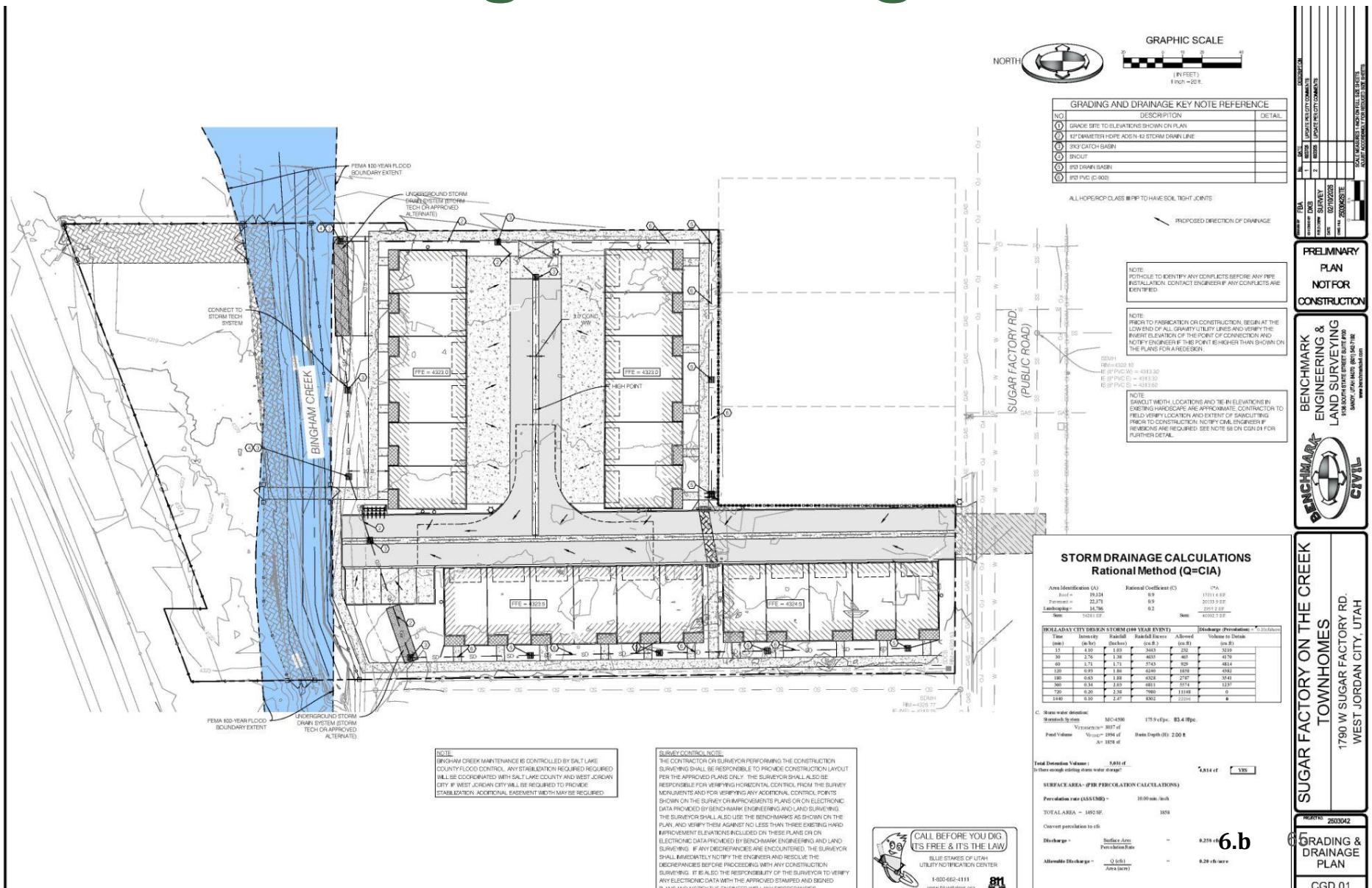


NOTE: NO PARKING WILL BE PERMITTED ALONG THE CURBWALL OF THE PRIVATE LANE. "NO PARKING" SIGNS SHALL BE INSTALLED ALONG THE SIDES OF THE PRIVATE LANE. THESE "NO PARKING" SIGNS SHALL BE KEPT INTACT AND MAINTAINED BY THE HOA.

Utilities & Infrastructure



Grading & Drainage Plan



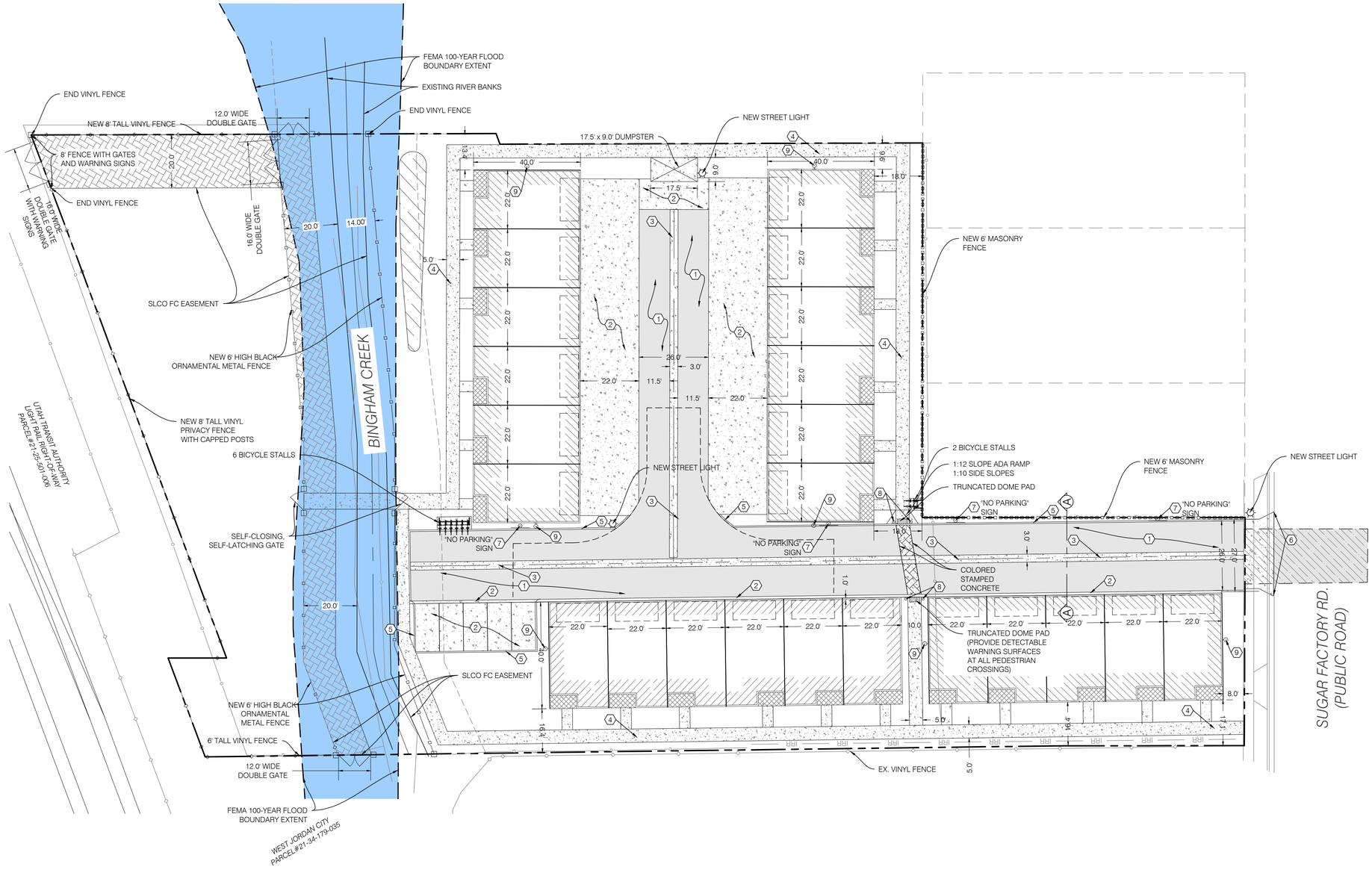
Summary and Vision

- We plan to build 23 large townhomes with a timeless Farmhouse architectural style to sell to owner-occupants so that they can build a life in West Jordan.
- A unique differentiator for this project is the utilization of Bingham Creek as an amenity. We see the creek as a benefit not a liability, and envision its beauty and sound as a soothing source of peace for our residents.
- The open space to the North of Bingham Creek is also unusual for a townhome project of this size, helping to preserve some of the open, semi-rural feel that West Jordan has enjoyed for so long. The access by bridge over the creek will create a sense of oasis and retreat.
- The medium density project is well-situated near the West Jordan Trax station and all the park space around West Jordan City Hall.

©James Belmont Ph

NOTE:
SNOW REMOVAL AND TRASH SERVICES ARE NOT PROVIDED BY THE CITY OF WEST JORDAN ON PRIVATE ROADS.

NOTE:
THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE LANES, ALLEYS, OR DRIVEWAYS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DOCUMENT. ANY PRIVATE LANE, ALLEY OR DRIVEWAY SHALL ALWAYS REMAIN PRIVATE.



NORTH

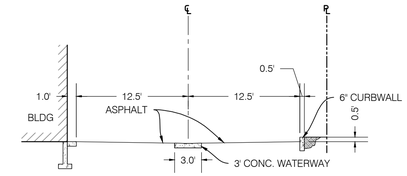
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	
2	CONCRETE PAVEMENT	
3	3' CONCRETE WATERWAY	
4	5' SIDEWALK THICKENED EDGE	
5	6" CONCRETE CURBWALL	
6	DRIVE APPROACH PER APWA #225	
7	SIGN "NO PARKING"	
8	DECORATIVE BOLLARDS AT EACH END OF THE CROSSWALK	
9	WALL MOUNTED FARMHOUSE LIGHT FOR COMMON AREA LIGHTING	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE



PRIVATE DRIVE CROSS SECTION (A)
SCALE:NTS

NOTE: NO PARKING WILL BE PERMITTED ALONG THE CURBWALL OF THE PRIVATE LANE. "NO PARKING" SIGNS SHALL BE INSTALLED ALONG THE SIDES OF THE PRIVATE LANE. THESE "NO PARKING" SIGNS SHALL BE KEPT INTACT AND MAINTAINED BY THE HOA.

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No.	DATE	DESCRIPTION
1	02/27/26	UPDATE PER CITY COMMENTS
2	03/02/26	UPDATE PER CITY COMMENTS
3	05/01/26	UPDATE PER SEC TO N. 4 ALONG CREEK

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FBA
CHECKED BY: DKB
FIELD CREW: SURVEY
DATE: 02/10/2026
DWG. FILE: 2503042SITE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
BENCHMARK CIVIL

SUGAR FACTORY ON THE CREEK TOWNHOMES

1790 W SUGAR FACTORY RD.
WEST JORDAN CITY, UTAH

PROJECT NO. 2503042

SITE PLAN

CSP.01
1 OF 3

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GATE VALVE PER xx STDS.	
2	3/4" POLYETHYLENE WATER SERVICE LINE PER WJC STD. CW-105	
3	2" WATER METER & VAULT PER WJC STD. CW-130	
4	2" Ø POLY WATER LINE	
5	8" PVC C-900 FIRELINE	
6	FIRE HYDRANT PER APWA #511	
7	THRUST BLOCK PER APWA #561	
8	4" PVC SDR-35 SEWER LATERAL PER WJC STD. SS-25	
9	SEWER CLEAN OUT PER WJC STD SS-25	
10	5' SSMH PER WJC STD. SS-40	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NEW 4' Ø SEWER MANHOLE (PRIVATE)
~5' DEEP
RIM = 4322.0±
IE_{OUT} = 4317.0±

CAP END 2"Ø POLY LINE

NEW 8"Ø SEWER MAIN (PRIVATE)
260 LF @ 0.45%

NEW FIRE HYDRANT & VALVE PER WJC STDS. & SPECS.

BINGHAM CREEK

EX. FIRE HYDRANT

SUGAR FACTORY RD. (PUBLIC ROAD)

PRIVATE WATER LINE PAST METER

PRIVATE SEWER LINE AFTER MANHOLE

NEW 8"Ø SEWER MAIN
260 LF @ 0.45%

SSMH
RIM=4322.10
IE (8" PVC W) = 4313.30
IE (8" PVC E) = 4313.32
IS (8" PVC S) = 4313.60

EX. 8Ø PVC SEWER PIPE

EX. 10"Ø WATER LINE

NEW 5' Ø SEWER MANHOLE
W/POUR IN PLACE BASE
~10' DEEP±
RIM = 4324±
EX IE = 4314.96±
NEW IE_{IN} = 4315.16± (0.2' ABOVE EX.)

NEW GATE VALVE

CONNECT TO EX. 8" WATER MAIN
PER WJC STDS. & SPECS.

NEW GATE VALVE

HOT TAP

CAP END 2"Ø POLY LINE

NEW 4' Ø SEWER MANHOLE
~6' DEEP
RIM = 4323.53±
IE_{OUT} = 4316.33±

SDMH
RIM=4325.77
IE (NE) = 4319.75

SD DB
RIM=4325.53

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2	03/31/26	UPDATE PER CITY COMMENTS

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CHECKED BY: DKB
FIELD CREW: SURVEY
DATE: 02/10/2026
DWG #&1: 2503042SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1"

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SUGAR FACTORY ON THE CREEK TOWNHOMES

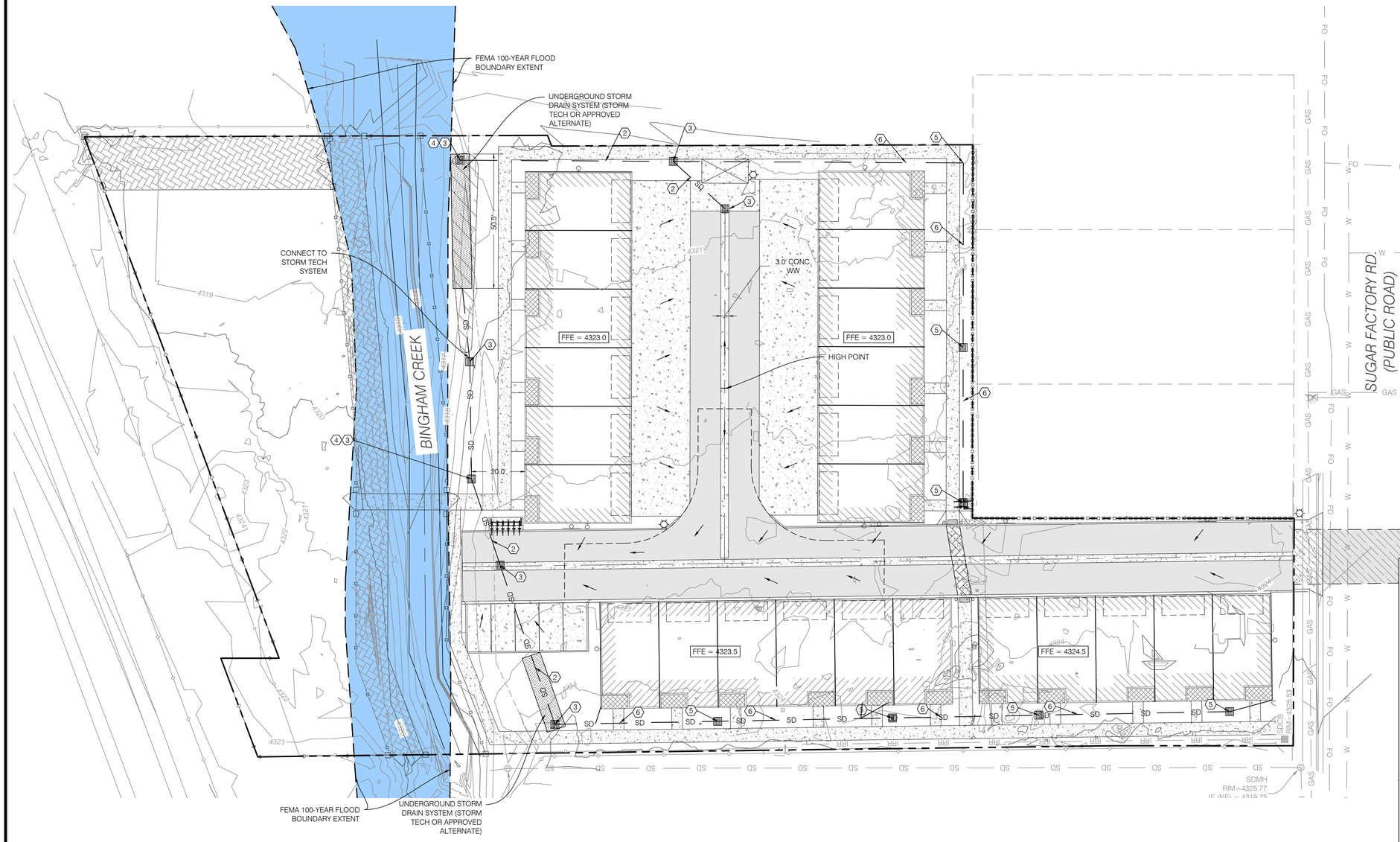
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PROJECT NO. 2503042

UTILITY
PLAN

CUP.01
2 OF 3



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	3'X3' CATCH BASIN	
4	SNOUT	
5	8'Ø DRAIN BASIN	
6	8'Ø PVC (C-900)	

ALL HDPE/RCP CLASS III PIP TO HAVE SOIL TIGHT JOINTS

PROPOSED DIRECTION OF DRAINAGE

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

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NOTE:
BINGHAM CREEK MAINTENANCE IS CONTROLLED BY SALT LAKE COUNTY FLOOD CONTROL. ANY STABILIZATION REQUIRED REQUIRED WILL BE COORDINATED WITH SALT LAKE COUNTY AND WEST JORDAN CITY. IF WEST JORDAN CITY WILL BE REQUIRED TO PROVIDE STABILIZATION. ADDITIONAL EASEMENT WIDTH MAY BE REQUIRED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

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STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)	C*A
Roof =	19,124	0.9	17211.6 S.F.
Pavement =	22,371	0.9	20133.9 S.F.
Landscaping =	14,786	0.2	2957.2 S.F.
Sum:	56281 S.F.	Sum:	40302.7 S.F.

HOLLADAY CITY DESIGN STORM (100 YEAR EVENT)					Discharge (Percolation) = 0.20cfs/acre
Time (min)	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft)	Volume to Detain (cu.ft)
15	4.10	1.03	3443	232	3210
30	2.76	1.38	4635	465	4170
60	1.71	1.71	5743	929	4814
120	0.93	1.86	6240	1858	4382
180	0.63	1.88	6328	2787	3541
360	0.34	2.03	6811	5574	1237
720	0.20	2.38	7980	11148	0
1440	0.10	2.47	8302	22296	0

C. Storm water detention:
Stormtech System MC-4500 175.9 cf/pc. 83.4 lf/pc.
$V_{STORMTECH}$= 3037 sf
Pond Volume V_{POND}= 1994 sf Basin Depth (H): 2.00 ft
A= 1858 sf

Total Detention Volume : 5,031 cf
Is there enough existing storm water storage? 4,814 cf YES

SURFACE AREA= (PER PERCOLATION CALCULATIONS)

Percolation rate (ASSUME) = 10.00 min./inch

TOTAL AREA = 1492 SF. 1858

Convert percolation to cfs

Discharge = Surface Area / Percolation Rate = **0.258 cfs**

Allowable Discharge = Q (cfs) / Area (acre) = **0.20 cfs/acre**

No.	DATE	DESCRIPTION
1	02/27/26	UPDATE PER CITY COMMENTS
2	03/23/26	UPDATE PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

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CHECKED BY: DKB
FIELD CREW: SURVEY
DATE: 02/10/2026
DWG FILE: 2503042SITE

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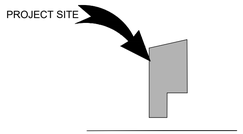
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WEST JORDAN CITY, UTAH

PROJECT NO. 2503042

GRADING & DRAINAGE PLAN

CGD.01
3 OF 3

VICINITY MAP





PLANT MATERIALS

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JCT	7	Juniperus chinensis 'Trautman' Trautman Juniper low; 15' x4'; sun; z4; Utah Lake water tolerant	B & B		8`-10`
DECIDUOUS TREES						
	ATG	6	Acer tataricum `GarAnn` Hot Wings Tatarian Maple Td3; 18x18; AV 176; sun to part shade; z4	B & B	Multi-trunked	
	COW	1	Cercis occidentalis Western Redbud 10-15' x 10-15'; low water; sun to part sun; z 6-9	15 gal	Multi-trunked	5`-6`
	FSO	10	Fagus sylvatica `Red Obelisk` Red Obelisk European Beech moderate; 30x10; full to part sun; z5	B & B	2"Cal	
	ZSM	12	Zelkova serrata `Musashino` Musashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
DECIDUOUS SHRUBS						
	AF2	4	Amorpha fruticosa False Indigo low to moderate; 3-4'x3-4'; full sun to part shade; z3	5 gal		
	AMM	67	Aronia melanocarpa `Low Scape Mound' Low Scape Mound Chokeberry Sd3; 2x2; AV 28; sun to part shade; Z3; Utah Lake Water Tolerant	5 gal		
	BTM	55	Berberis thunbergii `Maria` TM Sunjoy Gold Pillar Barberry Td3; 4x2; AV28; sun to part shade; z4;	5 gal		
	CBM	32	Caryopteris x clandonensis `CT-9-12` TM Beyond Midnight Bluebeard Sd2; 2.5x2.5; AV12.5; sun; z5	5 gal		
	CMF2	7	Chamaebatiaria millefolium Fernbush Sd0; 4x5; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal		
	FPA	7	Fallugia paradoxa Apache Plume Sd1; 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal		
	PWB2	2	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninebark moderate; 5-6x5-6; full to part sun; z3	5 gal		
	RC	6	Ribes cereum Wax Currant low; 8"x6'; sun; z5	5 gal		
	VON	47	Viburnum opulus 'Nanum' Dwarf European Cranberrybush moderate; 2x3; sun to part shade; z3; Utah Lake water tolerant	5 gal		
EVERGREEN SHRUBS						
	AB	3	Arctostaphylos uva-ursi 'Big Bear' Big Bear Kinnikinnick low; 1x4; full to partial sun; z3	5 gal		
	MR	12	Mahonia repens Creeping Mahonia GV0; 2'x6'; part to full shade	5 gal		
	PLO	28	Prunus laurocerasus `Otto Luyken` Luykens Laurel moderate; 4x8; full to part shade; z5;	5 gal		
	YFC	57	Yucca filamentosa `Color Guard` Color Guard Adam`s Needle Se0; 2-3 x 2-3; AV 7; sun; z4; Utah Lake water tolerant	5 gal		
GRASSES						
	BGB	104	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama Tw0; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal		
	CAK	44	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal		
ROSES						
	RCD	44	Rosa x `Meidrifora` TM Coral Drift Groundcover Rose moderate; 1.5 x 2.5; sun; z4; Utah Lake water tolerant	5 gal		
	RW	7	Rosa woodsii Woods' Rose	5 gal		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
2/27/2026	UT25178	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/17/2025	SUGAR FACTORY TOWNHOMES 1790 W SUGAR FACTORY RD WEST JORDAN CITY, UTAH	BENCHMARK ENGINEERS DALE K. BENNETT 801-884-7192	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY ANDREATH 8129171-5301 2/27/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 2/27/2026

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

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PKJ DESIGN GROUP

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6.b

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR





ROCKWELL TOWNHOMES

GENERAL PROJECT NOTES

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL CODE REFERENCES HEREIN REFER TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AS AMENDED AND ADOPTED BY THE STATE OF UTAH.
2. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON TH PLANS AND IN THE FIELD. NOTIFY THE ARCHITECT (WITH THE KNOWLEDGE AND APPROVAL OF THE DEVELOPER/BUILDER) OR ANY DISCREPANCIES OF CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DEVELOPER/BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS FOR SPECIFIC UTILITY EASEMENTS AND OTHER PERTINENT INFORMATION.
4. DEVELOPER/BUILDER TO FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBS, AND OTHER ASSOCIATED ITEMS. CONTRACTOR IS TO HAVE ALL EXISTING UTILITY LOCATIONS LOCATED BY ITS RESPECTIVE AUTHORITY, AND CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.
5. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE OWNER BY THEIR CONSULTANT. THE REPORT IS AVAILABLE FOR REVIEW AS AN AID IN PLANNING AND EXECUTING ALL APPLICABLE AREAS OF WORK FOR THE PROJECT. THE REPORT DATA IS PROVIDED FOR REFERENCE ONLY, AND IS NOT TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. WHILE IT IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND/OR COMPLETENESS IS NOT GUARANTEED BY THE ARCHITECT.
6. DEVELOPER/BUILDER TO COORDINATE TOP OF FOUNDATION WALL ELEVATIONS WITH INFORMATION INDICATED IN THESE PLANS AND WITH FINAL GRADING.
7. UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLAN, PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION. ALL SITE GRADING SHOULD BLEND NATURALLY WITH EXISTING GRADES USING MAXIMUM SLOPE OF 2:1.
8. COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH THE DEVELOPER/BUILDER.
9. EXTERIOR WALLS TO BE 2X6 STUDS @ 16"OC. UNLESS OTHERWISE NOTED, INTERIOR WALLS & PARTY WALLS TO BE 2X4 STUDS @ 24" OC UNLESS OTHERWISE NOTED.
10. WINDOWS INDICATED ARE "NOMINAL SIZES". ALL WINDOWS ARE TO BE DOUBLE PANED AND TO HAVE "LOW E" TECHNOLOGY. REFER TO PLANS FOR WINDOW OPERATION. BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE. TEMPERED GLASS IS TO BE PROVIDED PER CODE.
11. TRUSS MANUFACTURER IS TO PROVIDE TRUSS LAYOUT PROFILES TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND COORDINATION. SUCH WORK WILL BE BASED BOTH ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. DIMENSIONS SHOWN FOR TRUSSES ARE TO BE USED AS GENERAL GUIDELINES AND SHALL BE VERIFIED BY THE TRUSS MANUFACTURER.
12. CABINET DESIGN AND RELATED DRAWINGS ARE TO BE PROVIDED BY OTHERS.
13. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
14. FIRESTOP ALL FLUES AND WALLS PER CURRENT LOCAL CODE.
15. ALL DOORS BETWEEN DWELLING AND GARAGE AREAS MUST BE FIRE RATED PER CURRENT LOCAL CODE.
16. STAIR ASSEMBLIES OVER 3'-0" WIDE SHALL HAVE A MINIMUM OF (3) STRINGERS.
17. PROVIDE GUTTERS AND DOWNSPOUTS. A 5'-0" MIN. EXTENSION IS TO BE PROVIDED. OR OTHER APPROVED METHOD OF DISCHARGING DOWNSPOUT WATER AWAY FROM FOUNDATION IS TO BE EMPLOYED.

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A103	THIRD FLOOR PLAN, BUILDING ASSEMBLY	E141	ELECTRICAL PLAN, TYP. - KNOX
A104	ROOF PLAN	E151	ELECTRICAL PLAN, TYP. - IRIS
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A131	PLAN OPTION - THEO		
A141	PLAN OPTION - KNOX	S100	STRUCTURAL SPECS & NOTES
A151	PLAN OPTION -IRIS	S101	FOOTING & FOUNDATION PLAN
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A201	FRONT & SIDE ELEVATION	S103	THIRD FLOOR FRAMING PLAN
A202	REAR & SIDE ELEVATION	S104	ROOF FRAMING PLAN
A401	INTERIOR DETAILS	S501	STRUCTURAL DETAILS
A501	CONSTRUCTION DETAILS		
A502	CONSTRUCTION DETAILS	U101	UTILITY PLAN
A503	CONSTRUCTION DETAILS		

PROJECT DIRECTORY

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9962 South Redwood Road
South Jordon , UT 84095
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(801) 253-9910 OFFICE
(801) 253-1095 Fax

Structural: Gilson Engineering
12401 S. 450 E.
Draper, UT 84020
Contact: Brad Gilson
(801) 571-9414



SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

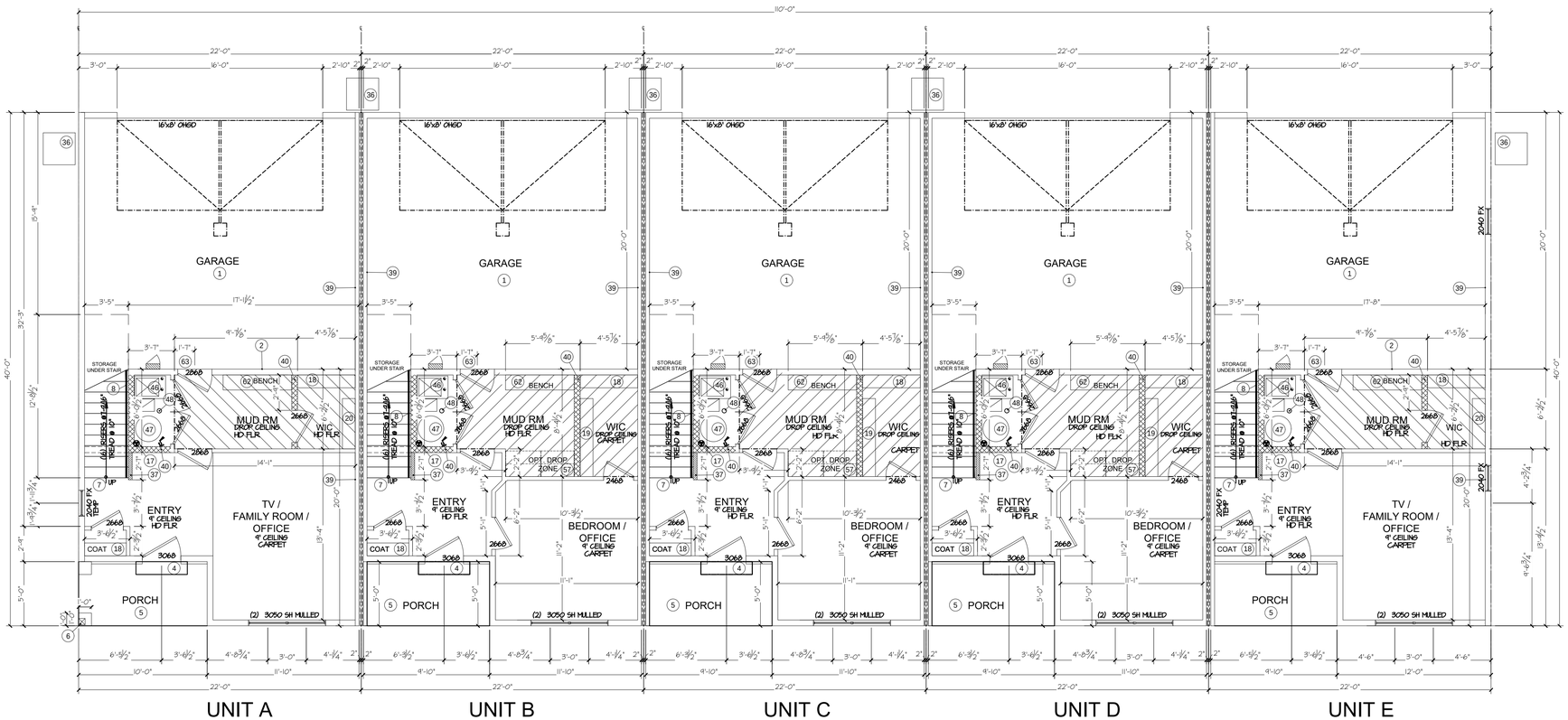
ROCKWELL
5-PLEX

COVER

Job No.

PLAN NOTES

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
10. LINE OF ROOF ABOVE
11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS: 34"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
29. KITCHEN ISLAND @ 36" AFF W/ 12" COUNTERTOP OVERHANG
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47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE; 36"H BASE CABINET, 12"D UPPERS
58. 36"X60" TUB W/ SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W/ CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR., INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
64. 36" SHOWER INSERT
65. FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")



SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

ROCKWELL
5-PLEX

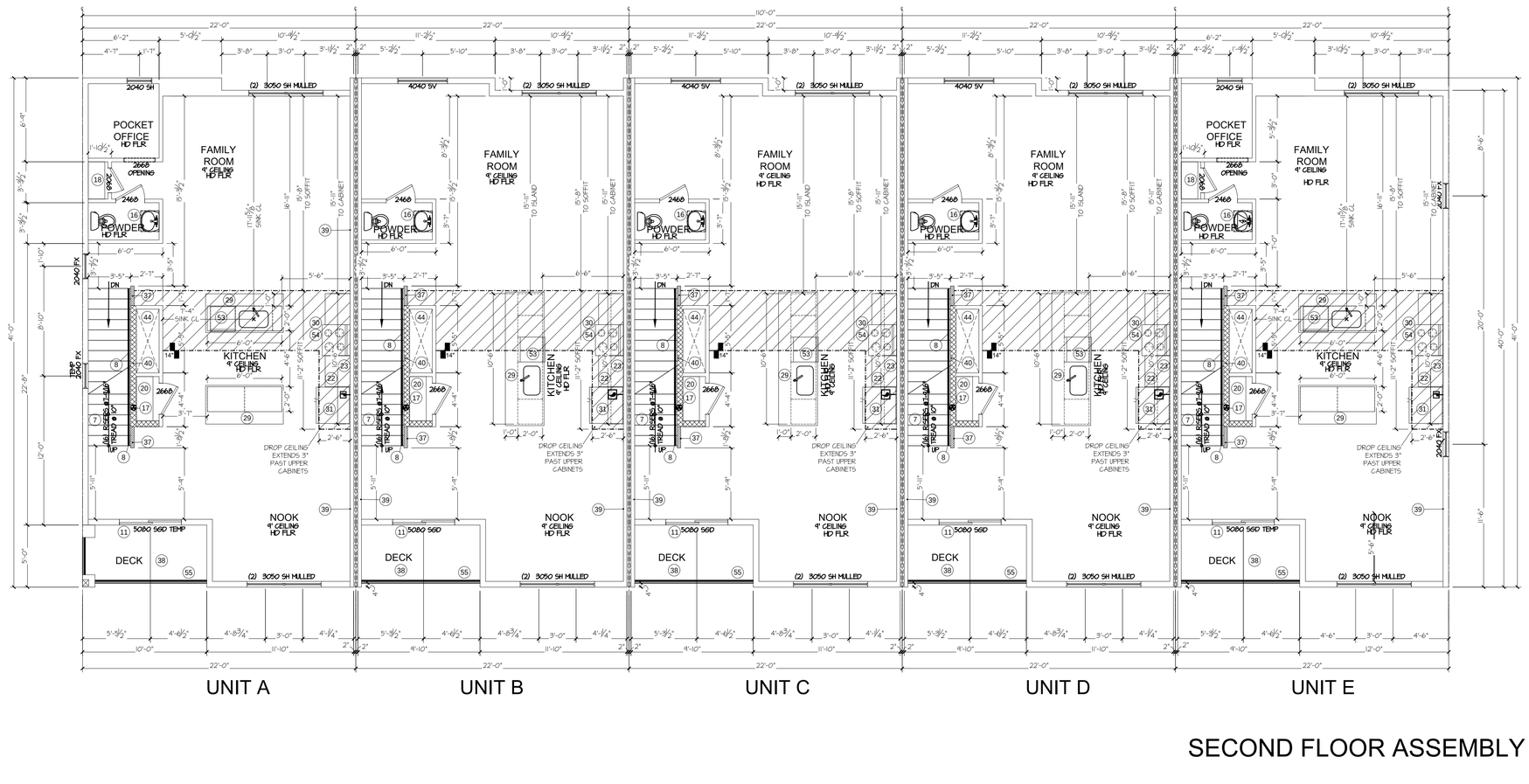
FIRST FLOOR PLAN

Job No.

FIRST FLOOR ASSEMBLY PLAN

PLAN NOTES

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
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12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
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22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS: 34"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
29. KITCHEN ISLAND @ 36" AFF W 12" COUNTERTOP OVERHANG
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37. HALF WALL
38. BALCONY/DECK
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44. HVAC FLUE
45. 2X FLAT FRAMED FURRING. INSULATE PER CODE.
46. DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
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48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER
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55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
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5-PLEX

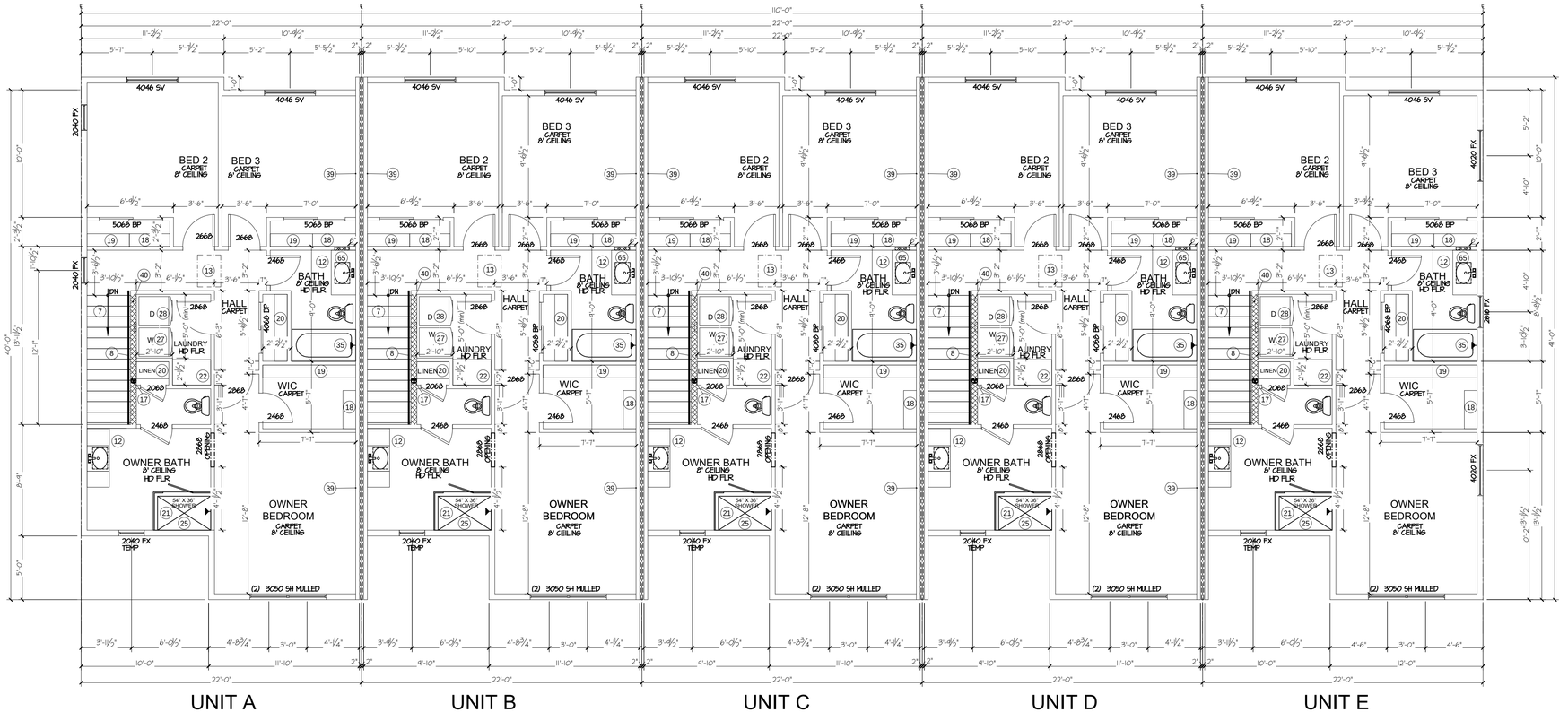
SECOND FLOOR PLAN

Job No.

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ROCKWELL
5-PLEX

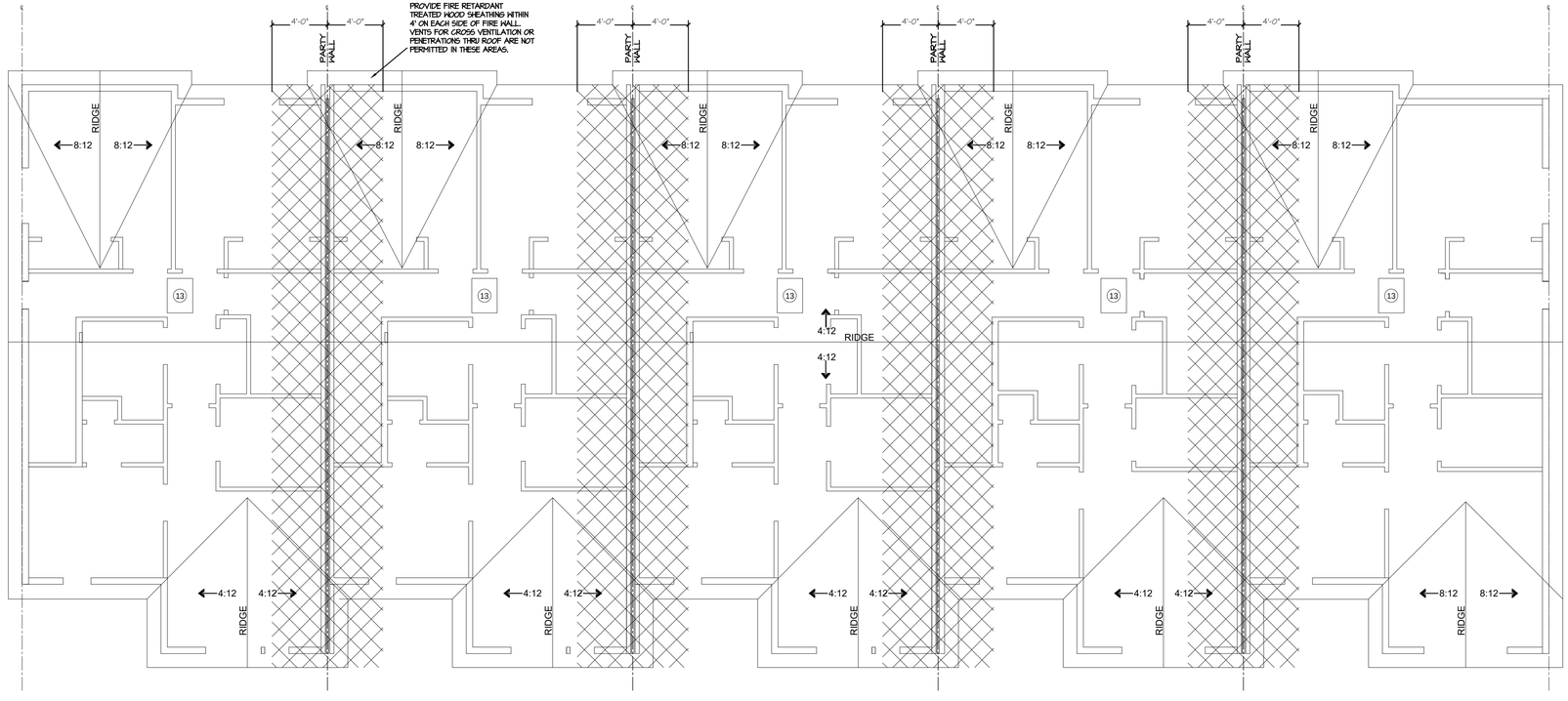
THIRD FLOOR PLAN

Job No.

THIRD FLOOR ASSEMBLY PLAN

PLAN NOTES

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
10. LINE OF ROOF ABOVE
11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS: 34"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
29. KITCHEN ISLAND @ 36" AFF W 12" COUNTERTOP OVERHANG
30. RANGE/OVEN UNIT
31. REFRIGERATOR WITH WATERLINE.
32. OPTIONAL GAS LINE FOR BBQ.
33. NOT USED
34. NOT USED
35. ONE PIECE SHOWER/TUB PER BUILDER.
36. A/C UNIT WITH CONCRETE PAD.
37. HALF WALL
38. BALCONY/DECK
39. SEPARATION WALL. REFER TO DETAILS.
40. 2x6 INTERIOR WALL
41. NOT USED
42. NOT USED
43. NOT USED
44. HVAC FLUE
45. 2X FLAT FRAMED FURRING. INSULATE PER CODE.
46. DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE; 36"H BASE CABINET, 12"D UPPERS
58. 36"X60" TUB W SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR.. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
64. 36" SHOWER INSERT
65. FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")



SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

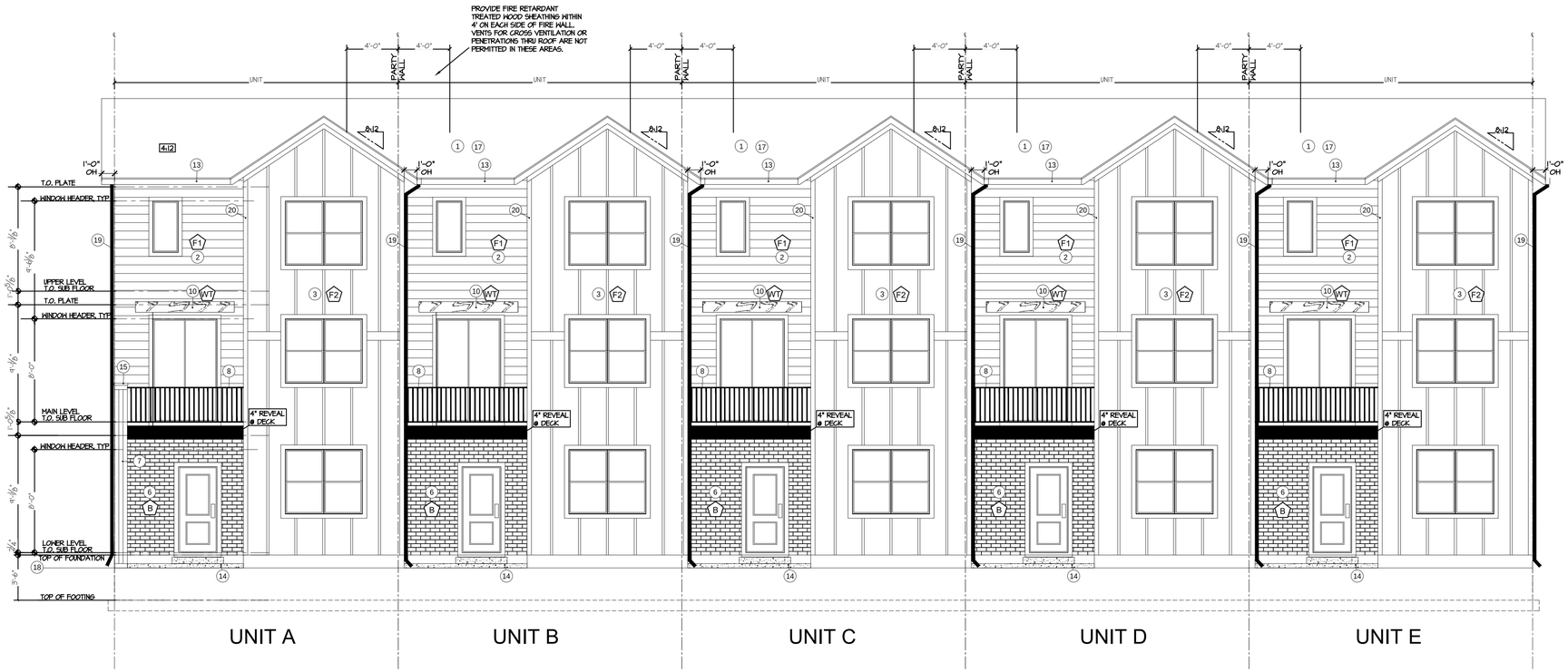
ROCKWELL

5-PLEX

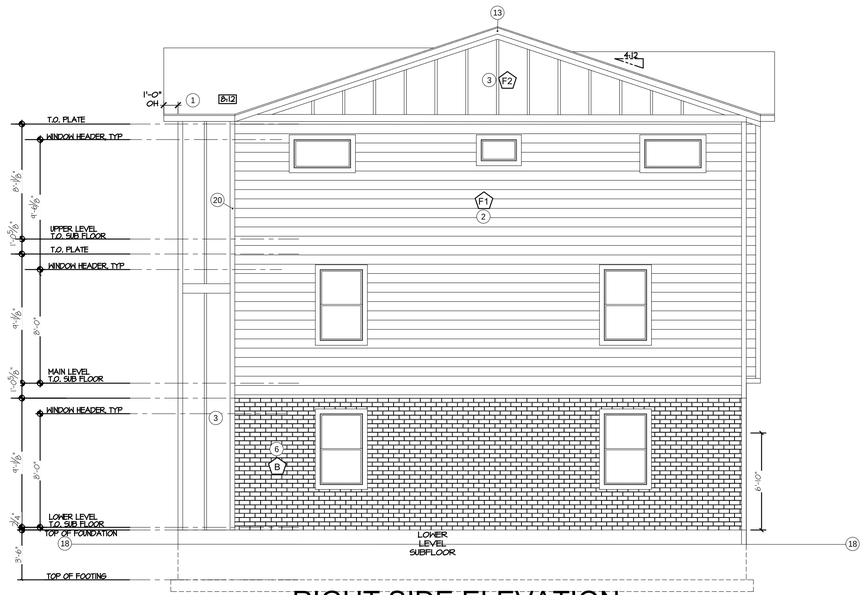
ROOF PLAN

Job No.

ROOF PLAN



FRONT ELEVATION



RIGHT SIDE ELEVATION

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV IBQ 7.2
4. METAL ROOF WITH METAL BRACKETS. SEE A502
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AWNING
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

B BRICK COLOR 1

WT WOOD TONE

F1 FIBER CEMENT COLOR 1

F2 FIBER CEMENT COLOR 2

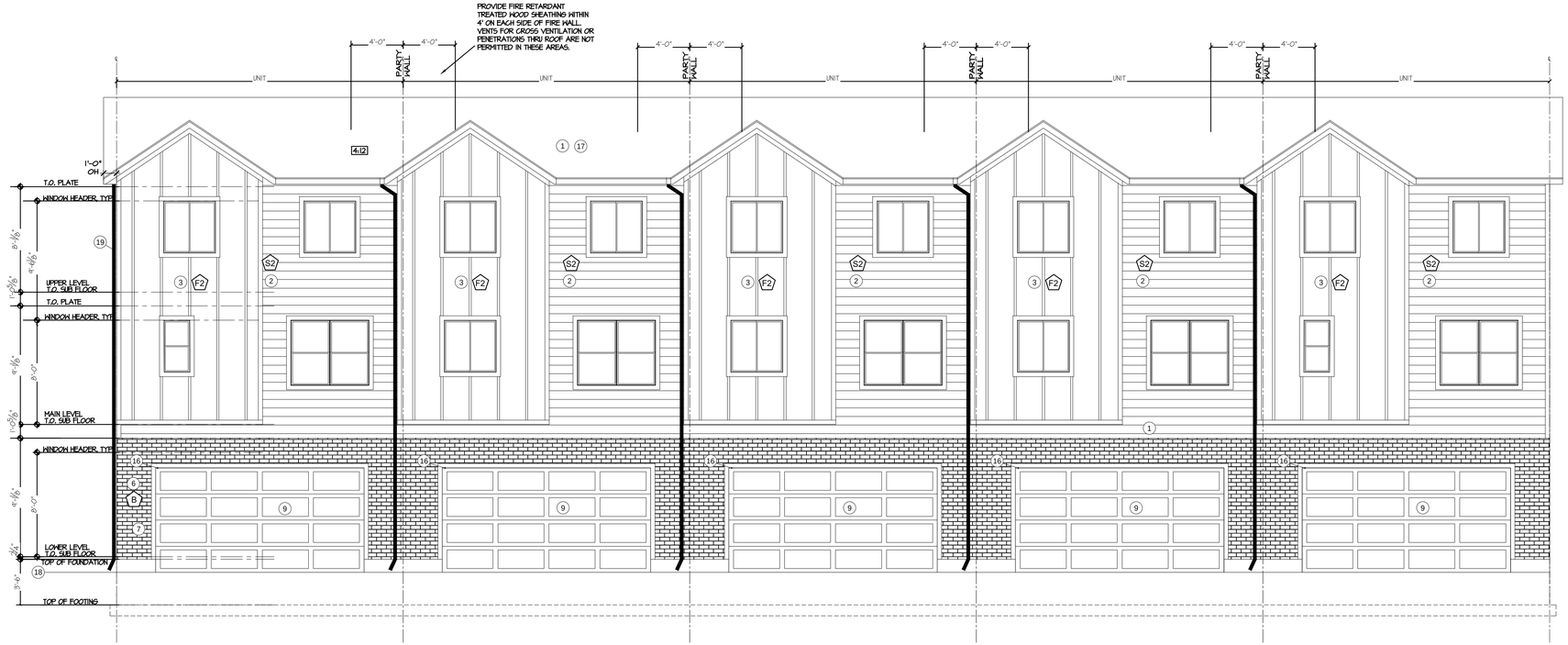
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SCALE: 3/32" = 1'-0" (11X17)

ROCKWELL

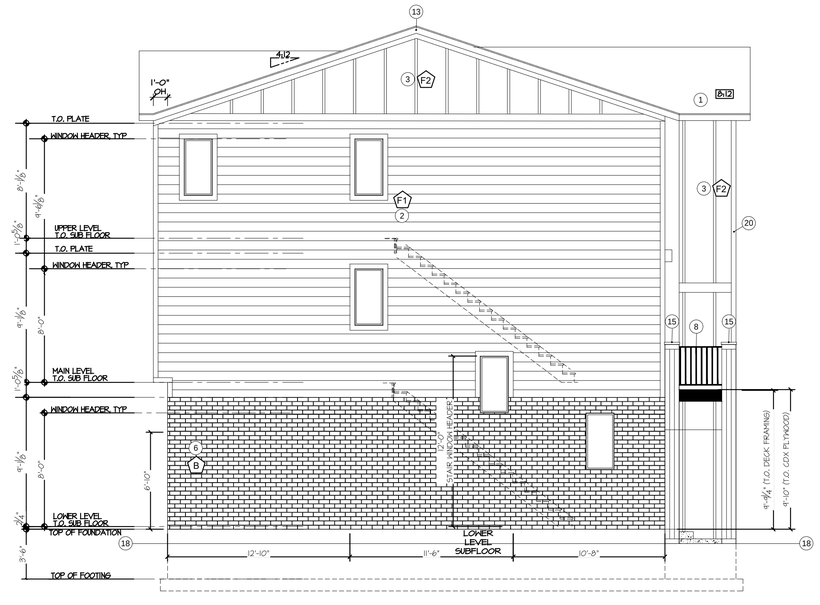
5-PLEX

Elevations

Job No.



REAR ELEVATION



LEFT SIDE ELEVATION

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV IBQ 7.2
4. METAL ROOF WITH METAL BRACKETS. SEE A502
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AWNING
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

(B) BRICK COLOR 1

(WT) WOOD TONE

(F1) FIBER CEMENT COLOR 1

(F2) FIBER CEMENT COLOR 2

ROCKWELL

5-PLEX

SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

Elevations

Job No.

UTILITY LEGEND

GAS LINE — GAS — GAS

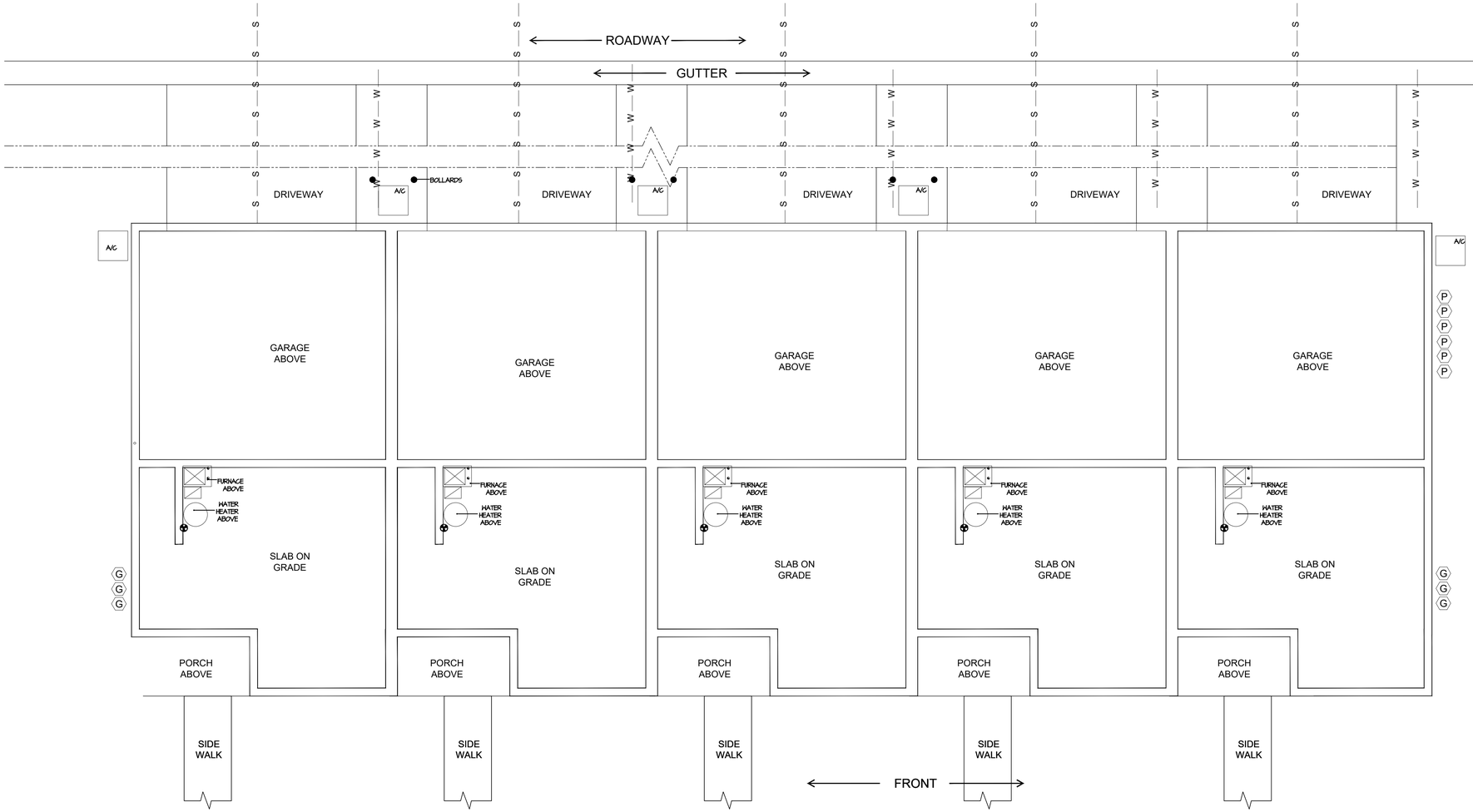
3/4" WATER LINE — W — W

4" SEWER LINE — S — S

ELECTRIC — E — E

(G) =GAS METER

(P) =POWER METER



SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

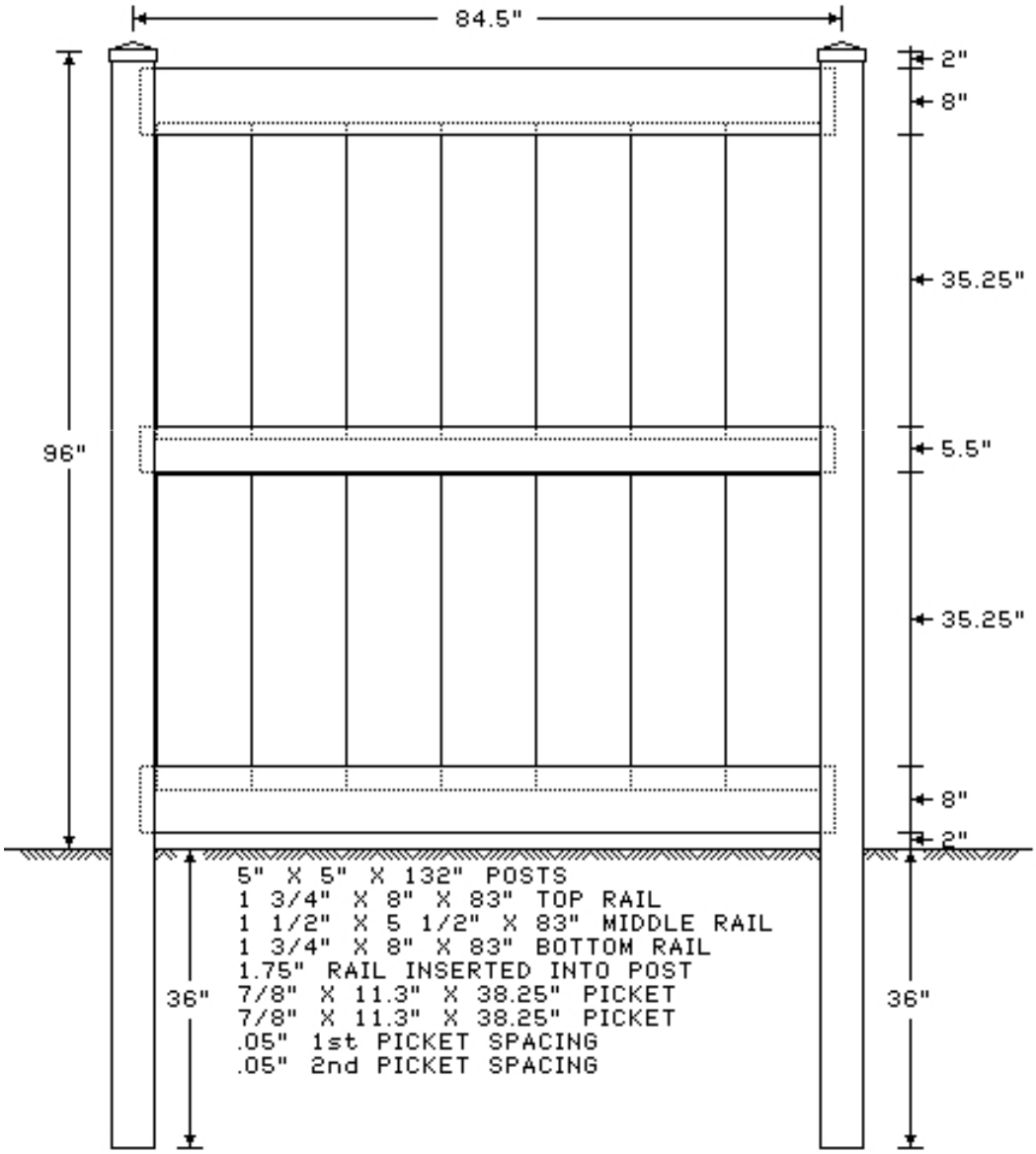
ROCKWELL

5-PLEX

UTILITY PLAN

Job No.

UTILITY PLAN



VINYL INDUSTRIES

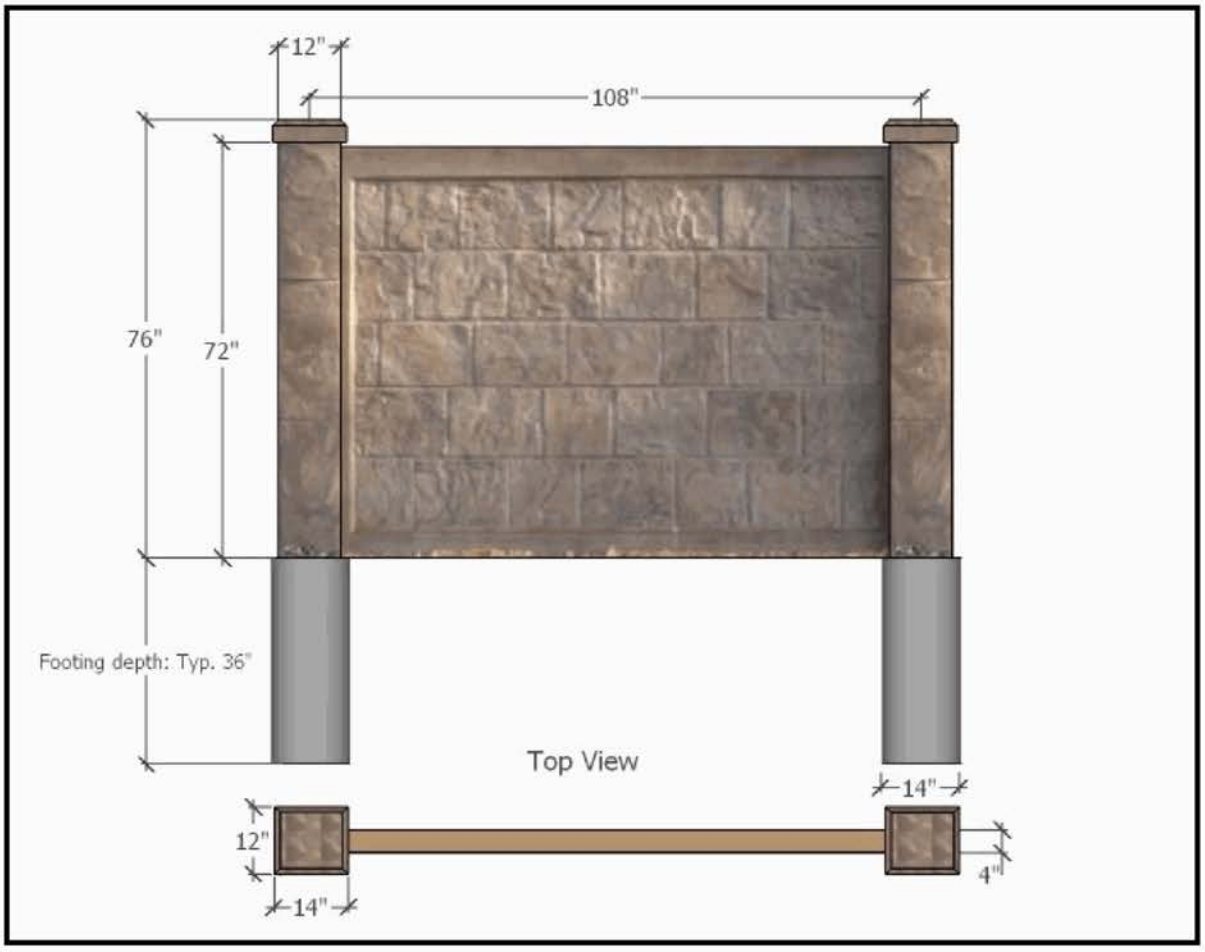
Vinyl Industries, LLC
1350 East Main Street
Lehi, UT 84043
801-768-4794

8' WHITE PRIVACY 1.75X8

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REVISED: 01/05/26	FILE:	1 of 1

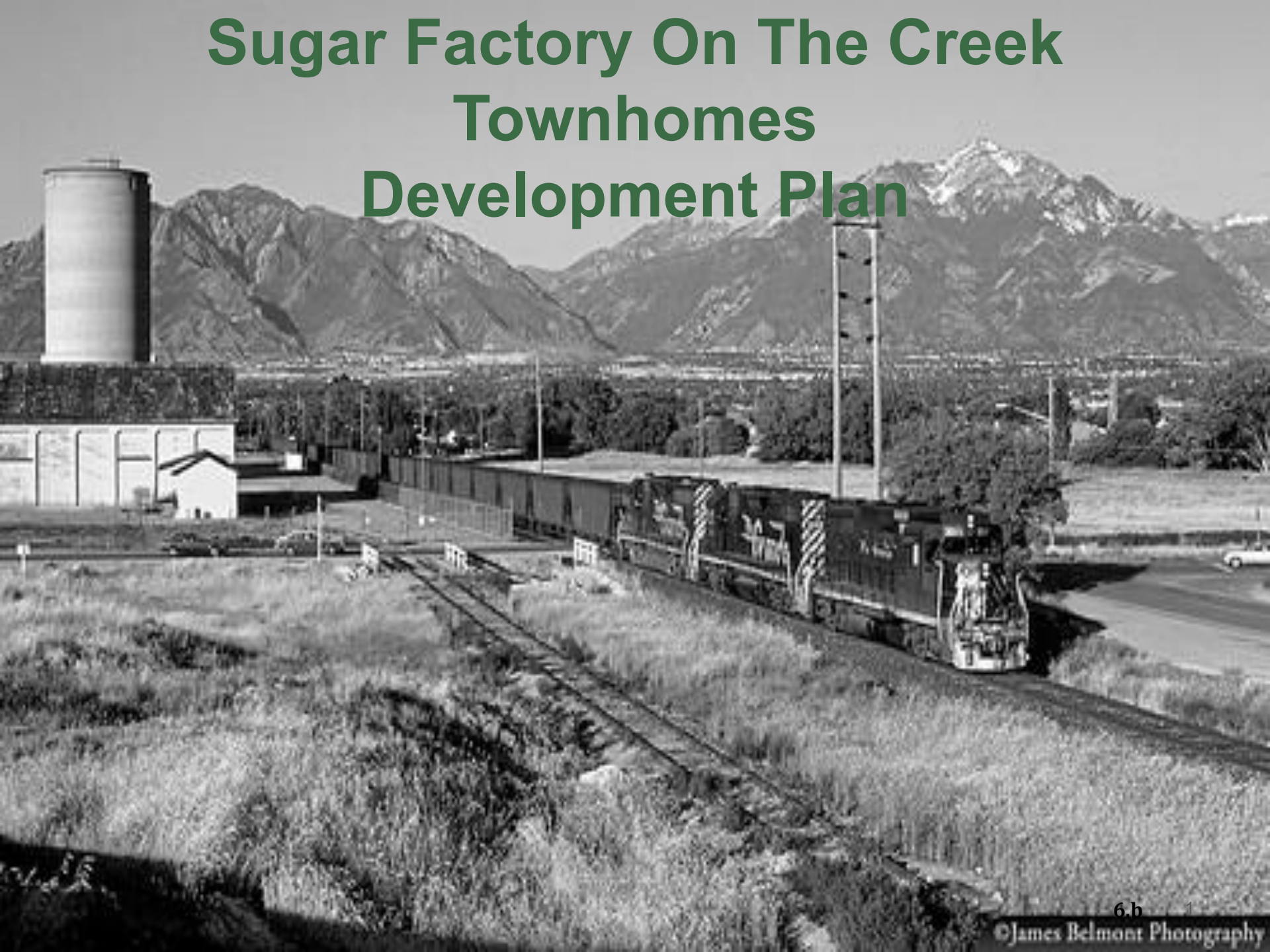
RhinoRock.com
CONCRETE FENCING

RHINOROCK FENCE SPECIFICATIONS



TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 259 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	21.5kg/m^2	4.9lbs/ft^2
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4-4.50%	
Compressive Strength of proprietary concrete mix design	$4x10^7$ N/m^2	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	$9.6x10^6$ - $1.4x10^7$ N/m^2	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Derby, fungus, or mushroom attack	none	
Termite food source	none	

Sugar Factory On The Creek Townhomes Development Plan



Sugar Factory On The Creek
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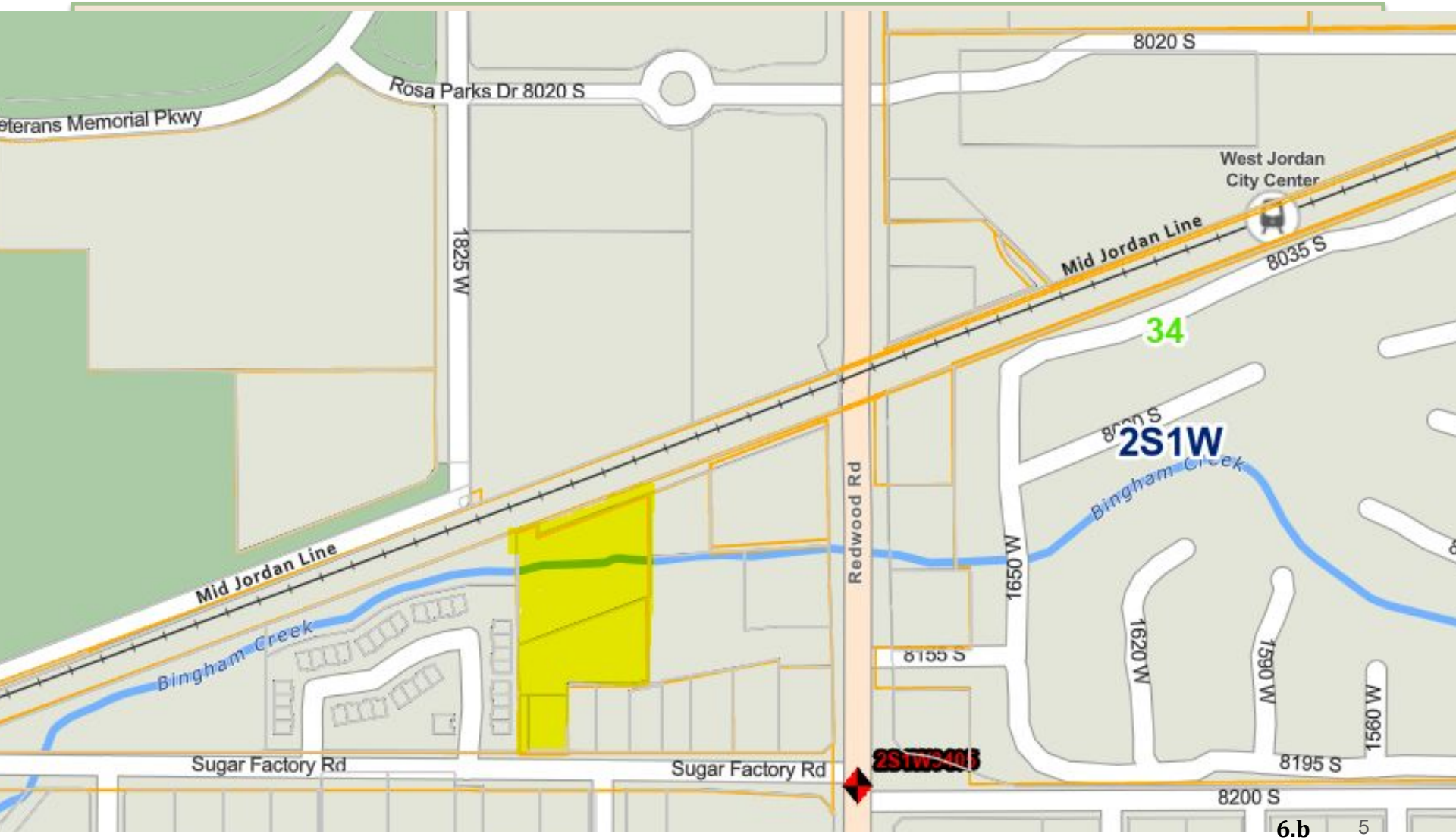
Sugar Factory On The Creek Introduction

- Sugar Factory on the Creek introduces 23 thoughtfully designed, fee-simple townhomes in a highly walkable setting. Residents will enjoy close proximity to TRAX, schools, parks, dining, shopping, the City Center, the library, recreation facilities, and a variety of community amenities—all just steps from home.
- Address: 1790 West Sugar Factory Road.
- Lot Size: 1.77 acres.
- Zone Change (CC-F → CC-R) will allow for Multi-Family.
- The Future Land Use Map designation is City Center/Neighborhood TSOD Center.
- The proposed rezoning supports the City's public goals by delivering attainable homeownership opportunities, filling the missing-middle housing gap, strengthening the residential tax base, enhancing neighborhood stability, and activating the creek corridor as a high-quality amenity. This aligns with the General Plan's call for a mix of housing types to meet the needs of current and future residents.
- Prepared for: West Jordan City - Design Review Committee, Planning Commission and City Council on November 5, 2025 and updated May 21,2026.

Zoning Regulations

- CC-R allows for a permitted use of Residential,multi-family (single use) under 45 feet in height. This project will meet that requirement as estimated building height is approximately 36 feet.
- The density for CC-R Multi-family dwellings/condominiums with surface parking allows 14-25 units per acre. This project will only have 23 units total.
- The 2022 Water Master Plan for West Jordan will allow up to 30 Equivalent Residential Connections (ERCs) at this location. This project will only require 23.
- In October of 2025 The applicant hired Consor to conduct a Sewer Capacity Analysis. The Analysis found that adding 23 Townhomes would not have a negative effect on the current sewer system.
- In October of 2025, the applicant also hired Bowen Collins & Associates to conduct a Fire Flow Review. The conclusion was that this project will have adequate fire storage and fire flow conveyance capacity in the water system to meet the City's design standards.

Location & Vicinity



Location & Vicinity



Land Features

- The property is accessed directly from Sugar Factory Road and features predominantly level topography from the roadway to the northern boundary, providing an ideal foundation for thoughtful redevelopment. Bingham Creek traverses the northern portion of the site in an easterly direction, creating a natural corridor with mature trees and established vegetation along its banks and throughout the property edges.
- To the west, the site is bordered by a townhome community constructed in 2001, reflecting the area's evolving residential pattern. To the east are a few older single-family homes dating from the 1930s–1960s, representing the community's historic development fabric. The northern boundary adjoins property primarily owned by West Jordan City, with a portion adjacent to the UTA TRAX line, further reinforcing the site's strategic proximity to transit and civic amenities.

Property History & Ownership

- The subject property has been held in the same family for several decades and historically served as part of a small agricultural operation. For many years, the land supported farming activities and the keeping of large animals consistent with the rural character that once defined this portion of West Jordan. As the community has grown and development has transitioned around the site, the agricultural use has gradually ceased.
- The existing single-family home is now vacant, and the associated outbuildings and farm structures have reached the end of their useful life. These buildings are obsolete, deteriorating, and no longer suitable for productive use.
- The property is currently zoned **CC-F** and carries a **legal non-conforming single-family residential use** designation. The proposed redevelopment represents a logical and appropriate transition from historic agricultural and rural residential use to a modern, walkable, ownership-based residential neighborhood consistent with the surrounding land use evolution and the City's long-term planning vision.

Property History & Ownership



Property History & Ownership
Front of House



Property History & Ownership
Garage and back yard



Property History & Ownership
Barn



Property History & Ownership
Field looking East



Property History & Ownership
Looking East Back of Field



Property History & Ownership
Bingham Creek looking North East



Property History & Ownership
Bingham Creek looking West



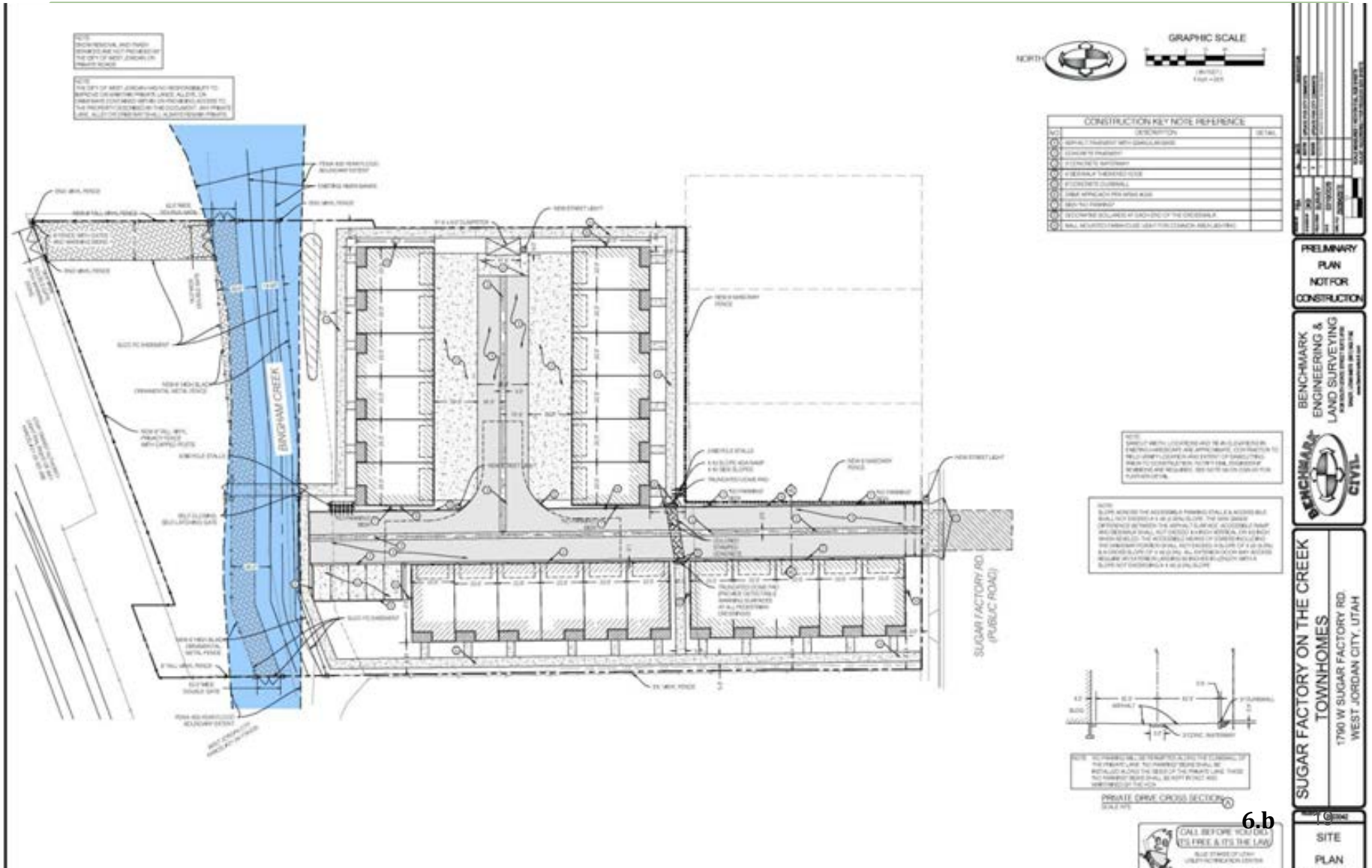
Land Uses Existing
CC-F



Land Uses Proposed
CC-R



Development Proposal & Concept Site Plan



Development Proposal & Concept Site Plan

- Salt Lake County Flood Control Easement (North Side of Bingham Creek).
- Easement for Future City Trail along the north bank of Bingham Creek.
- Developer will build a 6 ft wide Pedestrian Bridge to give homeowners access to open space. This will be owned and maintained by the HOA.
- 5 ft wide concrete sidewalk connecting the entire development. It will also connect to future County Trail System that will be along Sugar Factory Road.
- All buildings (Three 6 plexes and one 5 plex) will be constructed outside of the 100 year floodplain and meet all of the required building setbacks for CC-R.
- All buildings will be under 45 feet.
- Private Lane will be maintained by HOA. It will connect to Sugar Factory Road.

Development Proposal & Concept Site Plan Cont.

- Parking requirements meet City Code via the approved terms of the MDA.
- All units will have a 2 car garage.
- 23 units with 2 car garage (46) + 12 Driveways x 2 (24) + 4 Additional Guest Parking Stalls = Total Parking 74.
- Bike Parking will be near the pedestrian bridge and there will be two, 4 stall bike racks totalling 8 Bike Stalls.
- A 10x10 Dumpster will be at the East end of the Private Lane.

Concept Site Plan Building Setbacks

- CC-R Setback Requirements will be met as required by the West Jordan City Code 13-51-8.
- Front/Corner Yard Setbacks will be 5 feet minimum 20 feet maximum.
- Side Yard Setbacks will be a minimum of 6 feet.
- The Concept Site Plan shows all setbacks.
- Buffer Setbacks: 20 feet from adjacent residential.
  Due to the large amount of yard space between the residential home to the east and the proposed development, the 20 foot buffer along the east side of the development may be split between the two properties, with a 10 foot buffer on the development side and 10 feet of existing yard space on the neighboring property.

Development Sidewalk Connectivity Site Plan



Off-street Pedestrian Path Enhancments



Off-street Pedestrian Path Enhancements

- Crosswalk will be stamped concrete and clearly discernible with a different color than the asphalt.
- There will be decorative bollards at vehicle crossing.





Development Character & Style

- Keeping in line with the agricultural past of the area, the townhomes will be built in the Farmhouse architectural genre.
- The Open Space on the north side is a key part of this development plan. We want to preserve the history and feel of the rural lifestyle in West Jordan. The space will be a place with beautiful landscaping and lawns where residents can retreat from the hustle and bustle of city life to a semi-private oasis next to the creek.
- The development team will ensure every effort to preserve as many of the trees around the property as possible to create green and shady areas.
- We want to create opportunities for residents to both enjoy access to the many amenities that West Jordan City has to offer, while living in a place that still feels like a home where they can settle in and find respite from the world.



Archibald Gardner's new mill, built in 1877. The tannery is the low-roofed building on the right.
COURTESY PEGGY BROWN BENSON

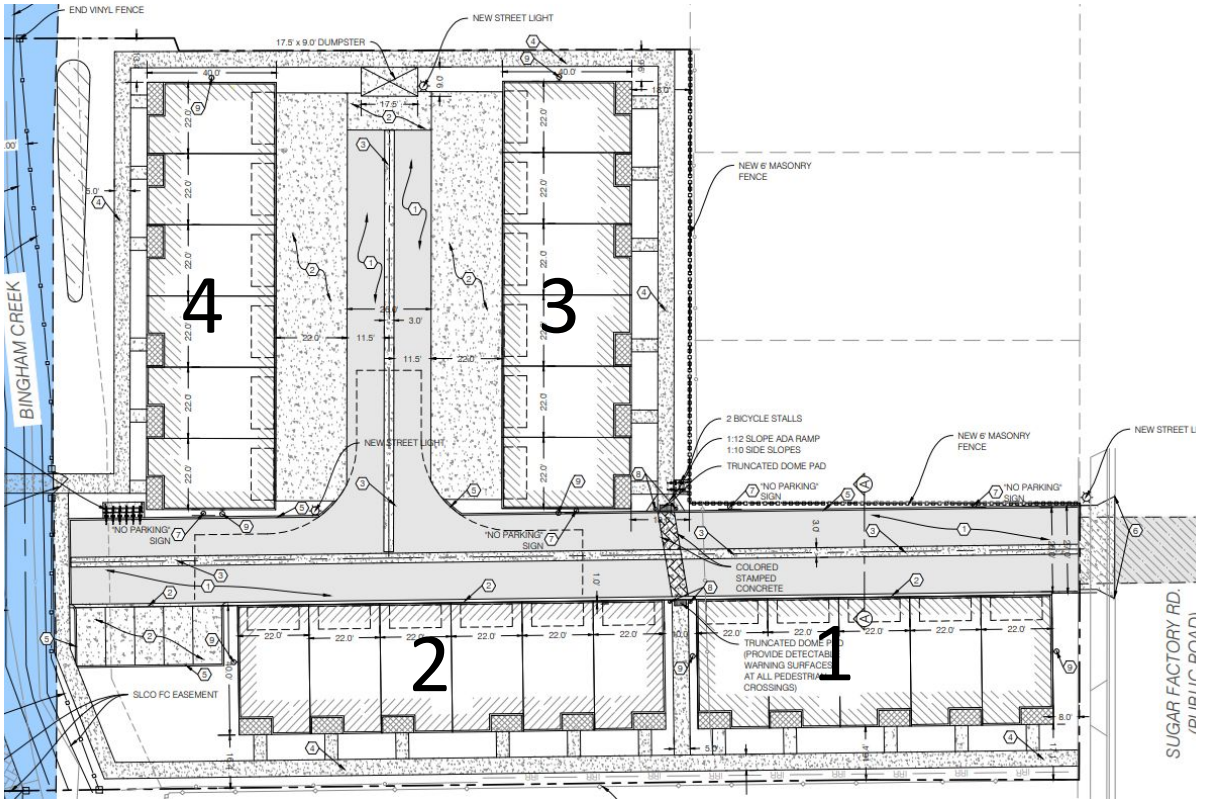


Development Character & Style



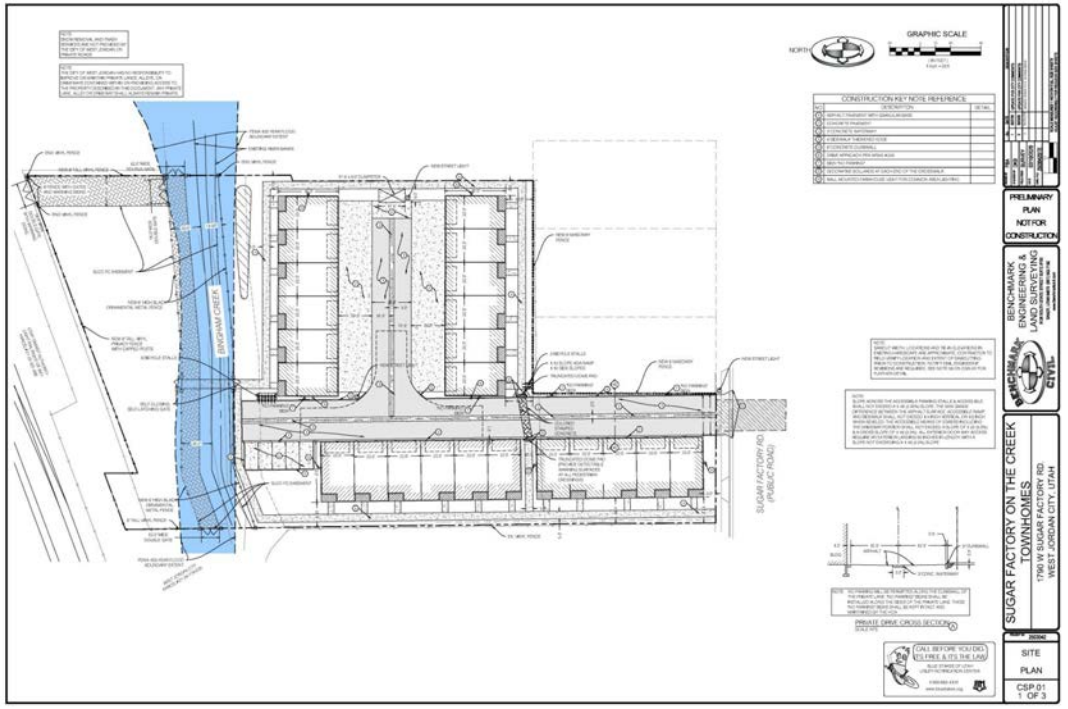
Phasing Plan & Timeline

- The project will be built as one phase.
- Given how tight the site is, all foundations will likely be poured during horizontal development before any pavements or hard surfaces.
- Framing ordering and unit completions will likely proceed as follows:

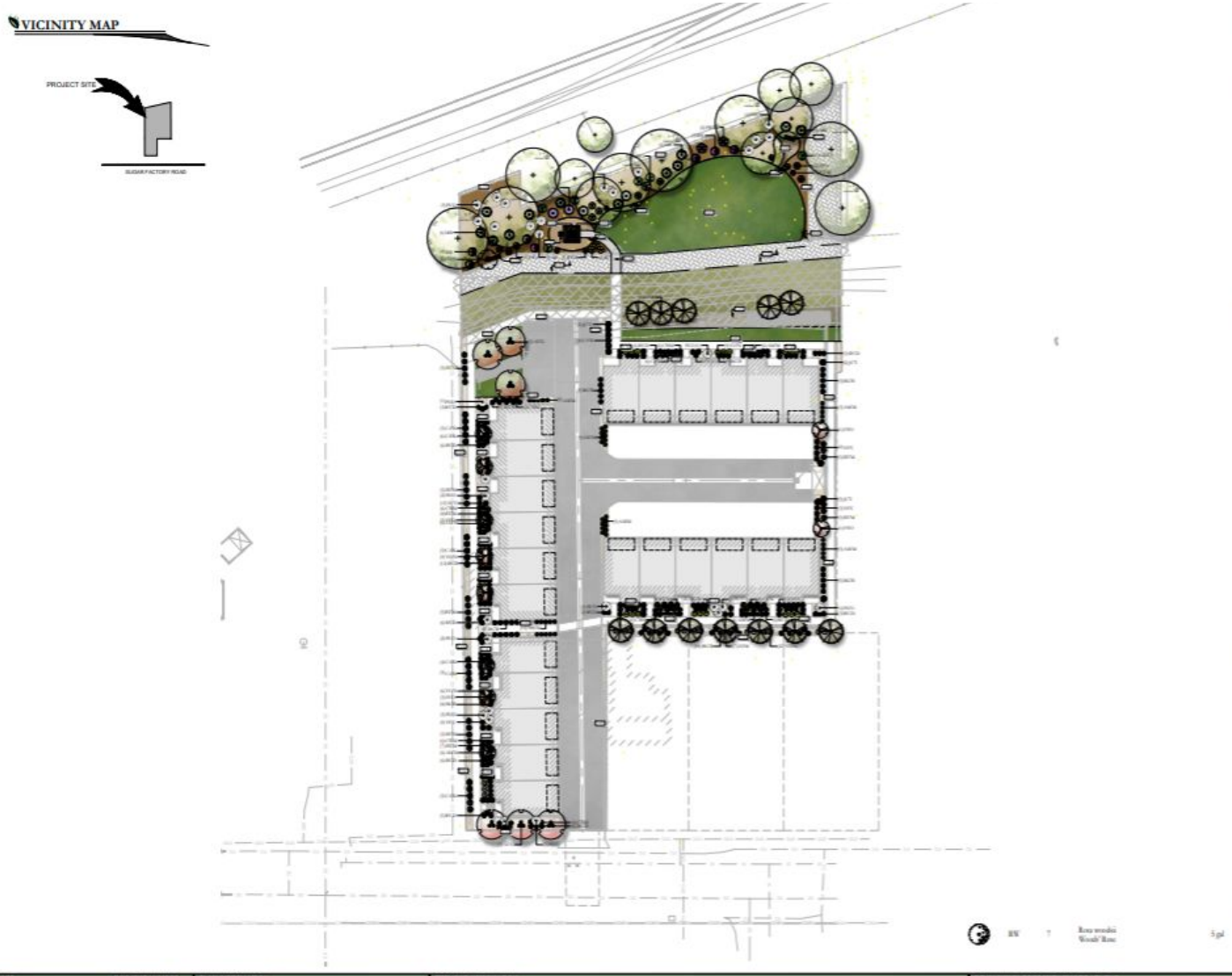


Public & Private Areas

- Units will be sold as fee-simple, individually plotted parcels which share a partition wall. They will not be platted as condos.
- Units will each have outdoor Limited Common Area, which gives private access to the resident. These will be second floor balconies and front porches.
- All other space will be Common Area maintained by the HOA.



Open Space Plan



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
CONIFERS					
	JCT	7	Juniperus chinensis 'Trautman' Trautman Juniper 5-6'; 15' x 6'; sun; z4; Utah Lake water tolerant	B & B	5'-6'
DECIDUOUS TREES					
	ATG	6	Acer tataricum 'Garanas' Hot Wings Tatarian Maple T(5); 18x18; AV 176; sun to part shade; z4	B & B	Multi-trunked
	CDW	1	Cercis occidentalis Western Redbud 10-15' x 10-15'; low water; sun to part sun; z 6-9	15 gal	Multi-trunked 5'-6'
	FSO	10	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech moderate; 30x10; full to part sun; z5	B & B	2"Cal
	ZSM	12	Zelkova serrata 'Musashino' Musashino Zelkova T(4); 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal
DECIDUOUS SHRUBS					
	AF2	4	Amorpha fruticosa False Indigo low to moderate; 3-4'x3-4'; full sun to part shade; z5	5 gal	
	AMM	67	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry S(f); 2x2; AV 28; sun to part shade; Z5; Utah Lake Water Tolerant	5 gal	
	BTM	55	Berberis thunbergii 'Maria' TM Sunjoy Gold Pillar Barberry T(f); 4x2; AV28; sun to part shade; z4;	5 gal	
	CBM	32	Caryopteris x clandonensis 'CI-I-12' TM Beyond Midnight Blueberd S(f); 2.5x2.5; AV12.5; sun; z5	5 gal	
	CMY2	7	Chamaebatiaria millefolium Fernbush S(f); 4x5; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	HPA	7	Fallugia paradoxa Apache Plume S(f); 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal	
	PWB2	2	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninebark moderate; 5-6x5-6; full to part sun; z3	5 gal	
	RC	6	Ribes cereum Wax Currant 8'x6'; sun; z5	5 gal	
	VON	46	Viburnum opulus 'Nanum' Dwarf European Cranberrybush moderate; 2x3; sun to part shade; z3; Utah Lake water tolerant	5 gal	
EVERGREEN SHRUBS					
	AB	5	Arctostaphylos uva-ursi 'Big Bear' Big Bear Kinnikinnick low; 1x4; full to partial sun; z3	5 gal	
	MR	12	Mahonia repens Creeping Mahonia G(4); 2'x6'; part to full shade	5 gal	
	PLO	28	Prunus laurocerasus 'Otto Luyken' Luykens Laurel moderate; 4x8; full to part shade; z5;	5 gal	
	YFC	57	Yucca filamentosa 'Color Guard' Color Guard Adam's Needle S(f); 2-3 x 2-3; AV 7; sun; z4; Utah Lake water tolerant	5 gal	
GRASSES					
	BGB	104	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Tw(f; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal	
	CAK	44	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
ROSES					
	RCD	44	Rosa x 'Meidrifora' TM Coral Drift Groundcover Rose moderate; 1.5 x 2.5; sun; z4; Utah Lake water tolerant	5 gal	

3/2/2026 | UT25178 | BLUE STAKES OF UTAH 811

SUGAR FACTORY TOWNHOMES

BENCHMARK ENGINEERS
DALE K. BENNETT
801-884-7192

PKJ

JTA
ACP
KBA

Open Space Plan

- The project's open space has been designed to comply with West Jordan City Code 13-51-10 and to create a meaningful, connected, and nature-oriented environment for residents
- Total acreage of open space is approx. 0.80 or 34,972 Sq Ft.
- Passive Open Space area is approx. 0.08 acre or 3,500 Sq Ft and Active Open Space is approx. 0.72 acre or 31,472 Sq Ft.
- Overall design will focus on creating a stronger sense of place for the residents and will limit pedestrian interaction with motor vehicles. On the south side of Bingham Creek we will have walkways that connect each unit and a cross walk on the private road. The buildings will have lights on the garages and porches activated by photocell. There will be a pedestrian footbridge that will connect the walkways on the South side to the North side of Bingham Creek.

Open Space Plan Contined

- Significant landscape improvements are planned on both sides of the creek, including the preservation and enhancement of mature trees and riparian character. The north side of the creek will have paths with benches placed in key viewing locations to encourage residents to enjoy the creek setting, mature trees, and landscaped open space.
- Residential entries and garage areas will feature down-directed lighting to improve visibility, enhance safety, and provide natural surveillance of shared areas. **No artificial lighting will be installed north of Bingham Creek,** preserving the natural character of the riparian corridor and minimizing environmental impacts.
- Crime prevention and safety are supported through design: buildings are oriented to allow residents to overlook the private drive, walkways, and open spaces, providing natural “eyes on the community.” Perimeter security will be reinforced with fencing, and the site will have a single vehicular access point on Sugar Factory Road.
- All open space areas, amenities, fencing, and landscaping will be **owned and maintained by the HOA** to ensure long-term quality and stewardship.

Amenities Plan







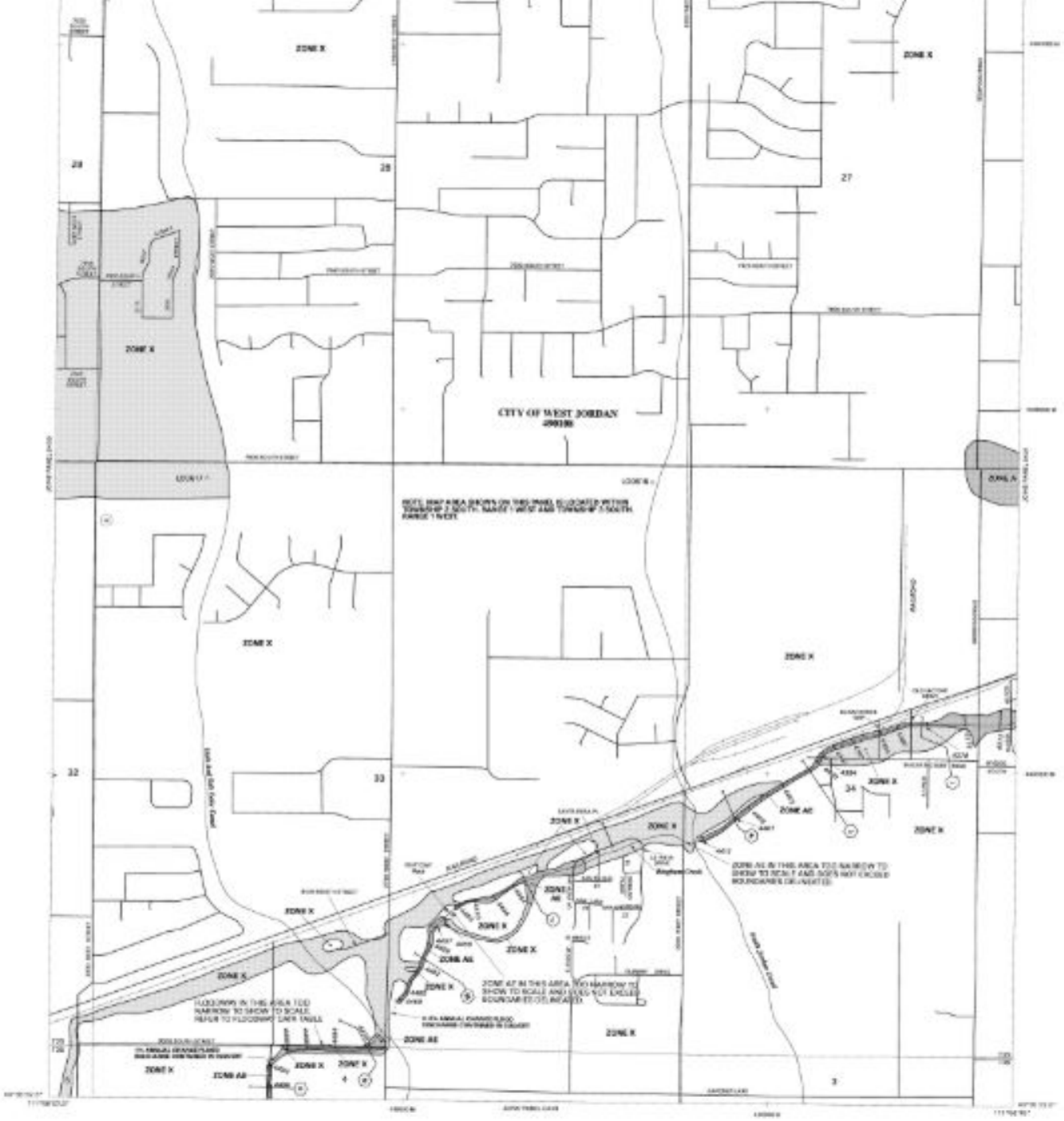


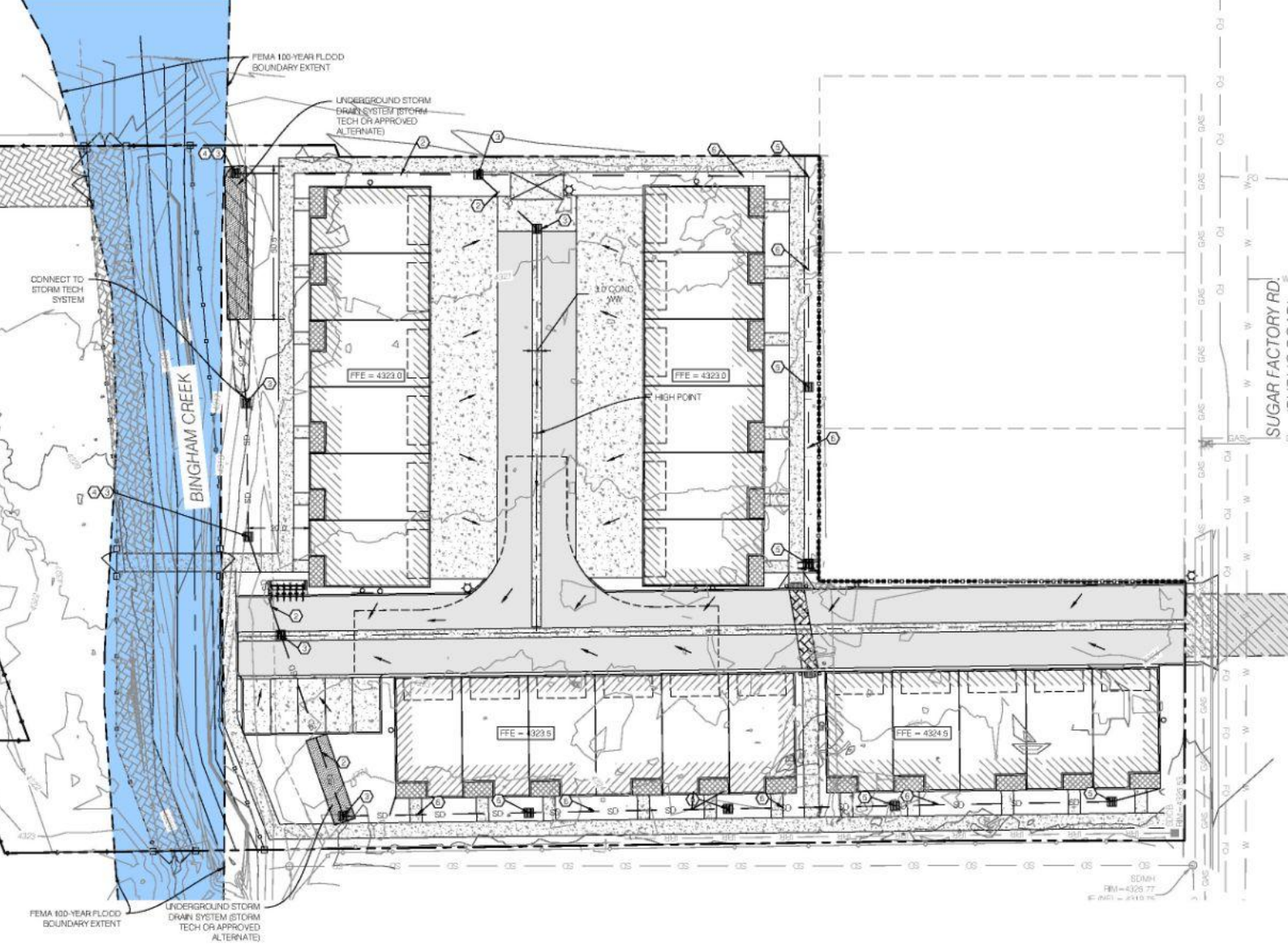
Amenities Plan

- The amenity plan is centered on celebrating Bingham Creek as the defining natural feature of the property. The creek will remain fully open and in its natural daylighted condition, preserving its flow and character while enhancing access and visibility for residents.
- A pedestrian footbridge will connect the southern portion of the community to the open-space area on the north side of the creek, creating a unique amenity experience and encouraging passive recreation. The open-space area north of the creek will be fully landscaped park space, providing residents with a quiet, shaded retreat and future interface with the planned City/County trail corridor.
- The amenity areas are designed to support both reflection and recreation. Mature trees will be preserved wherever feasible to provide shade, privacy, and ecological value. A broad lawn area will offer space for informal play, gathering, and relaxation, while benches will be strategically located to take advantage of creek views, mature trees, and natural open-space scenery.
- A bicycle rack will be installed near the pedestrian bridge on the south side of the creek to encourage active mobility and support proximity to the regional trail and transit network.
- All amenities—including the bridge, seating areas, pathways, landscaping, and open-space areas—will be **owned and maintained by the HOA**, ensuring long-term quality, stewardship, and community benefit.

Floodplain / FEMA / County Requirements

- The Official Flood Insurance Rate Map clearly shows that the 100-year floodplain (Zone AE) straddles the existing Bingham Creek.
- Salt Lake County will require a 20 ft easement along the North for Flood Control. Developer has already met with the County and the Easement is shown on the Concept.
- We had a professional Hydrologist generate a 100-year flood boundary in CAD from the FEMA FIRM. The 100-year flood boundary was then added to the civil drawing.


CITY OF WEST JORDAN
490186
ZONE X
ZONE AE
ZONE A
FLOODWAY IN THIS AREA TOO NARROW TO SHOW TO SCALE. REFER TO FLOODWAY DATA TABLES
ZONE AE IN THIS AREA TOO NARROW TO SHOW TO SCALE AND DOES NOT EXCEED BOUNDARIES OF ZONE AE
ZONE AE IN THIS AREA TOO NARROW TO SHOW TO SCALE AND DOES NOT EXCEED BOUNDARIES OF ZONE AE
Jordan River
South Jordan Canal



2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE
2	3'X3' CATCH BASIN
4	SINOUT
5	8'Ø DRAIN BASIN
6	8'Ø PVC (C-900)

ALL HDPE/RCP CLASS III PIP TO HAVE SOIL TIGHT J

PROPOS

NOTE:
POTHOLE TO IDENTIFY ANY INSTALLATION. CONTACT E IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OF LOW END OF ALL GRAVITY INVERT ELEVATION OF THE NOTIFY ENGINEER IF THIS I THE PLANS FOR A REDESI

SDMH
RIM=4322.10
IE (8"PVC W) = 4313.30
IE (8"PVC E) = 4313.32
IS (8"PVC S) = 4313.60

NOTE:
SAWCUT WIDTH, LOCATION EXISTING HARDSCAPE ARE FIELD VERIFY LOCATION A PRIOR TO CONSTRUCTION REVISIONS ARE REQUIRED FURTHER DETAIL.

STORM DRAINAGE CALC
Rational Method (Q=

Area Identification (A)		Rational Coefficient (C)
Roof =	19,124	0.9
Pavement =	22,371	0.9
Landscaping =	14,786	0.2
Sum:	56281 SF	Sum:

HOLLADAY CITY DESIGN STORM (100 YEAR EVENT)

Time (min)	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft)
15	4.10	1.03	3443	232
30	2.76	1.38	4635	465
60	1.71	1.71	5743	929
120	0.93	1.86	6240	1858
180	0.63	1.88	6328	2787
360	0.34	2.03	6811	5574
720	0.20	2.38	7980	11148
1440	0.10	2.47	8302	22296

C. Storm water detention:

Stormtech System: MC-4500 — 175.9 cf/pc. — 83.4 lf/pc

$V_{STORMTECH}$ = 3837 cf

Pond Volume: V_{POND} = 1994 cf — Basin Depth (H): 2.00 ft

A= 1858 sf

Total Detention Volume : 5,831 cf

Is there enough existing storm water storage?

SURFACE AREA= (PER PERCOLATION CALCULATIONS)

Percolation rate (ASSUME) = 10.00 min./inch

TOTAL AREA = 1492 SF. 1858

Convert percolation to cfs

Discharge = Surface Area / Percolation Rate =

Allowable Discharge = Q (cfs) / Area (acre) =

NOTE:
BINGHAM CREEK MAINTENANCE IS CONTROLLED BY SALT LAKE COUNTY FLOOD CONTROL. ANY STABILIZATION REQUIRED REQUIRED WILL BE COORDINATED WITH SALT LAKE COUNTY AND WEST JORDAN CITY. IF WEST JORDAN CITY WILL BE REQUIRED TO PROVIDE STABILIZATION. ADDITIONAL EASEMENT WIDTH MAY BE REQUIRED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
1-800-662-4111
811

Trails & Riparian Corridor Improvements

- The creek will have a nice metal fence along the north and south banks to protect children from swift water.
- We plan on connecting our sidewalks to the future Bingham Trail which will connect to other City Parks.
- Along the creek we will grant an easement for a future city pathway.



Walkability & Public Transportation

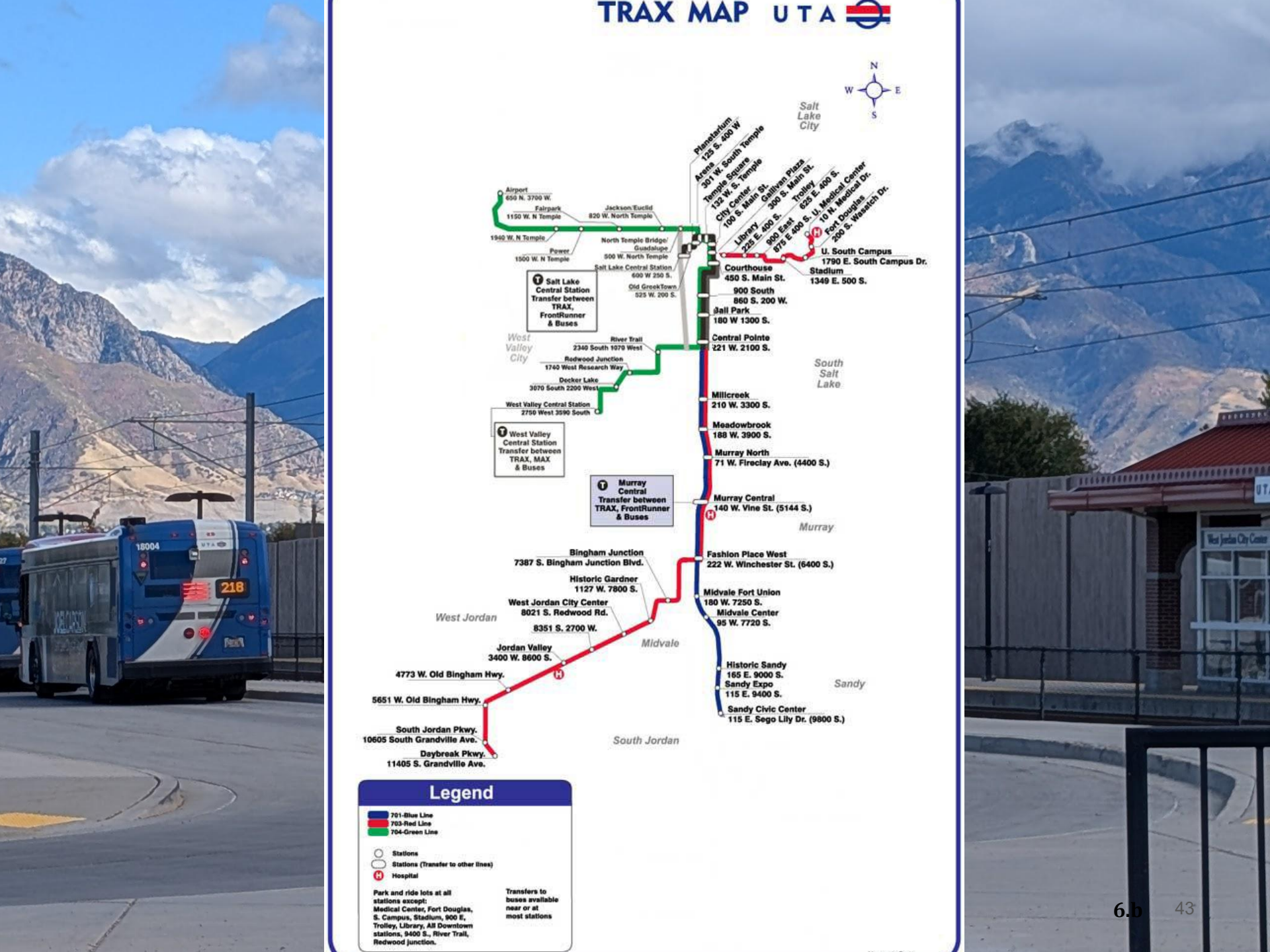
- Almost everything you need is within one mile of this location.
- The City Center is a short 8-10 minute walk.
- Because of the proximity to Public Transportation and walkability to the community, many of the future homeowners may elect to use their vehicles less than normal.
- Using Trax allows you to get to the UofU or Salt Lake City in approximately 30mins.


WILD WEST
JORDAN PLAYGROUND

City of West Jordan Parks




18004
218
West Jordan City Center


TRAX MAP UTA
N
W
E
S
Salt Lake City
Planetarium 125 S. 400 W
Arena 301 W. South Temple
Temple Square 132 W. S. Temple
City Center 100 S. Main St.
Gallivan Plaza 300 S. Main St.
Library 225 E. 400 S.
Trolley 625 E. 400 S.
900 East 875 E 400 S.
10 N. Medical Dr.
Fort Douglas
200 S. Wasatch Dr.
U. South Campus 1790 E. South Campus Dr.
Stadium 1349 E. 500 S.
Courthouse 450 S. Main St.
900 South 860 S. 200 W.
Ball Park 180 W 1300 S.
Central Pointe 221 W. 2100 S.
South Salt Lake
Millcreek 210 W. 3300 S.
Meadowbrook 188 W. 3900 S.
Murray North 71 W. Fireclay Ave. (4400 S.)
Murray Central 140 W. Vine St. (5144 S.)
Murray
Fashion Place West 222 W. Winchester St. (6400 S.)
Midvale Fort Union 180 W. 7250 S.
Midvale Center 95 W. 7720 S.
Historic Sandy 165 E. 9000 S.
Sandy Expo 115 E. 9400 S.
Sandy
Sandy Civic Center 115 E. Sego Lily Dr. (9800 S.)
Airport 650 N. 3700 W.
Fairpark 1150 W. N Temple
1940 W. N Temple
Power 1500 W. N Temple
Jackson/Euclid 820 W. North Temple
North Temple Bridge/ Guadalupe 500 W. North Temple
Salt Lake Central Station 600 W 250 S.
Old GreekTown 525 W. 200 S.
Salt Lake Central Station Transfer between TRAX, FrontRunner & Buses
West Valley City
River Trail 2340 South 1070 West
Redwood Junction 1740 West Research Way
Decker Lake 3070 South 2200 West
West Valley Central Station 2750 West 3590 South
West Valley Central Station Transfer between TRAX, MAX & Buses
Murray Central Transfer between TRAX, FrontRunner & Buses
Bingham Junction 7387 S. Bingham Junction Blvd.
Historic Gardner 1127 W. 7800 S.
West Jordan City Center 8021 S. Redwood Rd.
West Jordan
8351 S. 2700 W.
Midvale
Jordan Valley 3400 W. 8600 S.
4773 W. Old Bingham Hwy.
5651 W. Old Bingham Hwy.
South Jordan Pkwy. 10605 South Grandville Ave.
Daybreak Pkwy. 11405 S. Grandville Ave.
South Jordan
Legend
701-Blue Line
703-Red Line
704-Green Line
Stations
Stations (Transfer to other lines)
Hospital
Park and ride lots at all stations except: Medical Center, Fort Douglas, S. Campus, Stadium, 900 E, Trolley, Library, All Downtown stations, 9400 S., River Trail, Redwood junction.
Transfers to buses available near or at most stations

Public Schools

- Westvale Elementary School is .9miles away. (20 minute walk)
- West Jordan Middle School is one mile away. (23 minute walk)
- West Jordan High School is 1.3 miles away. (30 minute walk)
- 23 For-sale townhomes will generate approximately 5-7 school aged children which is a very low yield.
- Homeownership increases student stability.

Builder Partner

- McArthur is based just down Redwood Road in South Jordan and is currently working on the Pierson Farms project on Gardner Lane.
- McArthur Homes is a reputable, established builder with 30 years of experience, numerous awards, and its principals have served in leadership positions in the Salt Lake Home Builder's Association.

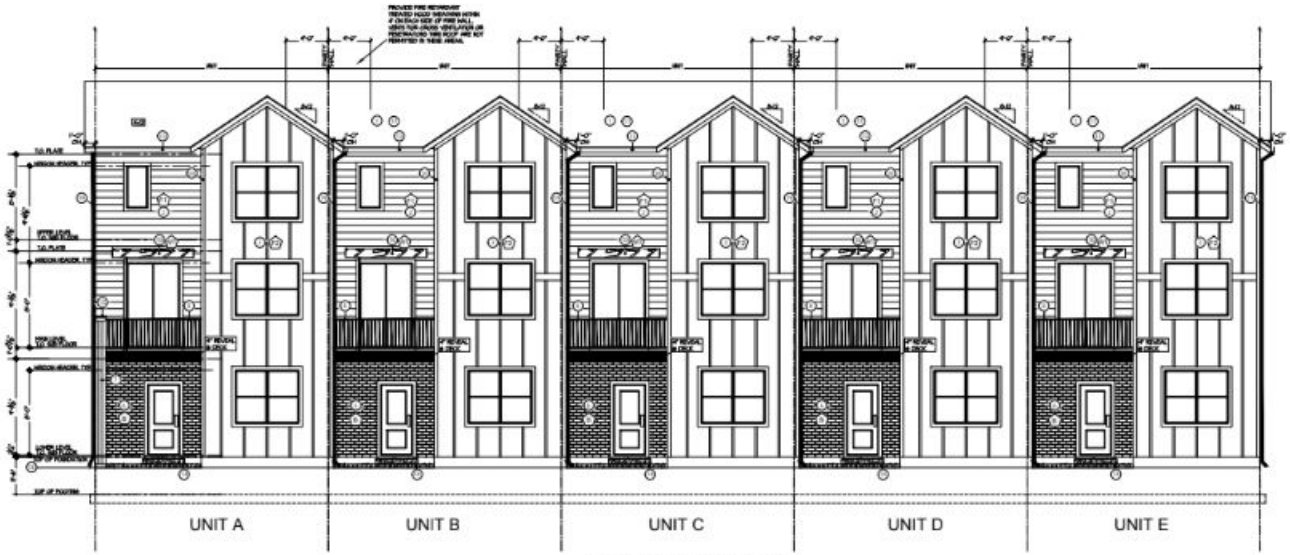


Building Architecture





Building Architecture Elevations



FRONT ELEVATION



RIGHT SIDE ELEVATION

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV (BG 7.2
4. METAL ROOF WITH METAL BRACKETS, SEE A502
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AWNING
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

B1 BRICK COLOR 1
W1 WOOD TONE
F1 FIBER CEMENT COLOR 1
F2 FIBER CEMENT COLOR 2

SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (6X11)

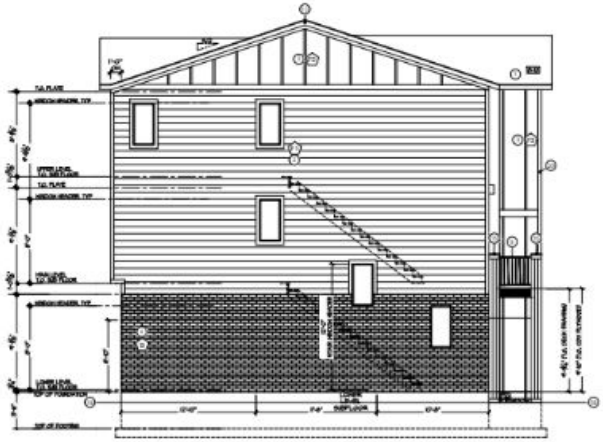
ROCKWELL
5-PLEX

Elevations
Job No.

Building Architecture Elevations



REAR ELEVATION



LEFT SIDE ELEVATION

ROCKWELL

5-PLEX

SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV BG 7.2
4. METAL ROOF WITH METAL BRACKETS. SEE A502
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6. BRICK
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8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AWNING
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

BRICK COLOR 1
WOOD TONE
FIBER CEMENT COLOR 1
FIBER CEMENT COLOR 2

Elevations

Townhome Characteristics

- Three stories
- 2 car garage
- Outdoor balcony on 2nd floor
- Timeless farmhouse architectural style
- Black windows
- Ground floor flex space, which can be used as an office or 4th bedroom
- Flexible 2nd floor space with optional pocket office and double island
- 3 bedrooms upstairs with large Master suite

Square Footage Calculations

Finished square footage calculations for this house were made based on plan dimensions only, per ANSI Z765-2003, and may vary from the actual square footaqge of the house as built.

	Rockwell Townhomes	Above Grade		Total
Standard Design	**Finished Areas**			
	3rd Floor Finished (including stairs to 2nd Floor)	830		
	2nd Floor Finished (including stairs to 1st Floor)	830		
	1st Floor	345		
	Total Finished Living Space	2005		2005
	Unfinished Areas			
	1st Floor Mechanical	19		
	Total Unfinished Living Space	19		19
	Total Living Space			
	3rd Floor	830		
	2nd Floor	830		
	1st Floor	364		
	Total Living Space	2024		2024
Misc				
	Standard Garage (includes under stair storage)	466		466
	Porch	50		50
	Deck	50		50

ROCKWELL TOWNHOMES

GENERAL PROJECT NOTES

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL CODE REFERENCES HEREIN REFER TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AS AMENDED AND ADOPTED BY THE STATE OF UTAH.
2. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON TH PLANS AND IN THE FIELD. NOTIFY THE ARCHITECT (WITH THE KNOWLEDGE AND APPROVAL OF THE DEVELOPER/BUILDER) OR ANY DISCREPANCIES OF CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DEVELOPER/BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS FOR SPECIFIC UTILITY EASEMENTS AND OTHER PERTINENT INFORMATION.
4. DEVELOPER/BUILDER TO FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBS, AND OTHER ASSOCIATED ITEMS. CONTRACTOR IS TO HAVE ALL EXISTING UTILITY LOCATIONS LOCATED BY ITS RESPECTIVE AUTHORITY, AND CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.
5. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE OWNER BY THEIR CONSULTANT. THE REPORT IS AVAILABLE FOR REVIEW AS AN AID IN PLANNING AND EXECUTING ALL APPLICABLE AREAS OF WORK FOR THE PROJECT. THE REPORT DATA IS PROVIDED FOR REFERENCE ONLY, AND IS NOT TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. WHILE IT IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND/OR COMPLETENESS IS NOT GUARANTEED BY THE ARCHITECT.
6. DEVELOPER/BUILDER TO COORDINATE TOP OF FOUNDATION WALL ELEVATIONS WITH INFORMATION INDICATED IN THESE PLANS AND WITH FINAL GRADING.
7. UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLAN, PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION. ALL SITE GRADING SHOULD BLEND NATURALLY WITH EXISTING GRADES USING MAXIMUM SLOPE OF 2:1.
8. COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH THE DEVELOPER/BUILDER.
9. EXTERIOR WALLS TO BE 2X6 STUDS @ 16"OC. UNLESS OTHERWISE NOTED, INTERIOR WALLS & PARTY WALLS TO BE 2X4 STUDS @ 24" OC UNLESS OTHERWISE NOTED.
10. WINDOWS INDICATED ARE "NOMINAL SIZES". ALL WINDOWS ARE TO BE DOUBLE PANED AND TO HAVE "LOW E" TECHNOLOGY. REFER TO PLANS FOR WINDOW OPERATION. BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE. TEMPERED GLASS IS TO BE PROVIDED PER CODE.
11. TRUSS MANUFACTURER IS TO PROVIDE TRUSS LAYOUT PROFILES TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND COORDINATION. SUCH WORK WILL BE BASED BOTH ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. DIMENSIONS SHOWN FOR TRUSSES ARE TO BE USED AS GENERAL GUIDELINES AND SHALL BE VERIFIED BY THE TRUSS MANUFACTURER.
12. CABINET DESIGN AND RELATED DRAWINGS ARE TO BE PROVIDED BY OTHERS.
13. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
14. FIRESTOP ALL FLUES AND WALLS PER CURRENT LOCAL CODE.
15. ALL DOORS BETWEEN DWELLING AND GARAGE AREAS MUST BE FIRE RATED PER CURRENT LOCAL CODE.
16. STAIR ASSEMBLIES OVER 3'-0" WIDE SHALL HAVE A MINIMUM OF (3) STRINGERS.
17. PROVIDE GUTTERS AND DOWNSPOUTS. A 5'-0" MIN. EXTENSION IS TO BE PROVIDED, OR OTHER APPROVED METHOD OF DISCHARGING DOWNSPOUT WATER AWAY FROM FOUNDATION IS TO BE EMPLOYED.

SHEET INDEX

A100	COVER SHEET	A504	CONSTRUCTION DETAILS
A101	FIRST FLOOR PLAN, BUILDING ASSEMBLY	E121	ELECTRICAL PLAN, TYP. - TATE
A102	SECOND FLOOR PLAN, BUILDING ASSEMBLY	E131	ELECTRICAL PLAN, TYP. - THEO
A103	THIRD FLOOR PLAN, BUILDING ASSEMBLY	E141	ELECTRICAL PLAN, TYP. - KNOX
A104	ROOF PLAN	E151	ELECTRICAL PLAN, TYP. - IRIS
A121	PLAN OPTION - TATE	E161	ELECTRICAL PLAN - OPTIONS
A131	PLAN OPTION - THEO		
A141	PLAN OPTION - KNOX	S100	STRUCTURAL SPECS & NOTES
A151	PLAN OPTION -IRIS	S101	FOOTING & FOUNDATION PLAN
A161	PLAN OPTIONS	S102	SECOND FLOOR FLOOR FRAMING PLAN
A201	FRONT & SIDE ELEVATION	S103	THIRD FLOOR FRAMING PLAN
A202	REAR & SIDE ELEVATION	S104	ROOF FRAMING PLAN
A401	INTERIOR DETAILS	S501	STRUCTURAL DETAILS
A501	CONSTRUCTION DETAILS		
A502	CONSTRUCTION DETAILS	U101	UTILITY PLAN
A503	CONSTRUCTION DETAILS		

PROJECT DIRECTORY

Builder Developer: McArthur Homes
9962 South Redwood Road
South Jordon , UT 84095
Contact Ron McArthur
(801) 253-9910 OFFICE
(801) 253-1095 Fax

Architect: McArthur Homes
9962 South Redwood Road
South Jordon , UT 84095
Contact Ron McArthur
(801) 253-9910 OFFICE
(801) 253-1095 Fax

Structural: Gilson Engineering
12401 S. 450 E.
Draper, UT 84020
Contact Brad Gilson
(801) 571-9414



ROCKWELL

5-PLEX

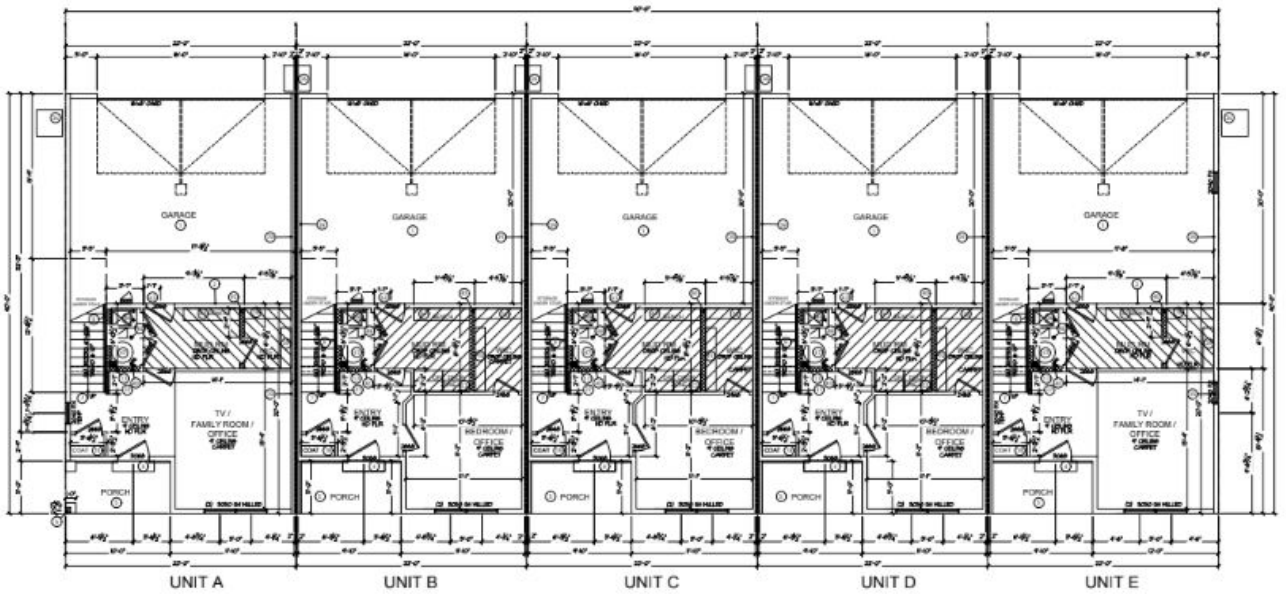
SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

COVER

Job No.

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
10. LINE OF ROOF ABOVE
11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS 39"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL HEATHERHOOD.
29. KITCHEN ISLAND @ 36" AFF W/ 12" COUNTERTOP OVERHANG
30. RANGE/OVEN UNIT
31. REFRIGERATOR WITH WATERLINE.
32. OPTIONAL GAS LINE FOR BBQ.
33. NOT USED
34. NOT USED
35. ONE PIECE SHOWER/TUB PER BUILDER.
36. A/C UNIT WITH CONCRETE PAD.
37. HALF WALL
38. BALCONY/DECK
39. SEPARATION WALL. REFER TO DETAILS.
40. 2x6 INTERIOR WALL
41. NOT USED
42. NOT USED
43. NOT USED
44. HVAC FLUE
45. 2X FLAT FRAMED FURRING. INSULATE PER CODE.
46. DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A 5/8HER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER.
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE) 36"H BASE CABINET, 12"D UPPERS
58. 36"X60" TUB W/ SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W/ CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
64. 36" SHOWER INSERT
65. FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")

SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)



ROCKWELL
5-PLEX

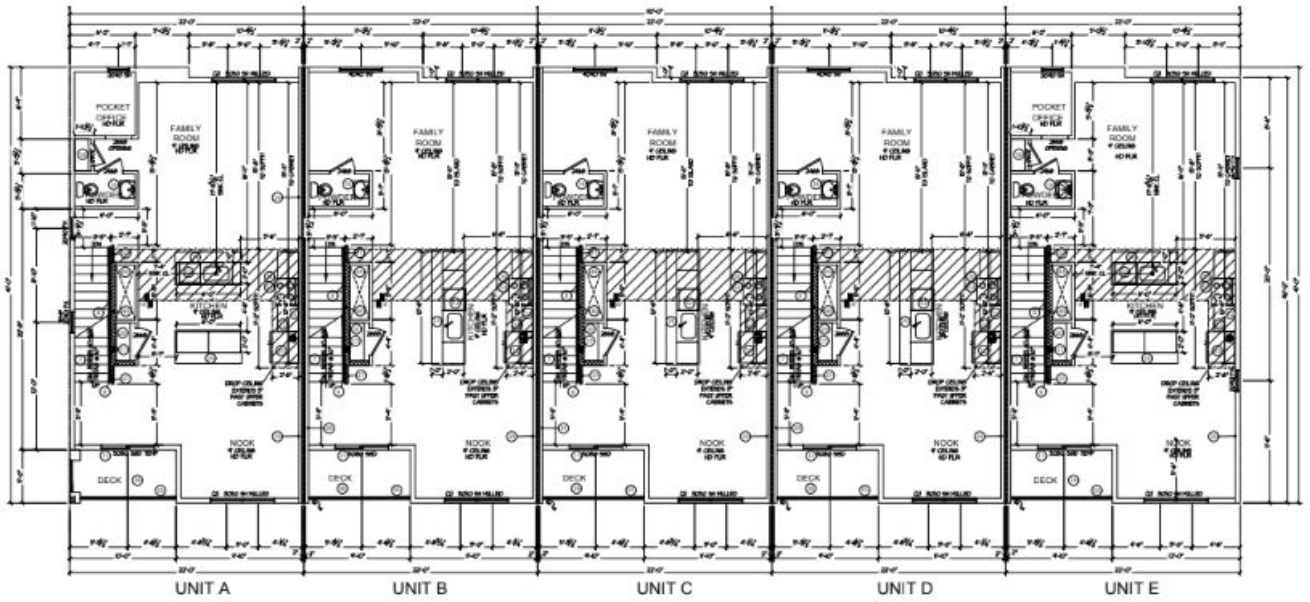
FIRST FLOOR PLAN

Job No.

FIRST FLOOR ASSEMBLY PLAN

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE, FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8", LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
10. LINE OF ROOF ABOVE
11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS- 54"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL HEATERHOOD.
29. KITCHEN ISLAND @ 36" AFF W/ 12" COUNTERTOP OVERHANG
30. RANGE/OVEN UNIT
31. REFRIGERATOR WITH WATERLINE.
32. OPTIONAL GAS LINE FOR BBQ.
33. NOT USED
34. NOT USED
35. ONE PIECE SHOWER/TUB PER BUILDER.
36. A/C UNIT WITH CONCRETE PAD.
37. HALF WALL
38. BALCONY/DECK
39. SEPARATION WALL. REFER TO DETAILS.
40. 2x6 INTERIOR WALL
41. NOT USED
42. NOT USED
43. NOT USED
44. HVAC FLUE
45. 2X FLAT FRAMED FURRING. INSULATE PER CODE.
46. DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE 36"H BASE CABINET, 12"D UPPERS
58. 56"X60" TUB W/ SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W/ CUBBIES AND COAT RACK. SEE DETAIL.
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SCALE: 3/16" = 1'-0" (24X36)
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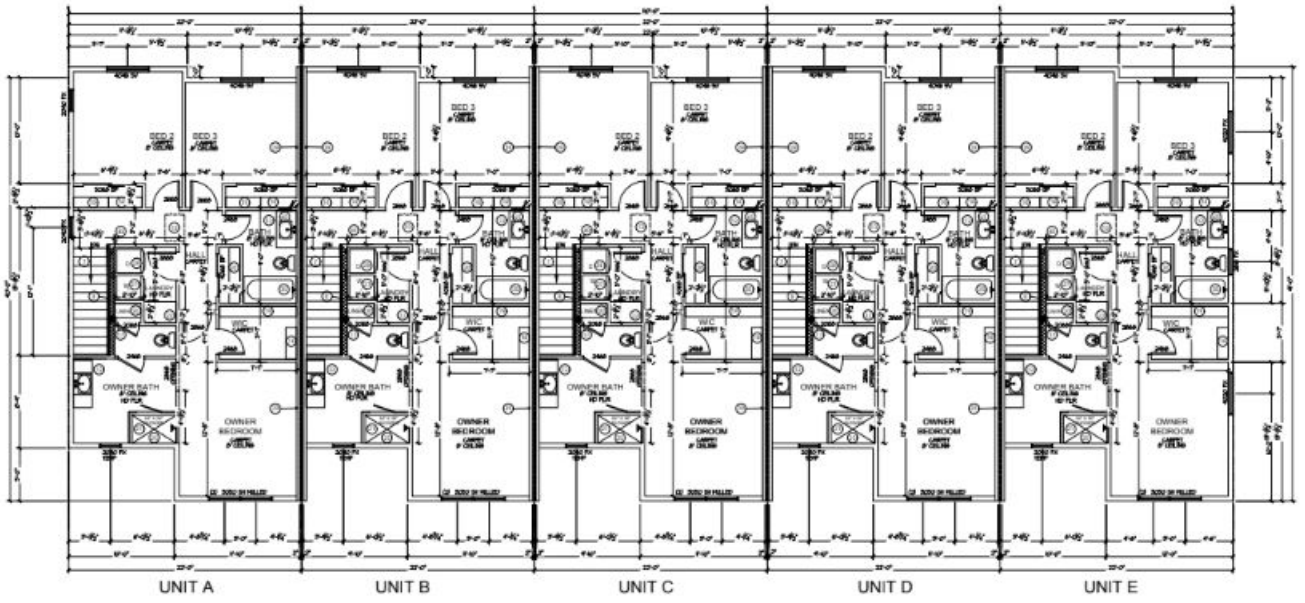
ROCKWELL
5-PLEX

SECOND FLOOR PLAN

Job No.

SECOND FLOOR ASSEMBLY PLAN

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE, FIREWALL SEPARATION TO BE 5/8" TYPE 'X' SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR, INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN, SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8", LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
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11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
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26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
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50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
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ROCKWELL
5-PLEX

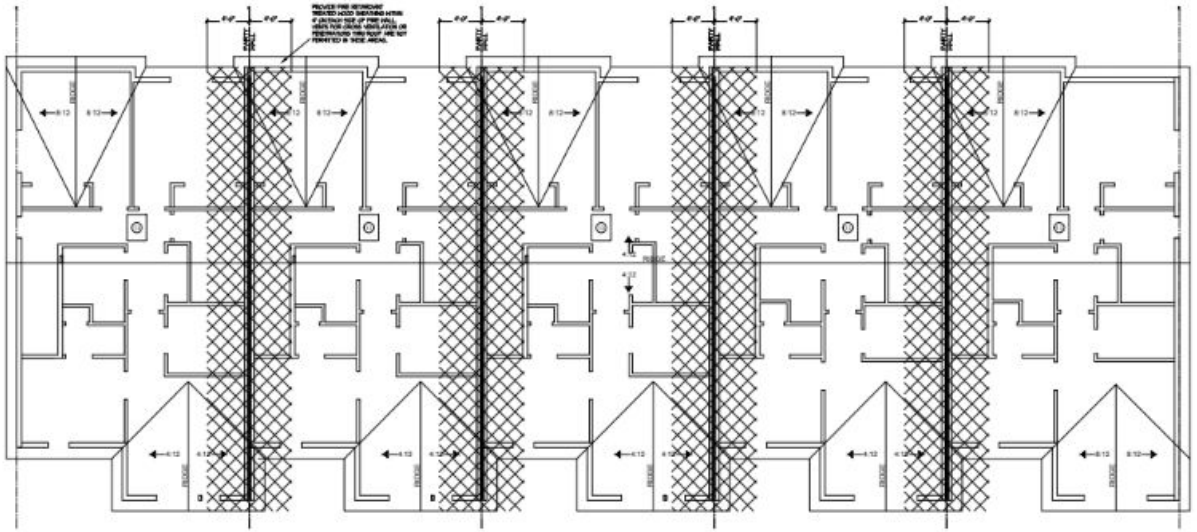
THIRD FLOOR PLAN

Job No.

THIRD FLOOR ASSEMBLY PLAN

PLAN NOTES

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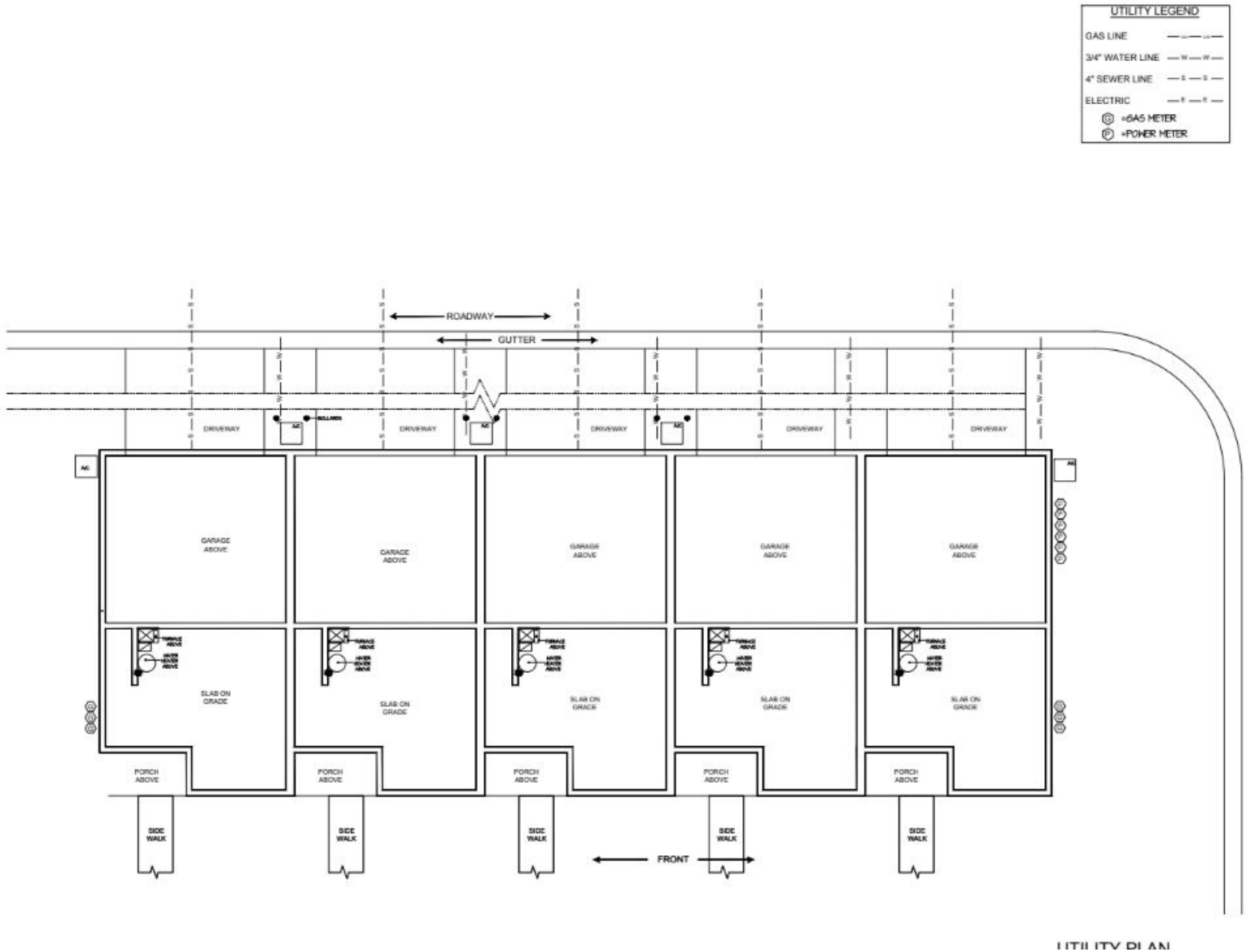
ROCKWELL

5-PLEX

ROOF PLAN

Job No.

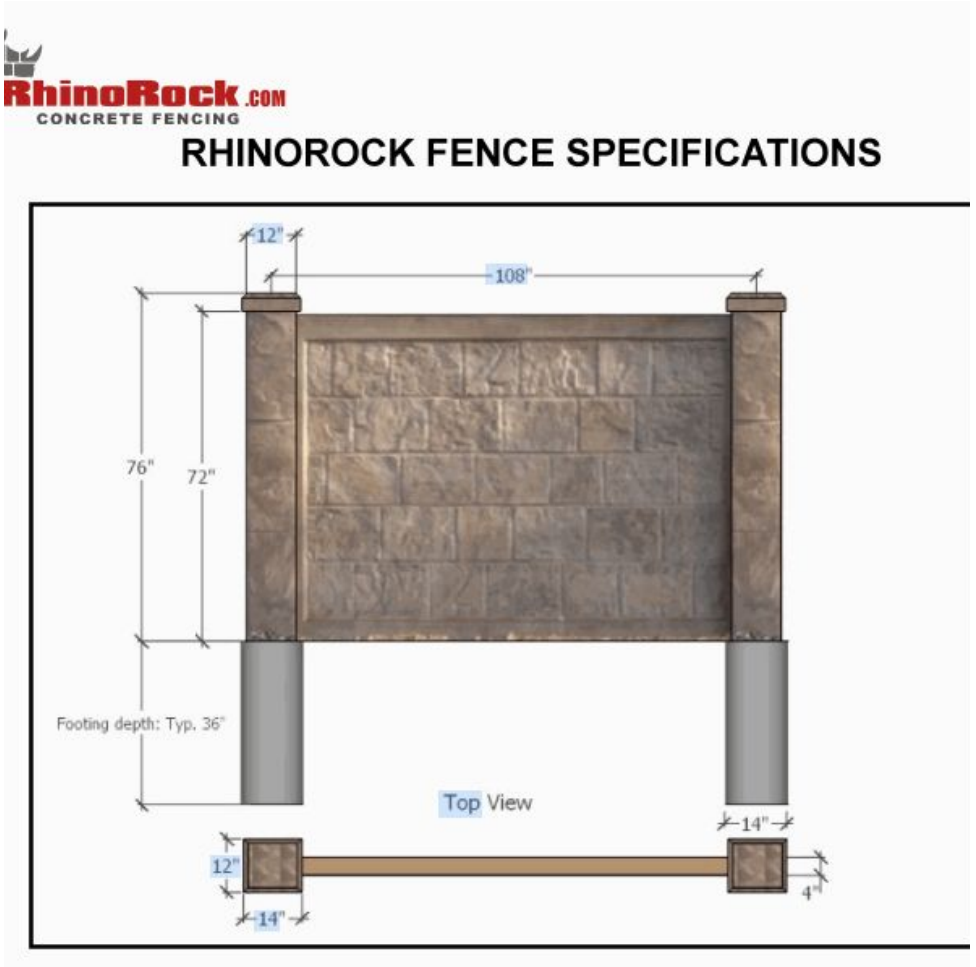
ROOF PLAN



UTILITY PLAN

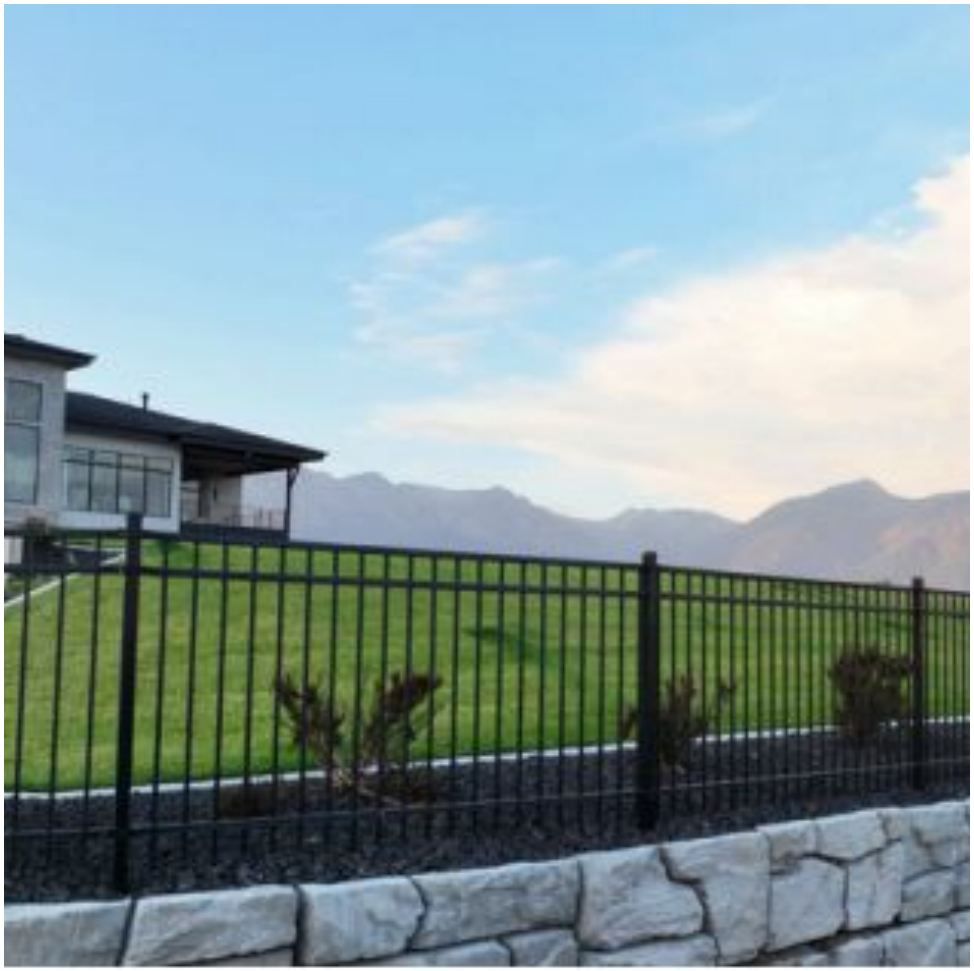
Fencing & Walls

- The HOA will own and maintain all the fencing.
- Masonry Wall will run along and follow the property lines shared with the existing single family homes to the South.



Fencing & Walls

- Metal Fence, 6’ high on South Side of creek for safety and visibility.
- Metal Fence, 6’ high on North Side of creek for safety and visibility. Exact location of this fence will be coordinated with Salt Lake County Flood Control to ensure they have access to creek.



Fencing & Walls

- On the East property line the fencing will be attractive white vinyl privacy fencing, 8’ tall with capped posts.
- The North property line will also have attractive white vinyl privacy fencing, 8’ tall with capped posts. This will offer better security as it is difficult to climb.
- We will utilize the existing vinyl fence on the West property line.



Lighting Plan

- Alley lighting will be through lights mounted on each unit near the garage door. These lights will be activated by photocell.
- Front porches will also have lights on switches.

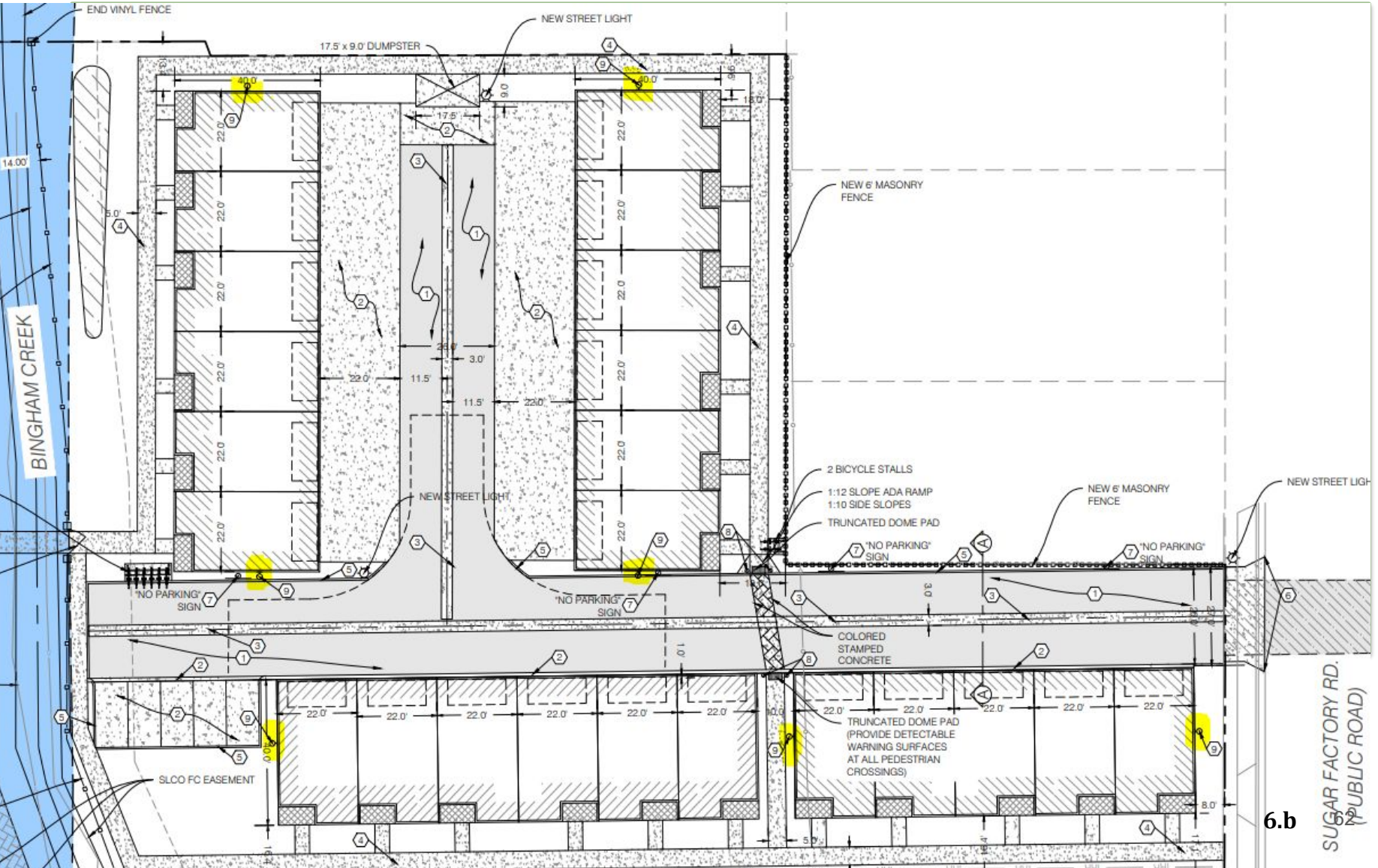


Lighting Plan

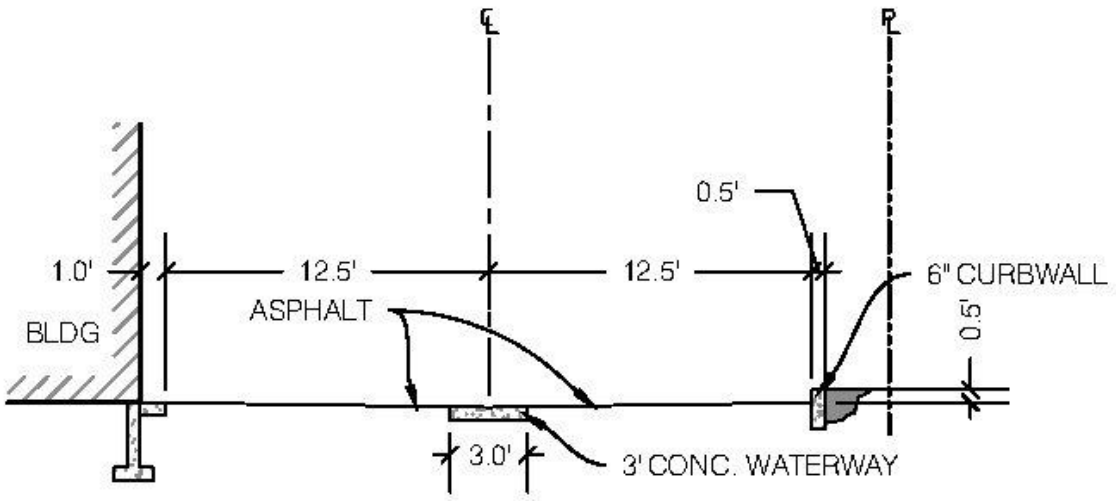
- Wall mounted farmhouse lights will also be mounted at strategic locations on the sides of each building. The locations are selected to light up pedestrian pathways and Common Areas. These lights will be activated by photocell.



Outside wall mounted farmhouse lights on photocell for common area lighting

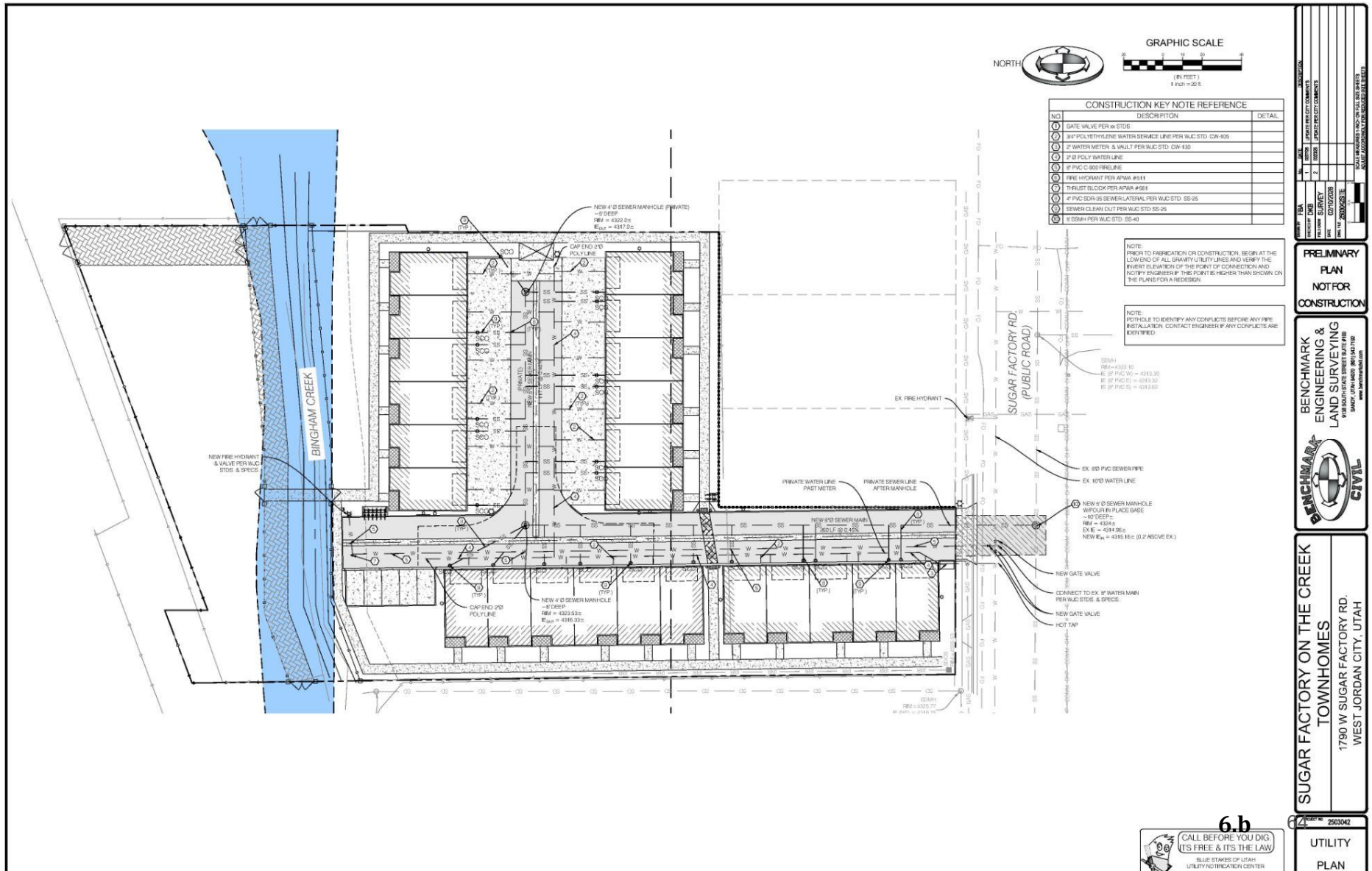


Road Cross-Sections

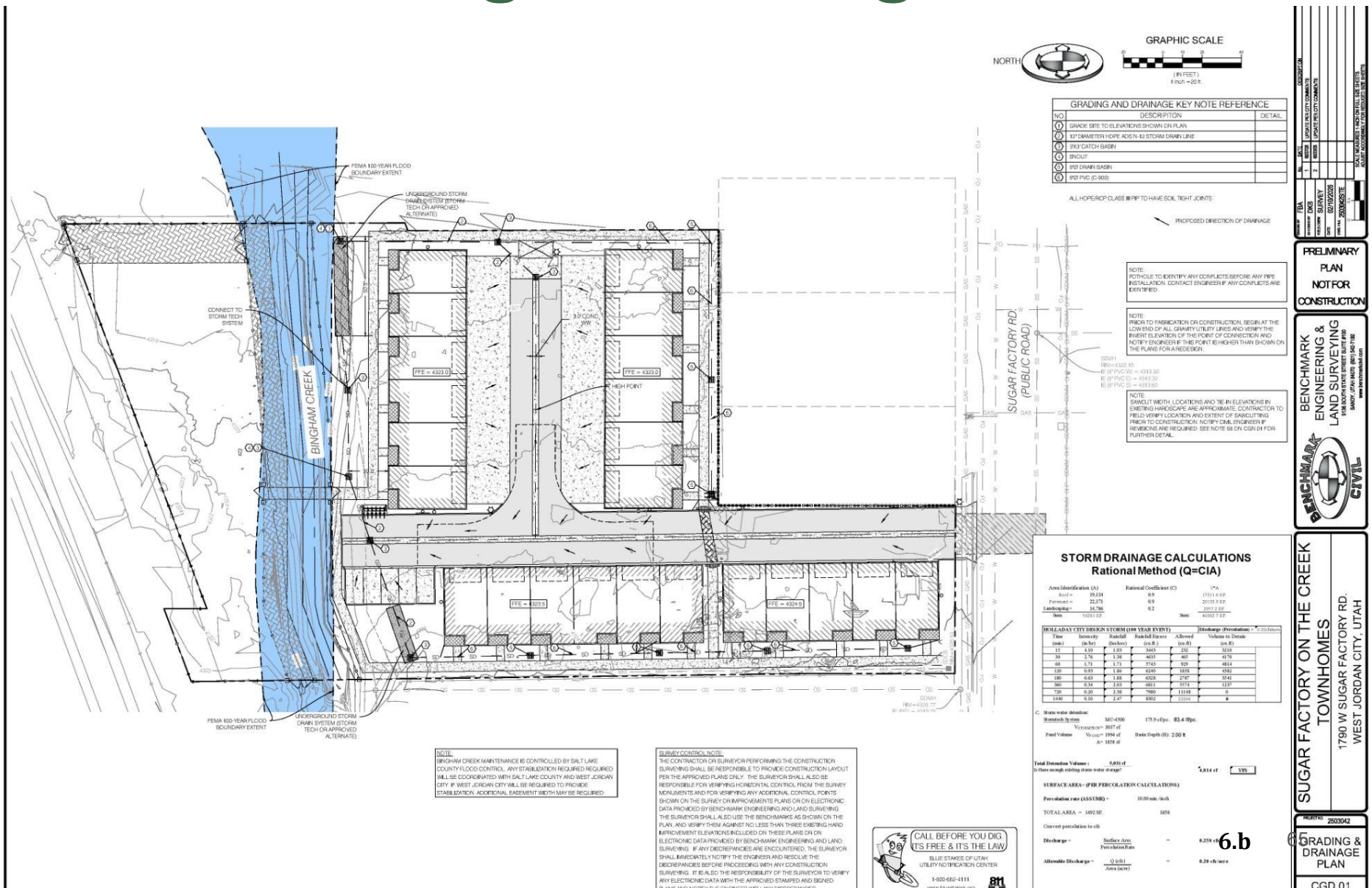


NOTE: NO PARKING WILL BE PERMITTED ALONG THE CURBWALL OF THE PRIVATE LANE. "NO PARKING" SIGNS SHALL BE INSTALLED ALONG THE SIDES OF THE PRIVATE LANE. THESE "NO PARKING" SIGNS SHALL BE KEPT INTACT AND MAINTAINED BY THE HOA.

Utilities & Infrastructure



Grading & Drainage Plan



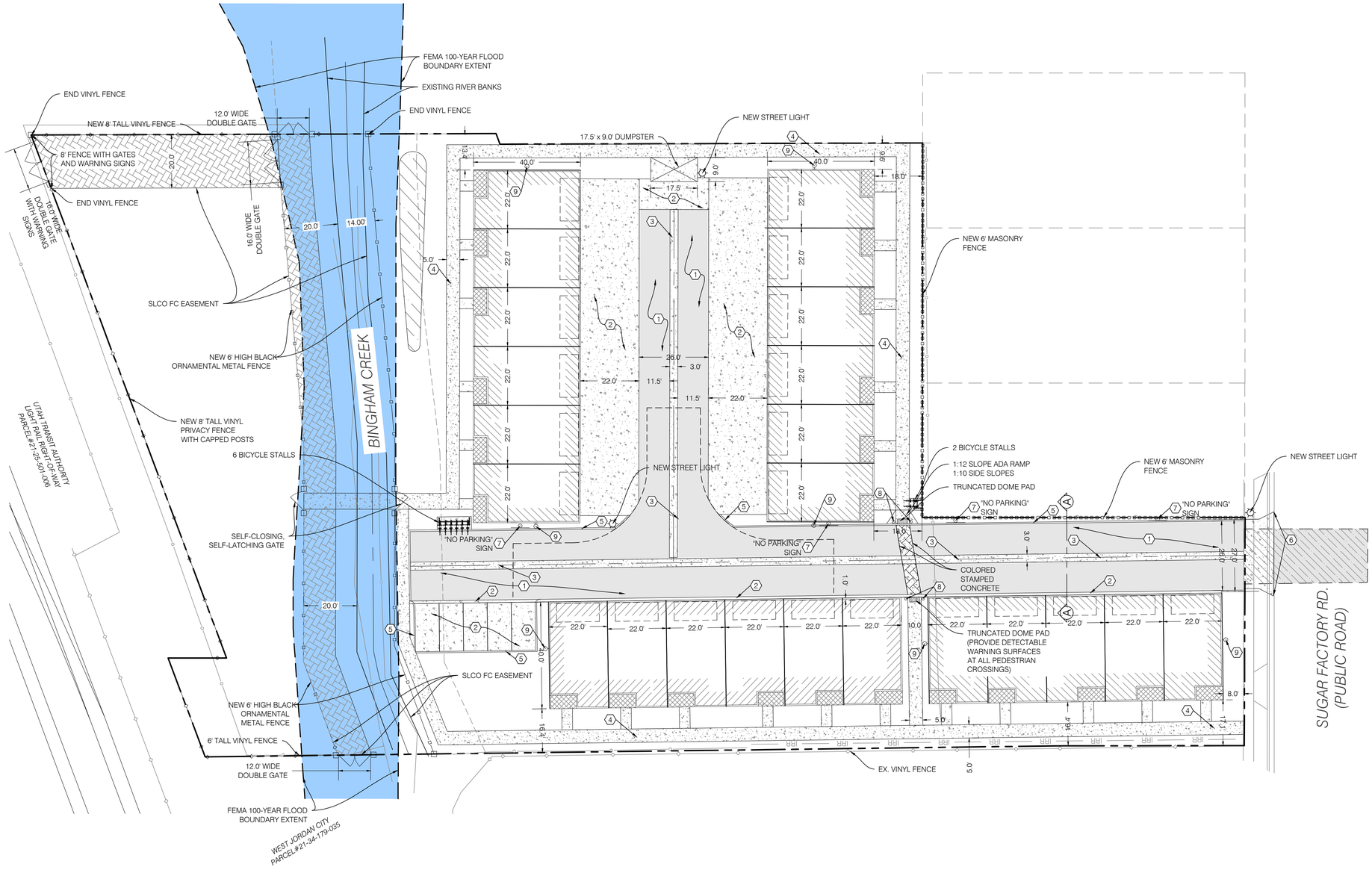
Summary and Vision

- We plan to build 23 large townhomes with a timeless Farmhouse architectural style to sell to owner-occupants so that they can build a life in West Jordan.
- A unique differentiator for this project is the utilization of Bingham Creek as an amenity. We see the creek as a benefit not a liability, and envision its beauty and sound as a soothing source of peace for our residents.
- The open space to the North of Bingham Creek is also unusual for a townhome project of this size, helping to preserve some of the open, semi-rural feel that West Jordan has enjoyed for so long. The access by bridge over the creek will create a sense of oasis and retreat.
- The medium density project is well-situated near the West Jordan Trax station and all the park space around West Jordan City Hall.

©James Belmont Ph

NOTE:
SNOW REMOVAL AND TRASH SERVICES ARE NOT PROVIDED BY THE CITY OF WEST JORDAN ON PRIVATE ROADS.

NOTE:
THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE LANES, ALLEYS, OR DRIVEWAYS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DOCUMENT. ANY PRIVATE LANE, ALLEY OR DRIVEWAY SHALL ALWAYS REMAIN PRIVATE.



NORTH

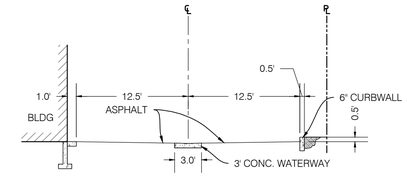
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	
2	CONCRETE PAVEMENT	
3	3' CONCRETE WATERWAY	
4	5' SIDEWALK THICKENED EDGE	
5	6" CONCRETE CURBWALL	
6	DRIVE APPROACH PER APWA #225	
7	SIGN "NO PARKING"	
8	DECORATIVE BOLLARDS AT EACH END OF THE CROSSWALK	
9	WALL MOUNTED FARMHOUSE LIGHT FOR COMMON AREA LIGHTING	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE



PRIVATE DRIVE CROSS SECTION (A)
SCALE:NTS

NOTE: NO PARKING WILL BE PERMITTED ALONG THE CURBWALL OF THE PRIVATE LANE. "NO PARKING" SIGNS SHALL BE INSTALLED ALONG THE SIDES OF THE PRIVATE LANE. THESE "NO PARKING" SIGNS SHALL BE KEPT INTACT AND MAINTAINED BY THE HOA.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
1-800-662-4111
www.bluestakes.org
811

No.	DATE	DESCRIPTION
1	02/27/26	UPDATE PER CITY COMMENTS
2	03/02/26	UPDATE PER CITY COMMENTS
3	05/01/26	UPDATE PER SEC TO N. 4 ALONG CREEK

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FBA
CHECKED BY: DKB
FIELD CREW: SURVEY
DATE: 02/10/2026
DWG. FILE: 2503042SITE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
BENCHMARK CIVIL

SUGAR FACTORY ON THE CREEK TOWNHOMES

1790 W SUGAR FACTORY RD.
WEST JORDAN CITY, UTAH

PROJECT NO. 2503042

SITE PLAN

CSP.01
1 OF 3

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GATE VALVE PER xx STDS.	
2	3/4" POLYETHYLENE WATER SERVICE LINE PER WJC STD. CW-105	
3	2" WATER METER & VAULT PER WJC STD. CW-130	
4	2" Ø POLY WATER LINE	
5	8" PVC C-900 FIRELINE	
6	FIRE HYDRANT PER APWA #511	
7	THRUST BLOCK PER APWA #561	
8	4" PVC SDR-35 SEWER LATERAL PER WJC STD. SS-25	
9	SEWER CLEAN OUT PER WJC STD SS-25	
10	5' SSMH PER WJC STD. SS-40	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NEW 4' Ø SEWER MANHOLE (PRIVATE)
~5' DEEP
RIM = 4322.0±
IE_{OUT} = 4317.0±

CAP END 2"Ø POLY LINE

NEW 8"Ø SEWER MAIN (PRIVATE)
260 LF @ 0.45%

NEW FIRE HYDRANT & VALVE PER WJC STDS. & SPECS.

BINGHAM CREEK

EX. FIRE HYDRANT

SUGAR FACTORY RD. (PUBLIC ROAD)

PRIVATE WATER LINE PAST METER

PRIVATE SEWER LINE AFTER MANHOLE

NEW 8"Ø SEWER MAIN
260 LF @ 0.45%

SSMH
RIM=4322.10
IE (8" PVC W) = 4313.30
IE (8" PVC E) = 4313.32
IS (8" PVC S) = 4313.60

EX. 8Ø PVC SEWER PIPE

EX. 10"Ø WATER LINE

NEW 5' Ø SEWER MANHOLE
W/POUR IN PLACE BASE
~10' DEEP±
RIM = 4324±
EX IE = 4314.96±
NEW IE_{IN} = 4315.16± (0.2' ABOVE EX.)

NEW GATE VALVE

CONNECT TO EX. 8" WATER MAIN
PER WJC STDS. & SPECS.

NEW GATE VALVE

HOT TAP

CAP END 2"Ø POLY LINE

NEW 4' Ø SEWER MANHOLE
~6' DEEP
RIM = 4323.53±
IE_{OUT} = 4316.33±

SDMH
RIM=4325.77
IE (NE) = 4319.75

SD DB
RIM=4325.53

No.	DATE	DESCRIPTION
1	02/27/26	UPDATE PER CITY COMMENTS
2	03/31/26	UPDATE PER CITY COMMENTS

DRAWN BY: FBA
CHECKED BY: DKB
FIELD CREW: SURVEY
DATE: 02/10/2026
DWG #&1: 2503042SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1"

PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SUGAR FACTORY ON THE CREEK TOWNHOMES

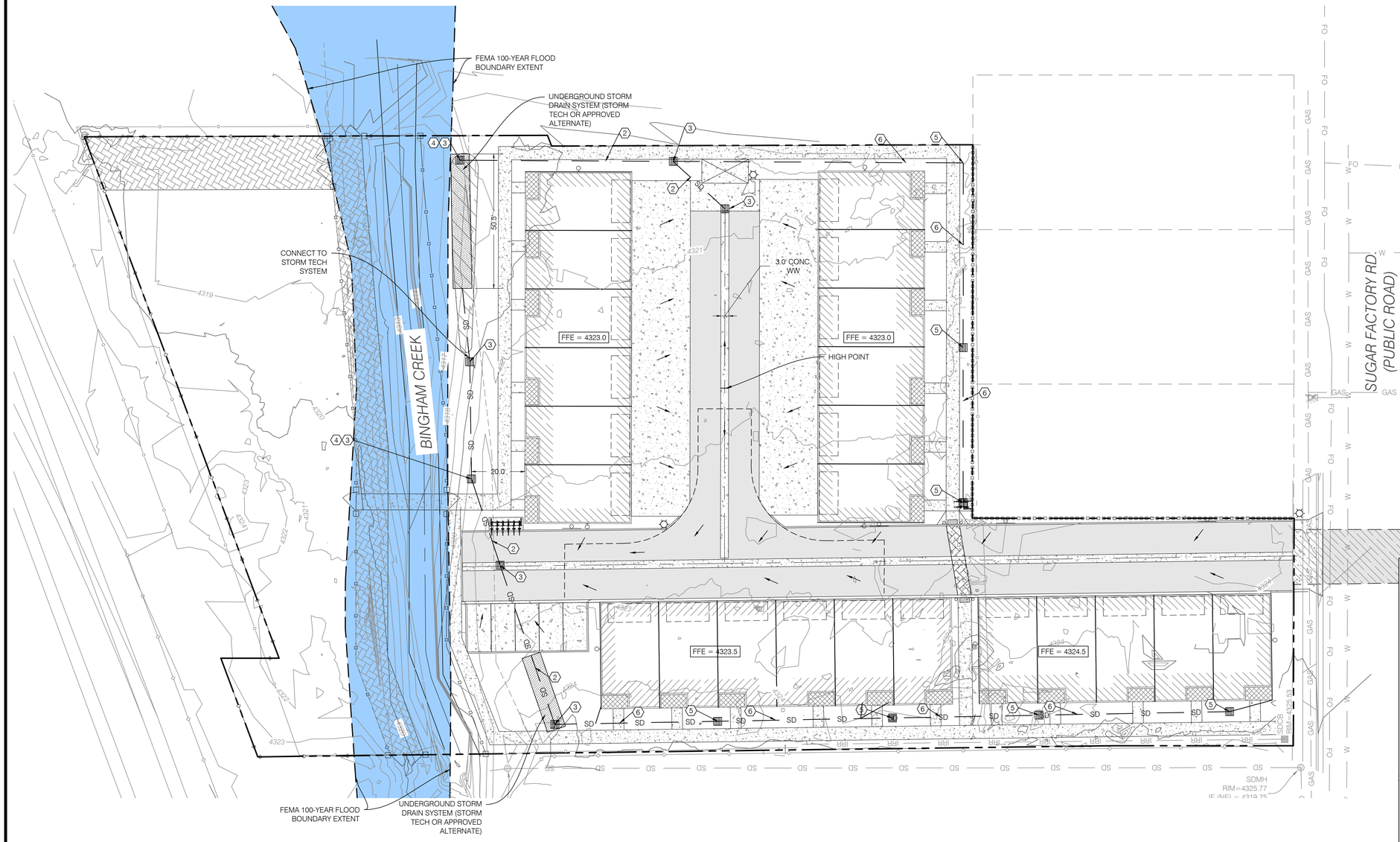
1790 W SUGAR FACTORY RD.
WEST JORDAN CITY, UTAH

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811

PROJECT NO. 2503042

UTILITY
PLAN

CUP.01
2 OF 3



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	3'X3' CATCH BASIN	
4	SNOUT	
5	8'Ø DRAIN BASIN	
6	8'Ø PVC (C-900)	

ALL HDPE/RCP CLASS III PIP TO HAVE SOIL TIGHT JOINTS

PROPOSED DIRECTION OF DRAINAGE

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
BINGHAM CREEK MAINTENANCE IS CONTROLLED BY SALT LAKE COUNTY FLOOD CONTROL. ANY STABILIZATION REQUIRED REQUIRED WILL BE COORDINATED WITH SALT LAKE COUNTY AND WEST JORDAN CITY. IF WEST JORDAN CITY WILL BE REQUIRED TO PROVIDE STABILIZATION. ADDITIONAL EASEMENT WIDTH MAY BE REQUIRED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

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STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)	C*A
Roof =	19,124	0.9	17211.6 S.F.
Pavement =	22,371	0.9	20133.9 S.F.
Landscaping =	14,786	0.2	2957.2 S.F.
Sum:	56281 S.F.	Sum:	40302.7 S.F.

HOLLADAY CITY DESIGN STORM (100 YEAR EVENT)					Discharge (Percolation) = 0.20cfs/acre
Time (min)	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft)	Volume to Detain (cu.ft)
15	4.10	1.03	3443	232	3210
30	2.76	1.38	4635	465	4170
60	1.71	1.71	5743	929	4814
120	0.93	1.86	6240	1858	4382
180	0.63	1.88	6328	2787	3541
360	0.34	2.03	6811	5574	1237
720	0.20	2.38	7980	11148	0
1440	0.10	2.47	8302	22296	0

C. Storm water detention:
Stormtech System MC-4500 175.9 cf/pc. 83.4 lf/pc.
$V_{STORMTECH}$= 3037 sf
Pond Volume V_{POND}= 1994 sf Basin Depth (H): 2.00 ft
A= 1858 sf

Total Detention Volume : 5,031 cf
Is there enough existing storm water storage? 4,814 cf YES

SURFACE AREA= (PER PERCOLATION CALCULATIONS)

Percolation rate (ASSUME) = 10.00 min./inch

TOTAL AREA = 1492 SF. 1858

Convert percolation to cfs

Discharge = Surface Area / Percolation Rate = **0.258 cfs**

Allowable Discharge = Q (cfs) / Area (acre) = **0.20 cfs/acre**

No.	DATE	DESCRIPTION
1	02/27/26	UPDATE PER CITY COMMENTS
2	03/23/26	UPDATE PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FBA
CHECKED BY: DKB
FIELD CREW: SURVEY
DATE: 02/10/2026
DWG FILE: 2503042SITE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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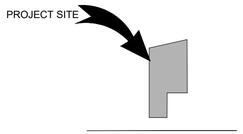
SUGAR FACTORY ON THE CREEK TOWNHOMES
1790 W SUGAR FACTORY RD.
WEST JORDAN CITY, UTAH

PROJECT NO. 2503042

GRADING & DRAINAGE PLAN

CGD.01
3 OF 3

VICINITY MAP





PLANT MATERIALS

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JCT	7	Juniperus chinensis 'Trautman' Trautman Juniper low; 15' x4'; sun; z4; Utah Lake water tolerant	B & B		8`-10`
DECIDUOUS TREES						
	ATG	6	Acer tataricum `GarAnn` Hot Wings Tatarian Maple Td3; 18x18; AV 176; sun to part shade; z4	B & B	Multi-trunked	
	COW	1	Cercis occidentalis Western Redbud 10-15' x 10-15'; low water; sun to part sun; z 6-9	15 gal	Multi-trunked	5`-6`
	FSO	10	Fagus sylvatica `Red Obelisk` Red Obelisk European Beech moderate; 30x10; full to part sun; z5	B & B	2"Cal	
	ZSM	12	Zelkova serrata `Musashino` Musashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
DECIDUOUS SHRUBS						
	AF2	4	Amorpha fruticosa False Indigo low to moderate; 3-4'x3-4'; full sun to part shade; z3	5 gal		
	AMM	67	Aronia melanocarpa `Low Scape Mound' Low Scape Mound Chokeberry Sd3; 2x2; AV 28; sun to part shade; Z3; Utah Lake Water Tolerant	5 gal		
	BTM	55	Berberis thunbergii `Maria` TM Sunjoy Gold Pillar Barberry Td3; 4x2; AV28; sun to part shade; z4;	5 gal		
	CBM	32	Caryopteris x clandonensis `CT-9-12` TM Beyond Midnight Bluebeard Sd2; 2.5x2.5; AV12.5; sun; z5	5 gal		
	CMF2	7	Chamaebatiaria millefolium Fernbush Sd0; 4x5; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal		
	FPA	7	Fallugia paradoxa Apache Plume Sd1; 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal		
	PWB2	2	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninebark moderate; 5-6x5-6; full to part sun; z3	5 gal		
	RC	6	Ribes cereum Wax Currant low; 8"x6'; sun; z5	5 gal		
	VON	47	Viburnum opulus 'Nanum' Dwarf European Cranberrybush moderate; 2x3; sun to part shade; z3; Utah Lake water tolerant	5 gal		
EVERGREEN SHRUBS						
	AB	3	Arctostaphylos uva-ursi 'Big Bear' Big Bear Kinnikinnick low; 1x4; full to partial sun; z3	5 gal		
	MR	12	Mahonia repens Creeping Mahonia GV0; 2'x6'; part to full shade	5 gal		
	PLO	28	Prunus laurocerasus `Otto Luyken` Luykens Laurel moderate; 4x8; full to part shade; z5;	5 gal		
	YFC	57	Yucca filamentosa `Color Guard` Color Guard Adam`s Needle Se0; 2-3 x 2-3; AV 7; sun; z4; Utah Lake water tolerant	5 gal		
GRASSES						
	BGB	104	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama Tw0; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal		
	CAK	44	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal		
ROSES						
	RCD	44	Rosa x `Meidrifora` TM Coral Drift Groundcover Rose moderate; 1.5 x 2.5; sun; z4; Utah Lake water tolerant	5 gal		
	RW	7	Rosa woodsii Woods' Rose	5 gal		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
2/27/2026	UT25178	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/17/2025	SUGAR FACTORY TOWNHOMES 1790 W SUGAR FACTORY RD WEST JORDAN CITY, UTAH	BENCHMARK ENGINEERS DALE K. BENNETT 801-884-7192	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY ANDREATH 8129171-5301 2/27/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 2/27/2026

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

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NORTH

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

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6.b

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR





ROCKWELL TOWNHOMES

GENERAL PROJECT NOTES

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL CODE REFERENCES HEREIN REFER TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AS AMENDED AND ADOPTED BY THE STATE OF UTAH.
2. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON TH PLANS AND IN THE FIELD. NOTIFY THE ARCHITECT (WITH THE KNOWLEDGE AND APPROVAL OF THE DEVELOPER/BUILDER) OR ANY DISCREPANCIES OF CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DEVELOPER/BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS FOR SPECIFIC UTILITY EASEMENTS AND OTHER PERTINENT INFORMATION.
4. DEVELOPER/BUILDER TO FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBS, AND OTHER ASSOCIATED ITEMS. CONTRACTOR IS TO HAVE ALL EXISTING UTILITY LOCATIONS LOCATED BY ITS RESPECTIVE AUTHORITY, AND CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.
5. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE OWNER BY THEIR CONSULTANT. THE REPORT IS AVAILABLE FOR REVIEW AS AN AID IN PLANNING AND EXECUTING ALL APPLICABLE AREAS OF WORK FOR THE PROJECT. THE REPORT DATA IS PROVIDED FOR REFERENCE ONLY, AND IS NOT TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. WHILE IT IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND/OR COMPLETENESS IS NOT GUARANTEED BY THE ARCHITECT.
6. DEVELOPER/BUILDER TO COORDINATE TOP OF FOUNDATION WALL ELEVATIONS WITH INFORMATION INDICATED IN THESE PLANS AND WITH FINAL GRADING.
7. UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLAN, PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION. ALL SITE GRADING SHOULD BLEND NATURALLY WITH EXISTING GRADES USING MAXIMUM SLOPE OF 2:1.
8. COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH THE DEVELOPER/BUILDER.
9. EXTERIOR WALLS TO BE 2X6 STUDS @ 16"OC. UNLESS OTHERWISE NOTED, INTERIOR WALLS & PARTY WALLS TO BE 2X4 STUDS @ 24" OC UNLESS OTHERWISE NOTED.
10. WINDOWS INDICATED ARE "NOMINAL SIZES". ALL WINDOWS ARE TO BE DOUBLE PANED AND TO HAVE "LOW E" TECHNOLOGY. REFER TO PLANS FOR WINDOW OPERATION. BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE. TEMPERED GLASS IS TO BE PROVIDED PER CODE.
11. TRUSS MANUFACTURER IS TO PROVIDE TRUSS LAYOUT PROFILES TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND COORDINATION. SUCH WORK WILL BE BASED BOTH ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. DIMENSIONS SHOWN FOR TRUSSES ARE TO BE USED AS GENERAL GUIDELINES AND SHALL BE VERIFIED BY THE TRUSS MANUFACTURER.
12. CABINET DESIGN AND RELATED DRAWINGS ARE TO BE PROVIDED BY OTHERS.
13. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
14. FIRESTOP ALL FLUES AND WALLS PER CURRENT LOCAL CODE.
15. ALL DOORS BETWEEN DWELLING AND GARAGE AREAS MUST BE FIRE RATED PER CURRENT LOCAL CODE.
16. STAIR ASSEMBLIES OVER 3'-0" WIDE SHALL HAVE A MINIMUM OF (3) STRINGERS.
17. PROVIDE GUTTERS AND DOWNSPOUTS. A 5'-0" MIN. EXTENSION IS TO BE PROVIDED. OR OTHER APPROVED METHOD OF DISCHARGING DOWNSPOUT WATER AWAY FROM FOUNDATION IS TO BE EMPLOYED.

SHEET INDEX

A100	COVER SHEET	A504	CONSTRUCTION DETAILS
A101	FIRST FLOOR PLAN, BUILDING ASSEMBLY	E121	ELECTRICAL PLAN, TYP. - TATE
A102	SECOND FLOOR PLAN, BUILDING ASSEMBLY	E131	ELECTRICAL PLAN, TYP. - THEO
A103	THIRD FLOOR PLAN, BUILDING ASSEMBLY	E141	ELECTRICAL PLAN, TYP. - KNOX
A104	ROOF PLAN	E151	ELECTRICAL PLAN, TYP. - IRIS
A121	PLAN OPTION - TATE	E161	ELECTRICAL PLAN - OPTIONS
A131	PLAN OPTION - THEO		
A141	PLAN OPTION - KNOX	S100	STRUCTURAL SPECS & NOTES
A151	PLAN OPTION -IRIS	S101	FOOTING & FOUNDATION PLAN
A161	PLAN OPTIONS	S102	SECOND FLOOR FLOOR FRAMING PLAN
A201	FRONT & SIDE ELEVATION	S103	THIRD FLOOR FRAMING PLAN
A202	REAR & SIDE ELEVATION	S104	ROOF FRAMING PLAN
A401	INTERIOR DETAILS	S501	STRUCTURAL DETAILS
A501	CONSTRUCTION DETAILS		
A502	CONSTRUCTION DETAILS	U101	UTILITY PLAN
A503	CONSTRUCTION DETAILS		

PROJECT DIRECTORY

Builder Developer: McArthur Homes
9962 South Redwood Road
South Jordon , UT 84095
Contact: Ron McArthur
(801) 253-9910 OFFICE
(801) 253-1095 Fax

Architect: McArthur Homes
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South Jordon , UT 84095
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Structural: Gilson Engineering
12401 S. 450 E.
Draper, UT 84020
Contact: Brad Gilson
(801) 571-9414



SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

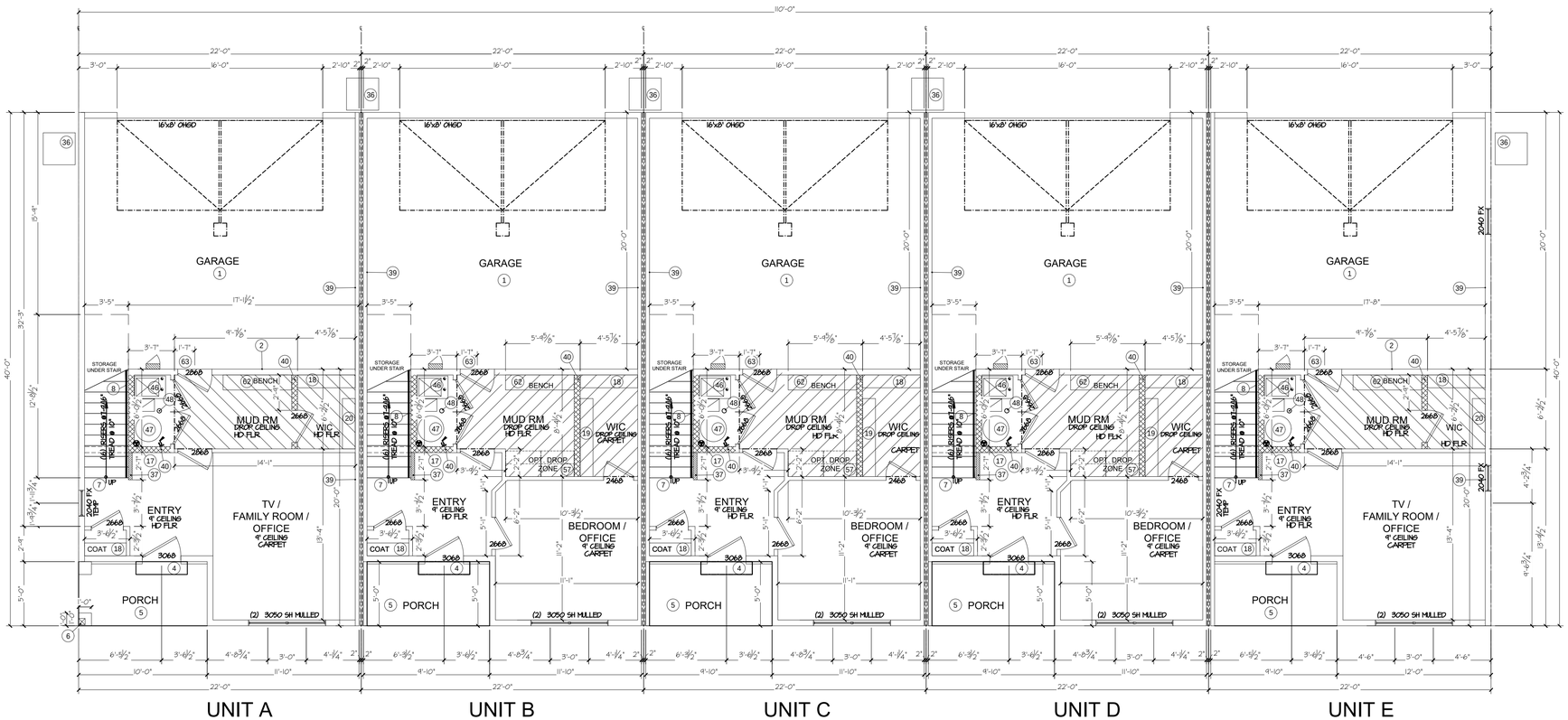
ROCKWELL
5-PLEX

COVER

Job No.

PLAN NOTES

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
10. LINE OF ROOF ABOVE
11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS: 34"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
29. KITCHEN ISLAND @ 36" AFF W/ 12" COUNTERTOP OVERHANG
30. RANGE/OVEN UNIT
31. REFRIGERATOR WITH WATERLINE.
32. OPTIONAL GAS LINE FOR BBQ.
33. NOT USED
34. NOT USED
35. ONE PIECE SHOWER/TUB PER BUILDER.
36. A/C UNIT WITH CONCRETE PAD.
37. HALF WALL
38. BALCONY/DECK
39. SEPARATION WALL. REFER TO DETAILS.
40. 2x6 INTERIOR WALL
41. NOT USED
42. NOT USED
43. NOT USED
44. HVAC FLUE
45. 2X FLAT FRAMED FURRING. INSULATE PER CODE.
46. DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE; 36"H BASE CABINET, 12"D UPPERS
58. 36"X60" TUB W/ SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W/ CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR., INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
64. 36" SHOWER INSERT
65. FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")



SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

ROCKWELL
5-PLEX

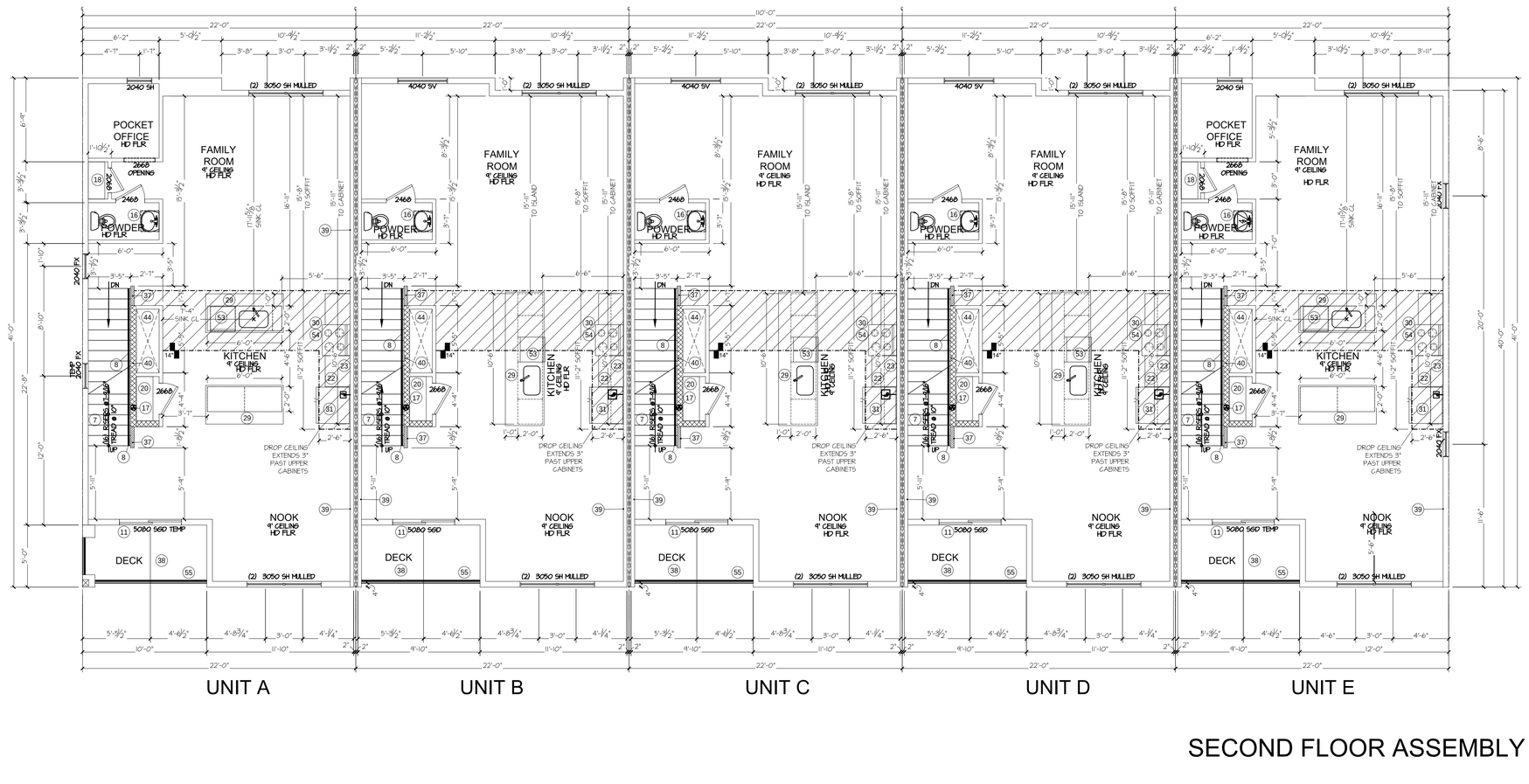
FIRST FLOOR PLAN

Job No.

FIRST FLOOR ASSEMBLY PLAN

PLAN NOTES

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
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12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
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25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR WASHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
29. KITCHEN ISLAND @ 36" AFF W 12" COUNTERTOP OVERHANG
30. RANGE/OVEN UNIT
31. REFRIGERATOR WITH WATERLINE.
32. OPTIONAL GAS LINE FOR BBQ.
33. NOT USED
34. NOT USED
35. ONE PIECE SHOWER/TUB PER BUILDER.
36. A/C UNIT WITH CONCRETE PAD.
37. HALF WALL
38. BALCONY/DECK
39. SEPARATION WALL. REFER TO DETAILS.
40. 2x6 INTERIOR WALL
41. NOT USED
42. NOT USED
43. NOT USED
44. HVAC FLUE
45. 2X FLAT FRAMED FURRING. INSULATE PER CODE.
46. DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
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57. OPT. DROP ZONE; 36"H BASE CABINET, 12"D UPPERS
58. 36"X60" TUB W SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR.. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
64. 36" SHOWER INSERT
65. FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")



SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

ROCKWELL
5-PLEX

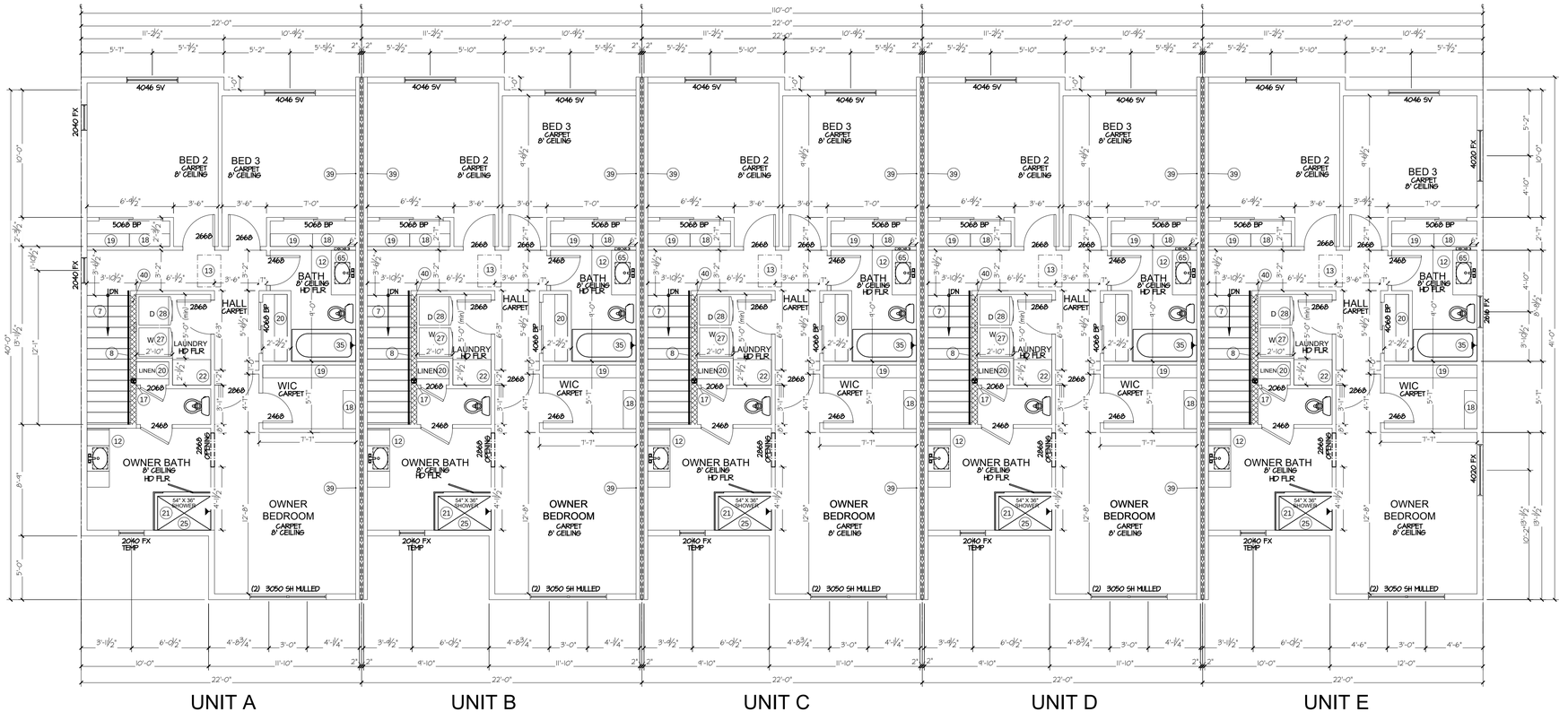
SECOND FLOOR PLAN

Job No.

SECOND FLOOR ASSEMBLY PLAN

PLAN NOTES

1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. WOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
9. LINE OF WALL ABOVE
10. LINE OF ROOF ABOVE
11. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (22"X30")
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 36"H COUNTERTOP WITH BASE CABINET BELOW.
23. 12"D UPPER WALL CABINETS. KITCHEN UPPERS: 34"H
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
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ROCKWELL
5-PLEX

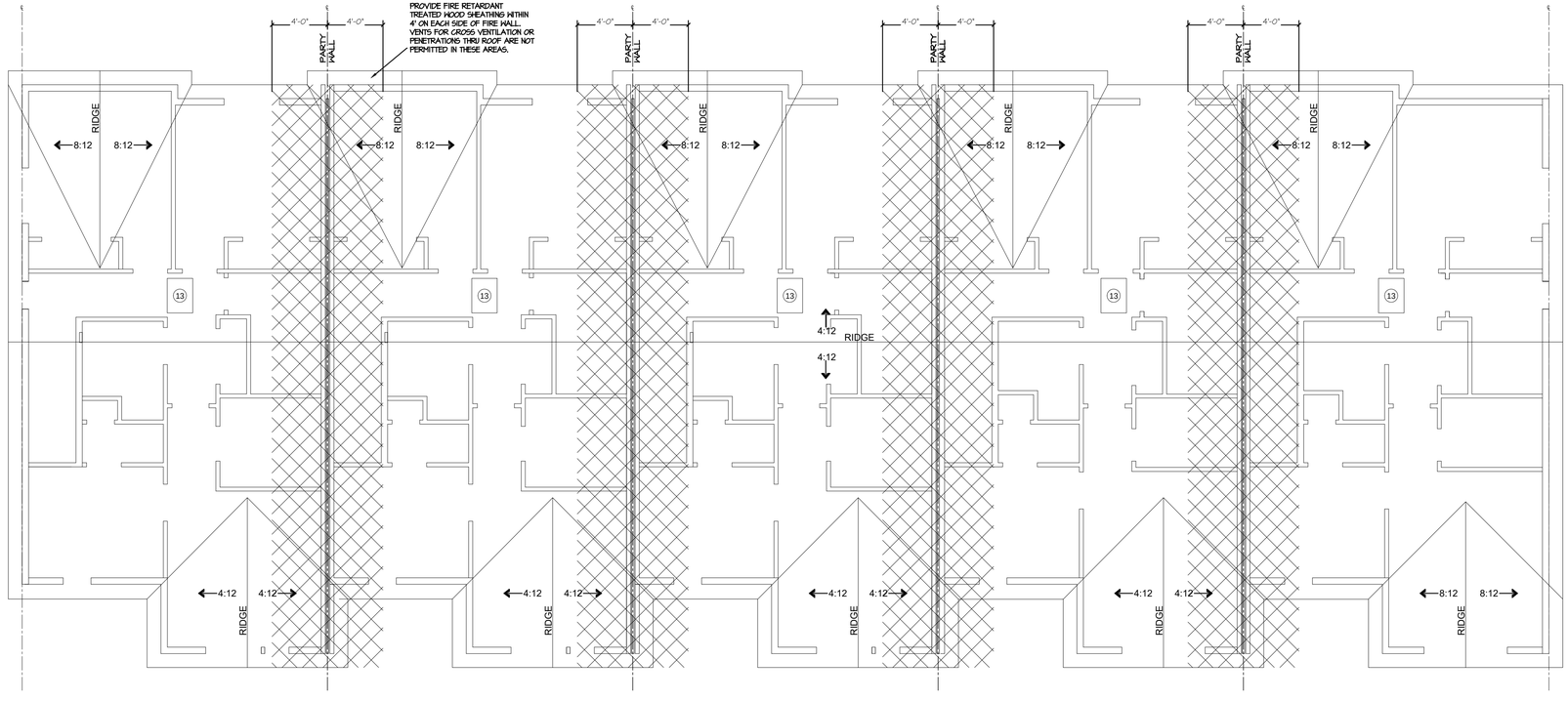
THIRD FLOOR PLAN

Job No.

THIRD FLOOR ASSEMBLY PLAN

PLAN NOTES

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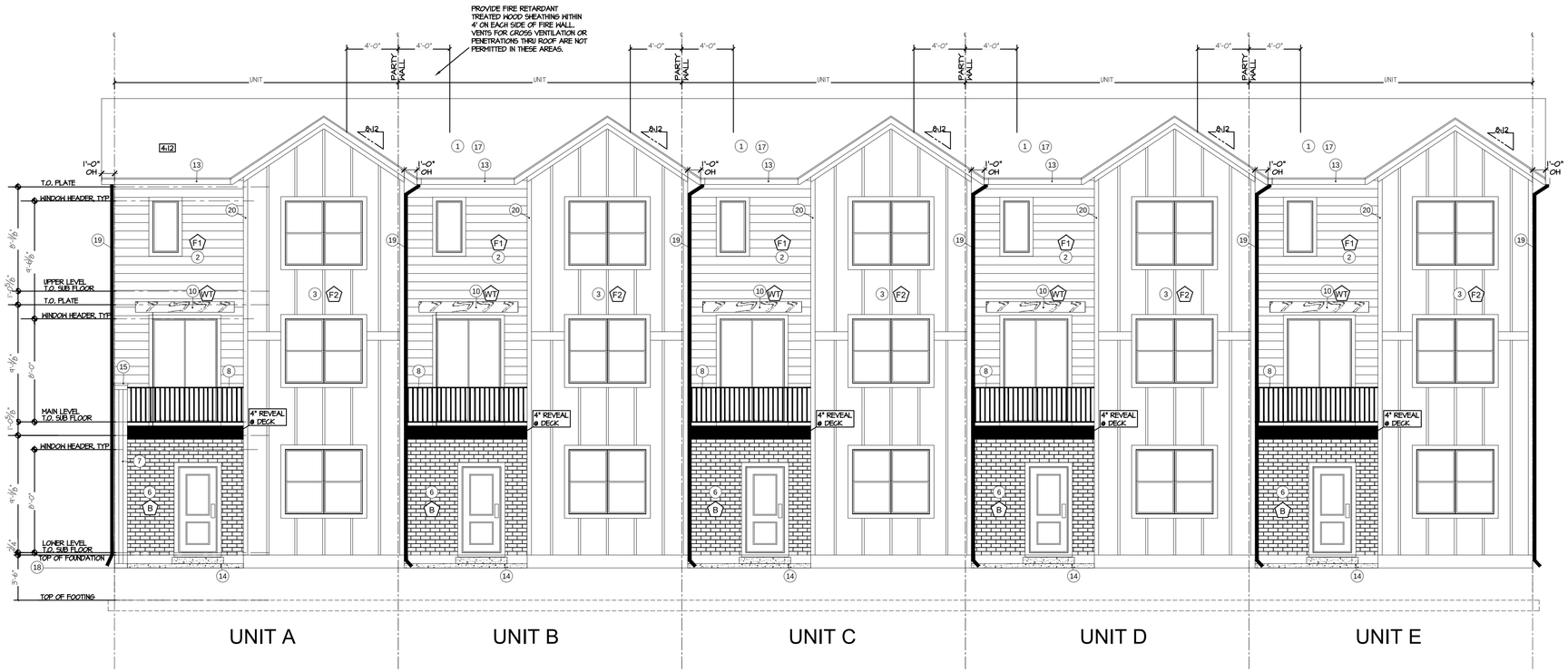
ROCKWELL

5-PLEX

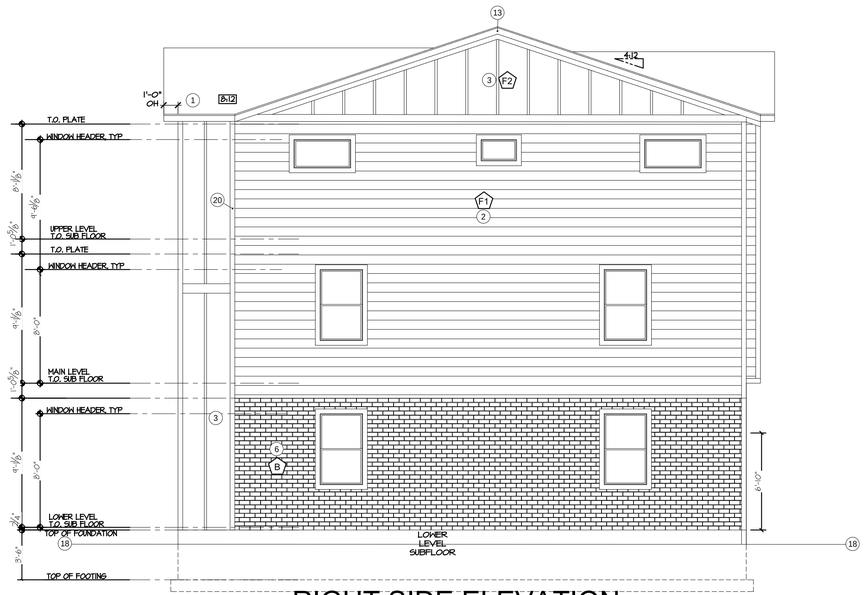
ROOF PLAN

Job No.

ROOF PLAN



FRONT ELEVATION



RIGHT SIDE ELEVATION

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV IBQ 7.2
4. METAL ROOF WITH METAL BRACKETS. SEE A502
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AWNING
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

B BRICK COLOR 1

WT WOOD TONE

F1 FIBER CEMENT COLOR 1

F2 FIBER CEMENT COLOR 2

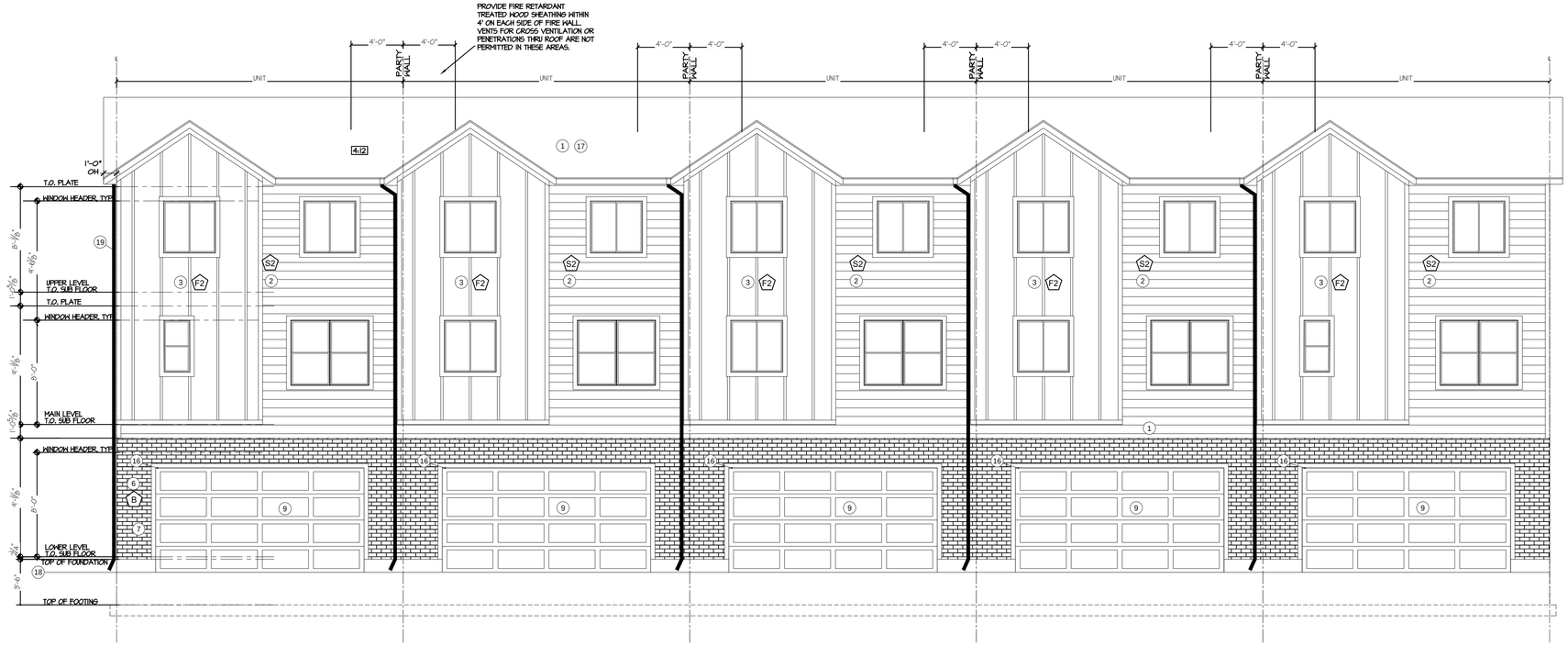
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ROCKWELL

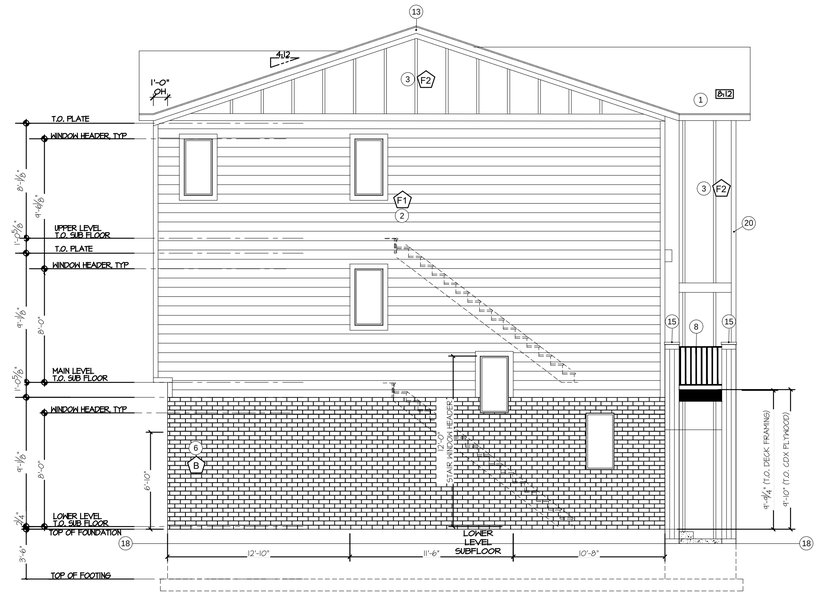
5-PLEX

Elevations

Job No.



REAR ELEVATION



LEFT SIDE ELEVATION

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV IBQ 7.2
4. METAL ROOF WITH METAL BRACKETS. SEE A502
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AWNING
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASCIA
14. PORCH OR PATIO WITH STEPS TO GRADE
15. PRECAST CAP
16. FIBER CEMENT GARAGE WRAP
17. ROOF VENTS AS REQUIRED
18. FINISHED GRADE
19. DOWNSPOUT
20. 4" FIBER CEMENT TRIM

(B) BRICK COLOR 1

(WT) WOOD TONE

(F1) FIBER CEMENT COLOR 1

(F2) FIBER CEMENT COLOR 2

ROCKWELL

5-PLEX

SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

Elevations

Job No.

UTILITY LEGEND

GAS LINE — GAS — GAS

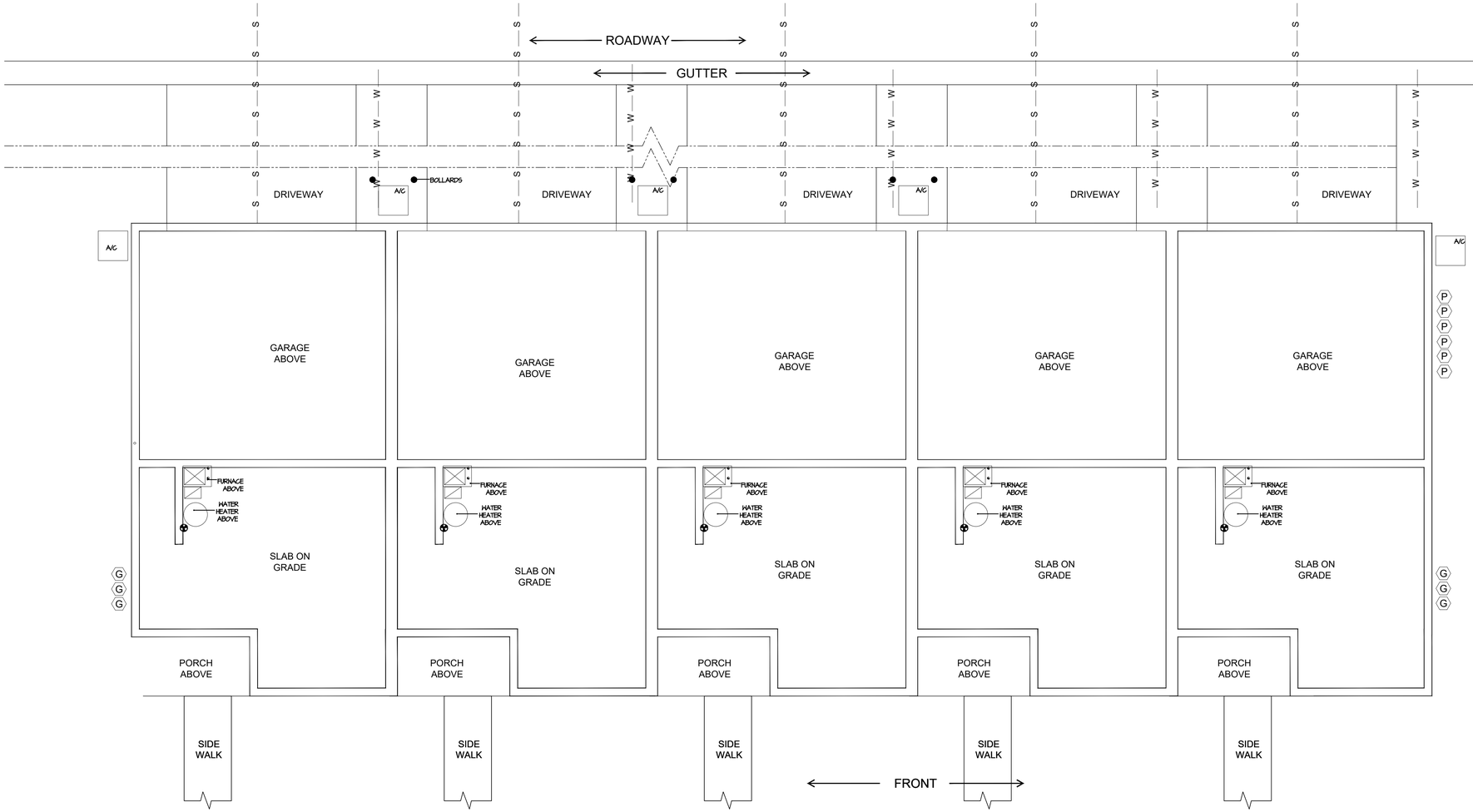
3/4" WATER LINE — W — W

4" SEWER LINE — S — S

ELECTRIC — E — E

(G) =GAS METER

(P) =POWER METER



SCALE: 3/16" = 1'-0" (24X36)
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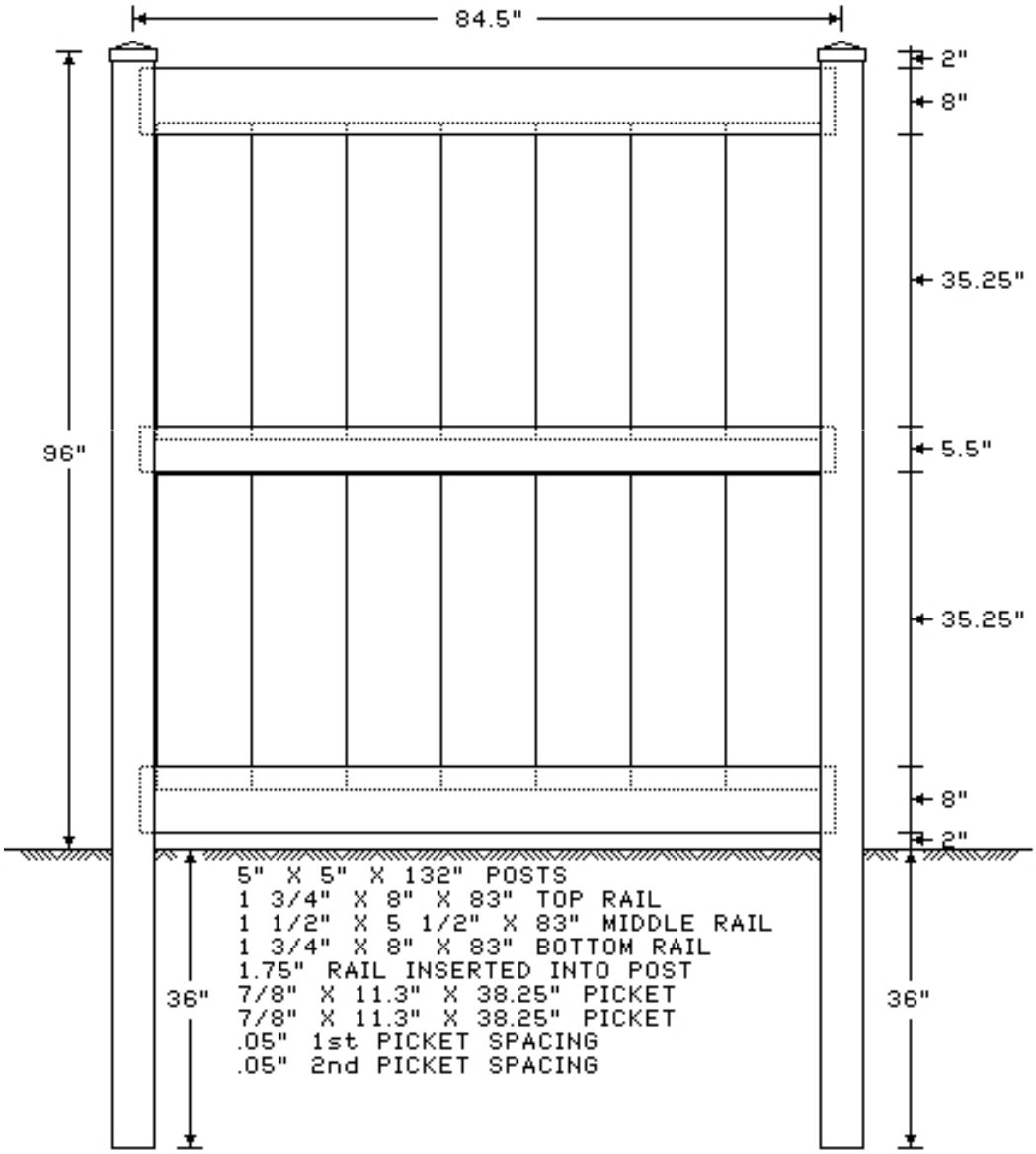
ROCKWELL

5-PLEX

UTILITY PLAN

Job No.

UTILITY PLAN



VINYL INDUSTRIES

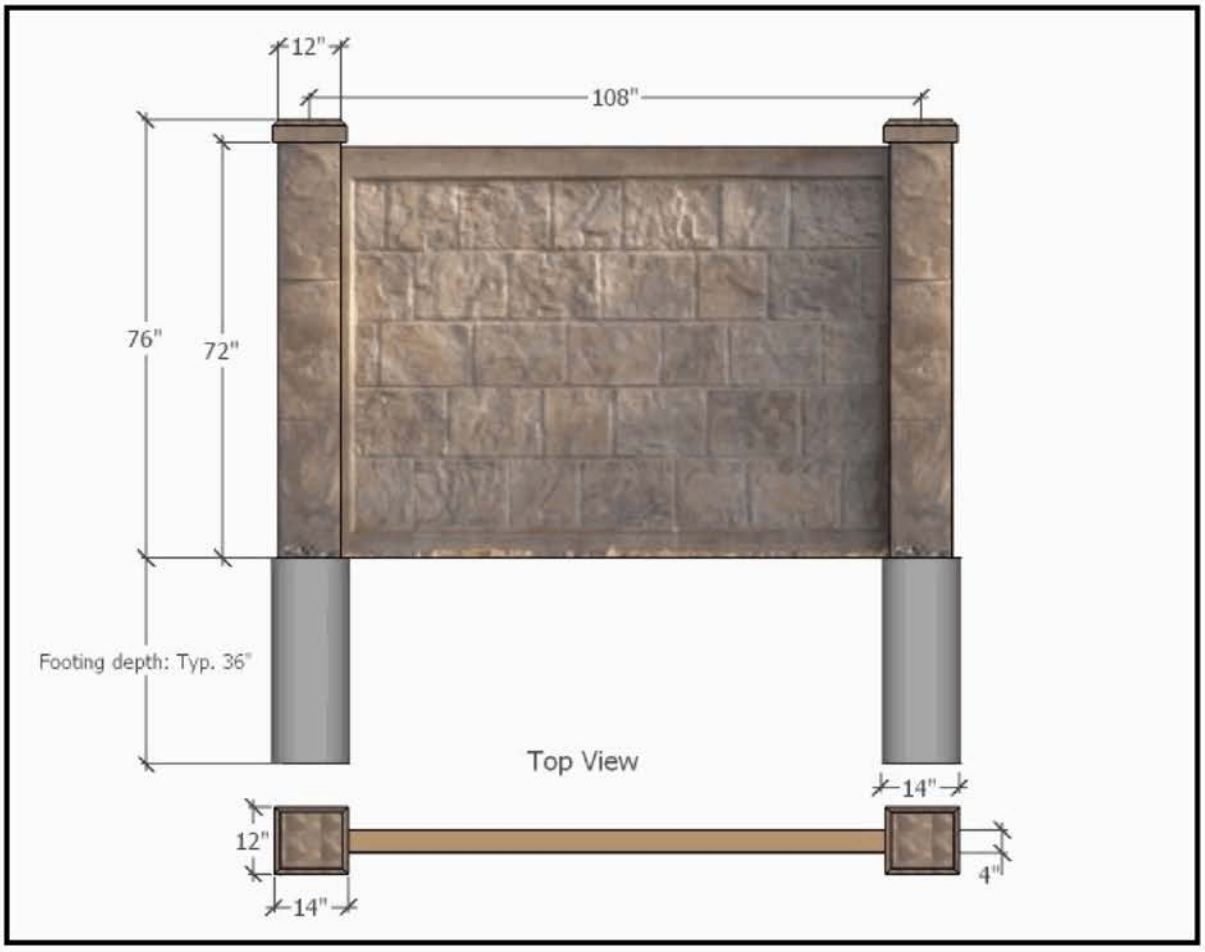
Vinyl Industries, LLC
1350 East Main Street
Lehi, UT 84043
801-768-4794

8' WHITE PRIVACY 1.75X8

DRAWN BY: 01/05/26	SCALE:	PAGE:
REVISED: 01/05/26	FILE:	1 of 1

RhinoRock.com
CONCRETE FENCING

RHINOROCK FENCE SPECIFICATIONS



TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 259 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	21.5kg/m^2	4.9lbs/ft^2
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4-4.50%	
Compressive Strength of proprietary concrete mix design	$4x10^7$ N/m^2	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	$9.6x10^6$ - $1.4x10^7$ N/m^2	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Derby, fungus, or mushroom attack	none	
Termite food source	none	


N
W
E
S
7800 S
1985 W
Westview Cir
7888 S
1825 W
Veterans Memorial Pkwy
7935 S
Rosa Parks Dr
Rosa Parks Dr
Roundabout
Rosa Parks Dr
Rosa Parks Dr
8020 S
Redwood Rd
Laguna Dr
Bueno Vista Dr
2200 W
8120 S
8150 S
SITE
Old Factory Dr
Sugar Creek Way
Sugar Factory Rd
8155 S
8195 S
8200 S
8220 S
Pauline Way
2245 W
Wasa St
8270 S
8300 S
Piney Ct
1950 W
1890 W
1850 W
1750 W
8250 S
8300 S
8295 S
8340 S
8350 S
La Vista Dr
Jacob Way
8035 S
8045 S
8090 S
8085 S
8125 S
1650 W
1620 W
1590 W
1560 W
1530 W
1500 W
1460 W
1640 W
1600 W
1560 W
1520 W
1480 W
8230 S
8040 S
8120 S
Fox Pointe Dr
Plum Creek Cir
Plum Blossom Cir
Stratford Ln
1920 W
1530 W
2000 W

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. 26-30

AN ORDINANCE FOR APPROXIMATELY 1.77-1.78 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 1790 WEST SUGAR FACTORY ROAD, IDENTIFIED AS THE SUGAR FACTORY ON THE CREEK TOWNHOMES; AND

AMENDING THE ZONING MAP FOR THE SUGAR FACTORY ON THE CREEK TOWNHOMES

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 Bennett Properties LLC, a Utah Limited Liability Company (referred to as "**Applicant**") and David E. Alires and Paul K. Alires (referred to collectively as "**Property Owner**"), for approximately 1.77 to 1.78 acres of real property, located at approximately 1790 West Sugar Factory Road and identified as **Assessor's Parcel Numbers 21-34-180-001-0000, 21-34-181-001-0000, and 21-34-181-005-0000** (collectively referred to as the "**Property**" or "**Sugar Factory on the Creek Townhomes**"), for, in part, a ***Rezone*** from the CC-F Zone (City Center - Frame Zone) to the CC-R Zone (City Center - Residential Zone) (collectively "**Application**" and "**Map Amendments**"); and

WHEREAS, on May 19, 2026, 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**" or ("**Council**") concerning the Map Amendments, 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 June 9, 2026 concerning the Map Amendments; and

WHEREAS, the City Council has reviewed and considered the Map Amendments; 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 Map Amendments.

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

(*continued on the next page*)

Section 1. Rezone (Map Amendments) and Reversion. For the Property, a ***Rezone is approved*** from the CC-F Zone (City Center - Frame Zone) to the CC-R Zone (City Center - Residential Zone), as per the attached legal description, identified as "Exhibit A". The zoning shall automatically revert to the original CC-F zoning if a subdivision application or other similar application is not approved by the City for the Property by June 9, 2029.

Section 2. Impact Fees and Development Fees. The applicant requesting subdivision application or other similar application approval or building permit approval for the Property shall pay all impact fees and development fees required by the City's consolidated fee schedule.

Section 3. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-20-618(3)(h), and other applicable and successor provisions, and at the request of the Applicant, and in consideration for the increase in density, as well as the other benefits regarding the requested residential types allowed by the Rezone and Concept Site Plans, all applicable Building Design Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed thereon.

Section 4. 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 5. 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 _____ 2026.

CITY OF WEST JORDAN

By: _____
Bob Bedore
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Bob Bedore	☐	☐
Vice Chair Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kent Shelton	☐	☐

(*Continued on the next page*)

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 26-30.

_____ The Mayor vetoed Ordinance No. 26-30 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-30 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, MMC, UCC
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 _____ 2026. 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, MMC, UCC
City Recorder

(Exhibit on the following page)

Exhibit A to
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AN ORDINANCE FOR APPROXIMATELY 1.78 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 1790 WEST SUGAR FACTORY ROAD, IDENTIFIED AS THE SUGAR FACTORY ON THE CREEK TOWNHOMES; AND

AMENDING THE ZONING MAP FOR THE SUGAR FACTORY ON THE CREEK TOWNHOMES

Assessor's Parcel Numbers 21-34-180-001-0000, 21-34-181-001-0000, and 21-34-181-005-0000

LEGAL DESCRIPTION
PREPARED FOR SUGAR FACTORY ON THE CREEK TOWNHOMES:

Warranty Deed Recorded October 10, 1963 as Entry No. 1931799 in Book 2072 at Page 563

Beginning at the Southwest corner of Lot 51, West Jordan Subdivision, according to official plat thereof on file and of record in the office of the Salt Lake County Recorder, Salt Lake County, Utah, and running thence North 0° West 378.84 feet; thence North 69°25' East 208.94; thence South 33.12 feet; thence West 143.2 feet; thence South 119.25 feet; thence West 52.55 feet to the place of beginning.

Quit-Claim Deed Recorded February 3, 2016 as Entry No. 12215921 in Book 10400 at Page 303

Parcel 1:

The West 16.99 feet of Lot 14, and all of Lots 15 through 21, West Jordan Subdivision, together with one-half of vacated street abutting on the South and one-half of the vacated street abutting on the West.

Parcel 2:

All of Lot 52, except that part conveyed to Sunderland, and all of Lots 53 to 57, West Jordan Subdivision, together with one-half of the vacated alleys and streets adjacent to said property.

Parcel 3:

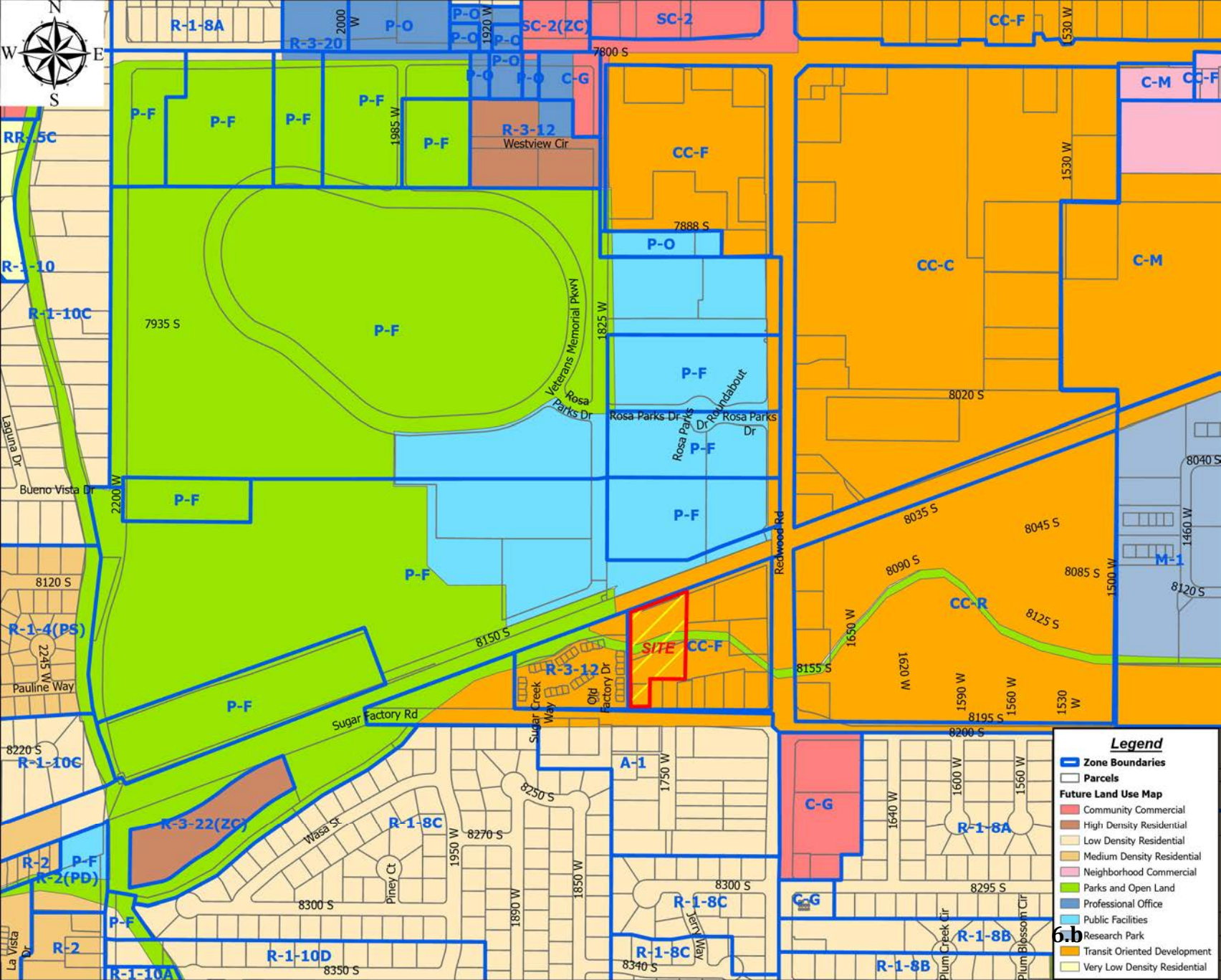
The West 2.55 feet of Lot 49 and all of Lots 50 and 51, West Jordan Subdivision, together with one-half of the vacated street abutting on the West.

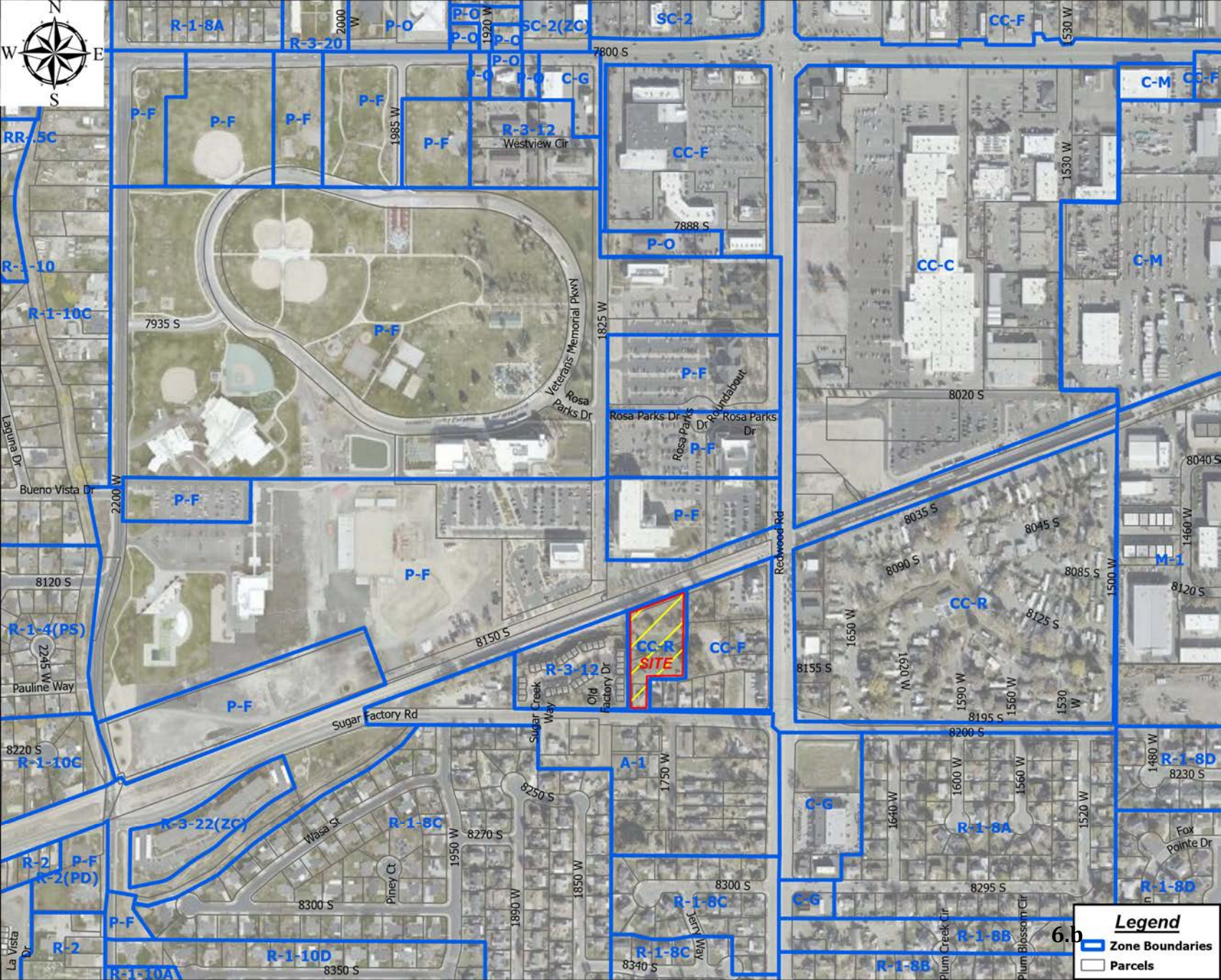
As-Surveyed Description is described as follows:

Beginning at a point on the northerly boundary line of Sugar Factory Road (8200 South Sreet), a public street at a point North 89°54’06” West along the quarter section line (basis of bearing) 511.14 feet and North 00°05’54” east 61.50 feet from the Center of Section 34, Township 2 South, Range 1 West, Salt Lake Base and Meridian (2.5” standard flat brass Salt Lake County monument #2S1W3405), and running thence North 89°54’06” West 85.41 feet along said northerly line of Sugar Factory Road; thence along the easterly line of Sugar Creek Condominiums (Entry No. 7803298) the following two (2) courses: North 00°00’06” West 65.91 feet and North 00°44’51” west 321.52 feet, more or less, to the southerly line of the Utah Transit Authority Property; thence North 69°28’08” east along said southerly line 39.55 feet; thence along the West Jordan (alleyway) property the following two (2) courses: South 00°00’06” east 21.90 feet (South 00°06’ East 22.00 per deed) and North 69°30’54” East 208.96 feet (North 69°25’ East 208.94 feet per deed); to a point on the westerly line of that Certain property (APN 21-34-181-018) and boundary line agreement (Entry No. 13436840) the following three (3) courses: South 00°10’43” East 173.93 feet, South 69°22’17” West 4.27 feet, and South 00°10’43” east 158.21 feet; thence north 89°54’06” west 140.23 feet (West 143.20 feet per deed); thence south 00°00’06” east 119.25 feet (South 119.25 feet per deed) to the point of beginning.

Contains 1.781 acres, more or less.

Note: the above As-Surveyed Description was created from the Record of Survey prepared by James Dale Pitkin dated 10/10/2024 (S2025-03-0200).


N
W
E
S
R-1-8A
R-3-20
P-O
SC-2(ZC)
SC-2
CC-F
C-M
C-G
P-F
R-3-12
Westview Cir
RR-.5C
R-1-10
R-1-10C
7935 S
7888 S
7800 S
8020 S
8040 S
8120 S
8150 S
8155 S
8195 S
8200 S
8220 S
8300 S
8295 S
8350 S
8340 S
8270 S
8250 S
8085 S
8090 S
8045 S
8035 S
8125 S
Veterans Memorial Pkwy
Rosa Parks Dr
Rosa Parks Dr Roundabout
Redwood Rd
Laguna Dr
Bueno Vista Dr
Pauline Way
Sugar Factory Rd
Sugar Creek Way
Old Factory Dr
SITE
R-1-4(PS)
R-3-22(ZC)
R-2
R-2(PD)
R-1-10D
R-1-10A
A-1
R-1-8C
R-1-8A
R-1-8B
M-1
CC-C
CC-R
1530 W
1460 W
1500 W
1650 W
1620 W
1590 W
1560 W
1640 W
1600 W
1750 W
1850 W
1890 W
1950 W
1985 W
1825 W
2000 W
1920 W
2200 W
2245 W
Wasa St
Piney Ct
Peruna Way
Plum Creek Cir
Plum Blossom Cir
La Vista Dr
Legend
Zone Boundaries
Parcels
Future Land Use Map
Community Commercial
High Density Residential
Low Density Residential
Medium Density Residential
Neighborhood Commercial
Parks and Open Land
Professional Office
Public Facilities
Research Park
Transit Oriented Development
Very Low Density Residential


N
W
E
S
R-1-8A
R-3-20
P-O
SC-2(ZC)
SC-2
CC-F
C-M
C-G
P-F
RR-.5C
R-3-12
Westview Cir
7800 S
7888 S
CC-C
R-1-10
R-1-10C
7935 S
Veterans Memorial Pkwy
Rosa Parks Dr
Rosa Parks Dr Roundabout
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R-1-4(PS)
2245 W
Pauline Way
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Redwood Rd
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8195 S
8200 S
M-1
Sugar Factory Rd
Old Factory Dr
Sugar Creek Way
8220 S
A-1
1750 W
8250 S
R-3-22(ZC)
Wasa St
R-1-8C
8270 S
1950 W
1890 W
1850 W
Piney Ct
8300 S
R-2
R-2(PD)
P-F
R-1-10D
8350 S
R-1-10A
La Vista Dr
R-1-8D
8230 S
1480 W
1640 W
1600 W
1560 W
1520 W
R-1-8A
Fox Pointe Dr
8295 S
Peery Way
Plum Creek Cir
Plum Blossom Cir
R-1-8B
8340 S
Legend
Zone Boundaries
Parcels

Re: Zone Change Request — CC-F to CC-R
Project: Sugar Factory on the Creek Townhomes
Address: 1790 W Sugar Factory Road, West Jordan, UT
Parcels: 21341810050000, 21341810010000, 21341800010000
Applicant: Bennett Properties, LLC / Dale Bennett
Units: 23 for-sale townhomes (three 6-unit buildings + one 5-unit building)

Dear West Jordan Planning Staff, Planning Commission and City Council,

Bennett Properties respectfully requests a zoning map amendment from **CC-F (City Center – Flex)** to **CC-R (City Center – Residential)** to facilitate a thoughtfully designed 23-unit, for-sale townhome community along the Bingham Creek corridor. This letter provides a thorough justification in accordance with City Code §13-7D-3 and the criteria adopted for zone amendments.

1. **Public purpose for the amendment**
   The proposed rezoning supports the City's public goals by delivering **attainable homeownership opportunities**, filling the missing-middle housing gap, strengthening the residential tax base, enhancing neighborhood stability, and activating the creek corridor as a high-quality amenity. This aligns with the General Plan's call for a mix of housing types to meet the needs of current and future residents.

2. **How the public purpose is best served by this amendment**
   The CC-R district is purpose-designed for residential outcomes within the City Center. Converting from CC-F to CC-R ensures stable ownership housing rather than speculative commercial flex uses. It enables the delivery of a high-quality, moderate-density housing product—exactly what the City envisions under its moderate-income housing strategies.

3. **Compatibility with policies, goals and objectives of the General Plan**
   The plan supports walkable, transit-oriented development and housing variety. For example, the City Center/Transit Station Overlay promotes pedestrian-oriented mixed-use neighborhoods. The Transportation section encourages development within walking distance of rail. The Parks, Recreation, Trails & Open Space chapter prioritizes activating natural corridors and trails. This project meets all of these objectives: owner-occupied housing, TRAX proximity, creek frontage activation, and pedestrian focus.

4. **Consistency with timing and sequencing**
   The site is already served by public utilities and streets. It lies within the City Center and selected for intensification over time. The timing is suitable for residential conversion now and does not conflict with nearby employment or large infrastructure commitments—therefore aligning with sequencing expectations.

5. **Potential to hinder attainment of General Plan policies**
   The rezoning will not hinder City goals. Rather than reducing employment land or limiting flexibility, it enhances the residential base that supports local commerce and transit. By aligning zoning with actual demand (owner-occupied, moderate density), this project helps deliver the City's intent rather than obstruct it.

6. **Adverse impacts on adjacent landowners**
   No significant adverse impacts are anticipated. The design is human-scaled, uses rear-loaded garages, generous canal setbacks, HOA maintenance, and pedestrian-oriented adjacency. Any minor concerns (views, privacy) are addressed by building orientation, buffer landscaping, and community design.

7. **Verification of correctness of the original zoning or Future Land Use Map**
   The existing CC-F designation served as a transit-oriented flex buffer. Market conditions and the City's evolving strategy now warrant a more precise residential zoning to meet the residential goals of the City Center. Converting to CC-R aligns zoning regulation with the City's long-term vision.

8. **Impacts on City services**
   Utilities: Existing service capacity for water and sewer is available and the project complies with standard on-site stormwater retention.
   Streets & Traffic: Residential use yields lower trip generation compared to many CC-F commercial uses. The plan features rear-loaded parking, internal circulation, and pedestrian frontage.
   Fire & Police: Predictable service demands and enhanced safety through CPTED design.
   Overall, the project imposes no undue burden on municipal services.

9. **Impacts on schools**
   The project's 23 units are for-sale townhomes with low student yield (~5-7 children), consistent with stable owner-occupied communities. This is a predictable and manageable impact for the Jordan School District.

10. **Impacts on the local economy and other factors**
    Economically, the project strengthens the tax base, supports local retail, and stimulates construction jobs. It advances TRAX ridership potential, activates the creek corridor, and supports long-term community vitality.

Conclusion
The requested rezoning from CC-F to CC-R is appropriately tailored to meet West Jordan's vision: a walkable City Center, diverse housing options, activated natural corridors, and long-term resident investment. We respectfully request approval and look forward to working with City Staff, Planning Commission and City Council through this process.

Sincerely,



Dale Bennett
Managing Member, Bennett Properties, LLC

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: Mark Forsythe, Associate Planner

Applicant: Utah Development Group / Marco Diaz

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/09/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Ordinance No. 26-28 a Petition from Utah Development Group/Marco Diaz to a Rezone of 0.43 acres to an R-1-8 Zone for the Diaz Lot Located at 8305 South 2200 West

2. **EXECUTIVE SUMMARY**
   The City Council is being asked to consider a proposal by Utah Development Group to rezone a 0.43 acre parcel of land from an existing P-F zone (*Public Facilities*) to an R-1-8 zone (*Single-family Residential 8,000 square feet lots*). No amendments to the General Plan's Future Land Use Map are proposed because the property is currently designated for Low Density Residential and Parks and Open Lands on the Future Land Use Map. The General Plan designates the R-1-8 zone as an appropriate zone for the Low Density Residential land use designation. If the rezone is approved, the applicant intends to develop the property with one single-family residential home.

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

4. **FISCAL NOTE**
   N/A

5. **PLANNING COMMISSION RECOMMENDATION**
   The West Jordan Planning Commission held a public hearing on May 19, 2026 on the requested Zone Change. The Planning Commission voted 5-0 (1 commissioner recusing themself from voting to avoid a conflict of interest and 1 commissioner absent) for a Positive Recommendation to the City Council for the proposed Zone Change.

6. **STAFF ANALYSIS**
   I. **BACKGROUND:**
   The proposed rezone will affect a single half-acre parcel located generally in the neighborhood south of the West Jordan Community Swimming Pool in the east central region of the city. The property is a metes and bounds parcel that is not part of any recorded subdivision. The South Jordan Canal runs through the eastern half of the property, which is currently in the process of being officially deeded to the current property owner by the South Jordan Canal Company. A Maintenance Easement in favor of the South Jordan Canal Company and allowing for maintenance of the canal was also established as part of this deed. The parcel is entirely vacant. It is unclear exactly when the property was zoned to its current P-F designations, though map records indicate that the change occurred sometime between 2004 and 2006.

The proposed rezone went before the Planning Commission on May 19, 2026. No public comments were voiced in the meeting. With the exception of one commissioner recusing himself from voting in order to avoid a potential conflict of interest and one commissioner being absent, the Planning Commission voted unanimously to forward a positive recommendation to the City Council for the proposed rezone.

II. GENERAL INFORMATION & ANALYSIS:

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

	Future Land Use	Zoning	Current Use
North	Parks and Open Land	P-F	South Jordan Canal
South	Low Density Residential	R-1-10D	Single-family residential
West	Medium Density Residential, Parks and Open Land	R-2, P-F	2200 West, single-family residential, Salt Lake County Children's Justice Center
East	Low Density Residential	R-1-8C	Single-family residential

The applicant is proposing to rezone a 0.43-acre parcel located south of the 2200 West/Sugar Factory Road intersection for the purpose of building a single-family home on the property. Due to the size and significant constraints of the lot, the applicant intends to seek a Variance to modify the front yard setback if and after the requested rezone is approved. Some right-of-way dedication along 2200 West will also be required prior to Building Permit approval to bring the property into alignment with actual right-of-way.

III. FINDINGS OF FACT:

ZONING MAP AMENDMENT

13-7D-6: Criteria to Recommend Approval: An amendment to the Zoning Map may be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made regarding each of the following criteria:

Criteria 1: The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted general plan and future land use map;

Staff Analysis: The subject parcel to be rezoned is designated for 2 separate land uses on the General Plan's Future Land Use Map: The eastern half consisting of the canal is designated for Parks and Open Land, while the remainder is designated for Low Density Residential. According to the General Plan, the Low Density Residential land use designation is intended for detached single-family residential homes and provides a density range of 3.1 – 5.0 dwelling units per acre. Due to the pre-existing physical and regulatory constraints of the property, no more than one home can be built on the property. As a result, the gross density of this rezone would be 2.33 dwelling units per acre. When subtracting for the area of the canal and its maintenance road and the right-of-way to be dedicated, the net density results in approximately 4.95 dwelling units per acre, which is in line with the intended density range of the General Plan.

Regarding residential rezones, the General Plan has Guiding Principles that may be applicable. These Guiding Principles and subsequent analysis are provided as follows:

LAND USE
Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.

The proposed R-1-8 zone is consistent with the Future Land Use Map and the density range of the Low Density Residential land use designation outlined in the General Plan. The R-1-8 zone is a single-family residential zone that allows for the same type of development and land use as the neighboring property to the south, as well as nearby properties on the opposite side of the canal and 2200 West.

HOUSING
Implement programs to encourage the repair, rehabilitation, or replacement of deteriorating residential structures.

Although the property to be rezoned is entirely vacant, it has remained an underutilized and unkempt piece of land for many years. Changing the zoning to a residential zone that is more feasible for development of the property will result in putting the property to good use, developing and landscaping the property, and slightly increasing the available housing stock in the city.

PARKS, RECREATION, AND OPEN SPACE
Provide relief from the asphalt, concrete, steel, and vehicular environments of a suburban city.

The subject property has a naturally-landscaped canal running through it. The current zone allows for development of public facilities, which would likely require piping of the canal in order to create enough useable space for such development. Rezoning the property to a single-family residential zone will allow for development of the property while keeping the natural open space of the canal intact.

Staff Opinion: The proposed zone change is consistent with the purposes, goals, objectives, and policies of the City's General Plan.

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

Staff Analysis: The zones adjacent to the subject property are R-1-8 and R-1-10 zones, which are also single-family residential zones similar to or identical to the proposed R-1-8 zone. The property to the south abutting the proposed zone is also zoned for and developed as a single-family home. A rezone to a residential zone would likely benefit the adjacent residential property, since future development would be similar in nature rather than a more intense public facility. Development of an overgrown vacant lot could also reduce the risk of fire and keep the property in a more manageable and aesthetically pleasing condition. The adjacent property has a similar situation to the applicant, with the canal crossing the northeast corner of the property. Changing the permitted uses of the subject property to residential would likely prevent any piping or major changes to the South Jordan Canal and thereby prevent any potential flooding or other impacts from such changes.

All other residential development is located on the opposite side of the South Jordan Canal or on the opposite side of 2200 West and are likely to not be impacted by one single-family residential home.

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

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

Staff Analysis: Despite its proximity to a canal, the property to be rezoned is located in Flood Zone X of the current FEMA maps. This flood zone doesn't require flood insurance or any other special improvements, such as prohibition on basements or other building construction requirements. However, depending on proximity to the canal bank, the home foundation may need special engineering and depth. This will be reviewed by the Building & Safety Department through the Building Permit review and inspection process.

The applicant has been working with the South Jordan Canal Company and they have come to an agreement to establish a perpetual Maintenance Easement by deed in favor of the South Jordan Canal Company to legally reinforce their right of access to continue maintaining the canal from the west bank to the eastern extents of the maintenance road. The applicant and the President of the South Jordan Canal Company have signed deed documents, which were recorded at the Salt Lake County Recorder's Office on May 21st, 2026.

The future single-family home will be able to meet most of the building setbacks. The rear property line is located on the opposite side of the canal, which requires a 25-foot rear setback. However, the extents of the Maintenance Easement reach beyond this rear setback and any future home will simply need to avoid any encroachment into the easement to meet the setback requirements. The width of the property is 183 feet, which far exceeds the minimum lot width for the R-1-8 zone and will easily allow a future home to meet the minimum 8-foot side yard requirements. The 30-foot front setback, however, may be difficult considering that the canal runs through less than half of the property. The current or future owner has the option to apply for a Variance to reduce this setback based on physical hardships associated with the land that make it extremely difficult or impossible to comply with the setback. The Variance is a judicial process that is reviewed and decided upon by the City's Administrative Law Judge.

The subject property directly fronts 2200 West, which is a 30-mph collector road. Typically, single-family residential homes are encouraged not to directly back out onto high-volume, high-speed roads such as collector and arterial roads. Due to the wide frontage and classification of 2200 West, staff would recommend that any future home incorporate a side-loaded garage and driveway to prevent cars from directly backing out onto 2200 West. Such a condition cannot be placed on a rezone but may be placed on a Variance at the Administrative Law Judge's discretion.

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 property to be rezoned directly fronts 2200 West and is fully serviceable by public utilities. A 10-inch main water line and a 10-inch main sewer line both run parallel along the east side of 2200 West. These lines are more than adequate to service one single-family house and a future home could easily tie into these lines with minimal difficulty. For stormwater drainage, a storm drain is currently centered in front of the property on 2200 West, which drains to the main storm line along the west side of 2200 West. Most onsite storm drainage is anticipated to drain directly into the canal.

The property will also be serviceable in the event of a fire or other calamity. An existing fire hydrant is centered on the frontage and 2200 West contains a shoulder for on-street parking of emergency vehicles.

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

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

Staff Analysis: The property that will be affected by the proposed rezone is not located within any overlay district. No overlay districts are proposed with this rezone.

Staff Opinion: This criterion does not apply.

7. MAYOR RECOMMENDATION

8. COUNCIL STAFF ANALYSIS

Plain Language Summary

The applicant is requesting approval to rezone approximately 0.43 acres from P-F (Public Facilities) to R-1-8 (Single-Family Residential) to allow construction of one single-family home.

The property is designated Low Density Residential and Parks/Open Lands on the General Plan Future Land Use Map. Because the General Plan identifies the R-1-8 zone as an appropriate zoning district for Low Density Residential areas, no General Plan amendment is required. If approved, the rezone would allow the property to be developed consistent with the surrounding residential neighborhood.

Potential Questions / Discussion Points

1. How does the proposed R-1-8 zoning align with the property's General Plan designation and the character of the surrounding neighborhood?
2. Is adequate water, sewer, storm drainage, roadway, and public service capacities available to support the proposed residential use?

Applicable General Plan Principles

Land Use

- Encourage development that is consistent with adopted Future Land Use designations.
- Promote compatibility between new development and surrounding neighborhoods.
- Support orderly growth and development patterns.

Neighborhoods and Housing

- Maintain and enhance stable residential neighborhoods.
- Encourage housing opportunities consistent with the character and scale of surrounding development.
- Promote quality residential development within established neighborhoods.

Public Facilities and Services

- Ensure development occurs where adequate infrastructure and public services are available.
- Promote efficient use of existing public facilities and utility systems.

9. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and 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.

10. ATTACHMENTS

Ordinance No. 26-28
Vicinity Map
Existing Zoning & Future Land Use Map
Proposed Zoning Map
Survey & Legal Description
Justification Letter

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. 26-28

AN ORDINANCE FOR APPROXIMATELY 0.41 TO 0.43 ACRES OF PROPERTY LOCATED AT 8305 SOUTH 2200 WEST, IDENTIFIED AS THE "DIAZ LOT"; AND

AMENDING THE ZONING MAP FOR THE "DIAZ LOT"

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**" or "**Future 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 Marco Diaz and UDG, Corp, a Utah corporation (collectively "**Applicant/Owner**") for approximately 0.41 to 0.43 acres of real property, **Parcel Number 21-34-304-012-0000,** located at 8305 South 2200 West ("**Property**" or "**Diaz Lot**"), for a ***Rezone*** from the P-F (Public Facilities) Zone to the R-1-8 (Single-family residential 8,000 square foot lots minimum) Zone ("**Application**" and "**Rezone**"); and

WHEREAS, on May 19, 2026, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and made a ***positive*** recommendation to the West Jordan City Council ("**City Council**") concerning the Rezone, based upon the criteria in City Code Section 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on June 9, 2026, concerning the Rezone; and the City Council has reviewed and considered the Rezone; and

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

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

Section 1. Rezone and Reversion. For the Property, a ***Rezone is approved*** from the P-F (Public Facilities) Zone to the R-1-8 (Single-family residential 8,000 square foot lots minimum) Zone, as per the attached legal description, identified as "Exhibit A". The zoning shall automatically revert to the original P-F zoning if a building permit is not issued by the City for the Property by June 9, 2029.

Section 2. Impact Fee and Development Fees. The applicant requesting a building permit for the Property shall pay all impact fees and development fees required by the City's consolidated fee schedule.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____DAY OF _____ 2026.

CITY OF WEST JORDAN

By: _____
Bob Bedore
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Bob Bedore	☐	☐
Vice Chair Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kent Shelton	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 26-28.

_____ The Mayor vetoed Ordinance No. 26-28 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-28 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, MMC, UCC
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 _____ 2026. 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, MMC, UCC
City Recorder

[Attachment on the following page(s).]

Exhibit A to
ORDINANCE NO. 26-28

AN ORDINANCE FOR APPROXIMATELY 0.43 ACRES OF PROPERTY LOCATED AT 8305 SOUTH 2200 WEST, IDENTIFIED AS THE "DIAZ LOT"; AND

AMENDING THE ZONING MAP FOR THE "DIAZ LOT"

LEGAL DESCRIPTION:

Parcel Number 21-34-304-012-0000

EXHIBIT A

That portion of the following described South Jordan Canal Company Property lying within and being confined by the boundaries of the following described UDG, Corp. Property, which was conveyed to UDG, Corp. by that certain Warranty Deed dated July 15, 2025, and filed July 16, 2025, under Entry No. 14410546, in Book 11586, at Page 4529, in the office of the Salt Lake County Recorder, said properties lying within Section 34, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows, to wit:

South Jordan Canal Company Property:

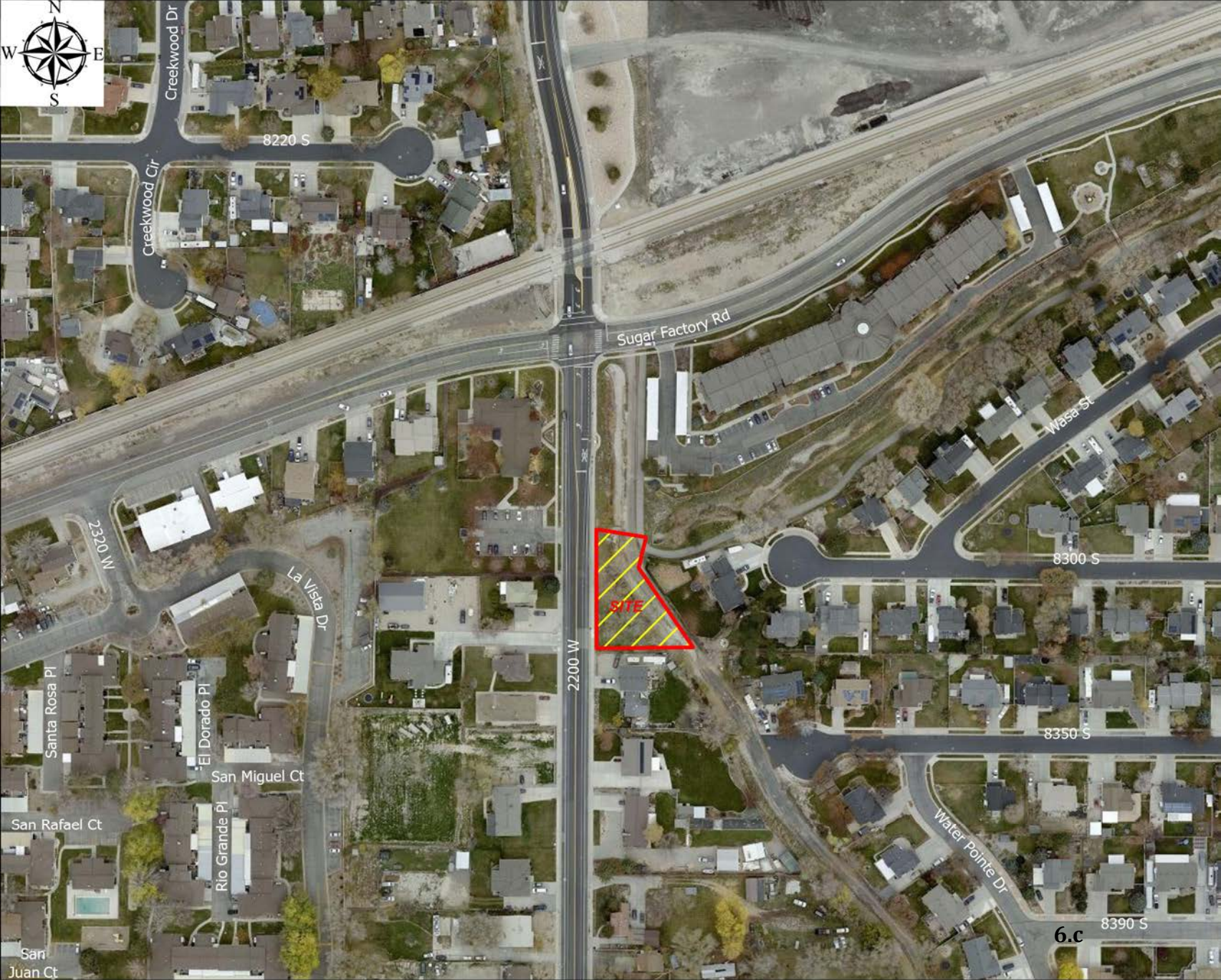
Beginning on West side at right angles to and 2 Rods from center of said canal, 52 Rods South and 7 Rods East of Northwest corner of Southwest Quarter of Section 34, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 36 Rods to Mary Larson's East line; thence North 10.5 Rods; thence Southerly along East side of canal 46 Rods to Robert Lancaster North line; thence West 4.5 Rods to point of beginning

UDG, Corp. Property:

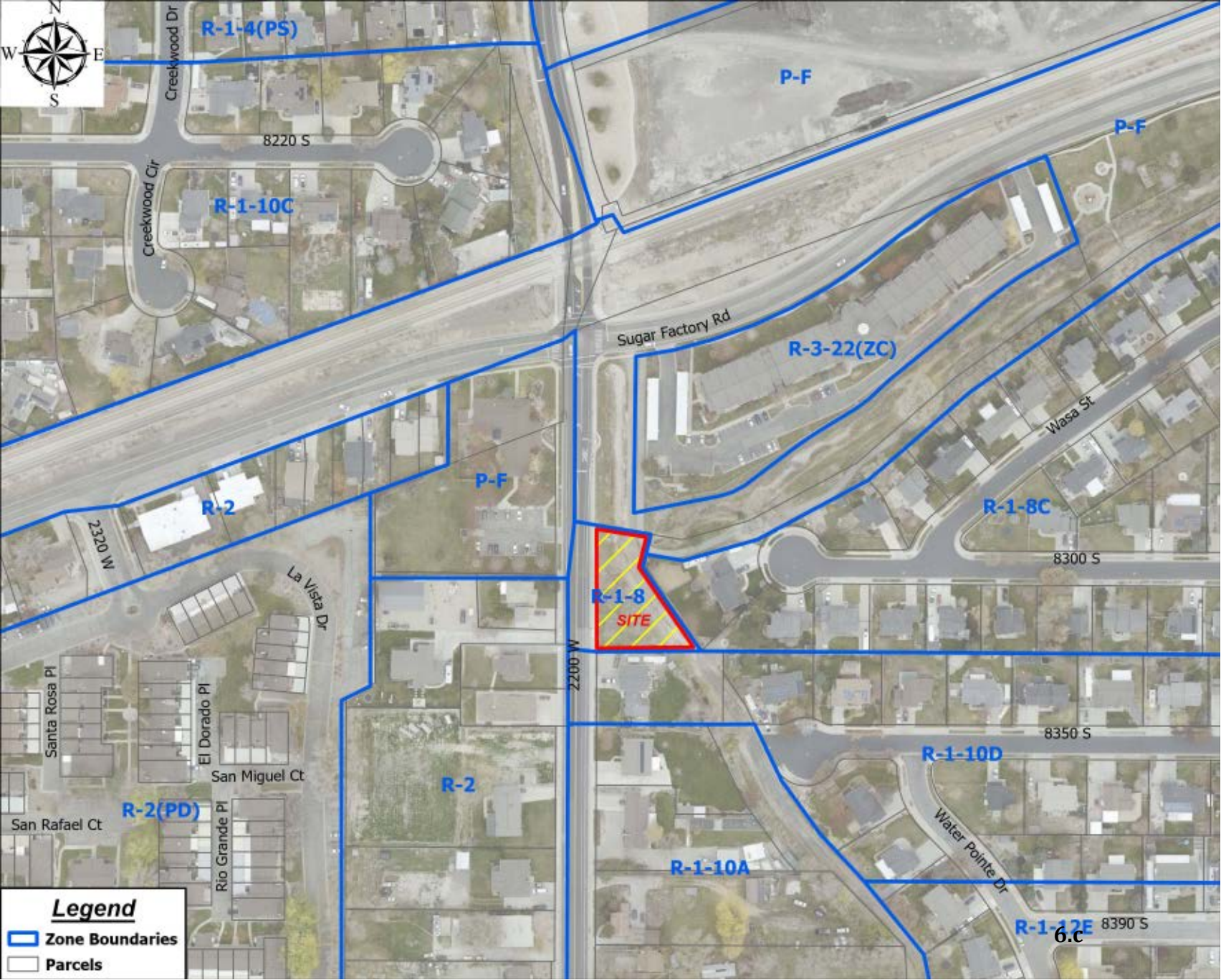
Beginning South 856.342 feet more or less and **West** 2641.877 feet more or less from the Center of Section 34, Township 2S, Range 1 West, Salt Lake Base and Meridian and running thence North 193 073 feet more or less; thence South 80°38' East 113.23 feet more or less; thence South 13°33'39" West 49 89 feet more or less; thence South 35°08'03" East 149.485 feet more or less; thence West 186.299 feet more or less to the point of beginning.

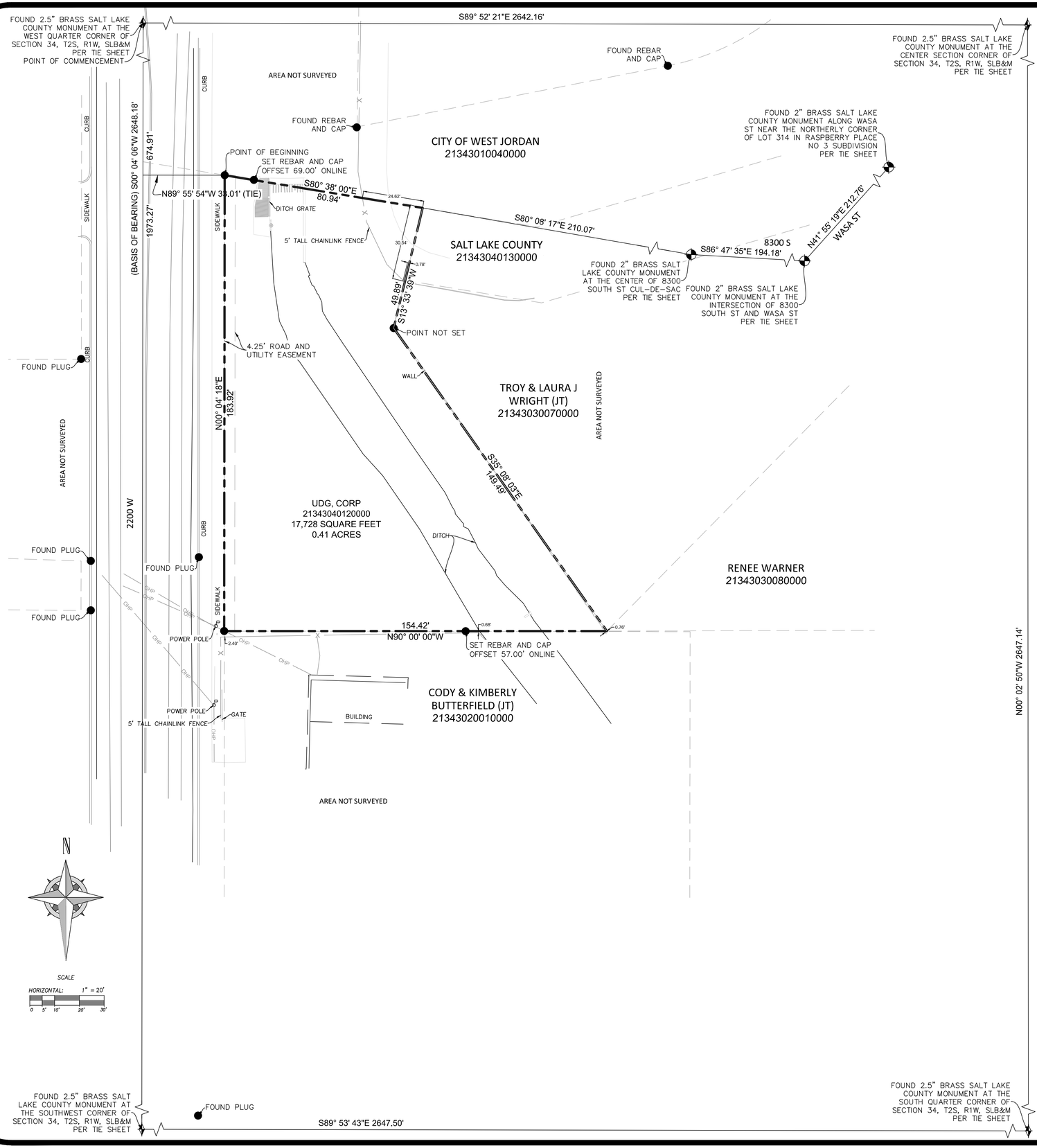
Less any portions thereof lying within a dedicated street or right of way.

Reserving unto Grantor a canal access and maintenance easement over and across that portion of the foregoing described UDG, Corp. Property lying between the west bank of the canal and the UDG, Corp. Property easterly property line, for purposes of operating and maintaining the canal, including but not limited to weed control, canal channel maintenance, and regular inspections. Grantor does not maintain trees within the easement, which is the sole responsibility of the Grantee to maintain and remove trees as necessary.


N
W
E
S
Creekwood Dr
8220 S
Creekwood Cir
Sugar Factory Rd
Wasa St
8300 S
2320 W
La Vista Dr
SITE
2200 W
Santa Rosa Pl
El Dorado Pl
San Miguel Ct
8350 S
San Rafael Ct
Rio Grande Pl
Water Pointe Dr
8390 S
San
Juan Ct


N
W
E
S
R-1-4(PS)
Creekwood Dr
8220 S
Creekwood Cir
R-1-10C
P-F
P-F
Sugar Factory Rd
R-3-22(ZC)
Wasa St
R-1-8C
8300 S
P-F
R-2
2320 W
La Vista Dr
P-F
SITE
2200 W
Santa Rosa Pl
El Dorado Pl
San Miguel Ct
R-2
8350 S
R-1-10D
R-2(PD)
San Rafael Ct
Rio Grande Pl
R-1-10A
Water Pointe Dr
San
Juan Ct
Legend
Zone Boundaries
Parcels
Future Land Use Map
High Density Residential
Low Density Residential
Medium Density Residential
Parks and Open Land
Public Facilities
Very Low Density Residential


N
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R-1-4(PS)
Creekwood Dr
8220 S
Creekwood Cir
R-1-10C
P-F
P-F
Sugar Factory Rd
R-3-22(ZC)
Wasa St
R-1-8C
8300 S
P-F
R-2
2320 W
La Vista Dr
R-1-8
SITE
2200 W
Santa Rosa Pl
El Dorado Pl
San Miguel Ct
R-2
8350 S
R-1-10D
R-2(PD)
San Rafael Ct
Rio Grande Pl
Water Pointe Dr
R-1-10A
R-1-12E
8390 S
Legend
Zone Boundaries
Parcels



RECORD OF SURVEY

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SLB&M, SALT LAKE COUNTY, UTAH

NARRATIVE

THIS SURVEY WAS PREPARED FOR MARCO DIAZ TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. PLAT MAP, RECORD OF SURVEYS, DEEDS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T2S, R1W, SLB&M FORMED BETWEEN TWO FOUND 2.5" BRASS SALT LAKE CITY MONUMENTS IN THE WEST QUARTER CORNER AND SOUTHWEST CORNER OF SAID SECTION 34 SAID LINE BEARING SOUTH 00°04'06" WEST A DISTANCE OF 2648.18 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON WARRANTY DEED RECORDED IN SALT LAKE COUNTY RECORDER OFFICE WITH RECORD NUMBER 14410546 AND FILED IN JULY 16, 2025 AND THE PLAT OF RASPBERRY PLACE NO 3 SUBDIVISION.

FOUR SECTION CORNERS, THREE STREET MONUMENTS AND SEVEN MARKERS TO PROPERTY WERE FOUND. THE FOUND MONUMENTS AND MARKERS WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

ANY ENCROACHMENTS ARE SHOWN HEREON.

NOTES

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2.5" BRASS SALT LAKE CITY MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 34, WHENCE A FOUND 2.5" BRASS SALT LAKE CITY MONUMENT AT SOUTHWEST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST BEARS SOUTH 00°04'06" WEST A DISTANCE OF 2648.18 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00°04'06" WEST A DISTANCE OF 674.91 FEET;
THENCE SOUTH 89°55'54" EAST A DISTANCE OF 33.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 80°38'00" EAST A DISTANCE OF 80.94 FEET TO THE WESTERLY LINE OF RASPBERRY PLACE NO 3 SUBDIVISION;
THENCE SOUTH 13°33'39" WEST A DISTANCE OF 49.89 FEET TO THE ANGLE POINT OF LOT 307 OF RASPBERRY PLACE NO. 3 SUBDIVISION;
THENCE SOUTH 35°08'03" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 307 A DISTANCE OF 149.49 FEET;
THENCE NORTH 90°00'00" WEST A DISTANCE OF 154.42 FEET TO THE EASTERLY LINE OF 2200 WEST STREET;
THENCE NORTH 00°04'18" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 183.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17,728 SQ. FT. OR 0.407 ACRES.

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

PROFESSIONAL LAND SURVEYOR
11072412-2201
JAMES VICTOR HEINRITZ
2/2/26
STATE OF UTAH

JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC.

LEGEND:

- SET WITH 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SECTION CORNER AS NOTED
- SIGN
- POWER POLE
- FIRE HYDRANT
- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- EASEMENT LINE
- OHP — OVERHEAD POWER LINE

PROJECT INFORMATION

MARCO DIAZ

8305 SOUTH 2200 WEST, WEST JORDAN, UT 84088

BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO

VARA 3D
GEOSPATIAL SOLUTIONS
5693 S 675 E MURRAY, UT 84107
801-707-1012

PROJECT NO. 25-RE-078
DATE SEPTEMBER 2025
HORIZONTAL SCALE 1" = 20'
Sheet 1/1

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

FOUND REBAR AND CAP

CITY OF WEST JORDAN
21343010040000

POINT OF BEGINNING
SET REBAR AND CAP
OFFSET 69.00' ONLINE

(BASIS OF BEARING) S00° 04' 06"W 2648.18'
674.91'
1973.27'

N89° 55' 54"W 33.01' (TIE)

113.23'
S80° 38' 00"E
80.94'
24.62'
S80° 08' 17"E 210.07'

DITCH GRATE

5' TALL CHAINLINK FENCE

30.54'
0.78'

SALT LAKE COUNTY
21343040130000

49.89'
S13° 33' 39"W

POINT NOT SET

4.25' ROAD AND
UTILITY EASEMENT

WALL

TROY & LAURA J
WRIGHT (JT)
21343030070000

AREA NOT SURVEYED

SIDEWALK

CURB

FOUND PLUG

189.18'

N00° 04' 18"E
183.92'

S55° 08' 03"E
149.49'

ROAD AREA
5,922 SQUARE FEET
0.14 ACRES

2200 W

AREA NOT SURVEYED

UDG, CORP
21343040120000
17,728 SQUARE FEET
0.41 ACRES

DITCH

FOUND PLUG

FOUND PLUG

FOUND PLUG

SIDEWALK

CURB

POWER POLE

186.05'
154.42'
N90° 00' 00"W
0.68'
0.76'
2.40'

SET REBAR AND CAP
OFFSET 57.00' ONLINE

N

SCALE
HORIZONTAL: 1" = 20'
0 5' 10' 20' 30'

LEGEND:
BOUNDARY LINE
STREET PORTION BOUNDARY LINE

PROJECT INFORMATION

MARCO DIAZ
8305 SOUTH 2200 WEST, WEST JORDAN, UT 84088
EXHIBIT

REV.#	REVISION NOTES	DATE

CLIENT INFO

VARA 3D
GEOSPATIAL SOLUTIONS
5693 S 675 E MURRAY, UT 84107
801-707-1012

PROJECT NO. 25-RE-078
Sheet 2/1
DATE SEPTEMBER 2025
HORIZONTAL SCALE 1" = 20'

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



Rezone Questions

1. **Public Purpose:**
   The Public Purpose of the rezone is to take an infill lot that is currently vacant which is a bit of an eye sore, due to weeds and overgrown trees and be able to build a home that fits better with the neighborhood. Also, with this requested rezone we are hoping to take the current zone (currently PF) and make it more consistent with the lot's surrounding it. There are many lots with higher zoning. R-1 lots to the South & East, R2 lots to the West and R3 lots to the North.
2. **Confirmation:** We believe that having a home instead of open lot will best serve the neighborhood and the city, by improving the area. We also believe that although there are a variety of higher density zones surrounding this lot, we are proposing lower density zone of R-1-8 allowing only one home to be built on this lot.
3. **Compatibility:** The request for a R-1-8 is compatible with the city's General Plan.
4. **Consistency:** The request for a R-1-8 is consistent with the city's General Plan.
5. **Conflict:** This rezone request does not hinder, obstruct or conflict with the General Plan.
6. **Adverse Impact:** Since we are requesting an R-1 zone there should be not adverse impact to adjacent landowners, because it i
7. **Impact on City Services:** Since this is only one additional Single-Family Residence, there should be no negative impact to City Services, Schools and local economy.

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Meeting Date Requested : 06/09/2026

Presenter: Ray McCandless, Senior Planner

Deadline of item :

Applicant: Margaret Hyatt

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

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

1. **AGENDA SUBJECT**
   Ordinance No. 26-31 a Petition from Margaret Hyatt for Approximately 3.457 acres to Amend the General Plan Future Land Use Map to Community Commercial and Amend the Zoning Map to C-G Zone (General Commercial) for Properties Located at Approximately 4606, 4614, and 4622 West 7800 South (7800 South Commercial Property)

2. **EXECUTIVE SUMMARY**
   The Council is being asked to consider a petition from Margaret Hyatt to amend the West Jordan General Plan Future Land Use Map affecting 3 commercial lots approximately 3.45 acres on the northwest corner of 9000 South and Airport Road, changing the current Future Land Use Map designation from Business and Research Park to Community Commercial. Also consider rezoning the property from C-M (*Heavy Commercial*) to C-G (*General Commercial*).

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

4. **FISCAL NOTE**
   N/A

5. **PLANNING COMMISSION RECOMMENDATION**
   The Planning Commission moved to forward a positive recommendation to the City Council (6-0 vote) to approve both the rezone and future land use map amendment as requested by the applicant.

6. **STAFF ANALYSIS**
   I. BACKGROUND:
   The proposed rezone and Future Land Use Map Amendment will affect 3 commercial lots, lots 6,7 and 8 of the Jordan Landing Area 4, 2nd Amended subdivision which was recorded in 2021. The property is located at the northwest corner of 7800 South and Airport Road. The properties have a combined total area of 3.457 acres. The property is currently vacant. Street improvements, including curb, gutter and sidewalk have been installed along both 7800 South and Airport Road. The property is intended to be reconfigured and developed as 4 commercial lots sometime in the future.
   On April 27, 2026, the request was discussed by the City Council in a Committee of the Whole Meeting for feedback. Comments from the City Council were generally positive with

all Council Members expressing support of both the Future Land Use Map amendment and rezoning.

On May 19, 2026, the Planning Commission voted unanimously to forward a favorable recommendation to the City Council to approve both the rezoning and future land use map amendment request.

II. GENERAL INFORMATION & ANALYSIS:
The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Current Use
North	Business and Research Park	C-M	Commercial
South	Community Commercial	M-1	Vacant
West	Public Facilities	P-F	UDOT Facility
East	Public Facilities	A-SP	Airport

The applicant is proposing to amend the General Plan Future Land Use Map from a "Business and Research Park" designation to "Community Commercial" to develop commercial uses on the property. The rezoning is being proposed to allow a broader mix of commercial uses that better align with market conditions and community needs than the current C-M zoning allows. The future land use map amendment is requested to be consistent with the proposed zoning.

III. DETERMINATIONS:

A. GENERAL PLAN FUTURE LAND USE MAP AMENDMENT:

13-7C-6: Criteria to Recommend Approval: An amendment to the General Plan's Future Land Use Map may be approved by 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 General Plan states that "*Developers have the burden of proof on why the General Plan should be changed." Page 153.*

The applicant has provided a Justification Letter explaining their reasoning for how the proposed amendment to the Future Land Use Map meets the Findings of Approval outlined in the zoning ordinances, analysis of potential impacts on existing infrastructure and City

services, potential use of the property and an explanation of why the Future Land Use designation is no longer appropriate or feasible. This letter is included with the exhibits attached to this report.

The applicant has also provided several reasons why the Future Land Use Map designation should be changed to Community Commercial as follows:

*"**Lack of Market Demand** Research-oriented development typically requires proximity to universities, major corporate campuses, or established technology clusters. This location has not attracted such users, and market conditions do not support Research Park development in this area.*
***Mismatch With Surrounding Development** The surrounding area has evolved with commercial and service-oriented uses rather than research or institutional facilities. The Research Park designation is now out of alignment with the existing land-use context.*
***Infrastructure and Site Layout Favor Commercial Use** The property is located at a signalized intersection with full frontage improvements and utilities already stubbed to the lots. These conditions are ideal for commercial development but do not support the campus-style layout typically required for Research Park uses.*
***Economic Feasibility** The Research Park designation restricts the range of viable uses and has prevented the property from developing. A Community Commercial designation allows for economically feasible development that meets current market demand.*
***Alignment With the City's Vision** Updating the designation will allow the property to contribute to the City's goals for economic development, commercial service availability, and efficient use of infrastructure. The proposed uses are compatible with the area and support the City's long-term planning objectives."*

The General Plan states that "*Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods."*

Research parks are typically located near universities or large business complexes surrounded by significant open space. They are characterized as larger tracts of land with buildings occupied by scientific research and development related uses.

The Future Land Use Map shows approximately 11 contiguous acres that are designated as Business and Research Park. Most of this property has already been developed. One of lots is a UDOT operations facility. Two others are commercial businesses, none of which are scientific or research related uses. Only the subject property (3.457 acres) along 7800 South is undeveloped. Because of this, staff is of the opinion that the Business and Research Park land use designation is not the best fit for this property. In staff's view, Community Commercial is the better alternative and will not adversely affect existing land uses.

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

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: One of the goals of the General Plan is to "*Diversify and strengthen the employment and tax base in the City of West Jordan."* Although nearly every major intersection along 7800 South has some type of commercial development, more services will be needed as growth continues to increase on the west side of the city. The proposed Future Land Use Map amendment will not significantly alter this existing development pattern along 7800 South. It will provide additional employment opportunities and convenient access to goods and services for current and future residents. The proposed land use designation is consistent with this goal.

Staff Opinion: 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.

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

Staff Analysis: The proposed amendment to Community Commercial is compatible with other land uses in the vicinity. To the north, the property is developed as either commercial or light industrial. To the east is the airport. To the west is a U.D.O.T. operations building. The property to the south is vacant and is zoned M-1, Light Manufacturing. Changing the land use designation to Community Commercial will not adversely affect adjoining property. If anything, it will act as a transition between the M-1 zoned property to the north and 7800 South. It also will serve as a transition between the airport and residential neighborhoods to the west.

Staff Opinion: The proposed amendment will be compatible with other land uses, existing or 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 to the Future Land Use Map will involve 3 parcels of land and will apply only to the subject property. Changing the Future Land Use designation to Community Commercial will benefit the city by providing a wider variety of commercial uses and employment opportunities. It will not exclusively benefit an individual or entity.

Staff Opinion: 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.

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: Public infrastructure improvements will not be significantly different under the Business and Research Park or Community Commercial land use designation or between the Heavy Commercial or proposed General Commercial zoning. Larger or more expensive public improvements will not be necessary to serve this development than what would be needed to develop the property under the current land use or zoning designations.

Staff Opinion: 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.

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

Staff Analysis: The project will be reviewed for compliance with other relevant city codes, plans and ordinances through the subdivision and site plan review processes as the property is developed in the future.

Staff Opinion: The proposed Future Land Use Map Amendment is consistent with other adopted plans, codes and ordinances.

B. ZONING MAP AMENDMENT:

13-7D-6: Criteria to Recommend Approval: An amendment to the Zoning Map may be approved by the City Council only if affirmative determinations are made regarding each of the following criteria:

Criteria 1: The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted general plan and future land use map;

Staff Analysis: The property is currently zoned C-M (Heavy Commercial) which is defined as follows:

"The heavy commercial (C-M) zone is established to provide an area in which a congruous mixture of retail, commercial warehousing, heavy commercial and light manufacturing uses may be located. The zone is to be used primarily as a transitional zone between industrial areas and residential areas and/or lighter commercial districts. The zone is also intended to

provide for the location of manufacturing and warehousing operations that are operated in conjunction with and incidental to a retail commercial establishment. The uses characteristic of this zone will be warehouses, light manufacturing or assembly plants, machine shops, automobile repair facilities, furniture and appliance repair, tire recapping, and building materials stores and yards. Buildings and grounds that combine utility and attractive appearance should characterize the C-M zone. The utility of buildings, parking areas and loading facilities should be softened with landscaped areas along all street frontages."

The applicant is requesting that the less intensive general commercial (C-G) zone be applied to the property. The C-G zone is defined as follows:

"The general commercial (C-G) zone is established to provide a district primarily for the accommodation of commercial uses and commercial areas which have been established in locations away from the central core of the city and which are not planned "shopping centers". Though this zone will be applied to areas that have developed as strip commercial developments along major streets and highways, it shall not be used to promote or establish areas in which such development can be promulgated or encouraged in violation of good planning principles. The C-G zone should be applied to vacant land areas for new construction for only if integrated shopping center development is not practical and/or desirable because of difficult size, shape, topography or similar problems related to land that would otherwise be considered appropriate for commercial development. Though the C-G zone may be applied to existing commercial areas which have a variety of characteristics, the provisions contained in this article should be used to encourage greater integrity and aesthetic improvements as these areas are redeveloped, expanded and improved. Integrated and coordinated landscaping, parking, ingress and egress, signage, and pleasing architectural design should be encouraged and regulated through the use of site plan approval procedures. New construction should be in harmony with the characteristics of the surrounding developed commercial and residential areas. Uses in this zone will include a wide range of retail and service stores and shops. Though the zone may be applied to some areas which have existing office, heavy commercial and institutional uses, these are excluded as permitted uses in this article to protect the future integrity of the C-G zone, as well as those zones that are intended to accommodate such office, heavy commercial and institutional uses."

This property is located away from the central core of the city, is not in a planned shopping center and is conducive and appropriate for less intensive commercial development. As such, the proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted general plan and future land use map;

Staff Opinion: The proposed zone change is consistent with the purposes, goals, objectives, and policies of the City's General Plan.

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

Staff Analysis: The requested C-G zoning allows less intensive uses than does the current C-M zone. Potential impacts are therefore reduced and more compatible with adjacent properties, particularly the residential areas to the west.

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

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

Staff Analysis: As noted in Finding 3 above, C-G zone is a less intensive type of commercial zone than the C-M zone which will help to safeguard the health, safety and welfare of the nearby residential neighborhoods. The proposed C-G zone will facilitate development of the property which will help improve the tax base for 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 proposed zone change will not significantly affect public utilities and services, as discussed in Criteria E of this report.

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

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

Staff Analysis: The property lies within the Ah (Horizontal) zone of the Airport Overlay. This overlay governs uses that may potentially impact the operations of the South Valley Regional Airport. The applicant will need to coordinate the approvals of any new development with the Salt Lake Department of Airports. This will occur as part of the site plan and/or subdivision review and approval processes.

Staff Opinion: The applicant will need to coordinate future development of the property with the Salt Lake Department of Airports.

7. MAYOR RECOMMENDATION

8. COUNCIL STAFF ANALYSIS

Plain Language Summary

This request involves changing the Future Land Use Map designation and the zoning. The property is currently planned and zoned for commercial, or employment-type uses (Business and Research Park and C-M (Heavy Commercial). The applicant is proposing to divide the property into separate land parcels and rezone it to C-G (General Commercial).

The Council is being asked to approve of the division of the parcel into three distinct parcels and to rezone it from Heavy Commercial to General Commercial.

Timeline & Background Information

The Council heard about this project on April 28, 2026, with all members indicating support for the project moving forward according to the minutes.

The co-owner of the property described the parcel as already being stubbed for water and sewer, as well as roads. The proposal would be to develop a bank, restaurants, and typical retail.

Additional Information & Analysis

The site is located along a major arterial roadway (7800 South) and near Airport Road, where infrastructure is generally designed to support commercial development.

- Water: A 3.45-acre commercial development is unlikely to create significant strain on system capacity. However, final demands would depend on the specific end users, (*e.g.*, restaurant vs. office);
- Transportation: The proposed shift to General Commercial may result in higher customer traffic and more frequent vehicle trips compared to business park uses, which tend to have more predictable peak-hour traffic. The Council may wish to consider traffic flow, access points, and proximity to the intersection; and
- Other utilities: Sewer and storm drainage systems are generally planned to support commercial corridors. However, detailed impacts would be evaluated at the site plan stage.

Potential Questions & Discussion Points

- Has there been any discussion about the possibility of 7800 South expanding, and the impact that would have on the parcels?
- Apart from the Alta Bank project, are there any other businesses already lined or planned to develop here?

Applicable Guiding Principles from the General Plan

Land Use

- Land use decisions should be guided by the General Plan to protect land uses and minimize impacts to existing neighborhoods;
- The General Plan is the will of the community and presumed current; changes should be carefully considered; and
- Land use designs must promote quality of life, safety, and good urban design.

Transportation

- Provide a safe and efficient multi-modal transportation system.

Economic Development

- Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan; and
- Encourage the creation of planned commercial centers that provide needed services and reduce unnecessary travel.

Water Use and Preservation

- Encourage efficient water use and sustainable development practices.

9. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and 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.

10. ATTACHMENTS

Exhibit A. Vicinity Map
Exhibit B. Future Land Use Map
Exhibit C. Zoning Map
Exhibit D. Concept Plan
Exhibit E. Existing Lots
Exhibit F. Justification Letter (Rezone)
Exhibit G. Justification Letter (Future Land Use Map Amendment)
Exhibit H. Ordinance 26-31
Exhibit I. Draft Planning Commission Meeting Minutes

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. 26-31

AN ORDINANCE FOR APPROXIMATELY 3.457 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 4606, 4614, AND 4622 WEST 7800 SOUTH, IDENTIFIED AS THE 7800 SOUTH COMMERCIAL PROPERTY;

AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR THE 7800 SOUTH COMMERCIAL PROPERTY; AND

AMENDING THE ZONING MAP FOR THE 7800 SOUTH COMMERCIAL PROPERTY

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2023, as amended, which provides for a general plan future land use map ("**General Plan Future 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 **Margaret Grosse Hyatt**, an individual, and **7800 South, LLC**, a Utah Limited Liability Company (referred to collectively as "**Applicant**"), on behalf of **7800 South, LLC**, a Utah Limited Liability Company (referred to as "**Property Owner**") for approximately 3.457 acres of real property, located at approximately 4606, 4614, and 4622 West 7800 South and identified as **Assessor's Parcel Numbers 21-30-376-008-0000, 21-30-376-009-0000, and 21-30-376-010-0000** (collectively referred to as the "**Property**" or "**7800 South Commercial Property**"), for, in part, a ***General Plan Future Land Use Map Amendment*** from a Business and Research Park designation to a Community Commercial designation, and a ***Rezone*** from the C-M Zone (Heavy Commercial Zone) to the C-G Zone (General Commercial Zone) (collectively "**Application**" and "**Map Amendments**"); and

WHEREAS, on May 19, 2026, 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 Map Amendments, 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 June 9, 2026 concerning the Map Amendments; and

WHEREAS, the City Council has reviewed and considered the Map Amendments; 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 Map Amendments.

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

Section 1. Map Amendments. For the Property, the ***Map Amendments are approved***, with a ***General Plan Future Land Use Map Amendment*** from a Business and Research Park designation to a Community Commercial designation, and a ***Rezone*** from the C-M Zone (Heavy Commercial Zone) to the C-G Zone (General Commercial Zone), as per the legal description in "Exhibit A", which is attached hereto. The zoning shall automatically revert to the original C-M (Heavy Commercial) zoning if a subdivision, site plan, or other similar application is not approved by the City for the Property by June 9, 2029.

Section 2. Impact Fees and Development Fees. The applicant requesting subdivision, site plan, or other similar application approval or building permit approval for the Property shall pay all impact fees and development fees required by the City's consolidated fee schedule.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____DAY OF _____ 2026.

CITY OF WEST JORDAN

By: _____
Bob Bedore
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Bob Bedore	☐	☐
Vice Chair Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kent Shelton	☐	☐

(*Continued on the next page*)

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 26-31.

_____ The Mayor vetoed Ordinance No. 26-31 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-31 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, MMC, UCC
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 _____ 2026. 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, MMC, UCC
City Recorder

(Exhibit on the following page)

Exhibit A to
ORDINANCE NO. 26-31

AN ORDINANCE FOR APPROXIMATELY 3.457 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 4606, 4614, AND 4622 WEST 7800 SOUTH, IDENTIFIED AS THE 7800 SOUTH COMMERCIAL PROPERTY;

AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR THE 7800 SOUTH COMMERCIAL PROPERTY; AND

AMENDING THE ZONING MAP FOR THE 7800 SOUTH COMMERCIAL PROPERTY

LEGAL DESCRIPTION
PREPARED FOR 7800 SOUTH COMMERCIAL PROPERTY:

Assessor's Parcel Numbers 21-30-376-008-0000, 21-30-376-009-0000, and 21-30-376-010-0000

Lot 6, Jordan Landing Area 4 Subdivision 2nd Amd. 11107-1241,

Lot 7, Jordan Landing Area 4 Subdivision 2nd Amd. 11107-1241, and

Lot 8, Jordan Landing Area 4 Subdivision 2nd Amd. 11107-1241.



Exhibit A Vicinity Map

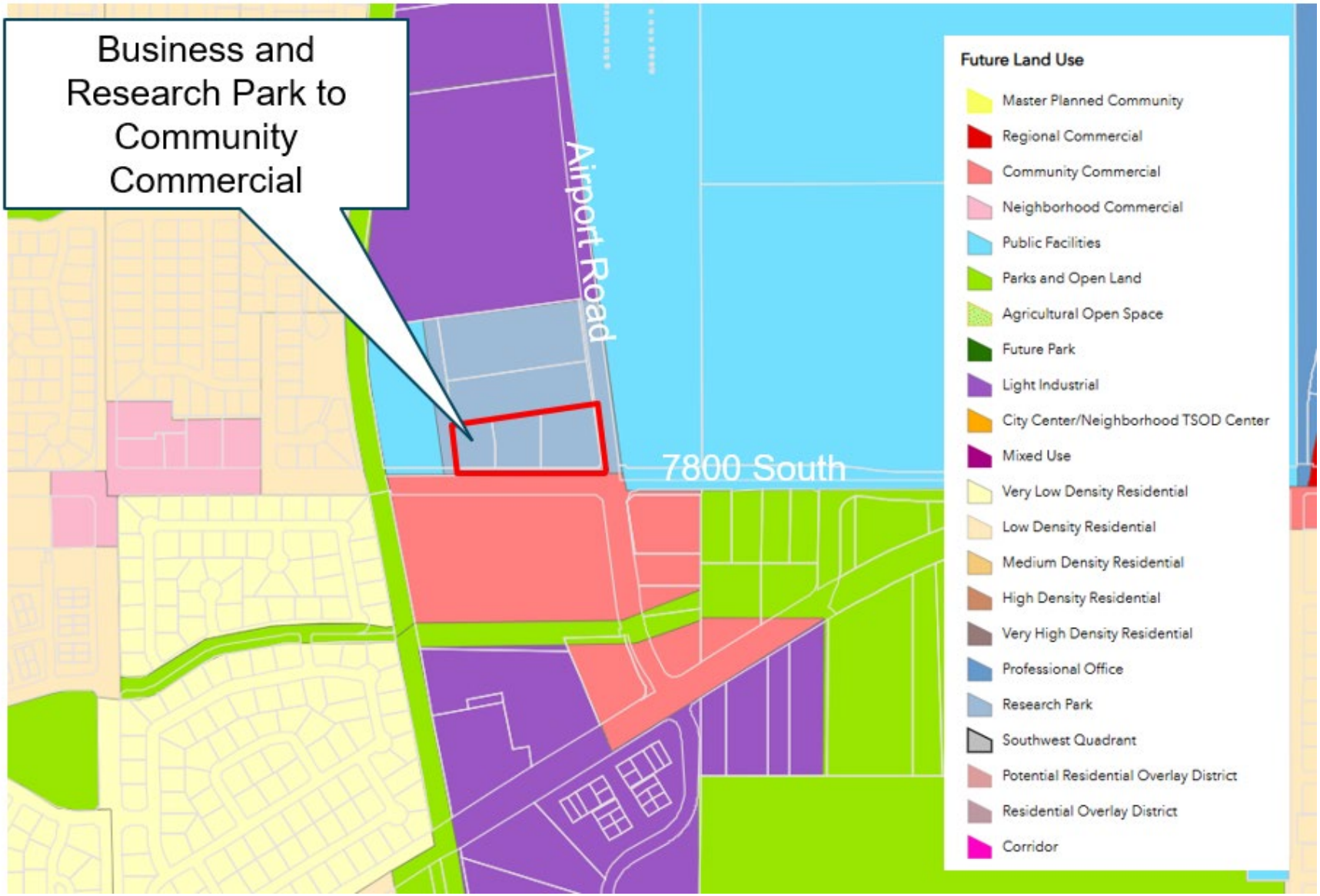


Exhibit B Future Land Use Map



6.d

Exhibit C Zoning Map

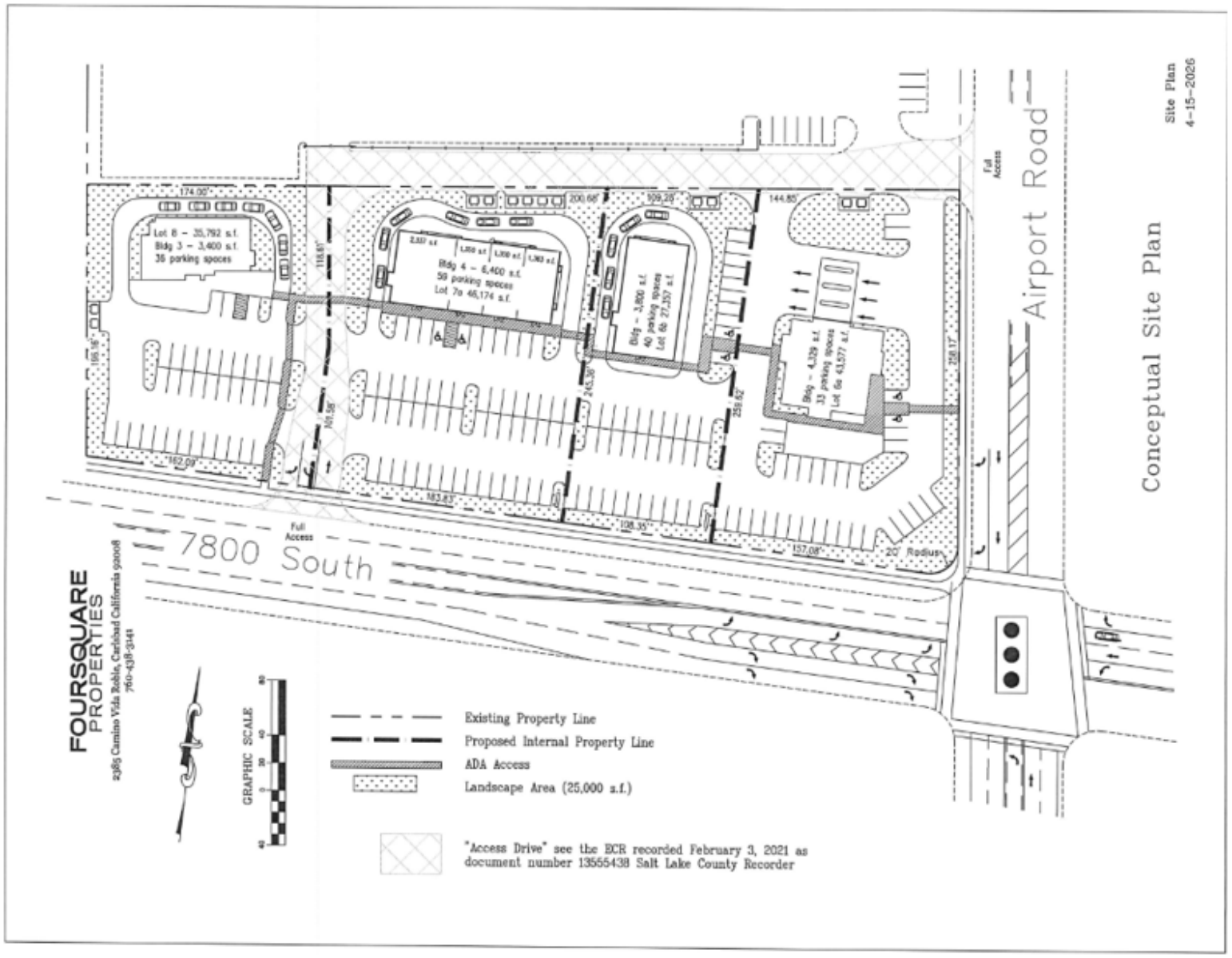


Exhibit D Concept Plan

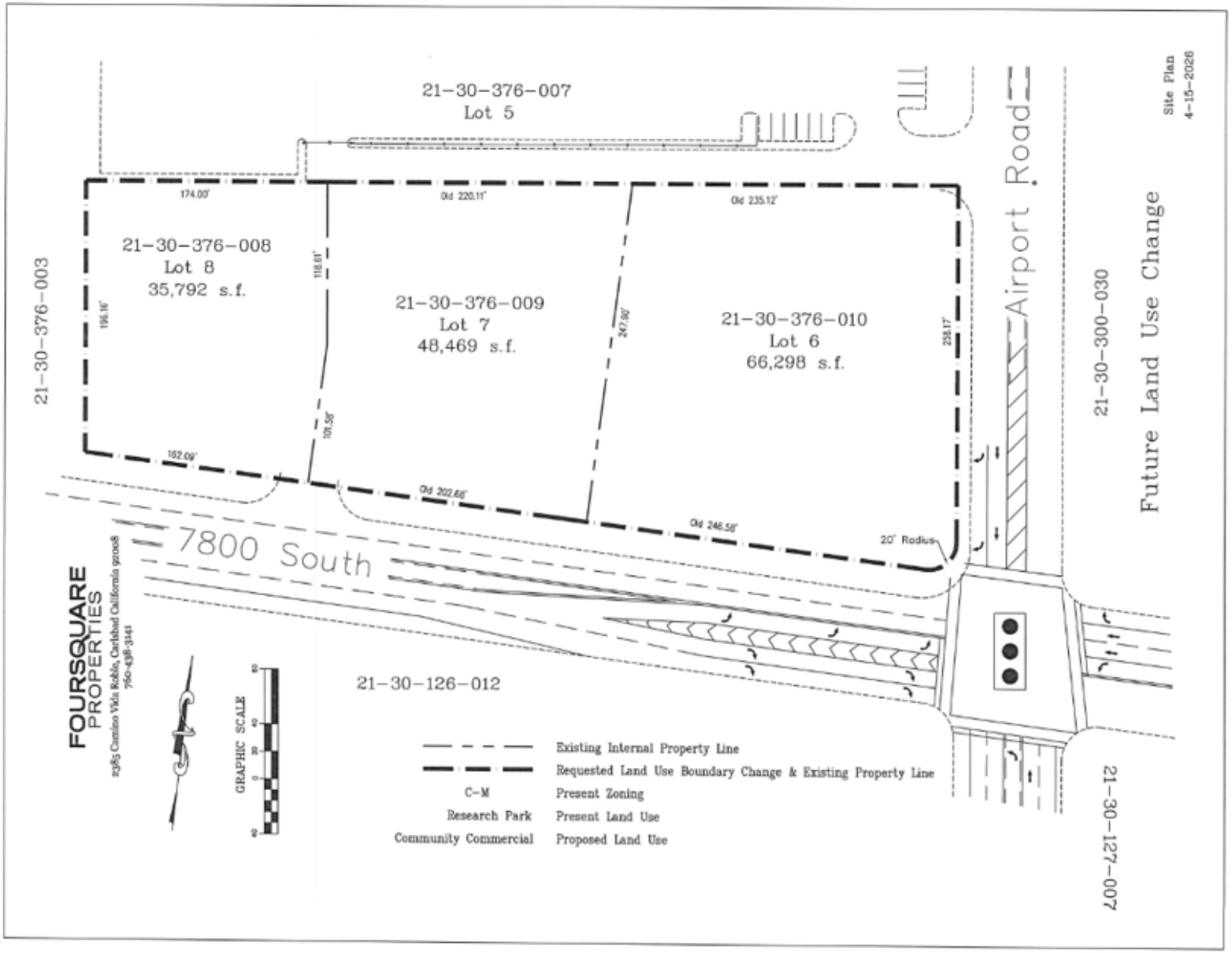


Exhibit E Existing Lots

6.d

Exhibit F

General Plan Map Amendment Narrative

Applicant: Margaret Grosse Hyatt

Date: April 20, 2026

Project: 7800 S Commercial Rezone

Property Location: Northwest Corner of 7800 South & Airport Road, West Jordan, Utah
Current General Plan Designation: Research Park **Requested General Plan Designation:** Community Commercial **Intended Uses:** Bank and Commercial Retail

1. Explanation of How the Required Municipal Code Findings Are Met

The proposed General Plan Map Amendment from **Research Park** to **Community Commercial** meets the required findings of the West Jordan Municipal Code because it supports orderly, compatible, and economically viable development consistent with the City's long-term planning objectives.

The **Community Commercial** designation is more aligned with the existing development pattern along 7800 South and Airport Road, which includes a mix of commercial, service, and employment-oriented uses. The amendment promotes efficient land use by allowing development that can be supported by existing infrastructure and that provides needed commercial services to nearby residents and businesses.

The request is consistent with the General Plan's goals to:

- Encourage economic vitality and broaden the City's commercial tax base
- Promote compatible land uses that support surrounding development
- Utilize existing infrastructure efficiently
- Support development at key intersections and transportation corridors

The amendment does not create land-use conflicts; instead, it enhances compatibility by introducing commercial uses that are appropriate for a major intersection and that complement surrounding uses. The proposal aligns with the Municipal Code's intent to ensure development is safe, efficient, and beneficial to the community.

2. Analysis of Potential Impacts on Infrastructure and Public Services

A review of existing infrastructure and public services indicates that the proposed amendment can be accommodated without adverse impacts:

- **Traffic, Streets, and Intersections** The property is located at a fully improved, signalized intersection at **7800 South and Airport Road**, which is designed to handle commercial traffic volumes. Future development will comply with City traffic requirements, and any necessary access or circulation improvements will be addressed during site plan review.
- **Water and Sewer** The property already has **water and sewer stubbed to the existing three lots**, demonstrating that the site is service-ready. The proposed commercial uses fall within the capacity of existing utility infrastructure.
- **Storm Drainage** The area is served by the City's storm drain system. Future development will meet City standards for on-site detention and water-quality treatment. No deficiencies in downstream capacity have been identified.
- **Curb, Gutter, and Sidewalks** The property already has **full curb, gutter, and sidewalk improvements** along both 7800 South and Airport Road, reducing the need for additional public investment.
- **Electric Power and Utilities** Utility providers can serve the site without significant upgrades. Commercial uses such as retail and banking do not require specialized utility infrastructure.
- **Fire Protection and Emergency Services** The site is within the service area of existing fire stations. Commercial uses do not create unusual fire-protection demands, and response times will remain within acceptable standards.
- **Garbage Collection and Public Services** Solid waste services can be provided through existing City programs. No additional burden on public services is anticipated.

Overall, the proposed amendment will not negatively impact public infrastructure or services and can be fully supported by existing systems.

3. Potential Use of the Property Under the Proposed Amendment

Under the **Community Commercial** designation, the property is intended to be developed with:

- A **bank**
- **Commercial retail uses**, such as small shops, services, or neighborhood-oriented businesses

These uses are appropriate for a major intersection and will provide convenient services to nearby residents, employees, and travelers along 7800 South. The uses will also contribute to the City's commercial tax base and activate a currently underutilized site.

The Community Commercial designation allows for flexible, market-responsive development while ensuring compatibility with surrounding land uses.

4. Why the Existing Research Park Designation Is No Longer Appropriate or Feasible

The current **Research Park** designation is no longer appropriate or feasible for the following reasons:

- **Lack of Market Demand** Research-oriented development typically requires proximity to universities, major corporate campuses, or established technology clusters. This location has not attracted such users, and market conditions do not support Research Park development in this area.
- **Mismatch With Surrounding Development** The surrounding area has evolved with commercial and service-oriented uses rather than research or institutional facilities. The Research Park designation is now out of alignment with the existing land-use context.
- **Infrastructure and Site Layout Favor Commercial Use** The property is located at a **signalized intersection** with full frontage improvements and utilities already stubbed to the lots. These conditions are ideal for commercial development but do not support the campus-style layout typically required for Research Park uses.
- **Economic Feasibility** The Research Park designation restricts the range of viable uses and has prevented the property from developing. A Community Commercial designation allows for economically feasible development that meets current market demand.
- **Alignment With the City's Vision** Updating the designation will allow the property to contribute to the City's goals for economic development, commercial service availability, and efficient use of infrastructure. The proposed uses are compatible with the area and support the City's long-term planning objectives.

For these reasons, the Research Park designation is no longer suitable, and the Community Commercial designation is the appropriate and feasible land-use category for this property.

EXHIBIT G

ZONING MAP AMENDMENT
ADDITIONAL DOCUMENTS

APPLICANT: Margaret Grosse Hyatt DATE_April 30, 2026
PROJECT:
7800 S Commercial Rezone

Please see below the reasons and Justifications for the requested zone change from C-M to C-G, and the manner in which the proposed zone map change would further promote the objectives and purposes of the West Jordan Municipal Code and General Plan:

1. Public Purpose for the amendment: This application requests a zoning map amendment to change the property's designation from **C-M (Commercial Manufacturing)** to **C-G (General Commercial)**. The purpose of this amendment is to allow a broader range of commercial uses that better align with current market conditions, community needs, and the city's long-term vision for the area. The C-G zone provides flexibility for retail, service, and mixed commercial uses that are not permitted under the more restrictive C-M zone.
2. Confirmation that the public purpose is best served by the amendment in question. The proposed C-G zoning is compatible with surrounding development patterns. The area already includes a mix of commercial, service, and light-industrial uses. Transitioning this parcel to C-G will complement nearby businesses, support corridor revitalization, and create a more cohesive commercial environment. The amendment will not introduce any land-use conflicts and will instead enhance the area's commercial synergy.

3. Compatibility of the proposed amendment with general plan policies, goals, and objectives. The General Plan encourages reinvestment in commercial corridors, diversification of economic activity, and the creation of vibrant, adaptable commercial districts. The C-G zone directly supports these goals by enabling a wider range of commercial uses and encouraging redevelopment that serves both residents and visitors. This amendment aligns with the city's long-term vision for economic vitality and mixed-use commercial growth.

4. Consistency of the proposed amendment with the general plan timing and sequencing provisions on changes of use. The timing of this amendment is consistent with the General Plan's phased approach to land-use evolution. As the city continues to grow and commercial demand shifts, updating zoning to reflect current economic realities is both appropriate and expected. The transition from C-M to C-G fits naturally within the city's ongoing efforts to modernize and strengthen key commercial corridors.

5. Potential of the proposed amendment to hinder or obstruct attainment of the general plan's policies. The proposed amendment does not hinder any General Plan policies. Instead, it supports the city's objectives by promoting flexible commercial development,

encouraging reinvestment, and strengthening the local economy. The C-G zone is fully compatible with the city's strategic direction and does not conflict with any adopted policies or implementation strategies.

6. Adverse impacts on adjacent landowners. No adverse impacts to adjacent landowners are anticipated. The C-G zone is less intensive than many uses permitted under C-M, and it typically generates less noise, traffic, and industrial activity. The amendment may actually benefit neighboring properties by increasing customers.

7. Verification that the correctness in the original zoning or general land use plan map is correct for the area in question. The original C-M zoning was appropriate at the time it was applied; however, the surrounding area has evolved significantly. Market conditions, land-use patterns, roadway reconfigurations, and community needs have shifted toward more flexible commercial uses. Updating the zoning to C-G ensures that the property's designation reflects current realities and supports the city's modern economic development goals.

8. Impacts on City services such as water, sewer, storm drain, public streets, traffic, fire and police services. The proposed zoning change will not create any undue burden on city services. Existing infrastructure—including water, sewer, storm drainage, roads, and emergency services—is already adequate to support C-G uses. Commercial development under the C-G zone typically requires fewer specialized services than manufacturing uses, resulting in efficient use of existing municipal resources.

9. Impacts on schools. Because the request involves commercial zoning rather than residential development, no measurable impact on local schools is expected. The amendment will not increase student enrollment or require additional school facilities or staffing.

10. Impacts on the local economy and other factors as requested by the planning department. The transition to C-G zoning is expected to positively impact the local economy. The broader range of permitted uses can attract new businesses, support job creation, and increase commercial activity in the area. This flexibility encourages reinvestment, enhances consumer choice, and strengthens the city's tax base. The amendment also supports long-term economic resilience by allowing the property to adapt to changing market demands.

Minutes of the City of West Jordan
Committee of the Whole
Tuesday, April 28, 2026 – 5:00 pm
Approved May 26, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

Council: Chair Bob Bedore, Vice Chair Jessica Wignall, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

Staff: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, City Attorney Josh Chandler, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, Public Services Director Cory Fralick, Public Information Manager Marie Magers, Fire Chief Derek Maxfield, Senior Planner Ray McCandless, Police Chief Jeremy Robertson, Deputy City Recorder Alexandra Sanchez, Economic Development Director Jim Grover

Chair Bedore called the meeting to order at 5:00 pm.

2. Discussion Topics

a. Discussion of Rezone and Future Land Use Amendment for Property Located at Approximately 4622 West 7800 South

Margaret Hyatt with Legend Commercial, co-owner of the subject property, said the property consisted of three lots. She explained the request to rezone the property from Commercial Manufacture to Commercial General, and amend the Future Land Use Map (FLUM) designation from Research Park to Community Commercial. Ms. Hyatt said all three lots were already stubbed for water and sewer, and said the impact of the requested change would be negligible. She said the intention was to develop a bank, restaurants and typical retail.

Ms. Hyatt said Legend Commercial was currently under contract with Alta Bank for the project, but Bank Use was not a permitted use under the current zoning. She said the intention was to request a minor subdivision and create four lots out of the combined space. Ms. Hyatt said her family had owned the property for many years, and showed a concept site plan. She said she believed having the bank at the location would generate more activity for the site.

Chair Bedore asked Ms. Hyatt if potential future expansion of 7800 South had been considered. Ms. Hyatt said she had not considered the possibility, and said she supposed such expansion would result in the loss of some parking spaces.

Responding to a question from Chair Bedore, all members of the Council indicated support for the project moving forward.

b. Presentation on Jordan Valley Water Conservation District Water Availability Report and West Jordan Drought Management Plan

Public Utilities Director Greg Davenport reported the Jordan Valley Water Conservancy District (JVWCD) had declared Level 2 drought conditions, and asked the City to conserve 10% of the water West Jordan would normally purchase from JVWCD. Use of more water than the 10% reduction could result in a higher surcharge. Mr. Davenport recommended the Mayor and Council consider declaring the same drought level as JVWCD.

Mr. Davenport said one way residential customers could reduce consumption by the requested 10% would be to postpone watering lawns until May 15, and end secondary water use on September 15. Another option would be to water one day per week less than in a typical year. He encouraged leaving grass a little taller. Mr. Davenport explained that Level 2 drought conditions meant mandatory reductions for City government, schools, and golf courses. He said the Parks Department would conserve by watering one day less per week. Responding to a question from Council Member Whitelock, Mr. Davenport said staff would reach out to the School District after the Council adopted a response to the report.

Council Member Jacob explained details of the contract between JVWCD and West Jordan City. Mr. Davenport said West Jordan used 111% of the contract amount in 2025. He said JVWCD planned to advertise on television, radio, and social media, asking customers to conserve by not watering before May 15 or after September 15. Mr. Davenport said he believed residents would respond to the need to conserve.

Council Member Shelton said he believed the value was in the messaging, and asked if there was really any value in adopting a response. Mr. Davenport said he believed adoption was part of the message. Council Member Whitelock added that adoption would make it possible for staff to contact the School District. Council Member Jacob said not adopting a response might give the perception that the City did not acknowledge the problem. Council Office Direction Alan Anderson suggested the Council and Mayor adopt a water shortage response with a joint resolution during the Council meeting later that evening. A majority of the Council indicated support for moving forward as suggested.

c. Discussion of Proposed West Jordan Anti-Idling Ordinance

Council Member Jacob said he frequently observed idling vehicles at gas stations. He said many cities along the Wasatch Front had anti-idling ordinances with a two-minute idling standard. He expressed a desire to put an ordinance in place in West Jordan to encourage residents to not idle. Council Member Whitelock commented that Salt Lake County had an anti-idling ordinance, and Police Chief Robertson said his department generally did not enforce County ordinances.

Chair Bedore said an anti-idling ordinance sounded similar to a dog poop ordinance, with residents calling Code Enforcement on their neighbors. He said he would not want such an ordinance to be used by residents to continue petty arguments. Council Member Shelton commented that police officers often needed to idle police vehicles for good reason. He asked if officers would be willing to ticket someone for idling a vehicle if they did the same. Chief Robertson said officers would enforce Code when possible, and would be able to explain any exceptions to Code. Chief Robertson said his only concern related to staffing and time, and said

officers on shift may not be able to respond to a complaint call quickly enough to ticket an idling vehicle.

Council Member Whitelock expressed hesitation with adding another layer of law that would really not be enforced, and said she believed a lack of enforcement made residents mad at the Police Department. Council Member Shelton suggested an education effort without enforcement.

Council Member Lamb said he knew vehicles were idled but had not heard of any complaints to the City about idling, and said he did not think action by the Council was needed. Council Members Shelton, Jacob, and Harris said they believed idling was a problem in West Jordan. Council Member Whitelock said she did not think the proposed ordinance would cause a change.

Council Office Director Alan Anderson said Ogden City had an Idle-Free February campaign to educate and raise awareness. Council Member Harris said she philosophically believed in adopting an ordinance for something that could make the City better, and said she believed idling damaged air quality and was not necessary. She suggested an ordinance would send a message.

Council Member Shelton said he was in favor of the messaging but would not want to place additional strain on the Police Department. Council Member Jacob said having an ordinance would not change all behavior, but might result in a change from some drivers. Council Member Shelton said he was not in favor of making idling an infractionable offense given Chief Robertson's concerns. He said he suspected the Police Department would get complaint calls if the ordinance were in place.

Vice Chair Wignall suggested putting education information on the City website. Council Member Lamb said he would support something like Ogden's Idle-Free February. Council Member Whitelock suggested the Council include funds in the budget for an education campaign. Council Member Jacob suggested a non-enforceable resolution with an "Idle-Free Winter" campaign (January – March). Council Member Lamb suggested strategic timing.

3. Administrative Items

None

4. Adjourn

The meeting adjourned at 6:00 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 28, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

/s/ Cindy M. Quick, MMC
Council Office Clerk

Approved this 26th day of May 2026

REQUEST FOR COUNCIL ACTION

Action: Other

Presenter: Danyce Steck, Administrative Services Director

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 3 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/09/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Property Tax Impact Schedule for Fiscal Year 2027

2. **EXECUTIVE SUMMARY**
   As required by Utah State Code 59-2-924 8(a)(ii), we are publishing the Property Tax Impact Schedule at this meeting due to the public hearing on the budget. The information in this Schedule will change throughout the budget process if Council majority makes a change to the proposed property tax increase.

3. **TIME SENSITIVITY / URGENCY**
   The Property Tax Impact Schedule will be shown at every meeting in which the budget is discussed.

4. **FISCAL NOTE**
   See the Schedule document for details.

5. **STAFF ANALYSIS**
   Staff supports showing the Property Tax Impact Schedule at every meeting in which the budget is discussed.

6. **MAYOR RECOMMENDATION**
   The Mayor supports showing the Property Tax Impact Schedule at every meeting in which the budget is discussed.

7. **COUNCIL STAFF ANALYSIS**
   This item is procedural in nature and is intended to satisfy requirements of the budget process. Future budget hearings will provide additional opportunities for public input and Council discussion regarding the proposed budget.

8. **POSSIBLE COUNCIL ACTION**
   No action needed

9. **ATTACHMENTS**
   Property Tax Impact Schedule

PROPERTY TAX IMPACT SCHEDULE

West Jordan City will consider an increase to its property tax rate to generate an additional $500,418. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the property tax rate changes.

Proposed Revenue with Tax Change	$22,667,562
West Jordan City's Current Property Tax Revenue	$22,167,144
Additional Property Tax Revenue to West Jordan City	$500,418
West Jordan City's Current Property Tax Rate	.001328
Estimated Increase to West Jordan City's Property Tax Revenue	2.26%
Estimated Increase to a primary residence of $549,800	$8.96
Estimated Increase to a business of $549,800	$16.30

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Parks	$6,348,421	$6,500,876	$152,455

Impact of Tax Increase
The Parks Department will hire one (1) full-time parks maintenance worker, and one (1) full-time parks planner. If the parks planner is approved, the Department will eliminate three (3) seasonal laborer positions to assist in funding the position ($61,794).

Request Detail
Parks Maintenance Worker: $90,781 (wages, benefits)
As the City grows its network of parks and trails, additional staffing is needed to maintain these new amenities.

Parks Planner: $61,674 (wages, benefits, less seasonal hours)
As the City continues to grow and invest in new parks, trails, and recreational amenities, the need for dedicated planning support has become essential. A Parks Planner will provide professional expertise in project planning, design, public engagement, and long-term parks system development. This position will ensure that new facilities are thoughtfully designed, meet community needs, comply with safety and accessibility standards, and align with the City's strategic goals. Adding a Parks Planner will also improve coordination across departments, accelerate project timelines, and enhance the overall quality and sustainability of the City's parks and open spaces. The Department is willing to reduce its seasonal maintenance hours to offset a portion of the cost of this position (savings of $61,794).

(continued on next page)

PROPERTY TAX IMPACT SCHEDULE

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Crossing Guards	$828,625	$929,418	$100,793

Impact of Tax Increase
The Police Department will hire one (1) full-time Crossing Guard Supervisor.

Request Detail
The Police Department currently manages a civilian crossing guard program that supports over 200 school and pedestrian crossings daily, encompassing more than 100 individual crossing guard positions citywide. This program is critical to public safety, particularly for school-aged children, and requires consistent oversight to ensure operational effectiveness, accountability, and continuity. At present, supervisory responsibilities—including recruitment and hiring coordination, scheduling, training oversight, performance monitoring, and compliance with safety standards—are distributed among sworn personnel whose primary responsibilities are law enforcement and emergency response. This structure limits efficiency and diverts sworn resources from core policing functions.

The creation of a Civilian Crossing Guard Supervisor position would centralize management of the program and provide dedicated oversight of daily operations. This position would be responsible for staffing and deployment, coordination of hiring processes, timekeeping, payroll coordination, and ongoing training, as well as budget tracking, equipment management, and resource allocation related to the crossing guard program.

Establishing this civilian supervisory role will improve operational consistency, strengthen accountability, and enhance public safety while allowing sworn personnel to focus on mission-critical duties. From a fiscal perspective, a civilian supervisor provides a cost-effective management solution for a large, labor-intensive program and supports responsible stewardship of departmental resources.

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Events	$1,335,538	$1,435,538	$100,000

Impact of Tax Increase
The City will establish an annual summer event titled, “Beet Days”.

Request Detail
The City’s continued growth creates a unique opportunity to establish a signature annual summer event that builds community pride and celebrates local heritage. “Beet Days” would provide family-friendly entertainment, support local businesses, and create a unifying tradition for residents throughout the City. Launching this event will strengthen community connections, enhance civic engagement, and contribute to a vibrant local culture.

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PROPERTY TAX IMPACT SCHEDULE

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Police	$31,566,556	$31,640,270	$73,714

Impact of Tax Increase
The Police Department will upgrade a Police Officer I position to a Police Lieutenant.

Request Detail
To improve supervision, operational efficiency, and span-of-control within the Police Department, adding a Police Lieutenant position is necessary. The department's current structure places significant supervisory and administrative demands on existing command staff, which limits their capacity for oversight, training, and strategic planning. Reallocating one Police Officer position to create a Lieutenant role will strengthen leadership on each shift, enhance accountability, and support more effective deployment of existing patrol resources. This adjustment improves overall service delivery without increasing total staffing levels.

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Passports	$229,650	$271,911	$42,261

Impact of Tax Increase
The Passport Office will hire one (1) full-time passport agent and eliminate two (2) part-time positions to assist in funding the position ($50,000).

Request Detail
The Passport Office generates over $500,000 in revenue for the City. This request would transition two (2) part-time employees into one (1) full-time employee to increase retention and provide greater consistency for the services.

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
City Recorder & Customer Service	$268,117	$299,312	$31,195

Impact of Tax Increase
The City Recorder's Office will hire one new customer service representative to serve the west side of the City at the Public Works Building. The full cost of this position is split between the General Fund and the utility funds. The total cost is $89,128.

Request Detail
As the west side of the City continues to grow, demand for in-person customer support has increased significantly. Adding a Customer Service Representative to serve at the Public Works Building will ensure residents have convenient access to essential services, including receiving utility payments, scheduling dumpsters, and answering inquiries. This position will improve service delivery, reduce wait times, and provide consistent support to the expanding west-side community.

REQUEST FOR COUNCIL ACTION

Action: Other

Presenter: Danyce Steck, Administrative Services Director

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/09/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   A budget officer for West Jordan City intends to again state the following:
   - West Jordan City is considering a tax rate that exceeds the certified tax rate
   - The approximate dollar amount and purpose of the ad valorem tax revenue increase
   - The approximate percentage increase in ad valorem tax revenue that is based on the tax rate increase
   - West Jordan City shall provide notice of and conduct a public hearing as required where members of the public have an opportunity to comment on the proposed increase

2. **EXECUTIVE SUMMARY**
   Recent legislative changes to UCA 59-2-919 require that the City provide noticing and a separate agenda item that notifies the public that the City intends to make the above statement.

   This item is listed on the agenda to fulfill that requirement. The actual statement will be included as part of the presentation of Resolution No. 26-029 Adopting the Tentative Budget for FY2027.

3. **TIME SENSITIVITY / URGENCY**
   This statement is to be made at a public meeting on or after May 1 but on or before June 13 (59-2-919(4)(b)). The statement was originally made on May 5, 2026 when the Mayor's Proposed Budget was accepted by the Council. This statement is again being made in conjunction with the adoption of the Tentative Budget, allowing for any changes to the tax increase supported by a majority of the Council, and needs to be complete before June 13.

4. **FISCAL NOTE**
   See the Proposed Property Tax Impact Schedule included as Attachment A of this council packet.

5. **STAFF ANALYSIS**
   Staff supports including the above statement language in the public noticing for this meeting and listing this as a separate agenda item in order to comply with the recent legislative changes.

6. **MAYOR RECOMMENDATION**
   Mayor supports including the above statement language in the public noticing for this meeting and listing this as a separate agenda item in order to comply with the recent legislative changes.

7. **COUNCIL STAFF ANALYSIS**

This item is procedural in nature and is intended to satisfy requirements of the budget process. Future budget hearings will provide additional opportunities for public input and Council discussion regarding the proposed budget through August 2026.

8. POSSIBLE COUNCIL ACTION

No action is needed

9. ATTACHMENTS

Property Tax Impact Schedule

PROPERTY TAX IMPACT SCHEDULE

West Jordan City will consider an increase to its property tax rate to generate an additional $500,418. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the property tax rate changes.

Proposed Revenue with Tax Change	$22,667,562
West Jordan City's Current Property Tax Revenue	$22,167,144
Additional Property Tax Revenue to West Jordan City	$500,418
West Jordan City's Current Property Tax Rate	.001328
Estimated Increase to West Jordan City's Property Tax Revenue	2.26%
Estimated Increase to a primary residence of $549,800	$8.96
Estimated Increase to a business of $549,800	$16.30

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Parks	$6,348,421	$6,500,876	$152,455

Impact of Tax Increase
The Parks Department will hire one (1) full-time parks maintenance worker, and one (1) full-time parks planner. If the parks planner is approved, the Department will eliminate three (3) seasonal laborer positions to assist in funding the position ($61,794).

Request Detail
Parks Maintenance Worker: $90,781 (wages, benefits)
As the City grows its network of parks and trails, additional staffing is needed to maintain these new amenities.

Parks Planner: $61,674 (wages, benefits, less seasonal hours)
As the City continues to grow and invest in new parks, trails, and recreational amenities, the need for dedicated planning support has become essential. A Parks Planner will provide professional expertise in project planning, design, public engagement, and long-term parks system development. This position will ensure that new facilities are thoughtfully designed, meet community needs, comply with safety and accessibility standards, and align with the City's strategic goals. Adding a Parks Planner will also improve coordination across departments, accelerate project timelines, and enhance the overall quality and sustainability of the City's parks and open spaces. The Department is willing to reduce its seasonal maintenance hours to offset a portion of the cost of this position (savings of $61,794).

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PROPERTY TAX IMPACT SCHEDULE

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Crossing Guards	$828,625	$929,418	$100,793

Impact of Tax Increase
The Police Department will hire one (1) full-time Crossing Guard Supervisor.

Request Detail
The Police Department currently manages a civilian crossing guard program that supports over 200 school and pedestrian crossings daily, encompassing more than 100 individual crossing guard positions citywide. This program is critical to public safety, particularly for school-aged children, and requires consistent oversight to ensure operational effectiveness, accountability, and continuity. At present, supervisory responsibilities—including recruitment and hiring coordination, scheduling, training oversight, performance monitoring, and compliance with safety standards—are distributed among sworn personnel whose primary responsibilities are law enforcement and emergency response. This structure limits efficiency and diverts sworn resources from core policing functions.

The creation of a Civilian Crossing Guard Supervisor position would centralize management of the program and provide dedicated oversight of daily operations. This position would be responsible for staffing and deployment, coordination of hiring processes, timekeeping, payroll coordination, and ongoing training, as well as budget tracking, equipment management, and resource allocation related to the crossing guard program.

Establishing this civilian supervisory role will improve operational consistency, strengthen accountability, and enhance public safety while allowing sworn personnel to focus on mission-critical duties. From a fiscal perspective, a civilian supervisor provides a cost-effective management solution for a large, labor-intensive program and supports responsible stewardship of departmental resources.

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Events	$1,335,538	$1,435,538	$100,000

Impact of Tax Increase
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Request Detail
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PROPERTY TAX IMPACT SCHEDULE

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Request Detail
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REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: Danyce Steck, Administrative Services Director

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 15 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/09/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 26-022 Authorizing the Transfer of Monies from Enterprise Funds to Other City Funds in Fiscal Year 2027

2. **EXECUTIVE SUMMARY**
   Public hearing to provide information to the public and receive public comment regarding a transfer from the enterprise fund to the General Fund. During this meeting, the proposed transfer will be explained along with enterprise fund accounting data, as defined in the Utah Code.

   The transfer amount is based on 5% of utility sales and is intended to be similar to other utility franchise taxes which are collected at a rate of 6% of sales.
   Replacing this revenue source would require a property tax increase of 12.5% in addition to any other property tax increase that is under consideration.

   Legal reference:
   The authorization and process for this transfer can be found in Utah State Code Annotated Section 10-6-135.5 (as amended).

3. **TIME SENSITIVITY / URGENCY**
   The City intends to adopt a budget that includes a transfer of money from an enterprise fund to the General Fund. Prior to adopting the budget, the Council must resolve the transfer of enterprise funds.

4. **FISCAL NOTE**

Water Fund to General Fund:	$ 1,575,000
Sewer Fund to General Fund:	895,000
Storm Water Fund to General Fund:	300,000
Total to General Fund:	$ 2,770,000

5. **ADMINISTRATIVE STAFF ANALYSIS**
   Staff recommends approval of Resolution 26-022 authorizing the transfer of monies from enterprise funds to other city funds. This source of funding is critical to the General Fund.

6. **MAYOR RECOMMENDATION**
   Mayor included this transfer in his FY2027 Proposed Budget, and he supports approval of Resolution 26-022 authorizing the transfer of monies from enterprise funds to other city funds.

7. COUNCIL STAFF ANALYSIS

Enterprise funds are separate accounting mechanisms used by local government to manage and account for services where fees are charged to users, similar to a private business. These funds are used for services where the intent is to recover costs primarily through user chargers, like water, sewer, or trash disposal.

In West Jordan, enterprise funds are: Water, trash/recycling, sewer, storm water, and streetlight funds respectively.

Utah Code § 10-6-135.5 provides that "...a city may transfer money in an enterprise fund to another fund to pay for a good, service, project, venture, or other purpose that is not directly related to the goods or services provided by the enterprise for which the enterprise fund was created."

8. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Refer the item back to Council Staff or Administrative Staff.

9. ATTACHMENTS

Resolution No. 26-022

The City of West Jordan, Utah
A Municipal Corporation

Resolution No. 26-022

A Resolution Adopting the Transfer of Monies From Enterprise Funds to Other City Funds

Whereas, effective May 3, 2023, the State Legislature amended section 10-6-135.5, Utah Code Annotated, relating to the transfer of enterprise fund monies to other City funds.

Whereas, the Section 10-6-135.5 of the Utah Code requires the City to provide notice of the proposed transfers, to hold an "enterprise fund hearing", and to provide "enterprise fund accounting data" to the public.

Whereas, Section 10-6-135.5 of the Utah Code requires certain notices to be provided after the City adopts a budget which includes the transfer of enterprise funds to other City funds.

Whereas, the City provided notice that included an explanation of the proposed transfer of enterprise funds to other City funds; the specific enterprise fund information, as defined in the Utah Code, the date, time and place of the enterprise fund hearing, and the purpose of the enterprise fund hearing.

Whereas, a notice was mailed to users of the various enterprises in their most recent billings, which were mailed more than seven days prior to the enterprise fund hearing.

Whereas, notice was posted on the Utah Public Notice Website, and published on the City's website as a class A notice under Utah Code 63G-30-102.

Whereas, on June 9, 2026, the City held a public hearing regarding the proposed transfer of enterprise fund monies to other City funds.

Whereas, at this hearing the City explained the proposed transfer of enterprise fund money to other City funds, provided to the public the enterprise fund accounting date, as defined in the Utah Code, and received and considered public input regarding both the proposed transfers and the enterprise fund accounting data.

Whereas, on June 23, 2026, the City intends to adopt an interim budget that includes a transfer of money from an enterprise fund to another fund.

Now, Therefore, Be It Resolved by The City Council of West Jordan, Utah:

Section 1. The City hereby adopts the transfer of enterprise fund money to other City funds, as outlined in the City's fiscal year 2027 budget. Accordingly, pursuant to Section 10-6-135.5 of the Utah Code, the City shall provide the following notices:

(continued on the following page)

a. Within 60 days of adopting the budget, the City shall mail a notice to the users of the goods or services provided by the enterprise an announcement of the adoption of a budget that includes an enterprise fund transfer to another fund, and shall include the specific enterprise fund information; and

b. Within seven (7) days after adopting the budget, the City shall post the enterprise fund accounting data on its website and publish on its social media platform an announcement of the adoption of a budget that includes the transfer of money from an enterprise fund to another City fund; and

c. Within 30 days of adopting the budget, the City shall submit to the State Auditor the specific enterprise fund information for each enterprise fund from which money will be transferred.

Adopted by the City Council of West Jordan, Utah this 9th day of June, 2026.

City Of West Jordan

By: _____
Bob Bedore
Council Chairperson

Attest:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"Yes"**	**"No"**
Council Chair Bob Bedore	☐	☐
Council Vice Chair Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Kayleen Whitelock	☐	☐

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: Danyce Steck, Administrative Services Director

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 10 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/30/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 26-019 Stating the Compensation Increase for Local Government Officers as Proposed in the Annual Budget for Fiscal Year 2027

2. **EXECUTIVE SUMMARY**
   During the 2024 General Session, the Utah State Legislature pass S.B. 91 which amended Utah State Code Section 10-3-818 regarding salaries in municipalities effective May 1, 2024. This agenda item meets the requirements of Subsection (2) of the Code, a separate public hearing will comply with Subsection (1).

   Prior to any increase in compensation for defined local government officers, the City must hold a public hearing on the proposed increases. Local government officers are defined as the CAO, Asst CAO, City Attorney, Department and Division Heads, and Deputy Department or Division Heads. Compensation is defined as salary, budgeted bonuses, deferred compensation, and vehicle allowance.

3. **TIME SENSITIVITY / URGENCY**
   Salaries become effective on July 1, 2026. This action must be complete prior to that date in order to comply with Utah State Code 10-3-818.2.

4. **FISCAL NOTE**
   The stated increases have been included in the Mayor's Proposed Budget for FY 2027.

5. **STAFF ANALYSIS**
   Staff recommends the approval of Resolution No. 26-019 stating compensation increases for local government officers in order to remain competitive with other local municipalities as well as promote retention and recruitment. This item supports the elected officials' budget priority of Employee Satisfaction.

6. **MAYOR RECOMMENDATION**
   Mayor recommends the approval of Resolution No. 26-019 stating compensation increases for local government officers in order to remain competitive with other local municipalities as well as promote retention and recruitment. This item supports the elected officials' budget priority of Employee Satisfaction.

7. **COUNCIL STAFF ANALYSIS**

Plain Language Summary

State law requires cities to publicly disclose and hold a hearing before increasing compensation for certain local government officers. This resolution identifies the proposed compensation increases included in the FY 2027 budget for positions such as department directors, deputy directors, the City Attorney, and executive leadership.

Approval of this resolution satisfies one of the statutory requirements. A separate public hearing will also be held as required by state law before any increases take effect.

Applicable General Plan Principles

Fiscal Responsibility

- Promote transparent and accountable budgeting practices.
- Ensure compensation decisions are considered through a public process and in accordance with state law.

8. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
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.

9. ATTACHMENTS

Resolution No. 26-019

The City of West Jordan, Utah
A Municipal Corporation

Resolution No. 26-019

A Resolution Stating the Compensation Increase for Local Government Officers as Proposed in the Annual Budget for Fiscal Year 2027

WHEREAS, the Utah State Legislature during the 2024 General Session passed S.B. 91; and

WHEREAS, S.B. 91 amended Utah State Code Section 10-3-818 regarding salaries in municipalities; and

WHEREAS, the City must now hold a public hearing on proposed compensation increases for local government officers to be adopted in the annual budget for the fiscal year ending June 30, 2027; and

WHEREAS, the approved compensation increases shall take effect on July 1, 2026; and

WHEREAS, the City Council finds that stating the proposed compensation increases as set forth in this Resolution will comply with Utah Code requirements.

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

Section 1. The attached Exhibit A contains compensation increases proposed for inclusion in the City's Annual Budget for fiscal year 2027.

Section 2. This Resolution shall become effective immediately.

Adopted by the City Council of West Jordan, Utah this 9th day of June, 2026.

City of West Jordan

By: _____
Bob Bedore
Council Chairperson

Attest:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"Yes"**	**"No"**
Council Chairperson Bob Bedore	☐	☐
Council Vice Chairperson Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Kayleen Whitelock	☐	☐

EXHIBIT A
Resolution No. 26-019

This Exhibit lists the maximum budgeted increase for each title and is not specific to any one employee, nor is it a guarantee of an increase to any one employee.

Where there is more than one employee with the same title, the information presented shows the maximum available increase for the title. The actual increase for the employee is dependent on the employee's performance review and where the employee's salary is on the title's range.

Title	Department	Cost of living adjustment	Merit increase	Market or Equity Adjustment	Proposed Total Percentage Increase
Administration					
Chief Administrative Officer		2.00%	2.75%		4.75%
Assistant City Administrator		2.00%	2.75%		4.75%
City Attorney		2.00%	2.75%		4.75%
Department Heads					
Administrative Services Director		2.00%	2.75%		4.75%
Community Development Director		2.00%	2.75%		4.75%
Council Office Director		2.00%	2.75%		4.75%
Economic Development Director		2.00%			2.00%
Fire Chief		2.00%			2.00%
Police Chief		2.00%	2.75%		4.75%
Public Services Director		2.00%	2.75%		4.75%
Public Utilities Director		2.00%	2.75%		4.75%
Public Works Director		2.00%	2.75%		4.75%
Deputy Department Head					
Deputy Fire Chief	Fire	2.00%	2.75%		4.75%
Deputy Police Chief	Police	2.00%	2.75%		4.75%
Division Head					
City Recorder	Administrative Services	2.00%		1.56%	3.56%
City Treasurer	Administrative Services	2.00%	2.75%		4.75%
Human Resources Manager	Administrative Services	2.00%	2.75%		4.75%
IT Director	Administrative Services	2.00%			2.00%
Project Manager	Administrative Services	2.00%	2.75%		4.75%
City Prosecutor	City Attorney	2.00%	2.75%		4.75%
Real Property Administrator	City Attorney	2.00%			2.00%
Risk Manager	City Attorney	2.00%			2.00%
Building Official	Community Development	2.00%	2.75%		4.75%
City Planner	Community Development	2.00%	2.75%		4.75%
Community Preservation Manager	Community Development	2.00%			2.00%
Justice Court Administrator	Courts	2.00%	2.75%	5.00%	9.75%
Battalion Chief	Fire	2.00%	2.17%		4.17%
Division Chief / Fire Marshall	Fire	2.00%	2.75%		4.75%
Emergency Manager	Fire	2.00%	2.75%		4.75%
Communications Manager/PIO	Mayor's Office	2.00%	0.39%		2.39%

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Title	Department	Cost of living adjustment	Merit increase	Market or Equity Adjustment	Proposed Total Percentage Increase
Division Head (continued)					
Intergovernmental Affairs Advisor	Mayor's Office	2.00%	2.75%		4.75%
Animal Services Manager	Police	2.00%			2.00%
Police Lieutenant	Police	2.00%	5.50%		7.50%
Cemetery Sexton	Public Services	2.00%	2.75%		4.75%
Events Manager	Public Services	2.00%	2.75%		4.75%
Facilities Manager	Public Services	2.00%	2.75%	5.00%	9.75%
Master Electrician	Public Services	2.00%	2.75%		4.75%
Parks Manager	Public Services	2.00%	2.75%		4.75%
Parks Project Manager	Public Services	2.00%	2.75%		4.75%
Urban Forester	Public Services	2.00%	2.75%		4.75%
Stormwater Superintendent	Public Utilities	2.00%	0.02%	2.50%	4.52%
Utility Engineering Manager	Public Utilities	2.00%			2.00%
Wastewater Superintendent	Public Utilities	2.00%	0.02%	2.50%	4.52%
Water Construction Supervisor	Public Utilities	2.00%		2.50%	4.50%
Water Superintendent	Public Utilities	2.00%	2.75%	2.50%	7.25%
Water Operations Supervisor	Public Utilities	2.00%		2.50%	4.50%
City Engineer	Public Works	2.00%			2.00%
Fleet Manager	Public Works	2.00%	2.75%		4.75%
GIS Administrator	Public Works	2.00%			2.00%
Public Works Operations Manager	Public Works	2.00%	2.75%	2.50%	7.25%
Solid Waste Crew Supervisor	Public Works	2.00%			2.00%
Streets Superintendent	Public Works	2.00%	2.75%	2.50%	7.25%
Deputy Division Head					
Deputy City Recorder	Administrative Services	2.00%	2.75%		4.75%
Deputy IT Director	Administrative Services	2.00%	0.94%		2.94%
Assistant Building Official	Community Development	2.00%			2.00%
Parks Superintendent	Public Services	2.00%	2.75%	2.50%	7.25%

Cost of living adjustment

All grade ranges have been increased by 2% as a cost of living adjustment. This increase is intended to compensate for market inflation and assist the City in remaining competitive with other municipalities and government entities. Inflation is measured using the U.S. Bureau of Labor Statistics Consumer Price Index for the Mountain West Region (CPI). The CPI for the Region for calendar year 2025 was 2.03% and 3.61% in April 2026.

Merit increase

Each position is assigned a grade and range for which compensation is offered. All employees are eligible for a merit increase as long as they remain within the range. The percentage of merit increase for general government employees is 2.75%, and between 2.5% and 5.0% for sworn officers and firefighters. If an employee has reached the maximum compensation for their range, the employee will not receive a merit increase.

(continued on next page)

Merit increase (continued)

Employees hired within six (6) months of the end of a fiscal year are not eligible for a merit increase at the beginning of the next fiscal year.

Market or equity adjustments

The City performs a compensation market study for all positions each year. The study consistently compares the City's compensation for individual positions with similar or like agencies to ensure competitive wages and benefits. In addition to the market, positions are studied and adjusted to achieve internal equity.

Deferred compensation

The City offers a deferred compensation match of up to 2% of the employee's wage. An employee may be eligible for this benefit by contributing to their retirement plan. For every $2 contributed by the employee, the City will contribute $1. There is no increase to this benefit in the FY 2027 Annual Budget.

Additional Pay

Tier II Defined Benefit Additional Pay

The City's FY 2027 Annual Budget includes additional pay for employees who participate in the Utah Retirement System Tier II Defined Benefit Retirement Plan in the amount of 1.30% of the employee's wage, which is an increase from the current FY2026 benefit of 0.81%.

Bi-lingual Stipend

The Annual Budget includes a stipend for certain positions for which bi-lingual services are needed. The proposed annual stipend is $2,000, which is the same as the current annual stipend.

Vehicle allowance

The Administration and Department Heads are eligible for either a take-home vehicle or a vehicle allowance. The Council Office Director is excluded from this benefit. There is no increase to this benefit in the FY 2027 Annual Budget.

Effective 5/1/2024

10-3-818 Salaries in municipalities -- Notice.

(1) The elective and statutory officers of municipalities shall receive the compensation for their services that the governing body fixes by ordinance adopting compensation or compensation schedules enacted after public hearing.

(2)

(a) As used in this Subsection (2):

(i) "Compensation" means:

(A) salary, including salary paid under a contract;

(B) a budgeted bonus or budgeted incentive pay;

(C) a vehicle allowance; and

(D) deferred salary.

(ii) "Compensation increase" means an increase in any item of compensation listed in Subsection (2)(a)(i).

(iii) "Executive municipal officer" means:

(A) the city or town manager or chief administrative officer;

(B) the assistant city or town manager or assistant city or town chief administrative officer;

(C) the city or town attorney;

(D) an individual who is the head or chief of a city or town department or division; or

(E) an individual who is the chief assistant or deputy of an individual described in Subsection (2)(a)(iii)(D).

(b) Before a governing body may adopt a final budget or a final amended budget that includes a compensation increase for an executive municipal officer, the governing body shall:

(i) hold a public hearing on the compensation increase; and

(ii) publish notice of the time, place, and purpose of the public hearing:

(A) for at least seven days before the date of the public hearing; and

(B) as a class A notice under Section 63G-30-102.

(c) A public hearing under Subsection (2)(b)(i):

(i) shall be held separate from any other public hearing; and

(ii) may be held the same day as another public hearing, including immediately before or after the other public hearing.

Amended by Chapter 475, 2024 General Session

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: Danyce Steck, Administrative Services Director

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 10 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/30/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Ordinance No. 26-26 Fixing the Compensation for Elected and Statutory Officers of the City

2. **EXECUTIVE SUMMARY**
   During the 2024 General Session, the Utah State Legislature pass S.B. 91 which amended Utah State Code Section 10-3-818 regarding salaries in municipalities effective May 1, 2024. This agenda item meets the requirements of Subsection (1) of the Code, a separate public hearing will comply with Subsection (2).

   Utah State Code 10-3-818.1 states, "The elective and statutory officers of the municipalities shall receive the compensation for their services that the governing body fixes by ordinance adopting compensation or compensation schedules enacted after public hearing."

3. **TIME SENSITIVITY / URGENCY**
   Salaries become effective on the dates indicated on Attachment A of the ordinance. This action must be complete prior to the earliest effective date in order to comply with Utah State Code 10-3-818.2.

4. **FISCAL NOTE**
   Financial details for this compensation are included in Attachment A

5. **STAFF ANALYSIS**
   Staff recommends the approval of Ordinance No. 26-26 fixing the compensation for elected and statutory officers of the City.

6. **MAYOR RECOMMENDATION**
   Mayor recommends the approval of Ordinance No. 26-26 fixing the compensation for elected and statutory officers of the City.

7. **COUNCIL STAFF ANALYSIS**
   Plain Language Summary
   The Council is being asked to consider an ordinance establishing compensation for the City's elected and statutory officers. State law requires that compensation be set by ordinance and adopted following a public hearing.

This ordinance is intended to comply with changes to Utah law enacted through S.B. 91 during the 2024 Legislative Session.

Applicable General Plan Principles

Fiscal Responsibility

- Promote transparent and accountable financial decision-making.
- Ensure compensation decisions are adopted through a public process and in accordance with state law.

8. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and 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.

9. ATTACHMENTS

Ordinance No. 26-26

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

Ordinance No. 26-26

An Ordinance Fixing the Compensation for Elected and Statutory Officers

Whereas, the Utah State Legislature during the 2024 General Session passed S.B. 91; and

Whereas, S.B. 91 amended the Utah State Code §10-3-818 regarding the compensation for elected and statutory officers; and

Whereas, the City must now hold a public hearing to fix the compensation for elected and statutory officers; and

Whereas, the approved compensation increases shall take effect on the dates indicated on Exhibit A; and

Whereas, the City Council met the public noticing requirements; and

Whereas, the City Council has held the public hearing and considered public comment; and

Whereas, the City Council finds that fixing the compensation as set forth in this Ordinance will comply with Utah State Code requirements.

Not therefore be it ordained by the West Jordan City Council as follows:

Section 1. The compensation for the City's elected and statutory officials is hereby fixed in Exhibit A.

Section 2. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions, and words of this Ordinance shall be severable.

Section 3. This Ordinance shall become effective immediately upon publication or posting as required by law.

ADOPTED by the City Council of West Jordan, Utah this 9th day of June 2026.

City Council of West Jordan

_____

Bob Bedore
Council Chairperson

Attest:

_____

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"Yes"**	**"No"**
Council Chair Bob Bedore	☐	☐
Council Vice Chair Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
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, MMC, UCC
City Recorder

Statement of Approval/Passage (check one)

_____ The Mayor approved and signed Ordinance No. 26-26.

_____ The Mayor vetoed Ordinance No. 26-26 on _____

_____ The City Council overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-26 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, MMC, UCC
City Recorder

(*continued on the next page*)

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 _____ 2026. 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, MMC, UCC
City Recorder

(Attachment on the following page)

Attachment A

[Attachment to Ordinance No. 26-26

An Ordinance Fixing the Compensation for Elected and Statutory Officers]

Title	Fixed Salary [1] Effective July 1, 2026
Judge	$170,117
Mayor	$124,000
City Councilmember	$24,580
City Engineer	$151,943
City Recorder	$121,625
City Treasurer	$128,048

[1] Fixed salary does not include any budgeted additional pay or benefits.

City Council Compensation

West Jordan Municipal Code §1-4-1.B states, "Each member of the city council may opt into any benefit provided to full-time employees as adopted in the annual budget."

Council Member compensation is adjusted annually to reflect a cost of living adjustment equal to that of city employees. The adjustment in the FY2027 budget is 2%.

Mayor's Compensation

West Jordan Municipal Code §1-4-2.F states, "The mayor shall also receive the standard benefits provided by the city to appointed officers of the city; provided however that the mayor will neither:

1. Be allocated executive or compensatory leave; nor
2. Be entitled to merit increases, performance increases, and cost of living increases afforded city employees, without specific approval of the city council as noted in subsection G of this section."

It further states in §1-4-2.G, "Any increase in the sitting mayor's compensation shall be approved in a compensation schedule or salary table adopted by the city council by ordinance, after a public hearing, in a manner consistent with all other relevant requirements of this code and of Utah Code Ann. section 10-3-818."

No compensation increase has been included in the FY 2027 Annual Budget for the Mayor.

Effective 5/1/2024

10-3-818 Salaries in municipalities -- Notice.

(1) The elective and statutory officers of municipalities shall receive the compensation for their services that the governing body fixes by ordinance adopting compensation or compensation schedules enacted after public hearing.

(2)

(a) As used in this Subsection (2):

(i) "Compensation" means:

(A) salary, including salary paid under a contract;

(B) a budgeted bonus or budgeted incentive pay;

(C) a vehicle allowance; and

(D) deferred salary.

(ii) "Compensation increase" means an increase in any item of compensation listed in Subsection (2)(a)(i).

(iii) "Executive municipal officer" means:

(A) the city or town manager or chief administrative officer;

(B) the assistant city or town manager or assistant city or town chief administrative officer;

(C) the city or town attorney;

(D) an individual who is the head or chief of a city or town department or division; or

(E) an individual who is the chief assistant or deputy of an individual described in Subsection (2)(a)(iii)(D).

(b) Before a governing body may adopt a final budget or a final amended budget that includes a compensation increase for an executive municipal officer, the governing body shall:

(i) hold a public hearing on the compensation increase; and

(ii) publish notice of the time, place, and purpose of the public hearing:

(A) for at least seven days before the date of the public hearing; and

(B) as a class A notice under Section 63G-30-102.

(c) A public hearing under Subsection (2)(b)(i):

(i) shall be held separate from any other public hearing; and

(ii) may be held the same day as another public hearing, including immediately before or after the other public hearing.

Amended by Chapter 475, 2024 General Session

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: Danyce Steck, Administrative Services Director

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 15 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/09/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 26-029 Adopting the Tentative Budget for FY2027 Which Includes a Proposed Property Tax Increase, and Scheduling a Public Hearing before Adoption of the Interim Budget

2. **EXECUTIVE SUMMARY**
   This item is to adopt a Tentative Budget for FY2027 and set a date for the public hearing on that Tentative Budget.

   According to Utah State Code 10-6-111(3):
   "a governing body in any regular public hearing or special public hearing:
   (i) shall review, consider, and tentatively adopt each tentative budget; and
   (ii) may, before the public hearing [to adopt an Interim Budget or a final Annual Budget], amend or revise each tentative budget"

   The Council formally accepted the Mayor's Proposed Budget for FY 2027 in a regularly scheduled public meeting on May 5, 2026. The Council held meetings to review and consider the budget on May 12th, May 26th, and June 2nd. Additional discussion is scheduled for June 9th at the Committee of the Whole meeting. Changes which receive the support of a majority of the Council can be included in the Tentative Budget by so stating in the motion to adopt, or held until adoption of the Interim Budget (in the case of a tax increase) / Annual Budget (in the case of no tax increase), which needs to occur before June 30, 2026.

   This item also sets a public hearing date of June 23, 2026 to receive comment on the adopted Tentative Budget, before adoption of the Interim Budget (tax increase) / Annual Budget (no tax increase).

   Additional information:
   The Mayor's proposed budget includes an increase to the property tax. If Council supports an increase, it will adopt an Interim Budget before June 30 and extend the budget discussions through August until the truth-in-taxation public hearing date. In this case, continued review and discussion of the budget can be held during Council Committee of the Whole meetings in July as needed. A public hearing on the property tax increase and the Annual Budget is scheduled to be held on August 11, 2026 at 6:00 pm. It is anticipated to adopt an Annual Budget at the August 25, 2026 meeting.

If the Council does not support an increase to property taxes, an Annual Budget will need to be finalized and adopted at the June 23, 2026 meeting to fulfill the June 30th requirement.

3. TIME SENSITIVITY / URGENCY

In order to adopt an Interim Budget or an Annual Budget before the state required June 30 date, the public hearing and adoption of the Tentative Budget will need to occur on June 9, 2026. Public noticing has been published for this public hearing.

4. FISCAL NOTE

Financial details are included in the FY 2027 Tentative Budget and the Proposed Property Tax Impact Schedule.

5. STAFF ANALYSIS

Staff recommends adopting a FY2027 Tentative Budget and setting a public hearing date for June 23, 2026.

6. MAYOR RECOMMENDATION

Staff recommends adopting a FY2027 Tentative Budget and setting a public hearing date for June 23, 2026.

7. COUNCIL STAFF ANALYSIS

Timeline & Background Information

This item represents the third step in the budget process.

Step 1 – Receive the Mayor's Proposed Budget

The Council accepted the Mayor's proposed budget on May 5, 2026

Step 2 – Conduct Budget Work Sessions and Discussions

- Budget discussions are scheduled throughout May and June 2026.
- May 12, 2026 Committee of the Whole staff & Council discussed Revenues and Summaries, General Fund Departments: Fire, Police, Administrative Services, Mayor's Office, Council Office, City Attorney, and Justice Court
- May 26, 2026 Committee of the Whole staff and Council discussed General Fund departments continued, Community Development & Development Services, Economic Development & RDA
- June 2, 2026 Committee of the Whole staff and Council discussed Public Services, Parks Capital Projects and General Capital Projects, Highlands, Risk, Public Works, Fleet, Roads Capital, Public Utilities Operations and Capital, and IT
- Scheduled discussion include:
  - June 9, 2026 – Departments as needed, further Council questions
  - June 23, 2026 – Departments as needed, further Council questions

Step 3 – Adopt the Tentative Budget

- Hold a public hearing and consider adoption of the Tentative Budget June 9, 2026.
- The Mayor's Proposed Budget includes a recommended 2.26% property tax increase.

Step 4 – Adopt Interim or Final Budget Depending on Tax Increase

If the Council supports a tax increase:

- An Interim Budget must be adopted before June 30, 2026.
- Additional public hearings on the tax increase would be required.
- A Final Budget must be adopted no later than August 31, 2026.

If the Council does not support a tax increase:

- The Final Budget must be adopted before June 30, 2026.

8. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
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.

9. ATTACHMENTS

Resolution No. 26-029

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 26-029

A RESOLUTION ADOPTING THE TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027 AND SCHEDULING A HEARING TO RECEIVE PUBLIC COMMENT BEFORE THE INTERIM BUDGET IS ADOPTED

WHEREAS, the City Council is required to review, consider, and adopt the tentative budget in a public hearing called for that purpose; and

WHEREAS, the tentative budget adopted by the City Council and all supporting schedules and data shall be a public record in the City Recorder's Office and on the City website, available for public inspection for a period of at least ten (10) days prior to the adoption of the City's interim budget; and

WHEREAS, at the meeting in which the tentative budget is adopted, the City Council shall establish the time and place to receive public comment on the budget and shall order that notice thereof be published at least seven (7) days prior to the hearing as required in State law; and

WHEREAS, the purpose of the hearing is to receive public comment before adoption of the interim budget; and

WHEREAS, the tentative budget includes a proposed property tax increase as outlined in the Proposed Property Tax Impact Schedule; and

WHEREAS, in accordance with Utah State Code 59-2-919(4)(b), the City of West Jordan shall state the following:

(A) that the City of West Jordan is considering levying a tax rate that exceeds the certified tax rate;

(B) the approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase;

(C) the approximate percentage increase in ad valorem tax revenue based on the proposed tax rate increase; and

(D) that if the City of West Jordan proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, at which members of the public will have an opportunity to provide comments on the proposed tax rate increase;

NOW, THEREFORE, be it resolved by the City Council of West Jordan, Utah:

Section 1. The tentative budget for fiscal year 2027, submitted herewith, is hereby adopted and is ordered to be filed and maintained as a public record, available for public inspection in the City Recorder's Office at West Jordan City Hall located at 8000 South Redwood Road, First Floor,

West Jordan, Utah and the City website at www.westjordan.utah.gov until adoption of the interim budget.

Section 2. A public hearing to receive comment before the City's interim budget is adopted shall be held on Tuesday, June 23, 2026 at approximately 7:00 pm in the Council Chambers at the West Jordan City Hall located at 8000 South Redwood Road, Third Floor, West Jordan, Utah.

Section 3. The Council Office Clerk shall publish notice of said public hearing consistent with requirements of Section 10-6-113 of the Utah Code Annotated.

Section 4. The City hereby states that it is considering levying a tax rate that exceeds the certified tax rate; the approximate dollar amount of and purpose for the tax increase is as outlined in the Proposed Property Tax Impact Schedule shown in Exhibit B; the percentage increase in ad valorem tax revenue is approximately 2.26%; and if the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing as required in State law, at which members of the public will have an opportunity to provide comments on the proposed tax rate increase.

Section 5. The budgets for the Funds described above show balanced revenues and expenditures in the following total amounts:

	Mayor's Proposed	Administrative Changes	Council Changes	Tentative Budget
General Fund	$ 81,944,122	$ -	$ -	$ 81,944,122
Class C Roads Fund	10,244,535	-	-	10,244,535
Development Services Fund	5,816,000	-	-	5,816,000
Highlands Special District Fund	458,400	-	-	458,400
Kraftmaid Special District Fund	-	-	-	-
Capital Projects Fund	37,782,900	2,177,344	-	39,960,244
CDBG Fund	6,925	-	-	6,925
Grants Fund	-	-	-	-
Water Fund	41,973,873	500,000	-	42,473,873
Wastewater Fund	19,818,299	-	-	19,818,299
Solid Waste Fund	8,325,000	-	-	8,325,000
Stormwater Fund	11,506,973	1,000,000	-	12,506,973
Transp. Utility (Streetlight) Fund	1,685,508	-	-	1,685,508
Fleet Management Fund	10,177,447	-	-	10,177,447
IT Management Fund	7,935,328	-	-	7,935,328
Benefits Management Fund	10,378,846	-	-	10,378,846
Risk Management Fund	2,871,220	-	-	2,871,220
	$250,925,376	$3,677,344	$ -	$254,602,720

Section 6. Changes to the budget are as shown in Exhibit A.

ADOPTED by the City Council of West Jordan, Utah this 9th day of June 2026.

CITY OF WEST JORDAN

By: _____
Bob Bedore
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Bob Bedore	☐	☐
Council Vice Chair Jessica Wignall	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Annette Harris	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Kent Shelton	☐	☐

EXHIBIT A
Changes from the Mayor's Budget to the Tentative Budget for FY 2027

	Mayor's Proposed	Administrative Changes	Council Changes	Tentative Budget
GENERAL FUND				
Revenue				
FY 2027 Mayor's Budget	$ 81,944,122			$ 81,944,122
No Change				-
	81,944,122	-	-	81,944,122
Expenditure				
FY 2027 Mayor's Budget	81,944,122			81,944,122
No Change				-
	81,944,122	-	-	81,944,122
CLASS C ROADS FUND				
Revenue				
FY 2027 Mayor's Budget	8,175,000			8,175,000
No change				-
	8,175,000	-	-	8,175,000
Expenditures				
FY 2027 Mayor's Budget	10,244,535			10,244,535
No change				-
	10,244,535	-	-	10,244,535
DEVELOPMENT SERVICES FUND				
Revenue				
FY 2027 Mayor's Budget	5,816,000			5,816,000
No change				-
	5,816,000	-	-	5,816,000
Expenditures				
FY 2027 Mayor's Budget	5,814,748			5,814,748
Credit Card Fees		(80,000)		(80,000)
	5,814,748	(80,000)	-	5,734,748

(continued on next page)

EXHIBIT A (continued)
Changes from the Mayor's Budget to the Tentative Budget for FY 2027

	Mayor's Proposed	Administrative Changes	Council Changes	Tentative Budget
HIGHLANDS SPECIAL RECREATION SERVICE DISTRICT FUND				
Revenue				
FY 2027 Mayor's Budget	458,400			458,400
No change				-
	458,400	-	-	458,400
Expenditures				
FY 2027 Mayor's Budget	424,724			424,724
No change				-
	424,724	-	-	424,724
CAPITAL PROJECTS FUND				
Revenue				
FY 2027 Mayor's Budget	11,512,440			11,512,440
No Change				-
	11,512,440			11,512,440
Expenditures				
FY 2027 Mayor's Budget	37,782,900			37,782,900
Ron Wood Wheels Park		877,344		877,344
Ron Wood Multi-purpose Fields		3,000,000		3,000,000
Jordan River Trail Lighting (grant)		(200,000)		(200,000)
1300 West Wall Neighborhood Improvements		500,000		500,000
Public Safety Logistics Building		(2,000,000)	-	(2,000,000)
	37,782,900	2,177,344	-	39,960,244
COMMUNITY DEVELOPMENT BLOCK GRANT FUND				
Revenue				
FY 2027 Mayor's Budget	-			-
No change				-
	-	-	-	-
Expenditures				
FY 2027 Mayor's Budget	6,925			6,925
No change				-
	6,925	-	-	6,925

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EXHIBIT A (continued)
Changes from the Mayor's Budget to the Tentative Budget for FY 2027

	Mayor's Proposed	Administrative Changes	Council Changes	Tentative Budget
GRANTS FUND				
Revenue				
FY 2027 Mayor's Budget	-			-
No change				-
	-	-	-	-
Expenditures				
FY 2027 Mayor's Budget	-			-
No change				-
	-	-	-	-
WATER FUND				
Revenue				
FY 2027 Mayor's Budget	35,077,000			35,077,000
No change				-
	35,077,000	-	-	35,077,000
Expenditures				
FY 2027 Mayor's Budget	41,973,873			41,973,873
Zone 5 Transmission Line		500,000		500,000
	41,973,873	500,000	-	42,473,873
SEWER FUND				
Revenue				
FY 2027 Mayor's Budget	18,921,981			18,921,981
No change				-
	18,921,981	-	-	18,921,981
Expenditures				
FY 2027 Mayor's Budget	19,818,299			19,818,299
No change				-
	19,818,299	-	-	19,818,299

(continued on next page)

EXHIBIT A (continued)
Changes from the Mayor's Budget to the Tentative Budget for FY 2027

	Mayor's Proposed	Administrative Changes	Council Changes	Tentative Budget
SOLID WASTE FUND				
Revenue				
FY 2027 Mayor's Budget	8,325,000			8,325,000
No change				-
	8,325,000	-	-	8,325,000
Expenditures				
FY 2027 Mayor's Budget	8,090,564			8,090,564
No change				-
	8,090,564	-	-	8,090,564
STORMWATER FUND				
Revenue				
FY 2027 Mayor's Budget	6,750,000			6,750,000
No change				-
	6,750,000	-	-	6,750,000
Expenditures				
FY 2027 Mayor's Budget	11,506,973			11,506,973
Developer Reimbursement - Terraine		1,000,000		1,000,000
	11,506,973	-	-	12,506,973
TRANSP. UTILITY (STREETLIGHT) FUND				
Revenue				
FY 2027 Mayor's Budget	1,596,000			1,596,000
No change				-
	1,596,000	-	-	1,596,000
Expenditures				
FY 2027 Mayor's Budget	1,685,508			1,685,508
No change				-
	1,685,508	-	-	1,685,508

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EXHIBIT A (continued)
Changes from the Mayor's Budget to the Tentative Budget for FY 2027

	Mayor's Proposed	Administrative Changes	Council Changes	Tentative Budget
FLEET MANAGEMENT FUND				
Revenue				
FY 2027 Mayor's Budget	9,191,929			9,191,929
No change				-
	9,191,929	-	-	9,191,929
Expenditures				
FY 2027 Mayor's Budget	10,177,447			10,177,447
No change				-
	10,177,447	-	-	10,177,447
IT MANAGEMENT FUND				
Revenue				
FY 2027 Mayor's Budget	6,963,800			6,963,800
No change				-
	6,963,800	-	-	6,963,800
Expenditures				
FY 2027 Mayor's Budget	7,935,328			7,935,328
No change			-	-
	7,935,328	-	-	7,935,328
BENEFITS MANAGEMENT FUND				
Revenue				
FY 2027 Mayor's Budget	10,378,846			10,378,846
No change				-
	10,378,846	-	-	10,378,846
Expenditures				
FY 2027 Mayor's Budget	10,100,000			10,100,000
No change				-
	10,100,000	-	-	10,100,000

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EXHIBIT A (continued)
Changes from the Mayor's Budget to the Tentative Budget for FY 2027

	Mayor's Proposed	Administrative Changes	Council Changes	Tentative Budget
RISK MANAGEMENT FUND				
Revenue				
FY 2027 Mayor's Budget	1,960,398			1,960,398
No change				-
	1,960,398	-	-	1,960,398
Expenditures				
FY 2027 Mayor's Budget	2,871,220			2,871,220
No change				-
	2,871,220	-	-	2,871,220

EXHIBIT B
Proposed Property Tax Impact Schedule for FY 2027

PROPERTY TAX IMPACT SCHEDULE
West Jordan City will consider an increase to its property tax rate to generate an additional $500,418. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the property tax rate changes.

Proposed Revenue with Tax Change	$22,667,562
West Jordan City's Current Property Tax Revenue	$22,167,144
Additional Property Tax Revenue to West Jordan City	$500,418
West Jordan City's Current Property Tax Rate	.001328
Estimated Increase to West Jordan City's Property Tax Revenue	2.26%
Estimated Increase to a primary residence of $549,800	$8.96
Estimated Increase to a business of $549,800	$16.30

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Parks	$6,348,421	$6,500,876	$152,455

Impact of Tax Increase
The Parks Department will hire one (1) full-time parks maintenance worker, and one (1) full-time parks planner. If the parks planner is approved, the Department will eliminate three (3) seasonal laborer positions to assist in funding the position ($61,794).

Request Detail
Parks Maintenance Worker: $90,781 (wages, benefits)
As the City grows its network of parks and trails, additional staffing is needed to maintain these new amenities.

Parks Planner: $61,674 (wages, benefits, less seasonal hours)
As the City continues to grow and invest in new parks, trails, and recreational amenities, the need for dedicated planning support has become essential. A Parks Planner will provide professional expertise in project planning, design, public engagement, and long-term parks system development. This position will ensure that new facilities are thoughtfully designed, meet community needs, comply with safety and accessibility standards, and align with the City's strategic goals. Adding a Parks Planner will also improve coordination across departments, accelerate project timelines, and enhance the overall quality and sustainability of the City's parks and open spaces. The Department is willing to reduce its seasonal maintenance hours to offset a portion of the cost of this position (savings of $61,794).

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Crossing Guards	$828,625	$929,418	$100,793

Impact of Tax Increase
The Police Department will hire one (1) full-time Crossing Guard Supervisor.

Request Detail
The Police Department currently manages a civilian crossing guard program that supports over 200 school and pedestrian crossings daily, encompassing more than 100 individual crossing guard positions citywide. This program is critical to public safety, particularly for school-aged children, and requires consistent oversight to ensure operational effectiveness, accountability, and continuity. At present, supervisory responsibilities—including recruitment and hiring coordination, scheduling, training oversight, performance monitoring, and compliance with safety standards—are distributed among sworn personnel whose primary responsibilities are law enforcement and emergency response. This structure limits efficiency and diverts sworn resources from core policing functions.

The creation of a Civilian Crossing Guard Supervisor position would centralize management of the program and provide dedicated oversight of daily operations. This position would be responsible for staffing and deployment, coordination of hiring processes, timekeeping, payroll coordination, and ongoing training, as well as budget tracking, equipment management, and resource allocation related to the crossing guard program.

Establishing this civilian supervisory role will improve operational consistency, strengthen accountability, and enhance public safety while allowing sworn personnel to focus on mission-critical duties. From a fiscal perspective, a civilian supervisor provides a cost-effective management solution for a large, labor-intensive program and supports responsible stewardship of departmental resources.

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Events	$1,335,538	$1,435,538	$100,000

Impact of Tax Increase
The City will establish an annual summer event titled, “Beet Days”.

Request Detail
The City’s continued growth creates a unique opportunity to establish a signature annual summer event that builds community pride and celebrates local heritage. “Beet Days” would provide family-friendly entertainment, support local businesses, and create a unifying tradition for residents throughout the City. Launching this event will strengthen community connections, enhance civic engagement, and contribute to a vibrant local culture.

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Police	$31,566,556	$31,640,270	$73,714

Impact of Tax Increase
The Police Department will upgrade a Police Officer I position to a Police Lieutenant.

Request Detail
To improve supervision, operational efficiency, and span-of-control within the Police Department, adding a Police Lieutenant position is necessary. The department's current structure places significant supervisory and administrative demands on existing command staff, which limits their capacity for oversight, training, and strategic planning. Reallocating one Police Officer position to create a Lieutenant role will strengthen leadership on each shift, enhance accountability, and support more effective deployment of existing patrol resources. This adjustment improves overall service delivery without increasing total staffing levels.

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
Passports	$229,650	$271,911	$42,261

Impact of Tax Increase
The Passport Office will hire one (1) full-time passport agent and eliminate two (2) part-time positions to assist in funding the position ($50,000).

Request Detail
The Passport Office generates over $500,000 in revenue for the City. This request would transition two (2) part-time employees into one (1) full-time employee to increase retention and provide greater consistency for the services.

Affected Department	Budget without Tax Change	Interim Budget	Budget Change
City Recorder & Customer Service	$268,117	$299,312	$31,195

Impact of Tax Increase
The City Recorder's Office will hire one new customer service representative to serve the west side of the City at the Public Works Building. The full cost of this position is split between the General Fund and the utility funds. The total cost is $89,128.

Request Detail
As the west side of the City continues to grow, demand for in-person customer support has increased significantly. Adding a Customer Service Representative to serve at the Public Works Building will ensure residents have convenient access to essential services, including receiving utility payments, scheduling dumpsters, and answering inquiries. This position will improve service delivery, reduce wait times, and provide consistent support to the expanding west-side community.

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: Danyce Steck, Administrative Services Director

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 15 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/30/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Ordinance No. 26-27 Amending the City's Annual Budget for the Fiscal Year Ending June 30, 2026

2. **EXECUTIVE SUMMARY**
   Council is being asked to hold a public hearing and consideration adoption of Ordinance No. 26-27 amending the City's Annual Budget for the fiscal year ending June 30, 2026.

3. **TIME SENSITIVITY / URGENCY**
   This amendment must be considered prior to the end of the fiscal year which is June 30, 2026.

4. **FISCAL NOTE**
   See Attachment A of Ordinance No. 26-27

5. **STAFF ANALYSIS**
   Staff recommends approval of Ordinance No. 26-27 amending the City's Annual Budget for FY 2026.

6. **MAYOR RECOMMENDATION**
   Mayor recommends approval of Ordinance No. 26-27 amending the City's Annual Budget for FY 2026.

7. **COUNCIL STAFF ANALYSIS**
   The council may amend a budget at the end of the year to address unexpected variances between budgeted amounts and actual expenditures, among other things. This process ensures that the budget accurately reflects the city's financial position and allows for adjustments based on the year's performance.

   General reasons for which a council may amend a budget:
   - Projected Over-Expenditures: If actual spending exceeds the budgeted amount for certain categories, an amendment is needed to cover the deficit and ensure the budget remains balanced;
   - Unspent Funds: Conversely, if funds are not fully spent by year-end, an amendment may be necessary to reallocate those funds for other purposes or to carry them over into the next fiscal year;
   - Carryover of Encumbrances: Some contracts or projects might not be completed by year-end, requiring the budget to be amended to carry over the unspent funds to the next fiscal year to cover the outstanding obligations;

- Updated Revenue and Expenditure Forecasts: Mid-year adjustments may be required based on updated forecasts for revenues and expenditures, especially if there are significant changes in economic conditions or service demands; or
- Capital Project Adjustments: Changes in the scope or cost of capital projects, or the availability of new funding sources, may necessitate budget amendments.

8. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and 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.

9. ATTACHMENTS

THE CITY OF WEST JORDAN, UTAH

Ordinance No. 26-27

An Ordinance Adopting an Amending to the City's Annual Budget for Fiscal Year 2026

Whereas, on August 26, 2025, the City Council adopted the City's Annual Budget for Fiscal Year 2026; and

Whereas, the Mayor has prepared an Amended Annual Budget for Fiscal Year 2026 and has submitted the same to the City Council; and

Whereas, the City Council held a public hearing on June 9, 2026 concerning such amended budget.

Now, therefore, it is ordained by the City Council of West Jordan, Utah:

Section 1. The City Council hereby adopts the City's Amended Annual Budget for Fiscal Year 2026 which began on July 1, 2025 and ends on June 30, 2026 as shown in Exhibit A and summarized as follows:

	Adopted Budget	Amendment	Amended Budget
General Fund	$ 78,725,439	$	$
Class C Roads Fund	11,823,618		
Development Services Fund	5,743,311		
Highlands Special Service District Fund	422,423		
KraftMaid Special Improvement District Fund	-		
Capital Projects Fund (combined)	41,494,742		
Community Development Block Grant Fund	885,431		
Grants Fund	-		
Water Fund	35,676,087		
Wastewater Fund	19,813,926		
Solid Waste Fund	7,949,000		
Stormwater Fund	10,832,222		
Streetlight Fund	1,741,316		
Fleet Management Fund	11,486,228		
IT Management Fund	9,229,619		
Benefits Management Fund	9,300,000		
Risk Management Fund	2,622,338		
	$ 247,745,700	$	$

Section 2. Authorization. The Council authorizes the Administrative Services Director to transfer any amount that exceeds the maximum reserve limit of 28% of revenues from the General Fund to the Capital Projects Fund at the end of the fiscal year.

(*continued on the following pages*)

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.

ADOPTED by the City Council of West Jordan, Utah this 9th day of June 2026.

City of West Jordan

_____

Bob Bedore
Council Chair

Attest:

_____

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"Yes"**	**"No"**
Council Chair Bob Bedore	☐	☐
Council Vice Chair Jessica Wignall	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Annette Harris	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Zach Jacob	☐	☐

(*continued on the following pages*)

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. 26-27.

_____ The Mayor vetoed Ordinance No. 26-27 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-27 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, MMC, UCC
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 _____ 2026. 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, MMC, UCC
City Recorder

(*Exhibit on the following pages*)

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: Danyce Steck, Administrative Service Director

Applicant:

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Presentation Time: 5 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/30/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 26-023 Authorizing the Pick-up on Certain Public Safety and Firefighter Employee Retirement Contributions

2. **EXECUTIVE SUMMARY**
   Beginning July 1, 2026, the rate for the employees' portion of the retirement contribution for the Tier 2 Public Safety & Firefighter retirement benefits will increase from 4.73% to 5.98%. The council last authorized this pick-up with Resolution 24-025. The Internal Revenue Service (IRS) and Utah Retirement System (URS)require this formal action in order to allow the City's contribution on behalf of the employee to exceed the current approved rate of 4.73%.

   A majority of other public safety agencies have authorized similar "pick-up" resolutions which supports this action for purposes of recruitment and retention.

   The resolution meets the requirements fo the IRS as well as URS to allow the City to "pick-up" these retirement contributions.

3. **TIME SENSITIVITY / URGENCY**
   This action must be complete prior to any increase to the "pick-up" contribution, recommended prior to 07/01/2026 in order to maintain benefit consistency in the new fiscal year.

4. **FISCAL NOTE**
   Total financial impact of this "pick-up" is $164,000. The FY2027 Mayor's Proposed Budget assumes the increase in benefits.
   Police: $ 107,000
   Fire: $ 57,000

5. **PLANNING COMMISSION RECOMMENDATION**
   N/A

6. **STAFF ANALYSIS**
   Staff recommends approval of the increased benefit to support retention and recruitment as the City continues to complete for public safety positions with other agencies in the area.

7. **MAYOR RECOMMENDATION**

Mayor recommends approval of Resolution No. 26-023 to support the retention and recruitment of critical public safety personnel.

8. COUNCIL STAFF ANALYSIS

Plain Language Summary

The Council is being asked to authorize the City to continue paying the employee portion of retirement contributions for eligible Tier 2 Public Safety and Firefighter employees. Effective July 1, 2026, the employee contribution rate will increase from 4.73% to 5.98%.

IRS and Utah Retirement Systems (URS) rules require formal Council approval for the City to continue making these contributions on behalf of employees.

Applicable General Plan Principles

Fiscal Responsibility

- Maintain competitive and sustainable employee compensation and benefits.
- Ensure compliance with applicable legal and regulatory requirements.

Public Safety

- Support recruitment and retention of qualified public safety personnel.

9. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
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.

10. ATTACHMENTS

Resolution No. 26-023

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 26-023

A RESOLUTION AUTHORIZING PICK-UP OF CERTAIN PUBLIC SAFETY AND FIREFIGHTER EMPLOYEE RETIREMENT CONTRIBUTIONS.

WHEREAS, the City employs employees who are eligible for and participate as members in the New Public Safety and Firefighter Tier II Contributory Retirement Plans administered by the Utah Retirement System; and

WHEREAS, in accordance with federal and state law, including Section 414(h)(2) of the Internal Revenue Code, employers may take formal action to pick up required employee contributions, which will be paid by the employer in lieu of employee contributions; and

WHEREAS, the City desires to formally pick up a portion of the employee contributions required to be paid under Utah Code Ann. Subsection 49-23-301 (2)(c), as enacted in S.B. 56, Public Safety and Firefighter Tier II Retirement Enhancements (2020 General Session), for all City employees participating in the New Public Safety and Firefighter Tier II Contributory Retirement System; and

WHEREAS, on June 5, 2024 the City approved Resolution 24-025 to pick up and pay required employee contributions for all City employees who are members of the New Public Safety and Firefighter Tier II Contributory Retirement System, subject to a maximum of 4.73% of compensation for each employee; and

WHEREAS, the City Council is duly authorized to take this formal action on behalf of the City as a participating employer with the Utah Retirement Systems.

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

Section 1. Beginning July 1, 2026, the City shall pick up and pay required employee contributions for all City employees who are members of the New Public Safety and Firefighter Tier II Contributory Retirement System, subject to a maximum of 5.98% of compensation for each employee.

Section 2. The pick-up contributions will not be included in the gross income of the employees for tax reporting purposes, that is, for federal or state income tax withholding taxes, until distributed from the Utah Retirements Systems, so that the contributions are treated as employer contributions pursuant to Section 414(h)(2) of the Internal Revenue Code.

Section 3. The picked-up contributions are a supplement and not a salary reduction to the City employees who are eligible for and participating members in the New Public Safety and Firefighter Tier II Contributory Retirement System.

Section 4. From and after the date of this pick up, a City employee may not have a cash or deferred election right with respect to the designated employee contributions, including that the employees may not be permitted to opt out of the pick-up and may not be entitled to any option of choosing to receive the contributed amounts directly instead of having them paid by the City on behalf of its employees to the Utah Retirement Systems.

Section 5. This Resolution shall take effect on July 1, 2026.

Adopted by the City Council of West Jordan, Utah this 9th day of June, 2026.

CITY OF WEST JORDAN

By: _____
Bob Bedore
Council Chairperson

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Vice Chairperson Jessica Wignall	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Annette Harris	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Chairperson Bob Bedore	☐	☐
Council Member Chad Lamb	☐	☐

REQUEST FOR COUNCIL ACTION

Action: Provide Information to Council

Presenter: Danyce Steck, Administrative Services Director

Applicant:

Department Sponsor: Admin. Services

Agenda Type: REPORTS TO COUNCIL

Presentation Time: 10 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/30/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Presentation of the Annual Fraud Risk Assessment for Fiscal Year 2026

2. **EXECUTIVE SUMMARY**
   No action is required, presentation to the governing body is a requirement once a year for state audit compliance.

   The FY 2026 Fraud Risk Assessment indicates the City has a very low risk of fraud and has controls in place to mitigate such risk. The City's score is 375 points out of a possible 395 points. The city does not have a formal internal audit function which represents the 20-point difference.

3. **TIME SENSITIVITY / URGENCY**
   The Utah State Auditor requires this Assessment be complete and presented to the governing body before the end of each fiscal year. This presentation represents compliance for fiscal year ending on June 30, 2026.

4. **FISCAL NOTE**
   N/A

5. **STAFF ANALYSIS**
   N/A

6. **MAYOR RECOMMENDATION**
   N/A

7. **COUNCIL STAFF ANALYSIS**
   This item is procedural in nature and is intended to satisfy requirements of the Utah State Auditor to present this report to you prior to the end of FY2026.

8. **POSSIBLE COUNCIL ACTION**
   No action needed

9. **ATTACHMENTS**
   Fraud Risk Assessment

OFFICE OF THE
STATE AUDITOR

Questionnaire

Revised December 2020

Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking “Yes” on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked “Yes” and enter the total on the “Total Points Earned” line.
- Based on the points earned, circle/highlight the risk level on the “Risk Level” line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

Fraud Risk Assessment

Continued

*Total Points Earned: 375 /395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	0	20
9. Does the entity have a formal audit committee?	20	20

*Entity Name: CITY OF WEST JORDAN

*Completed for Fiscal Year Ending: 06/30/2026 *Completion Date: 06/09/2026

*CAO Name: Korban Lee *CFO Name: Danyce Steck, CPFO

*CAO Signature: *CFO Signature: Danyce Steck

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check “N/A”.	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check “N/A”.	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check “N/A”.	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check “N/A”.	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	X			

* MC = Mitigating Control

Basic Separation of Duties

Continued

Instructions: Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

☺ If all of the questions were answered "Yes" or "No" with mitigating controls ("MC") in place, or "N/A," the entity has achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will be answered "Yes." 200 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

☹ If any of the questions were answered "No," and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will remain blank. 0 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

Definitions:

Board Chair is the elected or appointed chairperson of an entity's governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of government.

Clerk is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

Chief Administrative Officer (CAO) is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

General Ledger is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

Mitigating Controls are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

Original Bank Statement means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity's place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

Treasurer is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.

Minutes of the City of West Jordan
Committee of the Whole
Tuesday, May 12, 2026 – 4:00 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

Council: Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

Staff: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Taylorsville Justice Court Judge Chris Bown, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, City Planner Larry Gardner, Economic Development Director Jim Grover, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Fire Chief Derek Maxfield, Council Office Clerk Cindy Quick, Police Chief Jeremy Robertson, Administrative Services Director Danyce Steck

Chair Bedore called the meeting to order at 4:00 pm.

2. Discussion Topics

a. Discussion on Proposed Amendments to the Landscape Ordinance Title 13 Chapter 13

Council Member Whitelock said she had been working with the Mayor on proposed amendments to the Landscape Ordinance for some time, and noted that the most recent language had not been included in the agenda packet. Administrative Services Director Danyce Steck distributed physical copies of the most recent language. Council Member Whitelock said proposed amendments were drafted to increase enforceability.

The Council discussed proposed amendments. Council Member Whitelock said she and the Mayor disagreed about trees in park strips. She said she believed trees in park strips were a problem. Mayor Burton expressed the opinion that trees in park strips made neighborhoods look better and feel better, and helped with traffic calming. He commented that if a driver went off the road and hit a tree, the tree prevented the vehicle from continuing further onto a property. He expressed support for providing the option, and said he and Council Member Whitelock had compromised with the following language: “one tree per twenty-five feet of frontage is required either in the park strip or within five feet of the sidewalk.”

Council Member Jacob said he did not want to require or prohibit a tree in any given spot, and leaned toward encouraging specific types of trees that would not break up sidewalk or cause problems. City Planner Larry Gardner pointed out that the Water Efficiency Standards adopted by the Council did not allow sod in park strips, and expressed the opinion that some type of planting in park strips was needed.

DRAFT

Mayor Burton emphasized that proposed amendments would require landscaping to be maintained and would enable the City to enforce the requirement. Council Member Jacob commented that Landscape Ordinance requirements applied to new development, not existing landscaping, with the exception of the proposed requirement to maintain existing landscaping.

Council Office Director Alan Anderson pointed out whatever the Council adopted should be compliant with State water conservation rebate and Jordan Valley Water Conservancy District discount requirements, so residents could apply for rebates and the City could get discounted rates. Council Member Whitelock asked Mr. Anderson to find out what those requirements were before the proposed amendments went to the Planning Commission.

Council Member Jacob said his only concern with the proposed amendments was with requiring creation of an HOA to maintain streetscapes. Mr. Gardner said HOAs tended to prefer control over the look of large expanses in master developments. Mayor Burton said an HOA should maintain HOA-owned property, and the City should maintain City-owned property. Council Member Whitelock said she did not think requiring creation of an HOA to maintain streetscapes would be a problem because any development that would include a large streetscape would need an HOA for other reasons as well. Mr. Gardner said he could think of one situation in which the City had required creation of an HOA to maintain streetscape.

Council Members Harris, Whitelock, Lamb, Bedore, and Shelton indicated support for moving forward with the language as drafted. Mr. Gardner introduced new Planner, Hannah Kilgus. The Council welcomed Ms. Kilgus.

b. Property Tax Impact Schedule for FY2027

Chair Bedore explained that due to new requirements under House Bill 236, taxing entities considering a property tax increase were encouraged to include a Property Tax Impact Schedule when discussing the budget. Although not required, the City was following a best practice from the Utah League of Cities and Towns (ULCT) by including the schedule whenever the budget was discussed. He noted that the Property Tax Impact Schedule was accepted on May 5, 2026, and was available to the public.

c. Discussion of the Fiscal Year 2027 Tentative Budget

Administrative Services Director Danyce Steck referenced guiding priorities for the West Jordan budget. She showed annual ending General Fund reserves since FY2020, with an anticipated FY2027 ending reserve of $22,663,959. She presented anticipated FY2027 General Fund revenue of $81,944,122, and presented anticipated property tax revenue and sales tax revenue.

Ms. Steck said a population study released on May 8, 2026 showed West Jordan had grown by 70 residents, and had not made the top 10 growth communities list. She said the Governor's Office estimated a 3.9% sales tax revenue increase for the State, but emphasized that the City would not necessarily see the same level of sales tax growth. City Administrator Korban Lee said staff were not sure the growth number was accurate, and were working with ULCT to

make sure all building permits and certificates of occupancy were correctly counted. Ms. Steck presented anticipated FY2027 General Fund expenses and the General Fund total budget and five-year plan. She said the FY2027 budget she presented included: 2% cost of living increase (including crossing guards and part-time employees); 10% health premium; 10% workers comp premium; and 10% fleet O&M for fuel inflation.

Fire Chief Derek Maxfield said he appreciated the support of the City Council. Chief Maxfield presented a FY2027 Fire budget, including: addition of policy management system (Lexipol); cancer screenings; and risk assessment offset by reduced fleet replacement. He presented a FY2027 Emergency Management budget.

Police Chief Jeremy Robertson presented a FY2027 Police budget, including: a tax increase to add one Lieutenant and remove one Police Officer I; add biometric scanners for officers; Community Connect software (end-to-end community engagement); Axon FUSUS software (real-time intelligence and coordinated response); and risk management. Chief Robertson said his FY2027 Police Operations budget goals were: employee support; adjust to Legislative change/statutory requirements; proper allocation of work (between sworn, non-sworn, and supervisors); address equipment needs; staffing needs; and leverage technologies to enhance efficiency.

Chief Robertson presented FY2027 Animal Services and Crossing Guard budgets. Ms. Steck pointed out that Chief Robertson would not be able to move forward with adding a Crossing Guard Supervisor unless a tax increase was implemented, and Chief Robertson said the same was true for the Lieutenant position in the Police budget. He presented a FY2027 SWAT budget.

Council Member Whitelock asked if Ms. Steck would be able to put together a page showing all expenditures due to changes in legislation, and equate the amount to what a tax increase could be. Ms. Steck said she would put together a list.

Ms. Steck presented a FY2027 Administrative Services budget, including turnover change in experience and benefit status, and increased IT allocation for new ERP software (Workday). She presented a FY2027 Human Resources budget, including an increase in the wellness program from $30,000 to $75,000 for the annual physical reward, walk in the park, health fair, biometric screenings, and more. Council Member Whitelock asked if the City was seeing a return on investment with the incentives, and Ms. Steck shared success stories.

Ms. Steck presented a FY2027 City Recorder and Customer Service budget, including: a tax increase to add a customer service representative to the Public Works building for service on the west side; turnover change in experience and benefit status; and expanded services in Laserfiche and American Legal Publishing.

Council Member Whitelock said she felt the City was growing employees at a high rate, and while a customer service representative on the west side was a nice idea, she was not sure it was necessary. She said she wanted the City to provide services, but did not want to provide so many services that it cost residents a lot of money. Ms. Steck said current assistant staff in the Public Works building were very busy on a daily basis. She said they had tried utilizing a

part-time employee for customer service a few times a week, and found they were able to get more work done without the frequent customer service interruptions. Council Member Lamb said he was not concerned with the requested customer service representative position because it would allow the City to give better service to residents.

Council Member Lamb referred to the FY2027 Passport Services budget, which included a request to remove two part-time positions and add one full-time position. He asked if Ms. Steck could provide the cost to add one full-time position and only remove one part-time position, because he knew the Passport Office stayed busy and brought in revenue. Council Member Whitelock suggested leaving the two part-time positions and adding two more part-time positions so the City did not have to pay benefits. Council Member Lamb pointed out the Passport Office currently only had one full-time employee, who was swamped and unable to take any time off. Ms. Steck said staff had not asked for more part-time positions because it was difficult to keep part-time employees. Individuals did not stay in the part-time positions for long. Council Member Shelton said he understood employee retention was better with a full-time position. Ms. Steck said adding one part-time position would cost $25,000, and said she knew Tangee Sloane would prefer to add one full-time position instead of two more part-time.

Council Member Shelton said he would support adding one full-time position and only removing one part-time. City Administrator Korban Lee said Ms. Sloane had only asked to replace the two part-time positions with one full-time position, and said he hesitated to add more than requested by the supervisor. Council Member Shelton said it was his understanding that the two part-time positions were currently working 24 hours per week each, and said the Passport Office would have less coverage with one 40-hour full-time position. Mr. Lee said the coverage would be more consistent over time with a full-time position. Ms. Steck commented that the office utilized seasonal employees during busier seasons.

Ms. Steck presented a FY2027 Utility Billing budget, including an implementation and annual fee for new utility billing software (improved customer interface, water use app, etc.).

Taylorsville Justice Court Judge Chris Bown presented a FY2027 Justice Courts budget, including addition of one full-time Judicial Assistant, and an IT services increase. Judge Bown explained the current employee status after the merge of the West Jordan and Taylorsville Courts, and explained the request for a Judicial Assistant. Mr. Lee reported renovation of the new court room was complete.

Mr. Lee and Mayor Burton presented a FY2027 Mayor's Office budget, including additional memberships, supplies, and an IT services cost increase. Mr. Lee said the Department of Justice had released new requirements for ADA access to websites, which had a small budgetary impact. Mr. Lee presented a FY2027 Public Affairs budget, and said no changes were requested from the previous year. He presented a FY2027 Non-Departmental: Non-Allocated budget, and answered questions from the Council about City committees. He presented Non-Departmental: Non-Allocated and Allocated budgets.

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Council Office Director Alan Anderson presented a FY2027 Council Office budget. The Council discussed the Council Contingency allocation.

City Attorney Josh Chandler presented the FY2027 City Attorney budget, Property Administration budget, Prosecution budget, and Victim Advocate budget. Responding to a question from Council Member Lamb, Mr. Lee said the Victim Advocate Program had seen an improvement with the more discreet entrance at City Hall.

Ms. Steck suggested the department presentations continue at the next Committee of the Whole.

3. Administrative Items

None

4. Adjourn

The meeting adjourned at 6:30pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 12, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

/s/ Cindy M. Quick, MMC
Council Office Clerk

Approved this____ day of_____2026

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Minutes of the City of West Jordan
City Council Meeting
Tuesday, May 12, 2026 – 7:00 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

COUNCIL: Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Taylorsville Justice Court Judge Chris Bown, Community Outreach Coordinator Glori Buchei, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, Economic Development Director Jim Grover, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Public Information Manager Marie Magers, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Chair Bedore called the meeting to order at 7:01 pm.

2. Pledge of Allegiance

Patrick Boice led the Pledge of Allegiance.

3. Special Recognition

a. Reverend Philip Rogers with Mountain Vista United Methodist Church

Council Office Director Alan Anderson said the Council Office was made aware that Reverend Philip Rogers would be leaving the community, and the Council wanted to recognize him for all his efforts and the way he had blessed the community.

Reverend Rogers said it was an honor to serve the community, and said participating in a community made it home. Chair Bedore presented Reverend Rogers with a certificate, and the Council took the opportunity for a photograph. Mayor Burton commented that Reverend Rogers had been a real asset to the community, and St. George was lucky to get him. Chair Bedore said he knew Reverend Rogers would be missed.

4. Council & Mayor Reports

a. City Council Reports

- Chair Bedore encouraged students in attendance to participate in the West Jordan Youth Council.
- Council Member Shelton attended a funeral for former crossing guard Gary Waters, and attended an event honoring Gail Halvorsen, the WWII “Candy Bomber”.

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b. Mayor's Report

Mayor Burton thanked the Council for the way they treated each other, and the way they treated City staff. He reported on recent events in the community and spoke of upcoming activities. Mayor Burton said City offices would be closed on May 25 for Memorial Day.

c. City Administrator's Report

City Administrator Korban Lee reported the pedestrian bridge over 7000 South would open on the morning of May 28 with a gathering at Heartland Elementary. Mr. Lee said water wells would be turned on over the next couple weeks and reported on park projects.

5. Public Comment

Chair Bedore opened the public comment period at 7:22 pm.

Comments:

Ryan Wilkinson, an Ogden resident, commented on a past stalking injunction involving Council Member Jacob and stated his intention to continue informing residents about the matter.

Chair Bedore closed the public comment period at 7:26 pm.

Council Member Jacob asked for a moment of personal privilege and said he had debated whether to say something for a long time. He stated no injunction had been filed against him as Council Member Zach Jacob. Council Member Jacob said the event to which Mr. Wilkinson alluded occurred in 2006, when someone was bugging an ex of his, and she had assumed it was him. It had not been him. Council Member Jacob said Mr. Wilkinson and he had disagreed about the Regional Airport, and he had not answered questions the way Mr. Wilkinson thought he should have, so Mr. Wilkinson had tried to publicly embarrass him into resigning since then. Council Member Jacob added that he had gone to court and had the injunction expunged from his record.

6. Public Hearings

a. Resolution No. 26-015 Requesting a Fee Waiver in the Amount of $225 for the Dixie Valley Neighborhood Cleanup Days

Council Office Director Alan Anderson presented a request for fee waiver for Dixie Valley Neighborhood Cleanup Days for three dumpsters ($225). Betty King, representing the Dixie Valley Neighborhood Watch, said the neighborhood held a cleanup day each Spring, and said residents had appreciated the opportunity.

Council Member Lamb expressed support for the neighborhood cleanup and the requested fee waiver. Responding to a question from Council Member Shelton, Mr. Anderson explained the three dumpsters would each apply to a different address for the first rental fee of $75 each. Additional dumpster rentals for the three addresses in 2026 would be at the higher rate. Chair Bedore expressed support.

Chair Bedore opened a public hearing at 7:35 pm.

Comments:
None

Chair Bedore closed the public hearing at 7:36 pm.

Motion: Council Member Shelton moved to APPROVE Resolution No. 26-015 Requesting a Fee Waiver in the Amount of $225 for the Dixie Valley Neighborhood Cleanup Days.
Council Member Whitelock seconded the motion.

The vote was recorded as follows:

Yes: Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

No:

Absent:

The motion passed 7-0.

b. Resolution No. 26-029 Requesting a Fee Waiver in the Amount of $150 for the Annual Englefield Heights/Addenbrook Neighborhood Beautification Days Located at 6292 West 7860 South

Gary Pichay, applicant, thanked the Council for the opportunity to meet with them and talk about ways to improve his neighborhood and strengthen community pride. He said his neighborhood had organized annual beautification days for the last six years, and requested that the Council consider approving a fee waiver for two dumpsters for the annual beautification event.

Responding to a question from Chair Bedore, Mr. Anderson said the total amount of waived fees granted by the Council could not exceed 1% of the annual City budget, and the Council had not come close to meeting the limit in 2026.

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

Comments:
None

Chair Bedore closed the public hearing at 7:42 pm.

Motion: Vice Chair Wignall moved to APPROVE Resolution No. 26-029 Requesting a Fee Waiver in the Amount of $150 for the Annual Englefield Heights/Addenbrook Neighborhood Beautification Days Located at 6292 West 7860 South.
Council Member Lamb seconded the motion.

The vote was recorded as follows:

Yes: Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

No:
Absent:

The motion passed 7-0.

7. Council Office Report

Mr. Anderson said three applications had been submitted for the 2026-2027 Youth Council in the last week. The Youth Council had room for a total of 20. He said he believed all the schools in West Jordan had been contacted about the opportunity.

8. Consent Items

a. Approve Meeting Minutes

- **August 26, 2025 – Board of Canvass Meeting**
- **April 14, 2026 – City Council Regular Meeting**

Motion: Council Member Shelton moved to APPROVE Consent Items as Listed
Chair Bedore seconded the motion.

Vice Chair Wignall asked if she and Council Member Harris were able to vote on the August 26, 2025 meeting minutes since they were not on the Council at the time. Chair Bedore said they could.

The vote was recorded as follows:

Yes: Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

No:
Absent:

The motion passed 7-0.

9. Adjourn

The meeting adjourned at 7:47 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 12, 2026. This document constitutes the official minutes for the West Jordan City Council meeting.

/s/ Cindy M. Quick, MMC
Council Office Clerk

Approved this____ day of_____2026

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Minutes of the City of West Jordan
Committee of the Whole
Tuesday, May 26, 2026 – 4:00 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

Council: Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

Staff: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Council Office Clerk Cindy Quick, Policy Analyst Walter Schmidt, Utility Manager Greg Davenport, Community Development Director Scott Langford

Chair Bedore called meeting to order at 4:00 pm.

2. Discussion Topics

a. Discussion of Proposed Land Use Project at West Ridge Academy

Chase Andrizi with DAI Utah said DAI had been working with West Ridge Academy for about a year. West Ridge Academy ceased operations in January of 2025, but the West Ridge Academy Board had identified that they wanted to keep some form of charitable operation going. Mr. Andrizi said the overall property was 47 acres (north campus approximately 16 acres, south campus approximately five acres, undeveloped approximately 26 acres), currently designated Public Facilities on the Future Land Use Map (FLUM) and currently zoned Public Facilities.

Mr. Andrizi presented a concept plan that incorporated existing south campus buildings into a residential project, with former student housing potentially utilized for some type of affordable housing or senior living product (not included in the residential count). He said the concept plan included a mix of residential unit types, with a total of 345 units. Mr. Andrizi said 55 townhome footprints would each contain one two-bedroom unit and one one-bedroom unit (townhome with an ADU). The one-bedroom units would have their own garage and access, and be located behind the garages. The two-bedroom units would have their own garage and access, and be located above the garages. The two units combined would be about 1500 square feet.

Mr. Andrizi explained proposed open space amenities, fencing, sidewalks and trails, and parking. Councilmembers expressed concern for lack of available street parking. Chair Bedore said street parking would need to be addressed.

Alex Winder, West Ridge Academy Board Member, said the Board was working with Utah Community Action (UCA) to utilize the north campus for non-profit organizations to benefit youth and families in the community.

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Chair Bedore asked Mr. Andrizi about estimated water use. Mr. Andrizi said West Ridge Academy had a well onsite with 50 acre-feet of water, and said the development team would work with the City to bring the shares to the City.

Council Member Whitelock commented that wells went dry, and said the presence of a well was not a selling point for her. She said the agenda packet indicated a request for 339 units, and the City only had 113 Equivalent Residential Connections (ERCs) for the area. Council Member Whitelock said she did not feel it would be compatible to put residential right next to existing industrial, and emphasized there was not enough water. She said she did not think the proposed project would be fair to future users/residents, neighboring industrial, or neighboring residential.

Council Member Jacob said he thought the proposed project would be a perfect buffer between existing industrial and existing low-density residential. He suggested switching the units that would directly neighbor industrial to face the inside of the project. Council Member Jacob said he did not think the developer would be able to utilize existing student housing in the south campus for residential because the parking, ERCs, and density calculations would be thrown off.

Brian Flamm, partner with DAI, said there would be sufficient space to provide parking if three of the existing buildings in the south campus were converted to at-grade two-bedroom units (three units per building). He suggested the remaining building might work for a community-specific daycare.

Council Member Jacob repeated that he believed the higher-density residential would be appropriate as a buffer between industrial and lower-density residential. Mr. Andrizi commented that if the 55 two-unit townhomes were changed to single-unit townhomes, the total number of units would reduce to 290, for an overall density of eight units per acre.

Responding to a question from Council Member Whitelock, Mr. Andrizi said the project would be a mixture of for-purchase and for-rent units.

Utility Manager Greg Davenport said the developer would need to find outside water shares to deliver to West Jordan City or Jordan Valley Water Conservancy District. Council Member Whitelock expressed concern for sewer, in addition to water. Mr. Davenport said significant upgrades would be needed to the City sewer system for the proposed density. Council Member Jacob commented that upgrades would be needed to the system for any project as development happened.

Council Member Harris said she was not opposed to townhomes as a buffer next to industrial, and asked about the specific industrial uses in place. Staff listed mechanic shop and aggregate processing as existing uses. Council Member Harris said she agreed with Council Member Whitelock in concern about water, and said she believed the proposed number of units was

too many. She said she was intrigued by the idea of townhomes with both one-bedroom and two-bedroom units, and said she preferred residential units for purchase.

Responding to a question from Chair Bedore, Mr. Andrizi said they had done a preliminary traffic impact study, and spoke of access routes to main transportation corridors. Mr. Andrizi said he appreciated the City's development process with checklists and early Council discussions.

Council Member Shelton said he was concerned about the impact of increased residents and traffic on existing neighborhoods to the north and east, and concerned about impact on existing industrial users.

Responding to a question from Chair Bedore, Mr. Andrizi said the plan was to leave the three-rail vinyl fence that was currently in place along one side of the property. Chair Bedore said he was not comfortable with a three-rail fence next to industrial uses.

Council Member Harris said she found the idea of partnership with UCA to be exciting. Council Member Jacob said he thought the concept plan was close, but needed fewer units and more internal open space. Mr. Andrizi spoke of contributing to Wildflower Park to benefit the whole community.

Community Development Director Scott Langford said he had appreciated over the years that the Council had not pushed back on high-density residential, but on where high density should be. Mr. Langford said Bagley Park was the City's oldest industrial park with really intense uses, and said his office received many complaint calls, even from one industrial use about another. He said Bagley Park Road was often full of large semitrucks, and said the Council needed to carefully consider how traffic would get in and out of the area. He encouraged the Council to visit the property to fully understand the existing grade. Mr. Langford expressed concern about impact on surrounding uses. City Administrator Korban Lee commented that as the City's oldest industrial area, it was not developed with sidewalks, and was not pedestrian friendly to the south and west of the subject property.

Council Member Lamb summarized that the Council wanted to see development on the subject property, but the proposed plan was too much. Chair Bedore suggested fewer units and more parking. Council Member Shelton said he felt there should be a buffer from industrial use for the new residents.

b. Property Tax Impact Schedule for Fiscal Year 2027

Chair Bedore noted that a Property Tax Impact Schedule for FY2027 was included with the agenda.

c. Discussion of the Fiscal Year 2027 Tentative Budget

Community Development Director Scott Langford said he appreciated that Danyce Steck and her team seemed to understand the ebb and flow of development. He presented a FY2027 budget for the Development Services Fund. Administrative Services Director Danyce Steck

explained indirect cost allocation, and said the Development Services Fund budget included the following: transfer of CityWorks Database Technician to IT; IT allocation increased to compensate for services provided; developer credit card fees charged to developers (reduced budget by $80,000); and increased Council allocation from 25% to 35%. Responding to a question from Council Member Shelton, staff explained that CityWorks was integrated with management of many departments.

Mr. Langford presented a FY2027 Community Preservation budget. Responding to a question from Council Member Whitelock, Council Office Director Alan Anderson said there would be time for Council discussion of the budget at the June 23 meeting. Ms. Steck added that the Council would need to adopt the tentative budget that evening. Mr. Anderson pointed out the Council could choose to schedule additional meetings for discussion.

Chair Bedore asked if the Council wanted to schedule another meeting to give direction on the budget. Council Member Whitelock stated she was opposed to a tax increase in FY2027, and said she did not support the idea of an annual tax increase. Council Member Shelton said he would be willing to schedule an additional work session on June 16. Council Members Whitelock and Bedore expressed willingness. Chair Bedore asked Mr. Anderson to add a work session on June 16 to the Council calendar.

Economic Development Director Jim Grover shared the following vision and mission for Economic Development.

> VISION: Be Utah's choice city for quality of life and economic opportunity
>
> MISSION: We advocate and facilitate long-term quality of life and economic success for businesses and residences through quality recruitment, broad retention, and select redevelopment

Mr. Grover emphasized that West Jordan cared about small business, and shared plans and strategies for recruitment, retention, and redevelopment. Council Member Harris said she liked the quarterly event idea. Ms. Steck said she liked no-cost incentives for businesses. Mr. Grover presented a FY2027 Economic Development budget.

Council Member Jacob said he liked the goals of recruitment, retention, and redevelopment, but did not see funding for them in the budget. Mr. Grover responded that West Jordan Economic Development was a lean shop, and said a lot of the work was done in house. Council Member Jacob said the budget looked to him like status quo. Mr. Grover and Ms. Steck said the Economic Development budget was maybe 10% of the funding that was available in the RDA budget. Mr. Grover said the Economic Development budget covered day-to-day operations. Council Member Jacob asked what Mr. Grover would do if there were more funds in the Economic Development budget. Mr. Grover spoke of increased marketing engagement and hosting site selectors.

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Mr. Lee said the City had worked outside of the Economic Development Department for the last several years to address things that would address broader economic development. For example, he said the City had heard from CEOs that parts of the City did not show well, and had worked to make improvements. A member of staff commented that economic development was a team sport. Council Member Jacob said as a member of the City Council, he wanted to see advancement and improvement with economic development and aesthetics, but continued to see the same structure and the same outputs.

Council Member Shelton commented that Mr. Grover was new in the position, and said he was excited to see where things went. Mayor Burton said he believed the Economic Development Department, even though they ran slim, did great things for West Jordan. He said he had seen a lot of great things happen in the economic development of the City.

Mr. Grover said he was excited to see West Jordan more present on social media, having more conversations with the State, and more actively participating in RFIs and RFPs. Council Member Jacob suggested the goals needed to be more clearly defined. Council Member Jacob commented that a property tax increase was an easy lever to pull, but said he wanted to be convinced that the City was doing what it could to pull the more difficult sales tax lever. Mr. Grover said it could take time for the impact of some economic development to be felt. Paul Jerome said the City was working to maximize economic development opportunities and make sure the community stayed strong economically into the future. Mr. Jerome said there had been a lot of discussion about the downtown area. He said a lot of the work was a slow burn, but results would be seen with consistent effort. Council Member Jacob asked how to accelerate the results. Mr. Jerome said developing plans would help, and said staff had discussed analyzing and broadening the downtown area.

Council Member Shelton said the Council recently approved funding for a study of the rodeo portion of the downtown area. Mr. Lee said the Council also recently approved funding for utility studies. Chair Bedore said the City was submitting an aggressive pitch for a recreation center, and said the City had better traction with the Legislature. Council Member Jacob said he wanted to see the needle move faster, but did not have a suggestion for how to get there. Chair Bedore said he had seen many small changes in his time on the Council. Council Member Shelton referred to a presentation the Council received earlier in the year from the former mayor of Carmel, Indiana, and pointed out that redevelopment of Carmel took more than 30 years. Council Member Jacob said he wanted to see the change begin.

Mr. Lee said he could think of three examples of cities that dramatically changed what happened with government intervention:

- Carmel, Indiana incentivized every single development with tax increment funding (TIF), and required underground parking and higher development standards in return.
- Lyon County, Nevada set aside a quarter of the county for development of anything, with no permitting and no oversight. Companies flocked there because of speed with lack of oversight, resulting in a large industrial park with a wide variety of uses.

- Millcreek, Utah incorporated and took an aggressive redevelopment approach to create a downtown commons area. Millcreek took the approach that increased population would grow the sales tax portion of the revenue base.

Council Member Jacob said he had not seen a TIF opportunity in West Jordan since his first year on the Council. He said he would love to see more.

The Council discussed scheduling extra meetings for review of the FY2027 budget on June 2nd and June 9th.

Warren Hallmark presented a FY2027 Risk Management Fund budget. He reported that the City's EMOD score (Experience Modification Rate) as of March 2026 was 0.93, down from 1.14 in 2024. Ms. Steck and Mayor Burton explained policies and procedures that helped reduce the City's score to keep premiums lower.

City Administrator Korban Lee said a capital improvement issue had come up in the last couple weeks, after the budget was put together. He asked the Council for feedback on Phase 3 of the 1300 West project, specifically concerning right of way encroachment on 1300 West between Bateman Point Drive and 7000 South. Mr. Lee showed an aerial photograph of the area, and pointed out fencing, driveway extensions, sheds, and boat parking within the City's right of way. Council Member Lamb commented that 1300 West was adjacent to the backyards of the residential properties in question, and the property owners were technically not supposed to have access to 1300 West.

Mr. Lee said the 1300 West project was a federally funded project, and explained it would be easier and less expensive for the City to deal with the encroachment issues without including them in the total project cost. Mr. Lee said the City wanted to put a wall along 1300 West with the project. He explained that over the 60 years since the area was platted, some of the trailer homes had adjusted their orientation toward 1300 West. He said administration had come to the conclusion that trying to get all the properties to orient internally to Normandy Estates and have one consistent wall would be challenging and expensive.

Mr. Lee said administration proposed installing a solid wall with breaks for currently existing driveways. He asked the Council for feedback concerning installation of a wall along the east edge of Normandy Estates. Responding to a question from Council Member Whitelock, Mr. Lee said the purpose of the wall would be aesthetics. He showed a photo of a portion of the road with a 3.5-4-foot solid wall added, preserving site lines for drivers, and a photo of the same portion of 1300 West with a 6-foot solid wall, reduced to 3 feet topped with wrought iron bars within 20 feet of driveways. He said administration had waited for Council feedback before visiting the properties and speaking with property owners.

Council Member Whitelock said the best option would be a solid wall with no driveways, as originally intended. With driveways, she said the 4-foot wall would look best. Council Member Shelton said he thought property owners would put up their own six-foot fences right next to the City's four-foot wall.

Mr. Lee said if the Council approved the proposed wall, it would need to be included in the Mayor's proposed budget for FY2027 as a capital project. He emphasized that the wall would be on the City's property at the edge of the right of way. The City would maintain responsibility for the wall. Council Member Shelton asked what type of risk the City assumed by allowing access to 1300 West where access was not intended. Mr. Lee said the road profile would change with the planned project, but the traffic counts were not intended to change dramatically.

The Council discussed options. Council Member Harris expressed support for installing the shorter four-foot wall and allowing the driveways to remain. Council Member Jacob said he had the same opinion until it was pointed out that some property owners would put their own taller fences next to the wall, which would not look good.

Mr. Lee asked if a majority of the Council would support appropriating $500,000 from the Capital Projects Fund for a wall along 1300 West. He said the road would be improved through the right of way with the planned project, and a wall would enhance the aesthetics. Council Member Jacob expressed the opinion that a wall of either height was preferable to not adding a wall.

Responding to a question from Council Member Whitelock, Mr. Lee said the wall needed to be on City property, and the City needed to retain maintenance responsibility, because the City could not force the wall on private property. Council Member Whitelock suggested the City could ask the property owners, and said she did not want the City to be responsible for a cinderblock wall. Council Member Lamb said he was not concerned about the wall being hit by drivers on that stretch of road.

Council Member Shelton said he wanted a solid wall along the road. Mr. Lee said staff had discussed speaking with property owners to try to reduce the number of driveway openings along the stretch of 1300 West to get as solid a wall as possible. He said he did not think they would be able to get rid of all the openings.

Council Member Whitelock suggested trading interior parking spaces in Normandy Estates for the unauthorized access on 1300 West. Mr. Lee said the interior public parking spaces were poorly designed, and tended to be viewed by a few trailer units as part of their driveways.

A majority of the Council indicated support for allocating funds for a wall of some sort. A majority of the Council indicated support for a six-foot wall with openings. Responding to a question from Council Member Whitelock, Mr. Lee said there were encroachment issues all over the City that staff worked on addressing on a case-by-case basis.

Mr. Lee commented that fire trucks and police vehicles were becoming dramatically more expensive, and said the City often had to store the expensive vehicles outdoors. He expressed a desire to be able to store the vehicles under a roof to extend the life as long as possible. Mr. Lee asked the Council to consider a Public Safety Logistics Building – a big garage to store

expensive vehicles and equipment for public safety. For a location, he said he had considered extra land at Station 54, although there were challenges with the well. A second possible location was near the Public Works site with land acquisition.

Mr. Lee said the Mayor's FY2027 budget included $2,000,000 in the Capital Projects budget for a Public Safety Logistics Building. The Council and staff discussed the possibility of using a sprung structure. When the $2 million was first included in the budget, staff were aware of an opportunity to refinance the 2016 MBA Lease Revenue Bond, with the idea of putting the savings toward a Public Safety Logistics Building. Mr. Lee said the market had shifted in the last few months, and refinancing the bond was no longer a good idea. He suggested the Council could take the $2 million for the Public Safety Logistics Building out of the FY2027 budget, and staff could watch for another funding opportunity, or the Council could leave the $2 million in the budget knowing staff would not move forward without knowing a location and funding were in place. He emphasized that staff wanted to have a building in place sometime in the next four years because they knew equipment was only going to get more expensive.

Council Member Shelton asked if the City had a temporary location on which a sprung structure could be temporarily utilized and moved when a more permanent location was identified. Mr. Lee said the City did not have a good temporary location. Council Member Jacob asked how the cost of a protective structure compared to the long-term cost of the unprotected vehicles. Mr. Lee said he estimated a $2 million protective building would easily pay for itself over a 30-year lifespan by extending life of equipment. He said he did not know at what point the cost would be recovered.

Responding to a question from Council Member Lamb, Ms. Steck said removing the $2 million from the Capital Project budget would not have an impact on the proposed property tax increase, because the Capital Projects Fund was one-time money. Mr. Lee asked the Council to consider what they wanted to do about the $2 million in the FY2027 budget.

Council Member Lamb asked how large a storage structure staff had in mind. Mr. Lee said they would take as big a structure as they could get, and said the location would probably dictate the size.

3. ADMINISTRATIVE ITEMS

None

4. Adjourn

Chair Bedore adjourned the meeting at 6:38 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 26, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

/s/ Cindy M. Quick, MMC

DRAFT

Council Office Clerk

Approved this____ day of_____2026

DRAFT

Minutes of the City of West Jordan
City Council Meeting
Tuesday, May 26, 2026 – 7:00 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

Council: Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

Staff: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Community Outreach Coordinator Glori Buchei, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, Economic Development Director Jim Grover, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Public Information Manager Marie Magers, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Chair Bedore called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Nathan Allen and Luana Paylay led the Pledge of Allegiance.

3. Special Recognition

a. Recognition of Finance Director of the Year, Danyce Steck by UGFOA

Joseph Anthony with the Utah Government Finance Officers Association Board (UGFOA) recognized Danyce Steck for being selected as the first recipient of the UGFOA Finance Director of the Year award. Ms. Steck received a standing ovation from the audience. She expressed appreciation for the support of City staff, the City Council, and her family. The Council took the opportunity for a photograph.

4. Council & Mayor Reports

a. Annual Report from the West Jordan Youth Council

Madelyn Brunner and Amaury Orozco, Youth Council Members, presented an annal report of the West Jordan Youth Council. They reported on events and activities during the 2025-2026 year, and thanked Gage Broadhead, Volunteer Youth Council Advisor, and the City Council and Council Office for their support. Chair Bedore thanked the Youth Council for their service.

b. Report from Salt Lake County

Salt Lake County Council Member Carlos Moreno said he was a resident of West Jordan. He explained Salt Lake County Council responsibilities and accomplishments, and shared his reasons for voting against a county tax increase.

DRAFT

c. City Council Reports

Chair Bedore said he thought the Memorial Day event was wonderful, and said he enjoyed the car show. He thanked members of staff responsible for the events.

d. Mayor's Report

Mayor Burton reported that the Court of Appeals recently overturned a prior verdict against the City in a multi-million-dollar lawsuit, found that claims against the City should be dismissed, and ordered that judgement be entered in favor of West Jordan City. Mayor Burton reported on recent events in the City, and encouraged participation at upcoming activities.

e. City Administrator's Report

City Administrator Korban Lee reported that painting had begun on a water tank mural. He said construction of the next phase of the Wheels Park was underway, and reported that the ninja warrior course was open. He reported that 7000 South gateway improvements would begin soon, and said 1300 West Phase 2 construction would begin in June.

5. Public Comments

Chair Bedore opened public comments at 7:39 pm.

Comments:

Shane Manwaring said he was running for Salt Lake County Sheriff. He introduced himself, spoke of his professional experience, and shared his goals for the position of Sheriff.

Kent Davis, Cottonwood Heights resident, said he was running for Salt Lake County District Attorney. He shared his professional experience, and expressed willingness to meet with individuals and listen to what West Jordan needed from the District Attorney.

Ann Marie Barrett, Bingham Creek Library Manager, encouraged participation in the library's summer reading program, and said the library had partnered with Jordan Valley Water Conservation District (JVWCD) for an event on June 16.

Chair Bedore closed public comments at 7:50 pm.

6. Public Hearings

a. Resolution No. 26-028 Requesting a Service in Lieu of Fees in the Amount of $31,978.50 for the 2026 Season and $32,037 for the 2027 Season for the West Jordan Baseball League

Parks Manager Dave Naylor said the West Jordan Baseball League had been an excellent steward of City facilities for decades. He said the West Jordan Baseball League had given thousands of hours of service over the years to beautify the community, and through in-kind donations had funded the building of batting cages, artificial turf bull pens, covered dugouts, and grandstand areas to enhance the safety and experience for players and spectators. Mr. Naylor said the service in lieu of fees request met all existing requirements of State law and City ordinance.

Landon Potter, League President, said baseball had long been a tradition in the community. He said service in lieu of fees agreements had been instrumental in helping the League provide affordable registrations, encourage a culture of service, and enhance one of the finest municipal ball parks in the Salt Lake Valley. He gave examples of projects completed by the League over the years, and thanked the Council for considering the request for service in lieu of fees.

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

Comments:
None

Chair Bedore closed the public hearing at 7:56 pm.

Motion: Council Member Jacob moved to APPROVE Resolution No. 26-028 requesting a Service in Lieu of Fees in the amount of $31,978.50 for the 2026 Season and $32,037 for the 2027 Season for the West Jordan Baseball League.

Council Member Lamb seconded the motion.

The vote was recorded as follows:

Yes: Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

No:

Absent:

The motion passed 7-0.

b. Resolution No. 26-003 Requesting a Fee Waiver in the Amount of $9,304 for the Nafanua Foundation for their First 2026 Manatua Festival

Auro Sosi said when the Council last reviewed the fee waiver request for the 2026 Manatua Festival, they tabled a decision to allow time to ensure that all City resources would be properly allocated, and to verify the exact dollar amount requested to be waived. He thanked Mayor Burton, Mr. Lee, and members of staff for their help, support, and generosity. Mr. Sosi said the Nafanua Foundation was fully prepared to provide a vibrant, safe, and culturally rich celebration to West Jordan, and requested approval of the final fee waiver proposal.

Chair Bedore opened a public hearing at 8:03 pm.

Comments:
None

Chair Bedore closed the public hearing at 8:03 pm.

DRAFT

Council Member Whitelock thanked Mr. Sosi for the work put into the fee waiver request, and said she felt good about voting for it.

Motion: Vice Chair Wignall moved to APPROVE Resolution No. 26-003 a Fee Waiver in the amount of $9,304 for the Nafanua Foundation for their first 2026 Manatua Festival.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

Yes: Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

No:

Absent:

The motion passed 7-0.

7. Council Office Report

Council Office Director Alan Anderson introduced new Policy Analyst Walter Schmidt. Mr. Schmidt shared his education and professional background, and said he was excited to be in West Jordan.

8. Consent Items

a. **Approve Meeting Minutes**

- **April 28, 2026 – Committee of the Whole Meeting**
- **April 28, 2026 – Regular City Council Meeting**
- **May 5, 2026 – Regular City Council Meeting**

Motion: Council Member Shelton moved to APPROVE Consent Items as listed

Council Member Jacob seconded the motion.

The vote was recorded as follows:

Yes: Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

No:

Absent:

The motion passed 7-0.

9. Adjourn

The meeting adjourned at 8:08 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 26, 2026. This document constitutes the official minutes for the West Jordan City

DRAFT

Council meeting.

/s/ Cindy M. Quick, MMC
Council Office Clerk

Approved this____ day of_____2026

DRAFT

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: David Clemence, Real Property Administrator

Applicant:

Department Sponsor: City Attorney's Office

Agenda Type: CONSENT ITEMS

Presentation Time: 10 Minutes

Meeting Date Requested : 06/09/2026

Deadline of item : 06/09/2026

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Resolution No. 26-031 Authorizing the Mayor to Execute the Attached Real Estate Purchase Contract for the City to Purchase Real Property Located at 1477 West Bridgeport Way

2. **EXECUTIVE SUMMARY**
   The City has a rare opportunity to acquire a parcel of land in the Normandy Mobile Home Park along 7000 South Street, to continue its advanced acquisition of property that will be necessary for a master planned future 7000 South road widening project. The property is located at 1477 West Bridgeport Way, which is currently owned by Engco Enterprises, L.L.C.

   The property owner contacted the City to see if the City is willing to purchase the property before they listed the property for sale on the open market. At the direction of City Administration, and after four months of negotiations, the parties reached the attached final purchase and sale agreement beneficial to both parties.

3. **TIME SENSITIVITY / URGENCY**
   There is no project urgency on the City's side, but the property owner is an elderly single woman who is requesting that the City either approve or reject the Real Estate Purchase Contract as quickly as possible so she will know whether she needs to list the property on the open market for a number of personal reasons.

4. **FISCAL NOTE**
   The sales price is $160,000.00, plus standard title and escrow closing costs, and $15,000 allocated toward mobile home demolition costs.

5. **PLANNING COMMISSION RECOMMENDATION**
   N/A

6. **STAFF ANALYSIS**
   N/A

7. **MAYOR RECOMMENDATION**
   The Mayor recommends the City's purchase of the subject property as an advanced property acquisition necessary for the master planned future road widening project, to protect the City from future real estate inflationary prices, to reduce the number of residents that will need to be relocated as part of the future project, and to assist in the general health, safety and welfare of the City.

8. COUNCIL STAFF ANALYSIS

Plain Language Summary

The City has an opportunity to purchase property located at 1477 West Bridgeport Way within the Normandy Mobile Home Park. The acquisition would support the City's long-term strategy of obtaining property needed for the future widening of 7000 South.

The property owner approached the City before listing the property for sale on the open market. Following approximately four months of negotiations, City staff and the property owner reached a proposed purchase agreement for Council consideration.

Applicable General Plan Principles

Transportation

- Preserve and plan for future transportation corridor improvements.
- Support long-term infrastructure planning and roadway capacity needs.

Fiscal Responsibility

- Pursue strategic property acquisitions that support future public infrastructure projects and minimize future acquisition challenges.

9. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and as proposed OR with stated amendments;
2. Not Approve the Resolution;
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.

10. ATTACHMENTS

Resolution No. 26-031
Aerial Map

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

RESOLUTION NO. 26-031

A RESOLUTION AUTHORIZING THE CITY TO ACQUIRE REAL PROPERTY LOCATED AT 1477 WEST BRIDGEPORT WAY

Whereas, the City of West Jordan, Utah, a municipal corporation and political subdivision of the State of Utah (the "City"), is authorized to acquire private property for public use; and

Whereas, the City has adopted Master Plans identifying 7000 South Street as a necessary and significant public street, wherein master planned utilities such as culinary water, sanitary sewer, and storm drain are also located; and

Whereas, a section of 7000 South Street is the subject of a future road widening project necessary to promote health, safety, and welfare of the public (the "Project"); and

Whereas, the Project will affect real property owned by Engco Enterprises, L.L.C., which property is located at 1477 West Bridgeport Way, West Jordan, Utah, which is more particularly described in the attached Real Estate Purchase Contract, by this reference incorporated herein (the "Property); and

Whereas, at City Administration's direction, and after four months of negotiations, the parties have reached a mutually agreeable contract for the purchase and sale of the Property.

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

Section 1. The Mayor is authorized to execute the attached Real Estate Purchase Contract and any supplemental documents, including all escrow closing documents, necessary to meet the intent and purpose of the Real Estate Purchase Contract.

Section 5. This Resolution shall take effect immediately upon passage. (UCA § 10-3-719)

Adopted by the City Council of the City of West Jordan, Utah, this 9th day of June 2026.

(*Continued on the following pages*)

CITY OF WEST JORDAN

Bob Bedore
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Bob Bedore	☐	☐
Vice Chair Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kent Shelton	☐	☐
Council Member Kayleen Whitelock	☐	☐

REAL ESTATE PURCHASE CONTRACT

This Real Estate Purchase Contract (the "Contract"), dated the 27 day of May, 2026, is by and between ENGCO ENTERPRISES, L.L.C., a Utah limited liability company (hereinafter referred to as "Grantor"), and the CITY OF WEST JORDAN, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as "City").

RECITALS

A. Grantor owns property in the Normandy Mobile Home Estates No. 2 subdivision, including an approximate 0.14-acre parcel of land (the "Land"), and a mobile home and other private improvements (the "Private Improvements"). Collectively, the Land and the Private Improvements constitute the "Grantor Property".

B. The Grantor Property is located at 1477 West Bridgeport Way, West Jordan, Utah, which can be found under Salt Lake County Tax Parcel Number 21-22-481-002, and which is more particularly described in Exhibit "A".

C. City has determined that acquiring the Land is necessary to a future 7000 South Road Widening Project in accordance with its transportation master plan.

D. Grantor intends to retain ownership to the Private Improvements and remove the same from the Land.

E. City owns an approximate 0.14-acre parcel of real property located adjacent to and east of the Grantor Property, at 1469 West Bridgeport Way, West Jordan, Utah, which can be found under Salt Lake County Tax Parcel Number 21-22-481-003, and which is more particularly described in Exhibit "B" (the "City Property").

F. Grantor and City (each a "Party," and collectively the "Parties") have agreed to proceed with this Contract pursuant to the terms and conditions set forth herein.

AGREEMENT

1. Incorporation of Recitals. The foregoing Recitals and all Exhibits referenced herein are hereby incorporated into this Contract and are made a part hereof.

2. Land Purchase Price. City agrees to pay Grantor the total sum of ONE HUNDRED SIXTY THOUSAND and 00/100 DOLLARS ($160,000.00), exclusive of closing, inspection and other related costs and fees, in exchange for Grantor conveying the Land to City (the "Purchase Price"), subject to the terms and conditions set forth herein.

3. Private Improvements Removal Price. City agrees to pay Grantor FIFTEEN THOUSAND and 00/100 DOLLARS ($15,000.00) to remove the Private Improvements, subject to the terms and conditions herein (the "Removal Price").

4. Personal Property. The Parties acknowledge that no personal property is being acquired by City except as expressly set forth herein.

5. Deed. Grantor shall cause title to the Land to be transferred to City by Special Warranty Deed in a form and format substantially similar to that which is attached hereto and incorporated herein as Exhibit "C" (the "Deed"). Grantor shall transfer title to City free and clear of all liens and other encumbrances, subject only to the following: a) those matters deemed acceptable to City in a preliminary title commitment to be issued by a mutually agreeable title insurance company; and b) those matters identifiable by viewing the Land, including but not limited to unrecorded easements, rights-of-way and property lines.

6. Closing Costs and Prorations.

a. The Purchase Price shall be due in full at closing.

b. The date of closing shall be used for proration of all real and personal property taxes due and owing on the Grantor Property. Grantor shall be solely responsible for payment of Grantor's prorated share of all real and personal property taxes due and owing on the Grantor Property.

c. At closing, Grantor shall pay for and cause to be issued to City the most current version of an ALTA standard owner's policy of title insurance to cover the Land in the amount of the Purchase Price.

d. Grantor and City shall each pay one half of the fees charged by the title or escrow company to close this transaction.

e. The title or escrow company is authorized and directed to withhold from Grantor's proceeds at closing sufficient funds to pay off all mortgages, trust deeds, judgments, mechanic's liens, tax liens, tax accruals, warrants and any other monetary encumbrances that may attach to the Land.

f. City shall pay the recording fees associated with recording the Special Warranty Deed with the office of the Salt Lake County Recorder.

g. The City shall pay the Removal Price directly to Grantor upon Grantor's completion of removal of the Private Improvements subject to the terms and conditions herein. In no event shall the Removal Price be considered part of the escrow deposit or Closing Costs and Prorations.

7. Closing Date and Possession. Closing shall take place on or before June 18 30, 2026. The Parties may agree in writing to extend the date of closing to a mutually agreeable date. Possession of the Land shall automatically transfer to City upon Grantor's completion of removal of the Private Improvements, utility connections, and all debris and any hazardous materials as outlined below.

8. Removal of Private Improvements. Grantor shall remove the Private Improvements, disconnect and remove all utilities, and remove all debris and hazardous materials from the Land to the City's sole and complete satisfaction on or before December 31 1, 2026. City shall directly pay

Grantor the Removal Price within thirty (30) days of Grantor's satisfactory completion of the removal work. In no event shall any portion of the Removal Price be paid to Grantor until the work has been completed in its entirety to City's sole and complete satisfaction. If the Private Improvements and utilities have not been removed as required herein on or before December 31, 2026, City shall retain the entire Removal Price. Grantor shall comply with all laws, statutes, codes, acts, ordinances, rules and regulations, including, without limitation, all building, zoning, and land use laws, and environmental regulations, pertaining to Grantor's removal activities and the exercise of its rights herein granted. This provision shall survive Closing.

a. Any Private Improvements or any other personal property left on the Land or City Property after December 31, 2026 shall be deemed abandoned. The City may use, sell, or dispose of such Private Improvement or other personal property as it deems fit, in its sole discretion, without further notice or approval from Grantor.

9. Risk of Loss for Damage to Improvements. Grantor agrees to bear all risk of damage, loss, or destruction of the Private Improvements. Such damage, loss, or destruction shall not release Grantor from any obligations under this Contract.

10. Use of City Property. City hereby grants Grantor the right to use the Land and the adjacent City Property for the limited purpose of staging equipment and material as reasonably necessary to carry out Grantor's obligations under this Contract. Grantor will keep the Land and the City Property free from any liens or other encumbrances arising out of any work performed, materials furnished, or obligations incurred by, through, for, or under Grantor. Grantor will indemnify, defend, and hold harmless City from all liens, encumbrances, and claims arising from or related to Grantor's activities under the Contract. A full release of any such lien or encumbrance (by bond or otherwise) must be recorded within 45 days after written request from the City. This provision shall survive Closing.

11. Indemnification. Subject to City's full and timely performance of its obligations under this Contract, Grantor agrees to indemnify, defend, and hold harmless City and its officers, employees, agents, volunteers, successors, and assigns from all claims, liabilities, actions, causes of action, suits, demands, warranties, rights, losses, damages, punitive damages, costs, expenses, and compensation of any kind and nature whatsoever, and whether known or unknown, foreseen or unforeseen, and whether based on tort, strict liability, warranty, contract, statute, common law, or other theory which any individual or entity now have or may hereafter accrue on account of, resulting from, or in any way arising out of Grantor's ownership and use of the Land or its use of City Property.

12. Inspection Rights. City has had full opportunity to inspect and investigate the Land to its satisfaction. City is fully satisfied with the condition of the Land and has agreed to accept the same, subject to the terms and conditions of this Contract. Grantor makes no representations or warranties as to the condition of the Land or its suitability for City's intended use, except representations specifically set forth herein.

13. Voluntary Conveyance. Grantor acknowledges that the Land is being conveyed to City voluntarily and that there is not a current threat of condemnation proceedings, and since this is a voluntary transaction, Grantor waives any rights it might otherwise have to a "right of first refusal" on any surplus property not used for the future 7000 South Road Widening Project, or any other transportation project.

14. Broker's Commission. No broker or finder has been used for this transaction and no commissions are due. Grantor and City each agree to indemnify and hold the other harmless from and against any claims by any broker, agent, or person claiming a commission or other form of compensation for services actually or alleged to have been rendered to the indemnifying party.

15. Entire Agreement. This Contract sets forth the entire understanding of the Parties with respect to the matters set forth herein as of the date hereof and supersedes all prior oral or written agreements of the Parties as to the matters set forth herein, and it cannot be altered or amended except pursuant to an instrument in writing, signed by the Parties.

16. Binding Effect. This Contract shall run with the land and shall be binding upon and inure to the benefit of the parties and their respective successors and assigns, and any persons or entities claiming rights by, through, or under them.

17. Construction of Agreement. This Contract will be construed as a whole in accordance with its fair meaning and in accordance with the laws of the state of Utah. The parties hereto acknowledge that they have read this Contract and are fully aware of its content and its legal effect. The terms of this Contract have been negotiated by the parties hereto and their respective legal counsel. Accordingly, the terms of this Contract may not be construed in favor of or against any party. The headings used in this Contract are for reference only and may not affect the construction of this Contract.

18. Venue. Any and all actions arising from or out of this Contract shall be filed in a state or federal court sitting in Salt Lake County in the state of Utah. The parties hereto hereby waive any argument that venue in Salt Lake County, Utah is not convenient.

19. Governmental Immunity. City is a governmental entity under the Governmental Immunity Act of Utah. No provision herein shall be construed as a waiver of any protections available to City under the Act or other applicable law.

20. Authority. The individuals whose signatures appear below represent and warrant that they have full power and authority to enter into this Contract on behalf of the Parties for whom this Contract is executed, and no further act on behalf of any such Party shall be or is required to effectuate the terms hereof.

21. Effect of Contract. Nothing in this Contract shall be construed to relieve Grantor or City of any obligations imposed by federal, state or local laws, ordinances, regulations or standards.

22. No Assignment. In no event may Grantor assign this Contract to any individual or entity.

23. Execution of Agreement. This Contract shall be valid only after it has been executed by Grantor and City's Mayor and City Recorder.

24. Counterparts. This Contract may be executed simultaneously in two or more counterparts, all of which together shall constitute one and the same instrument. Any copy, facsimile, electronic, or other non-original duplication of an original signature of this Contract shall be deemed an original for purposes of the enforcement or establishment of the validity or authenticity of this

Contract.

25. Representation Regarding Ethical Standards for City Officers and Employees and Former City Officers and Employees.

The bidder, offeror, or contractor represents that it has not (1) provided an illegal gift or payoff to a City officer or employee or former City officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, or brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; (3) knowingly breached any of the ethical standards set forth in state ethics laws, including those codified at Sections 10-3-1301 et seq. and Sections 67-16-1 et seq., Utah Code Annotated; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, a City officer or employee or former City officer or employee to breach any of the ethical standards set forth in state ethics laws, including those codified at Sections 10-3-1301 et seq. and Sections 67-16-1 et seq., Utah Code Annotated.

End of Section. Signatures Begin on Next Page.

IN WITNESS WHEREOF, the parties have executed this Contract effective the date and year first above written.

ENGCO ENTERPRISES L.L.C., a Utah limited liability company

By: Judy Engle
Its: Member/Manager

STATE OF UTAH)
: SS.
COUNTY OF SALT LAKE)

On this 27 day of May, 2026, personally appeared before me Judy Engle, who being by me duly sworn did say that s/he is the Member/Manager of ENGCO ENTERPRISES, L.L.C., a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

Shanna McDonald
NOTARY PUBLIC

SHANNA MCDONALD
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 744464
COMM. EXP. 08-08-2029

CITY OF WEST JORDAN

ATTEST:

Mayor Dirk Burton

City Recorder

Date: _____

Exhibit "A"
(the "Grantor Property")

Lot 202, Normandy Mobile Homes Estates No. 2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, Salt Lake County, Utah.

Exhibit "B"
(the "City Property")

Lot 203, Normandy Mobile Homes Estates No. 2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, Salt Lake County, Utah.

Exhibit "C"
(the "Deed")

WHEN RECORDED, PLEASE RETURN TO:

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

APN: 21-22-481-002

SPECIAL WARRANTY DEED

ENGCO ENTERPRISES, L.L.C., a Utah limited liability company (hereinafter referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant against all claiming by, through or under Grantor, to the CITY OF WEST JORDAN, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as "Grantee"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088, the following parcel of real property, more particularly described as follows, to wit:

> Lot 202, Normandy Mobile Homes Estates No. 2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, Salt Lake County, Utah.

TO HAVE AND TO HOLD the described property, together with the tenements, hereditaments, and appurtenances belonging to the property to Grantee, Grantee's successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of this _____ day of _____, 2026.

ENGCO ENTERPRISES, L.L.C., a Utah limited liability company

_____

By: _____

Its: _____

STATE OF UTAH)
: SS.
COUNTY OF SALT LAKE)

On this _____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn did say that s/he is the _____ of ENGCO ENTERPRISES, L.L.C., a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

_____

NOTARY PUBLIC

Acknowledged and Accepted by:

CITY OF WEST JORDAN, a municipal corporation
and political subdivision of the State of Utah

ATTEST:

_____ _____

Dirk Burton, Mayor Tangee Sloan, City Recorder

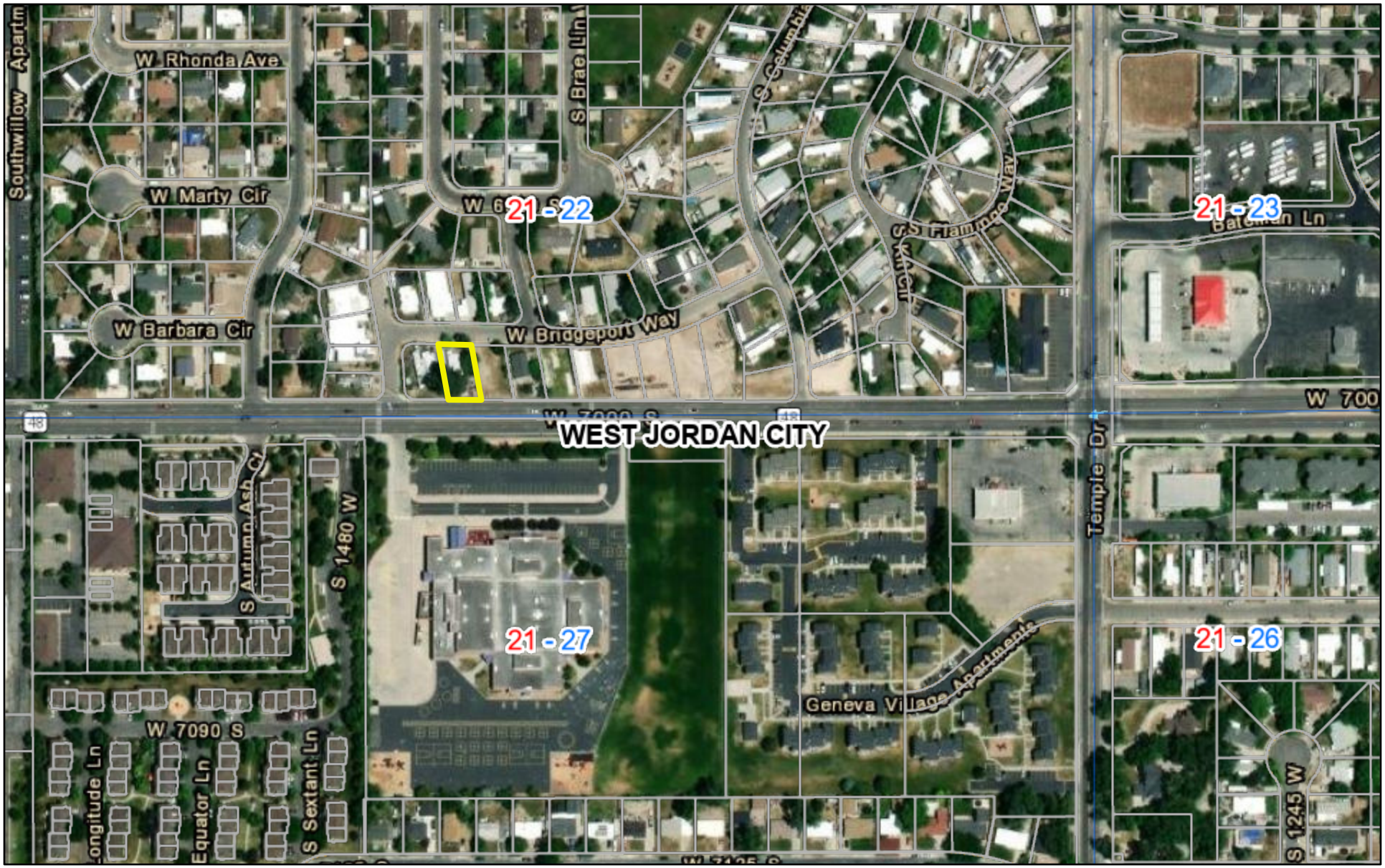
STATE OF UTAH)
:SS.
COUNTY OF SALT LAKE)

On this _____ day of _____, 2026, personally appeared before me Dirk Burton, who being by me duly sworn did say that he is the Mayor of the CITY OF WEST JORDAN, a municipal corporation and political subdivision of the State of Utah, and Tangee Sloan, who being by me duly sworn did say that she is the City Recorder of the CITY OF WEST JORDAN, and that the foregoing instrument was signed on behalf of said municipal corporation, and each of them acknowledged to me that said municipal corporation executed the same.

_____

Notary Public

1477 W Bridgeport Lane



March 5, 2026

1:3,957

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

City of West Jordan, County of Salt Lake, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Salt Lake County,

This map was created by the office of the Salt Lake County Assessor, in

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