



**The City of West Jordan
Committee of the Whole Meeting
June 30, 2026**

[VIEW THE MEETING](#)



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

Welcome to Committee of the Whole meeting!

While the Council encourages in-person attendance, you may attend virtually by using the links in the top right corner.

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>

Work Session 6:00 pm

1. Call to Order

2. Discussion Topics

- a. Presentation of the 9000 South Corridor Study (Bangerter Highway to 4800 West)
- b. Discussion of Dimonds Development – 3009 West 7800 South
- c. Discussion of the Sugar Factory on the Town Creek Development
- d. Discussion on Proposed Amendments to Temporary Business Licenses – Title 4, Chapter 2, Article E
- e. Discussion on Proposed City Code Amendments to Reorganize Fireworks Sales Licensing Requirements – Title 6 Chapter 2 and Title 4 Chapter 2 Article A
- f. Update on E-Bike Code Amendment

3. Administrative Items

4. Adjourn

Upcoming Meetings

- 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)
- Tuesday, August 11, 2026 – Truth in Taxation Hearing (6:00p)
- Tuesday, August 25, 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, on West Jordan City's website, and notification was sent to the Salt Lake Tribune and Valley Journal.

Posted and dated June 26, 2026

Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Request Feedback from Council

Meeting Date Requested : 06/30/2026

Presenter: Jeremy Searle, PE/ Methods Consulting

Deadline of item : 06/30/2026

Applicant: Brian Clegg, Public Works Director

Department Sponsor: Public Works - Engineering

Agenda Type: DISCUSSION TOPICS

Presentation Time: 30 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Presentation of the 9000 South Corridor Study (Bangerter Highway to 4800 West)

2. EXECUTIVE SUMMARY

Council will be presented with traffic analysis, conclusions, and recommendations for improving traffic flow along 9000 South and improving traffic safety at the intersection of 9000 South and 4000 West.

The adopted Transportation Master Plan (TMP) identifies the need to widen 9000 South from a five-lane arterial to a seven-lane arterial and 4000 West from a three-lane collector roadway to a five-lane arterial to accommodate projected traffic demands through 2050.

A significant challenge within this corridor is the intersection of 9000 South and 4000 West, where the UTA Red Line light rail crosses both roadways. The current at-grade rail crossings create traffic delays, vehicle queueing, and operational constraints that are expected to worsen as traffic volumes increase.

To better understand future transportation needs, the Engineering Department, in partnership with Methods consulting, collected existing traffic data and utilized the Wasatch Front Regional Council (WFRC) Travel Demand Model to evaluate future conditions and analyze potential improvement alternatives. The analysis considered the movement of approximately 50,000 vehicles per day along 9000 South in conjunction with 151 daily light rail train crossings.

The study identified several alternatives designed to improve mobility, reduce congestion, and enhance safety while addressing the operational challenges associated with increasing traffic volumes and rail operations. The projected growth in travel demand will have impacts on adjacent neighborhoods, local street networks, and the Bangerter Highway interchange system.

Given the magnitude and cost of the potential improvements, preserving future right-of-way corridors is critical to maintaining viable transportation solutions. The city must also continue coordination with UDOT, UTA, WFRC, and other regional partners to identify funding opportunities and develop a long-term implementation strategy.

The identified alternatives, along with considerations for right-of-way preservation, agency coordination, and funding strategies, will be presented to the City Council for discussion and feedback.

3. TIME SENSITIVITY / URGENCY

N/A

4. FISCAL NOTE

N/A

5. PLANNING COMMISSION RECOMMENDATION

The 9000 South from Bangerter Highway to 4800 West Corridor Study was not presented to the Planning Commission. Staff could present it to the Planning Commission as directed by the City Council.

6. STAFF ANALYSIS

N/A

7. MAYOR RECOMMENDATION

8. COUNCIL STAFF ANALYSIS

Plain Language Summary

The Council will receive an overview of a transportation corridor study identifying future traffic challenges and potential improvement options along 9000 South. Discussion will focus on long-term mobility, safety, right-of-way preservation, and coordination needed to support future transportation improvements.

Applicable Guiding Principles from the General Plan

Transportation

- Provide a safe and efficient multi-modal transportation system.

Land Use

- Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole.
- Land use designs must promote quality of life, safety, and good urban design.

9. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

10. ATTACHMENTS

Corridor Study Summary

4000 West & 9000 South

Corridor Study



METHODS
CONSULTING



2050 TMP Baseline

- 9000 South – 7 Lanes
- 4000 West – 5 Lanes
- 9000 South / 4000 West
 - SB RT Lane
- Old Bingham / 4000 West
 - Realign to the North



4000 W & OLD BINGHAM HWY | Improvement A1



Realign Old Bingham Highway to meet 4000 West at a 90-degree angle

1 SCENARIO SCREENING

Delay	N/A
Queuing	N/A
Roadway Safety	●
Rail Safety	●
Connectivity	N/A

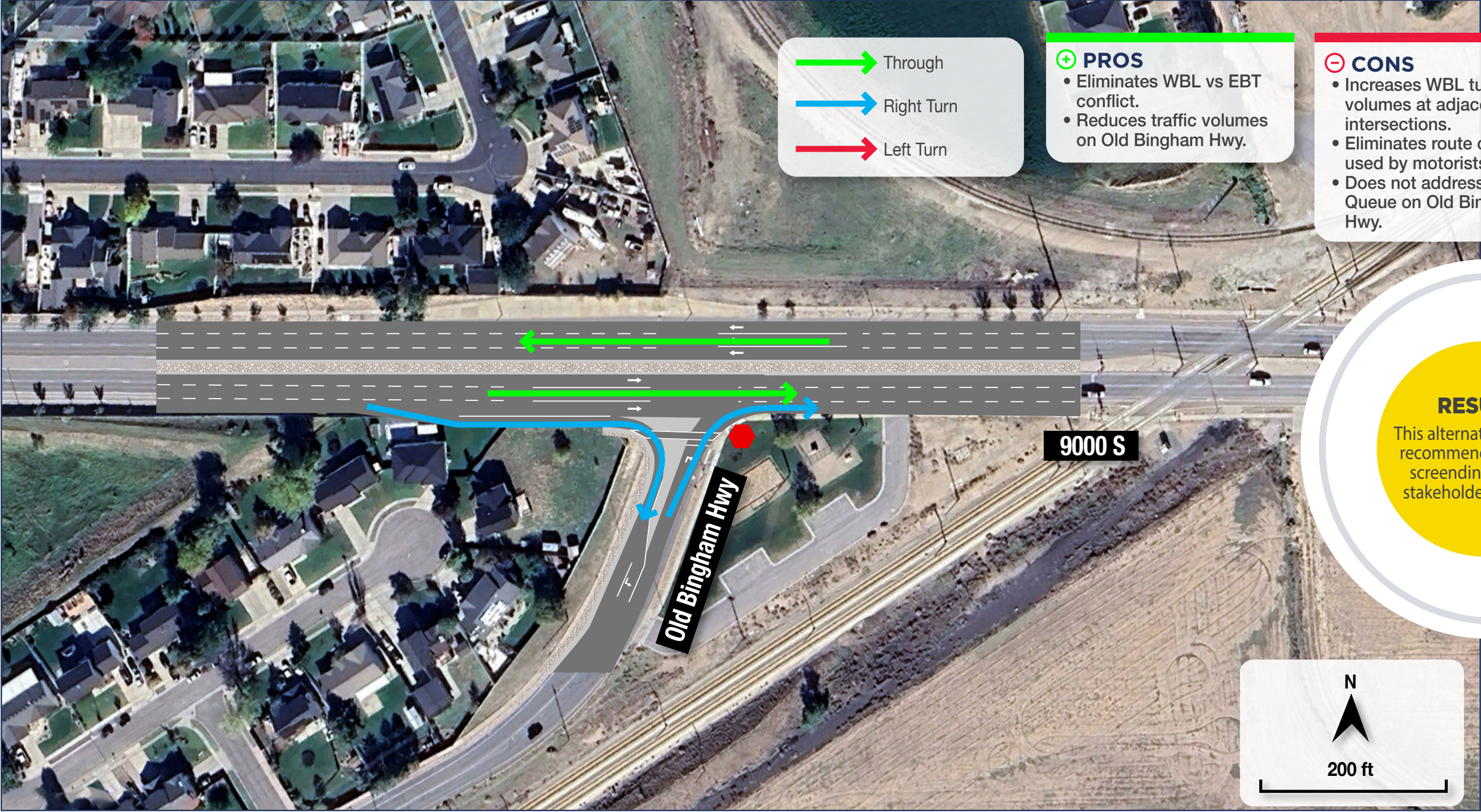
Levels of Improvement	
●	High
●	Medium
●	Low

2 IMPACT SCREENING

Cost	◆
Right-of-way	◆
Other impacts	◆

Impacts	
◆	High
◆	Medium
◆	Low

OLD BINGHAM HWY & 9000 S | Improvement B1



Close the median on 9000 S to eliminate westbound left turns at Old Bingham Highway

1 SCENARIO SCREENING

Delay	●
Queuing	●
Roadway Safety	●
Rail Safety	●
Connectivity	●

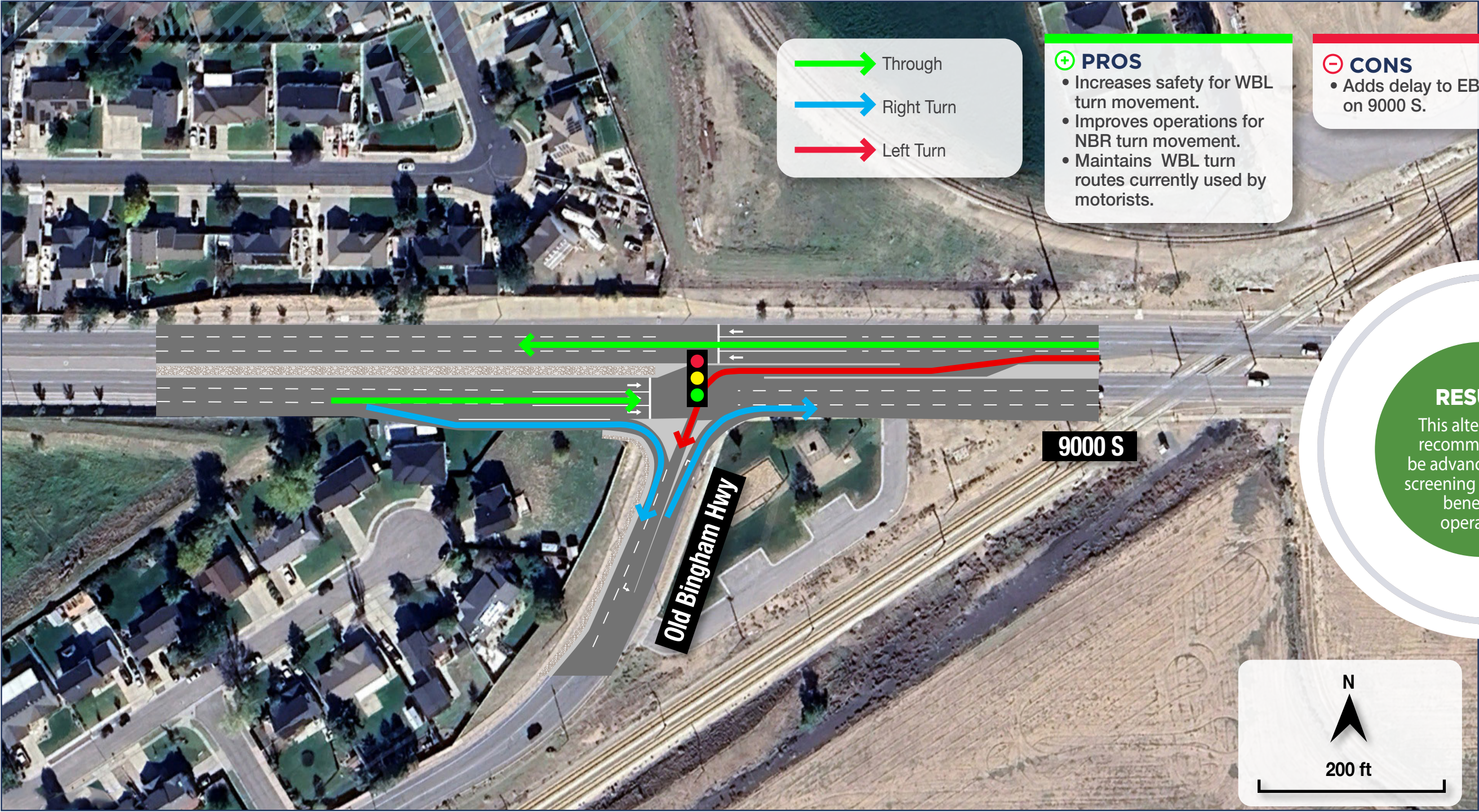
Levels of Improvement
● High
● Medium
● Low

2 IMPACT SCREENING

Cost	◆
Right-of-way	◆
Other impacts	◆

Impacts
◆ High
◆ Medium
◆ Low

OLD BINGHAM HWY & 9000 S | Improvement B2



Signalize the westbound left-turn movement. The westbound through movement would be allowed to run free.

1 SCENARIO SCREENING

Delay	●
Queuing	●
Roadway Safety	●
Rail Safety	●
Connectivity	●

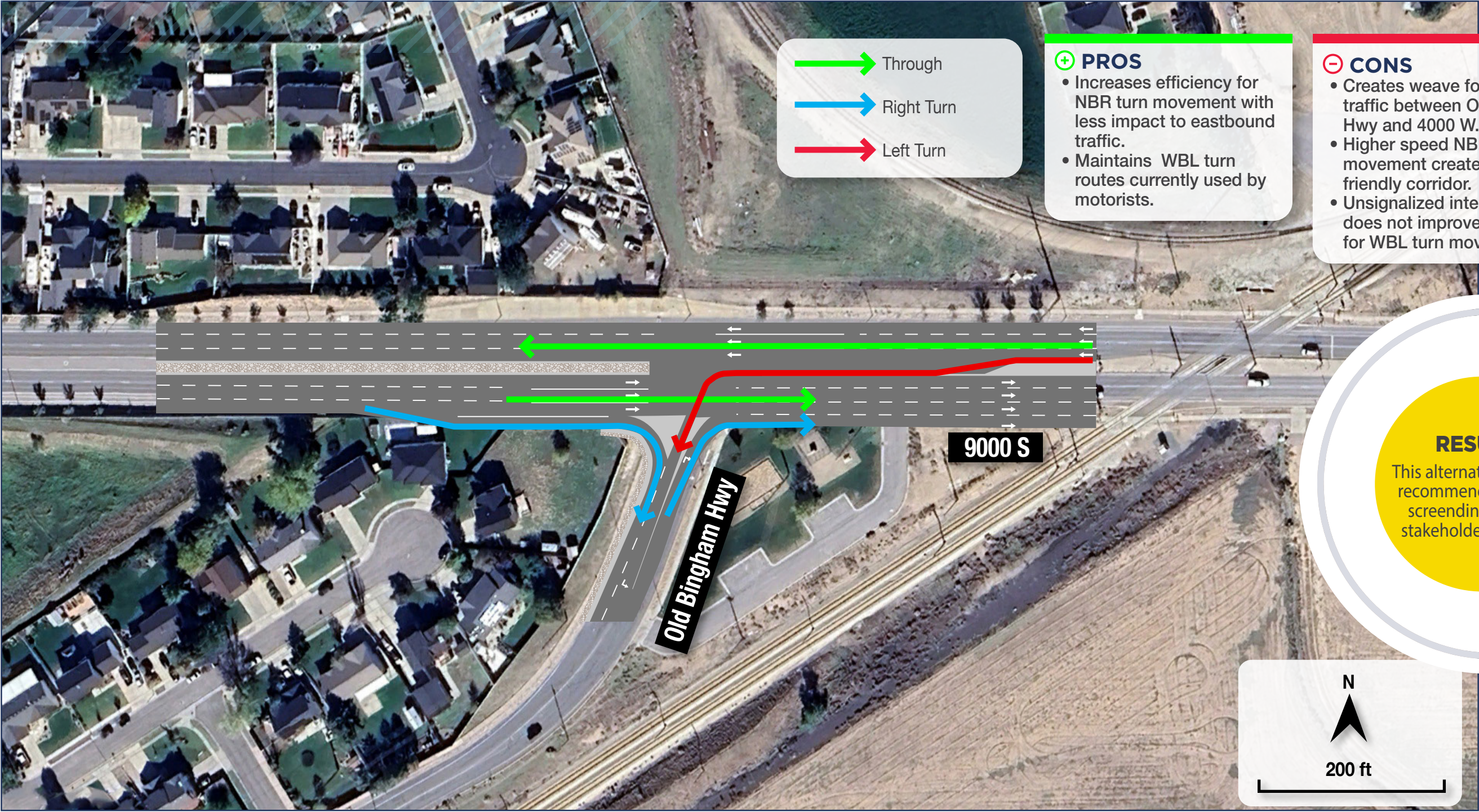
Levels of Improvement
● High
● Medium
● Low

2 IMPACT SCREENING

Cost	◆
Right-of-way	◆
Other impacts	◆

Impacts
◆ High
◆ Medium
◆ Low

OLD BINGHAM HWY & 9000 S | Improvement B3



Create an acceleration lane along eastbound 9000 South to allow the northbound right-turn movement to run free. The acceleration lane would become the right-turn lane at 4000 West.

1 SCENARIO SCREENING

Delay	●
Queuing	●
Roadway Safety	●
Rail Safety	●
Connectivity	●

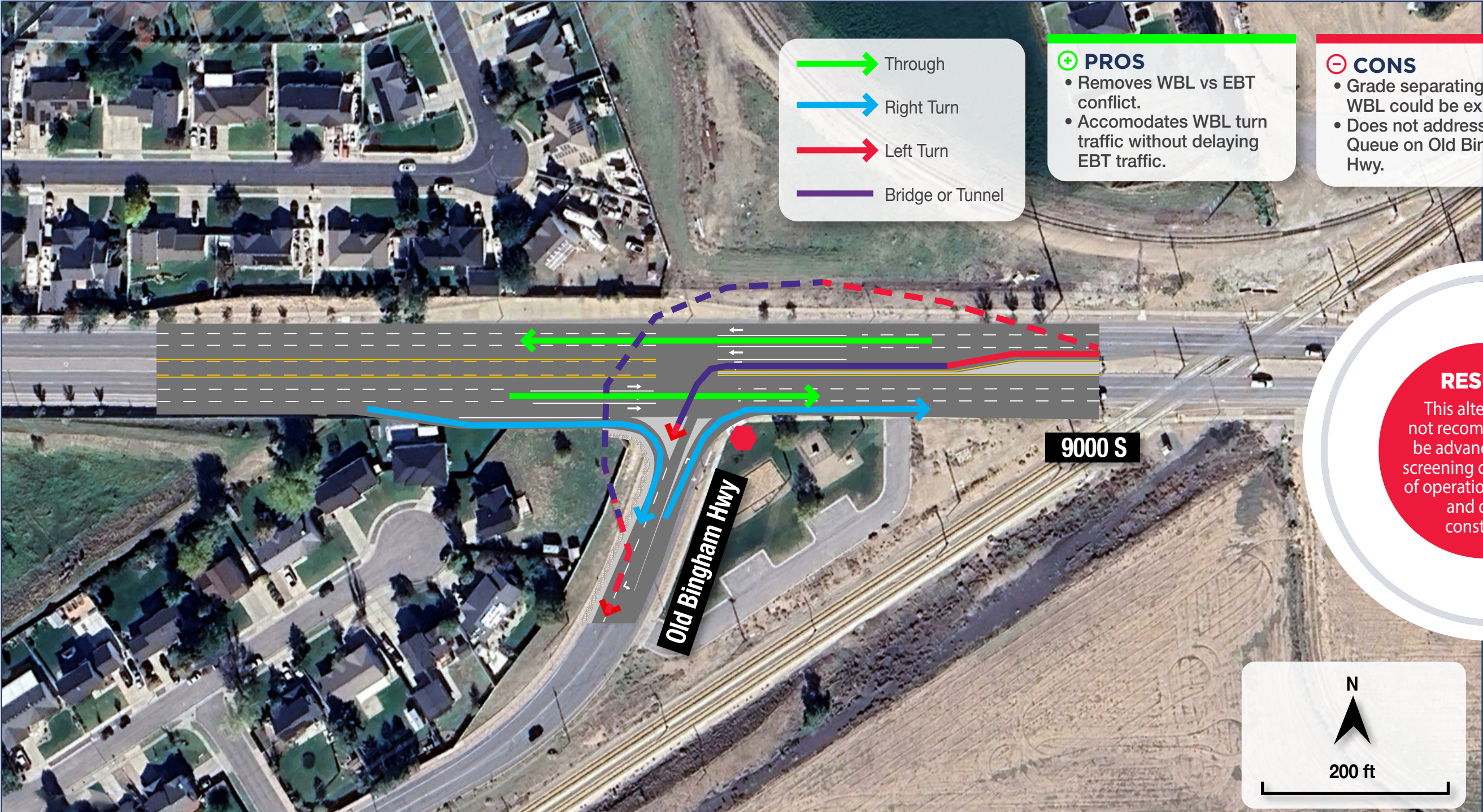
Levels of Improvement
● High
● Medium
● Low

2 IMPACT SCREENING

Cost	●
Right-of-way	●
Other impacts	●

Impacts
◆ High
◆ Medium
◆ Low

OLD BINGHAM HWY & 9000 S | Improvement B4



Route the westbound left-turn movement above or below grade. Two alternative alignments are shown.

1 SCENARIO SCREENING

Delay	●
Queuing	●
Roadway Safety	●
Rail Safety	●
Connectivity	●

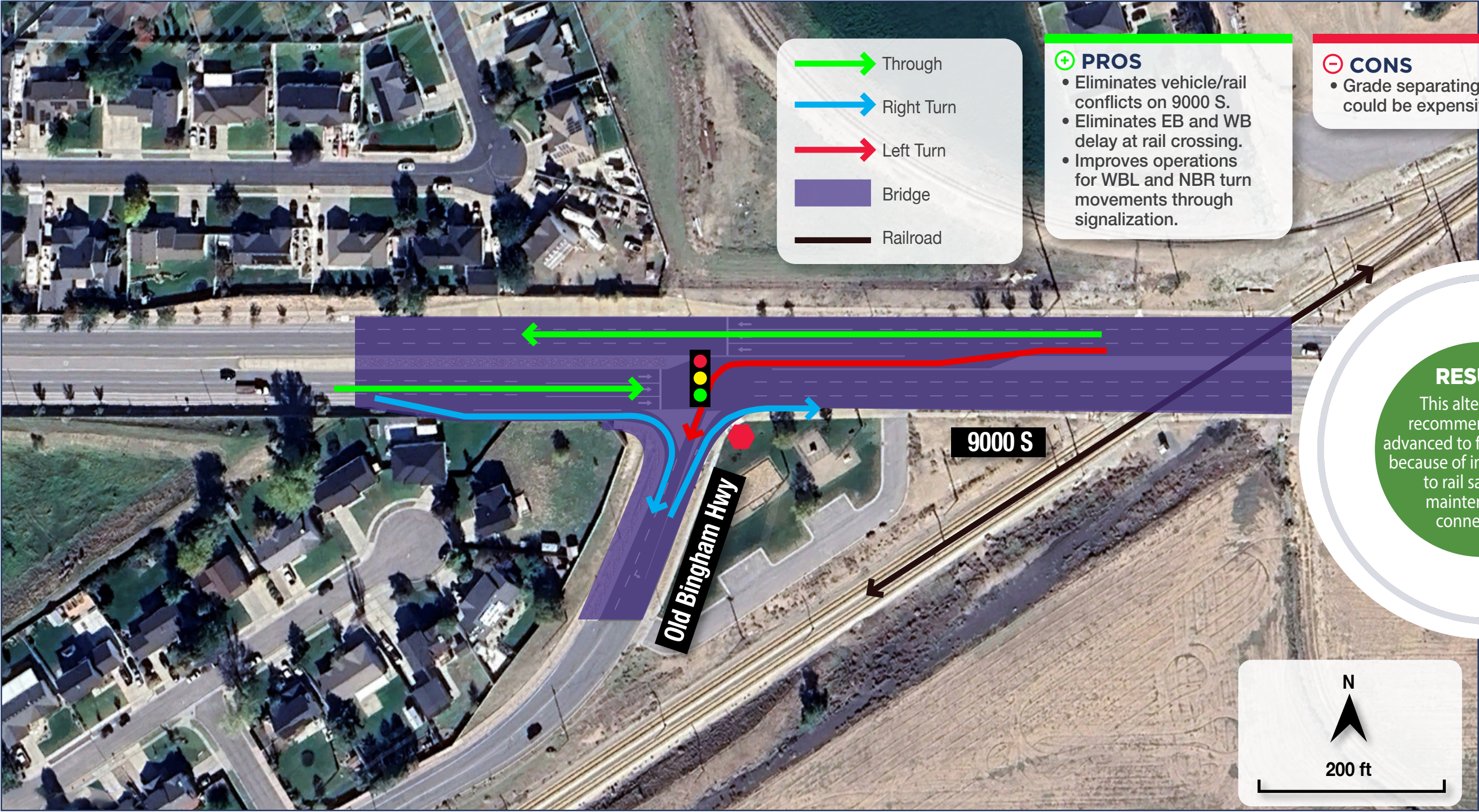
Levels of Improvement
● High
● Medium
● Low

2 IMPACT SCREENING

Cost	◆
Right-of-way	◆
Other impacts	◆

Impacts
◆ High
◆ Medium
◆ Low

OLD BINGHAM HWY & 9000 S | Improvement B5



Elevate east- and westbound 9000 South over the railroad tracks. Old Bingham Highway would be elevated to meet 9000 South at-grade.

1 SCENARIO SCREENING

Delay	Yellow
Queuing	Yellow
Roadway Safety	Red
Rail Safety	Green
Connectivity	Green

Levels of Improvement	
Green	High
Yellow	Medium
Red	Low

2 IMPACT SCREENING

Cost	Red Diamond
Right-of-way	Green Diamond
Other impacts	Green Diamond

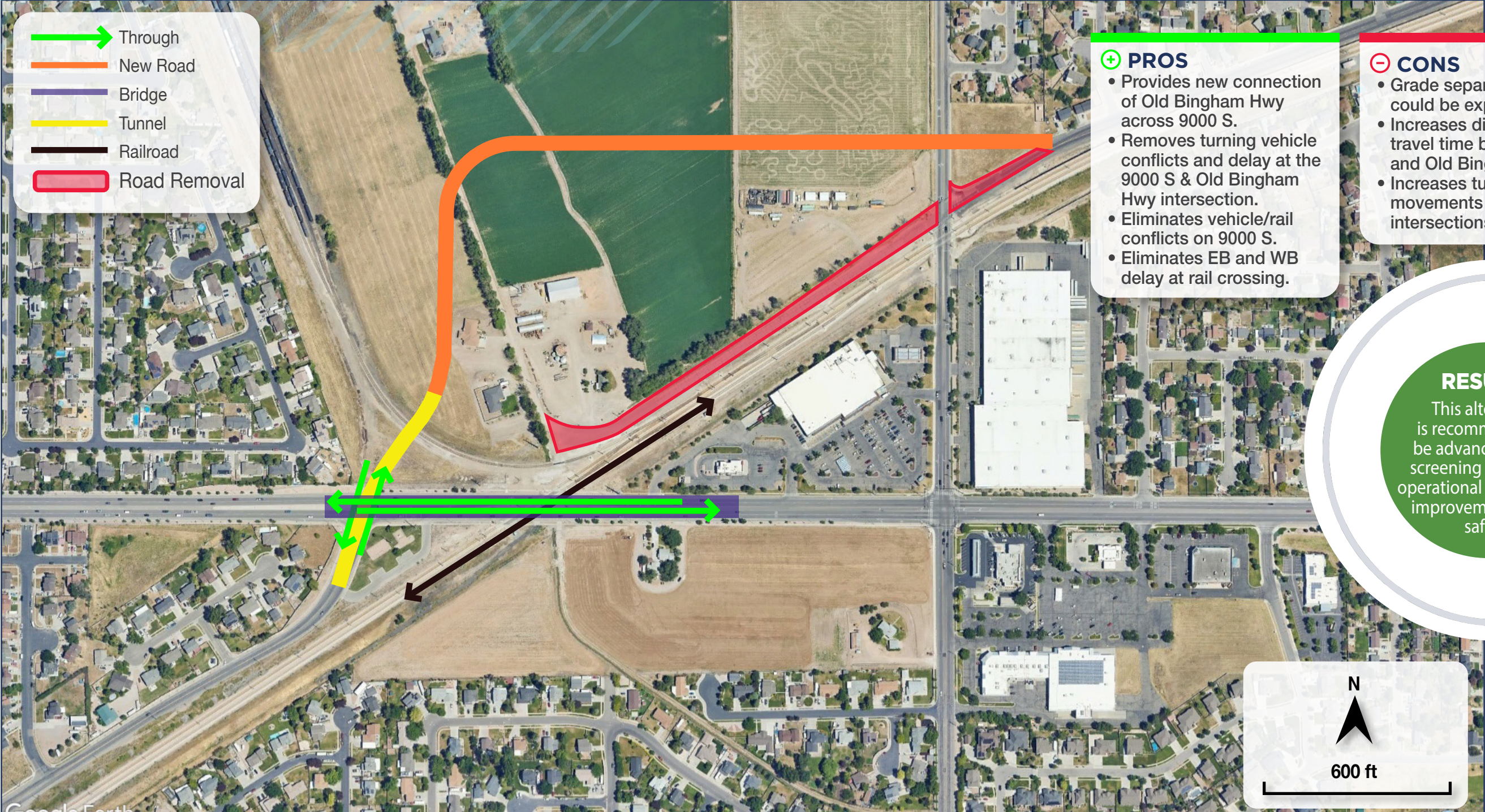
Impacts	
Red Diamond	High
Yellow Diamond	Medium
Green Diamond	Low

Rail Crossing Analysis

Location	1200 South (SR-39) Ogden	9000 South (SR-209) West Jordan
Cross Section	5 Lanes	5-Lanes
Existing ADT	38,000 <i>(2024, UDOT)</i>	30,600 <i>(2025, METHODS)</i>
Future ADT	44,500 <i>(2050, Utah UTP)</i>	50,000 <i>(2050, WJ TMP)</i>
Average Crossings per Day	7	151
Average Crossing Time	5 minutes, 53 seconds	0 minutes, 30 seconds
Total Crossing Time per Day	41 minutes, 11 seconds	76 minutes, 45 seconds



OLD BINGHAM HWY & 9000 S | Improvement B6



Route 9000 South over the railroad tracks and extend Old Bingham Highway underneath the new bridge and the railway spur. Reconnect Old Bingham Highway as a diagonal connection. Turning movements would no longer be feasible.

1 SCENARIO SCREENING

Delay	●	Levels of Improvement ● High ● Medium ● Low ● High/Low
Queuing	●	
Roadway Safety	●	
Rail Safety	●	
Connectivity	●	

2 IMPACT SCREENING

Cost	◆	Impacts ◆ High ◆ Medium ◆ Low
Right-of-way	◆	
Other impacts	◆	

OLD BINGHAM HWY & 9000 S | Improvement B7



Implement flex lanes on 9000 South: during peak hours, there would be 4 lanes in one direction, 2 in the other, and a center left-turn lane. During off-peak times, the configuration would revert to 3 through lanes in either direction. The intersection would also be signalized as in improvement B2 to provide protected phasing for westbound left-turns.

1 SCENARIO SCREENING

Delay	N/A
Queuing	N/A
Roadway Safety	●
Rail Safety	●
Connectivity	●

Levels of Improvement
● High
● Medium
● Low

2 IMPACT SCREENING

Cost	◆
Right-of-way	◆
Other impacts	◆

Impacts
◆ High
◆ Medium
◆ Low

4000 W & 9000 S | Improvement C1



Expand the intersection to include dual left-turn lanes on all approaches and dual right-turn lanes on the southbound approach.

1 SCENARIO SCREENING

Delay	●
Queuing	●
Roadway Safety	●
Rail Safety	N/A
Connectivity	●

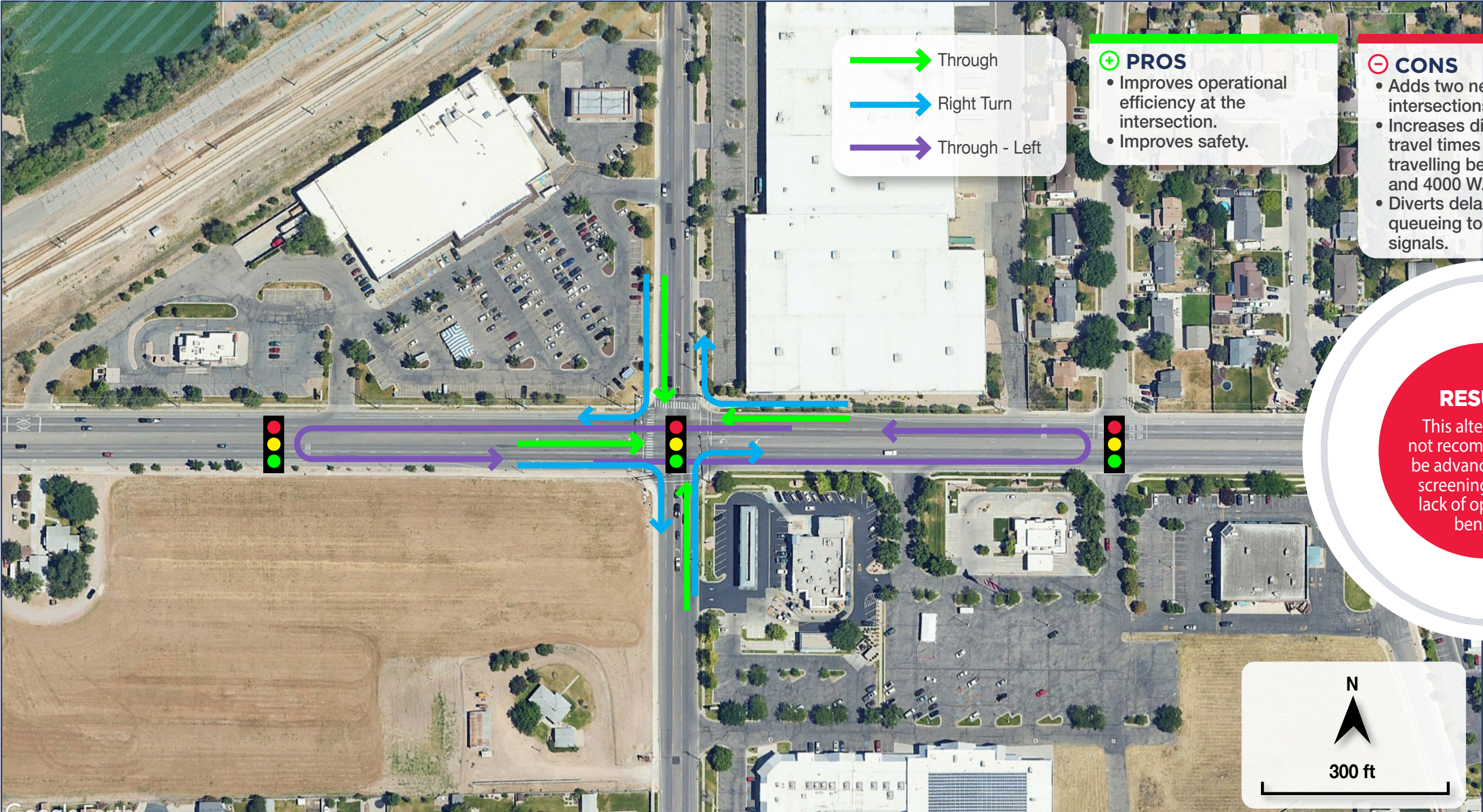
Levels of Improvement	
●	High
●	Medium
●	Low

2 IMPACT SCREENING

Cost	◆
Right-of-way	◆
Other impacts	◆

Impacts	
◆	High
◆	Medium
◆	Low

4000 W & 9000 S | Improvement C2



Eliminate eastbound and westbound left-turn movements; these movements would instead proceed through the intersection, execute a U-turn at a signalized intersection further down the road, and then execute a right turn at 4000 West. Removing left turns streamlines overall operations at the main signal and improves safety.

1 SCENARIO SCREENING

Delay	●
Queuing	●
Roadway Safety	●
Rail Safety	N/A
Connectivity	●

Levels of Improvement	
●	High
●	Medium
●	Low

2 IMPACT SCREENING

Cost	◆
Right-of-way	◆
Other impacts	◆

Impacts	
◆	High
◆	Medium
◆	Low

VALLEY VIEW NEIGHBORHOOD | Improvement D1



Construct a bridge over Bangerter Highway from Valley West Drive to Jordan Valley Way

1 SCENARIO SCREENING

Delay	●	Levels of Improvement ● High ● Medium ● Low
Queuing	●	
Roadway Safety	●	
Rail Safety	N/A	
Connectivity	●	

2 IMPACT SCREENING

Cost	◆	Impacts ◆ High ◆ Medium ◆ Low
Right-of-way	◆	
Other impacts	◆	

VALLEY VIEW NEIGHBORHOOD | Improvement D2



At 3900 West and 9000 South, add right-turn deceleration and acceleration lanes and a left-turn deceleration lane

1 SCENARIO SCREENING

Delay	●	Levels of Improvement ● High ● Medium ● Low
Queuing	●	
Roadway Safety	●	
Rail Safety	N/A	
Connectivity	●	

2 IMPACT SCREENING

Cost		 High
Right-of-way		 Medium
Other impacts		 Low

Location	Alternative	Code	Description	Scenario Screening - Levels of Improvement					Impact Screening			Results
				Delay	Queuing	Roadway Safety	Rail Safety	Connectivity	Cost	ROW	Other Impacts	
4000 W & Old Bingham Hwy (A)	Realign OBH	A1	Realign Old Bingham Highway to meet 4000 West at a 90-degree angle	N/A	N/A	High	High	N/A	Medium	Medium	Low	This alternative is recommended to be advanced to final screening because of benefits to roadway and rail safety.
9000 S & Old Bingham Hwy (B)	Eliminate WB LT	B1	Close the median on 9000 S to eliminate westbound left turns at Old Bingham Highway	Medium	Medium	High	Medium	Low	Low	Low	Low	This alternative could be recommended for final screending pending stakeholder feedback.
	Signalize WB LT	B2	Signalize the westbound left-turn movement. The westbound through movement would be allowed to run free.	High	High	Medium	Medium	Medium	Low	Low	Low	This alternative is recommended to be advanced to final screening because of benefits to operations.
	NB RT Acceleration Lane	B3	Create an acceleration lane along eastbound 9000 South to allow the northbound right-turn movement to run free.	Medium	Medium	Medium	Low	Medium	Medium	Medium	Medium	This alternative could be recommended for final screending pending stakeholder feedback.
	Grade-Separate WB LT	B4	Route the westbound left-turn movement above or below grade.	Low	Low	High	High	High	High	Medium	Low	This alternative is not recommended to be advanced to final screening due to a lack of operational benefits and design constraints.
	Grade-Separate Rail Crossing	B5	Elevate east- and westbound 9000 South over the railroad tracks. Old Bingham Highway would be elevated to meet 9000 South at-grade.	Medium	Medium	Low	High	High	High	Low	Low	This alternative is recommended to be advanced to final screening because of improvements to rail safety and maintenance of connectivity.
	Reconnect OBH	B6	Route 9000 South over the railroad tracks and extend Old Bingham Highway underneath the new bridge and the railway spur. Reconnect Old Bingham Highway as a diagonal connection. Turning movements between 9000 S and OBH would no longer be feasible.	High	High	High	High	High / Low	High	Low	Low	This alternative is recommended to be advanced to final screening because of operational benefits and improvements to rail safety.
	Flex Lanes	B7	Implement flex lanes on 9000 South: During peak hours, there would be 4 lanes in one direction, 2 in the other, and a center left-turn lane. During off-peak times, the configuration would revert to 3 through lanes in either direction. The intersection would also be signalized as in improvement B2 to provide protected phasing for westbound left-turns.	N/A	N/A	Low	Low	Medium	High	Low	High	This alternative is not recommended to be advanced to final screening due to a lack of operational or safety benefits and design constraints.
4000 W & 9000 S (C)	Add Turn Lanes	C1	Expand the intersection - dual lefts on all approaches, dual rights on the SB approach	High	High	Medium	N/A	High	High	High	High	This alternative is recommended to be advanced to final screening because of benefits to operations.
	Through-Left Turns	C2	Eliminate eastbound and westbound left-turns; add signalized U-turn intersections east and west on 9000 South, which would accommodate all vehicles making these movements.	Low	Low	High	N/A	Medium	High	Low	Medium	This alternative is not recommended to be advanced to final screening due to a lack of operational benefits.
Valley View Neighborhood (D)	Valley View Dr / Bangerter Hwy Overpass	D1	Construct a bridge over Bangerter Highway from Valley West Drive to Jordan Valley Way	Medium	Medium	Medium	N/A	High	High	Low	Medium	This alternative could be recommended for final screening pending stakeholder feedback.
	3900 W Auxiliary Lanes	D2	At 3900 West and 9000 South, add right-turn deceleration and acceleration lanes and a left-turn deceleration lane	Medium	High	Low	N/A	Medium	Low	Medium	Medium	This alternative could be recommended for final screening pending stakeholder feedback.

Next Steps

- Final Screening
- Preliminary Layouts
- Costs Estimates





REQUEST FOR COUNCIL ACTION

Action: Request Feedback from Council

Meeting Date Requested : 06/30/2026

Presenter: Adam Nash

Deadline of item :

Applicant: Land Development LLC

Department Sponsor: Council Office

Agenda Type: DISCUSSION TOPICS

Presentation Time: 30 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion of Dimonds Development – 3009 West 7800 South

2. EXECUTIVE SUMMARY

The Council is being asked to continue its discussion of the proposed Dimond Development previously reviewed during the Committee of the Whole meetings on October 23, 2024, and January 28, 2025.

The applicant has revised the proposal to include a 7,920-square-foot retail building fronting 7800 South and 50 two- and three-story townhomes located to the south and east of the site. The revised concept proposes a higher residential density than previously discussed and would require consideration of a Planned Residential Development (PRD) zoning designation and associated Future Land Use Map amendments.

The purpose of this discussion is to review the revised proposal and receive Council feedback before the applicant proceeds further in the development review process. Please refer to the attachments and Council Staff Analysis for additional information.

3. TIME SENSITIVITY / URGENCY

There is no deadline on the city. The applicant is seeking what the Council would be comfortable doing.

4. FISCAL NOTE

The discussion has no impact to the budget currently.

5. PLANNING COMMISSION RECOMMENDATION

Not applicable for this discussion.

6. MAYOR RECOMMENDATION

7. COUNCIL OFFICE STAFF ANALYSIS

The Council previously discussed this development proposal during Committee of the Whole meetings on [October 23, 2024](#), and [January 28, 2025](#). During those discussions, concerns were raised regarding residential density, consistency with the General Plan, utility and infrastructure capacity, flooding, and the availability of open space. Neighborhood feedback included similar concerns, along with differing opinions regarding whether the property should remain commercial or be considered for residential development.

The applicant was encouraged to work with staff, engage neighboring property owners, and refine the proposal before returning for additional Council discussion.

What You Need to Know

The property is currently designated and zoned for commercial development. Previous Council discussions indicated a preference by a majority of Council Members to retain the commercial designation; however, some Council Members expressed a willingness to consider alternatives if concerns related to infrastructure, compatibility, and community impacts could be adequately addressed.

The revised concept drawing shows a 7920 sq. ft. retail building fronting 7800 South with 50 two and three-story townhomes to the south and east. The gross density of just the residential area is approximately 16.1 du/ac. which is considered High Density Residential in the General Plan. The concept plan proposes the PRD(H), (Planned Residential Development / High Density Residential) zoning; However, the PCH(H) zone can only be applied to developments with densities between 5.6 to 10 du./ac. The residential portion of the property would need the PRD(MF), Planned Residential Development/Very High Density Residential) zoning which supports a density range of 10.1 to 24 du./ac. Also, the minimum site area for a PRD is 10-acres but this can be reduced by the Council where it is determined that the surrounding neighborhood will not be adversely impacted. The site and amenities will need to be evaluated to determine if the proposal meets all PRD(MF) and Balanced Housing requirements before the property is rezoned or the Future Land Use Map is amended.

As Council reviews the revised proposal, considerations may include:

- Consistency with the General Plan and surrounding land uses;
- Residential density and compatibility with adjacent neighborhoods;
- Utility, transportation, drainage, and other infrastructure impacts;
- Open space and recreational opportunities; and
- Feedback received from neighboring property owners and residents.

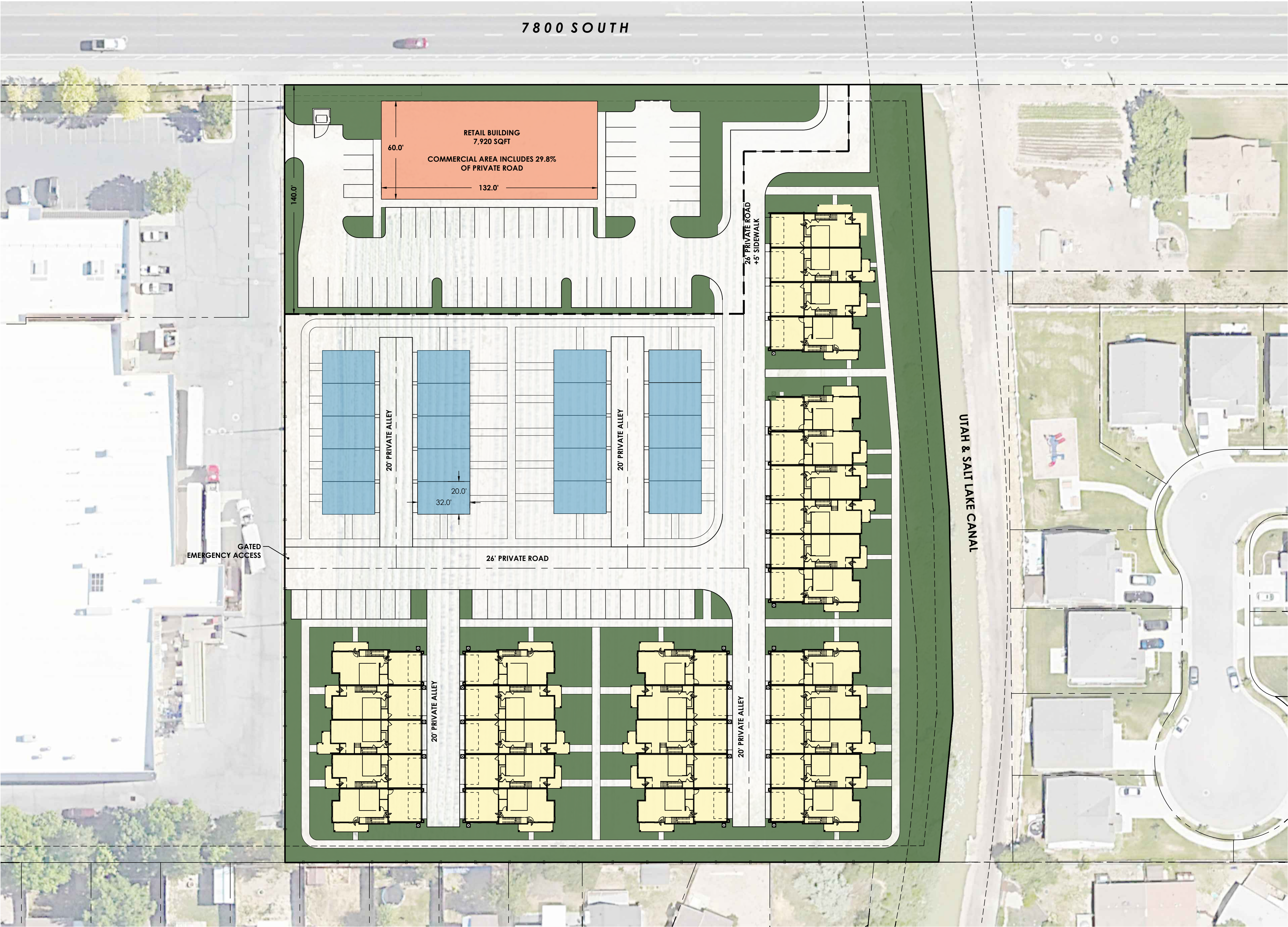
The revised proposal provides an opportunity for Council to evaluate whether the applicant's modifications address concerns identified during prior discussions.

8. POSSIBLE COUNCIL DIRECTION

1. Council may choose to:
2. Move the item forward to a future Council Meeting for consideration and possible final action;
3. Continue the item for to a future Committee of the Whole meeting;
4. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
5. Table the item indefinitely;
6. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

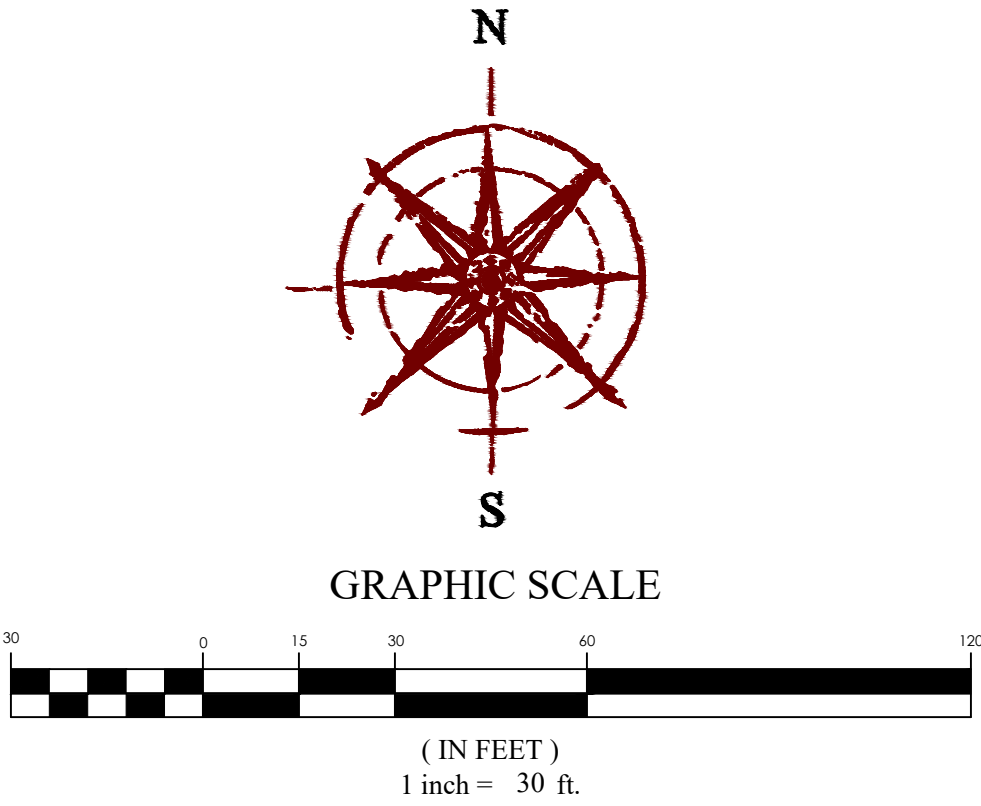
9. PACKET ATTACHMENT(S)

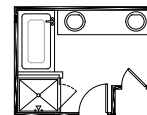
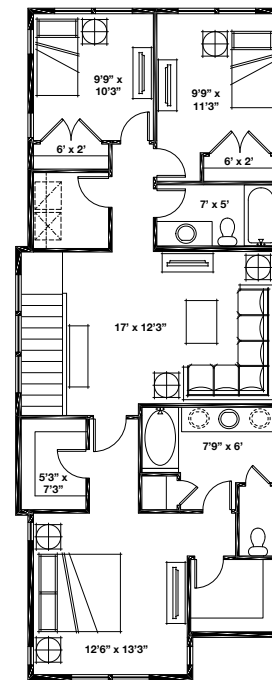
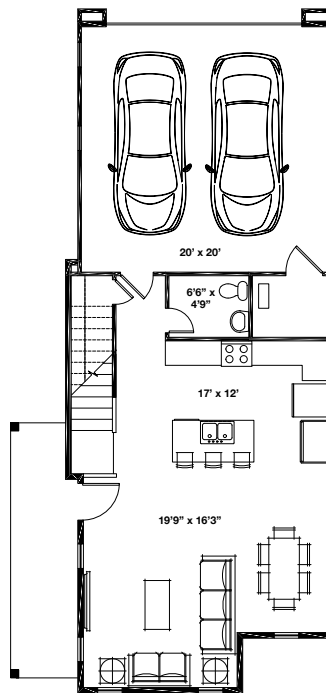
3 Story Townhome Concept
Floor Plans
Pre-App Letter
Utilities Email
Dimond Property Infrastructure Analysis
Pond Calculations (Existing – Commercial – Townhome)
Adequate Public Facilities Checklist
01-28-2025 COTW Minutes
10-23-2024 COTW Minutes



CONCEPT TABULATIONS	
TOTAL ACREAGE	±4.4 ACRES
COMMERCIAL ACREAGE	1.0 ACRES (INCLUDES 29.8% OF PRIVATE ROAD)
RESIDENTIAL ACREAGE	3.1 ACRES
CANAL ACREAGE	0.3 ACRES
CURRENT ZONE	SC-2
PROPOSED ZONE	PRD(H)
TOTAL UNITS	50
TOTAL DENSITY	11.4 UNITS/ACRE
COMMERCIAL GUEST PARKING	
REQUIRED	40 (1 STALL PER 200 SQ.FT.)
PROVIDED	56 STALLS (INCLUDES 2 ADA)
ADA PARKING REQUIRED	2 STALLS
RESIDENTIAL GUEST PARKING	
REQUIRED	2.5 STALLS/UNIT + 0.25 GUEST STALLS PER UNITS
PROVIDED	90 GARAGE STALLS 23 GUEST STALLS

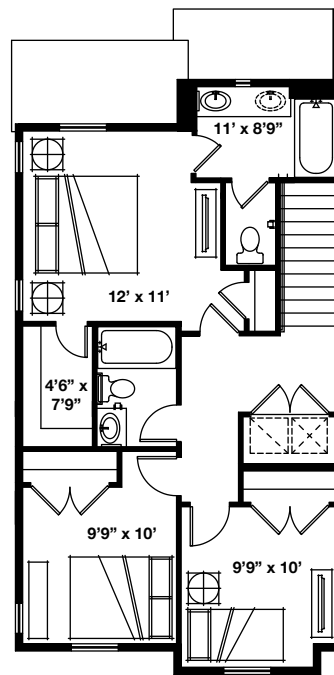
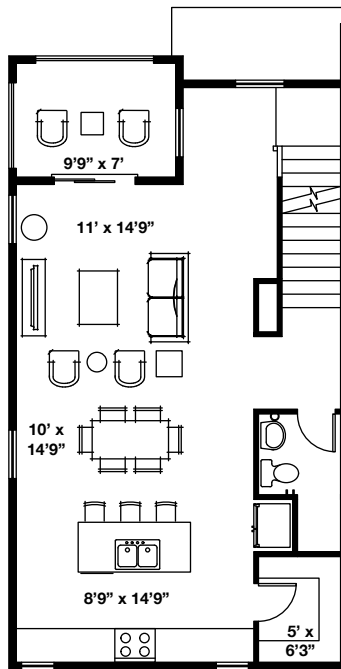
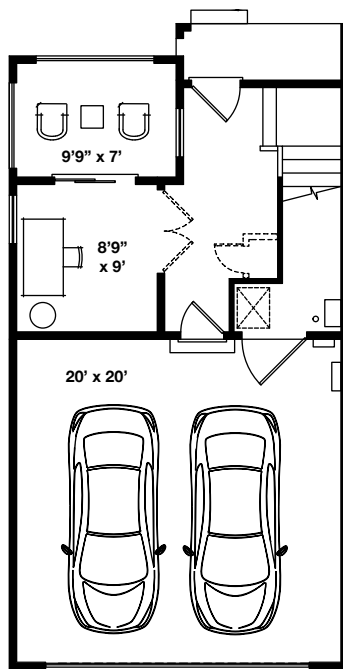
- LEGEND**
- 2-STORY TOWNHOMES (30 UNITS)
 - 3-STORY TOWNHOMES (20 UNITS)
 - RETAIL BUILDING (7,920 SQ.FT.)
 - OPEN SPACE





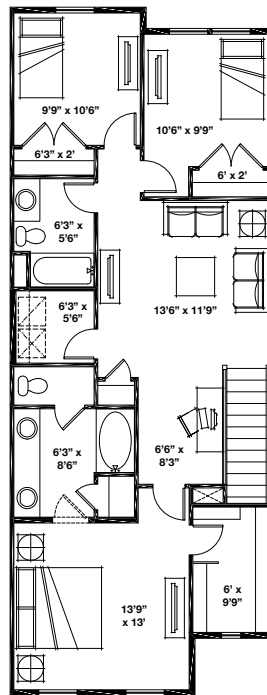
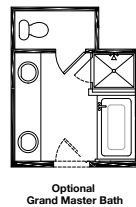
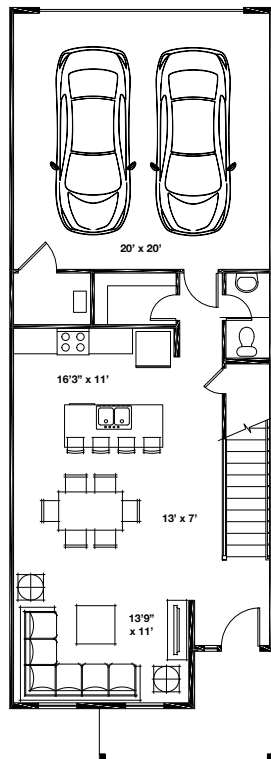
Optional
Grand Master Bath

Moran

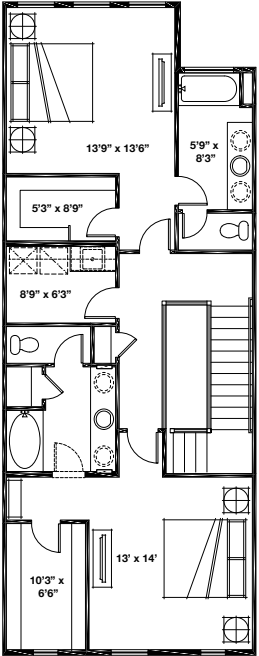
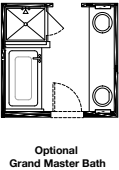
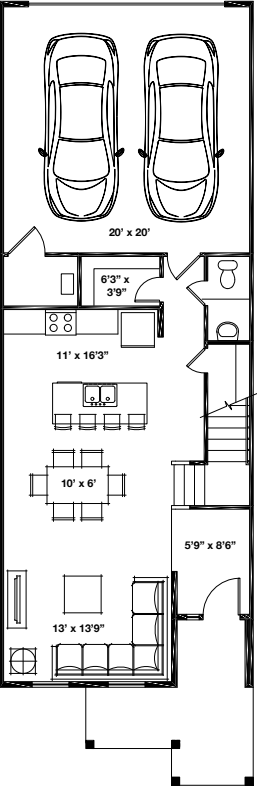


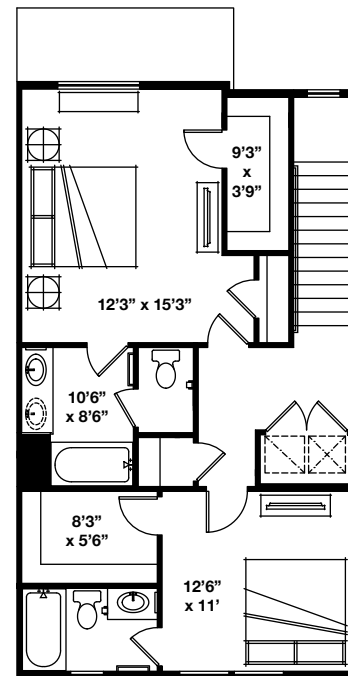
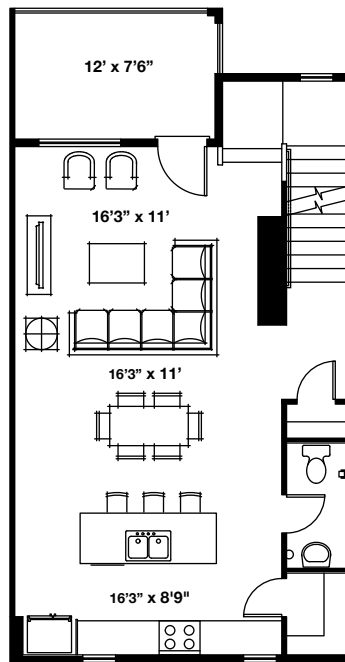
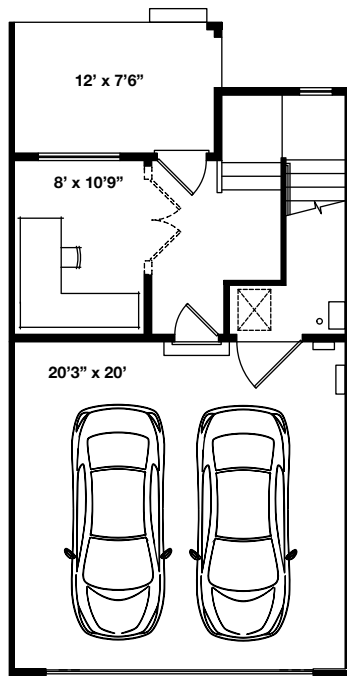
Caro 2

Warhol



Pollock





Hirst 2



Community Development
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5060

PRE-APPLICATION REVIEW – CITY COMMENTS

PROJECT NAME: 4 Dimonds – Live Work Townhomes
PROJECT ADDRESS: 3009 West 7800 South
DATE: September 3, 2024
FROM: RAY McCandless, Senior Planner

The following are departmental comments regarding your pre-application request:

Planning & Zoning Department:

Ray McCandless – Project Manager
(801) 569-5068
ray.mccandless@westjordan.utah.gov

Comments:

Zoning and Land Use:

1. Zoning on the property is SC-2. Multi-family residential dwellings and live/work units are not allowed uses in the SC-2 zone.
2. Market rate multi-family residential is not permitted under the Balanced Housing Ordinance.
3. The proposed residential uses are not consistent with the recently adopted Future Land Use map which designates this property as commercial.

This requested will need to be forwarded to the City Council Committee of the Whole to see if the Council is willing to initiate rezoning the property, change the future land use map, and amend the Balanced Housing Ordinance to accommodate the proposed development. Staff will not initiate this process as it is not consistent with the adopted General Plan.

Site Plan:

4. Regarding the site plan, guest parking is not convenient to interior or south perimeter units.



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5. It appears there is a canal easement on the east side of the property. Approval from the canal company is required.
6. May be issues with connecting private residential roads onto a commercial driveway.
7. Development will need to meet all applicable zoning requirements including parking, landscaping, setback, building height etc.
8. Each unit will be required to have a 2-car attached garage.
9. Amenities will need to be clearly defined.
10. Heights of buildings, particularly along the south side of the site, is a concern. Building setbacks and heights should match those to the south.
11. Building architecture and setbacks along 7800 South should be varied to add depth and interest to the buildings instead of appearing as a solid wall.
12. Zoning Text Amendment, Rezone, Future Land Use Map Amendment, Subdivision, Design Review Committee, Site Plan Review are required for this development. Due to the complexity of this request, other review processes may be necessary.

Engineering Department:

Nate Nelson
(801) 569-5072
nate.nelson@westjordan.utah.gov

Comments:

1. A cross-access easement must be obtained from Maceys allowing and permitting access to the development from Maceys property. Even if the access is only to be a fire access, an easement must be obtained. Keep in mind that an open connection to Maceys parking lot will also be used by cut through traffic using the shopping center.
2. A large portion of the open space, along the canal, may be encumbered by a canal easement. It needs to be determined if the easement is compatible for being fenced off and used for open space. A fence or wall will be required along the canal. If the open space is not usable for the development, it cannot be counted as open space.



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3. Provide road cross sections. The private roads are too narrow to accommodate exclusive water easements, sewer and storm drain pipes, proper pavement widths and sidewalks.

Traffic Engineer:

Nestor Gallo
(801) 569-5047
nestor.gallo@westjordan.utah.gov

Comments:

1. 7800 South is owned and maintained by the Utah Department of Transportation (UDOT). The applicant must submit access to 7800 South to UDOT, Region 2.
2. The concept layout includes accesses to a private commercial parcel. The applicant must submit proof of access granted by the adjacent landowner.
3. The proposed number of units may trigger more than 100 trips per day. The applicant must submit a Traffic Impact Study Level I as required by the Transportation Master Plan.
4. Add ADA ramps to pedestrian crossings.
5. Add pedestrian crosswalk striping and signing accordingly.
6. Show garbage enclosure locations.
7. Retail parking will require ADA parking stalls.

Fire Department:

Mike Jensen
(801) 569-7304
mike.jensen@westjordan.utah.gov

Comments:

1. Any dead-end over 150ft will require an approved fire apparatus turn-around. Will allow distance to increase if fire sprinklers are added to each residence.
2. Subdivision will require two approved fire apparatus access roads which need to be placed a distance apart equal to not less than one-half the length of the overall diagonal dimension of the whole subdivision.
3. Please show two nearest existing fire hydrants to the proposed subdivision.



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Utilities Department:

David Cottle

(801) 569-5089

david.cottle@westjordan.utah.gov

Comments:

1. Water and Sewer- Because the project shown is an increase in density to current zones and general plan, the applicant must provide an adequate public facilities memo. This memo must be done by a licensed Engineer. It will lay out the feasibility in providing services above and beyond the General Plan as well as address any deficiencies in the system and what can be done to mitigate any potential issues.

You are free to use any licensed Engineer to complete this memo, though using Engineering Firms that have completed our most recent Master Plans would cut down on the background work needed.

Our most recent Water Master Plan was completed by Bowen Collins & Associates, and our most recent Sewer Master Plan is being completed by Consor Engineering.

Also no water infrastructure is being shown. What was the plan? If it is intended to be a public water line there are very strict easement and spacing requirements that is difficult to achieve inside a condensed development.

2. Storm – What is the plan for Maceys retention? It appears 1/3 of the entire property is being used as a retention pond for Macys Site Plan.. If you are planning on any discharge into the canal you would need to obtain a discharge permit upon submitting for subdivision review.

Also the canal company may have specific requirements for developments adjacent to their canal.



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Please be advised that these comments are intended to identify significant issues specific to site development and outline required review processes in preparation of formal submittals. The project will be required to meet all applicable requirements of the City of West Jordan Code, which are available at <https://codelibrary.amlegal.com>. If the plans change significantly, another pre-application meeting may be required.

Impact Fees are charged on all developments to help pay for construction costs of project related off-site capital improvements. These fees are implemented to mitigate the economic burden on the City of West Jordan in its efforts to support growth within the city. Impact Fees are assessed at the end of the review process and need to be paid before the project can be approved.

If you have any questions regarding any of the review comments, please feel free to contact either the project manager or project team member.

Thank you.

From: David Murphy <david.murphy@westjordan.utah.gov>

Sent: Wednesday, June 24, 2026 11:26 AM

To: Ray McCandless <Ray.McCandless@westjordan.utah.gov>; Greg Davenport <greg.davenport@westjordan.utah.gov>

Subject: RE: Dimond Property

Ray,

Sewer is feasible – discharging to the 36-inch clay pipe – but the section they discharge to needs a little rehab work, it is cracked. Water – they must be ready to handle the need for source water increase with that number of units. Storm drain – they must meet all of the detention/ retention requirements, but it is technically feasible.

Thanks,





City of West Jordan
Department of Utilities
8000 South Redwood Road
West Jordan Utah 84088
Office: (801) 569-5070

TO: Mayor Dirk Burton, Korban Lee, Paul Jerome,
FROM: Greg Davenport, P.E.
DATE: June 25, 2026
RE: Dimond Property – Infrastructure Analysis

The Utility Department has been asked to answer the following question:

Will the proposed development for the Dimond property 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?

While the Public Utilities Department cannot answer for roadways or public safety, we can provide limited information regarding the proposed amendment's impact to existing storm water, wastewater, and culinary water facilities of the City.

Storm Water: The proposed property retains all the stormwater generated on their property. When developed, this property will be required to connect to the 7800 South storm drain system. The allowable discharge into the 7800 South system will be 0.1 cubic feet per second per acre. Any future development should include low impact development, best management practices for storm water and will be required to detain on-site. The storm water impact for this development will not require expensive public infrastructure. The applicant has not currently provided any information to the City demonstrating their plan for providing additional infrastructure.

Finding: The proposed development for the Dimond property will not adversely impact the neighborhood and community if a plan is presented to mitigate the storm water impact.

Sanitary Sewer:

The current master plan anticipated 9.6 equivalent resident units (ERU) for the proposed development, the applicant is proposing approximately 53 equivalent residential units (ERU). The existing property is adjacent to a 36-inch sewer trunkline in 7800 South. The existing system can accept the increased wastewater demand of the proposed project without additional expensive improvements.

Finding: The proposed development for the Dimond property will not adversely impact the neighborhood and community.

Water: The proposed 4.4-acre development is located within pressure zone 2. The existing water master plan anticipates 9.6 equivalent residential units (ERU's) for this property. The applicant is requesting to add more than 43 residential units for a total of 53 units.

A new source water contract with Jordan Valley Water would not include more than 1.35-acre feet of water per acre for each undeveloped property. For this property that would assign 5.9-acre feet of water to the property. The current water master plan allots 0.53-acre feet of water per acre for each equivalent residential unit (ERU). This would provide water for 11 residential units. The developer would need to provide water rights for the additional 42 residential units or make arrangements with Jordan Valley to provide the additional water.

No adequate public facilities report has been submitted for this property. Any other deficiencies identified would need to be addressed prior to approval, including any water storage deficiencies or fire flow concerns.

Finding: The proposed development of the Dimond property will not adversely impact the neighborhood and community if the Developer provides a plan to mitigate the culinary water impact. This plan must address fire flow, water storage and source water impacts.

Sincerely,



Greg Davenport, P.E.

Detention Pond

Project: four diamonds existing
 Location: West Jordan, Utah
 Date: 3/24/2026
 Designer: MEC



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
 Return Period: 100 year
 Allowable Discharge: 0.20 cfs/acre Per XXXXXXXXXXXX Standards

Allowable Discharges

Storm Drain Discharge: 1.62 cfs
 Other Discharge: 0.00 cfs Source:
 Total Discharge: 1.621 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Building	xxxxxx	x.xx	#VALUE!
Drives	xxxxxx	x.xx	#VALUE!
Roadway and Sidewalk	xxxxxx	x.xx	#VALUE!
Landscape	#VALUE!	x.xx	#VALUE!
Totals	352,980		#VALUE!
Weighted "C" Value		0.80	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
min	in/hr		Ac	cfs	Flow	Discharge	cf	Storage
					cf	cfs		cf
15.0	4.08	0.80	8.10	26.45	23,804	1.62	1,459	22,346
30.0	2.74	0.80	8.10	17.76	31,972	1.62	2,917	29,055
60.0	1.70	0.80	8.10	11.02	39,674	1.62	5,834	33,839
120.0	0.92	0.80	8.10	5.99	43,128	1.62	11,669	31,459
180.0	0.63	0.80	8.10	4.06	43,828	1.62	17,503	26,325
360.0	0.34	0.80	8.10	2.18	47,188	1.62	35,006	12,182
720.0	0.20	0.80	8.10	1.28	55,170	1.62	70,013	-14,843
1440.0	0.10	0.80	8.10	0.67	58,250	1.62	140,025	-81,775

Maximum Storage Requirement: 33,839
 Maximum Storage Requirement (ac-ft): 0.78

Detention Basin Design

Storage Requirement: 33,839 cf
 Allowable Depth: 4.0 ft
 Retention Pond Volume: 50,853 cf
 Roadway Sump Storage: 0 cf

Total Storage 50,853 DETENTION ADEQUATE

Orifice Design

Restriction Rate 0.20 CFS/ACRE
 Allowable Outfall Rate Q (cfs) 2.48

Orifice Sizing: h = 4 ft
 C = 0.6
 A = 0.258 sf

Detention Pond

Project: four diamonds commercial
 Location: West Jordan, Utah
 Date: 3/24/2026
 Designer: MEC



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
 Return Period: 100 year
 Allowable Discharge: 0.20 cfs/acre Per XXXXXXXXXXXX Standards

Allowable Discharges

Storm Drain Discharge: 0.19 cfs
 Other Discharge: 0.00 cfs Source:
 Total Discharge: 0.194 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Building	7,920	0.85	6,732
Drives	0	0.85	0
Roadway and Sidewalk	25,628	0.85	21,784
Landscape	8,801	0.15	1,320
Totals	42,349		29,836
Weighted "C" Value		0.70	

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Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
min	in/hr		Ac	cfs	Flow	Discharge	cf	Storage
15.0	4.08	0.70	0.97	2.79	2,515	0.19	175	2,340
30.0	2.74	0.70	0.97	1.88	3,378	0.19	350	3,028
60.0	1.70	0.70	0.97	1.16	4,192	0.19	700	3,492
120.0	0.92	0.70	0.97	0.63	4,557	0.19	1,400	3,157
180.0	0.63	0.70	0.97	0.43	4,631	0.19	2,100	2,531
360.0	0.34	0.70	0.97	0.23	4,986	0.19	4,200	786
720.0	0.20	0.70	0.97	0.13	5,829	0.19	8,400	-2,571
1440.0	0.10	0.70	0.97	0.07	6,155	0.19	16,800	-10,645

Maximum Storage Requirement: 3,492
 Maximum Storage Requirement (ac-ft): 0.08

Detention Basin Design

Storage Requirement: 3,492 cf
 Allowable Depth: 1.0 ft
 Retention Pond Volume: #REF! cf
 Roadway Sump Storage: 1,320 cf

Total Storage #REF! #REF!

Orifice Design

Restriction Rate 0.20 CFS/ACRE
 Allowable Outfall Rate Q (cfs) 0.19

Orifice Sizing: h = xx ft
 C = 0.6
 A = #VALUE! sf

Detention Pond

Project: four diamonds townhomes
 Location: West Jordan, Utah
 Date: 3/24/2026
 Designer: MEC



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
 Return Period: **100 year**
 Allowable Discharge: **0.20 cfs/acre** Per West Jordan Standards

Allowable Discharges

Storm Drain Discharge: 0.68 cfs
 Other Discharge: 0.00 cfs Source:
 Total Discharge: **0.679 cfs**

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Building	43,540	0.85	37,009
Drives	0	0.85	0
Roadway and Sidewalk	33,170	0.85	28,195
Landscape	71,233	0.15	10,685
Totals	147,943		75,888
Weighted "C" Value		0.51	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
min	in/hr		Ac	cfs	Flow	Discharge	cf	Storage
					cf	cfs		cf
15.0	4.08	0.51	3.40	7.11	6,397	0.68	611	5,786
30.0	2.74	0.51	3.40	4.77	8,592	0.68	1,223	7,370
60.0	1.70	0.51	3.40	2.96	10,662	0.68	2,445	8,217
120.0	0.92	0.51	3.40	1.61	11,590	0.68	4,891	6,700
180.0	0.63	0.51	3.40	1.09	11,778	0.68	7,336	4,442
360.0	0.34	0.51	3.40	0.59	12,682	0.68	14,672	-1,991
720.0	0.20	0.51	3.40	0.34	14,826	0.68	29,344	-14,518
1440.0	0.10	0.51	3.40	0.18	15,654	0.68	58,688	-43,034

Maximum Storage Requirement: **8,217**
 Maximum Storage Requirement (ac-ft): 0.19

Detention Basin Design

Storage Requirement: 8,217 cf
 Allowable Depth: 1.0 ft
 Retention Pond Volume: 50,853 cf
 Roadway Sump Storage: 0 cf

Total Storage **50,853** **DETENTION ADEQUATE**

Orifice Design

Restriction Rate 0.20 CFS/ACRE
 Allowable Outfall Rate Q (cfs) 0.68

Orifice Sizing: h = xx ft
 C = 0.6
 A = #VALUE! sf



ADEQUATE PUBLIC FACILITIES REVIEW CHECKLIST TYPE B

Project Name: Dimond Park			
Applicants Name: Land Development LLC		Project Manager: Adam Nash	
Address: 2039 E. Emerson Ave			
City: SLC		State: Utah	Zip: 84108
Telephone No.:		Fax No.:	
Email Address: Adamnash2022@gmail.com			

Adequate Public Facilities Review

Satisfied	Not Satisfied	Code Section	Description
✓	☐	13-7A-1 to 5	Map of proposed development plan
✓	☐	13-7A-1 to 5	List Current ERC count for development (according to existing zoning).
✓	☐	13-7A-1 to 5	List Master Plan ERC count for development.
✓	☐	13-7A-1 to 5	List Proposed ERC count for development.
Culinary Water			
✓	☐	13-7A-1 to 5	List required Fire Flow for the development based on current IFC.
✓	☐	13-7A-1 to 5	List increase / decrease in tank storage required for development. Propose mitigation plan for increased impact to City system.
✓	☐	13-7A-1 to 5	List increase / decrease in annual source supply required for the development. Propose mitigation plan for increased impact to City system.
✓	☐	13-7A-1 to 5	List increase / decrease in peak day source supply required for the development. Propose mitigation plan for increased impact to City system.
✓	☐	13-7A-1 to 5	Show zone boundaries on proposed development Map. Show points of connection for the proposed development.
✓	☐	13-7A-1 to 5	Address existing distribution piping and ability to supply required fire flow. Water velocity in pipe should not exceed 8 feet per second. Propose mitigation plan for increased impact to City system.
Wastewater			
✓	☐	13-7A-1 to 5	List increase / decrease in sanitary sewer flow proposed for development. Indicate how development will provide for any increase.
✓	☐	13-7A-1 to 5	Show points of connection for the proposed development.
✓	☐	13-7A-1 to 5	For increased sewer flows, update City model and present impact to existing trunk line sanitary sewer system from point of connection to SVWRF.
✓	☐	13-7A-1 to 5	Propose mitigation for increased impact to City system.
Storm Water			
✓	☐	13-7A-1 to 5	Indicate proposed location and type of low impact development measures. Retain on-site 0.46 inches of rainfall across development.
✓	☐	13-7A-1 to 5	Show proposed detention facilities.
✓	☐	13-7A-1 to 5	Show point of connection for the proposed development. List proposed discharge amount.
✓	☐	13-7A-1 to 5	For discharge larger than historic flows, update City model and present impact to existing trunk line storm water system from point of connection to 100 year storm water facility.
Transportation			
✓	☐	13-7A-1 to 5	Indicate proposed ADT and AADT for proposed development on all adjacent collector and arterial roadways. Indicate pre and post development LOS for streets and intersections.
Comments:			
By:		Title:	

Council Member Green expressed the opinion that requiring staff to measure properties to ensure 50% of a project was covered with water efficient plantings would be too much of a burden. Council Member Bloom said it was her understanding from reading the staff report that landscaping requirements needed to be revisited, some possibly loosened, to address enforcement and aesthetic concerns. Council Member Green said he would agree with language stating no more than 50%, but not a requirement of 50% or more. Council Member Bloom said she wanted a win-win situation for both staff and homeowners.

Council Member Shelton said he liked the idea of 50% coverage. He said he planted sage brush and scrub oak in his front yard that would not require irrigation at maturity. Council Member Green pointed out most landscaping standards only applied to new development. Council Member Bloom asked if a change to the Code would make a difference with so many new developments having HOAs. Mr. Langford suggested requiring a certain percent of landscaping in planter beds would be easier to measure.

Vice Chair Whitelock said the areas of concern seen on her ride along were existing neighborhoods with properties where landscaping had been let go, with only dead plants and dirt. She said she was told by Code Enforcement that staff could not do anything because of the current landscaping standards. Mr. Hudson commented that the cut-off for being considered new development was unclear. Council Member Shelton asked to table the discussion and move on to the next agenda item out of consideration for others in attendance.

Mayor Burton said he believed staff supported requiring people to landscape yards. He referred to the concept of desert landscaping and suggested the term “landscape” needed to be defined. Council Member Bloom commented that some of the open space in the City had “desert landscaping”, and suggested if the City were to require a certain level of landscaping, the open spaces would need to match the standards.

Vice Chair Whitelock said she would like to require some level of landscaping because a lack of landscaping brought down property values in a neighborhood. Council Member Green stated it was not the Council’s role to maintain property values. Vice Chair Whitelock said the Council kept talking about wanting to improve aesthetics in the City. Council Member Green said aesthetics needed to be balanced with property rights. Council Member Jacob said the government had an interest in requiring trees along the street and walkways to be trimmed to a certain height but emphasized that the government needed good reasons for such requirements.

Council Member Jacob suggested City Code Section 13-13-10 was more applicable to the discussion. Council Member Bloom said she would like to see suggested changes from staff that would improve the situation for both staff and homeowners. Mr. Langford said staff would bring back suggested changes to the Committee of the Whole. Council Members Shelton, Whitelock, Green, and Bloom indicated agreement.

d. *Discussion of 4 Dimonds Development – 3009 West 7800 South*

Vice Chair Whitelock said she and Council Member Green had seen the subject property on 7800 South as an opportunity to test getting community input earlier in the

development process. She said a town hall was held with about 20 individuals in attendance. Vice Chair Whitelock said residents with yards adjacent to the property reported occasional flooding because of a retention basin that did not always retain. She said residents present at the town hall indicated they would prefer to see homes on the property than commercial, indicated they had a problem with the proposed density, were intrigued by the live-work idea, and were not necessarily opposed to townhomes, just the proposed quantity. She said residents in attendance expressed concern for open space on the subject property.

Vice Chair Whitelock pointed out that once something was built, it was not likely to go away. She said she wanted the Council to think about how the City should look long-term, and said recreation areas needed to be provided. Vice Chair Whitelock said she knew the developer was interested in knowing what the Council would like for the property.

Council Member Bloom pointed out the property was currently zoned SC2, which did not allow residential. She asked if the proposed concept aligned or deviated from the Council's vision for the area in the long term. Vice Chair Whitelock said Economic Development Director David Dobbins had expressed the opinion the subject location was a viable commercial spot. Council Member Bloom said the Council needed to keep in mind that allowing an exception would set a precedent.

Council Member Green said he would want to wait to move forward until after the current Legislative Session, because House Bill 37 dealt with housing. Council Member Bloom added that infrastructure needs and requirements would also need to be understood. She said she was a big fan of live-work situations, but would want to make sure it could work.

Council Member Shelton said the property was designated commercial in the City's long-term plan, and expressed the opinion it should stay commercial. Council Member Bloom commented that things changed over time. The Council discussed water ERUs (equivalent residential units). Council Member Jacob said he would be willing to consider a plan that could work.

Responding to a question from Mr. Langford, five Council Members indicated a desire to keep the property commercial. Council Member Green said he could change from commercial with a valid plan, but the ERUs were a big issue.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

Chair Lamb adjourned the Committee of the Whole at 5:48 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on January 28, 2025. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, October 23, 2024 – 6:15 pm
Approved November 6, 2024
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

WORK SESSION

1. CALL TO ORDER

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

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Senior Planner Ray McCandless, Council Office Clerk Cindy Quick

Zach Jacob called the meeting to order at 7:01 pm.

2. DISCUSSION TOPICS

a. Discussion of application for multi-family housing/live-work project at 3009 West 7800 South

Council Office Director Alan Anderson oriented the Council with the location of the proposed project, noting the application had gone through the review process with staff. Applicant Adam Nash said the property owners had explored possible commercial uses and contracts for the subject property and found retail was not popular at the location. He understood why cities did not want to give up commercially zoned property but suggested a medium-density residential development would be a step up in tax value, not a step down. Mr. Nash said the proposed development would be HOA maintained, and showed an example of the type of front elevation proposed for the main road.

Responding to a question from Council Member Green, Community Development Director Scott Langford said the City required private roads to be built to City road standards. Council Member Whitelock said it was not long ago that citizens worked hard to update the General Plan. She acknowledged that the General Plan would continue to change but believed it should change over time. She questioned why the City would update the General Plan if it was not going to be followed. She could probably approve a change to a live-work project but not at the proposed density. Council Member Whitelock said the Governor and the public wanted small, affordable single-family detached housing.

Council Member Green believed the proposed ERU count would be way too high for existing utilities. He said residents had complained about high-density projects in West Jordan and he felt 14 units per acre was high density. He suggested the project needed to be around 5.5 units per acre and was willing to modify the SC2 Zone for 5 units per acre or modify the Integrated Housing Ordinance.

Council Member Shelton liked the live-work concept. Mr. Nash had experience with the concept and was comfortable the units would sell. Council Member Shelton believed the proposed density was too high for the location. Council Member Bloom expected the density would have to change after the project was reviewed for available utilities. She liked the live-work concept.

Council Member Shelton expressed concern for street-frontage unit parking if the structure were built right to the street. Mr. Nash referred to similar structures on State Street. Vice Chair Lamb expressed confidence that it would be residents of the units above that would park in the few available parking spots. Vice Chair Lamb did not like placement of the back entrance next to the Macey's loading dock.

Chair Jacob was comfortable with the density if the engineers determined it would work on the property. However, he expressed concern with logistics of having two rows of live-work buildings. Mr. Nash said it had been his experience that units in double-facing live-work buildings would be in demand.

Responding to a question from Korban Lee, Mr. Nash reported that both separate live and workspaces, and integrated live and workspaces, could be options. Council Member Whitelock would be interested in learning more about Mr. Nash's plans at a future Committee of the Whole meeting.

Council Member Bedore liked the retail placement below residential units but did not like the proposed density. Responding to a question from Council Member Whitelock, Mr. Nash said the units were designed for single-family ownership. He said the townhomes would cost in the \$600,000 range. Council Member Green would want more of a buffer between the proposed residential and existing development on the south side. Council Member Shelton was not interested in changing from the SC2 Zone and suggested that allowing some residential within the SC2 Zone may work with adjustments. Mr. Nash expressed the opinion that the SC2 Zone height limit was not always fair.

Mr. Anderson asked if the Council agreed on an acceptable density. Council Member Bloom would want to hear the opinion of the engineers first. Council Member Green believed it was up to the developer to take feedback from the Council and work with staff to come up with a reasonable density and a way to amend the Code. Chair Jacob would not want to amend the SC2 Zone to make it fit the scenario, and suggested a different zone may work better.

Mr. Anderson summarized that the applicant could work on something with staff and come back to the Committee of the Whole for further discussion.

Mr. Langford asked if the Council would be open to considering a new overlay that would include a live-work element. Council Member Green said turning SC2 into high-density residential did not fit with what he was hearing from the residents, and expressed the opinion that the City would need to benefit in some way if commercial were eliminated.

Chair Jacob spoke of property-owner rights and he was in favor of being open to the possibility that there could be an option even better than what was in the General Plan, because those who put together the General Plan were not able to have considered every possibility.



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Meeting Date Requested : 06/30/2026

Presenter: Mark Forsythe, Associate Planner

Deadline of item : 06/30/2026

Applicant: Dale Bennett

Department Sponsor: Community Development

Agenda Type: DISCUSSION TOPICS

Presentation Time: 25 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion of the Sugar Factory on the Town Creek Development

2. EXECUTIVE SUMMARY

The Council is being asked to consider a revised proposal for the Sugar Factory on the Town Creek Development. In response to Council feedback received during the June 9, 2026 City Council meeting, the applicant has revised the Preliminary Development Plan to designate the guest parking as "Guest Parking Only" and added a provision stating that the homeowner's association (HOA) will establish and enforce parking regulations for the development. The revised proposal is being presented for the Council's discussion and feedback.

3. TIME SENSITIVITY / URGENCY

Council Members approved a motion to postpone this item to a date no later than July 31, 2026.

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

Please see Attachment A – RCA from June 9, 2026 City Council Meeting.

7. MAYOR RECOMMENDATION

N/A

8. COUNCIL STAFF ANALYSIS

Plain Language Summary

The Sugar Factory on the Creek proposal has been before the Council on two previous occasions. [July 8, 2025 Committee of the Whole](#) and [June 9, 2026 City Council](#) meeting. While the Council has generally supported the proposed rezone and overall townhome development, members have

expressed concerns about the parking layout, particularly the units without driveways and the amount of guest parking.

In response, the applicant has revised the Preliminary Development Plan by designating all five surface parking stalls as "Guest Parking Only" and adding a provision stating that the homeowner's association (HOA) will establish and enforce parking regulations. No changes have been made to the number of units, site layout, or overall parking count.

9. POSSIBLE COUNCIL ACTION

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

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to a Planning Commission, Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

10. ATTACHMENTS

RCA from June 9, 2026 City Council Meeting
Development Agreement
Preliminary Development Plan
Vicinity Map
Existing Zoning & Future Land Use Map
Proposed Zoning Map
Justification Letter



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Meeting Date Requested : 06/09/2026

Presenter: Mark Forsythe, Associate Planner

Deadline of item : 06/09/2026

Applicant: Dale Bennett

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(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 alley 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

**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.

5. Garage Parking Required; Guest Parking Only for Guests. 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. Shall require that all residents use all garage spaces for vehicle parking and shall prohibit storage or other uses from preventing any garage parking space or spaces from being used for parking vehicles;
- b. Shall allow the residents of each Dwelling Unit to use driveway spaces for additional vehicle parking if storage or other uses is not preventing any garage parking space or spaces from being used for parking vehicles;
- c. Shall prohibit designated guest parking spaces from being used by residents; and
- d. Shall adopt and implement Covenants, Conditions, and Restrictions, and/or similar rules and documents, to enforce these parking requirements.

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

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: _____

Its (Title): Manager

ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
County of _____)

On this ____ day of _____, 2026, before the undersigned notary public in and for the said state, personally appeared _____, known or identified to me to be the _____ 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.

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

Signature: _____

ACKNOWLEDGMENT

STATE OF _____)
 : ss.
County of _____)

On this ____ day of _____, 20____, before me, the undersigned notary public in and for the said state, personally appeared **David E. Alires**, an Individual, who is the person who executed the foregoing instrument and who acknowledged to me that he executed the same.

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

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

Signature: _____

ACKNOWLEDGMENT

STATE OF _____)
 : ss.
County of _____)

On this ____ day of _____, 20____, before me, the undersigned notary public in and for the said state, personally appeared **Paul K. Alires**, an Individual, who is the person who executed the foregoing instrument and who acknowledged to me that he executed the same.

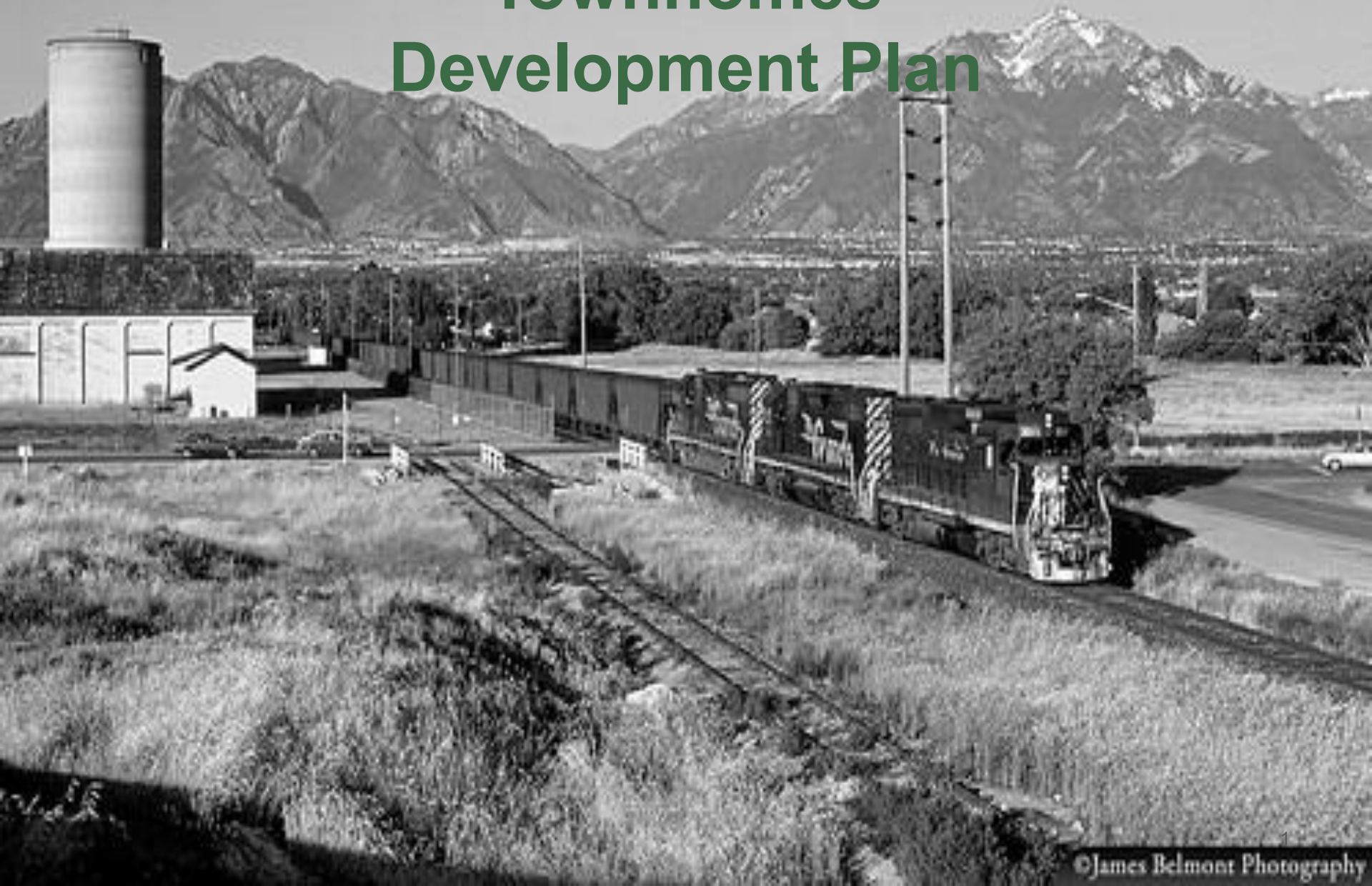
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

NOTARY PUBLIC

Attachment A-1
Legal Description of the Property

Attachment A-2
Development Plan

Sugar Factory On The Creek Townhomes Development Plan



Sugar Factory On The Creek

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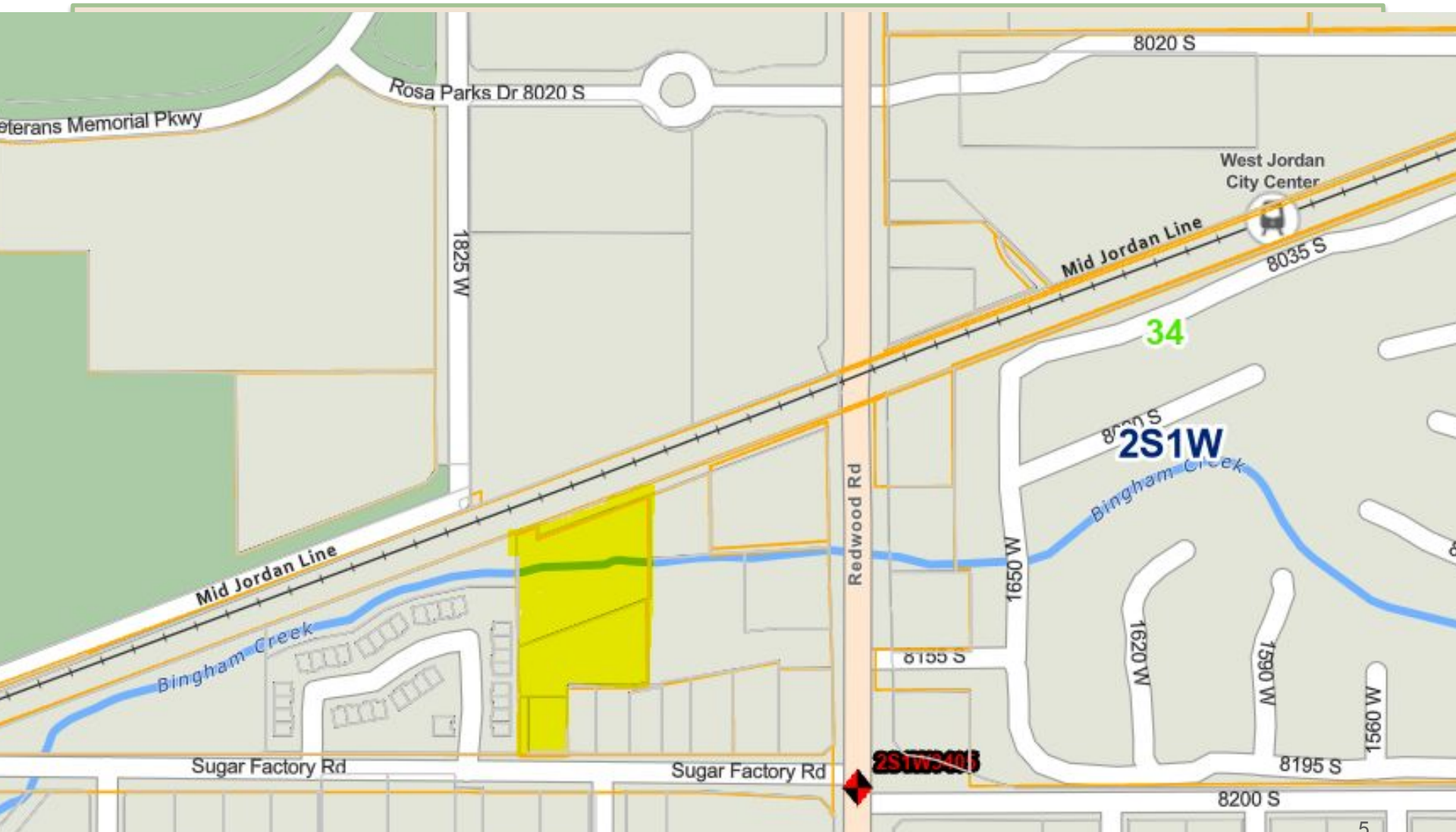
Sugar Factory On The Creek Introduction

- 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



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



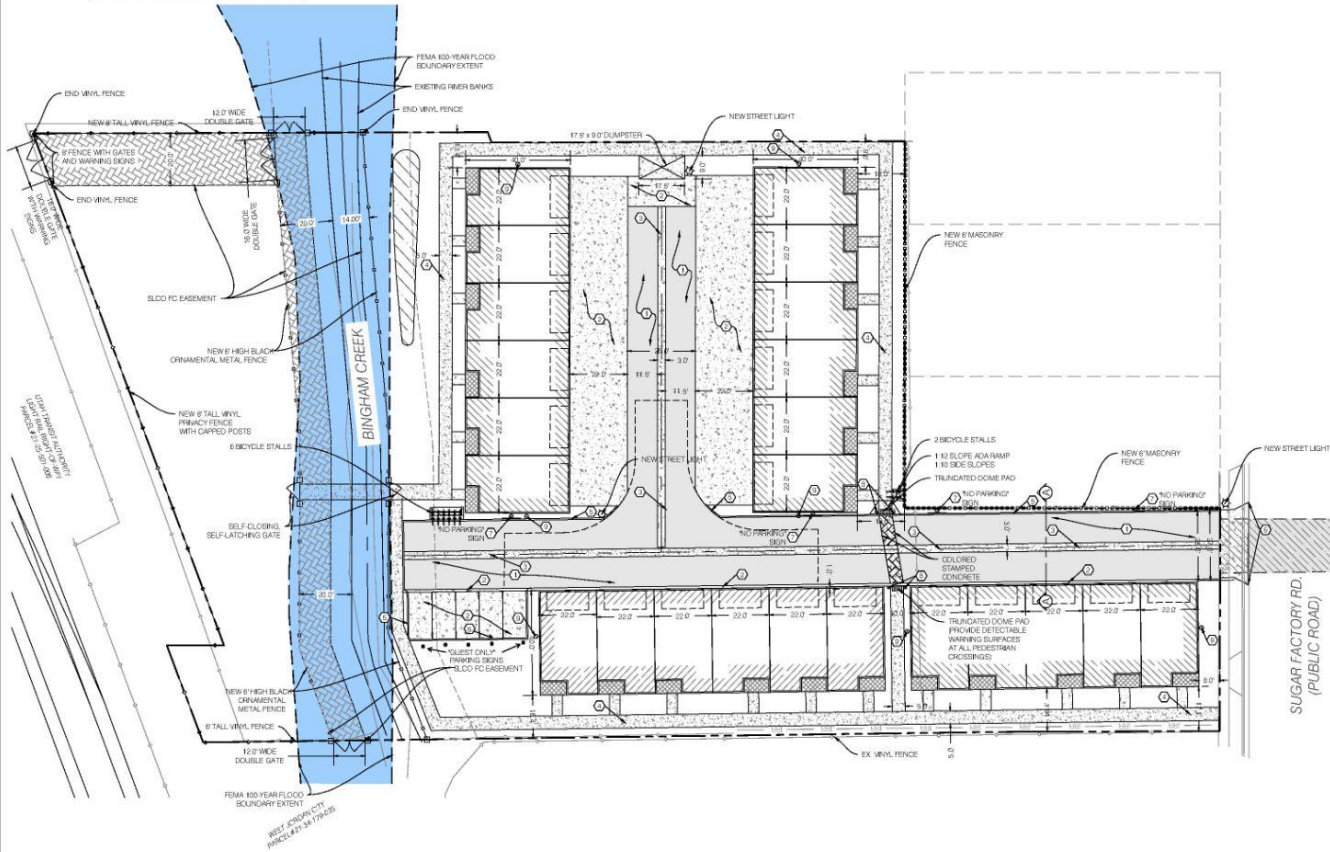
Land Uses Proposed CC-R



Development Proposal & Concept Site Plan

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

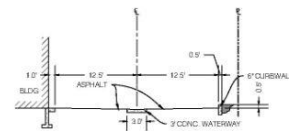
NOTE:
THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO
IMPROVE OR MAINTAIN PRIVATE LANES, ALLEYS, OR
DRIVEWAYS CONTAINED WITHIN OR PROVIDING ACCESS TO
THE PROPERTY DESCRIBED IN THIS DOCUMENT. ANY PRIVATE
LANE, ALLEY OR DRIVEWAY SHALL ALWAYS REMAIN PRIVATE



NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	
2	CONCRETE PAVEMENT	
3	CONCRETE WATERWAY	
4	6" CONCRETE THICKENED EDGE	
5	6" CONCRETE CURB WALL	
6	DRIVE APPROACH PER ASPA #205	
7	8'6" NO PARKING	
8	DECORATIVE BOLLARDS AT EACH END OF THE CROSSWALK	
9	WALL MOUNTED FARMHOUSE LIGHT FOR COMMON AREA LIGHTING	

NOTE:
SHOWOUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN
EXISTING HARDCORE ARE APPROXIMATE. CONTRACTOR TO
FIELD VERIFY LOCATION AND EXTENT OF EXISTING
PAVING TO CONSTRUCTION. NOTIFY C.M. ENGINEER IF
REVISIONS ARE REQUIRED. SEE NOTE 58 ON CDD-01 FOR
FURTHER DETAIL.

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESSIBLE
SHALL NOT EXCEED A 1:48 (2.0% SLOPE). THE MAX GRADE
DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP,
AND SIDEWALK SHALL NOT EXCEED 1/4" INCH VERTICAL OR 1/8" INCH
WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING
THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:30 (3.3%)
& A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOORWAYS ACCESS
REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A
SLOPE NOT EXCEEDING A 1:48 (2.0% SLOPE).



NOTE: NO PARKING WILL BE PERMITTED ALONG THE CURB WALL 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.

PRIVATE DRIVE CROSS SECTION
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	02/03/2024	PRELIMINARY PLAN
2	02/03/2024	CONSTRUCTION KEY
3	02/03/2024	CONSTRUCTION KEY
4	02/03/2024	CONSTRUCTION KEY
5	02/03/2024	CONSTRUCTION KEY
6	02/03/2024	CONSTRUCTION KEY
7	02/03/2024	CONSTRUCTION KEY
8	02/03/2024	CONSTRUCTION KEY
9	02/03/2024	CONSTRUCTION KEY
10	02/03/2024	CONSTRUCTION KEY

PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION

BENCHMARK
ENGINEERING &
LAND SURVEYING
1790 W SUGAR FACTORY RD.
WEST JORDAN, UT 84057
PHONE: (801) 488-1111
WWW.BENCHMARKCIVIL.COM

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

SITE
PLAN

CALL BEFORE YOU DIG
IT'S FREE & IT'S THE LAW
BLUE STICKERS OF UTAH
UTILITY NOTIFICATION CENTER

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) + 5 Additional Guest Parking Stalls = Total Parking 75. The HOA will have parking regulations.
- 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 Enhancements



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

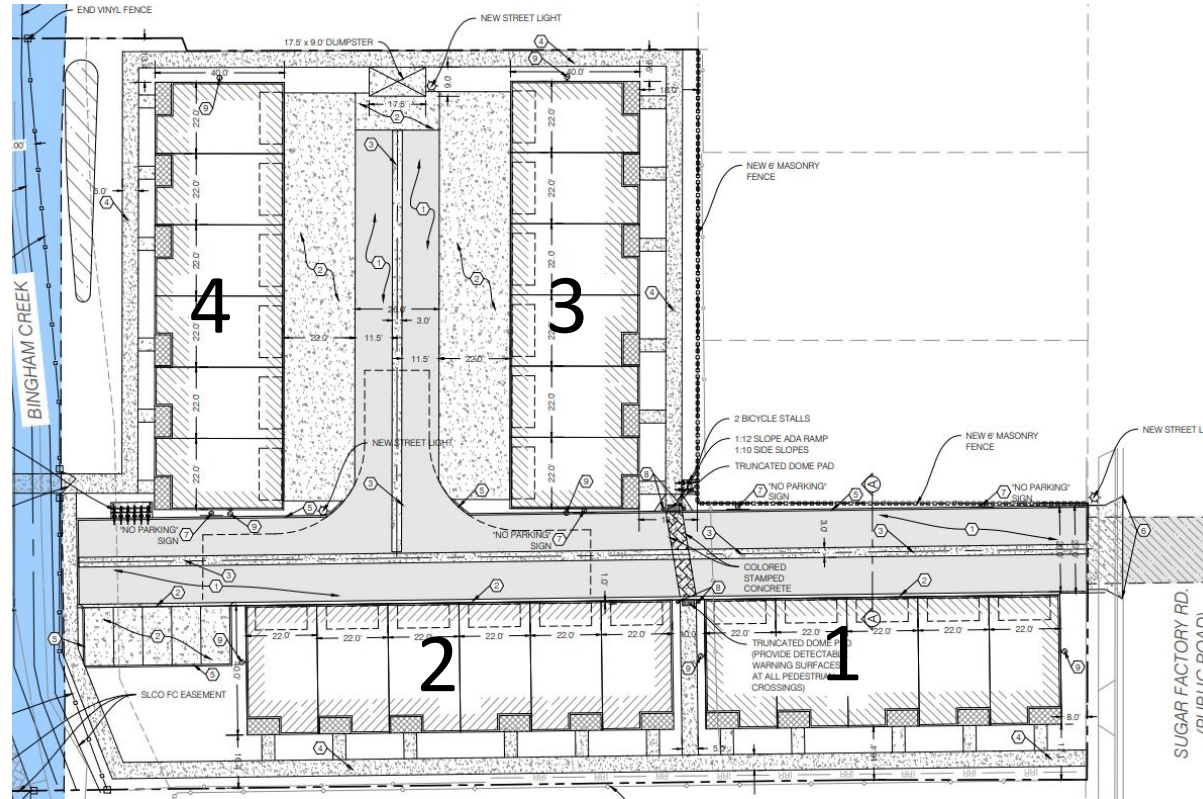


Development Character & Style



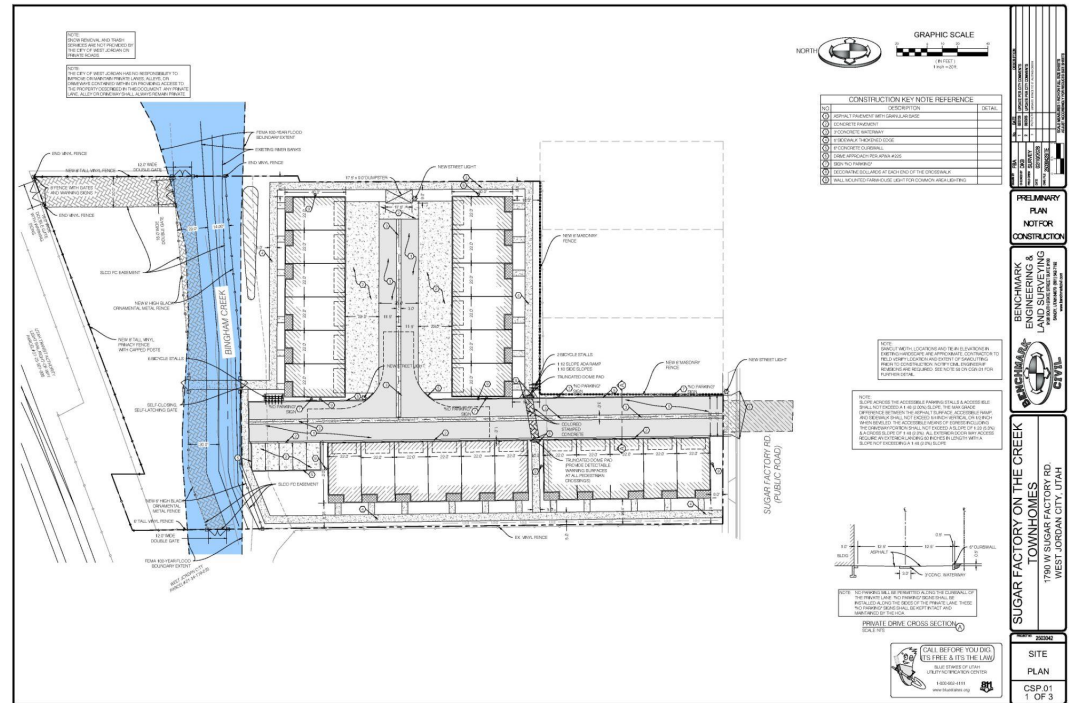
Phasing Plan & Timeline

- 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:

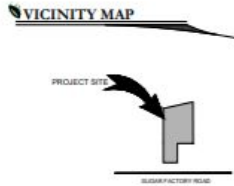


Public & Private Areas

- 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



CONIFERS				
	JCT	7	Juniperus chinensis 'Tromasus' Tromasus Juniper low, 15' x 4', sun, c3, Utah Lake water tolerant	B & B
DECIDUOUS TREES				
	ATG	6	Acer glabrum 'Garden' Hot Wings Tamar Maple 14.5, 16.16, AV 17, sun to part shade, c4	B & B
	CTP	1	Cornus canadensis Worms Railroad 10-15 x 10-15, low water, sun to part sun, c4	Multi-trunked
	ISO	10	Fagus sylvatica 'Red Oak' Red Oak (Red Oak European Beech) moderate, 18-21, full to part sun, c3	27' x 4'
	ZSM	12	Zelkova sericea 'Mansheim' Mansheim Zelkova 14.4, 4.5-5.5, AV 40, sun, c3, Utah Lake water tolerant	B & B
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT				
DECIDUOUS SHRUBS				
	AF2	4	Anemone franseria False Indigo low to moderate, 3-4' x 5-6', full sun to part shade, c3	5 gal
	AMM	47	Anemone mollis 'Low Spine Mound' Low Spine Mound (Chelidonium) S&T 3.2, AV 20, sun to part shade, c3, Utah Lake Water Tolerant	5 gal
	AMM	35	Anemone mollis 'Mansheim' Mansheim (Chelidonium) S&T 3.2, AV 20, sun to part shade, c3	5 gal
	AMM	32	Anemone mollis 'Mansheim' Mansheim (Chelidonium) S&T 3.2, AV 20, sun to part shade, c3	5 gal
	AMM	7	Anemone mollis 'Mansheim' Mansheim (Chelidonium) S&T 3.2, AV 20, sun to part shade, c3	5 gal
	AMM	7	Anemone mollis 'Mansheim' Mansheim (Chelidonium) S&T 3.2, AV 20, sun to part shade, c3	5 gal
	AMM	2	Anemone mollis 'Mansheim' Mansheim (Chelidonium) S&T 3.2, AV 20, sun to part shade, c3	5 gal
	AMM	6	Anemone mollis 'Mansheim' Mansheim (Chelidonium) S&T 3.2, AV 20, sun to part shade, c3	5 gal
	AMM	46	Anemone mollis 'Mansheim' Mansheim (Chelidonium) S&T 3.2, AV 20, sun to part shade, c3	5 gal
EVERGREEN SHRUBS				
	AB	3	Arctostaphylos uva-ursi 'Big Bear' Big Bear (Kalmianthus) low, 10', full to partial sun, c3	5 gal
	MR	12	Mahonia repens Creeping Mahonia 10-15, 2-6', part to full shade	5 gal
	LU	26	Larkspur laural Larkspur laural moderate, 4-6', full to part shade, c3	5 gal
	YFC	37	Yucca filamentosa 'Color Guard' Color Guard (Adam's Needle) S&T 2.3 x 2.5, AV 17, sun, c4, Utah Lake water tolerant	5 gal
GRASSES				
	BGB	104	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition (Blue Gramin) 14.5, 2.5 x 2.5, AV 17, sun, c4, Utah Lake water tolerant	1 gal
	CCK	44	Carex acutiformis 'Karl Froster' Karl Froster (Carex) 14.5, 4.5, AV 17, sun, c4, Utah Lake water tolerant	1 gal
ROSES				
	RYD	44	Rosa x 'Mansheim' TM Coral Dawn Granddawn Rose moderate, 3.5 x 2.5, sun, c4, Utah Lake water tolerant	5 gal

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 Continued

- 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.

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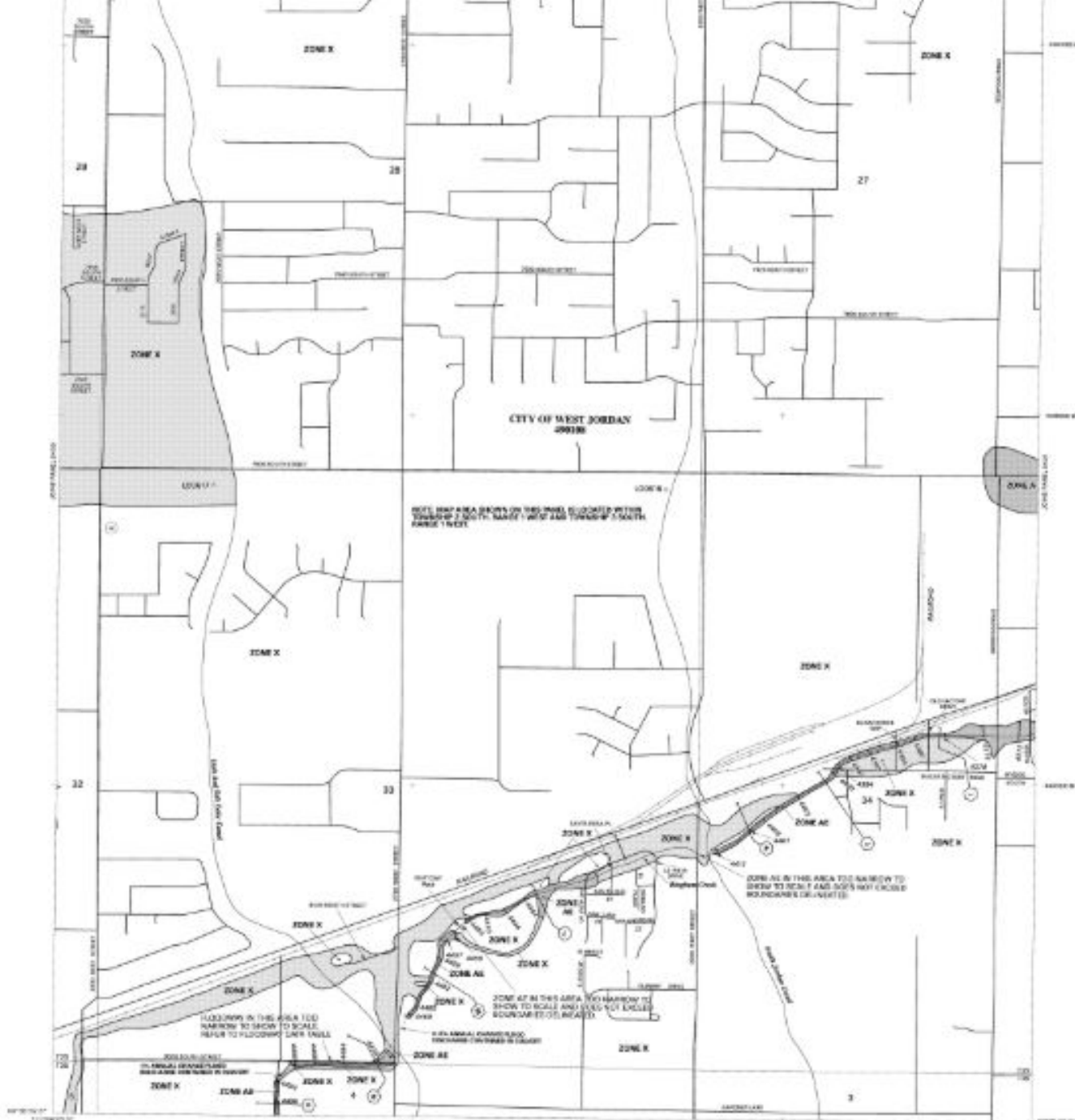
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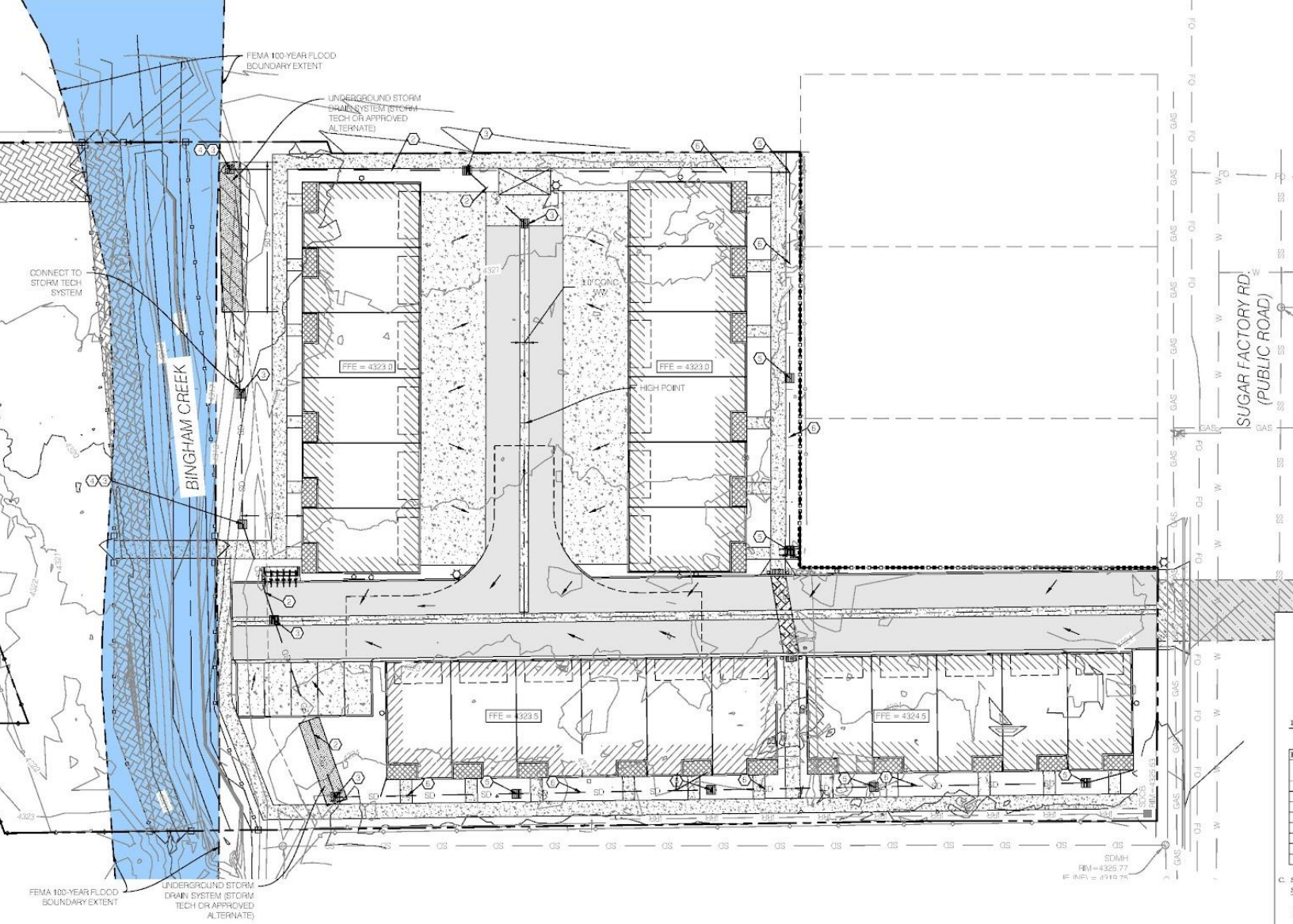
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- 12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE
- 30" CATCH BASIN
- ENCUT
- 8" DRAIN BASIN
- 8" PVC (C-900)

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

NOTE: POTHOLE TO IDENTIFY ANY INSTALLATION. CONTACT THE ENGINEER IF NOT IDENTIFIED.

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

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

SUGAR FACTORY RD.
(PUBLIC ROAD)

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: 56,281 sf	

HOLLADAY CITY DESIGN STORM (100 YEAR EVENT)				
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu ft)	Allowed (cu ft)
15	4.10	1.93	3443	232
30	2.76	1.38	4633	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	5571
720	0.20	2.38	7980	11148
1440	0.10	2.47	8302	22256

C. Storm water detention:
 Stormwater Storage: MC-4500 175.9 cfs @ 83.4 ft
 Pond Volume: V_{pond} = 3037 cf
 V_{pond} = 1994 cf
 A = 1858 sf
 Basin Depth (ft): 2.00 ft

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

SURFACE AREA - (P2P PERCOLATION CALCULATIONS)
 Percolation rate (ASS UMD) = 10.00 min./in.
 TOTAL AREA = 1492 SF 1858
 Convert percolation to cfs
 Discharge = Surface Area / Percolation rate = 37
 Allowable Discharge = Q (cfs) / Area (acres)

NOTE:
 BINGHAM CREEK MAINTENANCE IS CONTROLLED BY SALT LAKE COUNTY FLOOD CONTROL. ANY STABILIZATION 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.





Legend:

-  Pavilion
-  Picnic Tables
-  Restrooms
-  Benches
-  Water Fountains
-  Playgrounds
-  Basketball Courts
-  Tennis Courts
-  Pickleball Courts
-  Softball Fields
-  Soccer Fields
-  Baseball Fields
-  Sand Volleyball Courts
-  Parking Lots
-  Splash Pad
-  Walking Paths/
Trail Access

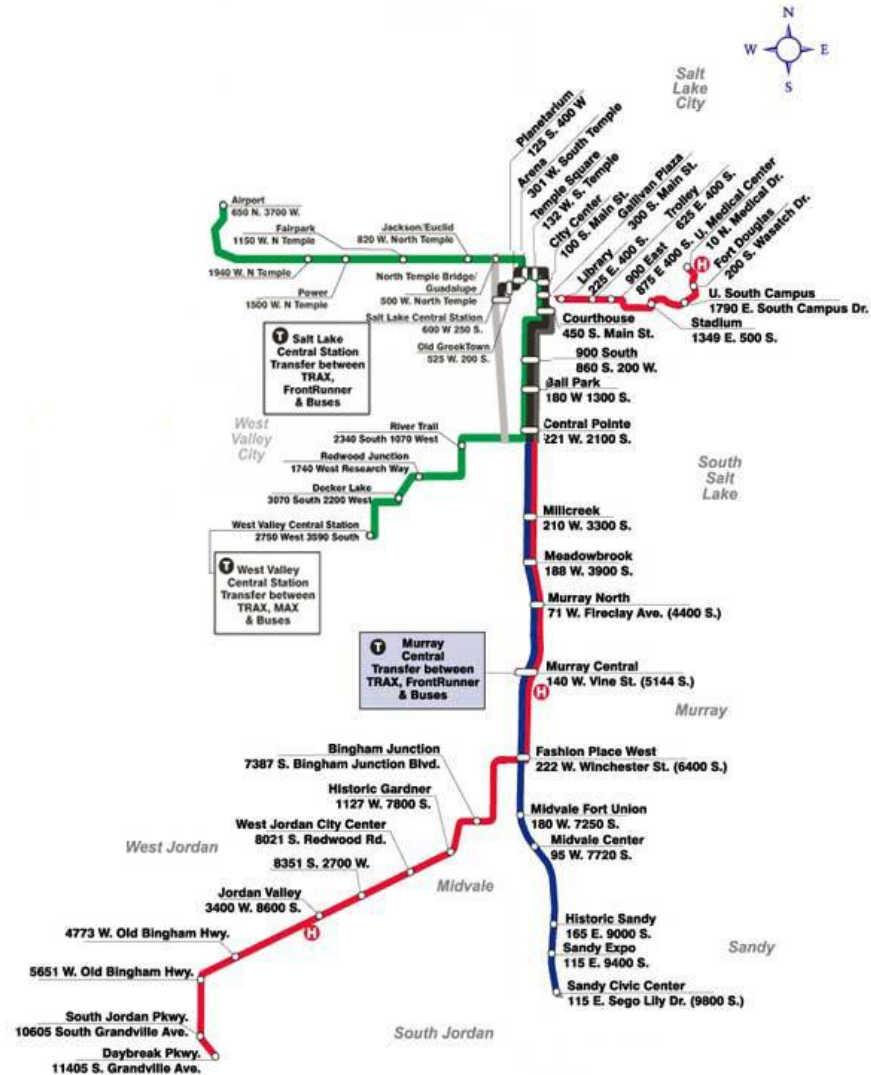


- | Rank | Property Name | Address | City | State | Zip | Phone | Website | Year Built | Size (sq ft) | Price | Days on Market | Features |
|------|------------------------|------------------|---------|-------|-------|----------------|----------------------------|------------|--------------|-------------|----------------|----------------------------|
| 1 | New World Medical Park | 2000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.newworldmedical.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 2 | Karner Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.karnerphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 3 | South Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.southphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 4 | East Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.eastphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 5 | West Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.westphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 6 | North Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.northphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 7 | Central Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.centralphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 8 | South Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.southphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 9 | East Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.eastphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 10 | West Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.westphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 11 | North Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.northphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 12 | Central Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.centralphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 13 | South Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.southphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 14 | East Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.eastphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 15 | West Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.westphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 16 | North Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.northphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 17 | Central Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.centralphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 18 | South Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.southphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 19 | East Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.eastphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 20 | West Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.westphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 21 | North Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.northphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 22 | Central Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.centralphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 23 | South Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.southphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 24 | East Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.eastphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 25 | West Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | (602) 441-1111 | www.westphoenixpark.com | 2000 | 1,000,000 | \$1,200,000 | 15 | Office, Retail, Industrial |
| 26 | North Phoenix Park | 1000 N. 10th St. | Phoenix | AZ | 85016 | | | | | | | |





TRAX MAP UTA



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.

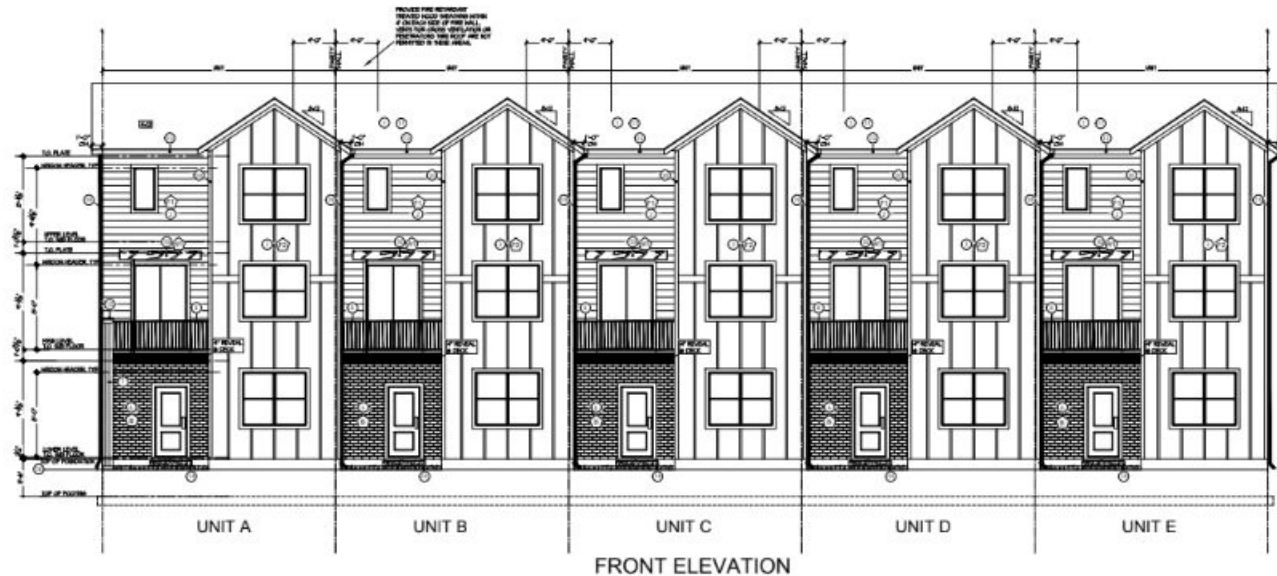


Building Architecture





Building Architecture Elevations



ELEVATION NOTES KEY

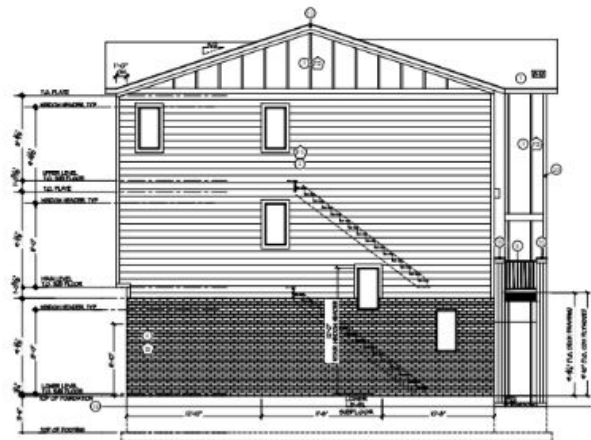
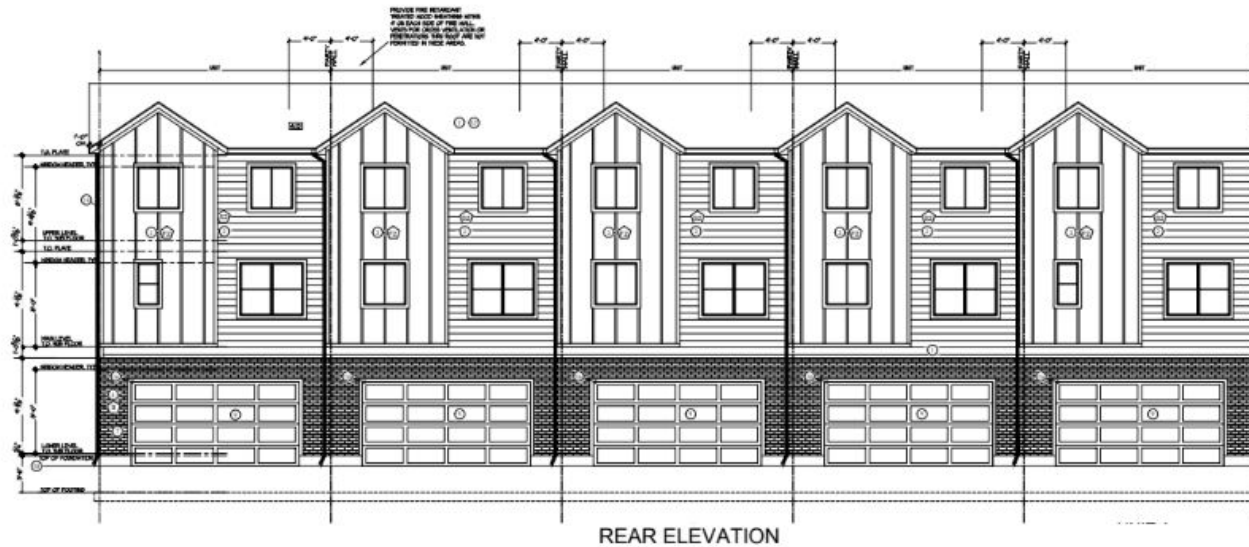
1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PVV (BQ 7.2)
4. METAL ROOF WITH METAL BRACKETS. SEE A502
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. ANNIS
11. DRIP EDGE FLASHING
12. LINE OF CEILING BEYOND
13. 6" FASGIA
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

- ① BRICK COLOR 1
- ② WOOD TONE
- ③ FIBER CEMENT COLOR 1
- ④ FIBER CEMENT COLOR 2

SCALE: 3/8" = 1'-0" (2400x)
SCALE: 3/32" = 1'-0" (300x)

ROCKWELL
5-PLEX

Building Architecture Elevations



ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PVG. BKG. T.2
4. METAL ROOF WITH METAL BRACKETS. SEE ASO2
5. FIBER CEMENT HORIZONTAL SIDING
6. BRICK
7. FIBER CEMENT WRAPPED COLUMN
8. WALL MOUNTED BLACK METAL GUARD RAILING
9. GARAGE DOOR
10. AVENUE
11. DROPPED 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

ROCKWELL
5-PLEX

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 footage 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		
Misc	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

GENERAL PROJECT NOTES

- 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 2005 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED AND ADOPTED BY THE STATE OF UTAH.
- THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD. NOTIFY THE ARCHITECT WITH THE KNOWLEDGE AND APPROVAL OF THE DEVELOPER/BUILDER OF ANY DISCREPANCIES OF CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- DEVELOPER/BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS FOR SPECIFIC UTILITY EASEMENTS AND OTHER PERTINENT INFORMATION.
- 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.
- 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.
- DEVELOPER/BUILDER TO COORDINATE TOP OF FOUNDATION WALL ELEVATIONS WITH INFORMATION INDICATED IN THESE PLANS AND WITH FINAL GRADINGS.
- 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%.
- COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH THE DEVELOPER/BUILDER.
- EXTERIOR WALLS TO BE 2X6 STUDS @ 16" OC, UNLESS OTHERWISE NOTED. INTERIOR WALLS & PARTY WALLS TO BE 2X4 STUDS @ 24" OC UNLESS OTHERWISE NOTED.
- WINDOWS INDICATED ARE "NOMINAL SIZES". ALL WINDOWS ARE TO BE DOUBLE PANELED AND TO HAVE "LOW E" TECHNOLOGY. REFER TO PLANS FOR WINDOW OPERATION, EASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE. TEMPERED GLASS IS TO BE PROVIDED PER CODE.
- TRUSS MANUFACTURER IS TO PROVIDE TRUSS LAYOUT PROFILES TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND COORDINATION. SUCH WORK SHALL 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.
- CABINET DESIGN AND RELATED DRAWINGS ARE TO BE PROVIDED BY OTHERS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
- FIRESTOP ALL FLUES AND WALLS PER CURRENT LOCAL CODE.
- ALL DOORS BETWEEN DWELLING AND GARAGE AREAS MUST BE FIRE RATED PER CURRENT LOCAL CODE.
- STAIR ASSEMBLIES OVER 3'-0" WIDE SHALL HAVE A MINIMUM OF (3) STRINGERS.
- PROVIDE GUTTERS AND DOWNSPOUTS. A 3'-0" MIN. EXTENSION IS TO BE PROVIDED, OR OTHER APPROVED METHOD OF DISCHARGING DOWNSPOUT WATER AWAY FROM FOUNDATION IS TO BE EMPLOYED.

ROCKWELL TOWNHOMES

SHEET INDEX

A100	COVER SHEET	A504	CONSTRUCTION DETAILS
A101	FIRST FLOOR PLAN, BUILDING ASSEMBLY	E101	ELECTRICAL PLAN, TYP. - TATE
A102	SECOND FLOOR PLAN, BUILDING ASSEMBLY	E102	ELECTRICAL PLAN, TYP. - THEO
A103	THIRD FLOOR PLAN, BUILDING ASSEMBLY	E103	ELECTRICAL PLAN, TYP. - KNOX
A104	ROOF PLAN	E104	ELECTRICAL PLAN, TYP. - IRS
A121	PLAN OPTION - TATE	E105	ELECTRICAL PLAN - OPTIONS
A131	PLAN OPTION - THEO		
A141	PLAN OPTION - KNOX	S100	STRUCTURAL SPECS & NOTES
A151	PLAN OPTION - IRS	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: McArthur Homes
Developer: 9962 South Redwood Road
 South Jordan, UT 84095
 Contact: Ron McArthur
 (801) 253-9910 OFFICE
 (801) 253-1095 Fax

Architect: McArthur Homes
 9962 South Redwood Road
 South Jordan, 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) 571-8414

SCALE: 3/4" = 1'-0" (C&G)
 SCALE: 3/32" = 1'-0" (INT)

ROCKWELL
 5-PLEX



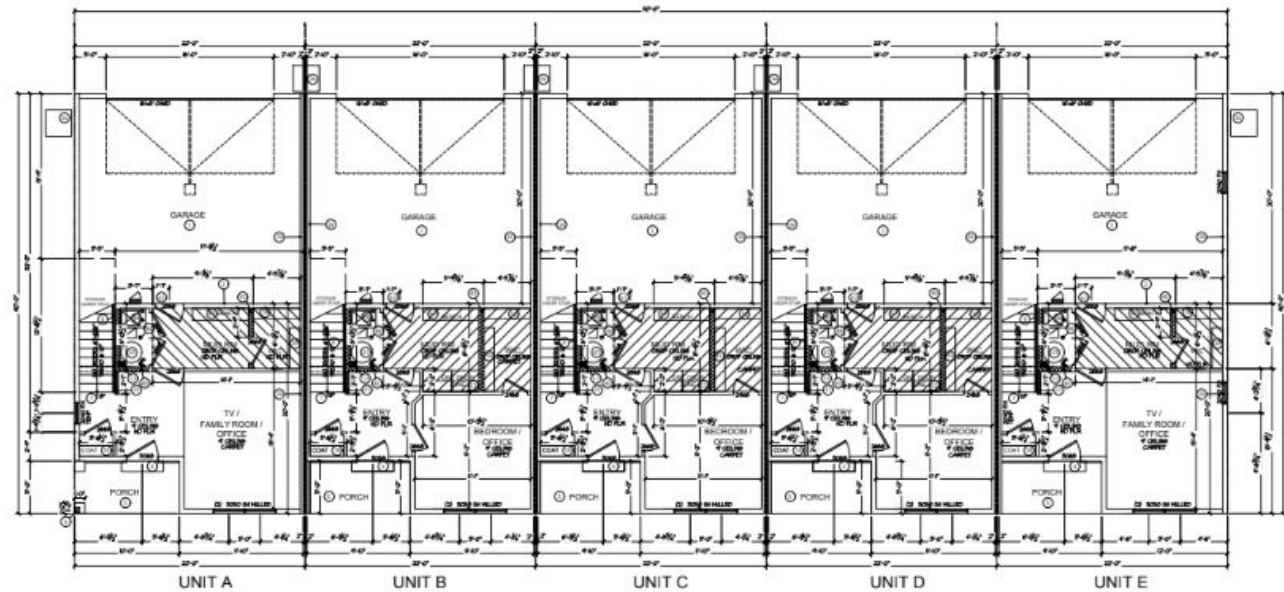
COVER

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 HEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN. SEE STRUCTURAL FOR SIZING
7. HOOD STAIRS PER CODE
8. HANDRAIL WITH GRABRABLE SURFACE TO BE BETWEEN 1-1/4" & 2-1/8". 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 1-1/2"
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (227X30")
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. (3) SHELVES (1) 12" @ TOP, (4) 18" BELOW

21. TEMPERED GLASS SHOWER SURROUND & DOOR
22. 36" W COUNTERTOP WITH BASE CABINET BELOW
23. 12" D UPPER WALL CABINETS. KITCHEN UPFERS 36" W
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. GLAZED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER
26. NOT USED
27. GRAY WATER BOX FOR HATCHER HOOKUP
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL HEATHERWOOD
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 BATH
38. BALCONY/DECK
39. SEPARATION WALL. REFER TO DETAILS
40. 2nd INTERIOR HALL
41. NOT USED
42. NOT USED
43. NOT USED
44. HVAC FLE
45. 2X PLAT FRAMED FURRING. INSULATE PER CODE
46. DIRECT VENT FURNACE HVAC MAIN TRUNK SIZE PER MANUAL D
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SENSING 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 SINKER STUD SLEEVE AT EACH UNIT. LOCATION PER PLAN
51. NOT USED
52. 44" MAX WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IBC
53. DISHWASHER
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 36" MIN GUARD RAIL. MAX 4" NET OPENING
56. OPT. 2ND VANITY SINK. INCLUDES 2ND VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE 36" W BASE CABINET, 12" UPFERS
58. 36" X 60" TUB W/ SKIRT
59. PRESTANDING 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 HEATHER 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. 175247)



FIRST FLOOR ASSEMBLY PLAN

ROCKWELL
5-PLEX

FIRST FLOOR PLAN

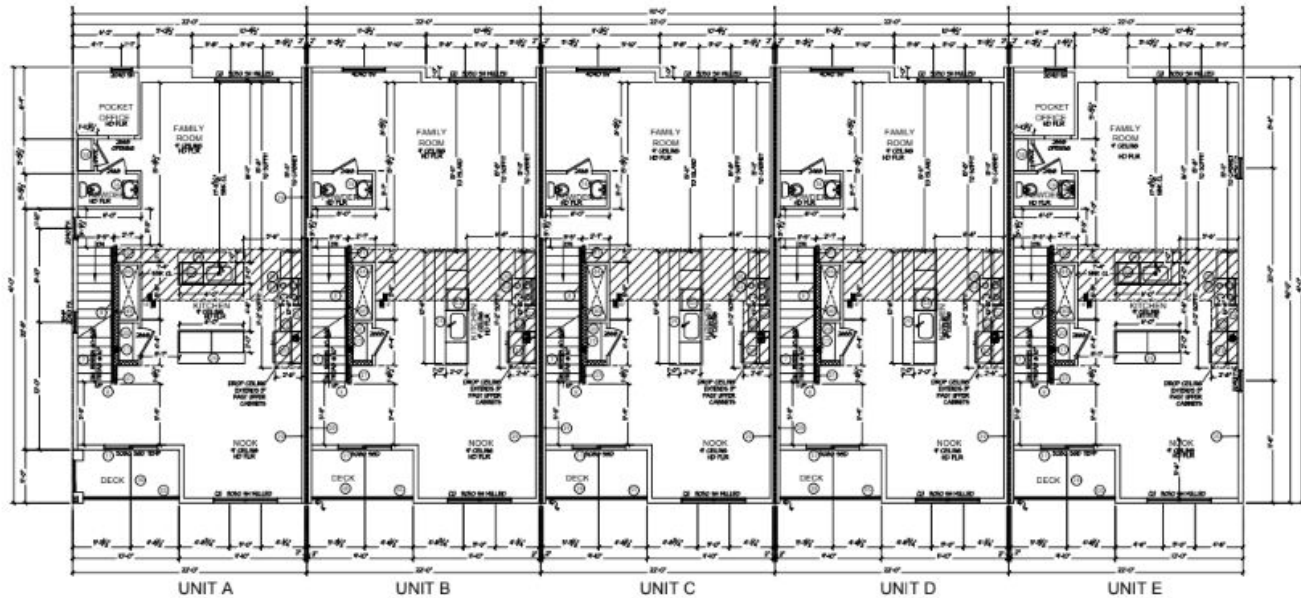
JOB NO.

SCALE: 3/8" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (30X1)

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" HIDE 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 LINE OF ROOF ABOVE
9. LINE OF ROOF ABOVE
10. THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
12. LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 30" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (227X307)
14. LINE OF CEILING CHANGE
15. OPTIONAL. FREEZE PROOF HOSE BIB
16. PEDISTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. (5) SHELVES, (1) 1/2" @TOP, (4) W/D BELOW

21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 30" H COUNTERTOP WITH BASE CABINET BELOW
23. 1/2" D UPPER WALL CABINETS. KITCHEN SPERS 30" 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 HIGHER HOOKUP
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERGOOD.
29. KITCHEN ISLAND @ 36" AFF W/ 12" COUNTERTOP OVERHANG
30. RANGES/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. AC 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 FLE
45. 2X FLAT FRAMED FURRING. INSULATE PER CODE.
46. DIRECT VENT PURNACE. HVAC MAIN TRUNK SIZE PER MANUFACT.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEDING TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.

48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP FRAMES OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SEWER STUD 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 30" MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK. INCLUDES 2nd VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE 30" H BASE CABINET, 1/2" SPERS
58. 36"X60" TUB W/ SICKIT
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.G. 147047)



SECOND FLOOR ASSEMBLY PLAN

ROCKWELL
5-PEX

SECOND FLOOR
PLAN

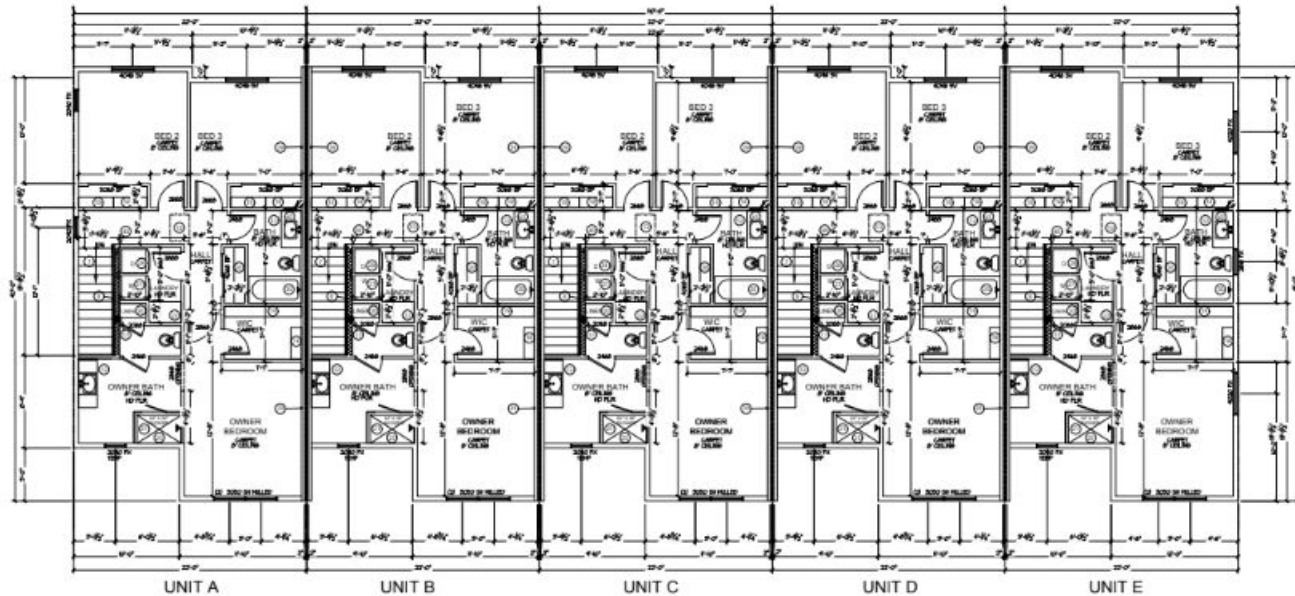
Job No.

SCALE: 3/8" = 1'-0" (CAUTION)
SCALE: 3/8" = 1'-0" (NOT)

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. HOOD STAIRS PER CODE
8. HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF HALL 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 HEIGHT MIRROR ABOVE.
13. ATTIC ACCESS (22X30")
14. LINE OF CEILING CHANCE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RADON RISER
18. ROD & SHELF
19. DOUBLE ROD AND SHELF
20. 5) SHELVES, (1) LTD @TOP, (4) W/D BELOW

21. TEMPLERED GLASS SPOONER SURROUND & DOOR.
22. 36"X12" COUNTERTOP WITH BASE CABINET, 36"X12"
23. LTD UPPER HALL CABINETS, KITCHEN UPFERS, 36"X12"
24. DOUBLE FRAMING @ WALL FOR GAS LINE
25. GLAZED HANDLE OR TILED TUB/SPOONER SURROUND OVER BACKING PER BUILDER.
26. NOT USED
27. GRAY WATER BOX FOR HIGHER HOOKUP.
28. VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERWOOD.
29. KITCHEN ISLAND @ 36" AFF. 1/4" 12" COUNTERTOP OVERHANG
30. RANGES/OVEN UNIT
31. REFRIGERATOR WITH WATERLINE
32. OPTIONAL GAS LINE FOR BBQ.
33. NOT USED
34. NOT USED
35. ONE PRICE SPOONER/TUB PER BUILDER.
36. AVG UNIT WITH CONCRETE PAD.
37. HALF WALL
38. BALCONY/DECK
39. SEPARATION WALL. REFER TO DETAILS
40. 2x6 INTERIOR HALL
41. NOT USED
42. NOT USED
43. NOT USED
44. HVAC FLE
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 & SEDING TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.

48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PROBERS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SENDER 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"X12" GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK. INCLUDES 2ND VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE. 36"X12" BASE CABINET, LTD UPFERS
58. 36"X60" TUB W/ SKIRT
59. FREESTANDING TUB
60. DRICK NOISE FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH W/ QUEUES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
64. 36" SPOONER INERT
65. FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.G. 1175247)



THIRD FLOOR ASSEMBLY PLAN

ROCKWELL
5-PILEX

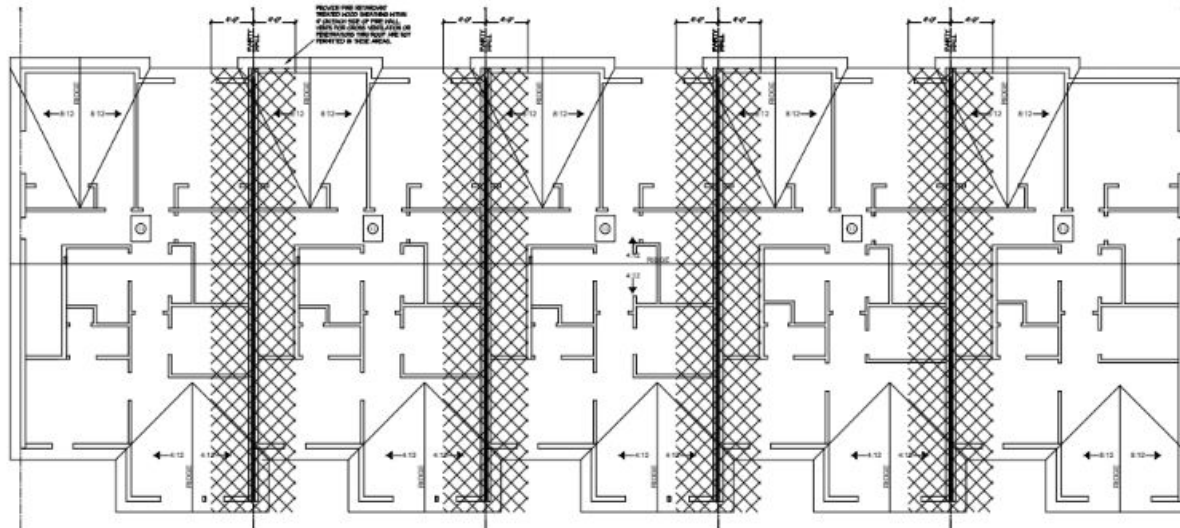
THIRD FLOOR
PLAN

Job No.

SCALE: 3/8" = 1'-0" (ARCH)
SCALE: 3/32" = 1'-0" (TEXT)

PLAN NOTES

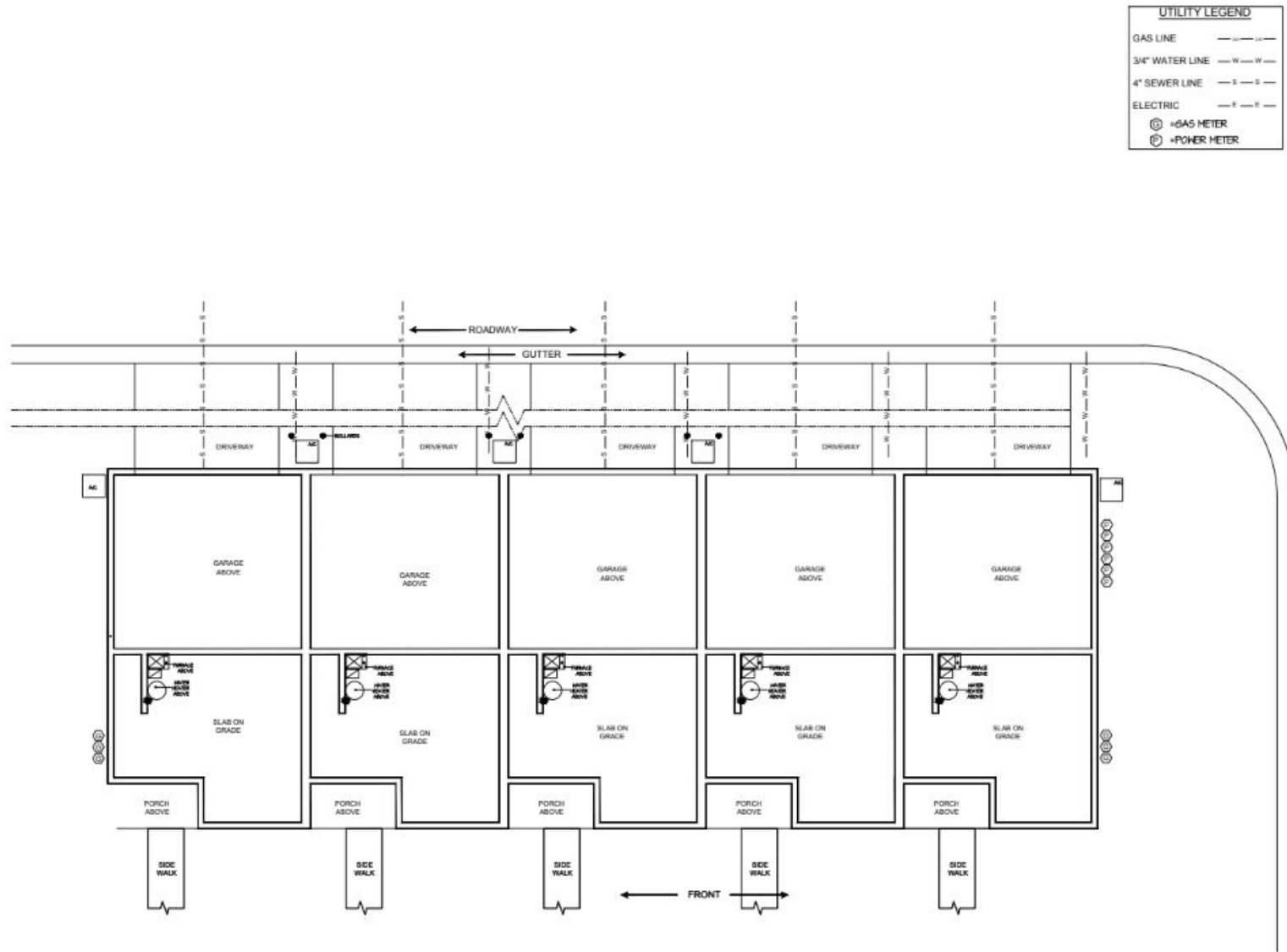
1. 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
2. GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
3. NOT USED
4. 3" HDG FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND HEATHER STRIPPING PER CODE.
5. CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
6. COLUMN SEE STRUCTURAL FOR SIZES
7. HOOD 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. BACKSLASH WITH FULL WIDTH MIRROR ABOVE.
13. ATTIC ACCESS (227X307)
14. LINE OF CEILING CHANGE
15. OPTIONAL FREEZE PROOF HOSE BIB
16. PEDESTAL SINK
17. RACON RISER
18. ROOF & SHELF
19. DOUBLE ROOF AND SHELF
20. (5) SHELVES (1) 12" @TOP, (4) 16" @BELOW
21. TEMPERED GLASS SHOWER SURROUND & DOOR.
22. 3/4" COUNTERTOP WITH BASE CABINET BELOW.
23. 12" D UPPER WALL CABINETS. KITCHEN UPFERS 30"X
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 WEATHER DOOR.
29. KITCHEN ISLAND @ 36" AFF 1/4" 12" COUNTERTOP OVERHANG
30. RANGE COVEN 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 PLAT FRAMED FURRINGS. INSULATE PER CODE.
46. DIRECT VENT PURNACE HVAC MAIN TRUNK SIZE PER MANUAL D.
47. DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SECURING TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.
48. FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP FLOORS OR DEEP SEAL DESIGN.
49. HVAC DUCT DROP.
50. PROVIDE A SINKER STUD SLEEVE AT EACH UNIT. LOCATION PER PLAN.
51. NOT USED
52. 44" MAX HINDOH SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
53. DISHWASHER
54. BUILT-IN MICROWAVE
55. WALL MOUNTED 3/4" MIN. GUARD RAIL. MAX 4" NET OPENINGS.
56. OPT. 2ND VANITY SINK. INCLUDES 2ND VANITY FIXTURE & OUTLET
57. OPT. DROP ZONE 36"X1/4" BASE CABINET. 12" D UPFERS
58. 36"X60" TUB 1/4" SKIRT
59. FREESTANDING TUB
60. DECK MOUNT FAUCET AT GARDEN TUB
61. NOT USED
62. BENCH 1/4" CUBBIES AND COAT RACK. SEE DETAIL.
63. FIRE RATED DOOR. INSTALL DOOR THRESHOLD AND HEATHER STRIPPING PER CODE.
64. 36" SHOWER INSERT
65. FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER. 48" FROM FLOOR TO BOTTOM OF OPENING. (R.G. 1170247)



ROCKWELL
5-PILEX

ROOF PLAN

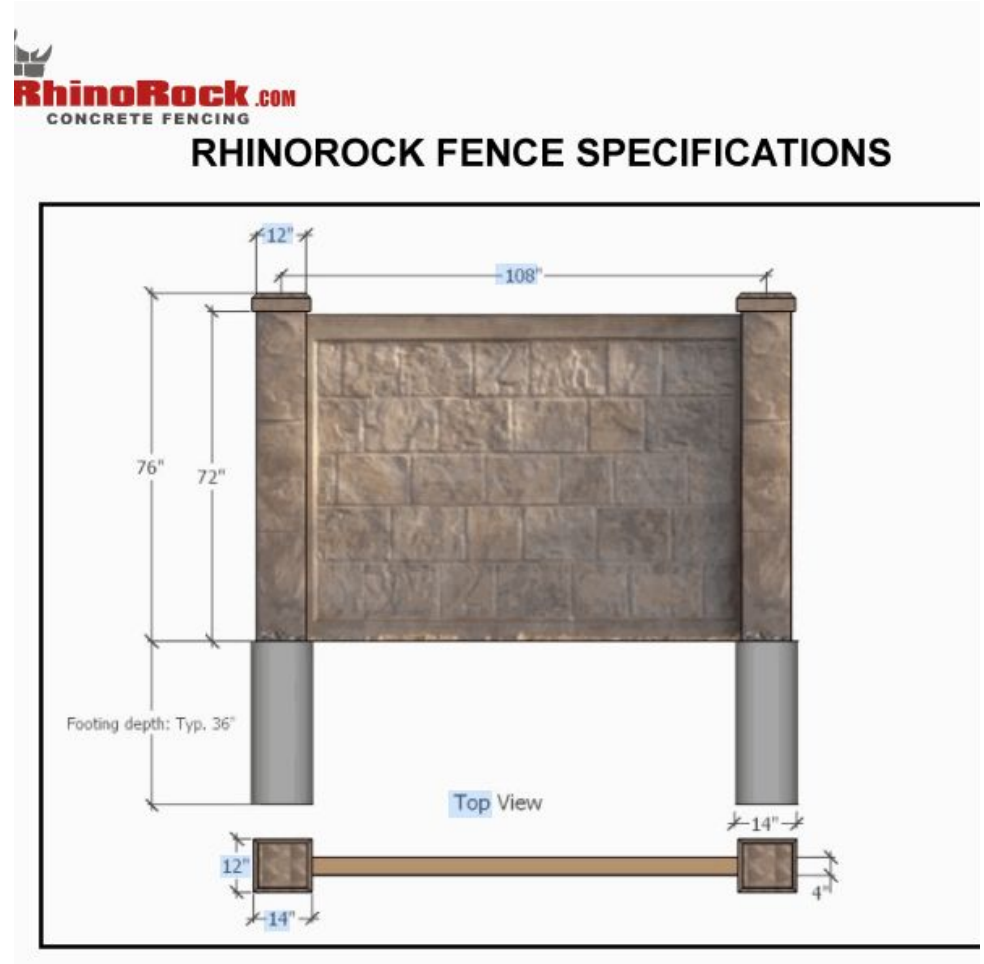
Job No.



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.

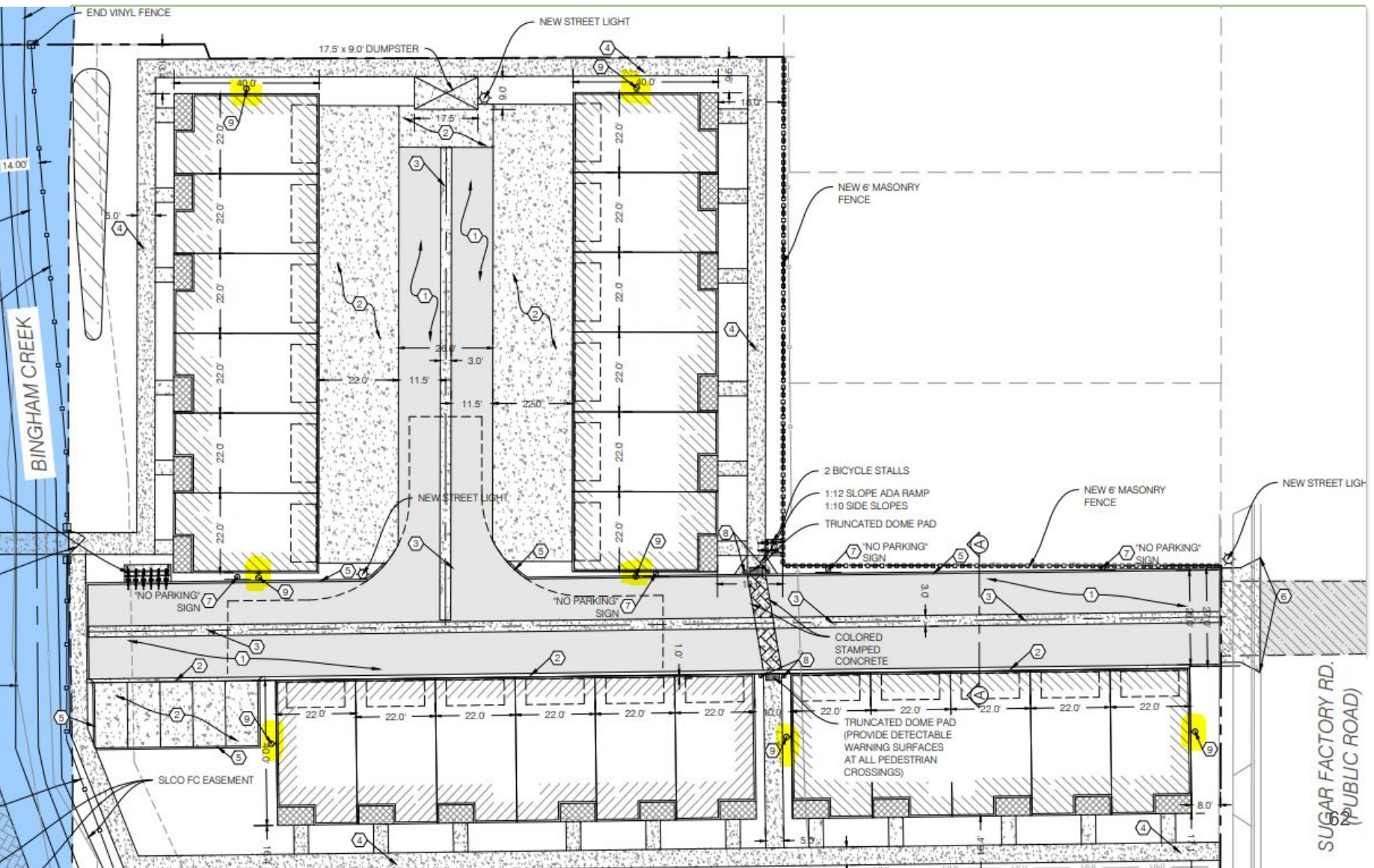


Lighting Plan

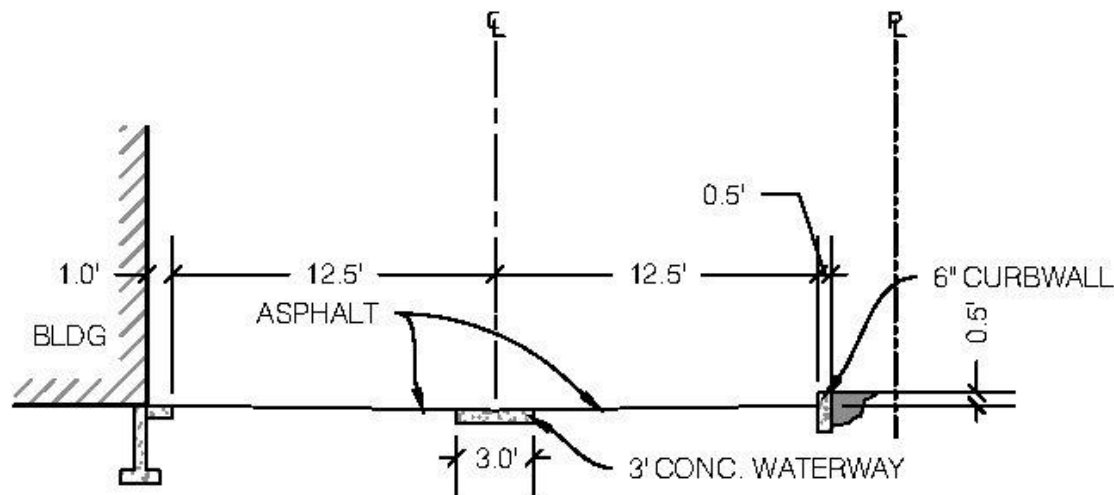
- Wall mounted farmhouse lights will also be mounted at strategic locations on the sides of each building. The locations are selected to light up pedestrian pathways and Common Areas. These lights will be activated by photocell.



Outside wall mounted farmhouse lights on photocell for common area lighting

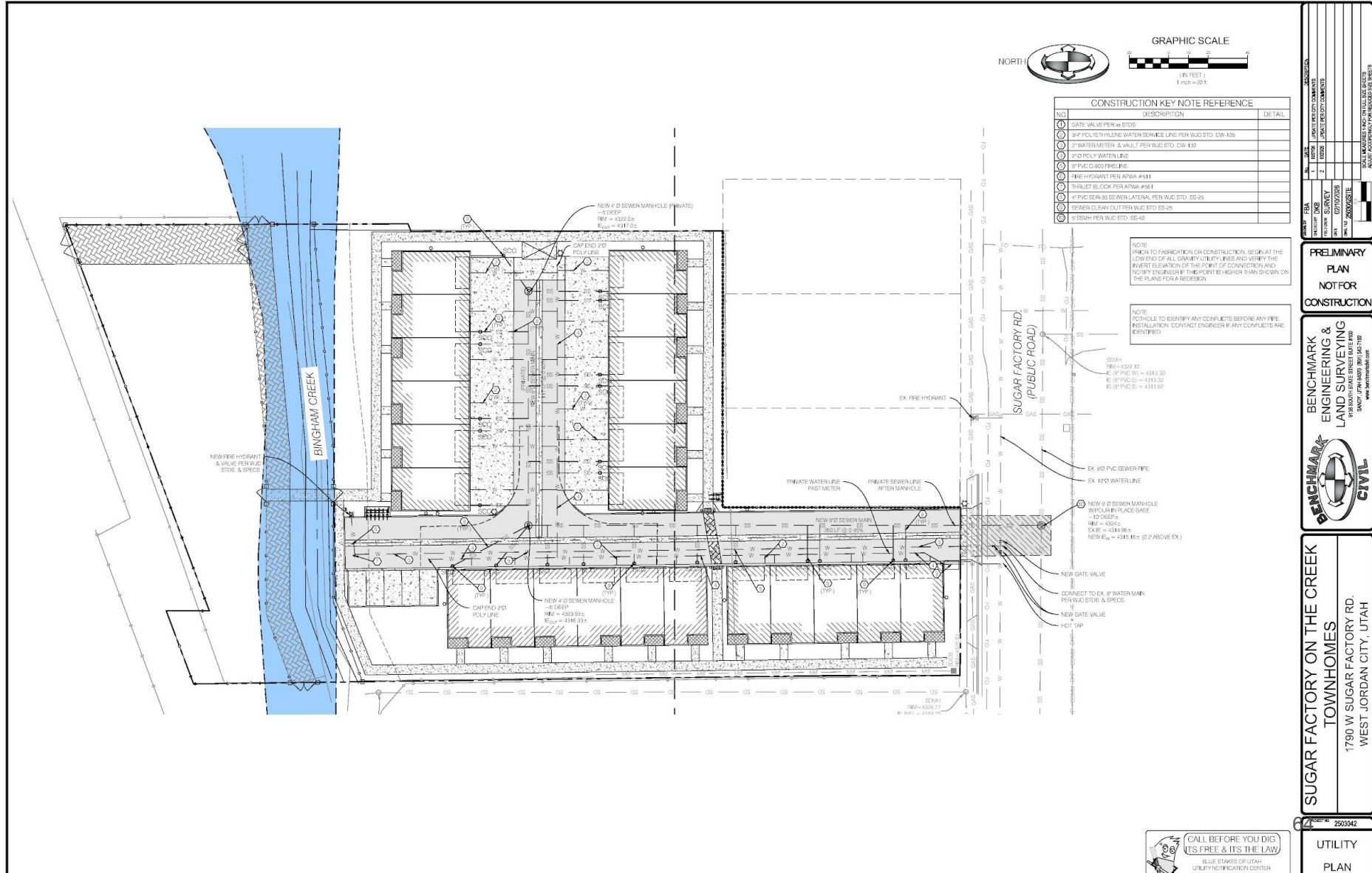


Road Cross-Sections



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

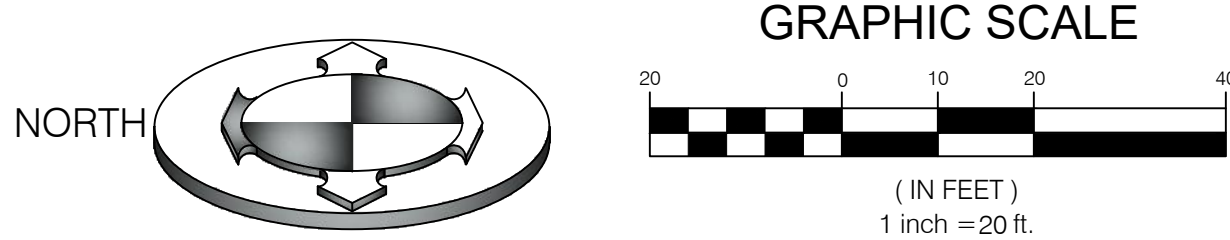
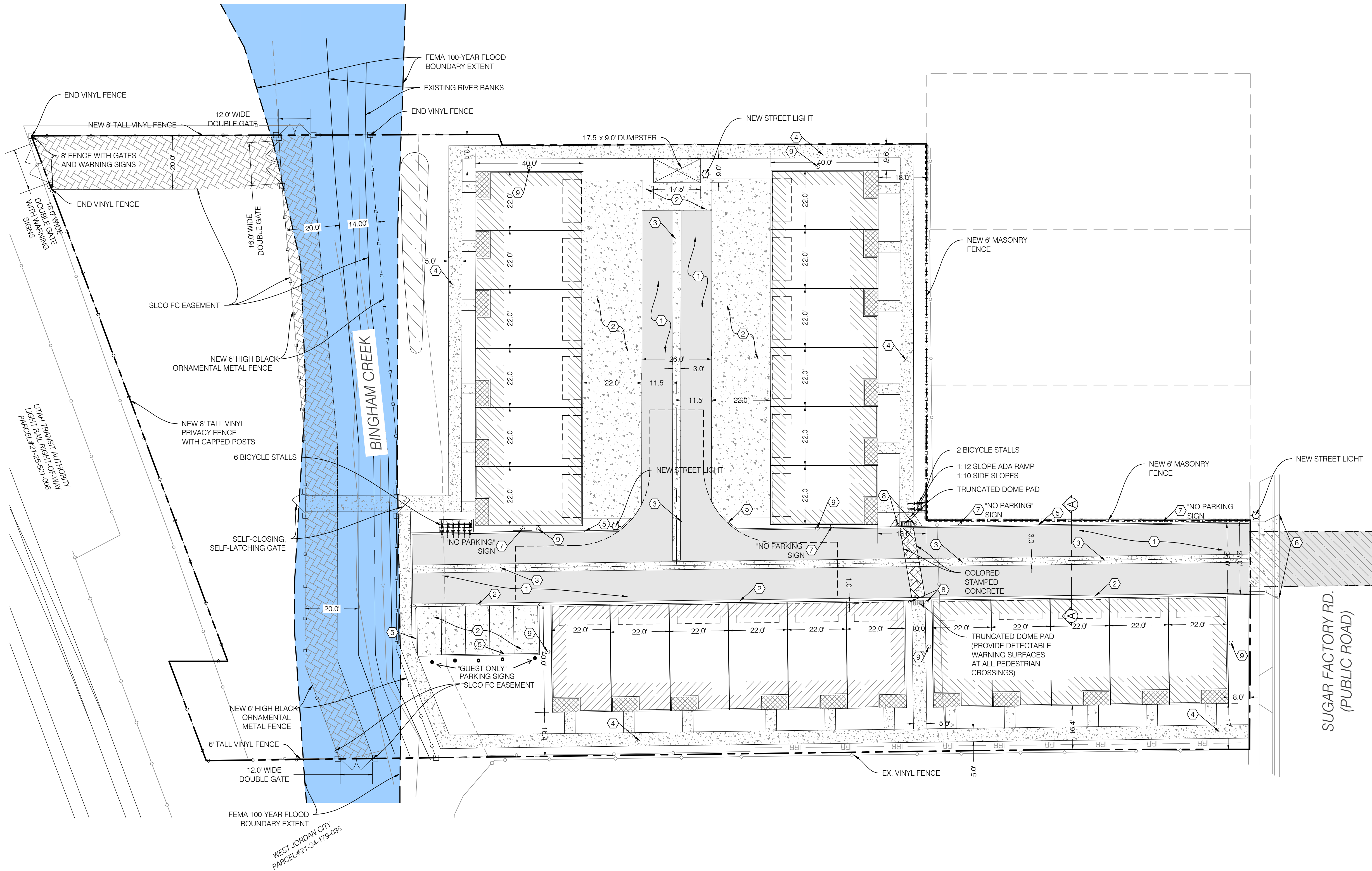


Summary and Vision

- 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.

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

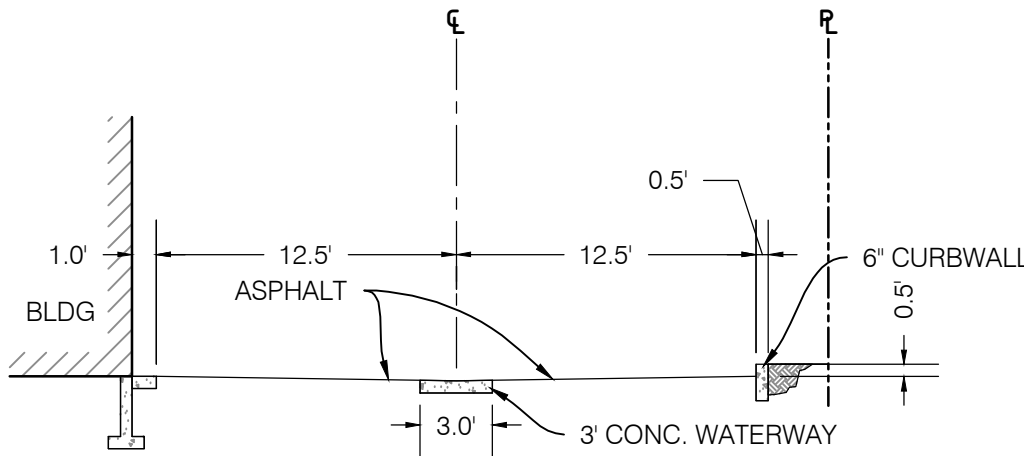
NOTE:
THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO
IMPROVE OR MAINTAIN PRIVATE LANES, ALLEYS, OR
DRIVEWAYS CONTAINED WITHIN OR PROVIDING ACCESS TO
THE PROPERTY DESCRIBED IN THIS DOCUMENT. ANY PRIVATE
LANE, ALLEY OR DRIVEWAY SHALL ALWAYS REMAIN PRIVATE.



CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	
2	CONCRETE PAVEMENT	
3	3' CONCRETE WATERWAY	
4	5' SIDEWALK THICKENED EDGE	
5	6' CONCRETE CURB WALL	
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	

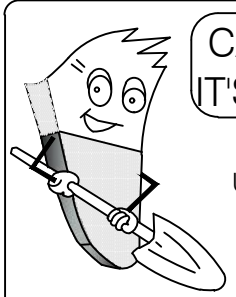
NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN
EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO
FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING
PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF
REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR
FURTHER DETAIL.

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



NOTE: NO PARKING WILL BE PERMITTED ALONG THE CURB WALL 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.

PRIVATE DRIVE CROSS SECTION (A)
SCALE: NTS



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



DESCRIPTION		DATE	
1	UPDATE PER CITY COMMENTS	02/27/26	
2	UPDATE PER CITY COMMENTS	03/23/26	
3	UPDATE FENCE TO 6' ALONG CREEK	05/21/26	
4	ADD GUEST PARKING SIGNS	06/19/26	
5			
6			
7			
8			
9			

CREATED BY: FBA

DESIGNED BY: DKB

DATE: 02/10/2026

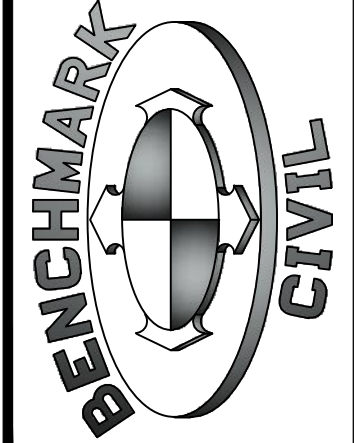
FILE: 2503042 SITE

SCALE: MEASURES 1"=20' ON FULL SIZE SHEET IS

ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

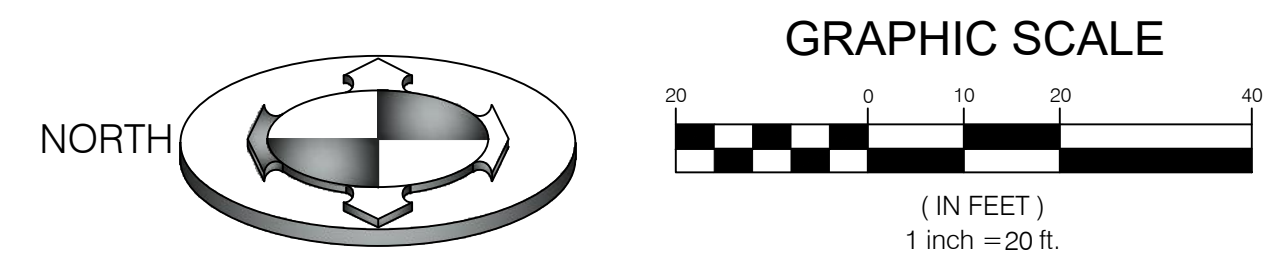
PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84707 (801) 542-7192
www.benchmarkcivil.com



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



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.

EX. 8" PVC SEWER PIPE
EX. 10" WATER LINE
NEW 5' Ø SEWER MANHOLE
W/POUR IN PLACE BASE
~10' DEEP ±
RIM = 4324 ±
EX IE = 4314.96 ±
NEW IE_N = 4315.16 ± (0.2' ABOVE EX.)

NEW GATE VALVE
CONNECT TO EX. 8" WATER MAIN
PER WJC STDS. & SPECS.
NEW GATE VALVE
HOT TAP

BENCHMARK



CIVIL

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LAND SURVEYING**

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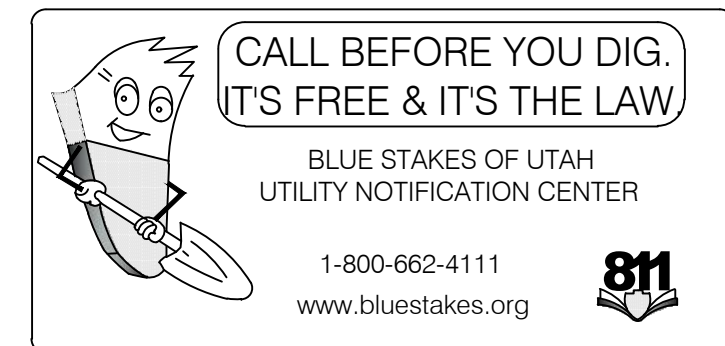
**SUGAR FACTORY ON THE CREEK
TOWNHOMES**

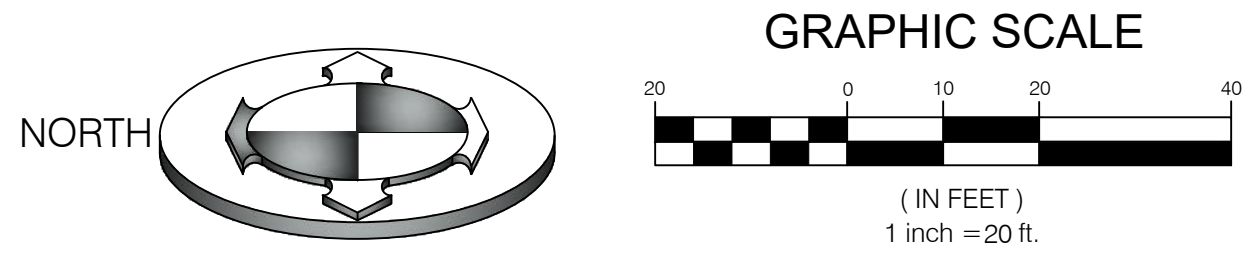
1790 W SUGAR FACTORY RD.
WEST JORDAN CITY, UTAH

PROJECT NO. 2503042

UTILITY
PLAN

CUP.01
2 OF 3





GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPTION	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.

STORM DRAINAGE CALCULATIONS Rational Method (Q=CIA)

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

HOLLADAY CITY DESIGN STORM (100 YEAR EVENT)					Discharge (Percolation) = 6.20 cfs/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-C4500 175.9 cfs/c. 83.4 lfpc.
V_{STORMTECH} = 3037 sf
Pond Volume V_{POUND} = 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

NOTE:
BINGHAM CREEK MAINTENANCE IS CONTROLLED BY SALT LAKE
COUNTY FLOOD CONTROL. ANY STABILIZATION 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.



PRELIMINARY
PLAN
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CONSTRUCTION

BENCHMARK
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LAND SURVEYING

BENCHMARK
CIVIL

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

PROJECT SITE

SUGAR FACTORY ROAD

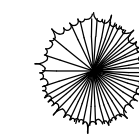


PLANT MATERIALS

(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

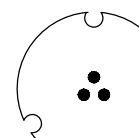
7

Juniperus chinensis 'Trautman'
Trautman Juniper
low; 15' x4'; sun; z4; Utah Lake water
tolerant

B & B

8'-10'

DECIDUOUS TREES



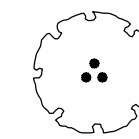
ATG

6

Acer tataricum 'GarAnn'
Hot Wings Tatarian Maple
Td3; 18x18; AV 176; sun to part shade; z4

B & B

Multi-trunked



COW

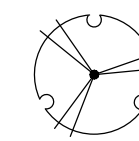
1

Cercis occidentalis
Western Redbud
10-15' x 10-15'; low water; sun to part sun; z
6-9

15 gal

Multi-trunked

5'-6'



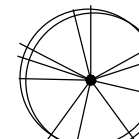
FSO

10

Fagus sylvatica 'Red Obelisk'
Red Obelisk European Beech
moderate; 30x10; full to part sun; z5

B & B

2"Cal



ZSM

12

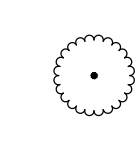
Zelkova serrata 'Musashino'
Musashino Zelkova
Td4; 45x15; AV 490; sun; z5; Utah Lake
water tolerant

B & B

2"Cal

SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT

DECIDUOUS SHRUBS

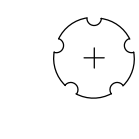


AF2

4

Amorpha fruticosa
False Indigo
low to moderate; 3-4'x3-4'; full sun to part
shade; z3

5 gal

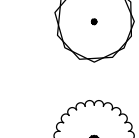


AMM

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

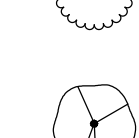


BTM

55

Berberis thunbergii 'Mania' TM
Sunjoy Gold Pillar Barberry
Td3; 4x2; AV28; sun to part shade; z4;

5 gal

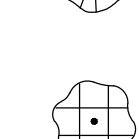


CBM

32

Carya x clandonensis 'CT-9-12' TM
Beyond Midnight Bluebeard
Sd2; 2.5x2.5; AV12.5; sun; z5

5 gal

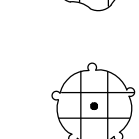


CMF2

7

Chamachataria millefolium
Fernbush
Sd0; 4x5; AV 7; sun to part sun; z4; Utah
Lake water tolerant

5 gal

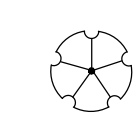


HPA

7

Apache Plume
Sd1; 4x4; AV 12.5; sun; z4; Utah Lake water
tolerant

5 gal

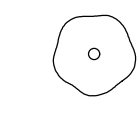


PW'B2

2

Physocarpus opulifolius 'SMNPMS'
Summer Wine® Black Ninebark
moderate; 5-6x5-6; full to part sun; z3

5 gal



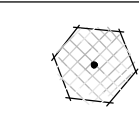
RC

6

Ribes cereum
Wax Currant
low; 8"x6'; sun; z5

5 gal

EVERGREEN SHRUBS

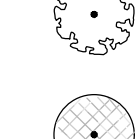


AB

3

Arctostaphylos uva-ursi 'Big Bear'
Big Bear Kinnikinnick
low; 1x4; full to partial sun; z3

5 gal

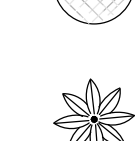


MR

12

Mahonia repens
Creeping Mahonia
GV0; 2x6'; part to full shade

5 gal



PL'O

28

Prunus laurocerasus 'Otto Luyken'
Luykens Laurel
moderate; 4x8; full to part shade; z5;

5 gal



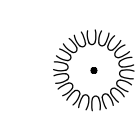
YFC

57

Yucca filamentosa 'Color Guard'
Color Guard Adam's Needle
Sd0; 2-3 x 2-3; AV 7; sun; z4; Utah Lake
water tolerant

5 gal

GRASSES

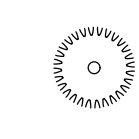


BGB

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



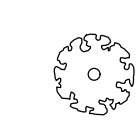
CA'K

44

Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass
Tw2; 4x3; AV 7; sun; z4; Utah Lake water
tolerant

1 gal

ROSES



R'CD

44

Rosa x 'Meidnifora' TM
Coral Drift Groundcover Rose
moderate; 1.5 x 2.5; sun; z4; Utah Lake water
tolerant

5 gal

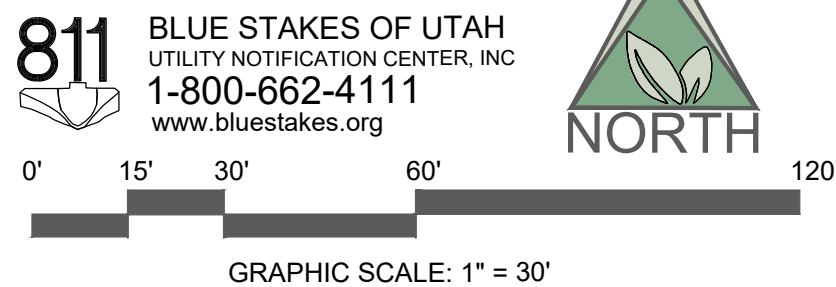
ISSUE DATE PROJECT NUMBER PLAN INFORMATION PROJECT INFORMATION DEVELOPER / PROPERTY OWNER / CLIENT LANDSCAPE ARCHITECT / PLANNER LICENSE STAMP DRAWING INFO

2/27/2026

UT25178

THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON
UTILITY NOTIFICATION CENTER, INC.
CIVIL AND ARCHITECT INFORMATION ISSUED ON
10/17/2025

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

SUGAR FACTORY TOWNHOMES
1790 W SUGAR FACTORY RD
WEST JORDAN CITY, UTAHBENCHMARK ENGINEERS
DALE K. BENNETT
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Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

COLOR ILLUSTRATION

CITY PERMIT SET
LP-COLOR





GENERAL PROJECT NOTES

- 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.
- 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) OF ANY DISCREPANCIES OF CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- DEVELOPER/BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS FOR SPECIFIC UTILITY EASEMENTS AND OTHER PERTINENT INFORMATION.
- 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.
- 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.
- DEVELOPER/BUILDER TO COORDINATE TOP OF FOUNDATION WALL ELEVATIONS WITH INFORMATION INDICATED IN THESE PLANS AND WITH FINAL GRADING.
- 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.
- COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH THE DEVELOPER/BUILDER.
- EXTERIOR WALLS TO BE 2X6 STUDS @ 16"OC. UNLESS OTHERWISE NOTED, INTERIOR WALLS & PARTY WALLS TO BE 2X4 STUDS @ 24" OC UNLESS OTHERWISE NOTED.
- 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.
- 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.
- CABINET DESIGN AND RELATED DRAWINGS ARE TO BE PROVIDED BY OTHERS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
- FIRESTOP ALL FLUES AND WALLS PER CURRENT LOCAL CODE.
- ALL DOORS BETWEEN DWELLING AND GARAGE AREAS MUST BE FIRE RATED PER CURRENT LOCAL CODE.
- STAIR ASSEMBLIES OVER 3'-0" WIDE SHALL HAVE A MINIMUM OF (3) STRINGERS.
- 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.

ROCKWELL TOWNHOMES

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	McArthur Homes
Developer:	9962 South Redwood Road South Jordan , UT 84095 Contact: Ron McArthur (801) 253-9910 OFFICE (801) 253-1095 Fax
Architect:	McArthur Homes 9962 South Redwood Road South Jordan , 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)
SCALE: 3/32" = 1'-0" (11X17)

ROCKWELL

5-PLEX



COVER

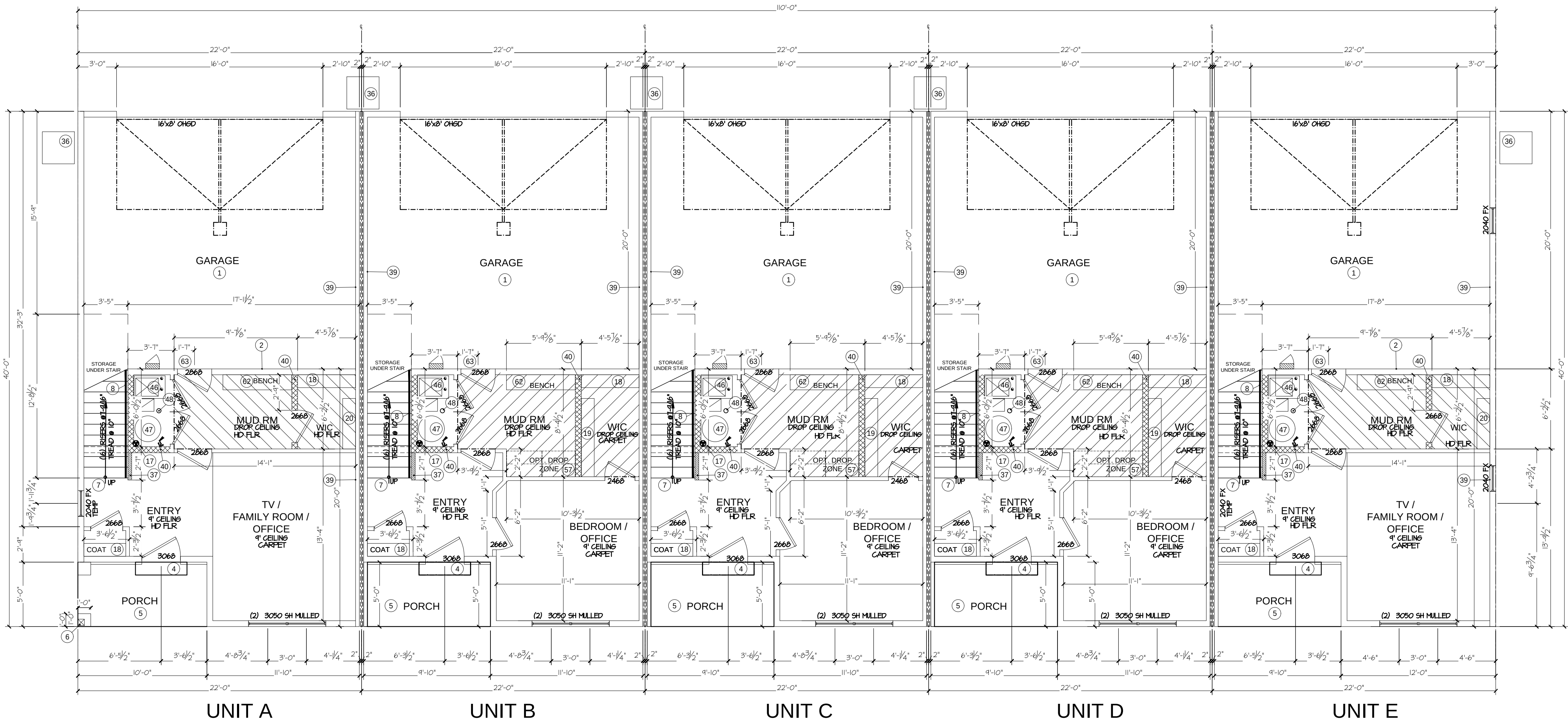
Job No.

PLAN NOTES

- 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
- GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
- NOT USED
- 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
- CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
- COLUMN. SEE STRUCTURAL FOR SIZING
- WOOD STAIRS PER CODE
- HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
- LINE OF WALL ABOVE
- LINE OF ROOF ABOVE
- THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
- LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
- ATTIC ACCESS (22"X30")
- LINE OF CEILING CHANGE
- OPTIONAL FREEZE PROOF HOSE BIB
- PEDESTAL SINK
- RADON RISER
- ROD & SHELF
- DOUBLE ROD AND SHELF
- (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW

- TEMPERED GLASS SHOWER SURROUND & DOOR.
- 36"H COUNTERTOP WITH BASE CABINET BELOW
- 12"D UPPER WALL CABINETS. KITCHEN UPpers: 34"H
- DOUBLE FRAMING @ WALL FOR GAS LINE
- CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
- NOT USED
- GRAY WATER BOX FOR WASHER HOOKUP.
- VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
- KITCHEN ISLAND @ 36" AFF W/ 12" COUNTERTOP OVERHANG
- RANGE/OVEN UNIT
- REFRIGERATOR WITH WATERLINE.
- OPTIONAL GAS LINE FOR BBQ.
- NOT USED
- NOT USED
- ONE PIECE SHOWER/TUB PER BUILDER.
- A/C UNIT WITH CONCRETE PAD.
- HALF WALL
- BALCONY/DECK
- SEPARATION WALL. REFER TO DETAILS.
- 2x6 INTERIOR WALL
- NOT USED
- NOT USED
- NOT USED
- HVAC FLUE
- 2X FLAT FRAMED FURRING. INSULATE PER CODE.
- DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
- DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.

- FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
- HVAC DUCT DROP.
- PROVIDE A SENER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
- NOT USED
- 44" MAX WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
- DISHWASHER
- BUILT-IN MICROWAVE
- WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
- OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
- OPT. DROP ZONE; 36"H BASE CABINET, 12"D UPpers
- 36"X60" TUB W/ SKIRT
- FREESTANDING TUB
- DECK MOUNT FAUCET AT GARDEN TUB
- NOT USED
- BENCH W/ CUBBIES AND COAT RACK. SEE DETAIL.
- FIRE RATED DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
- 36" SHOWER INSERT
- FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER. 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")



FIRST FLOOR PLAN

Job No.

FIRST FLOOR ASSEMBLY PLAN

ROCKWELL

5-PLEX

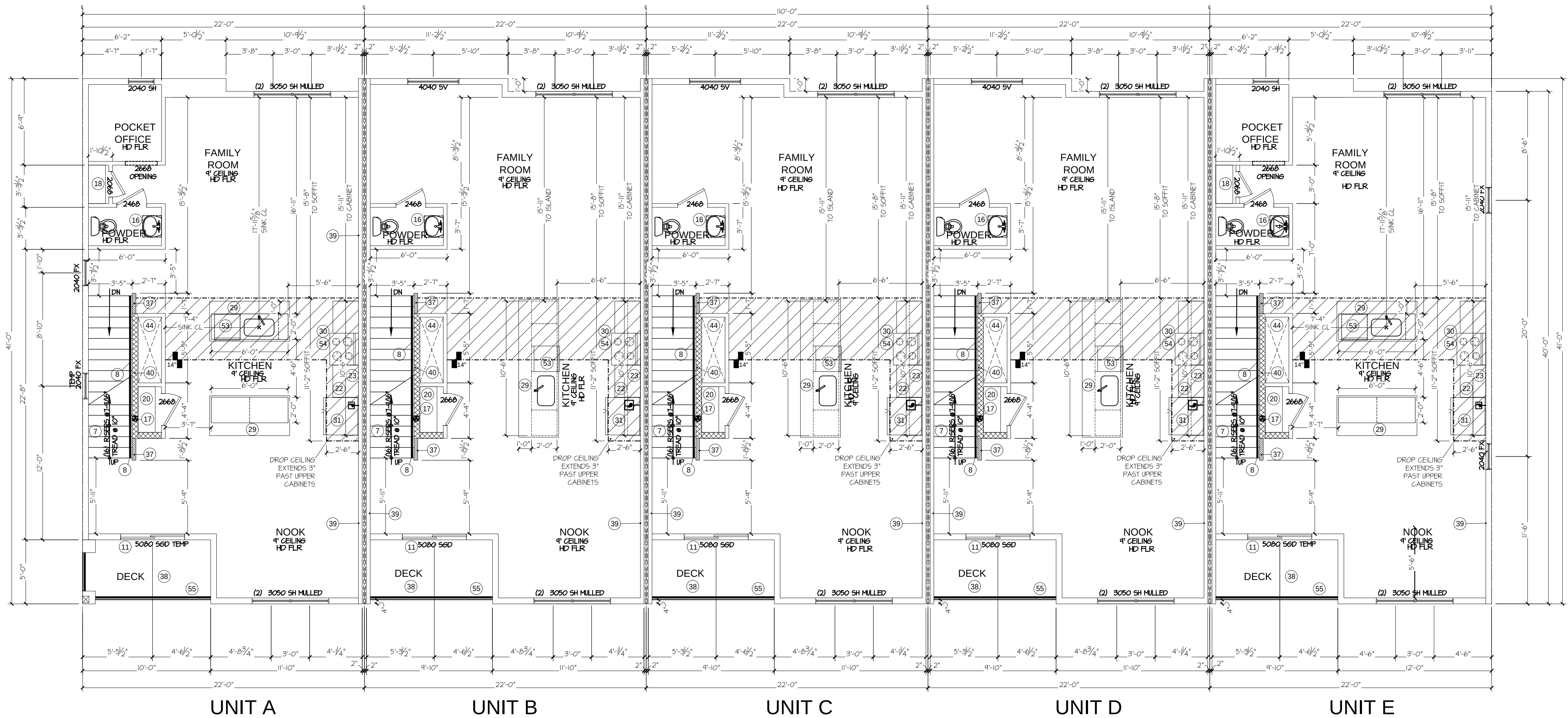
SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

PLAN NOTES

- 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
- GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
- NOT USED
- 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
- CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
- COLUMN. SEE STRUCTURAL FOR SIZING
- WOOD STAIRS PER CODE
- HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
- LINE OF WALL ABOVE
- LINE OF ROOF ABOVE
- THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
- LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
- ATTIC ACCESS (22"X30")
- LINE OF CEILING CHANGE
- OPTIONAL FREEZE PROOF HOSE BIB
- PEDESTAL SINK
- RADON RISER
- ROD & SHELF
- DOUBLE ROD AND SHELF
- (5) SHELVES, (1) 12"D @TOP, (4) 16"D BELOW

- TEMPERED GLASS SHOWER SURROUND & DOOR.
- 36"H COUNTERTOP WITH BASE CABINET BELOW.
- 12"D UPPER WALL CABINETS. KITCHEN UPPERS: 39"H
- DOUBLE FRAMING @ WALL FOR GAS LINE
- CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
- NOT USED
- GRAY WATER BOX FOR WASHER HOOKUP.
- VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
- KITCHEN ISLAND @ 36" AFF W/ 12" COUNTERTOP OVERHANG
- RANGE/OVEN UNIT
- REFRIGERATOR WITH WATERLINE.
- OPTIONAL GAS LINE FOR BBQ.
- NOT USED
- NOT USED
- ONE PIECE SHOWER/TUB PER BUILDER.
- A/C UNIT WITH CONCRETE PAD.
- HALF WALL
- BALCONY/DECK
- SEPARATION WALL. REFER TO DETAILS.
- 2x6 INTERIOR WALL
- NOT USED
- NOT USED
- NOT USED
- HVAC FLUE
- 2X FLAT FRAMED FURRINGS. INSULATE PER CODE.
- DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
- DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.

- FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
- HVAC DUCT DROP.
- PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
- NOT USED
- 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
- DISHWASHER
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- OPT. DROP ZONE; 36"H BASE CABINET, 12"D UPPERS
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SECOND FLOOR
PLAN

ROCKWELL
5-PLEX

Job No.

SECOND FLOOR ASSEMBLY PLAN

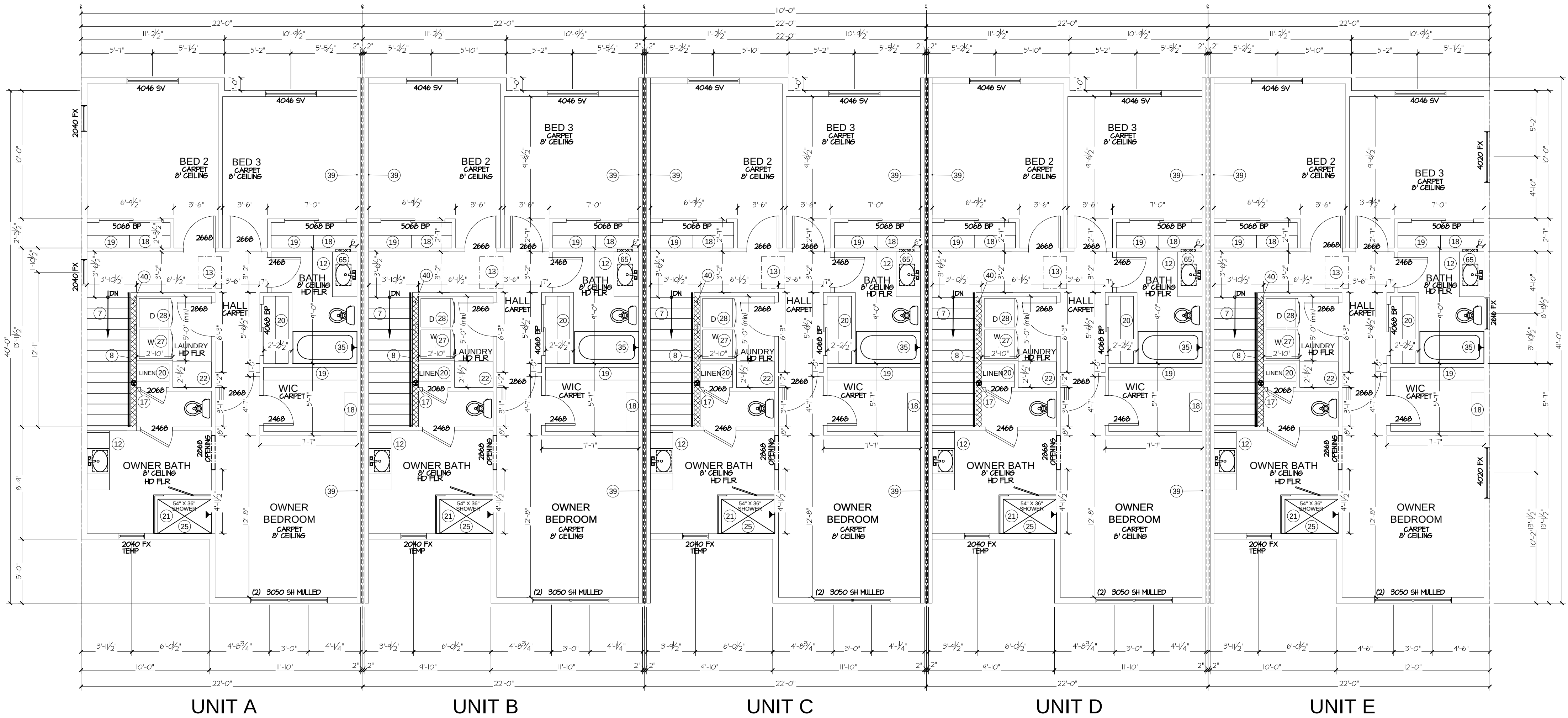
SCALE: 3/16" = 1'-0" (24X36)
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PLAN NOTES

- 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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- OPTIONAL GAS LINE FOR BBQ.
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- NOT USED
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- A/C UNIT WITH CONCRETE PAD.
- HALF WALL
- BALCONY/DECK
- SEPARATION WALL. REFER TO DETAILS.
- 2x6 INTERIOR WALL
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- NOT USED
- NOT USED
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- DECK MOUNT FAUCET AT GARDEN TUB
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THIRD FLOOR
PLAN

THIRD FLOOR ASSEMBLY PLAN

ROCKWELL

5-PLEX

Job No.

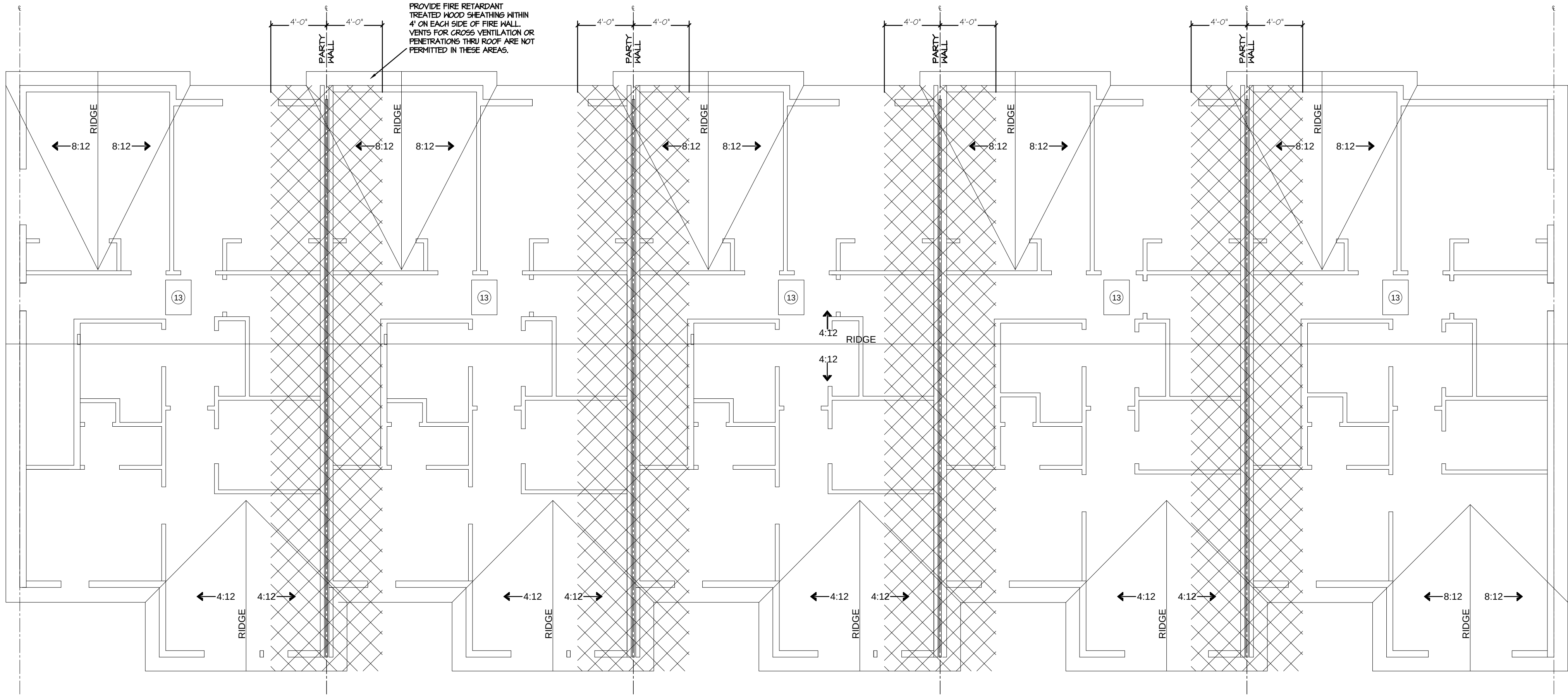
SCALE: 3/16" = 1'-0" (24X36)
SCALE: 3/32" = 1'-0" (11X17)

PLAN NOTES

- 4" CONCRETE SLAB SLOPE = 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOOR. ALL BACKFILLED AREAS ARE TO BE MECHANICALLY COMPACTED OR SETTLED SOAKED.
- GARAGE FIRE SEPARATION WALL PER CODE- ALL SURFACES ADJOINING HABITABLE SPACE. FIREWALL SEPARATION TO BE 5/8" TYPE "X" SHEETROCK MINIMUM.
- NOT USED
- 3' WIDE FIBERGLASS ENTRY DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
- CONCRETE PORCH AND STEPS. SLOPE FOR POSITIVE DRAINAGE.
- COLUMN. SEE STRUCTURAL FOR SIZING
- WOOD STAIRS PER CODE
- HANDRAIL WITH GRASPABLE SURFACE TO BE BETWEEN 1-1/4" & 2-5/8". LINE OF WALL ABOVE
- LINE OF WALL ABOVE
- LINE OF ROOF ABOVE
- THE HEIGHT MEASURED TO THE TOP OF THRESHOLD TO LANDING SHOULD NOT EXCEED 7-1/2".
- LAVATORY IN VANITY BASE CABINET WITH COUNTERTOP @ 32" AFF. BACKSPLASH WITH FULL WIDTH MIRROR ABOVE.
- ATTIC ACCESS (22"X30")
- LINE OF CEILING CHANGE
- OPTIONAL FREEZE PROOF HOSE BIB
- PEDESTAL SINK
- RADON RISER
- ROD & SHELF
- DOUBLE ROD AND SHELF
- (5) SHELVES. (1) 12"D @TOP, (4) 16"D BELOW

- TEMPERED GLASS SHOWER SURROUND & DOOR.
- 36"H COUNTERTOP WITH BASE CABINET BELOW.
- 12"D UPPER WALL CABINETS. KITCHEN UPPERS: 39"H
- DOUBLE FRAMING @ WALL FOR GAS LINE
- CULTURED MARBLE OR TILED TUB/SHOWER SURROUND OVER BACKING PER BUILDER.
- NOT USED
- GRAY WATER BOX FOR WASHER HOOKUP.
- VENT DRYER DIRECTLY TO EXTERIOR & INSTALL WEATHERHOOD.
- KITCHEN ISLAND @ 36" AFF W/ 12" COUNTERTOP OVERHANG
- RANGE/OVEN UNIT
- REFRIGERATOR WITH WATERLINE.
- OPTIONAL GAS LINE FOR BBQ.
- NOT USED
- NOT USED
- ONE PIECE SHOWER/TUB PER BUILDER.
- A/C UNIT WITH CONCRETE PAD.
- HALF WALL
- BALCONY/DECK
- SEPARATION WALL. REFER TO DETAILS.
- 2x6 INTERIOR WALL
- NOT USED
- NOT USED
- NOT USED
- HVAC FLUE
- 2X FLAT FRAMED FURRINGS. INSULATE PER CODE.
- DIRECT VENT FURNACE. HVAC MAIN TRUNK SIZE PER MANUAL D.
- DIRECT VENT WATER HEATER. INSTALL EXPANSION TANK & SEISMIC TIES WITH HEAT CHECK VALVES REQUIRED AT INLET AND OUTLET.

- FLOOR DRAIN. ALL FLOOR DRAINS SHALL HAVE TOP PRIMERS OR DEEP SEAL DESIGN.
- HVAC DUCT DROP.
- PROVIDE A SEWER STUB SLEEVE AT EACH UNIT. LOCATION PER PLAN.
- NOT USED
- 44" MAX. WINDOW SILL HEIGHTS FOR ALL REQUIRED EGRESS WINDOWS PER 2015 IRC.
- DISHWASHER
- BUILT-IN MICROWAVE
- WALL MOUNTED 36"H MIN. GUARD RAIL. MAX 4" NET OPENINGS.
- OPT. 2ND VANITY SINK, INCLUDES 2nd VANITY FIXTURE & OUTLET
- OPT. DROP ZONE; 36"H BASE CABINET, 12"D UPPERS
- 36"X60" TUB W/ SKIRT
- FREESTANDING TUB
- DECK MOUNT FAUCET AT GARDEN TUB
- NOT USED
- BENCH W/ CUBBIES AND COAT RACK. SEE DETAIL.
- FIRE RATED DOOR. INSTALL DOOR THRESHOLD AND WEATHER STRIPPING PER CODE.
- 36" SHOWER INSERT
- FRAME OPENING FOR MEDICINE CABINET. 6" FROM CORNER, 48" FROM FLOOR TO BOTTOM OF OPENING. (R.O. 14"X24")



ROCKWELL

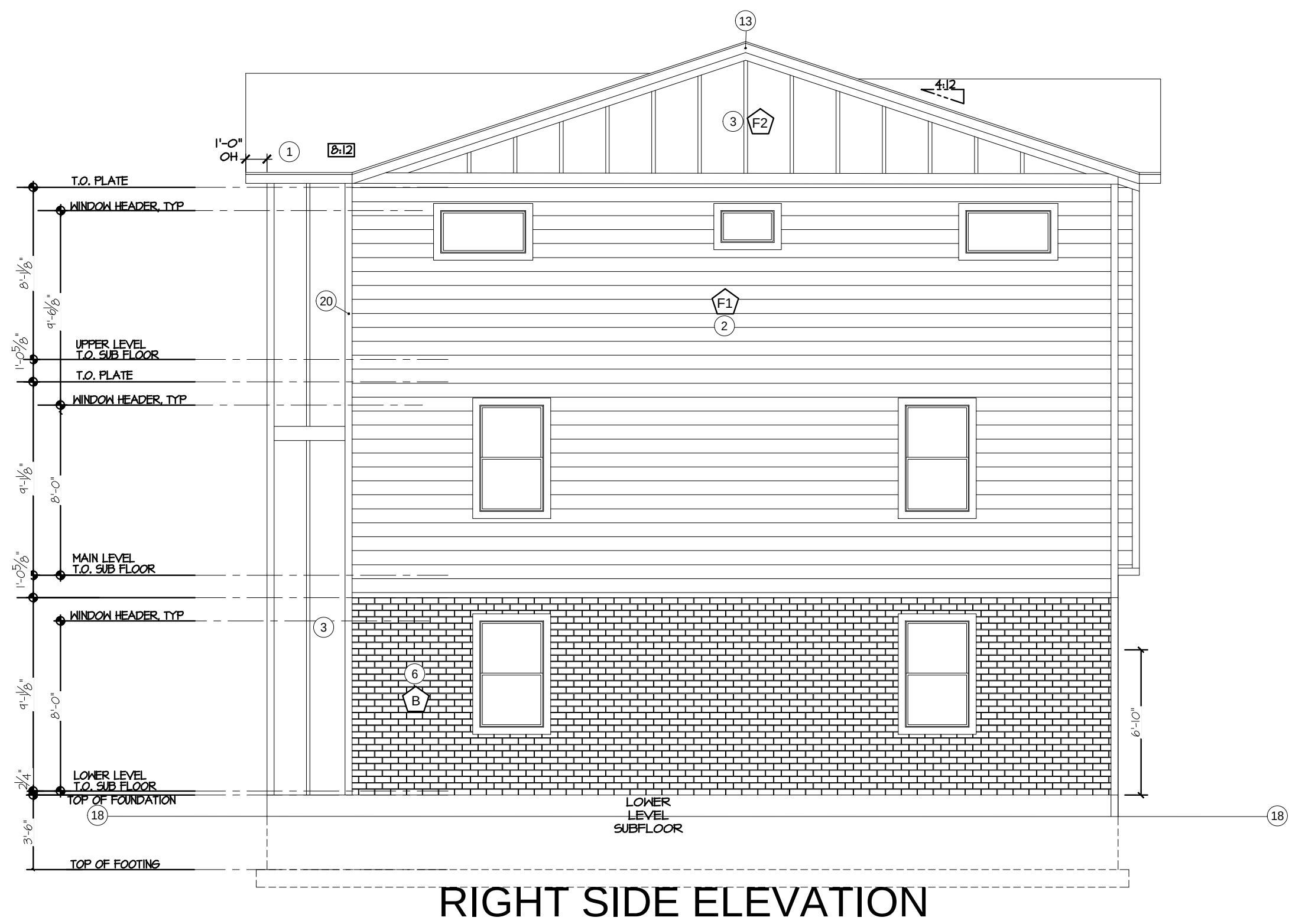
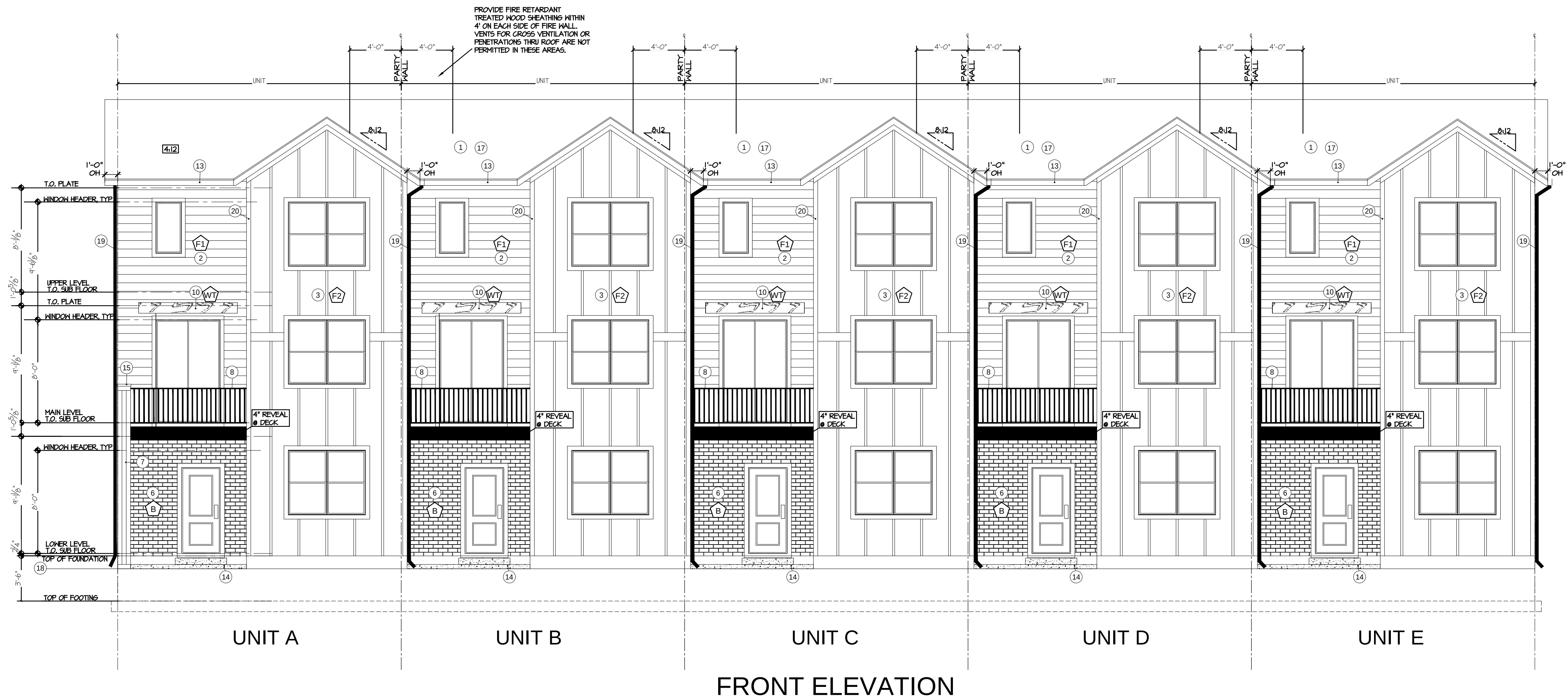
5-PLEX

ROOF PLAN

Job No.

ROOF PLAN

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 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

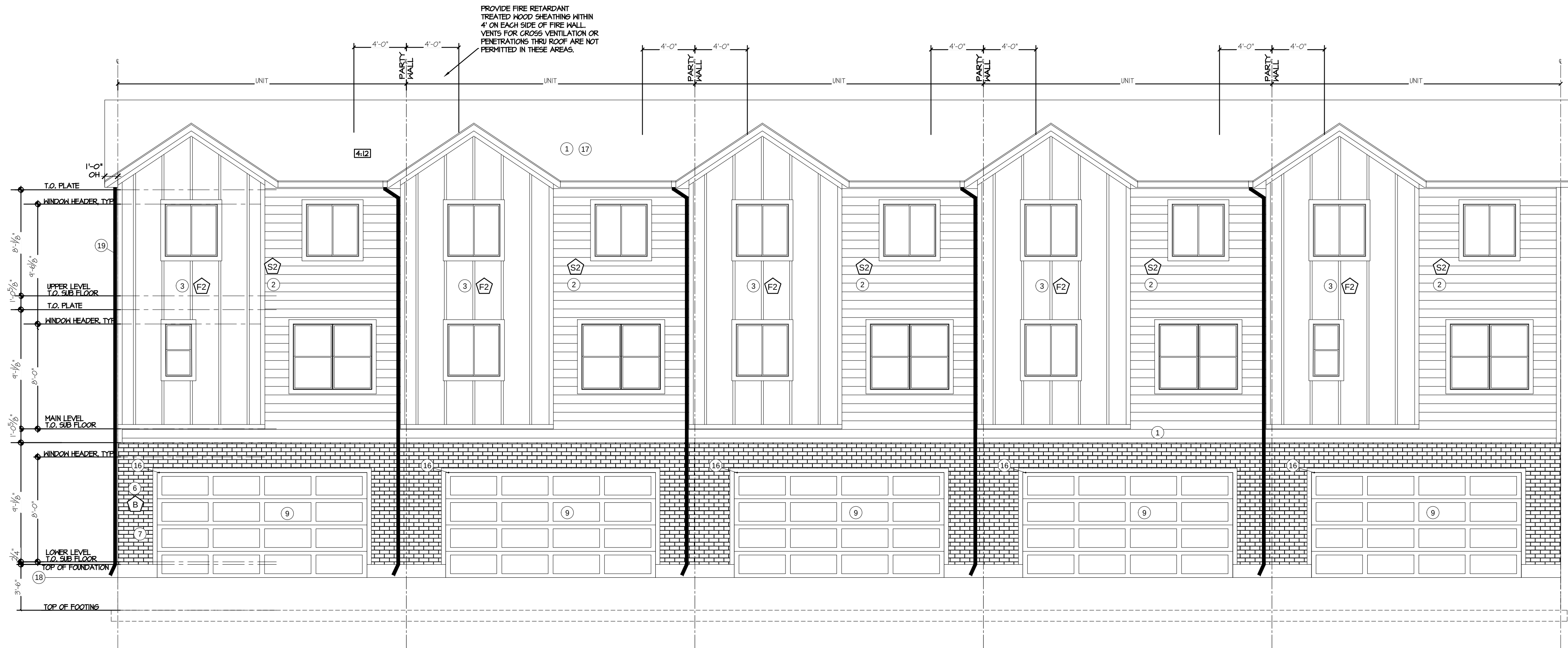
F2 FIBER CEMENT COLOR 2

ROCKWELL
5-PLEX

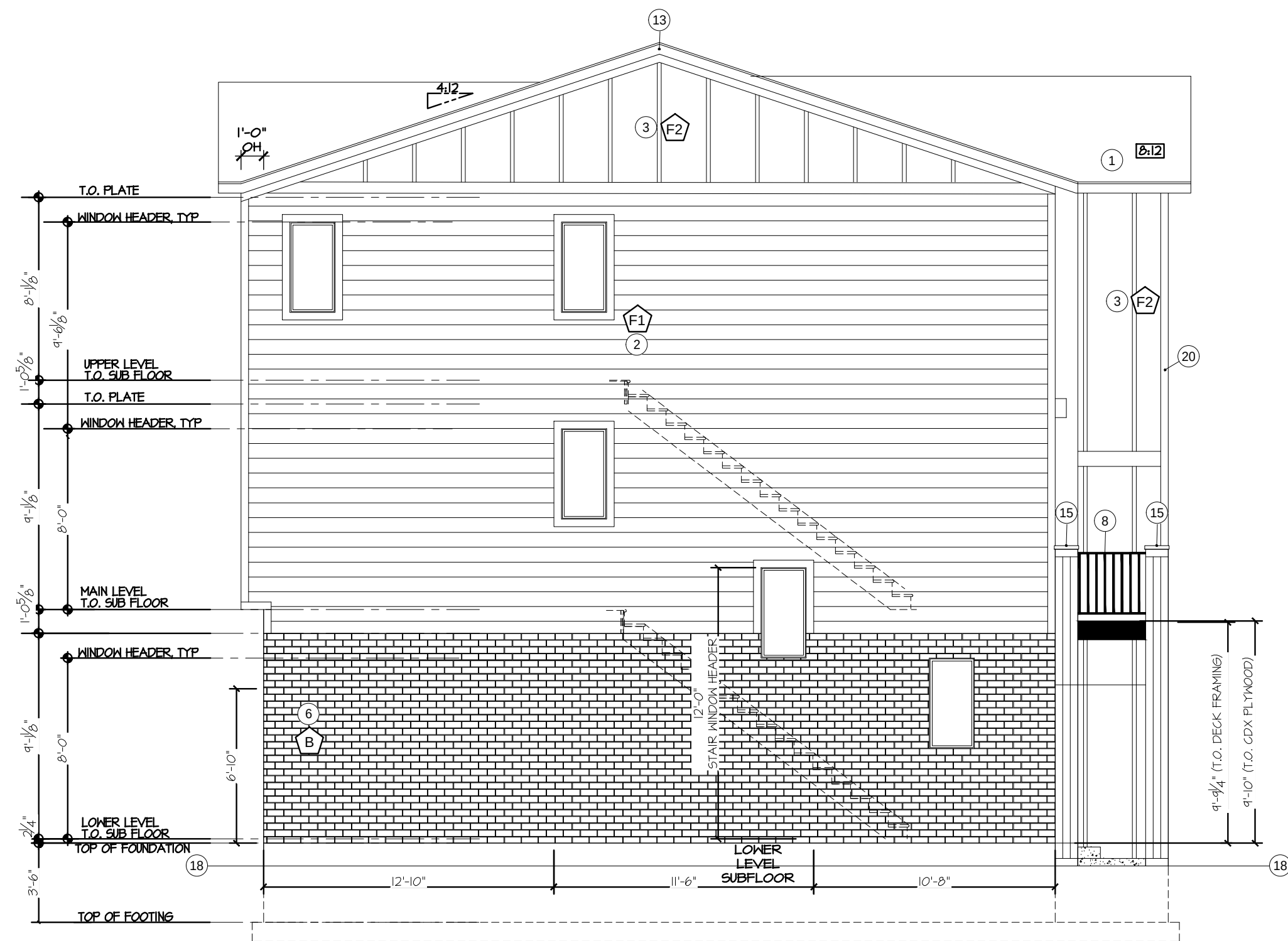
Elevations

Job No.

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



REAR ELEVATION

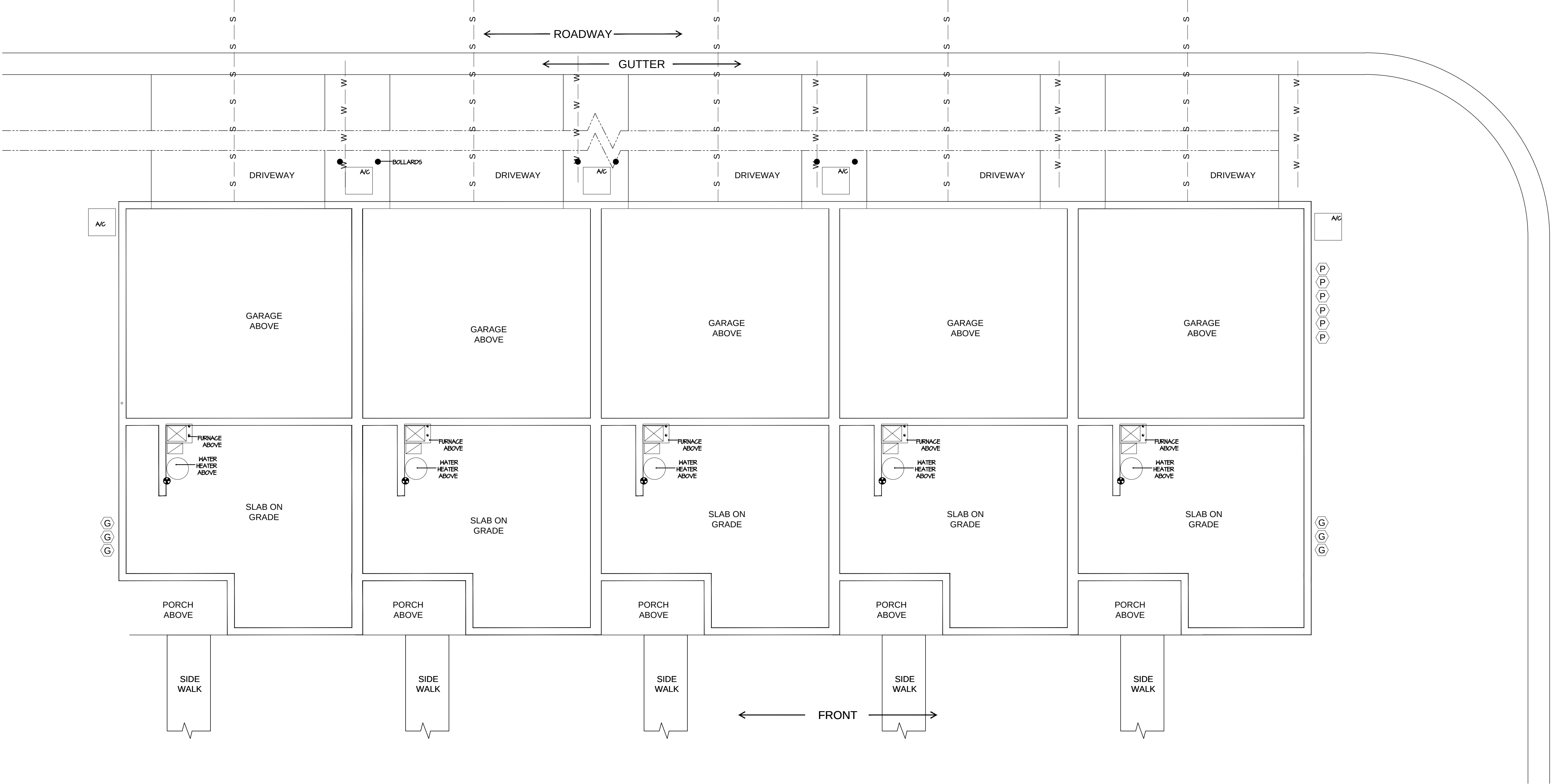


LEFT SIDE ELEVATION

ELEVATION NOTES KEY

1. ASPHALT ROOF SHINGLES
2. FIBER CEMENT HORIZONTAL SIDING
3. VERTICAL METAL PBV IBQ T.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



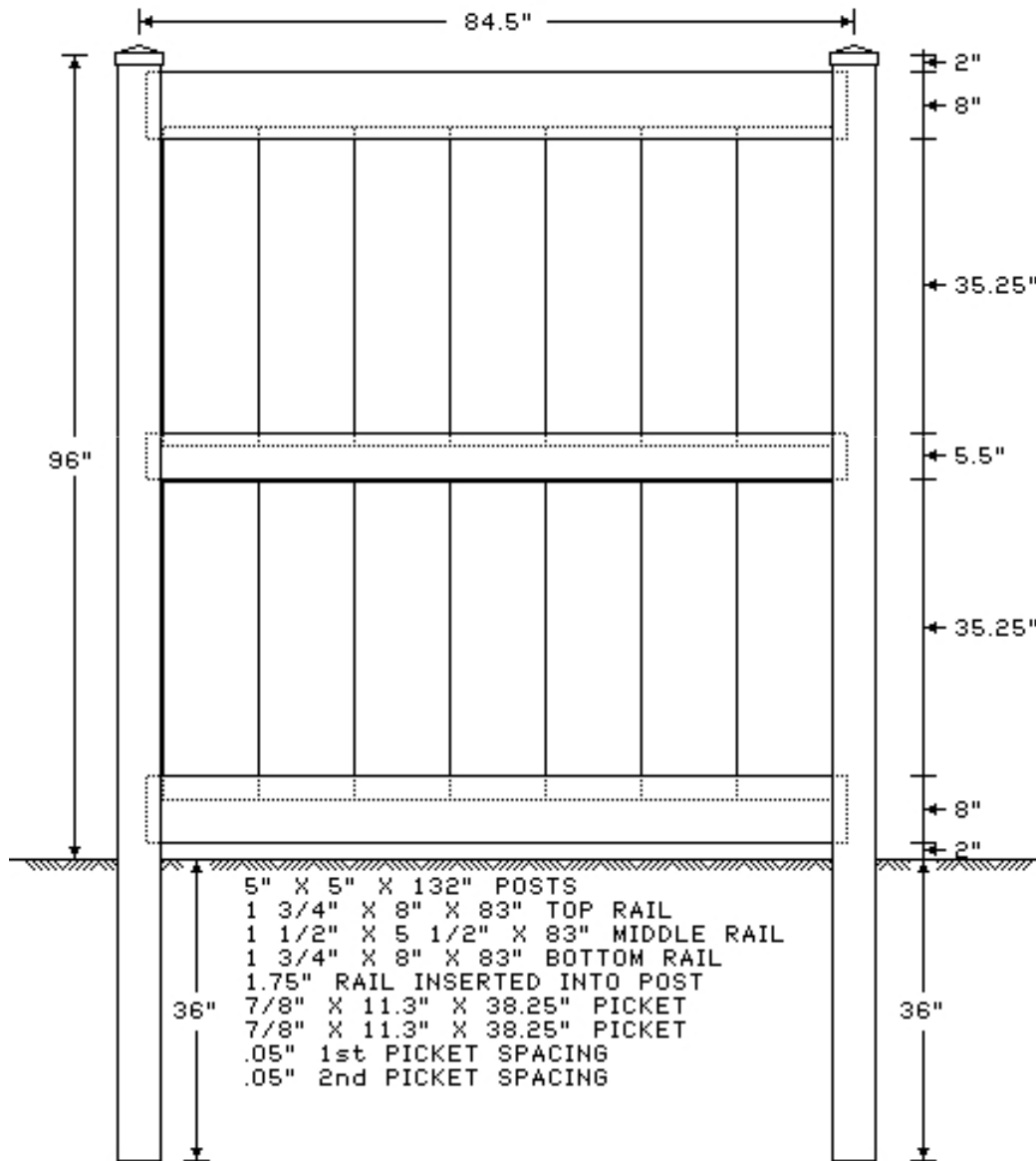
ROCKWELL
5-PLEX

UTILITY PLAN

Job No.

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

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

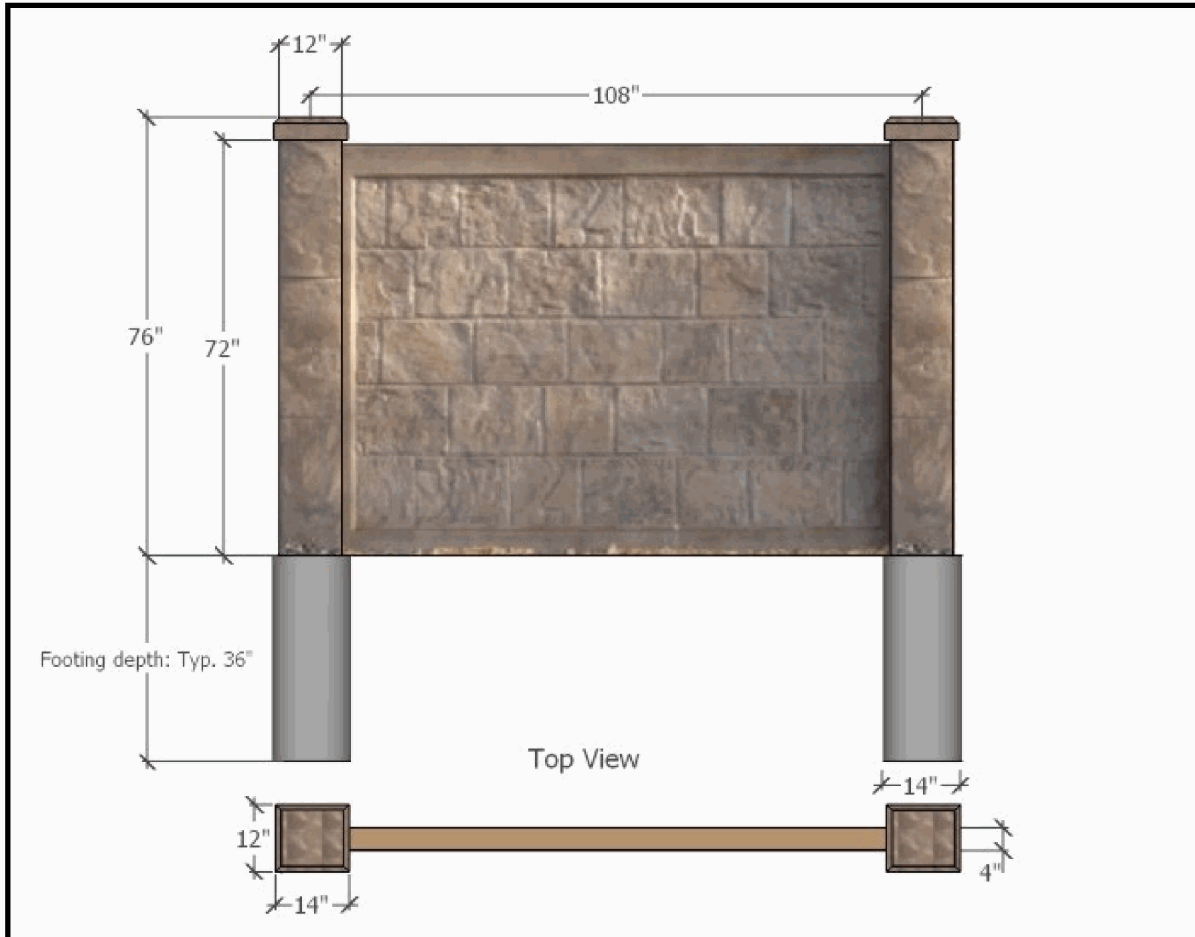
FILE:

1 of 1



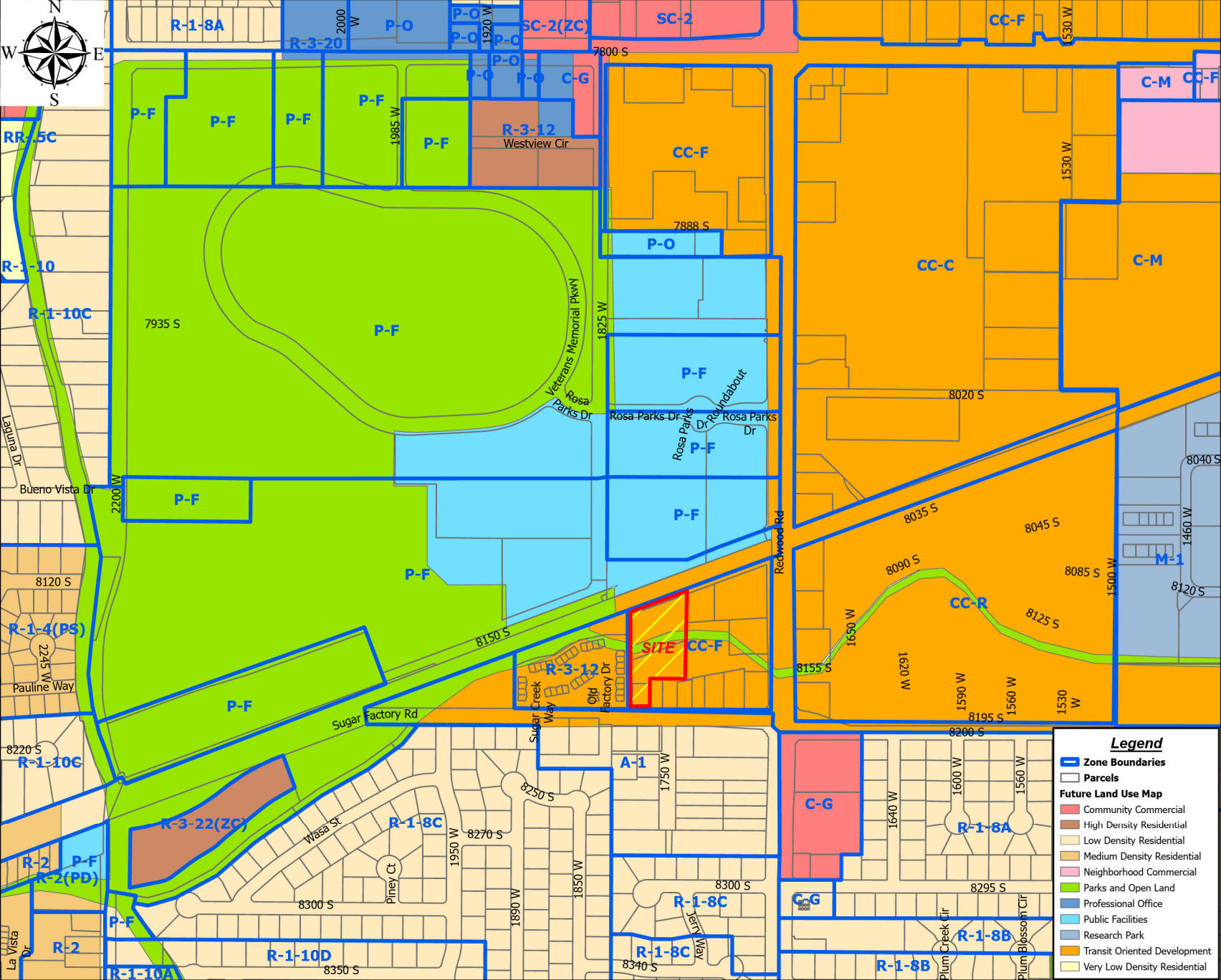
RhinoRock.com
CONCRETE FENCING

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	





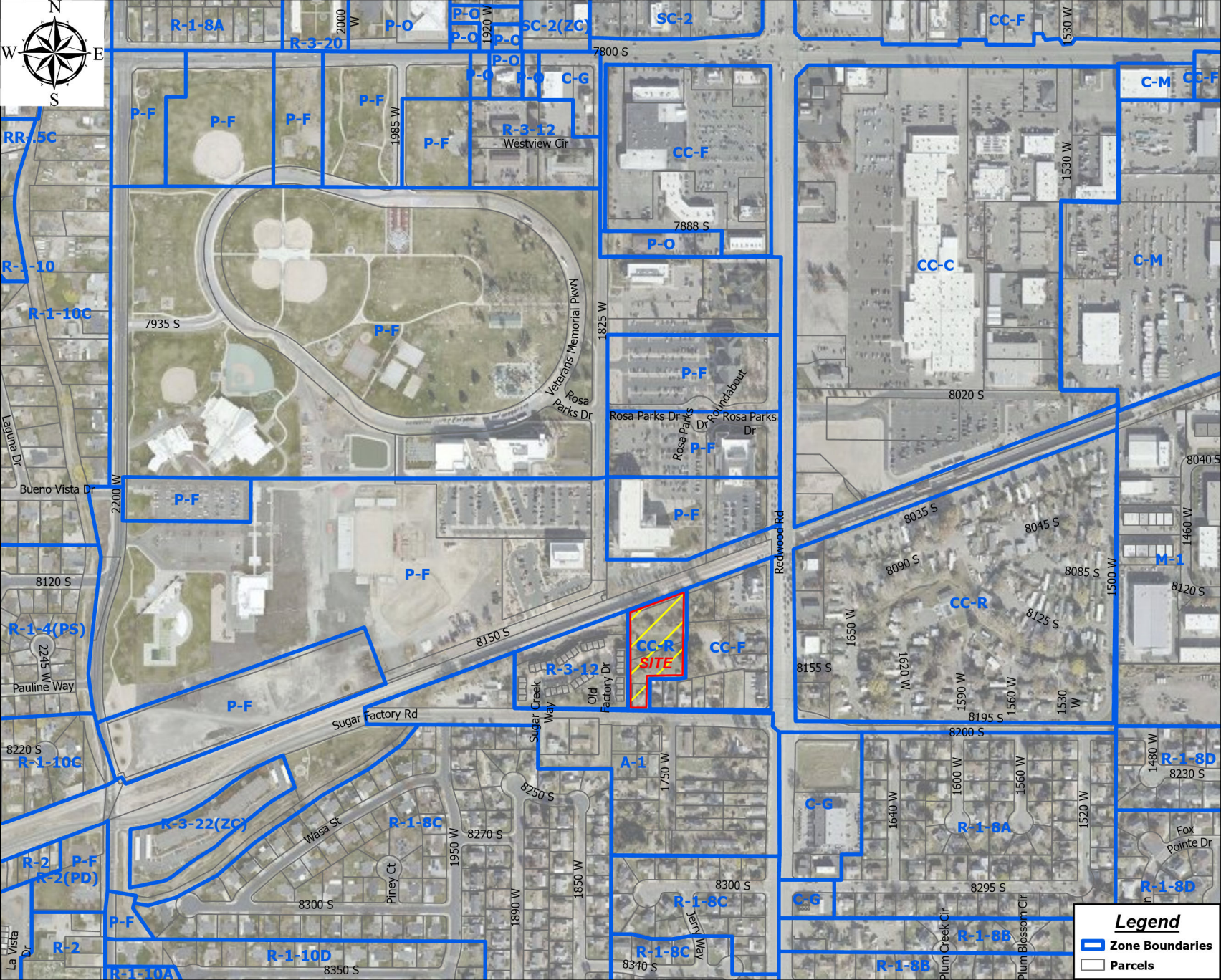
Legend

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



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: Request Feedback from Council

Meeting Date Requested : 06/30/2026

Presenter: Patrick S Boice, Senior Assistant City Attorney

Deadline of item :

Applicant: Scott Langford/Brock Hudson

Department Sponsor: Comm. Development - Bus. Lic

Agenda Type: DISCUSSION TOPICS

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion on Proposed Amendments to Temporary Business Licenses – Title 4, Chapter 2, Article E

2. EXECUTIVE SUMMARY

Temporary business license regulations have created some confusion for applicants and staff. The fee schedule has not kept up with changes in the code. There are two terms used in the fee schedule which are not found in the code. City staff are seeing dramatic increases in requests for temporary business licenses and it is an area where clarification will benefit all parties.

3. TIME SENSITIVITY / URGENCY

None

4. FISCAL NOTE

Changes will need to be made to the fee schedule.

5. STAFF ANALYSIS

6. MAYOR RECOMMENDATION

7. COUNCIL STAFF ANALYSIS

The Council is being asked to discuss proposed amendments to the City's temporary business license regulations. According to staff, the current code and fee schedule contain inconsistencies that have created confusion for applicants and staff, particularly as requests for temporary business licenses have increased.

The proposed amendments clarify licensing requirements for temporary merchants, participants, and event sponsors, align the fee schedule with the City Code, and update application requirements and license timeframes. Council Members may wish to consider whether the proposed changes provide clearer guidance while maintaining appropriate oversight for temporary business activities.

8. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;

2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

9. ATTACHMENTS

Title 4, Chapter 2, Article E

Business Licensing Fee Schedule

1

2 **ARTICLE E. TEMPORARY AND SEASONAL MERCHANTS**

3 SECTION:

4 4-2E-1: License Required

5 4-2E-2: License Fee

6 4-2E-3: Participant License Required

7 ~~4-2E-4: Temporary Merchant Sponsor License Required~~

8 4-2E-~~54~~: Merchant And Sponsor; Information Required

9

10 4-2E-1: LICENSE REQUIRED:

11 It is unlawful for any person to engage in, carry on, or conduct the business of a temporary
12 merchant in the city without first obtaining a ~~city~~ temporary merchant license ~~in addition to a~~
13 ~~general city business license~~. (Ord. 12-13, 6-13-2012)

14

15 4-2E-2: LICENSE FEE:

16 The license fee for a ~~city~~ temporary merchant license shall be as provided ~~by city council~~
17 ~~resolution~~ in the consolidated fee schedule . (Ord. 12-13, 6-13-2012)

18

19 4-2E-3: PARTICIPANT LICENSE REQUIRED:

20 A participant shall not be required to obtain a ~~city~~ temporary merchant license, but it is
21 unlawful for a participant to transact any business at a sales event without ~~first obtaining a~~
22 ~~general city business license and without~~ acting under the sponsorship of a person or business
23 holding a valid city temporary merchant license. (Ord. 12-13, 6-13-2012)

24

25 ~~4-2E-4: TEMPORARY MERCHANT SPONSOR LICENSE REQUIRED:~~

26 ~~It is unlawful for any person to act in the capacity of a temporary merchant sponsor in the city~~
27 ~~without first obtaining a general city business license. (Ord. 12-13, 6-13-2012)~~

4-2E-~~54~~: MERCHANT AND SPONSOR; INFORMATION REQUIRED:

A. Required Information: Every temporary merchant ~~sponsor and person or business holding a city temporary merchant license~~ must submit to the business license authority , at least ~~fifteen (15)~~ days prior to a sales event , the following information:

1. A list of all participants, including their names and addresses;

2. Location of the sales event ;

3. Dates of commencement and termination of the sales event ; and

4. Letter from property owner granting use of property for temporary location.

B. Duty To Update Participant List: ~~In the event the temporary merchant sponsor or a person or business holding a city temporary merchant license shall desire to add additional participants after the above information has been submitted to the business license authority , such sponsor or~~ A temporary merchant must notify the business license authority and update the list of participants if additional participants are added after submission of the application.

C. Expiration: A temporary merchant license is valid for 90 days from the date it is issued.

(Ord. 12-13, 6-13-2012)

BUSINESS LICENSING

Pursuant to section 4-1B-1 of the West Jordan Municipal City Code ~~4-1B-1 and 2~~, every person engaging in business within the City ~~shall~~ must apply for and maintain ~~in full force and effect~~ a valid City business license. Fees associated with various licenses are set forth below: ~~(Ord. 12-13, 6/13/2012)~~

1) ~~Business General License~~ (total cost not to exceed \$2,000)

- a) Application (one-time) \$55
- b) Base Fee \$163
- c) Per Employee Fee
\$8

2) Temporary License

- a) Application (one-time) \$55
- b) Base Fee \$75

3) Home Occupation (when required)

- a) Application (one-time) \$55
- b) Base Fee \$40

34) Alcohol Licensing

- a) Application (one-time) \$322
- ~~b) Bond (in addition to the alcohol license costs listed below)
\$1,000~~
- ~~c) Alcohol License
\$342~~

54) Amusement Devices (not to exceed \$500 per location) Fireworks Sales (per sales event 30 day max) \$200

- ~~a) Class A and C \$53
each~~
- ~~b) Class B, D, E, and F \$27
each~~

65) Pawn Shops
\$215

76) Rental Dwelling Units (annual fee)

~~a)~~ Application (~~one-time~~) \$55

~~ba)~~ Good Landlord Program Rental License Fee..... \$50 per rental unit

~~be)~~ Standard Fee\$325 per rental unit

~~cd)~~ Short-Term Rental License Fee\$325 per rental unit

87) Solicitor \$108

98) Sexually Oriented Business ~~License~~

a) Application (one-time, non-refundable)
..... \$102

b) ~~Business~~ License Fee (annual)

i) Adult Businesses and Semi-nude Entertainment Bars
\$300

ii) Outcall Business \$600

iii) Nude and Semi-nude Entertainment Agencies and Nude Entertainment Businesses
.....
\$450

iv) Outcall Business and Semi-nude Entertainment Business
\$640

109) Sexually Oriented Business Employee License

a) Application (one-time, non-refundable)
..... \$102

b) Employee License (annual)

i) Employee providing outcall services away from the premises of the outcall business
.....
\$300

ii) Adult business employee
\$100

iii) Outcall business employee requiring a license but NOT performing any
services outside the licensed premises
\$100

iv) Nude entertainment business employee requiring a license but NOT
individually providing nude entertainment services to patrons

.....
\$100

v) Semi-nude entertainment bar employee requiring a license but is NOT a
performer, OR employee of nude and semi-nude entertainment agencies
requiring a license but is NOT a performer
\$100

~~110~~) Vending Machine (not to exceed \$500 per location) \$11
each

~~121~~) Vendor License

a) Large Vendor
\$249

b) Small Vendor \$182

~~132~~) Food Truck

a) Primary Permit
\$100

b) Secondary Permit
\$21

~~143~~) Late Fees

a) Commercial \$30

b) Residential \$20



REQUEST FOR COUNCIL ACTION

Action: Request Feedback from Council

Meeting Date Requested : 06/30/2026

Presenter: Patrick Boice, Senior City Attorney

Deadline of item :

Applicant:

Department Sponsor: Comm. Development - Bus. Lic

Agenda Type: DISCUSSION TOPICS

Presentation Time: 20 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion on Proposed City Code Amendments to Reorganize Fireworks Sales Licensing Requirements – Title 6 Chapter 2 and Title 4 Chapter 2 Article A

2. EXECUTIVE SUMMARY

Business licensing requirements have been buried in Title 6 and are difficult to locate and navigate for business owners. Staff proposes moving firework licensing with the other specialty licenses (Title 4, Chapter 2). Some additional cleanup is necessary in Title 6 due to a change in form of government and to stay consistent with stylistic changes requested by the Council in other sections.

3. TIME SENSITIVITY / URGENCY

None

4. FISCAL NOTE

There is no impact on the city budget

5. PLANNING COMMISSION RECOMMENDATION

N/A at this time

6. STAFF ANALYSIS

7. MAYOR RECOMMENDATION

8. COUNCIL STAFF ANALYSIS

Plain Language Summary

The proposed ordinance moves fireworks sales licensing requirements from the Fireworks section of City Code (Title 6) to the Business Licensing section (Title 4) to improve organization and make the code easier to navigate. Businesses that sell fireworks would still be required to obtain the necessary City approvals, including a business license and a fireworks sales license. The ordinance also clarifies application requirements, such as providing the sales location, dates of operation, and permission from the property owner for temporary sales stands. Regulations governing when and where fireworks may be used, public fireworks displays, and fire-related restrictions would remain in Title 6.

Applicable Guiding Principles from the General Plan

LAND USE

- Land use decisions should be predictable, fair, and consistently applied.
- Ensure that regulations are clear, efficient, and supportive of effective administration of City services.

9. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

10. ATTACHMENTS

Title 4, Chapter 2, Article A

Title 6, Chapter 2

TITLE 4

CHAPTER 2

ARTICLE A – Firework Sales

4-2A-1: License Required

4-2A-2: License To Sell Class C Common State Approved Explosives

4-2A-1: LICENSE REQUIRED:

It is unlawful for any person, or business, to engage in, carry on, or conduct firework sales in the city without first obtaining a general city business license and a specialty firework sales license.

4-2A-2: LICENSE TO SELL CLASS C COMMON STATE APPROVED EXPLOSIVES:

A. Application: Each person seeking to sell Class C common state approved explosives within the city must complete the provided application and:

1. Pay the fee established in the consolidated fee schedule;
2. Specify the proposed location and intended dates of sale;
4. Include a statement that the applicant agrees to strictly comply with all applicable state, county, and city laws;
5. Include a Sales Tax certificate;
6. If operating a temporary stand, include proof of written permission to operate the temporary stand if the applicant is not also the property owner;
7. Pay a \$100.00 cleanup security deposit if the intended sales will occur in a temporary sales stand; and
8. Describe the type of items to be displayed for sale.

B. Revocation: A license issued under this section may be revoked as provided within Title 4, Chapter 1, Article C.

TITLE 6

CHAPTER 2 FIREWORKS

SECTION:

6-2-1: Laws And Rules Adopted

6-2-2: Prohibited Sales And Discharge

~~6-2-3: License To Sell Class C Common State Approved Explosives~~

6-2-~~4~~3: Public Displays

6-2-~~4~~5: Prohibition Or Limitation Authorized For Environmental Conditions

6-2-~~5~~6: Penalty

6-2-1: LAWS AND RULES ADOPTED:

The City adopts the County and Municipal Fireworks Act, Utah Code Annotated section 11-3-1 et seq., the definitions contained in the Utah Fire Prevention and Fireworks Act, Utah Code Annotated section 53-7-202, the Utah Fireworks Act, Utah Code Annotated section 53-7-220 et seq., and the Department of Public Safety, State Fire Marshal rules pursuant to the Utah Fireworks Act, R710-2 et seq., all as amended periodically, as though set forth in their entirety. If any provision of this chapter conflicts with those State laws and rules, the State laws and rules shall control. (2001 Code § 46-2-101)

6-2-2: PROHIBITED SALES AND DISCHARGE:

It is unlawful for any person :

~~—A. To sell, offer for retail sale or to discharge any fireworks, except Class C common state approved explosives, unless expressly authorized by this chapter;~~

~~BA.~~ BA. To sell, offer for retail sale or to discharge any fireworks except in compliance with ~~this chapter and all other Citycity~~ ordinances, including, but not limited to, title 4 and title 13 of this Code;

~~CB.~~ CB. Under the age of ~~sixteen (16)~~ years to possess or use Class C common state approved explosives within the City , except under the immediate supervision of an adult;

~~CD.~~ CD. To ignite, explode, project or otherwise fire or use, or permit the ignition, explosion or projection of any fireworks upon, over or onto the property of another or within ~~twenty feet (20 feet')~~ of any residence, dwelling or other structure; and

~~DE.~~ To ignite, explode, project, discharge or otherwise fire or use, or permit the ignition, discharge, explosion or projection of fireworks in any area of the City in violation of any prohibition or limitation imposed pursuant to section 6-2-5 of this chapter. (2001 Code § 46-2-102)

~~6-2-3: LICENSE TO SELL CLASS C COMMON STATE APPROVED EXPLOSIVES:~~

~~—A. Application: Each person desiring to sell Class C common state approved explosives within the City shall apply to the mayor or his/her designee for a license to sell such explosives. The application shall:~~

~~—1. Be made in writing and accompanied by a fee periodically established in the City Council uniform fee schedule;~~

~~—2. Specify the proposed location of sale;~~

~~—3. Include certificates evidencing public liability insurance coverage in favor of the applicant in amounts periodically established in the City Council uniform fee schedule, with the insurance certificates designating the City as an additional named insured;~~

~~—4. Include a statement that the applicant agrees to comply strictly with the terms of any license granted;~~

~~—5. Include a Sales Tax permit;~~

~~—6. Include the one hundred dollar (\$100.00) cleanup security deposit, if appropriate, for the temporary sales stand for permitted fireworks; and~~

~~—7. Designate the type of items to be displayed for sale.~~

~~—B. Revocation: The licenses issued under this section may be revoked by the City Council for the licensee's failure to comply with the provisions of this chapter, for his possessing, offering for sale, or sale of dangerous fireworks, for violation of any City ordinance or state or Federal Statute or regulation, or for other good cause shown.~~

~~—C. Fees Additional: The license and fees paid under this section shall be in addition to all other licenses and fees required under City ordinance. (2001 Code § 46-2-103; amd. Ord. 19-03, 1-23-2019; Ord. 21-04, 2-10-2021)~~

6-2-~~34~~: PUBLIC DISPLAYS:

A. Permit Required:

1. A permit shall be required for any public discharge of display fireworks.
2. The Fire Chief or designee may, upon application in writing , grant a permit for the public discharge of display fireworks. Such permit shall be issued upon a determination by

the Fire Chief or designee that: a) the application for permit is complete; and b) the proposed display is of such a character and so located, discharged or fired, so as to be not hazardous to property or endanger any person . The Fire Chief or designee shall deny the permit if the application is not complete or the proposed display is determined to be hazardous. Sales, possession, use and distribution of such explosives for a permitted public display shall be lawful for that purpose only.

3. If the Fire Chief or designee does not issue a permit within ~~fourteen (14)~~ calendar days after receiving the written application, the application for permit shall be deemed to have been denied. An applicant whose application for permit is denied may file a written request for review with the ~~City Council~~ Mayor within ~~thirty (30)~~ calendar days after the denial. ~~The written request for review shall be directed to the attention of the city recorder.~~

B. Application For Permit: All applications for permits shall be accompanied by payment of fees in an amount adopted by the City Council and shall set forth: 1) the date, hour and place of making such display; 2) the place of storing the fireworks prior to the display; 3) the names of persons making the display; 4) the name of the person in charge of the igniting, firing, setting off, exploding or causing to be exploded such fireworks; 5) evidence that the display operator has received a display operator's license from the state Fire Marshal Division ; and 6) certificates evidencing public liability insurance coverage in favor of the applicant in amounts acceptable to the Fire Chief or designee, with insurance certificates designating the City as an additional named insured.

C. Location Approved: The location of the storage place shall be subject to the approval of the Fire Chief.

D. Nontransferable: No permit granted under this section shall be transferable. (2001 Code § 46-2-104; amd. Ord. 12-21, 8-22-2012; Ord. 21-04, 2-10-2021)

6-2-~~45~~: PROHIBITION OR LIMITATION AUTHORIZED FOR ENVIRONMENTAL CONDITIONS:

A. Authority: When environmental conditions render or may render the otherwise lawful discharge of common Class C fireworks to be unreasonably hazardous to life and/or property , the City Council may prohibit or limit the discharge of common Class C fireworks. When circumstances do not permit the City Council to take action to prohibit or limit the discharge of fireworks in a regularly scheduled City Council meeting, the Fire Chief or his designee is authorized to prohibit or limit the discharge of common Class C fireworks. The extent of the area to be restricted and the timing of the restriction will be based upon an overall assessment of the risk presented to the community by the discharge of common Class C fireworks.

B. Report To City Council : The Fire Chief or his designee will report any prohibition or limitation imposed on the discharge of common Class C fireworks as a result of environmental conditions at the next regularly scheduled meeting of the City Council following such action. (2001 Code § 46-2-105)

6-2-~~5~~6: PENALTY:

~~Any person convicted of violating this chapter is guilty of~~Any violation of this chapter may be charged as a civil citation or as a Class B misdemeanor. (2001 Code § 46-2-106)



REQUEST FOR COUNCIL ACTION

Action: Request Feedback from Council

Meeting Date Requested : 06/30/2026

Presenter: Patrick S Boice, Senior Assistant City Attorney

Deadline of item :

Applicant: City Council

Department Sponsor: Council Office

Agenda Type: Discussion Topics

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Update on E-Bike Code Amendment

2. EXECUTIVE SUMMARY

Continuation of a review of an ordinance to regulate e-bikes within the City. This subject has previously been discussed at Committee of the Whole meetings on September 23, 2025, and on March 24, 2026. Council is being asked to consider approving the amendments to City Code for Electric Bicycles. The City Council has discussed adding a chapter to the City Code to address the use of electric bicycles. State Law already contains extensive restrictions and requirements for the use of e-bikes. Changes to State Law have occurred and are slated to occur again in 2027. (See Section 41-6a-1115.5) State law allows the City to regulate or restrict the use of e-bikes on sidewalks and paths. The City Council has asked that the addition to City Code adopt the State definitions and restrictions and place regulations on the use of electric bicycles on City paths and sidewalks. Proposed legislative language mirrors State Code and still allows for e-bikes to be used in reasonable manners.

3. TIME SENSITIVITY / URGENCY

None

4. FISCAL NOTE

None

5. STAFF ANALYSIS

6. MAYOR RECOMMENDATION

7. COUNCIL STAFF ANALYSIS

As this is just an update in the process, the council staff will provide additional analysis in future discussions.

8. POSSIBLE COUNCIL ACTION

There is no action at this time. This is just an update.

9. ATTACHMENTS

Title 7, Chapter 6

TITLE 7

MOTOR VEHICLES AND TRAFFIC

CHAPTER 6

ELECTRIC BICYCLES

SECTION:

7-6-1: Definitions

7-6-2: Restrictions

7-6-3: Penalties

7-6-1: DEFINITIONS:

The words and phrases used in this section shall have the meanings and definitions contained in section 1-3-2 of this code and in Utah Code section 41-6a-102, or its successor provision.

7-6-2: RESTRICTIONS:

- A. It is unlawful for any person to operate a Class 3 electric bicycle on a sidewalk or path within the city, except for the Jordan River Parkway.
- B. An individual under 14 years old may not operate a Class 2 electric bicycle on public property, a sidewalk, or a path within the city unless the individual is under the direct supervision of the individual's parent or guardian.
- C. An individual may not operate an electric assisted bicycle in a negligent manner or in a way which creates an undue risk to pedestrians or interferes with pedestrian traffic.
- D. Electric motorcycles are prohibited from all public property, paths, and sidewalks.
- E. The owner of an electric assisted bicycle may not authorize or knowingly permit an individual to operate an electric assisted bicycle in violation of this section.

7-6-3: PENALTIES:

A violation of this section may be prosecuted as an infraction or as a civil citation.