



CITY COUNCIL ELECTRONIC STUDY MEETING AGENDA
CITY OF SOUTH JORDAN
TUESDAY, JANUARY 19, 2021
4:30 PM

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY COUNCIL WILL HOLD ITS MEETING **ELECTRONICALLY, VIA ZOOM PHONE AND VIDEO CONFERENCING WITH NO ANCHOR LOCATION**, ON TUESDAY, JANUARY 19, 2021. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE CITY MANAGER STAFF AT (801) 254-3742, AT LEAST 24 HOURS PRIOR TO THIS MEETING.

I, Dawn R. Ramsey, the Mayor of the City of South Jordan and Chair of the South Jordan City Council Meetings, hereby determine that conducting South Jordan City Council Meetings at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. There is a state, national, and global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2 and outbreaks of the coronavirus disease COVID-19 that has now spread globally including in Utah. Due to the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the anchor location. This determination not to meet in an anchor location shall be valid for thirty days.

In the event an electronic meeting is disrupted in any way that the City in its sole discretion deems in appropriate, including the posting of offensive pictures, remarks, or making offensive statements, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end the electronic meeting with or without a motion and vote. If a meeting is ended prior to all items being addressed, any items not addressed shall be moved to the next regularly scheduled meeting or a special meeting whichever is first.

Attendees will be allowed to join via phone or video, using Zoom phone and video conferencing.

Instructions on how to join the meeting electronically are below.

Join South Jordan City Council Study Electronic Meeting January 19, 2021 at 4:30 p.m.

- Join on any device, with mobile and desktop availability
- Visit: www.sjc.utah.gov/meeting-agenda-minutesarchive-center/
- Zoom link and Meeting ID will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted www.sjc.utah.gov/meeting-agenda-minutesarchive-center/

STUDY MEETING

- | | |
|-----------|--|
| 4:30 p.m. | A. Welcome, Roll Call and Introduction: <i>By Mayor Dawn R. Ramsey</i> |
| 4:35 p.m. | B. Invocation: <i>By Council Member, Brad Marlor</i> |
| 4:40 p.m. | C. Mayor and Council Coordination |
| 4:50 p.m. | D. Discussion/Review of Regular Council Meeting |
| 5:15 p.m. | E. Presentation Item: South Jordan Sub Areas Plan for Redwood Road Corridor and Jordan River Gateway <i>(By Director of Planning, Steven Schaefermeyer)</i> |
| 6:15 p.m. | ADJOURNMENT |

CERTIFICATE OF POSTING

STATE OF UTAH)
COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov.
Published and posted January 15, 2021.

An aerial photograph of a river flowing through a lush green landscape. In the background, a city skyline is visible, followed by a range of mountains under a blue sky with scattered white clouds. The foreground shows dense green vegetation and a winding path.

South Jordan Sub Areas Plan

REDWOOD ROAD CORRIDOR + JORDAN RIVER GATEWAY

PUBLIC DRAFT | SEPTEMBER 2020

SUB AREAS OVERVIEW

Through the General Plan process, completed in early 2020, it became apparent that there was a need for a closer look at two sub areas, the Redwood Road Corridor and the Jordan Gateway. The South Jordan General Plan includes chapters dedicated to How We Move, Where We Live, Where We Work, Where We Gather, Where We Play, and How We Grow. This plan reflects the values and goals of the General Plan and should be used alongside it.

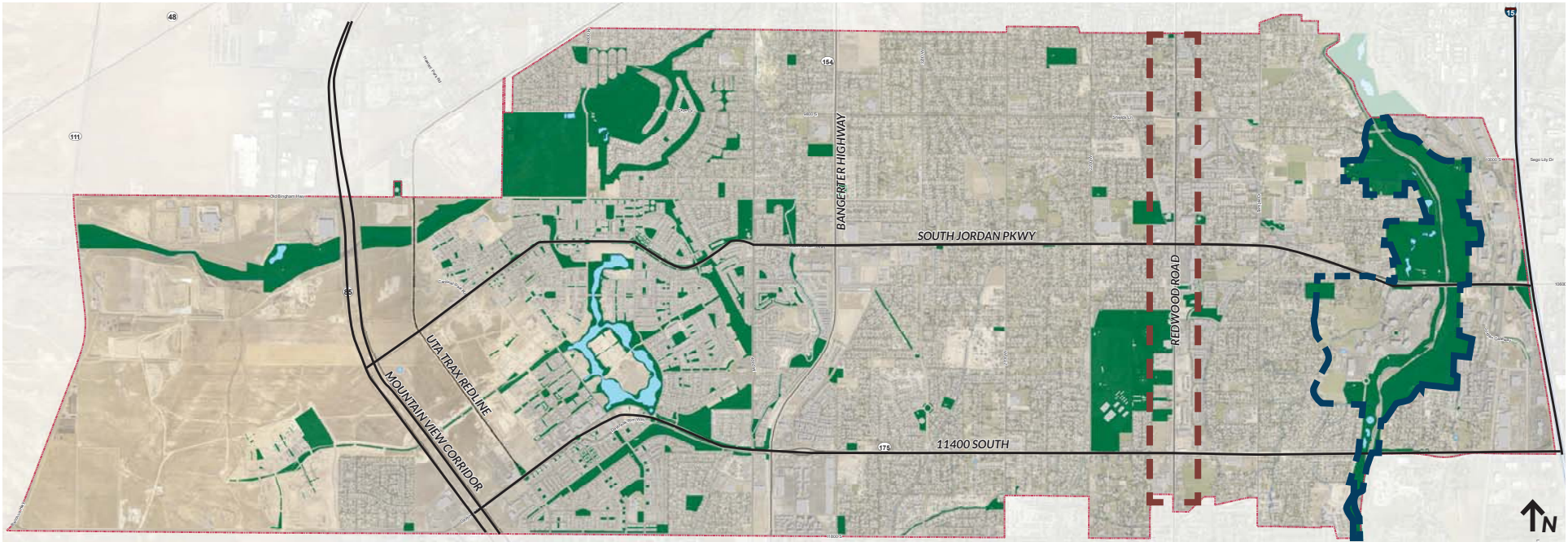
The map to the right illustrates the subarea boundaries and general orientation of the site. A more in-depth look at the future of these areas, including detailed area of change maps, is in the following pages of this chapter.

The two sub areas were chosen because they are unlike any other part of the City. Both areas, unique as they are, are seen as entrances to the City, employment and economic hubs, and major transportation corridors. Each needed further evaluation and attention on potential future design, land use scenarios, goals and policies, and potential new projects. This sub area plan also called for additional outreach, coordinating closely with staff, elected officials, property and business owners, and the general public.

This plan went through multiple sets of revisions from City staff and major stakeholders in the area to confirm specific visions for the future and ensure that the goals, policies, and ideas are consistent with the ideas and values of the City and property owners.



SUB AREA BOUNDARY MAP



-  REDWOOD ROAD CORRIDOR
-  JORDAN RIVER GATEWAY



THE REDWOOD ROAD CORRIDOR

BACKGROUND & EXISTING CONDITIONS

Redwood Road is a major transportation corridor and economic center. At over 25,000 average annual daily trips, it lacks the human-scaled, walkable environment and appropriate mix of land uses to support this vision. A focus on key intersections at the South Jordan Towne Center will be important in moving the City toward a more vibrant corridor and center. As a UDOT roadway, South Jordan City does not have significant control over the streetscape. Therefore, improvements will likely center on redevelopment, expansion, and densification of land uses.

AREA ASSETS

The Redwood Road Corridor is at the heart of South Jordan. Major points of interest along Redwood Road include City Hall and the Towne Center, City Park, City Public Works Building, City Public Safety Building, Salt Lake County Recreation Center, Merit Medical, South Jordan Community Center/Senior Center, Salt Lake County Equestrian Park, and two major grocers and housing facilities. The area has potential to become a vibrant corridor that serves many needs for South Jordan residents.

The corridor has been part of many planning/revitalization studies, but those studies have failed to be fully implemented due to complications regarding state right-of-way ownership, and general lack of overall, cohesive and agreed-upon vision for the area.

AREA CHALLENGES

Along with its assets, Redwood Road has many challenges to overcome in order to become the vibrant and lively corridor it could be. The road is owned and controlled by Utah's Department of Transportation (UDOT), leaving South Jordan limited control over the design on the right-of-way. South Jordan does, however, have control over the land uses and design on either side of the road.



VISION

Redwood Road Corridor's distinct character is unmistakable with unique branding and consistent site design. The corridor is a vibrant stretch of employment and restaurants supported by strategically-placed residential. Although the corridor is efficient for vehicular travel, it is accessible and safe to navigate on foot, with trail connections to surrounding neighborhoods and inviting public spaces.



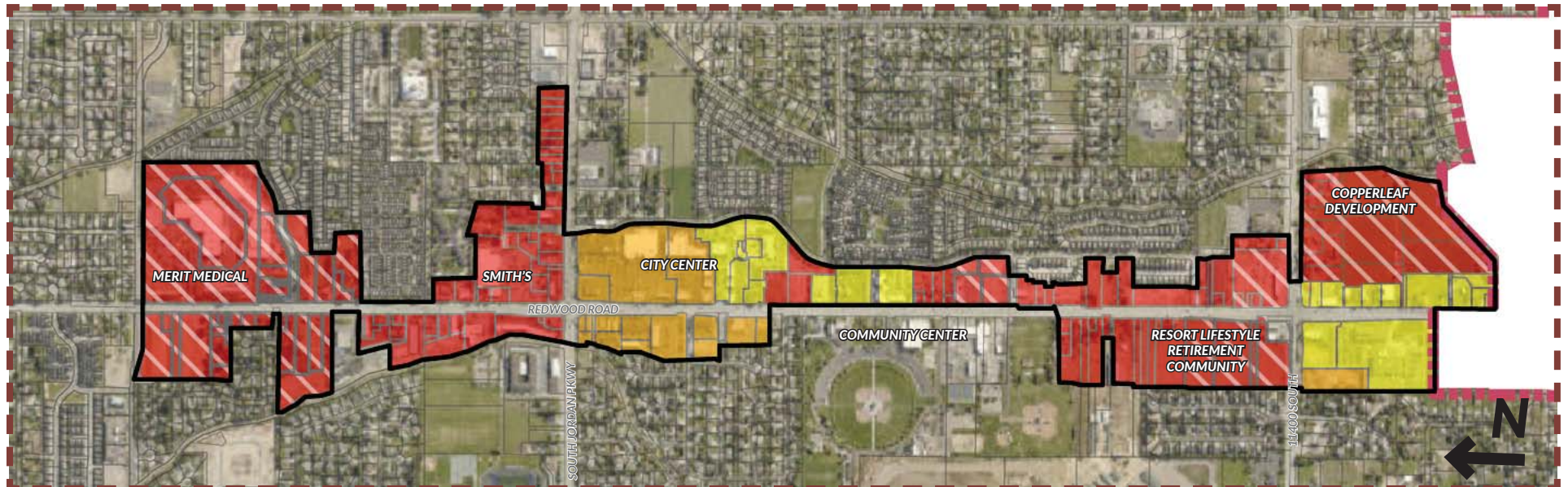
AREAS OF CHANGE

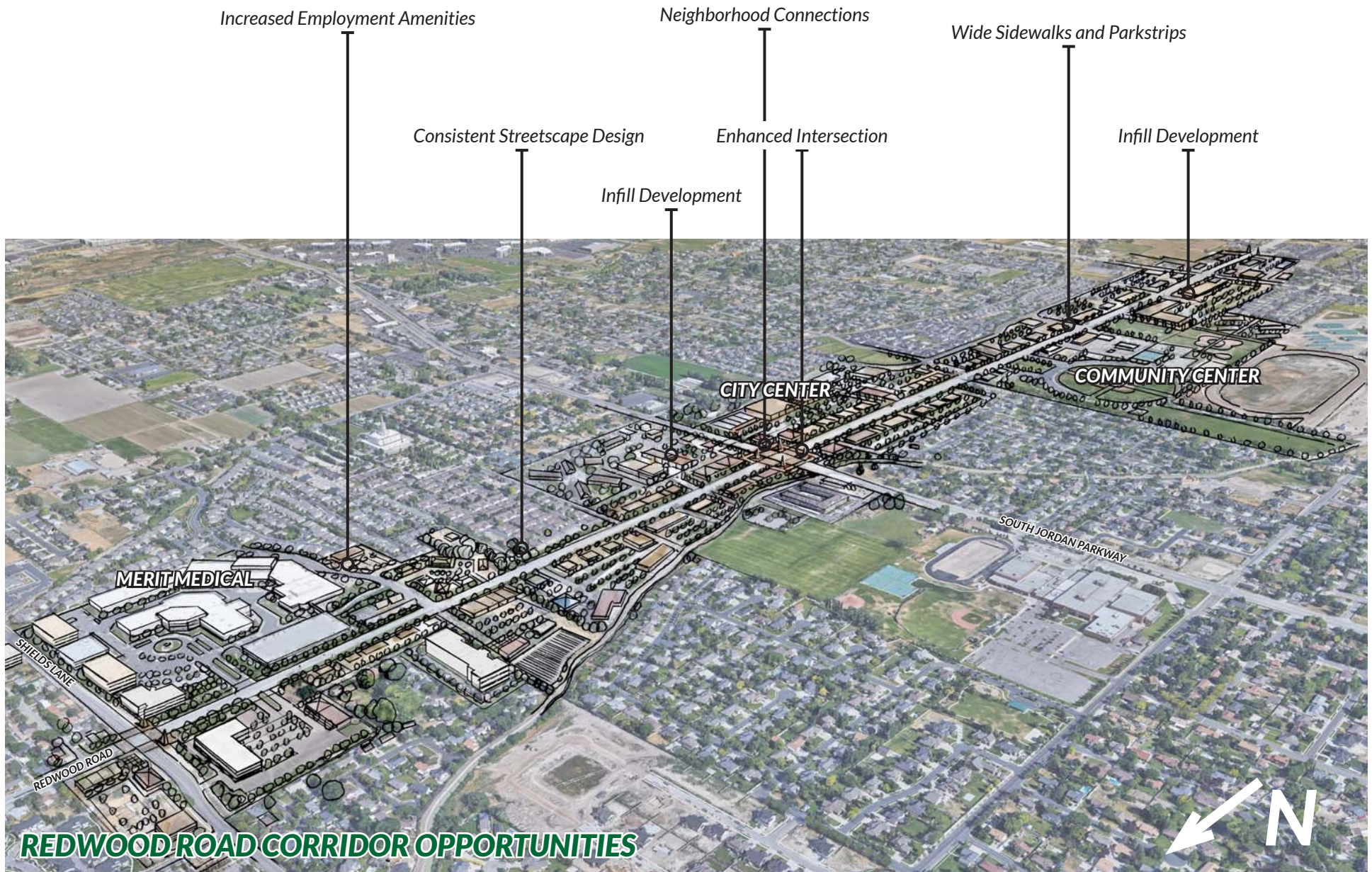
The map below indicates properties within the sub area that have the potential to change. This map was put together using the county's assessor parcel data to determine parcels that are vacant or parcels that have a higher property value than building value.

This information was combined with the City Planning Department's existing proposals, insight, and projects.

- **SOME POTENTIAL FOR CHANGE:** These areas may change slightly over time to match the vision for the sub-areas, but it's unlikely that they will change in character or use.
- **MODERATE POTENTIAL FOR CHANGE:** These areas have several indicators of change. It's likely that they will redevelop in the next 10-20 years

- **HIGHLY LIKELY TO CHANGE:** These areas are most likely to change. No plans are developed, but it is highly anticipated that these areas will undergo changes in land use and character over the next 10-20 years due to their location and land use.
- ▨ **PLANNED TO CHANGE:** These areas are already on their way towards change. There may be plans circulating City Hall, construction started, or discussions underway on the future of these areas.







THE GOALS

The goals and strategies in this document are intended to provide South Jordan City with the necessary steps forward in making the vision for the Redwood Road Corridor a reality. The goals in this document are broad, big picture items and the strategies underneath are more specific actions the city can take.

These strategies have been organized below in a table to show intended timeline, type of strategy, and anticipated funding.

TIMELINE

SHORT-TERM: These strategies could be accomplished now

MID-TERM: These strategies will take further coordination and planning, but still have a relatively low level of effort

LONG-TERM: These strategies are either ongoing, but could be started now, or are seen as long-term options

COST

\$: These strategies can be accomplished without additional City staff members or changes to city budget

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TYPE

REGULATORY REFORM: These strategies can be accomplished through updates to existing development regulations and standards

COLLABORATION OR PARTNERSHIP: These strategies may require additional analysis and direction at a more detailed level than within this plan or will require close coordination and collaboration with local agencies, groups, and/or developers

CAPITAL PROJECT: These strategies involve major infrastructure investments and should be considered in conjunction with other capital improvements to determine priorities, project efficiencies, and timing of expenditures

Redwood Road Corridor Goals

Strategy	Timeframe	Cost	Type
1.1	Short-Term	\$\$\$	Capital Project
1.2	Short-Term	\$\$\$	Capital Project
2.1	Mid-Term	\$	Regulatory Reform
2.2	Mid-Term	\$	Regulatory Reform
2.3	Mid-Term	\$	Collaboration or Partnership
3.1	Short-Term	\$\$\$	Capital Project
3.2	Long-Term	\$	Collaboration or Partnership
3.3	Mid-Term	\$	Regulatory Reform
3.4	Short-Term	\$	Regulatory Reform
4.1	Long-Term	\$	Regulatory Reform
4.2	Mid-Term	\$\$\$	Capital Project
4.3	Long-Term	\$	Regulatory Reform
4.4	Long-Term	\$\$	Regulatory Reform
4.5	Short-Term	\$	Regulatory Reform
5.1	Short-Term	\$\$	Collaboration or Partnership
5.2	Mid-Term	\$\$	Collaboration or Partnership



GOALS FOR THE REDWOOD ROAD CORRIDOR

GOAL 1: Brand Redwood Road area as a corridor

- 1.1 Install gateway elements at north and south terminus of Redwood Road
- 1.2 Install unique, consistent accents to street lights and wayfinding in the right-of-way, encourage interactive public art, unique furnishings, and other valuable placemaking elements in developments along Redwood Road

GOAL 2: Promote employment opportunities

- 2.1 Encourage new development to include office or commercial flex space on the ground level
- 2.2 Encourage redevelopment and infill development at the Smith's (northeast corner of South Jordan Parkway and Redwood Road) and Towne Center sites to provide office space
- 2.3 Encourage redevelopment of sites surrounding the intersection of Redwood Road and South Jordan Parkway to provide more employment opportunities

GOAL 3: Create places for people to gather along Redwood Road

- 3.1 Enhance and build on plans for the public space in and around the Towne Center to encourage informal recreation and gathering in the plaza-like space with additions such as enhanced crosswalks per the Redwood Road Design Guidelines herein
- 3.2 Encourage and support the South Jordan Arts Council in the installation of public art in public spaces
- 3.3 Encourage surrounding residential development to include off-street paths that lead residents to retail, restaurants, employment, and entertainment
- 3.4 Develop requirements for shared parking between office and retail to reduce the footprint of surface parking in Redwood Road Mixed Use Zones

GOAL 4: Promote consistent forms and design elements

- 4.1 Require all new development or redevelopment to install streetscape elements per the Redwood Road Design Guidelines herein
- 4.2 Upgrade major intersections as new development occurs with urban design and gateway features per the Redwood Road Design Guidelines herein
- 4.3 Require all parking to be located at the side or rear of the building leaving space between the building and sidewalk for landscape
- 4.4 Require all new development or redevelopment along Redwood Road to bury overhead utilities
- 4.5 Develop a palette of acceptable site furnishings

GOAL 5: Engage in a study of the intersection of Redwood Road and South Jordan Parkway

- 5.1 Perform a traffic study to identify inefficiencies
- 5.2 Work with property owners along South Jordan Parkway to provide pedestrian connectivity between Bingham High School and the Redwood Road area

REDWOOD ROAD DESIGN GUIDELINES

These guidelines are in place to guide future development along Redwood Road. Some of the guidelines are already required by code, others are not requirements, but rather elements that the public, City staff, and officials support and desire in this area. For the Redwood Road Corridor there are four sections of guidelines: buildings (1), sidewalks/parkstrips (2), Street Furnishings (3), Intersections (4).





BUILDINGS (1)

- ☐ All buildings should include vertical and horizontal articulations to break up building mass
- ☐ Non-residential buildings should have a minimum of 60% transparency on the ground floor where the building faces Redwood Road
- ☐ Non-residential buildings should include at least one pedestrian entrance per use accessible from Redwood Road
- ☐ Multi-family residential buildings should include balconies or patios with a minimum size of 60 sq.ft. for all units
- ☐ Multi-family residential buildings should be constructed using a mixture of high-quality materials with variations in facades and roof plains to break up the massing of buildings over 50' long and two stories tall

SIDEWALKS AND PARKSTRIPS (2)

- ☐ Sidewalks along Redwood Road should have a minimum of 8 feet for a clear walkway
- ☐ Parkstrips separating sidewalks from Redwood Road should be 12 feet wide from the back of curb to the sidewalk edge
- ☐ Parkstrips should include at least 50% planted or living materials
- ☐ Plants in parkstrips should be grouped by hydrozone and use drip irrigation systems to minimize water usage
- ☐ Parkstrips should include trees and raised planters to further separate pedestrians from the street
- ☐ Shade-type street trees should be installed a minimum of every 40 feet in parkstrips along Redwood Road

SITE FURNISHINGS (3)

- ☐ Benches and trash and recycling receptacles should be placed near pedestrian crossings and at transit stops, not to exceed 800 feet between groupings of furnishings
- ☐ Developments along Redwood Road should provide bike storage for employees, visitors, and residents
- ☐ Developments along Redwood Road should strive to provide unique and interactive furnishings to compliment district and gateway elements similar to those pictured herein



INTERSECTIONS (4)

- ☐ Corners at each intersection on Redwood Road should include specialty paving, unique furnishings, and/or unique landscaping
- ☐ Crosswalks intersecting Redwood Road should be a minimum of 8 feet wide
- ☐ Where crosswalks stretch across 6 or more lanes, a pedestrian refuge island should be installed in Redwood Road





MARKET ANALYSIS

OVERVIEW

This market analysis, completed by Zions Public Finance, considers which uses would be financially feasible in the market and, of importance to the City, what fiscal impacts would be generated to South Jordan by each property type. Understanding the fiscal impacts (primarily property taxes, sales taxes, and population distribution in this analysis) of future developments is critical in planning for implementable uses. The fiscal impact analysis also showed what the site is currently generating, and what sales generation could be achieved from a variety of retailers. Total needs for each of the proposed property types (office, retail, and residential) were shown considering parking requirements, likely floor plate sizes, and total building heights that are feasible in the local market.

PROFIT TABLE DESCRIBED

The “achievable profit” shows results of highest and best use studies that were performed specifically for the Redwood Road and 104th South site. Consideration was made for achievable rents, operating expenses, required investment returns, and total construction and land acquisition costs for a variety of use types. Available profit (the spread between anticipated value and total construction and land costs) is shown as a percentage of value. The “required profit,” as dictated by the market, is shown in the associated column. This highlights the return the market would need in order to undertake that type of development. If “achievable profit” is less than “required profit,” then construction will likely not occur unless some incentives are provided in order to bridge the value and profit gap.

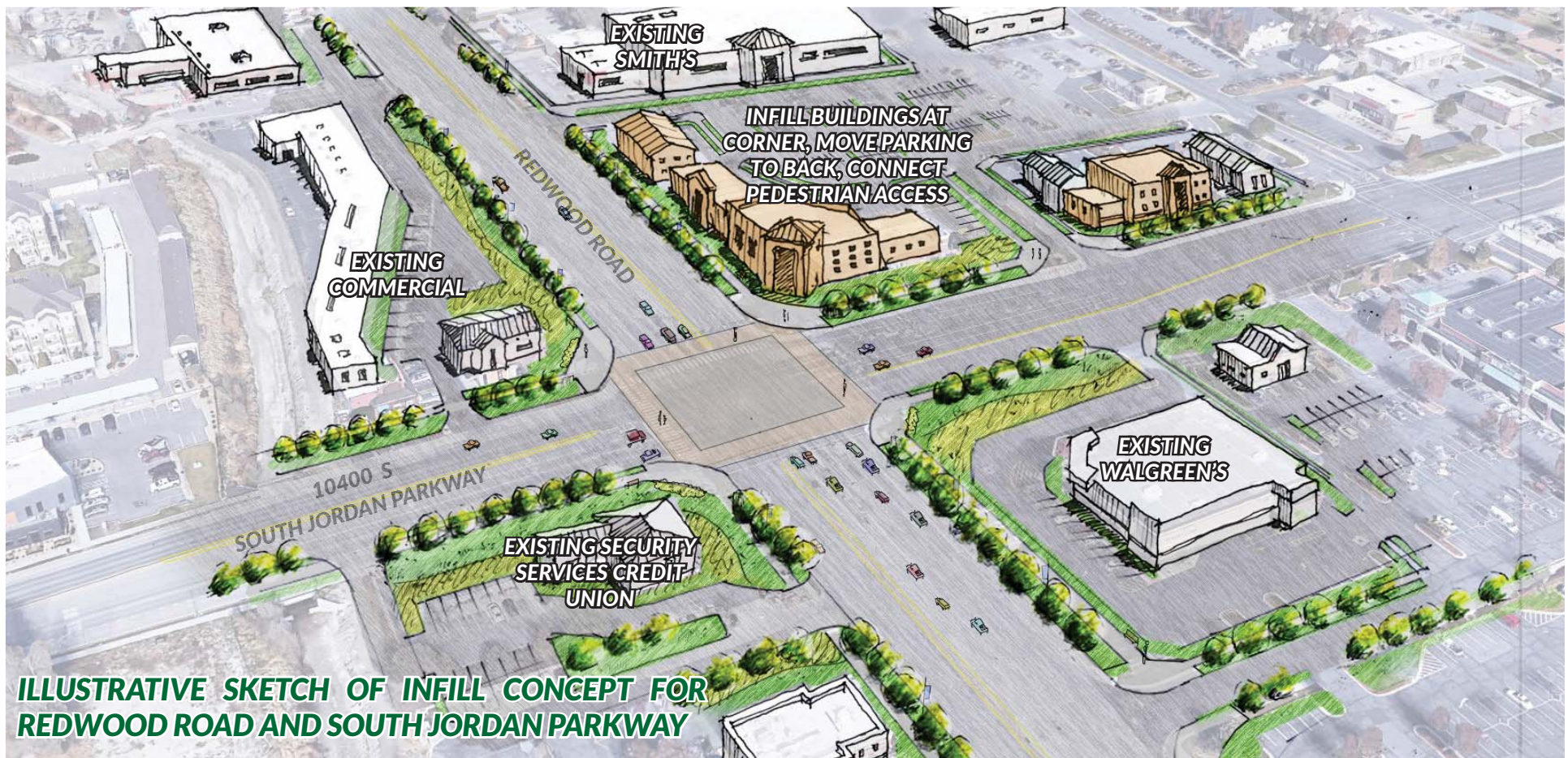
Redwood Road and 104th South

Use	Achievable Profit	Required Profit	Feasibility
Office (25,000 sq ft)	10.1-18.0%	17-22%	Potentially – incentives would be necessary for covered parking. If tenant is in tow, or build-to-suit scenario, then feasibility increases
Residential (75 Units)	17.6-22.8%	15-20%	Yes – incentives should be considered for specific design characteristics – i.e., covered parking, heights, architectural appeal, amenities
Retail (7,500 sq.ft.)	9.7-17.1%	18-22%	Not likely unless incentives provided, tenant in tow, or low land cost basis

CONCLUSION OF THE MARKET ANALYSIS

Given the economic climate at the time of this report, as well as the information provided in the market analysis, the highest and best use for the property at the northeast corner of Redwood Road and South Jordan Parkway is to keep the Smith's Grocery Store in operation.

Planning for infill development on the four corners of the intersection could increase the availability of small office for employment opportunities and enhance pedestrian amenities to encourage a more vibrant space. Below is an illustrative sketch representing this design concept.



ILLUSTRATIVE SKETCH OF INFILL CONCEPT FOR REDWOOD ROAD AND SOUTH JORDAN PARKWAY



A VISION FOR THE JORDAN RIVER GATEWAY

BACKGROUND & EXISTING CONDITIONS

The Jordan River Gateway provides key, regional, north-south connectivity by way of Interstate 15, the Jordan River Trail, and FrontRunner Commuter Rail. The Jordan River Parkway Trail serves over 45 miles in Salt Lake County alone, providing a connection from the Great Salt Lake to Utah Lake for pedestrians, cyclists, and more. The FrontRunner Commuter Rail runs from Pleasant View to Provo and provides a link to several TRAX and local bus routes providing access to many of the region's major employment, entertainment, education, recreation, and living opportunities. South Jordan City owns many of the parcels directly west of the Jordan River; the majority of the parcels to the east of the river, which are home to several sensitive bird species, have conservation easements and are either owned federally, by the State of Utah, or by the

AREA ASSETS

The Jordan River, Mulligans Golf and Games, the RiverPark Corporate Center, and UTA's FrontRunner are all major regional assets. Having a stop along the FrontRunner route serves as a huge asset to the City, providing convenient access to residents and visitors.

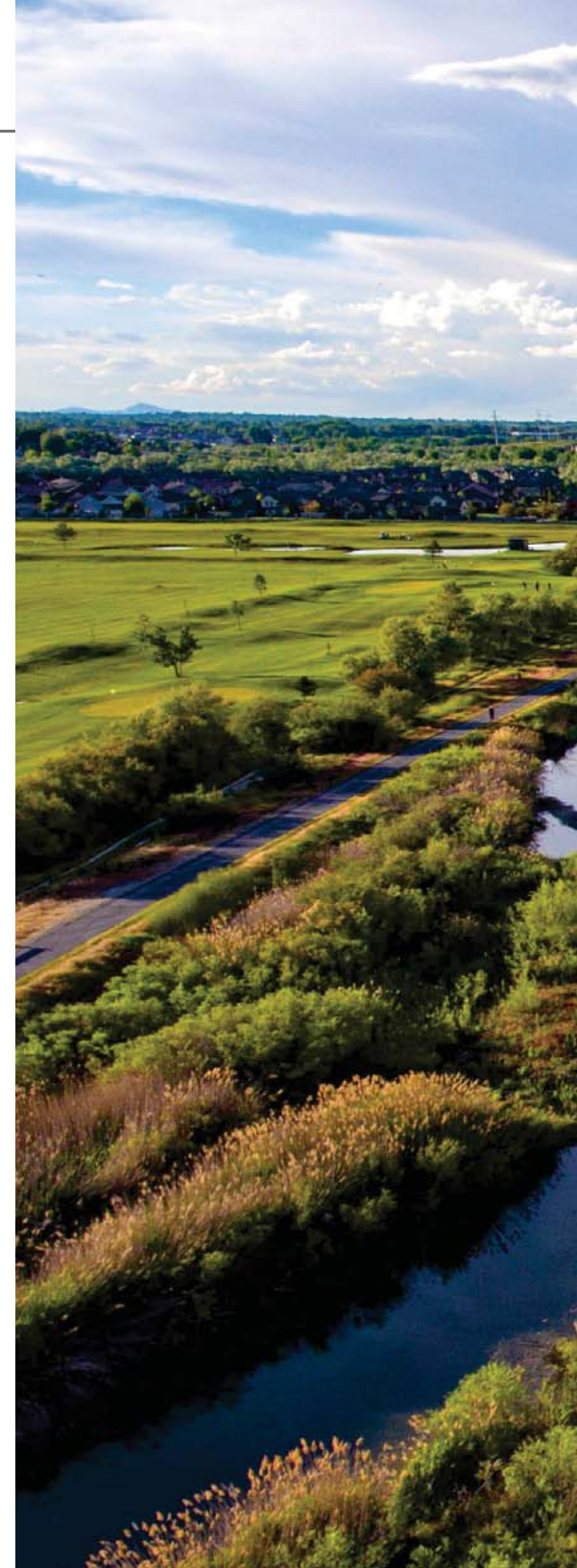
The Jordan River is also an incredible asset for its recreational and environmental properties. The river is home to an expansive trail as mentioned above, and serves as an oasis of natural wetlands and parks to all who visit.

city with some private ownership. This document is to be used alongside Blueprint Jordan River. In 2010 the Jordan River Commission was created to serve as a resource to local communities, implement the living document *Blueprint Jordan River*, and provide a forum for coordination on planning, restoration, and development along the entire Jordan River Corridor.

Anchored by the historically and environmentally significant Jordan River, this subarea is not living up to its potential as either a transit oriented corridor or a natural feature to celebrate the river. This study focuses on creating a vibrant, pedestrian oriented area of a mix of uses including high density housing and commercial development balanced with the right amount of preservation and recreation opportunities along the river.

AREA CHALLENGES

Along with its assets, this corridor has its challenges. As one of the last areas with large lots left on the eastern half of South Jordan, there is increasing development pressure. It will be important moving forward to determine a careful balance of development, recreation, and natural habitat in this area.



VISION

The Jordan Gateway is where South Jordan's rural heritage and urban lifestyle meet. With public transit, freeway access, and regional trail connections, this area is accessible for all, making it a City-wide gathering destination. This area is a careful balance of natural open space preservation and economic amenities that highlights our unique blend of land use.

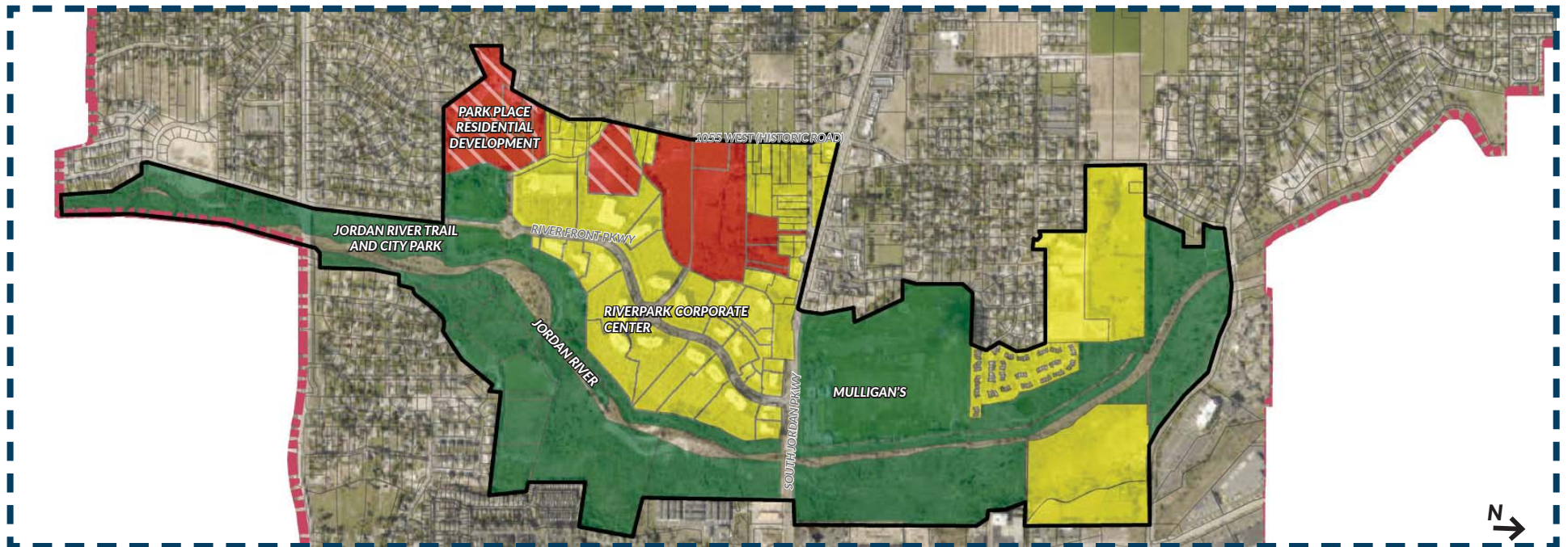


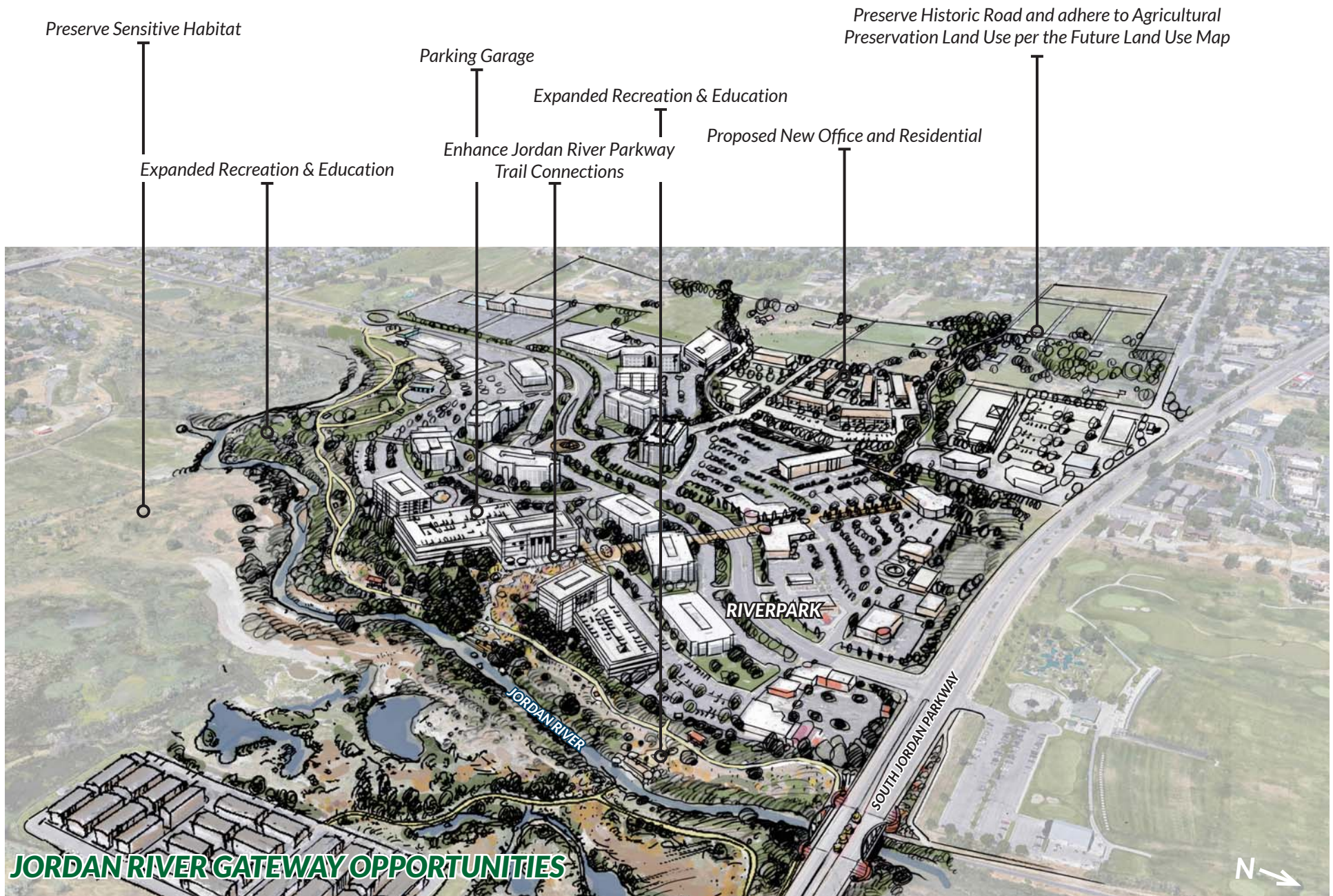
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- **PRESERVE:** These areas contain sensitive habitats and/or valued open spaces and should be carefully preserved.
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JORDAN RIVER GATEWAY OPPORTUNITIES



THE GOALS

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Jordan River Gateway Goals

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1.3	Long-Term	\$	Regulatory Reform
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5.2	Long-Term	\$\$\$	Capital Project
6.1	Mid-Term	\$	Regulatory Reform
6.2	Long-Term	\$\$	Capital Project
6.3	Long-Term	\$	Collaboration or Partnership
7.1	Mid-Term	\$\$\$	Capital Project
7.2	Long-Term	\$	Regulatory Reform
7.3	Mid-Term	\$\$\$	Capital Project
7.4	Long -Term	\$\$	Capital Project

GOAL 1: Promote infill development consistent with existing character and rural heritage

- 1.1 Develop an incentive program to encourage the development of parking structures
- 1.2 Develop an incentive program to encourage infill development in River Park that blends the existing River Park character with the rural character of the 1055 W roadway corridor
- 1.3 Encourage mixed use development west of River Park
- 1.4 Incentivize additional office and retail buildings and increase the average Floor Area Ratio of River Park

GOAL 2: Preserve the edge of S 1055 W (historically designated road) with agricultural preservation land use

- 2.1 Consider creating an overlay zone district along 1055 W to preserve agricultural and historic character
- 2.2 Promote uses consistent with the Future Land Use Map and Historic Road Designation

GOAL 3: Promote preservation of the natural areas associated with the Jordan River

- 3.1 Ensure development adjacent to the Jordan River minimizes impacts to water quality and natural habitat (i.e. permeable pavements, bioengineered ponds and wetland, bioswales, oil separators, greenroofs, and rain gardens similar to Mystic Springs)
- 3.2 Promote a buffer consistent with the Jordan River Commission Best Practices Guidelines between the Jordan River and adjacent buildings and parkway
- 3.3 Identify properties adjacent to the Jordan River to preserve as natural habitat and work with property owners and local groups to preserve them

GOAL 4: Highlight opportunities for interaction with the Jordan River that are consistent with Blueprint Jordan River

- 4.1 Provide low-impact boardwalk-style trails near the river for wildlife viewing and interpretive educational signage
- 4.2 Allow for small classroom-style seating areas near the river for educational groups
- 4.3 Determine a location for kayak access along the River
- 4.4 Explore opportunities for additional amenities along the Jordan River Parkway Trail such as GreenBikes or additional parking and trailheads
- 4.5 Promote a feeling of safety for trail users by incorporating appropriate lighting and street visibility

GOAL 5: Encourage educational opportunities along the Jordan River to celebrate the history and habitat significance of the Jordan River

- 5.1 Provide educational signage in parks and natural areas where appropriate to promote awareness of the cultural and natural significance of the area
- 5.2 Incorporate the Jordan River's natural and cultural history into park elements, landscaping, and public art installations in developments adjacent to the River

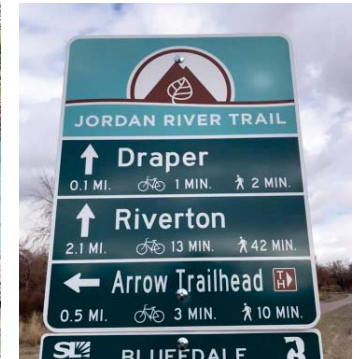
GOAL 6: Encourage people to spend more time in the Jordan River area

- 6.1 Encourage a mix of uses in the River Park area, creating an overlap in uses and thus, lengthening the hours of the day people spend time in the area
- 6.2 Host public events that celebrate both the unique qualities of the Jordan River and the agricultural heritage of the 1055 roadway corridor area
- 6.3 Encourage coordination between the Jordan River Commission, the City and local businesses on events and initiatives



GOAL 7: Encourage the use of public and active transportation

- 7.1 Create convenient, obvious, and safe routes from the River Park development to the South Jordan Station
- 7.2 Require all new development in this area to provide off-street connections to surrounding amenities such as the river, retail and restaurants, other trails, and public transportation
- 7.3 Enhance the trailheads along the Jordan River Trail and allow them to become hubs for micromobility elements such as bike-share
- 7.4 Continue to improve the Jordan River Trail as an essential active transportation corridor





CITY OF SOUTH JORDAN
COMBINED CITY COUNCIL AND REDEVELOPMENT AGENCY
ELECTRONIC MEETING AGENDA
JANUARY 19, 2021
6:30 PM

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Attendees will be allowed to join via phone or video, using Zoom phone and video conferencing. Note, public comment will be accessed through video conferencing, and a participant must have their video on and working to speak. Those who join via phone may listen, but not comment. Ability to connect and comment is dependent on an individual's internet connection, not the City. To ensure your comments are taken regardless of technical issues, please have them submitted in writing to the City Recorder, Anna Crookston, at Acrookston@sjc.utah.gov by 5:00 p.m. on January 19, 2021.

Instructions on how to join the meeting electronically are below.

Join South Jordan City Council Electronic Meeting January 19, 2021 at 6:30 p.m.

Join on any device, with mobile and desktop availability

Visit: www.sjc.utah.gov/meeting-agenda-minutesarchive-center/

Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.

Zoom instructions are posted www.sjc.utah.gov/meeting-agenda-minutesarchive-center/

Regular Meeting

6:30 p.m. **A. Welcome, Roll Call and Introduction to Electronic Meeting - By Mayor Dawn R. Ramsey**

B. Invocation – By Council Member, Tamara Zander

C. Pledge of Allegiance – By Police Chief, Jeff Carr

D. Minute Approval

D.1. January 05, 2021 Council Study Meeting

D.2. January 05, 2021 City Council Meeting

6:35 p.m. **E. Mayor and Council Reports**

6:50 p.m. **F. Public Comment:** This is the time and place for any person who wishes to comment on items not scheduled on the Agenda for Public Hearing. Any person or group wishing to comment on any item not otherwise scheduled for Public Hearing on the Agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Mayor. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting. Time taken on non-agenda items, interrupts the process of the noticed Agenda. In rare cases where it is determined appropriate to address items raised from Public Comments, these items will be noted and may be brought back at the conclusion of the printed agenda.

7:05 p.m. **G. Presentation Items:**

G.1. Proclamation: Recognizing January 24-30, 2021 as South Jordan school choice week.
(By Mayor Dawn R. Ramsey)

G.2. UTA micro transit pilot and five-year service plan. (By Director of Planning, Steven Schaefermeyer and UTA, Carlton Christensen)

G.3. South Jordan Police Department Accreditation (By Police Chief, Jeff Carr)

7:50 p.m. **H. Public Hearing Items:**

H.1. Resolution R2021-04, amending FY2020-21 Mid-Year budget. **RCV** (By CFO, Sunil Naidu)

RECESS CITY COUNCIL AND MOVE TO REDEVELOPMENT AGENCY MEETING (RDA)

H.2. Resolution RDA 2021-01, amending FY2020-21 Mid-Year Redevelopment Agency budget.
RCV (By CFO, Sunil Naidu)

ADJOURN REDEVELOPMENT AGENCY MEETING (RDA) AND RETURN TO CITY COUNCIL MEETING

H.3. Ordinance 2021-02, repealing Chapter 16.36.070(F) of the South Jordan Municipal Code regarding Temporary Commercial and Residential Development Signs-Banner Signs on city light poles and amending Chapter 16.36.120(B) of the South Jordan Municipal Code regarding Prohibited Signs. **RCV** (By Director of Planning, Steven Schaefermeyer)

- H.4. Ordinance 2021-03, amending Chapter 17.18.030.030 and creating Chapter 5.39 of the South Jordan City Municipal Code regulating model homes. **RCV** (By Director of Planning, Steven Schaefermeyer)
- H.5. Ordinance 2021-04, relinquishment of water line easement in conjunction with the UDOT Bangerter Highway project. **RCV** (By City Engineer, Brad Klavano)
- H.6. Ordinance 2021-05, relinquishment of water line easement in conjunction with the UDOT Bangerter Highway project. **RCV** (By City Engineer, Brad Klavano)

9:00 p.m. **I. Staff Reports and Calendaring Items**

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted January 15, 2021.



CITY COUNCIL ELECTRONIC MEETING AGENDA EXECUTIVE SUMMARY

January 19, 2021

This Executive Summary includes only certain issues on the City Council Electronic Meeting Agenda which require a vote, and for which the City Council is not familiar. The City Council Electronic Meeting Agenda includes all issues to be addressed by the City Council.

Agenda Item:

G.1. Proclamation, recognizing January 24-30, 2021 as South Jordan School Choice Week.
(Mayor Dawn R. Ramsey, Pg. 41)

School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options. The Mayor and City Council hereby proclaim January 24-30, 2021 as “South Jordan City School Choice Week”.

H.1. R2021-04, amending FY2020-21 Mid-Year budget. (Sunil Naidu, CFO, Pg. 43)

Amends the FY 2020-21 budget to reflect actual revenues and expenditures for activities that have occurred during the last six months.

Recommendation: Approve Resolution R2021-04, amending FY2020-21 Mid-Year budget. The appropriation authority shall apply to the Fiscal Year ending June 30, 2021.

H.2. R2021-01, amending FY2020-21 Mid-Year Redevelopment Agency budget. (Sunil Naidu, CFO, Pg. 93)

Redevelopment Agency Board of Directors wishes to amend the FY 2020-21 budget to reflect actual revenues and expenditures for activities that have occurred during the course of the year.

Recommendation: Approve Resolution R2021-04, amending FY 2020-21 Mid-Year Redevelopment Agency budget. The appropriation authority shall apply to the Fiscal Year ending June 30, 2021.

January 19, 2021

City Council Electronic Meeting Agenda Executive Summary

Page 1 of 3

H.3. Ordinance 2021-02, repealing Chapter 16.36.070(F) of the South Jordan Municipal Code regarding Temporary Commercial and Residential Development Signs-Banner Signs on City Light Poles, and amending Chapter 16.36.120(B) of the South Jordan Municipal Code regarding Prohibited Signs. (Steven Schaefermeyer, Director of Planning, pg. 97)

The City Council adopted Title 16 (Subdivision and Development Code) which provided circumstances in which banner signs by non-City entities could be allowed on city light poles, and now desires to repeal that provision found in City Code § 16.36.070(F) (Temporary Commercial and Residential Development Signs-Banner Signs on City Light Poles) of Title 16. This amendment will assure that only the City can attach sign on City light poles.

Recommendation: Approve Ordinance 2021-02, repealing Chapter 16.36.070(F) of the South Jordan Municipal Code, and amending Chapter 16.36.120(B).

H.4. Ordinance 2021-03, amending Chapter 17.18.030.030 and creating Chapter 5.39 of the South Jordan Municipal Code regulating model homes. (Steven Schaefermeyer, Director of Planning, pg. 105)

Recently it has been brought to the City's attention that developers and builders have been using model homes to sell homes outside the City and as a place from which they run their constructions business. At times these model homes are sold to investors and leased back to the developer / builder and they maintain the model home even when they do not have any homes or lots to sell in the development where the model home is located. This Ordinance amends the City's planning / zoning and business licensing regulations to more appropriately regulate the use of model homes.

Recommendation: Approve Ordinance 2021-03, amending Chapter 17.18.030.030 and creating Chapter 5.39 of the South Jordan Municipal Code regulating model homes.

H.5. Ordinance 2021-04, relinquishment of water line easement in conjunction with the UDOT Bangerter Highway project. (Brad Klavano, City Engineer, pg. 113)

UDOT has petitioned the City to release and relinquish all of the rights, title and interest granted to the City in and to a portion of the water line easement dedicated on the Copper Ridge Subdivision Plat, recorded in the Office of the Salt Lake County Recorder. The easement to be relinquished contains 5,862 sq. ft. in area or 0.135 acre.

Recommendation: Approve Ordinance 2021-04, relinquishment of water line easement in conjunction with the UDOT Bangerter Highway project.

January 19, 2021

City Council Electronic Meeting Agenda Executive Summary

Page 2 of 3

H.6. Ordinance 2021-05, relinquishment of water line easement in conjunction with the UDOT Bangerter Highway project. (Brad Klavano, City Engineer, pg. 119)

UDOT has petitioned the City to release and relinquish all of the rights, title and interest granted to the City in and to a portion of the original Culinary Water Line Easement, executed by Golden West Fed. Credit Union, recorded in the Office of the Salt Lake County Recorder. The easement to be relinquished contains 245 sq. ft. in area or 0.006 acre.

Recommendation: Approve Ordinance 2021-05, relinquishment of water line easement in conjunction with the UDOT Bangerter Highway project.

D.1. CITY COUNCIL STUDY SESSION MEETING MINUTES

SOUTH JORDAN CITY
CITY COUNCIL ELECTRONIC STUDY MEETING

January 5, 2021

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Engineering Director Brad Klavano, Police Chief Jeff Carr, Administrative Services Director Spencer Kyle, Planning Director Steven Schaefermeyer, Public Works Director Jason Rasmussen, CFO Sunil Naidu, City Recorder Anna Crookston, Communications Manager Rachael VanCleave, City Commerce Director Brian Preece, Strategic Services Director Don Tingey, Fire Chief Chris Dawson, IT Director Jon Day, City Council Secretary MaryAnn Dean

Others: Attendance electronically via Zoom.

4:30 PM
STUDY MEETING

A. Welcome, Roll Call and Introduction: *By Mayor Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present. She introduced the electronic meeting.

B. Invocation: *By Mayor Dawn R. Ramsey*

Mayor Ramsey offered the invocation.

C. Mayor and Council Coordination

Council Member Zander said they have a meeting scheduled for January 12th. She said she will be out of town but does not want to miss that discussion. The City Council determined to move the meeting to January 26th at 5:30 p.m.

CM Whatcott said the city has almost 60 confirmed cases of employees with the Coronavirus thus far. The City has spent close to \$90,000 in Federal requests for that. Employers are required to provide 2 weeks' worth of leave if needed. That requirement ended December 31st and they have not renewed it. He said if people are exposed at work, they can access their leave. He said he does not want any employees who got the virus at work not be able to get a full paycheck. He said the public safety departments are doing rapid tests before their shifts to limit exposure. He said the public has been able to do much of their city business online.

Council Member Marlor asked about the outcome of some recent cougar sightings. CM Whatcott said they have been unable to find the cougar. Staff has looked numerous times. They have had 2 people call it in.

Mayor Ramsey asked if those that called it in had seen the cougar personally? She noted a social media post about a cougar sighting that was meant as a joke, but it spread and was taken seriously.

CM Whatcott said they know there was a cougar in that area in the last year.

Council Member Zander said she received a text from a resident from the area of 11400 South 2700 West. That resident had been hearing about it from the neighbors and it was said to be seen on people's ring doorbells.

Council Member Marlor indicated that he also received a call about the cougar, and he assumed it was accurate.

Mayor Ramsey said any legitimate reports should be taken seriously. They have received a variety of stories from varied locations.

CM Whatcott said they can do reverse 911 calls to notify the neighborhood, but that is only done when a danger is confirmed.

Mayor Ramsey said the person who asked to discuss items F. and G. on tonight's study agenda is now unavailable. They need to pull those two items from the agenda, and add a closed meeting for litigation and character and competency of an individual.

Council Member Harris made a motion to amend the agenda to remove items F. and G. from the study session agenda, and to add a closed executive session to discuss litigation and the character and competency of an individual. Council Member Marlor seconded the motion. The vote was unanimous in favor.

D. Discussion/Review of Regular Council Meeting

Mayor Ramsey reviewed tonight's agenda.

City Attorney Loose indicated that he would give a Legislative update during the reports section of the regular meeting.

They discussed the Western Growth Coalition Resolution. Council Member Shelton said the Resolution is essentially the same as last year's resolution, with some refining. It is all about transportation. He will provide some background information in the regular session.

E. Discussion Item: Discussion of Bingham Creek Regional Park Authority – Board Members. *(By Strategic Services Director, Don Tingey)*

Strategic Services Director Tingey reviewed a prepared presentation (Attachment A). He said the intent is after they get things set up and going, the board will be more of a lay board with less staff. Parks Director Colby Hill will continue to serve on that board.

Council Member Marlor said he supports the names, as presented. He recommended they change it so it states “City Manager” rather than listing a name, in case CM Whatcott retires in the middle of his term on the board. CM Whatcott said these positions won’t go the full three years. One of the first things they need to do is set up the bylaws. He said staff needs to help on the technical side to set the framework. After that, they will have the residents govern the process along with the park managers from the city and county serving as liaisons. After they get things up and running, they will review the appointments again.

Council Member Harris said the build out of the park will be a lengthy period of time and there are significant city dollars invested in this. Until the build out of the park is complete, he would like to see staff continue to serve on that board. Council Member Zander concurred. She said the public may not understand the issues as deeply as staff or an elected official. She said she would like to have Angela McGuire talk to the board and to hear her thoughts on the park to see if they are like minded.

Council Member Marlor concurred with Council Member Harris and Council Member Zander. He said he would love to see CM Whatcott stay on the board until he retires. He feels it would be beneficial to have Strategic Services Director Tingey serve on the board indefinitely.

CM Whatcott said he contacted the Sugarhouse Park Authority board. He said that park is build out, and the board does a good job. All members of that board have served for 6-8 years. He said they don’t want to lose the perspective of the residents. It is good to have a mix.

Council Member Shelton said he likes the idea of Angela McGuire serving on the board. She is passionate about the park and educated on it. He said if Martin from the County serves on the board, that would make 5 professional staff on a board of 7. He would like to see 3-4 residents serving on the board.

CM Whatcott said on the Sugarhouse board, they never had elected officials, but the budget is always approved by the governing bodies. On that board, the 2 Parks Managers provide the professional support. The idea is that the professionals provide support and give technical advice, but the board runs the Park Authority. He said it is staff heavy on the front end because of what is needed to get it going in the beginning. He said they can re-evaluate the appointments in a year.

Council Member McGuire reviewed Angela McGuire’s background, including her educational background as a civil engineer. She started taking on her own research projects on what makes a good park. They approached the previous Salt Lake County Mayor and they have been able to present some ideas to Salt Lake County.

Strategic Services Director Tingey said Angela McGuire has been to every public park open house and master planning process. There is no resident more engaged in the park design and input than her. She is the most engaged resident regarding parks.

Council Member Zander said she would like to have Mrs. McGuire to a meeting so they can understand her vision for the park.

Mayor Ramsey said they want the professional expertise to help put this together, but they don't want to lose resident focus. She said it is critical to make sure they have people who know what they are doing in putting this together and designing it. Over the course of time, some professional staff will move off and more residents will serve.

Strategic Services Director Tingey said they would like to have the information from the county on who their representative on the Board will be when the Resolution is passed.

Council Member Zander made a motion to recess the study meeting and go into a closed executive session to discuss litigation and the character and competency of an individual. Council Member McGuire seconded the motion. The vote was unanimous in favor.

CLOSED EXECUTIVE SESSION – for litigation and character and competency of an individual.

The City Council reconvened in an open City Council meeting.

CM Whatcott said a year or two ago, the city connected Jordan River Drive to a new subdivision. There was a sign that indicated that the road would be going through. They held a neighborhood meeting and they tried to mitigate issues. There was complaints from a resident. They increased police patrol after complaints of speeding but little was found. The resident complained about large trucks, but only a citation or two was given out. The resident calls regularly. He chases cars down and complains about them running the stop sign. They have done many things to mitigate the issues. That resident may talk to the City Council about his concerns. There is nothing more for the city to do in that situation.

ADJOURNMENT

Council Member McGuire made a motion to adjourn. Council Member Harris seconded the motion. The vote was unanimous in favor.

The January 5, 2021 City Council electronic study meeting adjourned at 6:25 p.m.

D.2. CITY COUNCIL MEETING MINUTES

SOUTH JORDAN CITY
CITY COUNCIL ELECTRONIC MEETING

January 5, 2021

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Engineering Director Brad Klavano, Police Chief Jeff Carr, Administrative Services Director Spencer Kyle, Planning Director Steven Schaefermeyer, Public Works Director Jason Rasmussen, CFO Sunil Naidu, City Recorder Anna Crookston, Communications Manager Rachael VanCleave, City Commerce Director Brian Preece, Strategic Services Director Don Tingey, Fire Chief Chris Dawson, Attorney Greg Simonsen, IT Director Jon Day, City Council Secretary MaryAnn Dean

Others: Attendance electronically via Zoom.

6:30 PM
REGULAR MEETING

A. Welcome, Roll Call, and Introduction to Electronic Meeting: *By Mayor Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present. All members of the City Council were present. She introduced the electronic meeting.

B. Invocation – *By Council Member, Patrick Harris*

Council Member Harris offered the invocation.

C. Pledge of Allegiance – *By City Attorney, Ryan Loose*

City Attorney Ryan Loose led the audience in the Pledge of Allegiance.

D. Minute Approval

- D.1. December 1, 2020 Council Study Meeting
- D.2. December 1, 2020 City Council Meeting

Council Member McGuire made a motion to approve the December 1, 2020 Council study meeting minutes, and the December 1, 2020 City Council meeting minutes, as printed. Council Member Zander seconded the motion. The vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Harris thanked the staff for the cards he received, for the kind thoughts, and the hard work that was done in 2020.

Council Member Marlor said a resident called him about a cougar sighting, and staff has tried to narrow that situation down. He has had some residents ask him about the closure of 2200 West. He will be glad to get that project completed.

Council Member McGuire said he met with the Arts Council. They are preparing to come before the City Council to present some ideas, similar to what they did last year. He also attended a Salt Lake County study session where Daybreak Communities deeded over some land to Salt Lake County to use for a Performing Arts Center. It will be awhile before that is built and operational. It is a win for South Jordan.

Council Member Zander thanked CM Whatcott and staff for the kind Christmas gift. She said she had a resident ask what is the city's action plan, in the case of an emergency. She asked for clarification about the city's reverse 911 system.

CM Whatcott recommended that the resident call Emergency Manager Aaron Sainsbury so they can discuss the city's contingencies on all sorts of emergencies.

Council Member Shelton indicated that he retired from full time work at the end of the year. He also noted that he tested positive for Coronavirus. He said his family is on the mend and doing well.

Mayor Ramsey said there were several regular meetings that she attended this last month. She said they met as the Council of Mayors and discussed homelessness and services for homelessness. Some of the Mayors asked others to help house the homeless population. She said she met with the Southwest Mayors with the visioning project. She met with Jordan Valley Water Conservancy District, Envision Utah, EDCUtah, and attended the Salt Lake County meeting. She said it is good planning and vision to have the property set aside for the Performing Arts Center. She said that is huge that it is going to go in South Jordan. She said she met with Utah League of Cities and Towns. She also met with the Editorial Boards of the Deseret News and Salt Lake Tribune. They discussed the partnership with the City and Ivory Homes. She presented the key to the State to Governor Herbert on behalf of the cities in Utah to thank him for his service. She attended the inauguration of Governor Cox. She thanked the City Council and staff for their work during 2020, which was not an easy year. She said she is aware of residents that have been lost due to the virus. She said the future is bright in South Jordan and there is nowhere she would rather be. She is not interested in other opportunities and would like to continue serving as Mayor. She said she would love to serve a second term as Mayor.

F. Public Comment:

None.

G. Presentation Item: Proclamation, support of South Jordan City Radon Action Month. (By Mayor Dawn R. Ramsey)

Mayor Ramsey read the proclamation in support of South Jordan City Radon Action Month.

H. Action Item: Resolution R2021-01, recognizing Religious Freedom Day January 16, 2021. *(By Assistant City Manager, Dustin Lewis)*

ACM Lewis reviewed the background information on this item.

Council Member Zander made a motion to approve Resolution R2021-01. Council Member Harris seconded the motion. The vote was unanimous in favor.

I. Action Item: Resolution R2021-03, support for Western Growth Coalition 2021 Legislative Priorities. *(By Council Member, Don Shelton)*

Council Member Shelton reviewed the background information on this item. He discussed the formation of the Western Growth Coalition. He said he is the current elected leader of that body. He said they have tried to influence legislation that will help with transportation needs for the west side of the Salt Lake Valley. He said there are a list of projects that are needed, but not funded. They have talked to some legislators. They understand that there is some appetite for some bonding for these projects. If the \$2 billion bond passes, the projects listed on that list would be completed. The projects are listed in the order that they would like to see them completed. He hopes that all of the cities pass this Resolution and muster their lobbying efforts to help pass that bond.

Council Member Zander clarified that they are not endorsing the bond with this Resolution, just passing a list of priority projects. Council Member Shelton said that is correct.

City Attorney Loose said they will work with Senator Harper and their lobbyist. He said these projects won't happen without bonding.

Council Member Shelton said more than one person has noted that the bond interest rates are significantly lower than construction inflation costs. From that perspective, it would be a mistake to not do the projects earlier rather than later.

CM Whatcott said UDOT told him today that they funded all of the environmental work on all remaining intersections of Bangerter highway.

Council Member Shelton made a motion to approve Resolution R2021-03. Council Member Zander seconded the motion. The vote was unanimous in favor.

J. Staff Reports and Calendaring Items

Mayor Ramsey said she, Susan Pulsipher, and Tracy Miller delivered packets of thank you cards and a \$50 visa gift card to all 1000 teachers in the city. She said Live Daybreak donated the money for the gift cards and Mountain America helped facilitate that and waived the fee to do the cards. They delivered those gifts the day before the teachers went off for Christmas break.

Mayor Ramsey said she was asked to serve on the transition team for Governor Cox. They did a comprehensive review of UDOT. It was a great project.

Strategic Services Director Tingey said when Covid hit, the TRCC fund at the County was put on hold. They had a grant pending for the Midas Creek Trail. The trail project qualifies for transportation funding, and the County will be funding that from a different funding source. It will now come from the regional transportation 4th quarter fund. They will get \$155,000 so they can proceed with that project.

Strategic Services Director Tingey said there is a priority based budgeting and resource group, which is a national group based out of Denver. Tomorrow at their meeting, South Jordan will be getting the Leveraging All Your Community Resources Award. The city is being nationally recognized for their partnership for the Bingham Creek Regional Park that will save the residents money and resources over the lifetime of the park and the fitness center.

CM Whatcott noted the extra City Council meetings planned for this month.

Mayor Ramsey said the Legislative Session is about to start. CM Whatcott said there are many bills that will effect local government this year. They discussed changes in meetings and protocols during session this year.

Mayor Ramsey said it was proposed that a smaller group representing local governments meet with representatives from the Governor's office. Mike Mower will be the Governors representative. They will be meeting weekly during the legislative session. It gives them a strong place to be represented.

CM Whatcott said he believes there are at least 100 bills on law enforcement issues alone.

Police Chief Carr gave an update on the Love, Listen, and Lean project. He said he has been on the task force. They have been listening to different stakeholder groups including the ACLU, Black Lives Matter, etc. and they have a variety of viewpoints on law enforcement topics. They are tracking close to 70 bills, but it is hard to tell which topics will gain traction during the legislative session.

CM Whatcott said from a police and fire dispatch perspective, they have always had good interlocal agreements. They have always tried to dispatch the closest unit to the call. Over the past couple of years, they have had problems with different type of dispatch systems. For the first time, Salt Lake County will now have every law enforcement agency on one dispatch system. He said this is a large accomplishment and was a significant investment from the state. He said it will help them to be able to work with the same information.

CM Whatcott said he sits on a board for statewide public safety radio systems. They are in the middle of a significant upgrade. There were some areas in the state that did not have access to 911. When the project gets done in 2022, they will have something the state can be proud of. He said from almost anywhere in the state, you should be able to call 911 for help from a mobile

phone. Those are significant improvements that provide safety and reliability to the public in emergency situations.

City Engineer Klavano said 2200 West is closed for 4-6 weeks for the canal crossing. The road closure was important to do to get the project done and for safety reasons. He said they will get the curb, gutter, and sidewalk done as well. They are planning to start work in April or May.

City Engineer Klavano said his understanding is that 9800 South and 4700 South and Bangerter should be done quicker than the rest of the intersections on Bangerter. He said he hopes they will be ready to do the project in a year or two. He said 12600 South will be closing in the next few weeks.

Mayor Ramsey said usually, the state of the city happens at the Chamber of Commerce event in January. That will not be happening this year, so there is an article in the FOCUS, and they put it on the city's website.

City Attorney Loose said staff sent out information to the City Council earlier regarding the upcoming Legislative session. It will be a busy session. Some topics they are watching are about land use, annexation, and vesting. They also sent a list of bills that their local legislators are sponsoring.

Council Member Zander said in the past, they have had a lunch with the legislators to tell them the city's priorities. How will they relay that message this year? City Attorney Loose said he and Melinda are working on that. Representative Teuscher and Representative Pierucci want to meet with the Council. Council Member Zander said they should prioritize meeting with Representative Teuscher, Representative Pierucci, and Senator Fillmore. They have a good open relationship with Representative Pulsipher.

ADJOURNMENT

Council Member Shelton made a motion to adjourn. Council Member Marlor seconded the motion. The vote was unanimous in favor.

The January 5, 2021 City Council meeting adjourned at 7:47 p.m.

**G.1. PRESENTATION ITEM: PROCLAMATION, RECOGNIZING
JANUARY 24-30, 2021 AS SOUTH JORDAN SCHOOL CHOICE WEEK**

PROCLAMATION IN SUPPORT OF SCHOOL CHOICE WEEK 2021

WHEREAS, all children in the City of South Jordan should have access to the highest-quality education possible; and,

WHEREAS, South Jordan City recognizes the important role that an effective education plays in preparing all students in the City to be successful adults; and,

WHEREAS, quality education is critically important to the economic vitality of South Jordan City; and,

WHEREAS, South Jordan is home to a multitude of high quality public and nonpublic schools from which parents can choose for their children, in addition to families who educate their children in the home; and

WHEREAS, educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and,

WHEREAS, South Jordan City has many high-quality teaching professionals in all types of school settings who are committed to educating our children; and,

WHEREAS, School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options;

NOW, THEREFORE, the Mayor and City Council of South Jordan City, on behalf of the residents of South Jordan City, do hereby proclaim January 24-30, 2021 as:

SOUTH JORDAN CITY SCHOOL CHOICE WEEK

ADOPTED on this 19th day of January, 2021 in South Jordan City, Utah.

Dawn R. Ramsey, Mayor

ATTEST:

Anna Crookston, City Recorder

H.1. RESOLUTION R2021-04, AMENDING FY2020-21MID-YEAR BUDGET

RESOLUTION R2021 - 04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FY 2020-21 BUDGET FOR THE CITY OF SOUTH JORDAN. THE APPROPRIATION AUTHORITY SHALL APPLY TO THE FISCAL YEAR ENDING JUNE 30, 2021.

WHEREAS, the City Council wishes to amend the FY 2020-21 budget to reflect actual revenues and expenditures for activities that have occurred during the last six months; and

WHEREAS, funding for the appropriations include various revenue sources and fund balances; and

WHEREAS, a public hearing to consider the appropriation has been noticed and held and all interested persons were heard, for or against the appropriation; and

WHEREAS, the City Council finds this action is in the best interest of the public's health, safety, and general welfare.

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

SECTION 1. Budget Amendment. The FY 2020-21 budget is hereby amended as reflected in Exhibit "A".

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

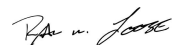
APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 19th DAY OF JANUARY, 2021 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

www.sjc.utah.gov

Fiscal Year **2020-2021**

Mid-Year Amended Budget



City of South Jordan
State of Utah



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Budget Letter

To the Mayor and Members of the City Council

The mid-year amended budget for the fiscal year 2020-2021 has been prepared and hereby submitted for review and adoption. The mid-year amended budget documents the various proposed changes made to the original budget. These changes are summarized below:

GENERAL FUND

New Revenues:

For the first half of the fiscal year the City received donations toward Pumpkin Promenade and light the Night special events as well as reimbursement for overtime costs provided by Public Safety services.

Public Safety Overtime Reimbursement	16,835
Grants	0
Donations	3,000
Total Change	19,835

Restricted Revenues:

The following restricted revenues were received and appropriated in the last fiscal year but were not spent for their respective purposes.

Class C Funds Carryover	134,403
Arts Council Theatrical Production Carryover	45,000
Arts Council Master Plan Carryover	30,000
Cost of Service Study Carryover	8,000
Liquor Allotment Carryover	193,832
Forfeiture Funds Carryover	51,365
Streets Projects Carryover	250,000
Total Change	712,600

CAPITAL PROJECTS FUND

Carryovers and Reimbursements:

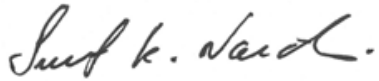
Many of the City's larger projects take multiple years to complete. At the end of a fiscal year, committed funds that remain unspent are carried-over in the new fiscal year.

General Capital Projects	12,779,355
Impact Fee Projects	1,291,313
Reimbursements	437,535
Transfers	259,677
Total Change	14,767,800

Acknowledgement

The preparation of the mid-year amended budget on a timely basis could not have been accomplished without the dedication and efforts of the Finance Department staff, as well as the accountability and oversight of City staff for City resources.

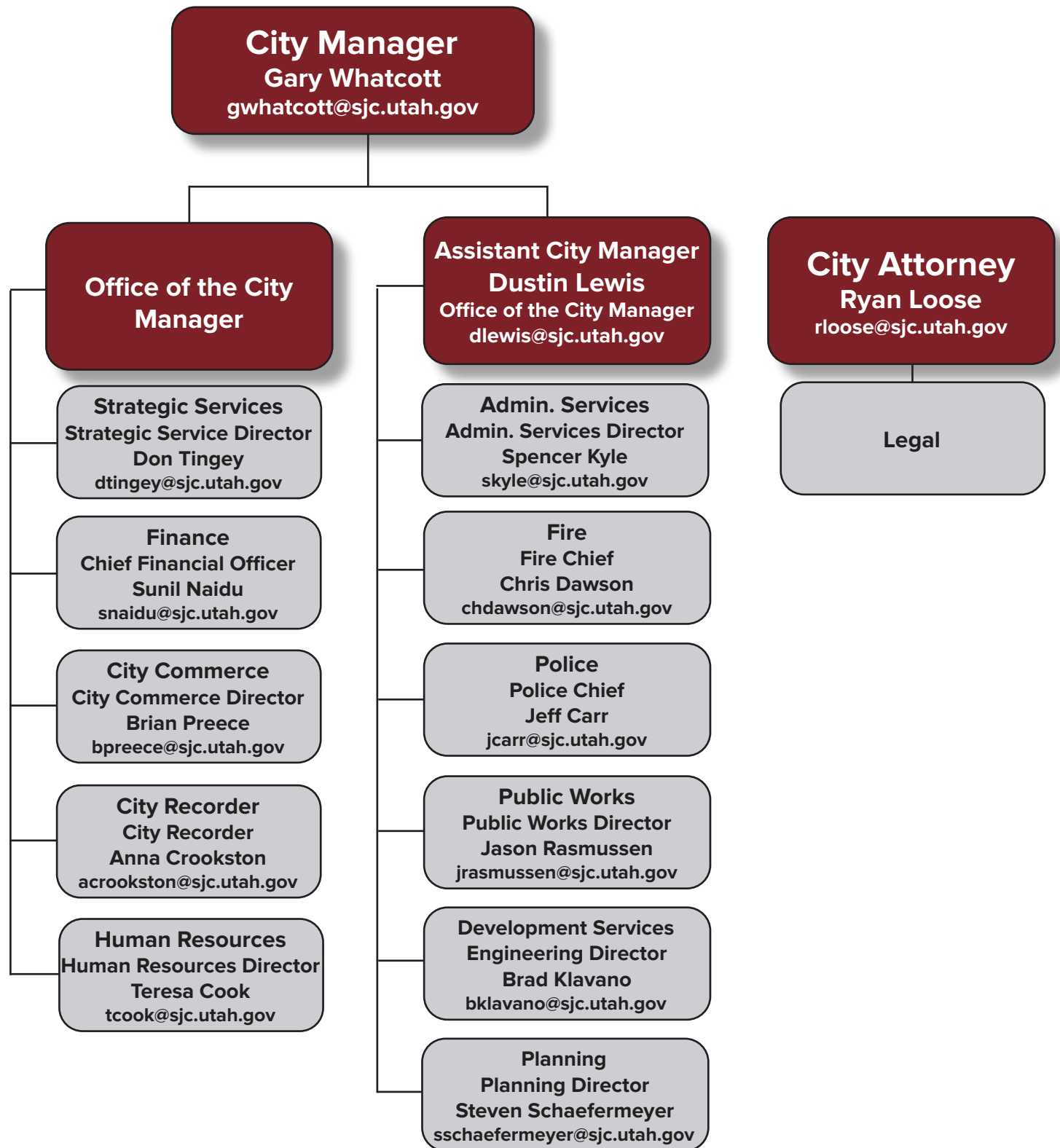
Respectfully submitted,



Sunil K. Naidu
CFO/Budget Officer



Organization Chart



General Fund Summary

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
REVENUES			
Sales Taxes	\$17,085,329	\$0	\$17,085,329
Property Taxes	12,233,935	0	12,233,935
Franchise Taxes	4,791,029	0	4,791,029
Transient Room Tax	171,002	0	171,002
Cable TV Fees	474,028	0	474,028
Motor Vehicle Fees	866,483	0	866,483
Penalties & Interest	10,000	0	10,000
Licenses & Permits	3,524,812	0	3,524,812
Intergovernmental Revenues	396,435	0	396,435
Administration Fees	3,509,656	0	3,509,656
Charges for Services	3,867,594	277	3,867,871
Fines and Forfeitures	560,000	0	560,000
Miscellaneous Revenue	1,052,000	19,835	1,071,835
Total General Fund Revenue	48,542,303	20,112	48,562,415
TRANSFERS IN AND USE OF FUND BALANCE			
Transfers In	507,869	250,000	757,869
Use of Fund Balance	0	462,600	462,600
Total Transfers In and Use of Fund Balance	507,869	712,600	1,220,469
Total Rev, Trans in, and Use of Fund Balance	49,050,172	732,712	49,782,884
EXPENDITURES			
Wages and Benefits	37,267,407	16,835	37,284,242
Materials and Supplies	1,638,833	(200)	1,638,633
Operating Expenditures	6,790,071	581,674	7,371,745
Total General Fund Expenditures	45,696,311	598,309	46,294,620
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE			
Transfers Out	3,353,861	134,403	3,488,264
Contribution to Fund Balance	0	0	0
Total Transfers Out and Contribution to Fund Balance	3,353,861	134,403	3,488,264
Total Exp, Trans Out, and Cont to Fund Balance	49,050,172	732,712	49,782,884

Notes to the General Fund Summary

Revenues - Adjusted to account for restricted fund balance, miscellaneous revenue and carryovers.

Expenditures - Adjusted to account for restricted fund balance, misc. reimbursements and carryovers.

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General Fund

The General Fund is the City of South Jordan’s primary operating fund. It accounts for all financial resources of the general government except for those required to be accounted for in other funds. The services provided by General Fund departments are primarily paid for through property and sales taxes.

Office of the City Manager

Executive

South Jordan’s form of government is called Manager by Ordinance. By State Statute, and by City Ordinance, the City has elected to have a Legislative Branch that is made up of a six member city council, one of which is the mayor. Under this form of government, all Administrative duties are vested in the City Manager. The Executive Department Budget is the title of the City Manager’s Budget.

Finance

The Finance division provides useful, timely and reliable financial information and support to City Staff, Management, Council, Citizens and external parties. This includes accounts payable, accounts receivable, reporting all financial transactions for the City and producing the City’s Annual Financial Report (CAFR). Additionally, the Finance division provides budget and financial support for the City’s Redevelopment Agency (RDA) and the Municipal Building Authority (MBA).

City Commerce

The City Commerce & Sustainability division coordinates and promotes the implementation of economic development and growth through long-term strategic planning and resource allocation. It also establishes and maintains cooperative-working relationships with other organizations at all levels and in a variety of locations. Business Licenses are also handled by the City Commerce & Sustainability division.

City Recorder

The City Recorder’s Office is responsible for maintaining all City records and files through an electronic filing system. The recorder’s office also manages all municipal elections, GRAMA requests and public meeting agendas, minutes and recordings.

Human Resources

The Human Resources division is the employee-solving hub of the City. Daily functions support managers in recruiting and hiring the most suitable applicants, employee relations, employee payroll, investigations and performance administration. Benefits are evaluated annually and administered for all qualified employees. Federal and State labor laws and Employee Handbook policies are interpreted and applied to ensure City compliance. Communication between employees and managers is often facilitated through Human Resources staff. Supervisor and employee training is created and presented annually to educate, provide resources and minimize City liability.

General Fund

Office of the Assistant City Manager

Office of the Assistant City Manager

The Office of the Assistant City Manager is responsible for management direction and support for all City operations, as well as special projects related to City Code, City-wide policies, and other issues.

Administrative Services

Administrative Services

Administrative Services is responsible for coordinating the City's emergency management efforts and works with all levels of government and various volunteer organizations to assist and protect the residents of South Jordan from the effects of disasters, both natural and man-made. Administrative Services supports the community before, during and after unusual events and major disasters by focusing on mitigation, preparedness, response and recovery activities.

Emergency/Risk Management

Emergency/Risk Management exists to encourage, develop and maintain a safe work place and community. The division is responsible to create an environment that promotes and fosters safe practices by employees that eliminates and/or reduces the potential for accidents to person or property. These efforts include awareness through training and education, adherence to policies and procedures adopted in compliance with State and Federal law and recommendations by the Utah Risk Mutual Management Association and others for best management practices. This also extends to working in the community to promote the general health, safety and welfare of our residents and visitors to our community.

Information Services

Information Services provides all the electronic voice and data communication connectivity for the staff of South Jordan. This service includes all internal communication along with interface to the residents of the City. This division provides and maintains all software programs and data storage including all relative hardware.

Court

The Justice Court Judge exercises authority over matters within the court's jurisdiction and conducts proceedings, hearings and trials. The Justice Court staff supports the administration of justice by handling all public inquiries, maintaining files and permanent records and providing court security and transportation of prisoners.

Communications/Media/Marketing

Communications/Media/Marketing assists elected officials and city staff in developing and implementing messages to the public. The Communications Coordinator serves as the City spokesperson and works with the media in coordinating and delivering interviews and issuing press releases. In addition, the City Communication Coordinator manages and maintains the City's social media sites.

General Fund

Information Center

The Information Center is a centralized group of problem-solvers who assist citizens when they call or visit City Hall. The agents who work in this division take utility payments, accept business license applications and renewals, register participants for recreation programs, fill out work order requests and much more. Agents are also able to redirect citizens to appropriate staff members when additional information or expertise is needed, ensuring they are directed to the best person to address the citizens questions or concerns.

Recreation & Event Programs

The Recreation & Event Programs division provides a variety of youth and adult recreation, community events and education programs.

Gale Center

The Gale Center division provides preservation and education of South Jordan City and local history. Programs include educational lectures and art series, as well as hands-on exhibits and display space for historical museum items, artwork and educational exhibits.

Facilities

The facilities division provides preventative and routine maintenance as well as custodial services to all city owned facilities. They also evaluate facilities utility related equipment to effectively conserve power or natural gas costs.

Seniors

The Senior division provides programs for Seniors at the Community Center. The Community Center also hosts other community programs and meeting space for both public and private events. The Community Center is “home base” for the South Jordan Youth Council.

Parks

The Parks, Trails and Open Space division provides maintenance to over 400 acres of park space which includes 30 parks with maintenance for the following items; playgrounds, restrooms, pavilions, tennis courts, basketball courts, volleyball courts, horseshoes and drinking fountains, along with maintenance of recreational sport fields (baseball/Softball, football).

Development Services

Building

The Building and Safety Division promotes the general health, safety and welfare of South Jordan citizens by effectively administering and enforcing building regulations mandated by City and State governments. We provide professional and accurate understanding of adopted codes and ordinances throughout the residential and commercial building process. Using a proactive approach to educate and request compliance of the Municipal Code in a friendly, fair, and impartial manner, Code Compliance Inspectors assist in maintaining the aesthetic appeal and property values of the City.

General Fund

Engineering

The Engineering Division develops master plans for the storm drain, transportation and culinary water systems within the City. Master plans take into account existing and future needs of the City. The Engineering Division ensures that projects are constructed in accordance with City codes, plans, and other appropriate industry specifications. The Division manages the Capital Improvement Program (CIP) and oversees the designs, bids, and construction of CIP Projects. In addition, the Division addresses traffic concerns and issues within the City of South Jordan.

Planning

The Planning and Zoning Division guides the planned physical development of the city in a manner that preserves the quality of life for South Jordan residents, by ensuring that all new planning programs and development projects comply with the City's adopted General Plan. Advice and technical support is provided to the City Council and Planning Commission regarding the compliance of all development proposals with the City's Land Use and Development Codes. In addition, the Division does analysis and prepares reports pertaining to the development and maintenance of the General Plan, the drafting of new and the amendment of existing land use ordinances and the review of private development projects. The division also provides information to assist residents in understanding the General Plan, Land Use Codes and Development Codes and how they apply to their property or to development project proposals. It is always the Planning and Zoning Division's goal to fulfill the objectives of the General Plan, provide applicants with efficient review of proposed projects and provide South Jordan residents appropriate opportunities to participate in land use and development decisions.

Fire Department

As leaders in fire, rescue, and pre-hospital emergency medicine the South Jordan Fire Department provides innovative, high-quality, and efficient service with unwavering professionalism and reliability. Operating out of three stations, for FY 2019 the fire department is expected to respond to 5,900 calls for service. These calls range from structure fires and emergency medical calls to specialized hazardous materials and technical rescue calls as well as inter-facility transfers between the south Jordan Health Center and the main University of Utah campus in Salt Lake City.

Police Department

The Police Department is fully dedicated to providing an environment of safety, security confidence and well-being for all citizens who reside, conduct business, recreate or travel through or within the community. Police services are rendered with an emphasis on best practices and ongoing officer training in areas such as preservation of human life, crime prevention, criminal investigation and prosecution, traffic management, data collection and maintenance, public education, fiscal prudence and creative problem solving.

General Fund

Animal Control

The Animal Control division is responsible for the safety and well-being of animals of all types. The division is well trained to investigate animal related complaints, enforce relevant laws and ordinances, apprehend unlicensed or stray animals and remove dead or injured animals as needed. They also manage the animal control shelter, where basic care such as food, water and appropriate medical attention are provided to any housed animals as needed.

Public Works

Public Works Admin

Public Works Administration consists of one director, one associate director, and three administrative support positions. Public Works Admin oversees the following division: Streets, Street Lighting, Water, Secondary Water, Storm Water, Sanitation, Recycling, Parks Maintenance, and Fleet Management.

Fleet

The Fleet division is an internal support team providing repair and maintenance for all city vehicles and equipment. Fleet currently maintains and repairs over 190 vehicles and around 130 other miscellaneous pieces of large equipment, as well as numerous small equipment and hand tools. The Fleet division also manages a diesel/gasoline fuel station located in the Public Works maintenance yard.

Cemetery

Every effort is made to maintain the cemetery with the respect deserved of the deceased. Our staff works with funeral directors and the public to ensure the burial portion of the death process is handled professionally and with compassion for each individual's needs.

Street Lighting

The Streetlight division manages and maintains over 5,300 street lights within the City and growing at a rate of approximately 150 additional street lights each year. The Streetlight division employees assist all city departments with electrical installing, changes and repair in City buildings. Additionally, the division coordinates with Rocky Mountain Power to maintain an additional 830 street lights.

Streets

The Streets division maintains roads, sidewalks, street signs, and provides graffiti removal and snow removal. The Streets division services are rendered with an emphasis on best management practices, Federal requirements along with trained personnel in all related areas such as preservation of pedestrian safety, roadway striping, concrete and asphalt preservation programs, equipment maintenance, traffic management, data collection and reporting, and creative problem solving.

General Fund

Office of the City Attorney

Office of the City Attorney

The Office of the City Attorney, under the independent direction of the City Attorney, provides a full scope of in-house legal counsel services including general counsel and transactional advice, risk management, litigation, representation, outside counsel oversight, criminal prosecution, government relations, and legislative representation services to the City Corporations, the City Council, the City administration, and the City's affiliated entities and personnel. The Office provides services to and on behalf of the City of South Jordan, a Utah municipal corporations; it does not represent or provide legal services to individual citizens or businesses.

General Fund, All Departments

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
<u>Office of the City Manager</u>			
Executive			
Wages and Benefits	1,386,343	0	1,386,343
Materials and Supplies	83,846	0	83,846
Operating Expenditures	216,462	0	216,462
Total Executive	1,686,651	0	1,686,651
Human Resources			
Wages and Benefits	485,963	0	485,963
Materials and Supplies	37,982	(200)	37,782
Operating Expenditures	135,355	200	135,555
Total Human Resources	659,300	0	659,300
Finance			
Wages and Benefits	1,968,966	0	1,968,966
Materials and Supplies	265,175	0	265,175
Operating Expenditures	268,825	8,000	276,825
Total Finance	2,502,966	8,000	2,510,966
*\$8,000 of unspent funds for Development Fee Study Update.			
City Commerce & Sustainability			
Wages and Benefits	287,206	0	287,206
Materials and Supplies	14,210	0	14,210
Other Expenditures	6,390	0	6,390
Total City Commerce & Sustainability	307,806	0	307,806
Recorder			
Wages and Benefits	243,635	0	243,635
Materials and Supplies	31,050	0	31,050
Operating Expenditures	184,480	0	184,480
Total Recorder	459,165	0	459,165

General Fund, All Departments

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
<u>Office of the Assistant City Manager</u>			
Office of the Assistant City Manager			
Materials and Supplies	17,963	0	17,963
Operating Expenditures	187,974	0	187,974
Total Office of the Assistant City Manager	205,937	0	205,937
<u>Administrative Services</u>			
Administrative Services			
Wages and Benefits	538,732	0	538,732
Materials and Supplies	8,800	0	8,800
Operating Expenditures	64,775	0	64,775
Total Administrative Services	612,307	0	612,307
Emergency & Risk Management			
Wages and Benefits	234,604	0	234,604
Materials and Supplies	8,600	0	8,600
Operating Expenditures	599,346	0	599,346
Total Emergency & Risk Management	842,550	0	842,550
Communications/Media/Marketing			
Wages and Benefits	291,939	0	291,939
Materials and Supplies	75,106	0	75,106
Other Expenditures	36,500	0	36,500
Total Communications/Media/Marketing	403,545	0	403,545
Information Services			
Wages and Benefits	1,104,815	0	1,104,815
Materials and Supplies	19,540	0	19,540
Operating Expenditures	645,178	0	645,178
Total Information Services	1,769,533	0	1,769,533

General Fund, All Departments

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Court			
Wages and Benefits	469,805	0	469,805
Materials and Supplies	17,559	0	17,559
Operating Expenditures	140,011	0	140,011
Total Court	627,375	0	627,375
Information Center			
Wages and Benefits	403,918	0	403,918
Materials and Supplies	37,375	0	37,375
Operating Expenditures	1,600	0	1,600
Total Information Center	442,893	0	442,893
Recreation & Event Programs			
Wages and Benefits	531,376	0	531,376
Materials and Supplies	12,115	0	12,115
Operating Expenditures	530,263	78,000	608,263
Total Recreation & Event Programs	1,073,754	78,000	1,151,754
*\$3,000 donation for Pumpkin Promenade & Light the Night. \$45,000 of unspent funds for theatrical production. \$30,000 of unspent funds for Arts Master Plan.			
Gale Center			
Materials and Supplies	12,220	0	12,220
Operating Expenditures	30,462	0	30,462
Total Gale Center	42,682	0	42,682
Facilities			
Wages and Benefits	879,515	0	879,515
Materials and Supplies	147,226	0	147,226
Operating Expenditures	459,365	0	459,365
Total Facilities	1,486,106	0	1,486,106
Seniors			
Wages and Benefits	324,275	0	324,275
Materials and Supplies	11,050	0	11,050
Operating Expenditures	48,510	0	48,510
Total Seniors	383,835	0	383,835

General Fund, All Departments

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Parks			
Wages and Benefits	1,868,300	0	1,868,300
Materials and Supplies	211,431	0	211,431
Operating Expenditures	713,375	0	713,375
Total Parks	2,793,106	0	2,793,106
<u>Development Services</u>			
Building			
Wages and Benefits	1,444,078	0	1,444,078
Materials and Supplies	21,930	0	21,930
Operating Expenditures	165,360	0	165,360
Total Building	1,631,638	0	1,631,368
Planning			
Wages and Benefits	806,777	0	806,777
Materials and Supplies	18,218	0	18,218
Operating Expenditures	21,664	0	21,664
Total Planning	846,659	0	846,659
Engineering			
Wages and Benefits	2,275,592	0	2,275,592
Materials and Supplies	41,500	0	41,500
Operating Expenditures	156,550	0	156,500
Total Engineering	2,473,642	0	2,473,642
<u>Fire Services</u>			
Fire			
Wages and Benefits	8,410,131	6,690	8,416,821
Materials and Supplies	117,370	0	117,370
Operating Expenditures	500,511	277	500,788
Total Fire	9,028,012	6,967	9,034,979

*\$6,690 for EMS standby reimbursements. \$277 for amulance fee collections.

General Fund, All Departments

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
<u>Police Services</u>			
Police			
Wages and Benefits	8,982,695	10,145	8,992,840
Materials and Supplies	155,723	0	155,723
Operating Expenditures	556,515	245,197	801,712
Total Police	9,694,933	255,342	9,950,275
*\$10,145 for overtime reimbursements. \$193,832 of unspent liquor allotment funds. \$51,365 of unspent forfeiture funds.			
<u>Animal Control</u>			
Animal Control			
Wages and Benefits	231,023	0	231,023
Materials and Supplies	6,432	0	6,432
Operating Expenditures	13,036	0	13,036
Total Animal Control	250,491	0	250,491
<u>Public Works</u>			
Public Works Admin			
Wages and Benefits	729,865	0	729,865
Materials and Supplies	20,370	0	20,370
Operating Expenditures	33,592	0	33,592
Total Public Works Admin	783,827	0	783,827
Fleet			
Wages and Benefits	521,976	0	521,976
Materials and Supplies	23,750	0	23,750
Operating Expenditures	583,051	0	583,051
Total Fleet	1,128,777	0	1,128,777
Cemetery			
Wages and Benefits	259,320	0	259,320
Materials and Supplies	35,307	0	35,307
Operating Expenditures	23,820	0	23,820
Total Cemetery	318,447	0	318,447

General Fund, All Departments

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Streetlighting			
Wages and Benefits	249,310	0	249,310
Materials and Supplies	60,325	0	60,325
Operating Expenditures	49,194	125,000	174,194
Total Streetlighting	358,829	125,000	483,829
*\$125,000 of unspent funds for streetlighting systems maintenance projects.			
Streets			
Wages and Benefits	1,314,099	0	1,314,099
Materials and Supplies	89,969	0	89,969
Operating Expenditures	243,377	125,000	368,377
Total Streets	1,647,445	125,000	1,772,445
*\$125,000 of unspent funds for sidewalk repairs.			
<u>Office of the City Attorney</u>			
Office of the City Attorney			
Wages and Benefits	1,023,149	0	1,023,149
Materials and Supplies	36,691	0	36,691
Other Expenditures	174,530	0	174,530
Office of the City Attorney	1,234,370	0	1,234,370
Total General Fund All Departments	45,696,311	598,309	46,294,620

Special Revenue Fund

South Jordan’s special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes. South Jordan currently maintains six special revenue funds.

Redevelopment Agency (RDA)

The Redevelopment Agency of South Jordan exists to improve blighted areas within the City and encourage economic development. The Redevelopment Agency works with City staff to maintain RDA, CDA and EDA projects and areas.

RDA Housing

RDA Housing invests obligatory funds towards improving housing within the City. Housing funds can be used for a variety of purposes, including (but not limited to): infrastructure, affordable housing projects, senior housing, interest rate buy-downs, and contributions to the Olene Walker housing fund.

CDA

The CDA fund includes projects #12 Commerce Park, #13 South Station and #14 Tim Dahle Nissan. It is part of the general RDA efforts of the City.

Community Development Block Grant (CDBG)

The City administers Community Development Block Grant (CDBG) Funds received from the U.S. Department of Housing and Urban Development (HUD). With the population reported by the 2010 Census, the City became eligible to receive CDBG funds directly from HUD. Annual funds received are determined by a formula which accounts for such things as total population, growth and poverty.

Storm Water

The Storm Water division is responsible for the maintenance, cleaning and inspection of storm water infrastructure within the City to ensure that it is working properly during storm events to mitigate flooding and any subsequent damage. This includes street sweeping which prevents debris from entering the storm drain system thus hindering it from functioning properly. The Storm Water division is also responsible for maintaining compliance with Federal and State permits. Some of the activities to maintain compliance include public education and outreach programs, location, investigation and eliminating illegal discharges into the storm drain system, monitoring and enforcing runoff and erosion control processes concerning construction activities and minimizing adverse impacts on storm water quality after construction.

Special Revenue, Redevelopment Agency

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Project #1 Towers Increment	\$415,000	\$0	\$415,000
Project #2 Harmons	350,000	0	350,000
Project #6 South I-15 Frontage	400,000	0	400,000
Project #10 South Bangerter	1,400,000	0	1,400,000
Project #11 Merit Medical	900,000	0	900,000
Admin. Fee - CDA	120,000	0	120,000
Total Revenues	3,585,000	0	3,585,000
Transfer From Other Funds			
Use of Fund Balance	1,404,183	0	1,404,183
Total Trans From Other Funds	1,404,183	0	1,404,183
Total Revenues and Transfers	4,989,183	0	4,989,183
Operating Expenditures			
Materials and Supplies	79,075	0	79,075
Operating Expenditures	476,557	0	476,557
Total Operating Expenditures	555,632	0	555,632
Project Expenditures			
Tax Increment Commitments	1,600,000	0	1,600,000
Total Project Expenditures	1,600,000	0	1,600,000
Transfers Out			
Transfer to General Debt Service Fund	775,250	0	775,250
Transfer to CDA	120,000	0	120,000
Transfer to Debt Service SID	1,216,600	0	1,216,600
Transfer to MBA	721,682	0	721,682
Transfer to General Fund	19	0	19
Contribution to Fund Balance	0	0	0
Total Transfers Out	2,833,551	0	2,833,551
Total Expenditures	4,989,183	0	4,989,183

Notes to Redevelopment Agency Fund

No changes.

Special Revenue, RDA Housing

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Housing Revenue	\$950,000	\$0	\$950,000
Total Revenues	950,000	0	950,000
Transfer From Other Funds			
Use of Fund Balance	1,470,000	1,400,000	2,870,000
Total Trans From Other Funds	1,470,000	1,400,000	2,870,000
Total Revenues and Transfers	2,420,000	1,400,000	3,820,000
Project Expenditures			
Housing Program	2,400,000	1,400,000	3,800,000
Housing Study	20,000	0	20,000
Total Project Expenditures	2,420,000	1,400,000	3,820,000
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	0	0	0
Total Expenditures	2,420,000	1,400,000	3,820,000

Notes to Redevelopment Housing Fund

*Adjusted to account for Housing Down Payment Assistance program and Ivory Workforce Housing program.

Special Revenue, CDA

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Project#12 Commerce Park	\$5,500,000	\$0	\$5,500,000
Project#13 South Station	1,200,000	0	1,200,000
Total Revenues	6,700,000	0	6,700,000
Transfer From Other Funds			
Transfer from RDA	120,000	0	120,000
Use of Fund Balance	0	1,072,199	1,072,199
Total Trans From Other Funds	120,000	1,072,199	1,192,199
Total Revenues and Transfers	6,820,000	1,072,199	7,892,199
Operating Expenditures			
Operating Expenditures	120,000	0	120,000
Infrastructure Maintenance	0	1,072,199	1,072,199
Total Operating Expenditures	120,000	1,072,199	1,192,199
Project Expenditures			
Tax Increment Commitments	5,925,000	0	5,925,000
Total Project Expenditures	5,925,000	0	5,925,000
Transfers Out			
Contribution to Fund Balance	775,000	0	775,000
Total Transfers Out	775,000	0	775,000
Total Expenditures	6,820,000	1,072,199	7,892,199

Notes to CDA Fund

*Adjusted to reflect unspent funds for the CDA Area Infrastructure project.

Special Revenue, CDBG

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
CDBG Grant	\$241,317	\$21,544	\$262,861
Total Revenues	241,317	21,544	262,861
Transfer From Other Funds			
Use of Fund Balance	0	259,072	259,072
Total Trans From Other Funds	0	259,072	259,072
Total Revenues and Transfers	241,317	280,616	521,933
Operating Expenditures			
Wages and Benefits	12,765	17,811	30,576
Public Facilities	158,263	208,328	366,591
The Road Home	6,000	(1,000)	5,000
South Valley Sanctuary	6,000	21,200	27,200
Legal Aid Society of Utah	3,000	3,600	6,600
ASSIST	0	7,631	7,631
Community Health Clinic	9,054	(9,054)	0
Inn Between	5,000	2,000	7,000
Utah Community Action Copperview	4,500	11,371	15,871
Roseman University Health Clinic	0	3,000	3,000
UCA Case Management	5,500	(500)	5,000
UCA Food Pantry	0	20,871	20,871
Administrative Charges	31,235	(4,642)	26,593
Total Operating Expenditures	241,317	280,616	521,933
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	0	0	0
Total Expenditures	241,317	280,616	521,933

Notes to CDBG Fund

*Adjusted to reflect actual 2021 allocation and unspent funds from previous year.

Special Revenue, Storm Water

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Storm Water Fees	\$2,458,953	\$0	\$2,458,953
Investment Earnings	45,000	0	45,000
Other Miscellaneous	2,154	0	2,154
Total Revenues	2,506,107	0	2,506,107
Transfer From Other Funds			
Use of Fund Balance	167,951	47,852	215,803
Total Trans From Other Funds	167,951	47,852	215,803
Total Revenues and Transfers	2,674,058	47,852	2,721,910
Operating Expenditures			
Employee Wages and Benefits	1,013,666	0	1,013,666
Materials and Supplies	53,300	0	53,300
Operating Expenditures	534,151	0	634,151
Total Operating Expenditures	1,701,117	0	1,701,117
Project Expenditures			
Storm Water Master Plan	0	16,102	16,102
Capital Expenditures	75,000	0	75,000
Total Project Expenditures	75,000	16,102	91,102
Transfers Out			
Transfer to General Fund	2,941	0	2,941
Transfer to General CIP	895,000	0	895,000
Transfer to Water CIP	0	31,750	31,750
Contribution to Fund Balance	0	0	0
Total Transfers Out	897,941	31,750	929,691
Total Expenditures	2,674,058	47,852	2,721,910

Notes to Storm Drain Fund

*\$16,102 of unspent funds for Storm Water Master Plan .

\$31,750 transferred to Water CIP for Canal Culvert Reconstruction.

Enterprise Fund

South Jordan's enterprise funds function and operate much like a private business and charge fees to users that cover most or all of the costs. South Jordan currently maintains five enterprise funds.

Water

The Water division provides safe and high quality water with sufficient pressure, and at proper flows that exceed state standards. This is accomplished through compliance, state standards sampling, system upgrades, quick response to resident concerns and system failures, and continuous monitoring of tanks and delivery points.

Water CIP

This fund is used to account for the construction of major water infrastructure projects within the city.

Secondary Water

The Secondary Water division manages the delivery of irrigation water to 3,500 South Jordan residential properties via a gravity and pumped distribution system.

Sanitation

The Sanitation division administers and manages a number of solid waste and refuse services. The City contracts with Ace Recycling & Disposal for residential curbside garbage pickup. The Sanitation division provides residences with 96-gallon containers for both garbage services and is responsible for the delivery and repair of the 21,000 containers.

Recycling

The Recycling division administers and manages curbside recycle pickup and additional recycle services. The City maintains 17,000 residential co-mingle recycling cans in the field.

Mulligans

Mulligans offers golfing and entertainment opportunities for the entire family including 2 nine hole executive courses, driving range with 32 covered and heated hitting stations, 36 holes of miniature golf and 8 batting cages with softball and baseball. The facility also hosts a snack bar, pro shop and PGA golf instruction for all golfers including a comprehensive junior golf program.

Enterprise Fund, Water

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Water Sales - Base Rate	\$8,775,939	\$0	\$8,775,939
Water Sales - Consumption	10,224,060	0	10,224,060
Finance Charges	204,000	0	204,000
Investment Earnings	600,000	0	600,000
Water Meter Sets	250,000	0	250,000
Hydrant Meter Rental Income	50,000	0	50,000
Commercial/Landscape Meters	15,000	0	15,000
Sale of Capital Assets	20,000	0	20,000
Total Revenues	20,138,999	0	20,138,999
Transfer From Other Funds			
Transfer from Water Impact Fees	296,556	0	296,556
Use of Fund Balance	158,999	204,505	363,504
Total Trans From Other Funds	455,555	204,505	660,060
Total Revenues and Transfers	20,594,554	204,505	20,799,059
Operating Expenditures			
Employee Wages and Benefits	1,589,428	0	1,589,428
Materials and Supplies	96,342	0	96,342
Operating Expenditures	13,392,527	91,005	13,483,532
Principal on Bonds	2,095,000	0	2,095,000
Bond Interest Payment	341,975	0	341,975
Trustee Fees	3,000	0	3,000
Arbitrage Compliance	3,325	0	3,325
Total Operating Expenditures	17,521,597	91,005	17,612,602
Transfers Out			
Transfer to Risk Management	2,957	0	2,957
Transfer to Water CIP General	3,070,000	113,500	3,183,500
Contribution to Fund Balance	0	0	0
Total Transfers Out	3,072,957	113,500	3,186,457
Total Expenditures	20,594,554	204,505	20,799,059

Notes to Water Fund

*\$91,005 of unspent funds for Water Meter Network Infrastructure project.

\$50,000 transferred to Water CIP for Maybe Lane project.

\$63,500 transferred to Water CIP for Canal Culvert Reconstruction.

Enterprise Fund, Water CIP

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Water Impact Fees	\$700,000	\$0	\$700,000
Total Revenues	700,000	0	700,000
Transfer From Other Funds			
Transfer from Water Operations	3,070,000	113,500	3,183,500
Transfer from Secondary Water	850,000	31,750	881,750
Transfer from Storm Water	0	31,750	31,750
Water Impact Fee Fund Balance	296,556	0	296,556
Use of Fund Balance	0	13,630,885	13,630,885
Total Trans From Other Funds	4,216,556	13,807,885	18,024,441
Total Revenues and Transfers	4,916,556	13,807,885	18,724,441
Project Expenditures			
Water Projects	3,070,000	9,911,320	12,981,320
Secondary Water Projects	850,000	3,896,565	4,746,565
Total Project Expenditures	3,920,000	13,807,885	17,727,885
Transfers Out			
Transfer to Water Operations	296,556	0	296,556
Contribution to Fund Balance	700,000	0	700,000
Total Transfers Out	996,556	0	996,556
Total Expenditures	4,916,556	13,807,885	18,724,441

Notes to Water CIP Fund

*Adjusted to reflect unspent funds for various water projects.

\$63,500 transferred from Water for Canal Culvert Reconstruction.

\$50,000 transferred from Water for Mabey Lane project.

\$31,750 transferred from Secondary Water for Canal Culvert Reconstruction.

\$31,750 transferred from Storm Water for Canal Culvert Reconstruction.

Enterprise Fund, Secondary Water

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Irrigation Water Sales	\$740,000	\$0	\$740,000
Total Revenues	740,000	0	740,000
Transfer From Other Funds			
Use of Fund Balance	1,040,220	31,750	1,071,970
Total Trans From Other Funds	1,040,220	31,750	1,071,970
Total Revenues and Transfers	1,780,220	31,750	1,811,970
Operating Expenditures			
Employee Wages and Benefits	284,525	0	284,525
Materials and Supplies	17,295	0	17,295
Operating Expenditures	627,189	0	627,189
Total Operating Expenditures	929,009	0	929,009
Transfers Out			
Transfer to Risk Management	1,211	0	1,211
Transfer to Water CIP	850,000	31,750	881,750
Contribution to Fund Balance	0	0	0
Total Transfers Out	851,211	31,750	882,961
Total Expenditures	1,780,220	31,750	1,811,970

Notes to Secondary Water Fund

*\$31,750 transferred to Water CIP for Canal Culvert Reconstruction.

Enterprise Fund, Sanitation

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Garbage Fees	\$2,919,886	\$0	\$2,919,886
Neighborhood Cleanup	60,000	0	60,000
Special Service Pickup	3,000	0	3,000
Investment Earnings	24,000	0	24,000
Total Revenues	3,006,886	0	3,006,886
Transfer From Other Funds			
Use of Fund Balance	241,065	0	241,065
Total Trans From Other Funds	241,065	0	241,065
Total Revenues and Transfers	3,247,951	0	3,247,951
Operating Expenditures			
Employee Wages and Benefits	345,852	0	345,852
Materials and Supplies	136,600	25,000	161,600
Operating Expenditures	2,295,227	(25,000)	2,270,227
Equipment	470,000	0	470,000
Total Operating Expenditures	3,247,679	0	3,247,679
Transfers Out			
Transfer to Risk Management	272	0	272
Contribution to Fund Balance	0	0	0
Total Transfers Out	272	0	272
Total Expenditures	3,247,951	0	3,247,951

Notes to Sanitation Fund

Realignment of resources.

Enterprise Fund, Recycling

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Garbage Fees	\$1,202,604	\$0	\$1,202,604
Total Revenues	1,202,604	0	1,202,604
Transfer From Other Funds			
Use of Fund Balance	319,953	0	319,953
Total Trans From Other Funds	319,953	0	319,953
Total Revenues and Transfers	1,522,557	0	1,522,557
Operating Expenditures			
Materials and Supplies	75,000	0	75,000
Operating Expenditures	1,447,557	0	1,447,557
Total Operating Expenditures	1,522,557	0	1,522,557
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	0	0	0
Total Expenditures	1,522,557	0	1,522,557

Notes to Recycling Fund

No changes.

Enterprise Fund, Mulligans

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Instructor Fees	\$57,222	\$0	\$57,222
Driving Range	355,000	0	355,000
Greens Fees	192,910	0	192,910
Miniature Golf	375,000	0	375,000
Program Revenue	3,000	0	3,000
Golf Cart Rental	77,265	0	77,265
Batting Cages	154,530	0	154,530
Food & Beverages	46,000	0	46,000
Pro Shop	46,460	0	46,460
Rental Revenue	15,000	0	15,000
Total Revenues	1,322,387	0	1,322,387
Transfer From Other Funds			
Use of Fund Balance	5,400	74,075	79,475
Total Trans From Other Funds	5,400	74,075	79,475
Total Revenues and Transfers	1,327,787	74,075	1,401,862
Operating Expenditures			
Employee Wages and Benefits	517,897	0	517,897
Materials and Supplies	54,900	0	54,900
Operating Expenditures	424,521	0	424,521
Capital Expenditures	330,000	74,075	404,075
Total Operating Expenditures	1,327,318	74,075	1,401,393
Transfers Out			
Transfer to Risk Management	469	0	469
Contribution to Fund Balance	0	0	0
Total Transfers Out	469	0	469
Total Expenditures	1,327,787	74,075	1,401,862

Notes to Mulligans Fund

*\$4,264 of unspent funds for Ball Wash Shed.
 \$69,811 of unspent funds for Mini Golf Renovation.

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Debt Service Fund

The City maintains three separate debt service funds. All debt service payments made by the City in relation to Governmental funds are accounted for in one of these three funds. Debt service payments related to enterprise functions are paid from those individual funds.

General Debt Service

The General Debt Service Fund is used to account for the accumulation of resources and for the disbursement of debt service payments for all debt not tracked in any other fund. Transfers to the General Debt Service Fund are made from other city funds. Regular payments are then made to the City’s creditors according to the requirements of each individual debt.

SID Debt Service

The City administers one special improvement district, Riverfront Corporate Center. This district was established to assist with the construction of infrastructure assets in the district. Assessments for this area are collected annually from property owners in this area. These funds are then used to pay the bondholders.

Municipal Building Authority

The South Jordan Municipal Building Authority is a legal entity separate from the City and is reported by the City as a blended component unit. South Jordan MBA issued bonds in 2002 for the construction of the City’s Fitness and Aquatic Center. Annual lease payments, shown as transfers from RDA, are made to the South Jordan MBA from which the bond payments are made. The final payment will be made in FY 21-22 and then the asset will be turned over to the County.

Debt Service, General Debt Service

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Investment Earnings	\$10,400	\$0	\$10,400
Total Revenues	10,400	0	10,400
Transfer From Other Funds			
Transfer from General Fund	1,174,430	0	1,174,430
Transfer from Road Impact Fees	150,507	0	150,507
Transfer from RDA	775,250	0	775,250
Use of Fund Balance	247,738	1,284,625	1,532,363
Total Trans From Other Funds	2,347,925	1,284,625	3,632,550
Total Revenues and Transfers	2,358,325	1,284,625	3,642,950
Operating Expenditures			
Principal on Long-Term Debt	1,315,000	(25,000)	1,290,000
Interest on Long-Term Debt	1,032,925	534,375	1,567,300
Trustee Fees	6,500	0	6,500
Arbitrage Compliance	3,900	0	3,900
Total Operating Expenditures	2,358,325	509,375	2,867,700
Transfers Out			
Contribution to Fund Balance	0	775,250	775,250
Total Transfers Out	0	775,250	775,250
Total Expenditures	2,358,325	1,284,625	3,642,950

Notes to Debt Service Fund

*Adjusted to account for the refunding of the 2008 Sales Tax Bond and to account for changes related to the 2019 Sales Tax Bond.

Debt Service, SID Bond

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Special Assessments	\$2,151,675	\$0	\$2,151,675
Investment Earnings	1,750	0	1,750
Total Revenues	2,153,425	0	2,153,425
Transfer From Other Funds			
Transfer from RDA	1,216,600	0	1,216,600
Use of Fund Balance	0	0	0
Total Trans From Other Funds	1,216,600	0	1,216,600
Total Revenues and Transfers	3,370,025	0	3,370,025
Operating Expenditures			
Principal on Bonds	1,960,000	0	1,960,000
Bond Interest Payment	1,408,275	0	1,408,275
Trustee Fees	1,750	0	1,750
Total Operating Expenditures	3,370,025	0	3,370,025
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	0	0	0
Total Expenditures	3,370,025	0	3,370,025

Notes to SID Bond Debt Service Fund

No changes.

Debt Service, MBA

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Investment Earnings	\$1,750	\$0	\$1,750
Total Revenues	1,750	0	1,750
Transfer From Other Funds			
Transfer from RDA	721,682	0	721,682
Use of Fund Balance	0	0	0
Total Trans From Other Funds	721,682	0	721,682
Total Revenues and Transfers	723,432	0	723,432
Operating Expenditures			
Principal on Bonds	645,000	0	645,000
Bond Interest Payment	76,682	0	76,682
Trustee Fees	1,750	0	1,750
Total Operating Expenditures	723,432	0	723,432
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	0	0	0
Total Expenditures	723,432	0	723,432

Notes to Municipal Building Authority Fund

No Changes.

Capital Projects Fund

Capital Projects funds are used to track the acquisition and construction of major projects as well as large equipment purchases. The City maintains two capital project funds.

Capital Projects

This fund is used to record the receipt of impact fees, transfers from, and other resources of revenue to be used for major capital acquisition and construction projects. The fund is also used to account for the expenditure of funds towards these projects. This fund is split into Infrastructure Maintenance and Operations & Maintenance.

Capital Equipment

This fund is used to track the City’s large equipment purchases.

Capital Projects Bond Proceeds

This fund is used to track all proceeds and the construction of the Public Safety building (Fire Station 64).

Capital Projects, Infrastructure Maintenance

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget Fy 20-21
Revenues			
Road Impact Fees	\$600,000	\$0	\$600,000
Park Impact Fees	400,000	0	400,000
Storm Drain Impact Fees	250,000	0	250,000
Fire Impact Fees	100,000	0	100,000
Police Impact Fees	130,000	0	130,000
Local Transit Tax	1,300,000	0	1,300,000
Class C Road Funds	3,022,000	0	3,022,000
Investment Earnings	250,000	0	250,000
Other Donations/Reimbursements	0	437,535	437,535
Total Revenues	6,052,000	437,535	6,489,535
Transfer From Other Funds			
Transfer from General Fund	0	134,403	134,403
Transfer from General CIP Maint	0	129,793	129,793
Transfer from Storm Drain	895,000	0	895,000
Transfer from Storm Impact Fees	0	52,000	52,000
Transfer from Road Impact Fees	0	70,000	70,000
Park Impact Fee Use of Fund Balance	1,500,000	904,360	2,404,360
Storm Drain Impact Fee Use of Fund Balance	0	94,242	94,242
Road Impact Fee Use of Fund Balance	150,507	414,711	565,218
Use of Fund Balance	1,441,000	9,189,273	10,630,273
Total Trans From Other Funds	3,986,507	10,988,782	14,975,289
Total Revenues and Transfers	10,038,507	11,426,317	21,464,824
Project Expenditures (By Funding Source)			
Parks Projects	1,530,000	2,792,366	4,322,366
Transportation Projects	3,962,000	5,821,662	9,783,662
Facilities Projects	190,000	995,141	1,185,141
Storm Drain Projects	895,000	1,695,148	2,590,148
Total Project Expenditures	6,577,000	11,304,317	17,881,317

Capital Projects, Infrastructure Maintenance

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Transfers Out			
Transfer to General Fund	500,000	0	500,000
Transfer to General Debt Service Fund	150,507	0	150,507
Transfer to General CIP	0	122,000	122,000
Transfer to Capital Equipment	416,000	0	416,000
Transfer to General CIP Maintenance	665,000	0	665,000
Park Impact Fee Contribution to Fund Balance	540,000	0	540,000
Storm Impact Fee Contribution to Fund Balance	295,000	0	295,000
Road Impact Fee Contribution to Fund Balance	661,000	0	661,000
Fire Impact Fee Contribution to Fund Balance	102,000	0	102,000
Police Impact Fee Contribution to Fund Balance	132,000	0	132,000
Contribution to Fund Balance	0	0	0
Total Transfers Out	3,461,507	122,000	3,583,507
Total Expenditures	10,038,507	11,426,317	21,464,824

Notes to Capital Projects Fund

*Adjusted to reflect unspent funds for various capital projects.

\$1,678 driveway reimbursement.

\$100,000 overlay reimbursement.

\$335,857 overlay reimbursement.

\$52,000 transferred from Storm Impact Fees for Mabey Lane reimbursement.

\$70,000 transferred from Road Impact Fees for Mabey Lane reimbursement.

Capital Projects, Maintenance & Operations

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Other Grants/Donations	\$0	\$0	\$0
Miscellaneous Revenue	0	0	0
Total Revenues	0	0	0
Transfer From Other Funds			
Transfer from General CIP	665,000	0	665,000
Use of Fund Balance	0	1,733,294	1,733,294
Total Trans From Other Funds	665,000	1,733,294	2,398,294
Total Revenues and Transfers	665,000	1,733,294	2,398,294
Project Expenditures (By Funding Source)			
Transportation Projects	200,000	439,146	639,146
Parks Projects	200,000	600,793	800,793
Facilities Projects	90,000	163,562	253,562
Fire Projects	0	150,000	150,000
Miscellaneous Projects	175,000	0	175,000
Total Project Expenditures	665,000	1,353,501	2,018,501
Transfers Out			
Transfer to General CIP Infrastructure	0	129,793	129,793
Transfer to General Fund	0	250,000	250,000
Contribution to Fund Balance	0	0	0
Total Transfers Out	0	379,793	379,793
Total Expenditures	665,000	1,733,294	2,398,294

Notes to Capital Projects Fund

*Adjusted to reflect unspent funds for various capital projects.

\$20,000 transferred to General CIP for Cemetery Expansion.

\$94,819 transferred to General CIP for 10400 S Betterments.

\$14,974 transferred to General CIP for Cemetery concrete ribbons.

\$125,000 transferred to Streetlighting for Streetlighting System Maintenance projects.

\$125,000 transferred to Streets for Sidewalk Repair projects.

Capital Projects, Capital Equipment

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Investment Earnings	\$0	\$0	\$0
Other Miscellaneous	0	0	0
Total Revenues	0	0	0
Transfer From Other Funds			
Transfer from General Fund	2,179,431	0	2,179,431
Transfer from General CIP	416,000	0	416,000
Use of Fund Balance	0	4,593,880	4,593,880
Total Trans From Other Funds	2,595,431	4,593,880	7,189,311
Total Revenues and Transfers	2,595,431	4,593,880	7,189,311
Project Expenditures			
Computer Software & Equipment	0	1,124,361	1,124,361
Fire Equipment	276,392	81,250	357,642
Fleet Equipment	2,319,039	3,388,269	5,707,308
Total Project Expenditures	2,595,431	4,593,880	7,189,311
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	0	0	0
Total Expenditures	2,595,431	4,593,880	7,189,311

Notes to Capital Equipment Fund

*Adjusted to reflect unspent funds for various capital equipment.

Capital Projects, Capital Projects Bond

	Adopted Budget FY 20-21	Jul-Dec Adjustments	Amended Budget FY 20-21
Revenues			
Bond Proceeds	\$0	\$0	\$0
Bond Premium	0	0	0
Total Revenues	0	0	0
Transfer From Other Funds			
Use of Fund Balance	0	7,765,205	7,765,205
Total Trans From Other Funds	0	7,765,205	7,765,205
Total Revenues and Transfers	0	7,765,205	7,765,205
Operating Expenditures			
Fire Station 64	0	7,765,205	7,765,205
Total Operating Expenditures	0	7,765,205	7,765,205
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	0	0	0
Total Expenditures	0	7,765,205	7,765,205

Notes to Capital Equipment Fund

*Adjusted to reflect unspent funds for Public Safety Building (Fire Station 64) project.

Fee Schedule Changes

DESCRIPTION	CURRENT FEE	PROPOSED CHANGES
Storm Drain Fees		
Maintenance Agreement Inspection Admin Fee	\$250 per inspection	\$200 plus acreage below
Up to 1 acre		\$375
1-4.99 acres		\$500
5-9.99 acres		\$750 plus \$50 per each additional acre over 10

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City of South Jordan

1600 W. Towne Center Drive • South Jordan, UT 84095

Tel: (801) 254-3742 • Fax: (801) 253-5250

www.sjc.utah.gov



RDA RESOLUTION 2021- 01

A RESOLUTION AMENDING THE FY 2020-21 BUDGET FOR THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH JORDAN. THE APPROPRIATION AUTHORITY SHALL APPLY TO THE FISCAL YEAR ENDING JUNE 30, 2021.

WHEREAS, the Redevelopment Agency Board of Directors wishes to amend the FY 2020-21 budget to more accurately reflect actual revenues and expenditures for activities that have occurred during the course of the year; and

WHEREAS, funding for the appropriations include various revenue sources and fund balances; and

WHEREAS, a public hearing to consider the appropriations has been noticed and held and all interested persons were heard, for or against the appropriation; and

WHEREAS, the Board of Directors hereby finds this action is in the best interest of the public's health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Budget Amendment. The FY 2020-21 budget of the Redevelopment Agency of the City of South Jordan is amended as reflected in Exhibit "A".

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

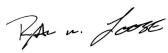
APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 19th DAY OF JANUARY, 2021 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Secretary

Approved as to form:



Attorney for the Agency

H.3. ORDINANCE 2021-02, REPEALING CHAPTER 16.36.070(F) OF THE SOUTH JORDAN MUNICIPAL CODE REGARDING TEMPORARY COMMERCIAL AND RESIDENTIAL DEVELOPMENT SIGNS-BANNER SIGNS ON CITY LIGHT POLES AND AMENDING CHAPTER 16.36.120(B) OF THE SOUTH JORDAN MUNICIPAL CODE REGARDING PROHIBITED SIGNS.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 01-19-2021

Subject: PLANNING AND ZONING CODE TEXT AMENDMENT REPEALING SECTION 16.36.070 (F) OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGARDING TEMPORARY COMMERCIAL AND RESIDENTIAL DEVELOPMENT SIGNS-BANNERS SIGNS ON CITY LIGHT POLES AND AMENDING SECTION 16.36.120(B) REGARDING PROHIBITED SIGNS

File No: PLZTA202000387

Applicant: South Jordan City

Submitted By: Greg Schindler, City Planner
Presented By: Steven Schaefermeyer, Director of Planning

Staff Recommendation (Motion Ready): That the City Council approve Ordinance No. 2021-02.

BACKGROUND:

A recent inquiry from a private commercial business regarding the installation of advertising/promotional banners on City owned street light poles brought to the attention of City staff Section 16.36.070.F.6 of the South Jordan City Municipal Code:

6. Banner Signs: Banner arms, placed on streetlights required by subsection 16.04.210B of this title or on streetlights otherwise approved by the City, may be approved by planning staff and the Public Works Director. Banner poles and arms on streetlights shall be of a design approved by the City of South Jordan and shall become the property of the City. Development owners may place banners advertising the development or events within the development on the approved poles. The planning staff shall approve all banner designs. An approval sticker, provided by the City, shall be affixed to all banners, in a conspicuous place, visible from the street.

Although the City Council adopted this code section nearly 20 years ago, it has been seldom utilized. A few years after adoption, the City's mind-set towards advertising within the street right-of-way changed and eventually the City Council removed the associated fees charged to applicants from the City fee list with the intent to repeal the section entirely. City staff now proposes deleting Section 16.36.070.G.6.

ANALYSIS:

The streetlights in the right-of-way are owned by the City of South Jordan and subsequently the City should determine the type, size and the content of signage that will be allowed in the right-of-way, whether or not on streetlights. The most practical way to regulate commercial signage within the public right-of-way and to avoid potential conflict with the First Amendment

of the US Constitution, is to prohibit all commercial signage in the right of way and on any public property.

Since streetlight pole banners are referenced as exempt from needing a permit in Section 16.36.120(B) (see following), that section should be amended by deleting the reference as follows.

B. Signs located on public property or attached to any public utility pole, sign, bridge or structure, except ~~light pole banners described under "exempt signs" and approved noncommercial directional,~~ public necessity or regulatory signs. Unapproved signs may be removed without notice by the city or other agencies owning the public property or infrastructure.

FINDINGS:

1. South Jordan Municipal Code defines Commercial Signage as "Any sign, advertisement, or poster that relates to the sale of goods or services."
2. Should the City Council approve the repeal of Section 16.36.070(F), amending Section 16.36.120(B) as proposed would be necessary.
3. Signs promoting events sponsored all or in part by South Jordan City will not be affected by the proposed changes to the Municipal Code.
4. On January 12, 2021, the Planning Commission recommended approval of Ordinance 2021-02 by a 5-0 vote.

CONCLUSION:

Adoption of the proposed ordinance will clear up any conflicts within the Sign Ordinance.

ALTERNATIVE RECOMMENDATIONS:

- Approve Ordinance No. 2021-02 with changes.
- Deny Ordinance No. 2021-02.

SUPPORT MATERIALS:

- Ordinance No. 2021-02 including Municipal Code Sections 16.36.070(F) and 16.36.120(B) showing redline changes.

City Council Action Requested:	<u><i>Steven Schaefermeyer</i></u> Steven Schaefermeyer (Jan 13, 2021 16:46 MST) Director of Planning	<u>01-13-21</u> Date
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ORDINANCE NO. 2021-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REPEALING SECTION 16.36.070(F) (TEMPORARY COMMERCIAL AND RESIDENTIAL DEVELOPMENT SIGNS-BANNER SIGNS ON CITY LIGHT POLES) AND AMENDING SECTION 16.36.120(B) OF THE SOUTH JORDAN CITY MUNICIPAL CODE; CITY OF SOUTH JORDAN STAFF (APPLICANT).

WHEREAS, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the “City Council”) authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the “City”), including the City’s aesthetics; and

WHEREAS, the City Council has adopted Title 16 (Subdivision and Development Code) of the City of South Jordan Municipal Code (“City Code”); and

WHEREAS, the City Council desires to repeal City Code § 16.36.070(F) (Temporary Commercial and Residential Development Signs-Banner Signs on City Light Poles) of Title 16; and

WHEREAS, the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation concerning the subject text amendment; and

WHEREAS, the City Council held a public hearing and reviewed the subject text amendment; and

WHEREAS, the City Council finds that the subject text amendment will enhance the public health, safety and welfare, and will promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. City Code § 16.36.070(F) (Banner Signs) is amended as shown in Exhibit A to this Ordinance.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication and posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2021 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley G. Marlor	_____	_____	_____	_____
Donald J. Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason T. McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

EXHIBIT A

16.36.070: MISCELLANEOUS SIGNS:

F. Temporary Commercial And Residential Development Signs: Each commercial and residential development shall be allowed real estate signs subject to the following standards. Signs permitted under this subsection shall not be installed until and unless a final plat has been recorded for residential developments, or until a final site plan approval has been granted for commercial developments. Design review and approval by planning staff is required for the following types of development signs. Unless specifically exempted by this subsection, no sign may be erected without a permit and an approval sticker issued by the city. Each approval sticker issued by the city shall be affixed to the corresponding sign in a conspicuous place visible from the street.

1. On Site Development Signs:

a. One on site identification sign for each frontage of the development on an exterior public street shall be allowed.

b. One identification sign per model home shall be allowed. Model home signs shall not exceed nine (9) square feet in area or four feet (4') in height. In addition to the above, one flag or banner will be permitted per model home to identify the model home area and the sales complex area. A flag, if used, shall not exceed twenty five (25) square feet and the flagpole shall not exceed thirty five feet (35') in height. A banner, if used, shall not exceed thirty (30) square feet and shall not extend above the roofline of a model home. Permits are not required for model home signs; however, they shall be designed in harmony with the approved on site development sign.

2. Off Site Development Signs:

a. One off site directional sign shall be allowed for each residential development project. Additional off site directional signs may be allowed in accordance with the following:

(1) Residential development projects one hundred (100) to two hundred (200) acres in area: One additional sign, total not to exceed two (2) off site directional signs.

(2) Residential development projects two hundred (200) to three hundred (300) acres in area: One additional sign, total not to exceed three (3) off site directional signs.

(3) Residential development projects three hundred (300) to four hundred (400) acres in area: One additional sign, total not to exceed four (4) off site directional signs.

(4) Residential development projects four hundred (400) to five hundred (500) acres in area: One additional sign, total not to exceed five (5) off site directional signs.

(5) Residential development projects five hundred (500) to one thousand (1,000) acres in area: One additional sign, total not to exceed six (6) off site directional signs.

(6) Residential development projects one thousand (1,000) acres in area or greater: One additional sign, total not to exceed seven (7) off site directional signs.

b. The signs shall indicate only travel directions, the name and address of the development, the developer and the typical price range of housing units.

c. A minimum of one-half (1/2) mile spacing is required between off site development signs for any one project unless otherwise approved by city staff.

d. Off site development signs are not allowed within any portion of the public right of way.

e. All off site development signs shall have the city's name and/or logo incorporated into the body of the sign so it is clearly visible and legible.

3. Design Criteria Of Commercial And Residential Development Signs:

a. The area and height of each sign shall be discussed with and approved by planning staff. Planning staff shall take into consideration the surrounding land use, the speed limit and linear feet of the street that the development fronts, surrounding existing businesses and residences, and other factors peculiar to the proposed sign location.

b. Signs shall be designed, to the extent possible in keeping with the company's logos, with dark backgrounds and light colored lettering.

c. At least two (2) posts shall be installed for each development sign. Posts shall be black in color and be made of wood, steel, vinyl, or other material approved by planning staff.

d. No additions, tag signs, streamers or appurtenances shall be added to such signs.

e. Signs shall be made in a professional looking manner; spray painted plywood and similar style signs will not be allowed.

f. Signs shall not be lighted in residential zones. Signs in commercial zones may be front lit in a manner as to not cause glare to oncoming traffic. Any lighting shall be approved as part of the sign permit.

4. On Site Directional Signs: On site directional signs may be erected for the convenience of the development, contractors, and customers. Permits are not required for on site signs; however, on site directional signs shall be designed in harmony with the approved on site development sign. Signs, if located along and within fifty feet (50') of the public right of way, shall be separated by a minimum distance of three hundred feet (300'). On site signs may not be erected in city rights of way.

5. Shared Signs For Multiple Developments In An Area: In areas with multiple developments, developers are encouraged, and planning staff may require, off site signs to be combined into a single shared sign. As an incentive to participate in a shared sign, each development participating shall be allowed one off site sign in addition to the sign allowed in subsection F2a of this section. Approval of shared signs shall be as set forth in subsection F3 of this section.

~~6. Banner Signs: Banner arms, placed on streetlights required by subsection 16.04.210B of this title or on streetlights otherwise approved by the City, may be approved by planning staff and the Public Works Director. Banner poles and arms on streetlights shall be of a design approved by the City of South Jordan and shall become the property of the City. Development owners may place banners advertising the development or events within the development on the approved poles. The planning staff shall approve all banner designs. An approval sticker, provided by the City, shall be affixed to all banners, in a conspicuous place, visible from the street.~~

~~76.~~ Real Estate Signs On Individual Lots: Real estate signs on individual lots or parcels within a development shall be as allowed as per subsection 16.36.050A of this chapter.

~~87.~~ Off Site Real Estate Open House Directional Signs: No permits or approval stickers are required for off site open house directional signs. No more than five (5) signs are allowed for each open house, and signs may only be displayed for a maximum of three (3) consecutive days. Signs shall not be placed in a manner that impedes traffic or pedestrians, or that infringes on any other rights of the public or surrounding property owners. Signs shall not exceed four (4) square feet in area and three feet (3') in height. Signs shall not be placed inside park strip areas.

98. Maintenance Of Signs: Signs shall be maintained in good repair and kept in a new looking condition. Copy shall remain as approved by the City. Failure to do so will result in revocation of the sign permit and ordered removal.

109. Removal Of Development Signs: All development signs and sign structures, both on site and off site, shall be removed within ten (10) days of the sale of the final lot, parcel, or unit within the development or within two (2) years of the final approval of the project, whichever occurs first, unless reauthorized by the City.

16.36.120: PROHIBITED SIGNS:

The following signs and others not specifically allowed or exempted by this chapter are prohibited:

- A. Signs located in or projecting into clear vision zones.
- B. Signs located on public property or attached to any public utility pole, sign, bridge or structure, except ~~light pole banners described under "exempt signs"~~ and **approved noncommercial directional**, public necessity or regulatory signs. Unapproved signs may be removed without notice by the city or other agencies owning the public property or infrastructure.
- C. Movable or portable signs and signs not permanently installed in the ground or on a pole or building such as "A-frame", pedestal, portable reader signs, signs attached to vehicles intended to advertise the premises or business or similar sign devices, except as otherwise allowed by this chapter.
- D. Signs mounted on a roof or projecting above a roofline, parapet or eave.
- E. Off premises signs except off premises development and exempt signs.
- F. Animated signs or signs with moving parts, flashing or intermittent lighting but not "time and temperature" signs.
- G. Sound emitting signs.
- H. Signs which create a nuisance or hazard.
- I. Bench signs.
- J. Obsolete or abandoned signs or messages which identify services no longer provided on the premises.
- K. Poster signs.
- L. Any sign which is not described in or does not comply with the provisions of this chapter or any prior ordinance of the city.
- M. Inflated signs.
- N. Light strings, streamers, permanent banners, pennants, flags, searchlights, beacons or any other promotional device not specifically allowed in this chapter.
Exception: In the C-F zone pennants (with a maximum 16 inch triangle height), flags (with a longest side length of 24 inches), and small balloons (maximum balloon diameter of 24 inches) may be attached to products normally sold at the business location for a period of up to seven (7) consecutive days when a temporary sign permit is first obtained from the city. No more than twelve (12) temporary sign permits per year shall be issued for each business location for this purpose.
- O. Billboard signs.
- P. Flagpoles in excess of fifty feet (50') tall.
- Q. Sculpture signs including reproductions of products, actual products, statuary or other objects representing a product, location, service or entity.

**H.4. ORDINANCE 2021-03, AMENDING CHAPTER 17.18.030.030 AND CREATING CHAPTER 5.39
OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGULATING MODEL HOMES**

Memo

TO: Mayor Ramsey and the South Jordan City Council DATE: December 23, 2020
CC: Gary Whatcott, City Manager; Brian Preece, City Commerce Director
FROM: Steven Schaefermeyer, Director of Planning
SUBJECT: Model Home Ordinance 2021-03

Mayor and City Council:

During the October 20, 2020 City Council meeting, City staff presented to you a proposed ordinance regulating model homes in the City. After the presentation and discussion, the City Council voted to table the ordinance and bring it back to the Council during a future meeting.

BACKGROUND

As a reminder, model homes are incompatible with existing residential neighborhoods because they operate as sales offices and have employees and customers coming to the home throughout the day. For some builders, they also act as a de facto construction and business office that brings additional traffic and construction vehicles to the home. City staff is proposing Ordinance 2021-03 because of an apparent trend among some builders to have semi-permanent model homes in neighborhoods where they no longer are selling units. Although City staff has not seen widespread abuse of model homes throughout the City, based on several recent instances and builder requests, City staff remains concerned and believes the proposed ordinance is necessary to protect South Jordan's neighborhoods. A recent email request from a homebuilder to the City Building Official explains this practice and demonstrates why City staff is concerned:

This email is to provide you information regarding our intent to close on model homes in Daybreak and enter into lease back agreements with the purchaser of the property. Our company across the nation has asked us to look at opportunities to reduce our "at risk" capital, which model homes represent a significant capital holding and risk. Therefore our intent is to close on model homes but continue to occupy and operate as model homes, in their current state, any property for which we can find a suitable buyer. We recognize the need to obtain the permanent [certificate of occupancy] of any property that we are currently operating with a temporary certificate

of occupancy], which we address in the contract with our buyer requiring us to make any changes or conversions to the model, including passing final inspection to terminate the lease and officially vacate the property.

Although the “lease back agreements” are not uncommon or particularly concerning in theory, once the City issues a permanent certificate of occupancy it is more difficult to force builders to close model homes in neighborhoods where they are no longer selling homes. Like similar requirements in neighboring cities, the proposed ordinance will allow City staff to better track model homes and clearly set the expectation that model homes cannot be permanent.

PROPOSED CHANGES

City Council instructed staff to bring back the ordinance at a future meeting with changes to the ordinance that would avoid requiring multiple model home business licenses for builders with more than one model home in the City. In response, City staff added the following language to the proposed ordinance:

Model homes may not operate as such without the application for, approval of, and issuance of a business license for such at that location, **provided that more than one model home within the same development¹ shall not be deemed to be a separate place of business.**

City staff believes the proposed language addresses the City Council’s concerns while also not creating a licensing scheme that is overly difficult for City staff to administer.

After the October 20th meeting, City staff also added the below language to the proposed ordinance to address the issue of condominium projects, which do not begin construction of the condominium building until a certain percentage of the units are presold.

Except for sales of condominium units, sales of properties or units may not be conducted or facilitated from any trailer, nonpermanent structure, or permanent structure not permitted as a model home.

It is common practice for developers to set up a temporary onsite sales center in a nonpermanent structure to presell condominium units. The proposed language is necessary to successfully develop and sell condominium units in South Jordan.

Ordinance 2021-03 and the October 20, 2020 City Council staff report (without attachments) are attached to this memo.

¹ “Development” is defined as “[a]ny use of land involving improvements and which requires site plan, plat or conditional use approval.” (South Jordan City Municipal Code 17.08.010.)

ORDINANCE NO. 2021-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTER 17.18.030.030 AND CREATING CHAPTER 5.39 OF THE SOUTH JORDAN CITY MUNICIPAL CODE.

WHEREAS, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the “City Council”) authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the “City”), including the City’s aesthetics; and

WHEREAS, the City Council has adopted Title 17 (Planning and Zoning Code) and Title 5 (Business Licenses and Regulations) of the City of South Jordan Municipal Code (“City Code”); and

WHEREAS, the City Council desires to amend City Code § 17.18.030.030 (Residential Use Regulations) of Title 17, and create City Code Chapter 5.39 (Model Homes) of Title 5, to set forth regulations governing the use and operation of model homes in the City; and

WHEREAS, the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation concerning the proposed amendment to § 17.18.030.030; and

WHEREAS, the City Council held a public hearing and reviewed the subject text amendments; and

WHEREAS, the City Council finds that the subject text amendments will enhance the public health, safety and welfare, and will promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. City Code § 17.18.030.030 (Residential Use Regulations) is amended and City Code Chapter 5.39 (Model Homes) is created as shown in Exhibit A to this Ordinance.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication and posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2020 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley G. Marlor	_____	_____	_____	_____
Donald J. Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason T. McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

Exhibit “A”

(Deletions in ~~strikethrough~~ new language in **bold underline**)

17.18.030.030: RESIDENTIAL USE REGULATIONS:

A. General Residential Use Regulations:

1. There shall be no open storage of trash, debris, used materials or commercial goods or wrecked or neglected materials, equipment or vehicles. Containers or enclosures containing said items shall not be located in a front yard area, except for temporary use as needed for construction or disposal.
2. Home occupations may be licensed in an approved residential dwelling and according to the provisions of title 5, chapter 5.38, “Home Occupations”, of this Code.
3. Farm animals may be allowed as regulated in sections 17.130.020, “Residential Chickens Floating Zone”, and 17.130.040, "Farm Animal Floating Zone", of this title.
4. Household pets may be allowed as regulated by title 6, “Animals”, of this Code.
5. **Model homes may be allowed as regulated by title 5, chapter 5.39, “Model Homes”, of this Code.**

CHAPTER 5.39 MODEL HOMES

Unless otherwise defined in this Chapter, definitions in Title 17, Chapter 17.08 of this Code shall apply.

A model home shall be allowed for use as a sales facility only. For the purpose of this Code, a unit within a multi-family residential building used for the same purposes identified herein shall be considered a model home. Except for sales of condominium units, sales of properties or units may not be conducted or facilitated from any trailer, nonpermanent structure, or permanent structure not permitted as a model home. The following standards shall apply to all model homes:

1. **Location: Model homes are only allowed within City approved and recorded residential developments and must be located on a platted lot or site within the development.**
2. **Homes in Other Developments: Model homes may not be used to design homes or sell properties or units located in another subdivision or property located outside of the development site.**
3. **Construction Standards: Model homes must comply with all standards and conditions of approval for the development, including building materials, setbacks,**

and landscaping. They must comply with all applicable residential dwelling construction standards before and after the discontinued use as a sales office.

4. Licensure and Permitting: Model homes shall not be constructed without the application for, approval of, and issuance of a building permit as regulated by section 16.04.340 “Building Permits and Certificates of Occupancy Required” of this Code. Requirements above and beyond those normally associated with a residential structure may be required by the building division for a model home. Model homes may not operate as such without the application for, approval of, and issuance of a business license for such at that location, provided that more than one model home within the same development shall not be deemed to be a separate place of business.
5. Duration: The business license to operate a model home may be renewed yearly until a building permit is issued for the last remaining lot within the development. The business license shall expire and the use of the model home as a sales office shall be discontinued within one hundred twenty (120) days after a building permit is issued for the last remaining lot within the development.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 10/20/2020

Application: TEXT AMENDMENT - AMENDING CHAPTER 17.18.030.030 AND CREATING CHAPTER 5.39 OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGULATING MODEL HOMES

Ordinance No.: 2020-13

Applicant: South Jordan City

Submitted By: Meadow Wedekind, Long Range Planning Intern

Staff Recommendation (Motion Ready):

I move that the City Council **approve** Ordinance No. 2020-13 amending Chapter 17.18.030.030 and creating Chapter 5.39 of the South Jordan City Municipal Code regulating Model Homes.

BACKGROUND:

The City has recently identified a need for increased clarity in the City Code regulating model homes in order to prevent model homes from becoming permanent sales centers in built out residential neighborhoods. This amendment is consistent with the City's Live Goal 3.2 on page 35 of the General Plan to "put proper zoning in place to allow for appropriate growth of existing neighborhoods with new housing units."

This ordinance amends language in both Chapter 17.18.030.030 "Residential Use Regulations" and Title 5 "Business Licenses and Regulations" of the City Code. Upon adoption of this amendment, the majority of regulations for model homes would be contained in Title 5 of the City Code, which regulates business licensing. A reference to Title 5 would be added to the City's Planning and Zoning Code in Chapter 17.18.030.030.

ANALYSIS:

If approved, the proposed text amendment would require model homes to obtain a business license that may be renewed yearly until a building permit is issued for the last remaining lot in the development. Once a building permit is issued for the last remaining lot in the development, the business license will expire and the use of the model home as a sales office must be discontinued within one hundred twenty (120) days. This regulation prevents model homes from becoming permanent sales centers.

Additionally, if approved the amendment clarifies that model homes may not be used to design homes or sell properties or units located in another subdivision or property located outside of the development site. This regulation ensures that the model home is not used by builders as a general sales center for their other developments outside of the development where the model home is located.

The proposed amendment would also require that model homes comply with all standards and conditions of approval for the development, including building materials, setbacks, and landscaping.

STAFF FINDINGS & CONCLUSIONS:

Facts & Findings:

- Utah Code § 10-9a-102 grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base, and the City Council has the power to amend its land use regulations. (*See Utah Code § 10-9a-501 et seq.*)
- The proposed text amendment adds clarity to the City’s regulation of model homes, preventing model homes from becoming permanent sales centers in built out neighborhoods.

Conclusions:

- The changes proposed in this text amendment are consistent with the City’s goal to “put proper zoning in place to allow for appropriate growth of existing neighborhoods with new housing units” without detrimentally impacting the City.

Recommendation:

- The proposed text amendment was presented at a public hearing and reviewed by the Planning Commission on 10/13/2020. The Planning Commission made a positive recommendation in favor the proposed amendment (4-0).
- Staff recommends that the City Council **approve** Ordinance No. 2020-13 amending Chapter 17.18.030.030 and adding Chapter 5.39 of the South Jordan City Municipal Code regulating Model Homes.

ALTERNATIVES:

- Approve Ordinance No. 2020-13 with changes.
- Deny Ordinance No. 2020-13.

SUPPORT MATERIALS:

- Ordinance No. 2020-13
 - Exhibit “A” – Proposed Text Amendment

City Council Action Requested:

Steven Schaefermeyer
Steven Schaefermeyer (Jan 13, 2021 09:37 MST)

Director of Planning

Date

**H.5. ORDINANCE 2021-04, RELINQUISHMENT OF WATER LINE EASEMENT IN
CONJUNCTION WITH THE UDOT BANGERTE HIGHWAY PROJECT**

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 01/19/2021

Issue: **ORDINANCE NO. 2021-04 OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, RELINQUISHMENT OF WATER LINE EASEMENT IN CONJUNCTION WITH THE UDOT BANGERTE HIGHWAY PROJECT.**

Submitted By: Brad Klavano, City Engineer

Staff Recommendation (Motion Ready):

1. City Council approve Ordinance No. 2021-04.

BACKGROUND

The Utah Department of Transportation (UDOT) is under construction of a new Freeway Style Interchange at the intersection of South Jordan Parkway (10400 S) and Bangerter Highway. With the construction of this interchange, a City Water Line was relocated. This relocation was completed and a new easement recorded for the new water line location. UDOT is requesting that the City vacate the water line easement that was recorded for the water line that has now been abandoned with the interchange project.

Conclusions:

- Ordinance 2021-04 will vacate the water line easement that is no longer needed with the relocation of the water line as part of the interchange project.

FISCAL IMPACT:

- Not applicable

ALTERNATIVES:

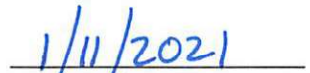
- City Council not approve Ordinance 2021-04.
- Postpone making a recommendation to future date.

SUPPORT MATERIALS:

- Ordinance No. 2021-04
- UDOT's Relinquishment of Easement Document

City Council Action Requested:


Department Head


Date

ORDINANCE NO. 2021 – 04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, RELINQUISHMENT OF WATER LINE EASEMENT IN CONJUNCTION WITH THE UDOT BANGERTER HIGHWAY PROJECT.

WHEREAS, Sections 10-9a-608, 609 and 609.5 of the Utah Code require that any vacation of some or all of a public street, right of way, or easement, including those recorded by subdivision plat, within the City of South Jordan (the “City”) may only be approved by the City Council of the City of South Jordan; and

WHEREAS, the Utah Department of Transportation (UDOT) Project No. S-0154(84)14 is located at Bangerter Highway and 10400 South; and

WHEREAS, the original water line easement was dedicated on the Copper Ridge Subdivision Plat as recorded as Entry No. 9797742 in Book 2006P at page 211 in the Office of the Salt Lake County Recorder; and

WHEREAS, UDOT has petitioned the City to release and relinquish all of the rights, title and interest granted to South Jordan City in and to a portion of said water line easement; and

WHEREAS, on January 19, 2021, the City Council held a public hearing to consider the petition to release and relinquish said water line easement; and

WHEREAS, the City Council finds that there is good cause to release and relinquish the water line easement, and that neither the public interest nor any person will be materially injured by such action.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Grant of Petition to Relinquish Water Line Easement. The City Council hereby grants the petition to release and relinquish the water line easement located in the Copper Ridge Subdivision, the easement to be relinquished contains 5,862 square feet in area or 0.135 acre.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

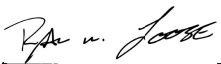
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2021 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

WITH A COPY TO:
South Jordan City
1600 W. Towne Center Dr.
South Jordan, Utah 84095

Relinquishment of Easement

Salt Lake County

Affecting Tax ID No. 27-17-128-009, 27-17-128-010
27-17-129-009, 27-17-128-040
PIN No. 14415
Project No. S-0154(84)14
Parcel No. 0154:407D:RE

South Jordan City, a municipal corporation of the State of Utah, hereby RELEASES AND RELINQUISHES all of the rights, title and interest granted to the South Jordan City in and to a portion of that certain WATER LINE EASEMENT as dedicated on the Copper Ridge Subdivision Plat as recorded as Entry No. 9797742 in book 2006P at page 211 in the Office of the Salt Lake County Recorder, Utah the boundaries of those portions of said EASEMENTS to be RELINQUISHED are described as follows, to-wit:

A portion of that certain easement upon part of an entire tract of property situate in Lots 1, 2 and 3, Copper Ridge Subdivision according to the official plat thereof recorded August 01, 2006 as Entry No. 9797742 in Book 2006P on Page 211, in the office of the Salt Lake County Recorder, in the NE1/4 NW1/4 of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said easements are described as follows:

Beginning at a point in the southerly boundary line of said easement, which point is 105.51 feet S.00°01'17"E. along the westerly boundary line of said Lot 3, and 25.96 feet N.89°58'43"E. from the southwest corner of said Lot 2; and running thence N.00°01'17"W. 10.00 feet; thence N.89°58'43"E. 78.13 feet; thence N.00°01'17"W. 442.00 feet; thence S.89°58'43"W. 46.33 feet; thence N.02°01'43"E. 10.01 feet; thence N.89°58'43"E. 55.97 feet; thence S.00°01'17"E. 462.00 feet; S.89°58'43"W. 88.13 feet to the point of beginning.

The above described portion of said easement to be Relinquished contains 5,862 square feet in area or 0.135 acre.

(Note: Rotate above bearings 00°13'32" clockwise to equal Highway bearings.)

STATE OF UTAH

)

South Jordan City

) ss.

COUNTY OF

)

By _____

On this ____ day of _____, in the year 20____, before me personally appeared _____, who, being by me duly sworn, did say that he/she is the _____ of South Jordan City, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a resolution adopted at a regular meeting of the _____ held on the ____ of _____ A.D. 20 ____, and said acknowledged to me that said municipal corporation executed the same.

Notary Public

**H.6. ORDINANCE 2021-05, RELINQUISHMENT OF WATER LINE EASEMENT IN
CONJUNCTION WITH THE UDOT BANGERTE HIGHWAY PROJECT**

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 01/19/2021

Issue: ORDINANCE NO. 2021-05 OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, RELINQUISHMENT OF WATER LINE EASEMENT IN CONJUNCTION WITH THE UDOT BANGERTE HIGHWAY PROJECT.

Submitted By: Brad Klavano, City Engineer

Staff Recommendation (Motion Ready):

1. City Council approve Ordinance No. 2021-05.

BACKGROUND

The Utah Department of Transportation (UDOT) is under construction of a new Freeway Style Interchange at the intersection of South Jordan Parkway (10400 S) and Bangerter Highway. With the construction of this interchange, a City Water Line was relocated. This relocation was completed and a new easement recorded for the new water line location. UDOT is requesting that the City vacate the water line easement that was recorded for the water line that has now been abandoned with the interchange project.

Conclusions:

- Ordinance 2021-05 will vacate the water line easement that is no longer needed with the relocation of the water line as part of the interchange project.

FISCAL IMPACT:

- Not applicable

ALTERNATIVES:

- City Council not approve Ordinance 2021-05.
- Postpone making a recommendation to future date.

SUPPORT MATERIALS:

- Ordinance No. 2021-05
- UDOT's Relinquishment of Easement Document

City Council Action Requested:


Department Head


Date

ORDINANCE NO. 2021 – 05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, RELINQUISHMENT OF WATER LINE EASEMENT IN CONJUNCTION WITH THE UDOT BANGERTEER HIGHWAY PROJECT.

WHEREAS, Sections 10-9a-608, 609 and 609.5 of the Utah Code require that any vacation of some or all of a public street, right of way, or easement, including those recorded by subdivision plat, within the City of South Jordan (the “City”) may only be approved by the City Council of the City of South Jordan; and

WHEREAS, the Utah Department of Transportation (UDOT) Project No. S-0154(84)14 is located at Bangerter Highway and 10400 South; and

WHEREAS, the original CULINARY WATER LINE EASEMENT AGREEMENT was executed by Goldenwest Federal Credit Union and recorded as Entry No. 9829608 in Book 9343 at page 6477 in the Office of the Salt Lake County Recorder; and

WHEREAS, UDOT has petitioned the City to release and relinquish all of the rights, title and interest granted to South Jordan City in and to a portion of said water line easement; and

WHEREAS, on January 19, 2021, the City Council held a public hearing to consider the petition to release and relinquish said water line easement; and

WHEREAS, the City Council finds that there is good cause to release and relinquish the water line easement, and that neither the public interest nor any person will be materially injured by such action.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Grant of Petition to Relinquish Water Line Easement. The City Council hereby grants the petition to release and relinquish the water line easement located in the Goldenwest Center, A Commercial Subdivision, the easement to be relinquished contains 245 square feet in area or 0.006 acre.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

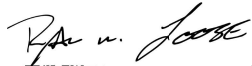
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2021 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

WITH A COPY TO:
South Jordan City
1600 W. Towne Center Dr.
South Jordan, Utah 84095

Relinquishment of Easement

Salt Lake County

Affecting Tax ID No. 27-17-100-040

PIN No. 14415

Project No. S-0154(84)14

Parcel No. 0154:403F:RE

South Jordan City, a municipal corporation of the State of Utah, hereby RELEASES AND RELINQUISHES all of the rights, title and interest granted to the South Jordan City in and to a portion of that certain CULINARY WATERLINE EASEMENT AGREEMENT executed the 29th day of August, 2006, by Goldenwest Federal Credit Union, a Utah non-profit corporation; said EASEMENT was recorded as Entry No. 9829608 in book 9343 at page 6477 in the Office of the Salt Lake County Recorder, Utah; the boundaries of that portion of said EASEMENT to be RELINQUISHED are described as follows, to-wit:

A portion of that certain easement upon part of an entire tract of property situate in Lots 3 and 4, Goldenwest Center Subdivision according to the official plat thereof recorded May 07, 2009 as Entry No. 10695567 in Book 2009P on Page 63, in the office of the Salt Lake County Recorder, in the SE1/4 NW1/4 and NE1/4 NW1/4 of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said easement are described as follows:

Beginning at the intersection of the southerly boundary line of said easement and the westerly highway right of way and no-access line of SR-154 (Bangerter Highway) known as UDOT Project No. S-0154(84)14, which point is 21.29 feet N.89°58'43"E. along said southerly boundary line and 1.46 feet S.00°01'38"E. from the southwest corner of said Lot 3; and running thence N.00°01'38"W. 15.00 feet; thence S.89°56'35"E. 16.33 feet; thence S.00°03'25"W. 15.00 feet; thence N.89°56'35"W. 16.31 feet to the point of beginning.

The above described portion of said easement to be Relinquished contains 245 square feet in area or 0.006 acre.

(Note: Rotate above bearings 00°13'32" clockwise to equal Highway bearings.)

STATE OF UTAH

)

South Jordan City

) ss.

COUNTY OF

)

By _____

On this ____ day of _____, in the year 20____, before me personally appeared _____, who, being by me duly sworn, did say that he/she is the _____ of South Jordan City, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a resolution adopted at a regular meeting of the _____ held on the ____ of _____ A.D. 20 ____, and said acknowledged to me that said municipal corporation executed the same.

Notary Public