



# REQUEST FOR COUNCIL ACTION

**Action:** Provide information to Council

**Meeting Date Requested** : 6/9/2021

**Presenter:** Scott Langford

**Deadline of item** : 6/23/2021

**Department Sponsor:** Community Development

**Agenda Type:** New Business

**Time Requested:** 5 minutes presentation, 10 minute Council

*(Council may elect to provide more or less time)*

**Approval Signatures (required for all transmittals)**

Submitter: Scott Langford  
Scott Langford (May 27, 2021 15:18 MDT)

Dept. Head: Scott Langford  
Scott Langford (May 27, 2021 15:18 MDT)

Reviewed as to Form: Duncan Murray  
Duncan Murray (May 27, 2021 15:37 MDT)

Executive: Dick Burton

Council Office: Cindy G. Qualls

Council Committee: \_\_\_\_\_

**1. AGENDA SUBJECT**

Text Amendment – Interchange Overlay Zone (IOZ); Amend the 2009 City Code Sections 13-6K-1 and 13-6K-2

**2. SUMMARY**

New Business June 9<sup>th</sup> and Public Hearing June 23<sup>rd</sup>

Amend boundaries of Interchange Overlay Map (IOZ) and descriptive text of 13-6K-2.

**3. TIME SENSITIVITY / URGENCY**

No urgency.

**4. BUDGET IMPACT**

No budget impact.

**5. DEPARTMENT RECOMMENDATION**

Approval.

**6. PLANNING COMMISSION RECOMMENDATION**

The Planning Commission forwarded a positive recommendation to the City Council.

**7. MOTION RECOMMENDED**

Motion to approve Ordinance No. 21-23 amending the 2009 West Jordan City Code (Interchange Overlay Zone: Sections 13-6K-1 and 13-6K-2)

**8. PACKET ATTACHMENT(S)**

- A. Staff Report
- B. Ordinance No. 21-23
- C. Planning Commission Minutes

## **CITY COUNCIL STAFF REPORT**

**SUBJECT:** Text Amendment – Amending Interchange Overlay Zone.

**SUMMARY:** Text Amendment – Interchange Overlay Zone (IOZ); Amend the 2009 City Code Section 13-6K-2; city-wide applicability; City of West Jordan (applicant) [Larry Gardner #24111]

### **I. BACKGROUND**

The proposed ordinance is the request of the City Council Land Use Sub-committee. That body feels that it is appropriate to amend the IOZ map and ordinance to reflect a more realistic development of property using the IOZ ordinance.

### **II. GENERAL INFORMATION & ANALYSIS**

The proposed ordinance will remove any reference to Bangerter Highway as the IOZ no longer impacts interchanges on Bangerter. The proposed ordinance reduces the number of areas from five to three. In the proposed ordinance areas D and E are unchanged in boundary and purpose and the letter reference is changed to areas B and C. All of the former area A has been removed as the committee felt there was little chance of development using this tool. Area B on the former map was altered by removing any potential overlay west of Mountain View Corridor. The east side boundary of MVC is unchanged other than Area C was removed. The resulting map better explains the alterations to the IOZ map. The proposed ordinance is as follows:

#### **13-6K-1: PURPOSE:**

A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and facilitate the development and redevelopment of large properties with an influx of new residential, commercial, and mixed-use development to promote and maintain the viability of interchange areas. It is the intent:

1. To utilize the Mountain View Corridor (SR-85) ~~and Bangerter Highway (SR-154)~~ to enhance the City image, build communities of distinction, create jobs, and assure long term sustainable development that contributes to the financial and social well-being of the City.
2. To manage and promote appropriate uses around specified interchanges along the Mountain View Corridor. ~~and the Bangerter Highway.~~
3. To assure that market demand is strategically distributed between the potential interchanges.
4. To improve property and sales tax generation by locating and attracting land uses that benefit the City within the corridors.
5. To reinforce the land use relationship between interchanges which will allow appropriate intensification and densification where it is appropriate.
6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring neighborhoods, and commercial viability.

7. To provide a proactive series of expectations from developers and to avoid processes that are reactive to development proposals.
8. To enhance the potential for compatible development with surrounding uses and a positive appearance from the adjacent freeway and highway.
9. To design areas in a way that design off-sets any residential density impacts.
10. To assure walkable connected communities are designed from the ground up. (Ord. 19-34, 11-13-2019)

### **13-6K-2: APPLICABILITY:**

A. This overlay is only allowed at specific locations that are impacted by the Mountain View Corridor. The locations where the IOZ may be adopted are shown on Figure 1 - Interchange Overlay Zone Map.

1. Area A. 90th South and Mountain View - a regional commercial area which may include vehicle sales as the anchor. At the north end of the area, the intent is to provide higher density housing as a transition from the commercial uses to the single family homes to the north of 8600 South.
2. Area B. 7800 South Mountain View - the intent is to provide for additional higher density housing to the west of Mountain View and housing mixed with limited commercial uses to the east.
3. Area C. Highlands - area east and west of Mountain View off of 7800 South in the Highlands Master Planned development. Intent is a mix of housing, office and commercial.

~~A. This overlay is only allowed at specific locations that are impacted by the Mountain View Corridor and~~

~~Bangerter Highway. The locations where the IOZ may be adopted are shown on Figure 1 - Interchange Overlay Zone Map. The overlay varies the allowed uses by interchange to assure improved market demand as per the following:~~

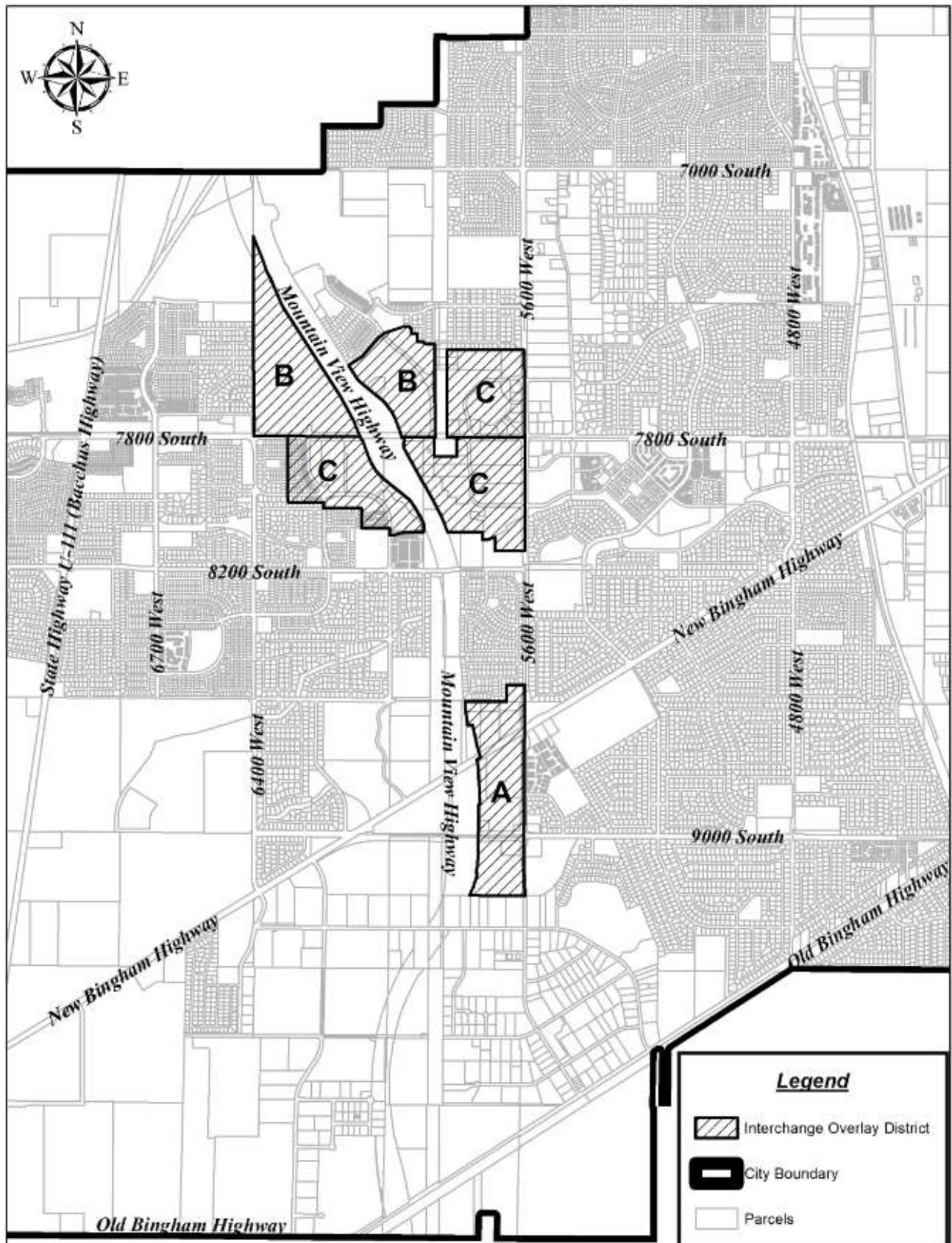
- ~~1. Old Bingham Highway and Mountain View - primarily manufacturing uses, commercial and transitoriented development (area A).~~
- ~~2. 90th South and Mountain View - a regional commercial area with vehicle sales as the anchor and the potential for mixed non residential uses and residential uses north of New Bingham Highway corridor (area B).~~
- ~~3. 90th South and Mountain View New Bingham Highway transition - the area located east of Mountain View, west of 5600 West, south of 8600 South and adjacent to the vacated New Bingham Highway. The intent is to provide higher density housing as a transition from commercial with vehicle sales to the single family homes to the north of 8600 South. This area also has the possibility of limited commercial uses. This area cannot receive IOZ overlay independent of area B (area C).~~

4. ~~7800 South Mountain View~~ the intent is to provide for additional higher density housing to the west of Mountain View and housing mixed with limited commercial uses to the east (area D).

5. ~~Highlands~~ area east and west of Mountain View off of 7800 South in the Highlands Master Planned development. Intent is a mix of housing, office and commercial (area E). 5/12/2021  
<https://export.amlegal.com/api/export requests/755742ef 75f1 48ba 90e9 050aedaad1b>



Map to be removed from ordinance.



Map to be added

### **III. FINDINGS OF FACT**

Section 13-7-D-7B, requires that prior approval the City Council must make the following findings:

**Criteria 1:** *The proposed amendment conforms to the general plan and is consistent with the adopted goals, objectives and policies described therein;*

**Discussion:** The General Plan supports keeping ordinances relevant and understandable. On Page 19 it states:

*"GOAL 2. CONTINUALLY AND CONSISTENTLY UPDATE THE FUTURE LAND USE MAP, ZONING*

*MAP, AND ZONING ORDINANCE FOR EASE OF REFERENCE AND ADMINISTRATION.*

*Policy 3. The Zoning Ordinance shall be updated to incorporate necessary changes that are consistent with State Code and reflect the best and most current land use practices of the time. Zoning Ordinance modifications and updates shall be made easy for the general public and City administration to understand.*

*1. Consistently review the Zoning Ordinance and edit where necessary in order to eliminate redundancy and replace technical jargon with plain English."*

**Finding:** The proposed amendment conforms to the General Plan and is consistent with the adopted goals, objectives and policies described therein.

**Criteria 2:** *The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;*

**Discussion:** The proposed amendment will alter the IOZ ordinance to reflect more realistic development possibilities.

**Finding:** The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;

**Criteria 3:** *The proposed amendment will not create a conflict with any other section or part of this title or the general plan; and*

**Discussion:** The proposed amendment will only impact properties that the City Council sees fit to apply the overlay to. The proposed ordinance will not conflict with any other adopted ordinance or with the General Plan.

**Finding:** The proposed amendment will not create a conflict with any other section or part of the Municipal Code or the General Plan.

**Criteria 4:** *The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy.*

**Discussion:** The draft ordinance as written will have implication to properties on the proposed IOZ map and will not relieve a particular hardship or grant special privileges to any one person or entity.

**Finding:** The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title(s) in light of corrections or changes in public policy.

## THE CITY OF WEST JORDAN, UTAH

## ORDINANCE NO. 21-23

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(INTERCHANGE OVERLAY ZONE: SECTIONS 13-6K-1 AND 13-6K-2)**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and

WHEREAS, titles 5, 8, 9, 10, 11, 12, 13, 14, and 15 of the City Code have been adopted as "Land Use Regulations", as defined by Utah Code Ann. Subsection 10-9a-103(32) or successor provisions; and

WHEREAS, the City desires to amend and repeal certain sections of the City Code, which have been adopted as Land Use Regulations (“proposed City Code amendments”); and

WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public hearing on May 18, 2021 regarding the proposed City Code amendments and forwarded a positive recommendation to the City Council of the City (“City Council”) regarding the proposed code amendments; and

WHEREAS, after reviewing the Planning Commission's recommendation, and after the City Council held its own public hearing on June 23, 2021 regarding the proposed City Code amendments, the City Council finds it to be in the best interest of the public health, safety, and welfare to adopt the following amendments to the City Code.

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

**Section 1. Amendment.** The following two (2) sections of the City Code, both of which are land use regulation sections, are amended so that they shall now read as shown on Attachment 1 to this Ordinance:

§ 13-6K-1 and § 13-6K-2.

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

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

(Continued on the following pages)

42

43 PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS  
44 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

45 CITY OF WEST JORDAN

46 By: \_\_\_\_\_  
47 Zach Jacob  
48 Council Chair

49 ATTEST:

50  
51 \_\_\_\_\_  
52 Cindy M. Quick, MMC  
53 Council Office Clerk  
54  
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56 **VOTING BY THE CITY COUNCIL**      **"YES"**      **"NO"**  
57      Council Chair Zach Jacob              
58      Council Vice Chair Kelvin Green              
59      Council Member Chad R. Lamb              
60      Council Member Christopher McConnehey              
61      Council Member David Pack              
62      Council Member Kayleen Whitelock              
63      Council Member Melissa Worthen              
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66 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON \_\_\_\_\_.**

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68 Mayor's Action: \_\_\_\_\_ Approve      \_\_\_\_\_ Veto  
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71 By: \_\_\_\_\_  
72      Mayor Dirk Burton      \_\_\_\_\_  
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75 ATTEST:

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77 \_\_\_\_\_  
78 Tangee Sloan  
79 City Recorder  
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82 **STATEMENT OF APPROVAL OE PASSAGE** (check one)

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84        The Mayor approved and signed Ordinance No. 21-23.

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86        The Mayor vetoed Ordinance No. 21-23 on \_\_\_\_\_ and the  
87        City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_ to \_\_\_\_.

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89        Ordinance No. 21-23 became effective by operation of law without the  
90        Mayor's approval or disapproval.

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95       Tangee Sloan  
96       City Recorder  
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#### **CERTIFICATE OF PUBLICATION**

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the \_\_\_\_\_ day of \_\_\_\_\_, 2021. The fully executed copy of the ordinance is retained in the office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

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100      Tangee Sloan  
101      City Recorder  
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*(Attachment on the following page)*

## Attachment 1

**[Attachment to ORDINANCE NO. 21-23]**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(INTERCHANGE OVERLAY ZONE: SECTIONS 13-6K-1 AND 13-6K-2)]**

## Legislative Version:

### 13-6K-1: PURPOSE:

120 A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and  
121 facilitate the development and redevelopment of large properties with an influx of new residential,  
122 commercial, and mixed-use development to promote and maintain the viability of interchange areas.  
123 It is the intent:

124 1. To utilize the Mountain View Corridor (SR-85) **and Bangerter Highway (SR-154)** to enhance the  
125 City image, build communities of distinction, create jobs, and assure long term sustainable  
126 development that contributes to the financial and social well-being of the City.

127 2. To manage and promote appropriate uses around specified interchanges along the Mountain View  
128 Corridor **and the Bangerter Highway**.

129 3. To assure that market demand is strategically distributed between the potential interchanges.

130 4. To improve property and sales tax generation by locating and attracting land uses that benefit the  
131 City within the corridors.

132 5. To reinforce the land use relationship between interchanges which will allow appropriate  
133 intensification and densification where it is appropriate.

134 6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring  
135 neighborhoods, and commercial viability.

136 7. To provide a proactive series of expectations from developers and to avoid processes that are  
137 reactive to development proposals.

138 8. To enhance the potential for compatible development with surrounding uses and a positive  
139 appearance from the adjacent freeway and highway.

140 9. To design areas in a way that design off-sets any residential density impacts.

143 13-6K-2: **APPLICABILITY:**

144 A. This overlay is only allowed at specific locations that are impacted by the Mountain View  
145 Corridor. The locations where the IOZ may be adopted are shown on Figure 1 -  
146 Interchange Overlay Zone Map.

147 1. Area A. 90th South and Mountain View - a regional commercial area which may include  
148 vehicle sales as the anchor. At the north end of the area, the intent is to provide higher density  
149 housing as a transition from the commercial uses to the single family homes to the north of 8600  
150 South.

151 2. Area B. 7800 South Mountain View - the intent is to provide for additional higher density  
152 housing to the west of Mountain View and housing mixed with limited commercial uses to the  
153 east.

154 3. Area C. Highlands - area east and west of Mountain View off of 7800 South in the  
155 Highlands Master Planned development. Intent is a mix of housing, office and commercial.

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158 Corridor and

159 Bangerter Highway. The locations where the IOZ may be adopted are shown on Figure 1 -  
160 Interchange Overlay Zone Map. The overlay varies the allowed uses by interchange to assure  
161 improved market demand as per the following:

162 1. Old Bingham Highway and Mountain View - primarily manufacturing uses, commercial and  
163 transitoriented development (area A).

164 2. 90th South and Mountain View - a regional commercial area with vehicle sales as the anchor and  
165 the potential for mixed non-residential uses and residential uses north of New Bingham Highway  
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167 3. 90th South and Mountain View New Bingham Highway transition - the area located east of  
168 Mountain View, west of 5600 West, south of 8600 South and adjacent to the vacated New Bingham  
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171 of limited commercial uses. This area cannot receive IOZ overlay independent of area B (area C).

172 4. 7800 South Mountain View - the intent is to provide for additional higher density housing to the  
173 west of Mountain View and housing mixed with limited commercial uses to the east (area D).

174 5. Highlands - area east and west of Mountain View off of 7800 South in the Highlands Master  
175 Planned development. Intent is a mix of housing, office and commercial (area E).

176  
177 Figure 1 - Interchange Overlay Zone Map [replace current figure with the figure below]

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179 6.4. To apply for the IOZ, a property must be located in one of the areas shown on Figure 1 -  
180 Interchange Overlay Zone Map. The area must be minimum of 50 contiguous acres. One parcel  
181 must be adjacent to both an interchange of the Mountain View Corridor and the major road it  
182 accesses (78th South, 90th South, Old Bingham Highway or 5600 West). If the area is located in a  
183 current (not expired) adopted master planned project and lies within areas D or E B or C as shown  
184 on the Interchange Overlay Zone Map as of November 14, 2019, the proximity and acreage  
185 requirements do not apply.

186       **7.5.** Any new development within the specified interchange areas as defined on the zoning  
187 map, meeting the restrictions of subsection 6 may apply for the IOZ. IOZ is an overlay and has no  
188 required relationship to the underlying zone.

189       **8.6.** IOZ standards and requirements supersede any underlying zone, but not necessarily other  
190 relevant chapters of the West Jordan code. This chapter reflects the minimum requirements and  
191 where such requirements conflict with other requirements of the code, these shall prevail. A  
192 development agreement may include provisions that enhance or conflict with the standards found  
193 in this chapter. (Ord. 19-34, 11-13-2019)

194  
195       **Clean Version:**

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197       **13-6K-1: PURPOSE:**

198       A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and  
199 facilitate the development and redevelopment of large properties with an influx of new residential,  
200 commercial, and mixed-use development to promote and maintain the viability of interchange areas.  
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210       5. To reinforce the land use relationship between interchanges which will allow appropriate  
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212       6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring  
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214       7. To provide a proactive series of expectations from developers and to avoid processes that are  
215 reactive to development proposals.

216       8. To enhance the potential for compatible development with surrounding uses and a positive  
217 appearance from the adjacent freeway and highway.

218       9. To design areas in a way that design off-sets any residential density impacts.

219       10. To assure walkable connected communities are designed from the ground up. (Ord. 19-34, 11-  
220 13-2019)

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223 13-6K-2: **APPLICABILITY:**

224 A. This overlay is only allowed at specific locations that are impacted by the Mountain View  
225 Corridor. The locations where the IOZ may be adopted are shown on Figure 1 -  
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228 vehicle sales as the anchor. At the north end of the area, the intent is to provide higher  
229 density housing as a transition from the commercial uses to the single family homes to  
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231 2. Area B. 7800 South Mountain View - the intent is to provide for additional higher  
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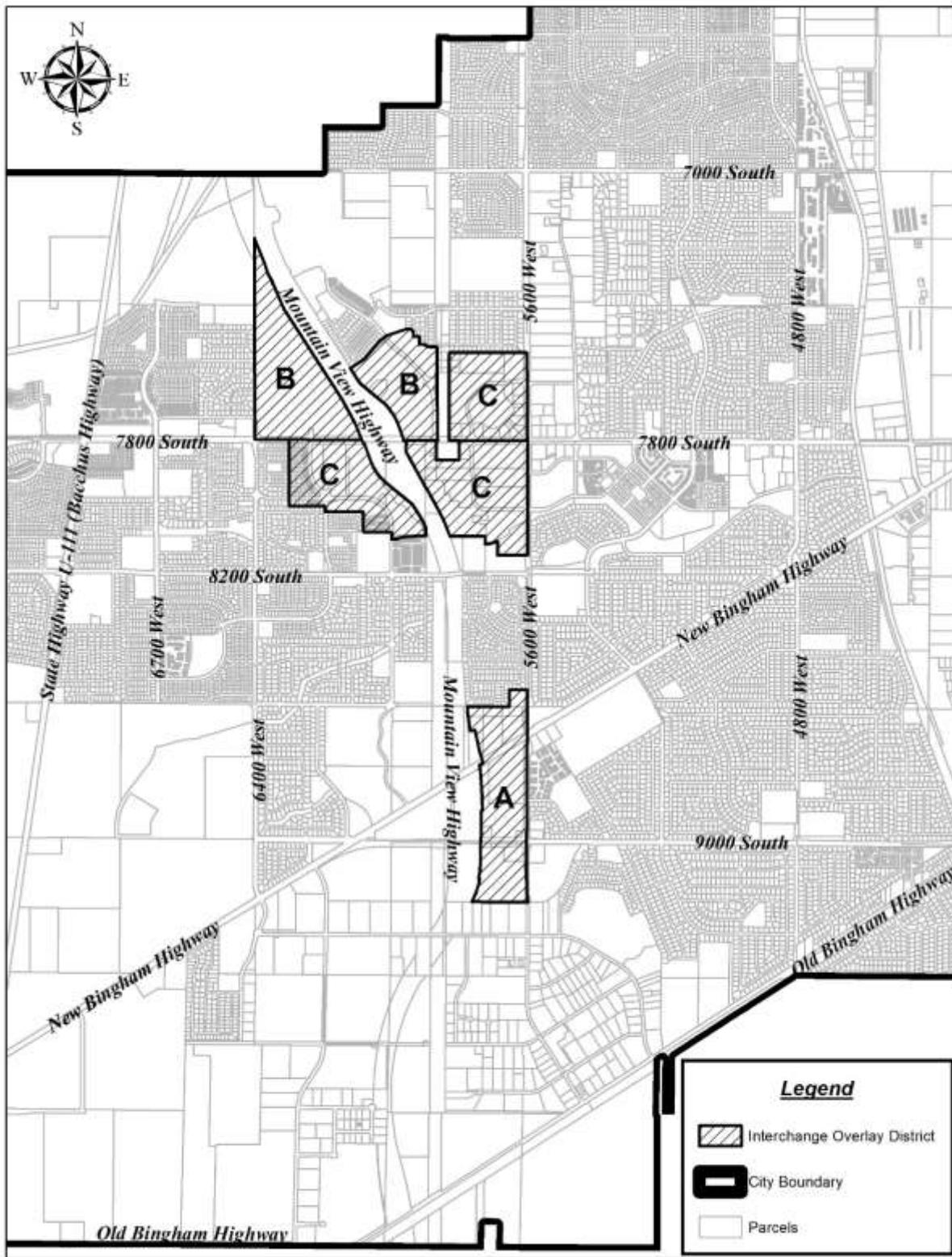
234 3. Area C. Highlands - area east and west of Mountain View off of 7800 South in the  
235 Highlands Master Planned development. Intent is a mix of housing, office and  
236 commercial.

237 4. To apply for the IOZ, a property must be located in one of the areas shown on Figure 1 -  
238 Interchange Overlay Zone Map. The area must be minimum of 50 contiguous  
239 acres. One parcel must be adjacent to both an interchange of the Mountain View  
240 Corridor and the major road it accesses (78th South, 90th South, or 5600 West). If the  
241 area is located in a current (not expired) adopted master planned project and lies within  
242 areas B or C as shown on the Interchange Overlay Zone Map as of November 14, 2019,  
243 the proximity and acreage requirements do not apply.

244 5. Any new development within the specified interchange areas as defined on the zoning  
245 map, meeting the restrictions of subsection 6 may apply for the IOZ. IOZ is an overlay  
246 and has no required relationship to the underlying zone.

247 6. IOZ standards and requirements supersede any underlying zone, but not necessarily other  
248 relevant chapters of the West Jordan code. This chapter reflects the minimum  
249 requirements and where such requirements conflict with other requirements of the code,  
250 these shall prevail. A development agreement may include provisions that enhance or  
251 conflict with the standards found in this chapter. (Ord. 19-34, 11-13-2019)

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**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING  
COMMISSION HELD MAY 18, 2021 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Trish Hatch, Jay Thomas, Corbin England, Matt Quinney, Ammon Allen, Pamela Bloom (remotely), Kent Shelton (remotely).

**STAFF:** Scott Langford, Larry Gardner, Duncan Murray, Dirk Burton, Julie Davis, Brian Berndt, Ray McCandless, Mark Forsythe

**OTHERS:** Steven Losee, Ron McDougal, Randy McDougal, Jake Woodward. Those attending remotely were Jeff Hammond, Susan Breinholt, Colonel, John Semnani, Ken Dodson, Satar Tabriz, Scott Howell

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**5. Text Amendment – Interchange Overlay Zone (IOZ); Amend the 2009 City Code Section 13-6K-2; city-wide applicability; City of West Jordan (applicant) [#24111]**

Larry Gardner said that the City Council Land Use Subcommittee reviewed the map associated with the Interchange Overlay Zone and recommended that certain areas be eliminated, which he explained. He suggested that the Planning Commission consider whether Area A on the proposed map should be reduced to exclude the developed industrial parcels.

Trish Hatch opened the public hearing.

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

Matt Quinney agreed that the southern portion of parcel A should be eliminated since it is already developed with industrial uses. Corbin England agreed that parcel A should stop around the southern end of the apartments on 5600 West.

**MOTION:** **Corbin England moved to forward a positive recommendation to the City Council to Amend the 2009 City Code Section 13-6K-2; Interchange Overlay Zone (IOZ), eliminating the far southern end of area A that is already developed. The motion was seconded by Matt Quinney and passed 7-0 in favor.**

# NB d IOZ Amendment

Final Audit Report

2021-05-28

Created:	2021-05-27
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJKhcPQPtex-f9Er7cDhzsUGRsBk7SCzA

## "NB d IOZ Amendment" History

- 📄 Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2021-05-27 - 5:59:16 PM GMT- IP address: 207.225.200.66
- ✉️ Document emailed to Scott Langford (scott.langford@westjordan.utah.gov) for signature  
2021-05-27 - 6:00:04 PM GMT
- 📄 Email viewed by Scott Langford (scott.langford@westjordan.utah.gov)  
2021-05-27 - 9:18:28 PM GMT- IP address: 207.225.200.66
- ✍️ Document e-signed by Scott Langford (scott.langford@westjordan.utah.gov)  
Signature Date: 2021-05-27 - 9:18:58 PM GMT - Time Source: server- IP address: 207.225.200.66
- ✉️ Document emailed to Duncan Murray (duncan.murray@westjordan.utah.gov) for signature  
2021-05-27 - 9:19:00 PM GMT
- 📄 Email viewed by Duncan Murray (duncan.murray@westjordan.utah.gov)  
2021-05-27 - 9:37:10 PM GMT- IP address: 73.52.173.73
- ✍️ Document e-signed by Duncan Murray (duncan.murray@westjordan.utah.gov)  
Signature Date: 2021-05-27 - 9:37:36 PM GMT - Time Source: server- IP address: 73.52.173.73
- ✉️ Document emailed to Dirk Burton (dirk.burton@westjordan.utah.gov) for signature  
2021-05-27 - 9:37:37 PM GMT
- 📄 Email viewed by Dirk Burton (dirk.burton@westjordan.utah.gov)  
2021-05-27 - 11:52:59 PM GMT- IP address: 207.225.200.66
- ✍️ Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)  
Signature Date: 2021-05-28 - 0:02:24 AM GMT - Time Source: server- IP address: 207.225.200.66
- ✉️ Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature  
2021-05-28 - 0:02:26 AM GMT



Adobe Sign

 Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
Signature Date: 2021-05-28 - 2:49:34 PM GMT - Time Source: server- IP address: 98.202.140.103

 Agreement completed.

2021-05-28 - 2:49:34 PM GMT